

18 September 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) (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 Further Information for captioned application submitted to the Town Planning Board (the Board) on 14 September 2026, and the subsequent tele-conversation with the Tuen Mun and Yuen Long West District Planning Office (DPO/TMYLW) on 16 September 2026.

As per comments from DPO/TMYLW, the Applicant wishes to provide the following clarifications and submit herewith 4 copies of the current Further Information to substantiate the captioned application:

(i) No minor relaxation of plot ratio for Phase IIa Development Site required

Under the current planning application, the site area for Phase IIa Development Site is slightly reduced from about 1,285m² to about 1,230m² due to detailed setting out under land exchange. It is worth noting that the **gross floor area (GFA) for Phase IIa Development Site remains the same as about 12,207m²** as the Approved Scheme. Accordingly, by calculation, the plot ratio (PR) for Phase IIa Development Site has slightly increased from about 9.5 to about 9.93. However, if calculated based on the overall Application Site area (with no changes to Application Site area, total GFA, domestic GFA and non-domestic GFA for all of the Phases as compared with the Approved Application No. A/YL/298) the **total PR, domestic PR and non-domestic PR of the overall Application Site (i.e. "CDA" zone) remain unchanged**. As such, the current planning application **does not involve minor relaxation of PR**.

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(ii) Adjustment in plot ratio of Phase IIb only due to refinement in site area

With the detailed setting out of site area for Phase IIa Development Site, it has resulted in minor adjustments in phasing boundary of Phase IIa and Phase IIb, and the site area of the adjoining Phase IIb has increased accordingly. Similarly, by calculation, while there is **no change in the GFA of Phase IIb**, the enlarged site area results in a slight decrease of PR from about 4.40 under Application No. A/YL/298 to about 4.12 for Phase IIb as minor technical rectification. The **total PR of the overall Application Site (i.e. "CDA" zone) remains unchanged.**

(iii) Increase in building height due to different floor-to-floor height requirements with change of use

Please note that no carparking space was provided for the hotel development under the Approved Scheme, while a total of 65 carparking spaces is proposed under the Proposed Scheme. In line with the prevailing government policy of facilitating the incorporation of aboveground carpark design, 3 levels of aboveground carpark are provided at 2/F, 3/F and 5/F of the podium with a floor-to-floor height of about 4.1m each. The provision of carparking spaces with incorporation of aboveground design under the Current Scheme would account for the increase in building height as compared with the Approved Scheme. Besides, with the proposed change of use, a higher floor-to-floor height than hotel development is required to accommodate various uses for commercial / office type development, which would also account for the increase in building height but reduction in no. of storeys as compared with the Approved Scheme.

(iv) Change of use from hotel to commercial development to create a mixed-use neighbourhood by facilitating quasi-retail businesses

As mentioned in the submitted Planning Statement, the Proposed Commercial Development intends to provide flexibility for quasi-retail, community-based businesses to better complement surrounding residential developments. Compared with the Approved Hotel Scheme, it is also able to generate about 392 additional workplaces, enhancing employment opportunities and the vitality of Yuen Long Town Centre. By introducing additional amenities, the Proposed Commercial Development will facilitate a mixed-use neighbourhood similar to other new towns, to better serve the local community.

(v) Comparison of Proposed Scheme with Approved Scheme

Various planning and design merits as committed under the Approved Scheme have been retained, with several additional planning and design merits which aim at enhancing the overall connectivity of the area, and to create a desirable environment for future workers of the Proposed Commercial Development, as well as residents and visitors of the area. Please refer to the summary of urban design concept illustration provided at **Attachment 1**.

Planning and Design Merits Retained

	Approved Scheme	Proposed Scheme
Reserved Openings for Potential Connections to Enhance Walkability	- Reserved opening along the eastern site boundary for potential connection with YOHO Mall 1 (i.e. Phase I) - Reserved opening along the western site boundary for potential connection with the adjoining GIC site	
Pedestrian Walkway at Podium Level	Pedestrian Walkway within the podium level (M/F under the Approved Scheme and 1/F under the Current Scheme) of the development is provided for potential connection with the adjoining developments	
Sensible Setbacks from the Surrounding Environment	- Setback from the southern boundary facing Yau Tin East Road - Setback from the northern boundary facing Castle Peak Road – Yuen Long - Setback from Phase IIb boundary	
Sensible Building Separation from the Surrounding Environment	Building separation from existing development (i.e. T1 at YOHO Midtown (i.e. Phase I))	

Newly Proposed Planning and Design Merits

	Approved Scheme	Proposed Scheme
Reserved Openings for Potential Connections to Enhance Walkability	Under the Approved Scheme, two potential connections are planned to the west and the east of the Phase IIa Development Site	In addition to the proposed connections to the west and the east of the Phase IIa Development Site, <u>one additional opening has been reserved towards the north for potential pedestrian footbridge connecting to YOHO Hub (subject to detailed design, and liaison with stakeholders and relevant government departments at later stage)</u>
Other Design Measures within the Proposed Development	Not specified	Semi-enclosed ground level 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 to introduce breaks in the building mass and promote visual permeability through the tower

In addition, minor textual rectification has been made to the replacement pages of Planning Statement and section plans as provided in **Attachment 1**.

