

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/H21/7
(for 1st Deferment)

<u>Applicant</u>	: Marine Riches III represented by Masterplan Limited
<u>Site</u>	: Inland Lots (I.L.) 8590 RP (Part) and 8723 RP (Part) and Adjoining Government Land, Hoi Yu Street, Quarry Bay, Hong Kong
<u>Site Area</u>	: About 8,532 m ² (including 7,172 m ² adjoining Government land)
<u>Lease</u>	: <ul style="list-style-type: none">(a) I.L. 8590 RP and 8723 RP (about 15.9% of the Application Site owned by the applicant)<ul style="list-style-type: none">(i) I.L. 8590 RP to be expired in 2881 and I.L. 8723 RP to be expired in 2047; and(ii) Restricted to industrial and / or godown (including bulk storage and distribution of petroleum products and other petrochemical fluids) uses with restriction on maximum building height (BH) of 85.34 metres above Principal Datum (mPD).(b) Government land (about 84.1% of the Application Site)
<u>Plan</u>	: Approved Quarry Bay Outline Zoning Plan (OZP) No. S/H21/28
<u>Zoning</u>	: “Other Specified Uses (1)” (“OU(1)”) annotated “Cultural and/or Commercial, Leisure and Tourism Related Uses (CCLTRU)” <ul style="list-style-type: none">- Restricted to a maximum BH of 35 mPD
<u>Proposed Amendment</u>	: To amend the Notes of the “OU(CCLTRU)” zone as follows: <ul style="list-style-type: none">(a) to include ‘Flat’ use under Column 2;(b) to amend the BH restriction (BHR) of “OU(1)” sub-area from 35 mPD to 47 mPD

1. Background

On 27.10.2025, the applicant submitted the current application to amend the Notes of the “OU(CCLTRU)” zone by including ‘Flat’ use under Column 2 and amending the BHR of the “OU(1)” sub-area from 35mPD to 47mPD to facilitate a residential cum cultural, commercial, leisure and tourism development at the application site (**Plan Z-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 4.12.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow sufficient time for preparation of further information (FI) to address departmental comments received (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Email from the applicant's representative dated 4.12.2025
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2025**