



DeSPACE (International) Limited

Date: 14th July 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Pages: 7 + Attachments
BY HAND AND BY EMAIL
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**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 – Further Information (3)

References are made to the emails dated 6 July 2026 and 10 July 2026 from the Planning Department regarding the technical comments received from various departments. To address these comments, please find attached the Response-to-Comment (RtC) table together with the relevant supplementary documents for your consideration.

The following attachments are enclosed with this submission:

Attachment 1 – Extract of Revised Environmental Assessment

Attachment 2 – Extract of Revised Drainage and Sewerage Impact Assessment

Attachment 3 – Extract of Revised Planning Statement

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


Greg Lam



**S16 Planning Application for Proposed Flat with Shop and Services/Eating Place in “Commercial” zone
at 42-44 Yiu Wa Street and 28-29 Canal Road East, Hong Kong
Application No. A/H5/423 – Further Information (3)**

Departmental Comments		Responses
6 July 2026 refers: Environmental Protection Department (EPD)		Please refer to Attachment 1 – Extract of Revised Environmental Assessment .
<u>Air Quality</u>		
1	Section 4.2.6, Table 4.4 - 2025 Air Quality Report has been published. Please update the 5-year data from 2021-2025.	Noted. Section 4.2.6 and Table 4.4 have been updated accordingly.
2	Section 4.3.4, Figure 4.2, RtC #8 – Please use consistent concurrent project names for “Proposed Residential Development (Woodis)” or “13-15 Wood Road”, “Proposed Residential and Commercial Redevelopment” or “22-24 Leighton Road”, “12 classroom Special School at Oi Kwan Road” or “Special School at 30 Oi Kwan Road”.	Noted. Section 4.3.4 and Figure 4.2 have been updated accordingly.
3	Section 4.4.23 – Please be reminded to provide TD’s endorsement when available.	Noted. TD’s endorsement will be provided once available.
4	Appendix 4-2 – Please overlay the path grid in figure “Location of Traffic Data”.	Noted. Appendix 4-2 has been revised accordingly.
5	Comments on air modelling will be provided in due course.	Noted.
<u>Noise</u>		
6	Appendix 3-3 & Noise Model: The noise level of FC-125 is 65 instead of 64. Please review and revise the figures and model.	Noted. Appendix 3-3 and the noise model are revised accordingly.

FC-125: BO-1 to BO-4, VC-3 to VC-6, BR-1 to BR-3, LT-8 to LT-9, PW-1, PW-2, OH-1, OH-2, RC-1 to RC-3

Derived SWL $64 + 20 \cdot \log(1.13 \cdot \sqrt{1.65 \cdot 3.65}) + 8 = 80.9$

SPECIFICATION

ITEM	MODEL	CAPACITY			
		BO	VC	BR	LT
CAPACITY	27°C WB				
	circulating water flow rate	m³/hr	28.8	97.8	117.0
	make-up water (approx.)	m³/hr	1.1	1.4	1.7
	28°C WB				
	circulating water flow rate	m³/hr	30	88	105
	make-up water (approx.)	m³/hr	1.0	1.3	1.5
OVERALL DIMENSION	Air flow rate (Approx.)	m³/min	630	300	900
	Hot water temperature	°C			113.5
	Cold water temperature	°C			128.5
	Width	mm	1650	2400	2300
MATERIAL	Length	mm	1650	4000	1300
	Height	mm			
	Casing				
	Steel structure				
FAN ASSEMBLY	Filter				
	Distribution tray				
	Cold water basin				
	Sump tank				
FAN ASSEMBLY	Fan				
	TYPE				
	Diameter X Nos.	mm	1400 x 1	1000 x 1	800 x 1
	Number of blades				
MOTOR	Fan speed (Approx.)	rpm	470	540	375
	Drive system				
	TYPE				
	Power source				
DISTRIBUTION SYSTEM	Rated output	Kw	22.4	3.7	5.5
	Quantity				
PIPE DIMENSION	Hot water inlet pipe	mm	Ø 100 x 2	Ø 150 x 1	Ø 150 x 1
	Cold water outlet pipe	mm	Ø 125 x 1	Ø 150 x 1	Ø 150 x 1
	Drain pipe	mm	Ø 50 x 1	Ø 50 x 1	Ø 50 x 1
	Overflow pipe	mm	Ø 50 x 1	Ø 50 x 1	Ø 50 x 1
	Float valve	mm	Ø 25 x 1	Ø 25 x 1	Ø 25 x 1
	Manual make-up	mm	Ø 25 x 1	Ø 25 x 1	Ø 25 x 1
MAKE-UP	Evaporation loss (Approx.)	%			
	Drift loss	%			
WEIGHT	Net weight	kg	970	485	1100
	Operating weight	kg	2475	2490	2975
NOISE LEVEL	Measuring point	D=1.134xW			
	dB(A)		64	65	66

