DeSPACE (International) Limited

Date: 21th April 2026
Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Dear Sir/Madam,

Pages: 2
BY EMAIL
(tpbpd@pland.gov.hk)

SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

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FOR PROPOSED FLAT WITH SHOP AND SERVICES/EATING PLACE IN "COMMERCIAL" ZONE ON DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/32 AT 42-44 YIU WA STREET AND 28-29 CANAL ROAD EAST, HONG KONG

APPLICATION NO. A/H5/423 – Supplementary Information of Further Information (1)

We refer to our FI(1) submission dated 17 April 2026. To incorporate the proposed mitigation measures in response to departmental concerns, minor amendments have been made to the proposed scheme, including the removal of planters on the G/F and minor revisions to the layout from 5/F to R/F.

We write to supplement that these amendments do not result in any material change to the nature of the application. All development parameters remain unchanged, including but not limited to the application boundary, uses, gross floor area, plot ratio, building height, number of storeys, site coverage, number of blocks and number of units. Please refer to the attached development parameter table.

Key Development Parameter	
Site Area (About)	274.2 m^2
[1] Total Gross Floor Area (GFA) (about) Domestic Non-domestic	2,595 m^2 2,280 m^2 315 m^2
Total Plot Ratio (PR) (about) Domestic Non-domestic	9.47 8.32 1.15
Building Height (BH) (at main roof level)	102.9mPD
No. of Storeys	26
[2] Site Coverage (SC) Domestic Non-domestic	 Not more than 62% Not more than 92%
No. of Blocks	1
Number of Units	66
Anticipated Population	132
Private Open Space	Not less than 132 m^2
Greenery Provision	Not less than 20%
[3] **Main Floor Uses**	
G/F	Shop and services/eating place, lift lobby, E&M facilities
1/F – 2/F	E&M facilities
3/F	Clubhouse, covered podium
5/F – 29/F	Residential flats

[redacted]

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Remarks:
[1] Assuming GFA concessions and/or exemptions granted for residents' clubhouse, E&M plant rooms, balcony, utility platform, common staircase, etc. which are subject to the Building Authority's approval at the building plan submission stage.

[2] Applications to the Building Authority (BA) will be made to modify the SC provisions by means of the "Set Back Approach". It involves a 1.7m setback of the building from Yiu Wa Street, resulting a setback area of not less than 8% of the site area in compliance with the PNAP APP-132. The permissible SC varies with the height of different levels of the building and the largest floor plate will be permitted with a maximum SC of up to 92% and will be subject to approval of the BA.

[3] 4/F, 13/F, 14/F and 24/F are omitted.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this submission, please feel free to contact [redacted]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

DeSPACE (International) Limited 構建(國際)有限公司

Greg Lam

[redacted]