

# 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.

21 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 5)

#### Background

1. On the 17<sup>th</sup> 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<sup>th</sup> March 2026). This was to allow for time to prepare and provide supplementary information to address the government departmental comments.
2. On the 27<sup>th</sup> 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 17<sup>th</sup> April 2026 which confirmed the deferral and advised that Further Information is required to be submitted before the 27<sup>th</sup> May 2026. On 15<sup>th</sup> April 2026, Further Information (3) was submitted and on 7<sup>th</sup> May 2026, Further Information (4) was submitted.

#### Further Information (5)

3. I refer to the Environmental Protection Department's (EPD) comments that the District Planning Office made available to us by email on 6<sup>th</sup> May 2026. Attached to this letter is a Schedule of Comments and Responses, together with a revised Air Quality Impact Assessment and replacement pages for the Environmental Assessment, prepared in response to those comments. Also attached are updated responses to Transport Department's (TD) comments provided to us on 27<sup>th</sup> March 2026 and replacement pages of the Traffic Impact Assessment (TIA) following further liaison with TD subsequent to our Further Information (4) submission dated 7<sup>th</sup> May 2026. Four hard copies are provided, and a soft copy has been uploaded to the designated link for this application.
4. I also refer to a meeting that was held on 19<sup>th</sup> May 2026 with Planning Department (PlanD) and Masterplan Limited. At the meeting, PlanD requested clarification on the additional GFA (of about 2,325m<sup>2</sup>) proposed in comparison to the Approved Scheme. In this regard, we would like to note the following:

- There are no GFA or Plot Ratio restrictions stipulated under the OZP and the proposed GFA is well beneath the maximum permitted under the Buildings Ordinance.
  - The proposed additional GFA comprises non-domestic GFA designed as publicly accessible open areas on the ground floor level and covered public open space. This allows for future design flexibility in creating a waterfront promenade and a series of open areas that would be integrated with vibrant retail and/or F&B offerings, thereby enhancing the overall public realm and waterfront experience. This represents a public planning gain.
  - The additional GFA also represents a more optimised and effective use of land resources, while maintaining a balanced consideration of building height to ensure that it is appropriate and compatible with the surrounding context and urban environment.
5. In accordance with TPB Guideline No 32B this 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.
  - (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.

### **Date of Hearing**

8. TPB Guideline No. 32B states that TPB has the discretion to schedule the meeting date for consideration of the application as soon as possible on a date after the specified period for submission of further information but before the expiry of the statutory time limit, to expedite the processing of applications. Accordingly, I would be grateful if the hearing for this application could be held on the **26<sup>th</sup> June 2026**, in view of the logistical arrangements required for overseas experts who will be travelling to attend the hearing.

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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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