

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H6/93 & 94
(for 1st Deferment)

- Applicants** : Perfect Win Properties Limited and Silver Nicety (Application
Company Limited, represented by Masterplan Limited No. A/H6/93)
- Perfect Win Properties Limited and Barrowgate (Application
Limited, represented by Masterplan Limited No. A/H6/94)
- Sites** : Area below Hysan Avenue between Lee Garden One (Application
(33 Hysan Avenue) and Lee Garden Three (10 Hysan No. A/H6/93)
Avenue)
- [Inland Lot (IL) 29 s.MM (part), IL 29 s.L RP (part),
IL 29 s.J ss.1 RP (part) and adjoining government land
(GL)]
- Area below Yun Ping Road between Lee Garden One (Application
(33 Hysan Avenue) and Lee Garden Two (2-38 Yun No. A/H6/94)
Ping Road)
- [IL 457 s.L (part) and IL 457 s.G RP (part) and
adjoining GL]
- Sites Areas** : About 365.6m² (including 236m² of GL) (Application
No. A/H6/93)
- : About 184.8m² (including 168m² of GL) (Application
No. A/H6/94)
- Lease** : (a) IL 29 is virtually unrestricted except non- (Application
offensive trade clause and rate and range clause No. A/H6/93)
(IL 29 s.L be maintained as open space as per a
Deed of Covenant dated 18.8.1949);
- (b) a licence has been given to allow the carrying out
of the trades or business of Sugar-baker, Oilman,
Butcher, Victualler or Tavern-keeper for the part
of application site at IL 29 s.MM (part) and IL 29
s.L RP (part) within Lee Garden One; and
- (c) a licence has been given to allow the carrying out
the trades or business of Victualler and Tavern-
keeper for the part of application site at IL 29 s.J
ss.1 RP (part) within the Lee Garden Three.

- (d) IL 457 is for first class European Houses or Godowns only (with no-objection letter for the existing commercial development issued in 1986) with non-offensive trade clause and rate and range clause; (Application No. A/H6/94)
- (e) IL 457 s.L (with s.H) is subject to a Modification Letter dated 3.8.1992 which permits the construction of a covered single storey pedestrian footbridge over GL at Yun Ping Road; and
- (f) two respective licences have been given for the carrying out of the trades or business of Sugar-baker, Oilman, Butcher, Victualler or Tavern-keeper for the parts of application site at IL 457 s.L (part) within Lee Garden One and IL 457 s.G RP (part) within Lee Garden Two.

Plan : Approved Causeway Bay Outline Zoning Plan (OZP) No. S/H6/17

Zonings : Area shown as ‘Road’;
(about 89.9% for A/H6/93; about 83.9% for A/H6/94)

“Commercial” (“C”)
(about 6.9% for A/H6/93; about 0.4% for A/H6/94)
[restricted to a maximum building height (BH) of 135mPD]; and

“C(2)”
(about 3.2% for A/H6/93; about 15.7% for A/H6/94)
[restricted to a maximum BH of 200mPD; and
a minimum setback of 1.5m from the lot boundary fronting Lan Fong Road is required.]

Applications : Proposed Underground Vehicular Tunnel (Connecting Lee Garden One and Lee Garden Three) (Application No. A/H6/93)

Proposed Underground Vehicular Tunnel (Connecting Lee Garden One and Lee Garden Two) (Application No. A/H6/94)

1. Background

- 1.1 On 27.8.2024, the applicants submitted the current two applications to seek planning permission for two proposed underground vehicular tunnels. Tunnel T1 is proposed to connect the basement car parks of Lee Garden One and the Lee Garden Three (for Application No. A/H6/93); whilst Tunnel T2 is proposed to connect the basement car parks of Lee Garden One and Lee Garden Two (for Application No. A/H6/94) at the application sites (**Plan A-1**). The applications are scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

- 2.1 On 17.10.2024, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for two months each in order to allow time for the applicants to review and provide responses to the comments from various government departments (**Appendices I & II**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the requests 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 Representation and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicants to prepare further information (FI) to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the applications, the applications will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants are not substantial and could be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. The applicants 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 applicants' requests for deferment. If the requests are not acceded to, the applications will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicants' representative received on 17.10.2024 (for Application No. A/H6/93)
Appendix II	Letter from the applicants' representative received on 17.10.2024 (for Application No. A/H6/94)
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**