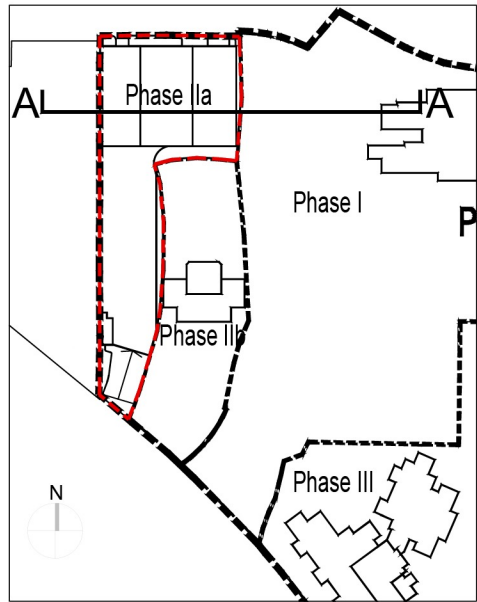

Attachment 1

Replacement Pages for Planning Statement

KEY PLAN:

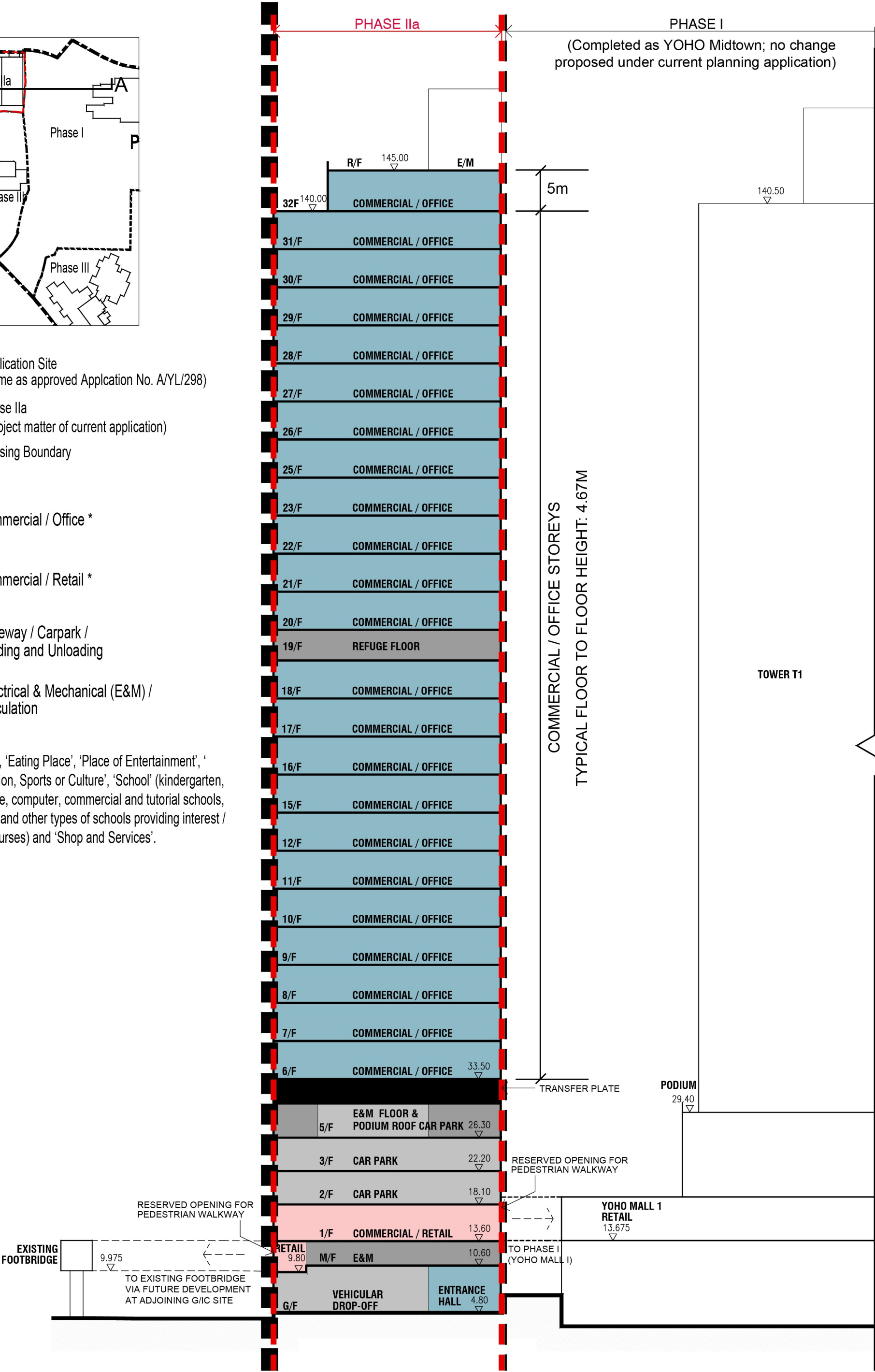


LEGEND:

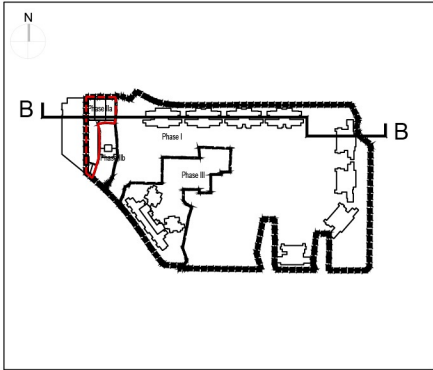
- Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary

- Commercial / Office *