Sewerage

7	For Section 3.3.1, please revise as “According to the existing drainage plan (Appendix 2.2), there is a Ø150mm private sewer along the lane at the back alley of the Application Site (to the south of the Application Site) and then connected to the existing public manhole (FMH7061661).”	Noted and revised.
8	For Section 3.3.2, please revise as “As the existing public sewer along Matheson Street is missing invert level, minimum velocity...”	Noted and revised.
9	For Section 3.3.3, please revise as “The latest drainage plan for the Application Site was approved on 2 February 2023. In accordance with that approved plan, the developer has already installed a new 225mm diameter sewerage pipeline from terminal manhole T1 to existing private sewerage	Noted and revised.

	manhole F15 in accordance with the approved plan.”.	
10	For Section 3.5.1, please revise as “Wastewater from the Proposed Development will be discharged to the existing private sewerage manhole S4 F15 .”	Noted and revised.
11	For Section 4.1.3, please revise as “Sewage generated from the Proposed Development will be discharged and connected to the existing private manhole S4 F15 at the back alley of the Application Site.”.	Noted and revised.
12	For Section 4.1.5, no insurmountable sewerage impacts on public sewerage system are anticipated. Nevertheless, surcharged conditions are identified in private sewers at the back alley of the Application Site, which are not under the purview of EPD, please seek comments from BD on the technical feasibility of proposed mitigation measure i.e. installation of sewage retention tank and off-peak discharge arrangement	Noted.
<u>Waste Management</u>		
13	Section 5.7.3.3 – (a) Para. 1 – As the demolition works and piling have been completed, please review whether other types of C&D materials instead of soil and rock will be generated. (b) Para. 3 under C&D Materials – Please revise RFRF to <u>PFRF</u> as appropriate. (c) Para. 4 under C&D Materials – Please review whether the types of C&D materials mentioned in the paragraph should align with those mentioned in para. 1. (d) Para. 3 under Chemical waste – Please clarify why only spent lubricant oil is specified for delivery to the CWTC. Also, please supplement the handling / disposal arrangement of paints and thinners. (e) Para. 3 under Chemical waste – Previous comment has not been duly	Please refer to Attachment 3 – Extract of Revised Planning Statement. (a) Updated in para.1. Inert materials, such as concrete, asphalt and bricks, will be generated. (b) Updated accordingly. (c) Updated in para. 4. Recyclable inert C&D materials (concrete, asphalt <u>and bricks</u> etc.) will be sorted and treated for on-site use. (d) Updated in Para. 2 and 3 under Chemical Waste. (e) Updated in Para. 2 and 3 under Chemical Waste.

	addressed. Please supplement in the paragraph that the Contractor shall follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes.	
14	Table 1 (a) In addition to inert C&D materials, please estimated amount and recommended disposal outlet of non-inert C&D materials should be included in the table. (b) For General Refuse from workforce, it is suggested to adopt 4,550 kg in the table to maintain consistency with the accompanying remark. (c) Please note that only construction waste is accepted at the SENT landfill. Please review the recommended disposal outlets for general refuse.	(a) The estimated amount and recommended disposal outlet of non-inert C&D materials are included in Table 1. (b) Updated in Table 1. (c) Updated in Table 1.
15	Section 5.7.3.3.3 – (a) Para. 1 - Previous comment has not been duly addressed. Please provide the estimated quantities of general refuse to be generated, along with its designated disposal outlet. (b) Para. 1 – Please incorporate the requirement for Chemical Waste Producer (CWP) registration within this paragraph.	(a) Updated in the Para.2 and 3 under Section 5.7.3.3.3. (b) Updated in the Para. 4 under Section 5.7.3.3.3.

