

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

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

10 February 2026

By Email and By Hand

Dear Sir/ Madam,

Section 12A Planning Application No. Y/H21/7

Proposed Amendment to the Notes of the Approved Quarry Bay OZP No. S/H21/28 relating to the “Other Specified Uses (1)” zone annotated “Cultural and/or Commercial, Leisure and Tourism Related Uses” at Inland Lots 8590 RP (Part) and 8723 RP (Part) and Adjoining Government Land, Hoi Yu Street, Quarry Bay, Hong Kong

Submission of Further Information

1. On the 4 December 2025 we wrote to the Town Planning Board (TPB) to request a deferral of consideration of the application for two-months from the date of the scheduled TPB meeting (19 December 2025). This was to allow for time to prepare and provide supplementary information including revised technical assessments, to address the government departmental comments received on 1st, 2nd and 3rd December 2025. Additional departmental comments were also received subsequently on 22nd January 2026.
2. On the 9 January 2026 the TPB wrote and advised that the hearing was deferred and that Further Information was required to be submitted before the 19 February 2026.
3. Attached to this letter is an updated submission of the Planning Statement and its appendices, and a Schedule of Comments and Responses. 4 hard copies are provided while a soft copy has been uploaded to the TPB web site using the designated link.
4. In accordance with TPB Guideline No 32A the updated submission does not result in a “material change” of the nature of the application, and is suitable for acceptance for processing as part of the application. The updated submission includes:
 - (i) technical clarification/responses to comments of relevant Government departments without changing the scheme;
 - (ii) submission of revised technical assessments without major changes in the assumptions and methodologies, findings and proposed mitigation measures. This relates to:
 - Appendix 4 Traffic Impact Assessment,
 - Appendix 5 Environmental Assessment,
 - Appendix 6 Air Quality Impact Assessment,
 - Appendix 7 Air Ventilation Assessment
 - Appendix 8 Visual Impact Assessment, and
 - Appendix 10 Landscape Master Plan

- (iii) rectification of editorial and transcription errors, and miscellaneous minor information and updating.
5. For completeness and ease of reference, the updated submission includes all of the amendments and all of those parts of the original submission that have not required amendment. The updated submission therefore effectively supersedes and replaces the original submission of September 2025. There is no change to the mix of uses, development intensity and building height. We are of the view that the Further Information is suitable for being accepted.
6. Having addressed all of the comments from the technical departments, it has been confirmed that the site can meet the requirements for implementing cultural, leisure and tourism uses and is suitable for accommodating the proposed supporting residential use. It is therefore appropriate for "Flat" to be included in Column 2 of the Notes to the zone. The proposal is considered suitable for implementation and is likely to be financially viable. The proposed Building Height Restriction of 47mPD is also shown to be compatible with the development context within which the site is located.
7. Should the TPB accept the proposed amendments, then details can be considered through the Section 16 process that would follow.

I would be grateful if you could advise of the date of the hearing.

Yours faithfully,



I.T. Brownlee
For and On Behalf of
Masterplan Limited

Encl.

cc. DPO/HK – Mr. Elton Chung and Mr. Henry Au (By Email)
Client and Consultants (By Email)

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