- Commercial / Retail *
- Driveway / Carpark /
Loading and Unloading
- Electrical & Mechanical (E&M) /
Circulation

* Including 'Office', 'Eating Place', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'.



KEY PLAN:



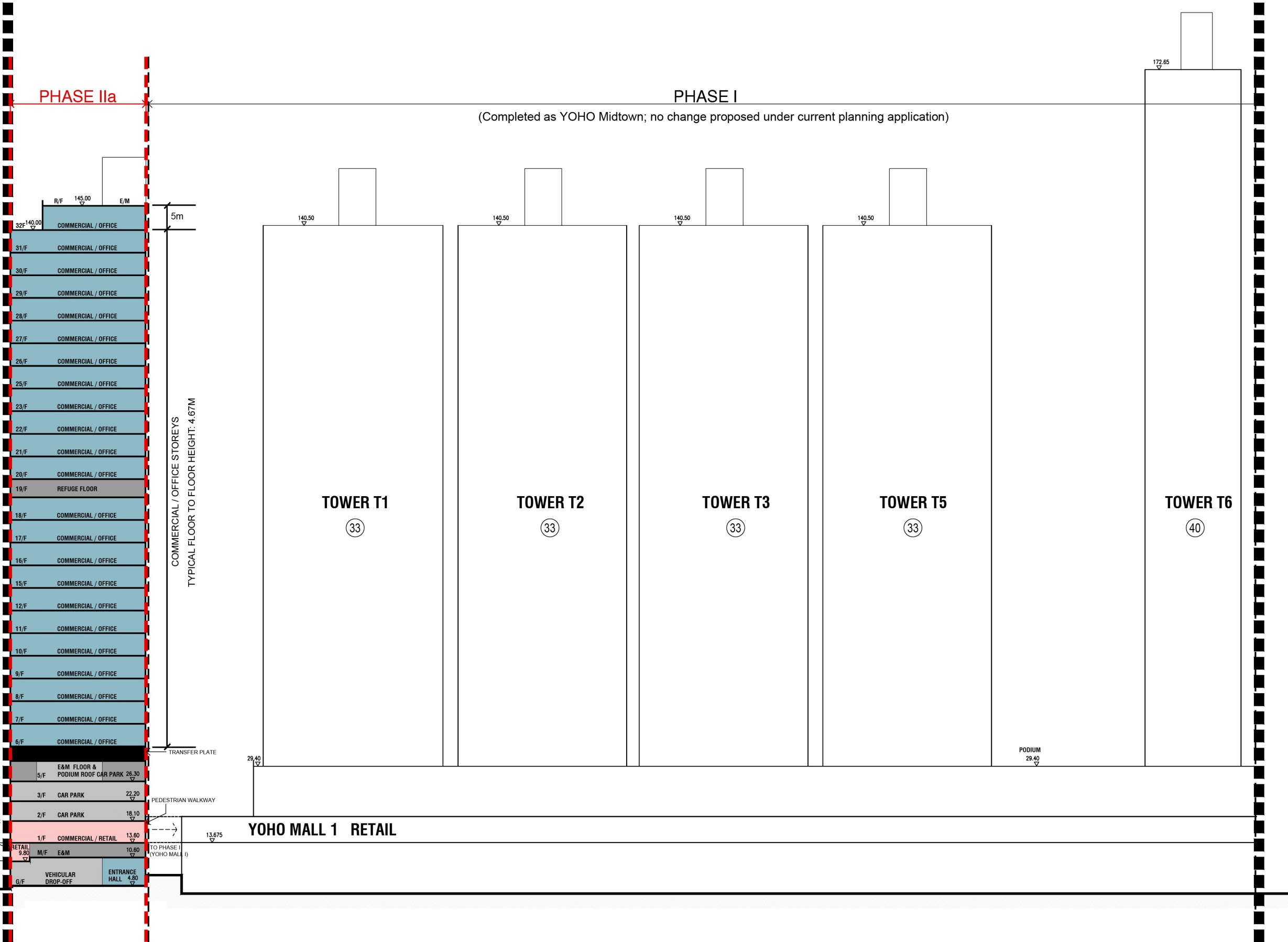
LEGEND:

