

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

APPLICATION NO. Y/H6/3
(for 1st Deferment)

- Applicant** : Perfect Win Properties Limited represented by Masterplan Limited
- Site** : 33 Hysan Avenue, Causeway Bay
[Inland Lot (IL) 29 s.L RP, IL 29 s.MM and IL 457 RP]
- Site Area** : About 1,227.7m²
- Lease** : (a) the lease governing IL 29 s.L RP and s.MM is virtually unrestricted except the standard rate and range clause and offensive trades clause, subject to a lease term of 982 years from 25.6.1860 (IL 29 s.L RP be maintained as open space as per a Deed of Covenant (the Deed) dated 18.8.1949)
- (b) the lease governing IL 457 RP is restricted for first class European Houses or Godowns only (with no-objection letter for the existing commercial development issued in 1986) with standard rate and range clause and non-offensive trade clause, subject to a lease term of 999 years from 25.6.1865
- (c) licences have been given permitting the carrying out of offensive trades of Oilman, Tavern Keeper, Victualler, Butcher and Sugar-baker for IL 29 s.L RP, IL29 s.MM, and IL 457 RP
- Plan** : Approved Causeway Bay Outline Zoning Plan (OZP) No. S/H6/17
- Zoning** : Area shown as ‘Road’
- Proposed Amendment** : To rezone the application site from area shown as ‘Road’ to “Commercial (2)” (“C (2)”)

1. Background

On 7.1.2026, the applicant submitted the current application to rezone the application site (the Site) (**Plan Z-1**) from an area shown as ‘Road’ to “C(2)” to extend the boundary of the adjacent “C(2)” zone to encompass all private lots (i.e. IL 29 s.L RP, IL 29 s.MM,

and IL 457 RP) of Lee Garden One, thereby allowing greater design and land use flexibility in the future development. 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 11.2.2026, 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 submissions to address the technical concerns and 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 justification for deferment meets 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 further information (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
Plan Z-1

Letter from the applicant's representative dated 11.2.2026
Location Plan