

3 June 2026

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

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 the subsequent tele-conversation with the District Planning Office / Tuen Mun and Yuen Long West (DPO/TM&YLW) of the Planning Department (PlanD) on 2 June 2026.

On behalf of the Applicant, we would like to clarify that no change in layout is proposed for Phases I, IIb and III under current application. The development parameters for these phases remain identical to the Approved Planning Application No. A/YL/298, except for a minor shift of 55m² in site area from Phase IIa Development Site to Phase IIb which is a result of detailed setting out. Please refer to the replacement pages for Appendix A of the Planning Statement under **Attachment 1** of the current submission for the revised Overall Development Schedule.

Please also be clarified that that the Government Land Area for Phase IIa (Subject Matter of this Application) is about 56m². The replacement pages of Application Form are appended in **Attachment 2** of the current submission for consideration.

Please note that the replacement pages are only to provide clarifications on the site areas of Phases IIa and IIb, and to supplement the Government Land Area for Phase IIa, with no changes to the proposed scheme.

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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

[REDACTED]

cc (w/ encl)
DPO/TM&TLW - Ms. Zoe Lau / Ms. Carmen Cheung / Mr. Kevin Lam (by email)

Attachment 1

Revised Overall Development Schedule

(Replacement Pages for Appendix A of Planning Statement)

Overall Development Schedule for Application Site

Development Parameters	Same as Approved Planning Application No. A/YL/298 (For information only)			Phase IIa (Subject Matter)	Total
	Phase I (Already completed & occupied as YOHO Midtown)	Phase IIb (Approved residential T10 development)	Phase III (Approved subsidized sale flats development under construction)		
Site Area (m ²) (about)	28,711m ²	869m ² ⁽¹⁾	5,260m ²	1,230m ² ⁽²⁾	36,070m ²
Domestic GFA (max.)	131,391m ²	3,578m ²	34,190m ²	0m ²	169,159m ²
Non Domestic GFA (max.)	26,209m ²	0m ²	2,400m ²	12,207m ²	40,816m ²
Commercial/Retail Use	21,709m ²	0m ²	0m ²	600m ²	22,309m ²
Commercial/Office Use	0m ²	0m ²	0m ²	11,607m ²	11,607m ²
GIC Uses	1,400m ²	0m ²	2,400m ²	0m ²	3,800m ²
Public Right of Way	3,100m ²	0m ²	0m ²	0m ²	3,100m ²
Total Domestic and Non Domestic GFA (not more than)	157,600m²	3,578m²	36,590m²	12,207m²	209,975m²
Total Plot Ratio (about)	5.82				
Domestic Plot Ratio	4.69				
Non-Domestic Plot Ratio	1.13 ⁽³⁾				
No. of Storeys ⁽⁴⁾	37 storeys above ground [33-40 residential storeys (excluding 1 refuge floor) over a 5-storey podium (including a mezzanine for kindergarten)]	30 storeys above ground [26 residential storeys (excluding 1 refuge floor + 1 sky garden floor) over a 2-storey podium (including 1 floor for covered landscaped area + 1 lobby/E&M floor)]	40 storeys above ground [36 residential storeys over a 4-storey podium (including 1 storey of recreational facilities (for residents only) / podium garden + 2 storeys of GIC + 1 entrance lobby / E&M floor) and a 2-storey basement car park]	29 storeys above ground (excluding 1 refuge floor and transfer plate; including 23 commercial/office storeys +2 commercial/retail storeys (including M/F) + 4 storeys for E&M, carpark and entrance lobby)	29 – 40 storeys above ground
Building Height (to the main roof)	140.5 – 172.65mPD	109.85mPD	137mPD	145mPD	109.85 – 172.65mPD
No. of Blocks	8	1	1	1	11
No. of Units	1,890 units	156 units	720 units	-	2,766 units

Development Parameters	Same as Approved Planning Application No. A/YL/298 (For information only)			Phase IIa (Subject Matter)	Total
	Phase I (Already completed & occupied as YOHO Midtown)	Phase IIb (Approved residential T10 development)	Phase III (Approved subsidized sale flats development under construction)		
Average Flat Size (m ²) (about)	69.52m ²	22.94m ²	47.5m ²	-	22.94m ² – 69.52m ²
Residential Club House (not more than)	3,941m ²	0m ²	513m ²	-	4,454m ²
Car Parking	539	0	282	60	881
Private Car					
- Residential (including visitors) ⁽⁵⁾	355	0	85	Not Applicable	440
- Commercial	182	Not Applicable	Not Applicable	56	238
- Public Vehicle Park	Not Applicable	Not Applicable	70	Not Applicable	70
- GIC	2	Not Applicable	0	Not Applicable	2
Motorcycle					
- Residential	0	0	7	Not Applicable	7
- Commercial	Not Applicable	Not Applicable	Not Applicable	4	4
Bicycle					
- Residential Bicycle Park	0	0	56	Not Applicable	56
- Public Bicycle Park	Not Applicable	Not Applicable	64	Not Applicable	64
Loading/Unloading	34	0	5	5	44
LGV					
- Residential	0	0	3	Not Applicable	3
- Commercial	Not Applicable	Not Applicable	Not Applicable	3	3
HGV					
- Residential	8	0	2	Not Applicable	10
- Commercial	Not Applicable	Not Applicable	Not Applicable	2	2
Good Vehicles					
- Commercial	22	Not Applicable	Not Applicable	(counted above)	22