Please note that the current Further Information only serves as technical clarification / supplement with no changes to the proposed scheme. The Applicant sincerely requests that the captioned application be processed and considered by the Board at the soonest.

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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

P.P. 

Winnie Wu
Planning Director

WW/AK/sc
Encl.

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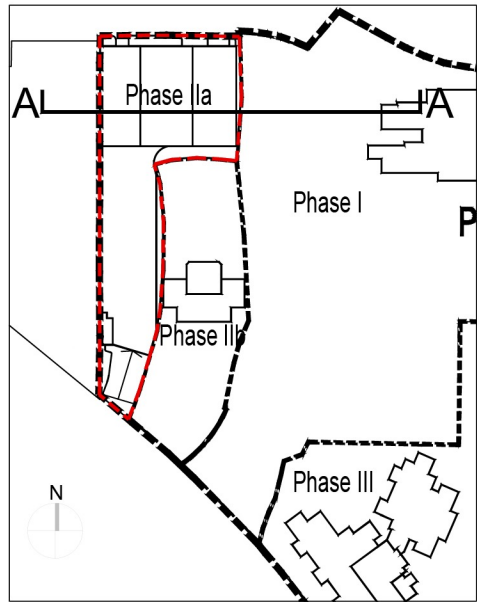
cc (w/ encl)
DPO/TMYLW

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

Attachment 1

Replacement Pages for Planning Statement

KEY PLAN:

