

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/333

(for 1st Deferment)

- Applicant** : City Success Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Yuen Long Town Lot (YLTL) 504, YLTL 544 (Part) and Various Lots in D.D. 116 and adjoining Government Land (GL), Yuen Lung Street, Yuen Long, New Territories
- Site Area** : About 36,070m² (including G.L. of about 208m² or 0.6%)
- Lease** : (a) YLTL 504 (YOHO Midtown): restricted to non-industrial use (about 28,712m² or 79.6%)
- (b) YLTL 544: restricted to private residential purposes; Government Accommodation and public vehicle park purposes (about 5,260m² or 14.6%)
- (c) Various Lots in D.D. 116: Block Government Lease (demised for agricultural use) (about 1,891m² or 5.2%)
- (d) Government Land (about 208m² or 0.6%)
- Plan** : Approved Yuen Long OZP No. S/YL/29
- Zoning** : Comprehensive Development Area” (“CDA”) (about 35,673m²) (98.9%)
[Restricted to a maximum domestic plot ratio (PR) of 5 for a domestic building or a maximum non-domestic PR of 9.5 for a non-domestic building]
Area shown as ‘Road’ (about 396m²) (1.1%)
- Application** : Proposed Comprehensive Residential, Commercial, Social Welfare Facility (SWF) and Public Vehicle Park (PVP) Development with Minor Relaxation of Plot Ratio (PR) Restriction for the whole “CDA” Site (Amendments to an Approved Master Layout Plan (MLP) for Phase IIa Development for Commercial Use with Minor Relaxation of PR Restriction)

1. Background

On 26.5.2026, the applicant sought planning permission for proposed commercial use with minor relaxation of PR restriction for Phase IIa development (Amendments to an Approved MLP) at the application site (**Plan A-1**). The application is scheduled for consideration by

the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 10.7.2026, 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 time for preparation of further information (FI) to address departmental comments (**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 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 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 a period of 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Email dated 10.7.2026 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JULY 2026