

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.

15 April 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 (FI 3) **Environmental Assessment and Air Quality Assessment**

1. On the 17 March 2026 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 (27 March 2026). This was to allow for time to prepare and provide supplementary information including revised technical assessments, to address the government departmental comments received on 16th & 25th February and 3rd 4th & 27th March 2026.
2. On the 27 March 2026 the TPB decided that the hearing could be deferred for two months from the submission of Further Information.
3. Attached to this letter is an updated submission of the Environmental Assessment and the Air Quality Impact Assessment along with a Schedule of Comments and Responses. Computer modeling files are also provided. 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 5 Environmental Assessment,
 - Appendix 6 Air Quality Impact Assessment,
 - (iii) rectification of editorial and transcription errors, and miscellaneous minor information and updating.
5. 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 Environmental Protection Department, 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.

7. Should the TPB accept the proposed amendments, then details can be considered through the Section 16 process that would follow. The Applicant would like to confirm that in preparing the scheme for the Section 16 application a more detailed study of the Air Quality Assessment and Traffic Noise Assessment would be undertaken relating to the scheme that would be submitted for approval. In doing so it is anticipated that some mitigation measures will be identified. The Applicant will implement any of the identified and necessary mitigation measures as part of the development of the project.

I would like to advise that a further submission regarding other departmental comments will be made in the near future.

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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