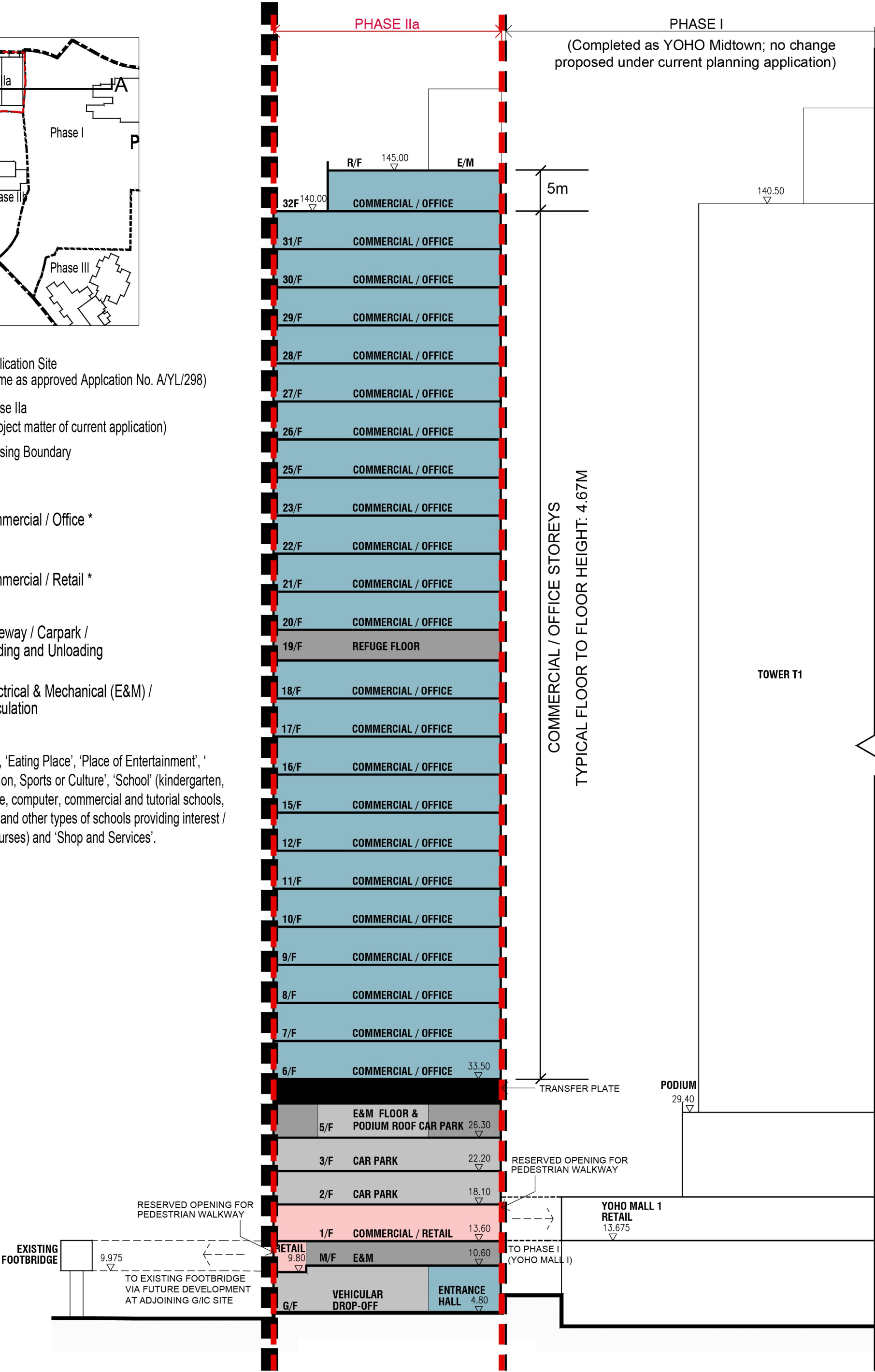


LEGEND:

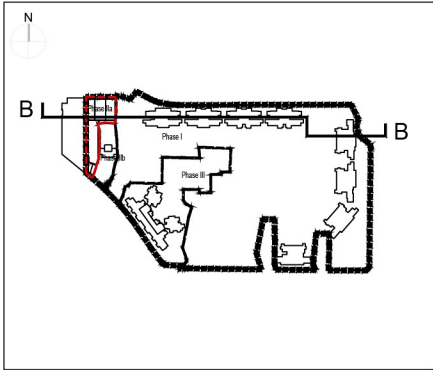
- Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary

- 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:



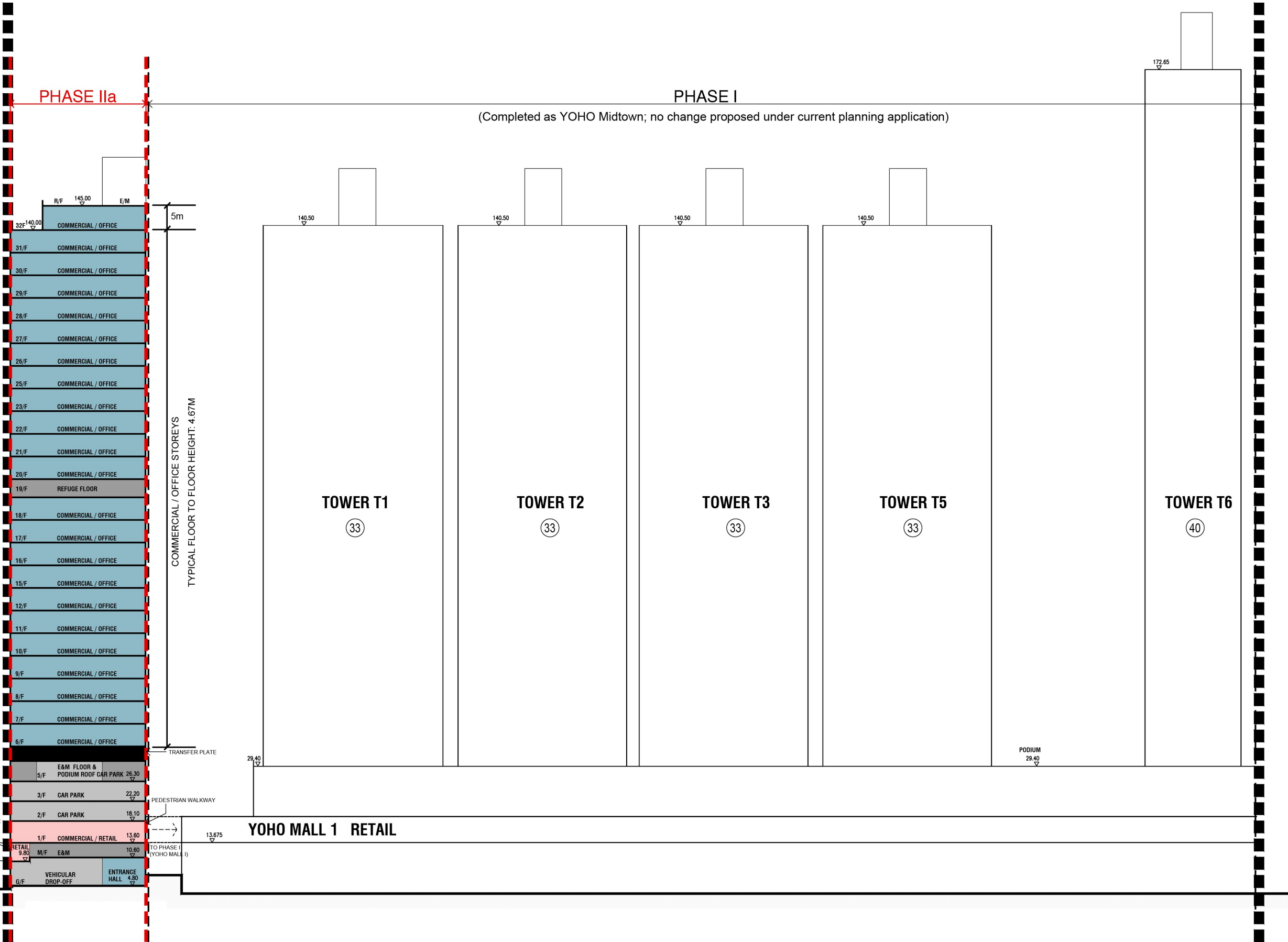
LEGEND:

