

# MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Your Reference: Y/H6/3

By Email

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong  
Attn.: Harvey Law (DPO/HK)

24 April 2026

Dear Sir,

**Section 12A Planning Application No. Y/H6/3  
Rezoning Application for 33 Hysan Avenue, Causeway Bay  
(Inland Lots 29 S.MM, 29 S.L RP and 457 RP)**

**Submission of Further Information**

1. On 11 February 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 February 2026). This was to allow time to prepare and provide supplementary information to address the government departmental comments received on 8, 9 and 13 February 2026.
2. On 27 February 2026, the TPB decided that the hearing could be deferred for two months from the submission of further information. The further information needs to be submitted by 27 April 2028.
3. Attached to this letter is a Response to Comments Table, which provides clarifications and responses to the government departmental comments. Four hard copies are enclosed, and a soft copy has been emailed to the TPB.
4. In accordance with TPB Guideline No. 32A, the updated submission does not result in a “material change” in the nature of the application, and is suitable for acceptance for processing as part of the application. The updated submission includes:

- I. Technical clarifications and responses to comments from the relevant government departments, without changing the material aspects of the application; and
  - II. Rectification of editorial and transcription errors, and other minor updates.
5. To ensure a thorough response to the government departmental comments, external legal counsel was engaged in preparing this Response to Comments Table.

Yours faithfully,



Kira Whitman  
For and On Behalf of  
Masterplan Limited

Encl.

cc. DPO/HK – Mr. Harvey Law, Mr. Tony Yip and Mr. Michael So (By Email)  
Client and Consultants (By Email)