

7 August 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and By Email

Dear Sir,

Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III) at Lot Nos. 461 RP, 462 S.B, 463 S.B, 464 RP, 495 RP and 539 S.B in D.D. 116, Yuen Long Town Lot (Y.L.T.L.) 504, Y.L.T.L. 544 (Part) and Adjoining Government Land, Yuen Long, New Territories (Application No. A/YL/333)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 13 May 2026 and subsequent departmental comments received via the Tuen Mun and Yuen Long West District Planning Office (DPO/TMYLW) in June and July 2026.

Further to our request for deferment on 24.7.2026, we would like to reactivate the captioned application by submitting herewith 4 copies of responses-to-comments (RtoC) table (**Appendix A**) with revised Drainage Impact Assessment, revised Environmental Assessment, revised Sewerage Impact Assessment, replacement pages of Planning Statement, Comparison of Development Parameters and Overall Development Schedule, revised Traffic Impact Assessment, replacement pages of Air Ventilation Assessment and replacement pages of Landscape Design Proposal enclosed herewith in **Attachments 1 to 7** for the Board's consideration.

In response to Transport Department's comment of not requiring a 24-hour pedestrian walkway, the proposed pedestrian walkway through the subject site (Phase IIa) will now be provided as a connection, through the site, to YOHO Mall 1 of YOHO Midtown to the east and to the existing footbridge via the adjoining GIC site to the west, with its operation hours aligned with the retail portion of YOHO Mall 1 / YOHO Midtown. The Indicative Master Layout Plan, relevant Floor Plans and Section Plans of the Proposed Development have been updated accordingly in **Appendix B** of the current submission.

Please note that the current submission only serves to provide technical clarifications and responses to departmental comments with no changes to the proposed block layout and major development parameters.

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Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Ms Samantha Chuang at [REDACTED].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/AK/sc
Encl.

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cc (w/ encl)
DPO/TMYLW

Attn: Ms Zoe Lau / Ms Carmen Cheung / Mr Kevin Lam (by email)