- 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

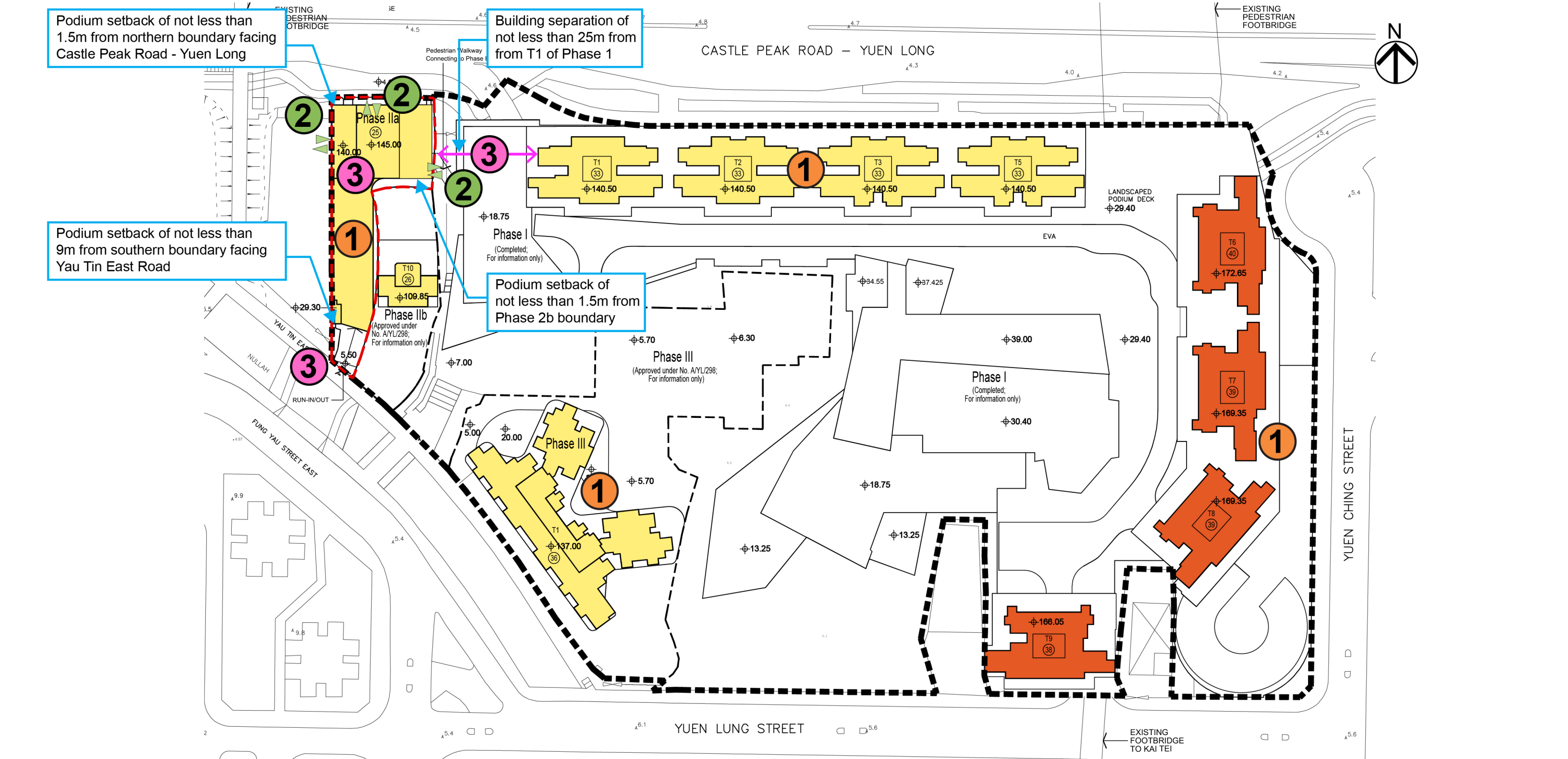
(iii) *Enhancement to Permeability as Far as Practicable*

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)
- 36 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