

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

APPLICATION NO. Y/H21/7
(for 2nd Deferment)

- Applicant** : Marine Riches III represented by Masterplan Limited
- Site** : Inland Lots (I.L.) 8590 RP (Part) and 8723 RP (Part) and Adjoining Government Land, Hoi Yu Street, Quarry Bay, Hong Kong
- Site Area** : About 8,532m² (including 7,172m² (84%) Government Land)
- Lease** : I.L. 8590 RP and I.L. 8723 RP
(a) I.L. 8590 RP to be expired in 2881 and I.L. 8723 RP to be expired in 2047; and
(b) 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).
- Plan** : Approved Quarry Bay Outline Zoning Plan (OZP) No. S/H21/28
- Zoning** : “Other Specified Uses” (“OU”) annotated “Cultural and/or Commercial, Leisure and Tourism Related Uses (1)” (“OU(CCLTRU)(1)”) [Restricted to a maximum BH of 35 mPD or the height of the existing building, whichever is the greater]
- Proposed Amendments** : To amend the Notes of the “OU(CCLTRU)” zone:
(a) to include ‘Flat’ use under Column 2; and
(b) to amend the BH restriction (BHR) of “OU(CCLTRU)(1)” from 35mPD to 47mPD

1. Background

- 1.1. 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(CCLTRU)(1)” from 35mPD to 47mPD to facilitate a proposed cultural, commercial, leisure and tourism-led development supported by residential use at the application site (**Plan Z-1**).
- 1.2. On 19.12.2025, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare and submit further information (FI) to address departmental comments.

1.3. On 10.2.2026, the applicant's representative submitted FI including revised Traffic Impact Assessment, Environmental Assessment, Air Quality Impact Assessment, Air Ventilation Assessment – Expert Evaluation, Visual Impact Assessment, Tree Preservation Proposal, Landscape Master Plan, Planning Statement, Design Statement, Study on Pedestrian Connections and Architectural Drawings to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 17.3.2026, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to allow sufficient time to prepare and submit FI to address the outstanding departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the second 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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
Plan Z-1

Letter dated 17.3.2026 from the applicant's representative
Location Plan