- Application Site (Same as approved Application No. A/YL/298)
- Phase IIa (Subject matter of current application)
- Phasing Boundary

(36) No. of Commercial / Office / Retail / Residential Floors

- Commercial / Office *
- Commercial / Retail *
- Driveway / Carpark / Loading and Unloading
- Electrical & Mechanical (E&M) / Circulation

* Including 'Office', 'Eating Place', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'.



Title

Indicative Section Plan (B - B)

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2026
Scale	N/A		Figure 4.12

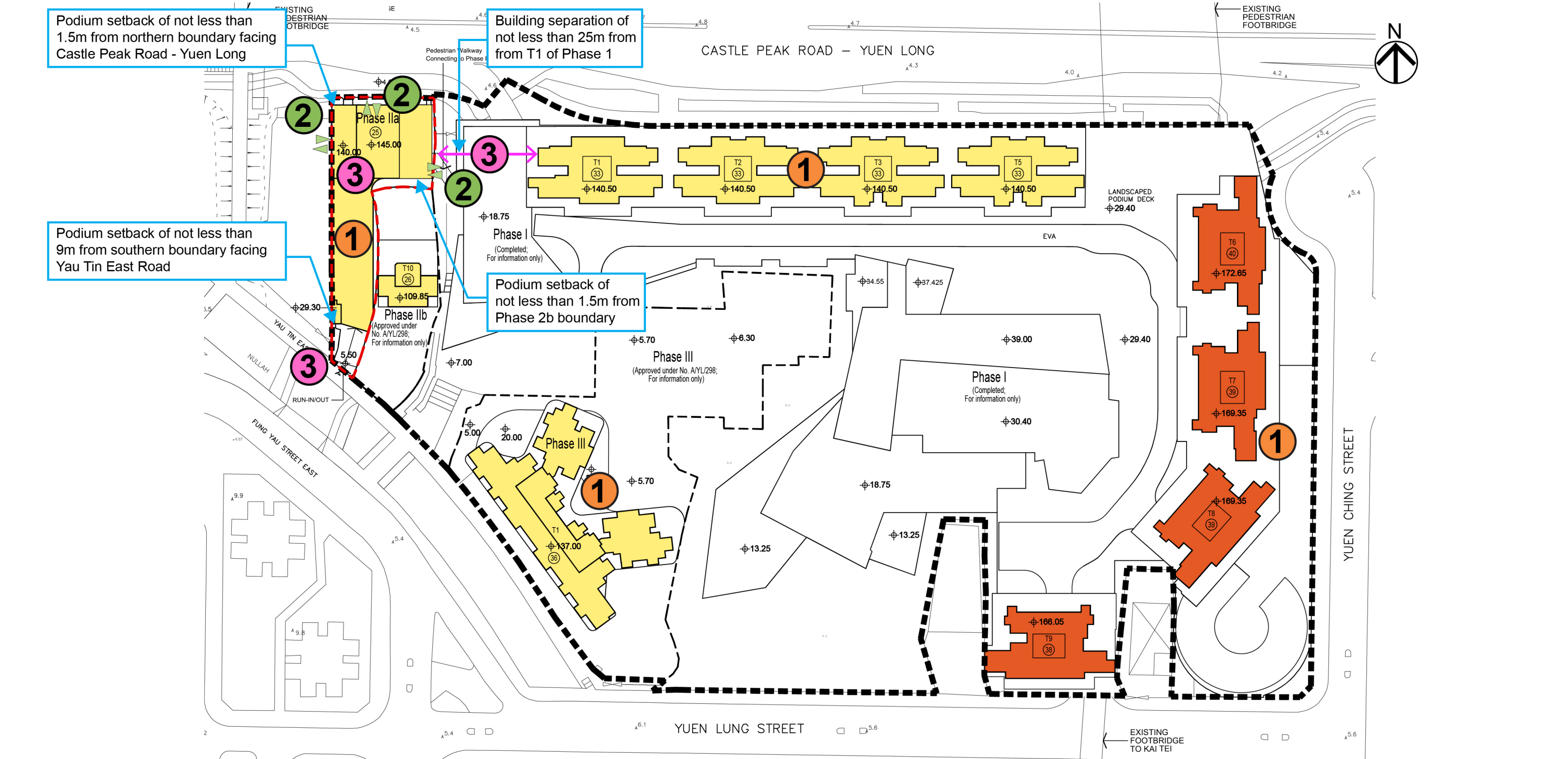
(iii) *Enhancement to Permeability as Far as Practicable*

