



DeSPACE (International) Limited

Date: 23rd September 2026

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

Pages: 4 + 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 (5)

Reference is made to the email dated 26 June 2026 from the Planning Department regarding the technical comments received from the TD. To address these comments, please find attached the Response-to-Comment (RtC) table together with the relevant supplementary documents for your consideration.

The development scheme has been revised to incorporate a turntable with a 6m-diameter clearance, providing one loading/unloading space for a goods van in response to the TD's comments. The domestic and non-domestic GFA have been revised. A portion of the shop and services/eating place area has been relocated to the 1/F, and the resultant increase in domestic GFA has been distributed on average to Flat A on all residential floors. The revised parameters are set out in the table below.

Table: Revised Parameters:

Parameters	Previous Scheme	Latest Scheme
Total Gross Floor Area (GFA) (about)	2,595 m ²	2,580 m²
Domestic	2,280 m ²	2,302 m²
Non-domestic	315 m ²	278 m²
Total Plot Ratio (PR) (about)	9.47	9.41
Domestic	8.32	8.40
Non-domestic	1.15	1.01

As the proposed amendments are minor and are limited to the floor layout and allocation of floor area, there will be no change in the total population. The relevant sections of the planning and technical assessments have therefore been revised accordingly. A brief summary of the revisions to the technical assessments is set out below:

- (a) TIA: Updated to include the internal transport facilities provision and assessment in response to the TD's comments.
- (b) EA: Noise impact assessment has been updated to reflect the assessment results arising from the change in layout of Flat A. The relevant updates include Figures 2.1a–b, 2.2a–b and 3.2, as well as Appendices 2-2, 2-4, 2-5, 3-5, 3-6 and 4-7.
- (c) DSIA: No substantive change has been made, apart from consequential textual revisions and updates to the development scheme attached in the report.



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A consolidated report is submitted in **Attachment 1 and** extract of revised application form in **Attachment 2** for your consideration.

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