Departmental Comments		Responses
10 July 2026 refers: Environmental Protection Department (EPD)		Please refer to Attachment 1 – Extract of Revised Environmental Assessment.
<u>Air Quality</u>		
1	Appendix 4.4 – sensitivity test: Please update the table with the values from the revised model runs.	Noted. Appendix 4-4 has been revised accordingly.
2	Table 4-11: Please remove the row for ASR A8 as the ASR was not included in the modelling assessment	Noted. Row for ASR A8 has been removed in Table 4-11.

Departmental Comments		Responses
6 July 2026 refers: Drainage Services Department (DSD)		Please refer to Attachment 2 – Extract of Revised Drainage and Sewerage Impact Assessment.
1	Please noted that the proposed sewage retention tank and off-peak discharge arrangement should be subject to the views and agreement from EPD, the sewerage planning authority.	Noted.
2	The existing sewers along the rear lane are private and not maintained by DSD. Please seek views and comments from BD as the proposal involves sewage discharge to the private sewers, which are not under the purview of DSD.	Noted.
3	Para.2.1.2: The runoff coefficient for the greenery area at the covered podium (3/F), as shown on Drawing No. FIG-05, should adopt a value similar to that for a fully paved area. Please revise your drainage impact assessment accordingly.	Noted. The ks value of 0.95 for the greenery area is adopted. The calculation has been updated.
4	Section 3.5: Please advise how sewage from the proposed eating place at the ground floor is pumped to the proposed sewage retention tank at 1/F. No pumping facility or arrangement can be found on Drawing No. FIG-02.	Details design of the sewage retention tank will be provided in detailed design stage.
5	In accordance with DSD's Sewerage Manual Part 1, Section 3.6.3, please be reminded that consideration should be given to enclosing odour sources and providing deodorization units.	Noted.
6	Please advise on the proposed pump rate for the retention tank discharging to the existing 150 mm diameter private sewer. Please justify that the proposed pump rate will not cause surcharge to the existing sewers, even during off-peak hours.	The pump rate of the sewage retention tank will be provided in detailed design stage.
7	Please be reminded that standby pumps and a wet well should be provided to ensure sewage will not be unintentionally discharged to the private sewer in the event of pump malfunction or during maintenance periods.	Noted.
8	Para. 3.5.1 and Para. 4.1.3: Please clarify whether "manhole S1" should read "manhole F15".	Noted and revised.

Departmental Comments		Responses
6 July 2026 refers: Buildings Department (BD)		
1.	BD has no comments under the Buildings Ordinance (BO) for the proposed drainage arrangement. Detailed comments under the BO will be made at plan submission stage.	Noted.

Departmental Comments		Responses
6 July 2026 refers: Hong Kong District Planning Office, Planning Department (PlanD)		
1.	Please elaborate on the landscape and/or other treatments for the private open space within the setback areas on the G/F, and clarify whether the space will be open to the public at all times.	Setback areas at the G/F are designed as unobstructed space to enhance walkability along the street. No planters or raised landscape features will be provided within the setback area, so as to avoid any physical hindrance to pedestrian movement. The space will be open to the public at all times, subject to the final access and management measures to be implemented by the management office.
2.	It is mentioned in para. 4.2(b) of the revised planning statement that a setback of approx. 3.2m (measured from the centerline of the building line to the lot boundary along Canal Road East) is provided on the 6/F and above, while the corresponding setback plan indicated a setback of about 3.9m above 6/F. Please clarify on the discrepancy.	It should be 3.9m. Updated in 4.2(b) of the revised planning statement.