Sensible Setbacks and Separations from the Surrounding Environment

- 4.2.5 Under the current scheme, podium setback of not less than 1.5m is provided from Castle Peak Road – Yuen Long to the north. To the south, while the frontage accommodates the vehicular entrance, podium setback of not less than 9m from southern boundary facing Yau Tin East Road is reserved. This arrangement, while acknowledging the constraints of the narrow site and aligning with the Government's latest policy on above-ground parking, safeguards visual openness along the nullah edge and provides a more orderly transition between the development and the adjoining public realm. For the northern building setback, a landscape leisure path is provided as a harmonious landscape transition to soften the edge of the development. In addition, podium setback of not less than 1.5m from Phase IIb boundary has been reserved.
- 4.2.6 Same as the previous scheme for Phase IIa under the Approved CDA Development, building separations are provided from the Proposed Commercial Development and both the existing development (YOHO Midtown) to the east and the planned Phase IIb development in the south. Although the development scheme has been modified to optimise site coverage within the narrow, L-shaped site, the main commercial tower remains strategically placed along the northern frontage, respecting the aforementioned setbacks to maintain sensible separations from existing and planned development. In accordance with the Government's latest policy on above-ground parking, a semi-open-air carpark is arranged at the southern portion. It has been designed with permeability taken into account the interface with surrounding developments. This layout maintains sensible separation from surrounding developments and ensures an appropriate urban design response to the site context.

Design Measures within the Proposed Commercial Development

- 4.2.7 To enhance visual permeability, the scheme incorporates a semi-enclosed car park, multi-level landscaped spaces at G/F, Roof Floor and Top Roof Floor, together with a refuge floor with voids at 19/F. These design elements introduce breaks in the building mass and promote visual permeability through the tower.



Legend

- Application Site (Same as approved Application No. A/YL/298)
- Phase IIa (Subject matter of current application)
- Phasing Boundary
- Level in mPD (Main Roof)
- No. of Commercial / Office / Retail / Residential Floors

1 Respecting Existing Building Height Variations of Approved CDA Development

Building height variations within the Application Site:

Building Height

150 mPD or above

Below 150 mPD

2 Enhancement to Walkability and Pedestrian Experience

Proposed connections between YOHO Mall 1 and the existing footbridge via the future development at adjoining GIC site* and potential connections between YOHO Mix and the Proposed Commercial Development* to enhance walkability.

*subject to detailed design and liaison with relevant departments/parties in future

3 Enhancement to Permeability as Far as Practicable

Sensible Setbacks and Separations from the Surrounding Environment

- Podium setbacks from northern boundary facing Castle Peak Road — Yuen Long, southern boundary facing Yau Tin East Road, and Phase IIb boundary
- Building separations from existing development (YOHO Midtown)

Design Measures within the Proposed Commercial Development

- Semi-enclosed ground level car park
- Multi-level landscaped spaces at G/F, Roof Floor and Top Roof Floor
- Refuge floor with voids at 19/F