

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.

7 May 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**

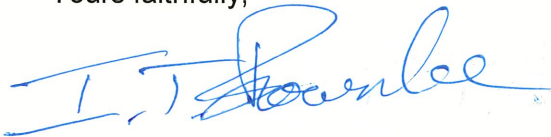
Submission of Further Information (FI 4)

1. On the 17th 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 (27th 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 4th & 27th March, and 27th April 2026.
2. On the 27th March 2026 the TPB decided that the hearing could be deferred for two months from the submission of Further Information. A formal letter from TPB was received on 17th April 2026 which confirmed the deferral and advised that Further Information is required to be submitted before the 27th May 2026.
3. Attached to this letter is a Schedule of Comments and Responses along with revised or replacement pages of technical assessments, and other supplementary information. 4 hard copies are provided while a soft copy has been uploaded to the link designated for this application.
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 7 Air Ventilation Assessment – Expert Evaluation;
 - Appendix 8 Visual Impact Assessment; and
 - Appendix 10 Landscape Master Plan (replacement pages only).

- (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 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 proposed Building Height Restriction of 47mPD is also shown to be appropriate and 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 the hearing for this application could be held on the 26 June 2026.

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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