Development Parameters	Same as Approved Planning Application No. A/YL/298 (For information only)			Phase IIa (Subject Matter)	Total
	Phase I (Already completed & occupied as YOHO Midtown)	Phase IIb (Approved residential T10 development)	Phase III (Approved subsidized sale flats development under construction)		
School bus - GIC	2	Not Applicable	0	Not Applicable	2
Taxi - GIC	2	Not Applicable	0	Not Applicable	2

Remarks:

- (1) Addition of 55m² as compared with the Approved Planning Application No. A/YL/298 due to detailed setting out.
- (2) Reduction of 55m² as compared with the Approved Planning Application No. A/YL/298 due to detailed setting out.
- (3) The total non-domestic plot ratio consists of commercial/retail (about 0.62), commercial/office (about 0.32), GIC (about 0.11) and Right of Way (about 0.09).
- (4) Excluding transfer plate.
- (5) Including visitors car parking spaces (5 per block).

Attachment 2

Replacement Pages of Application Form

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
City Success Ltd

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Llewelyn-Davies Hong Kong Limited

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	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 (The Subject Matter of this application is Phase IIa of the current scheme which involves Lot Nos. 461 RP, 462 S.B, 463 S.B, 495 RP and 539 S.B in D.D. 116 and Adjoining Government Land only.)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	Total Application Site Area: about 36,070 sq. m <input checked="" type="checkbox"/> Phase IIa Development Site Area (i.e. Subject Matter): about 1,230 sq. m <input checked="" type="checkbox"/> Total GFA for Application Site: about 209,975 sq. m <input checked="" type="checkbox"/> Total GFA for Phase IIa Development Site Area (i.e. Subject Matter): about 12,207 sq. m
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Government Land Area within Application Site: about 208 sq.m Government Land Area within Phase IIa Development Site (i.e. Subject Matter): about 56 sq.m

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	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 新界元朗丈量約份第 116 約地段第 461 號餘段、第 462 號 B 分段、第 463 號 B 分段、第 464 號餘段、第 495 號餘段及第 539 號 B 分段、元朗市地段第 504 號、元朗市地段第 544 號(部分)和毗連政府土地 (The Subject Matter of this application is Phase IIa of the current scheme which involves Lot Nos. 461 RP, 462 S.B, 463 S.B, 495 RP and 539 S.B in D.D. 116 and Adjoining Government Land only.) (本申請主題為第IIa期發展用地並只牽涉丈量約份第 116 約地段第 461 號餘段、第 462 號 B 分段、第 463 號 B 分段、第 495 號餘段及第 539 號 B 分段和毗連政府土地)		
Site area 地盤面積	Total Application Site Area 總申請地盤面積: 36,070 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Phase IIa Development Site Area (i.e. Subject Matter): 1,230 sq. m 平方米 <input checked="" type="checkbox"/> About 約 第IIa期發展用地面積 (申請主題) (includes Government land of 包括政府土地 about 208 sq. m 平方米 (within Application Site 申請地盤內) / about 56 sq. m 平方米 (within Phase IIa (i.e. Subject Matter) Development Site 第IIa期發展 (申請主題) 用地內)		
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/29 元朗分區計劃大綱核准圖編號 S/YL/29		
Zoning 地帶	"Comprehensive Development Area" Zone and area shown as 'Road' 「綜合發展區」地帶及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	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) [Note 1] [Note 1: The subject matter of the current application is Phase IIa only. No change is proposed for Phase I (i.e. the completed YOHO Midtown development), Phase IIb & Phase III (approved under Application No. A/YL/298) within the Application Site. Parameters presented below are for the overall Application Site] [備註1: 本申請主題僅為第IIa期發展用地並沒有對第一期和第IIb期和第三期發展作任何改動。以下的發展參數為整個申請地盤之參數。]		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	169,159 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	4.69 ⁽¹⁾ <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	40,816 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.13 ⁽¹⁾ <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	10	
	Non-domestic 非住用	1	
	Composite 綜合用途		

(1) Based on Application Site area of about 36,070 sq. m