

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/333

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 GL 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) GL (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 building¹]
Area shown as ‘Road’ (about 396m²) (1.1%)²

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

¹ According to the Notes of the OZP, for new development of a building that is partly domestic and partly non-domestic, the PR for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic PR of 9.5 and the actual non-domestic PR proposed for the building and the maximum domestic PR of 5 divided by the maximum non-domestic plot ratio of 9.5 (i.e. the composite formula).

² A minor portion of the Site falls within an area shown as ‘Road’, which would be considered as minor boundary adjustment in accordance with the covering Notes of the OZP, and is not included in the planning assessment of the current application.

Approved Master Layout Plan (MLP) for Phase IIa Development for Commercial Use)

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed amendments to the approved MLP³ for proposed comprehensive residential, commercial, SWF and PVP development with minor relaxation of PR restriction at the application site (the Site) falling within an area zoned “CDA” on the OZP. According to the Notes for the “CDA” zone, ‘Office’, ‘Eating Place’, ‘Place of Entertainment’, ‘Place of Recreation, Sports or Culture’, ‘School’ and ‘Shop and Services’ are Column 2 uses which require planning permission from the Board and should be supported by a MLP.
- 1.2 The subject “CDA” site is implemented by phases, i.e. Phases I, IIa, IIb and III (**Plan A-2**). According to the MLP submitted under the current application, the applicant proposes to change the Phase IIa development from hotel use under the last approved scheme to commercial office and retail uses⁴ with corresponding increase in building height (BH) from 135.7mPD to 145mPD (**Drawing A-1**). The proposed scheme also reflects a revised phasing boundary⁵ due to detailed setting out, resulting in a reduced site area of 1,230m² for Phase IIa (details in paragraph 1.4 below). The layout and development parameters of the commercial/residential and SSF developments at Phases I, IIb and III under the current application remain the same as those of the approved scheme.
- 1.3 According to the proposed scheme, the applicant proposes to maintain the approved non-domestic gross floor area⁶ (GFA) of about 12,207m² for Phase IIa development, and no change is proposed to the approved GFA for other phases. Compared to the last approved scheme (Application No. A/YL/298), the overall site area, GFA and PR for the subject “CDA” site have remained unchanged under the current proposed scheme. The major development parameters for the “CDA” site are summarised in the following table while the detailed comparison table for all phases is at **Appendix II**:

³ The latest approved scheme under planning application No. A/YL/298 for proposed subsidised sales flats (SSF) with SWF and PVP development at the site under Phase III and minor relaxation of PR restriction was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 31.3.2023. To facilitate the proposed SSF development with domestic PR of 6.5 and non-domestic PR (for SWF) of 0.46 for Phase III site, the PR restriction of the whole “CDA” site has been relaxed to a total PR of 5.82 (i.e. domestic PR of 4.69 and non-domestic PR of 1.13). Based on the composite formula, the relaxation of the total PR is about 5%. While Application No. A/YL/298 pertains only to Phase III site, the Phases I, IIa and IIb developments, which remained the same as the approved scheme under the penultimate Application No. A/YL/205, were also indicated in the application and the MLP.

⁴ According to the applicant, the proposed commercial uses comprise ‘Office’, ‘Eating Place’, ‘Place of Entertainment’, ‘Place of Recreation, Sports or Culture’, ‘School’ (such as 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’ uses.

⁵ Due to detailed setting out at the land administration stage, an area of about 55m² has been re-allocated from Phase IIa to Phase IIb under the current application.

⁶ As the site area for Phase IIa has been reduced by 55m², the non-domestic PR for Phase IIa development has increased from 9.5 to 9.93 by calculation with reference to the site area of about 1,230m².

Development Parameters for the whole “CDA” Site	Proposed Scheme under the current application
Total Site Area (about)	36,070m²
Total GFA - Domestic GFA - Non-domestic GFA	209,975m² 169,159m ² 40,816m ²
Total PR - Domestic PR - Non-domestic PR	5.82 4.69 1.13
No. of Towers	11
Maximum Building Height (BH)	40 storeys / 172.7mPD
Private Open Space	Not less than 25,000m²

- 1.4 A comparison of the major development parameters of the last approved scheme and the proposed scheme for Phase IIa development is summarised in the table below. The proposed MLP, indicative floor plans, section plans, landscape master plan, photomontages, footbridge connection plan and proposed access traffic plan, incorporating proposed changes to Phase IIa development, submitted by the applicant are shown in **Drawings A-1 to A-17**.

Development Parameters (for Phase IIa only)	Approved Scheme under Application No. A/YL/298 (a)	Proposed Scheme under the current application (b)	Differences (b) - (a)
Site Area (about)	1,285m ²	1,230m ²	-55m ² (-4.3%)
Total non-domestic GFA	12,207m ²	12,207m ²	No change
Total PR (non-domestic)	About 9.5	About 9.93	+0.43 (+4.5%)
Maximum BH - (in number of storeys)	36 storeys ⁽¹⁾ (including 32 hotel storeys and 4 storeys for back-of-house, E&M and hotel lobby)	29 storeys ⁽²⁾ (including 23 commercial/office storeys, 2 commercial/retail storeys and 4 storeys for E&M, car park and lobby)	-7 (-19.4%)
- (in mPD) (not more than)	135.7mPD	145mPD	+9.3m (+6.9%)
No. of Tower	1	1	No change
No. of guest rooms	Not more than 324	--	-324

Development Parameters (for Phase IIa only)	Approved Scheme under Application No. A/YL/298 (a)	Proposed Scheme under the current application (b)	Differences (b) - (a)
Car Parking and Loading/Unloading (L/UL) Facilities			
Parking Spaces			
Private Car	--	61	+61
- (for office)		59	
- (for retail)		2	
Motorcycle	--	4	+4
- (for office)		3	
- (for retail)		1	
L/UL Spaces			
Goods Vehicles	3 ⁽³⁾	5 ⁽⁴⁾	+2
Taxi	3	0	-3
Coach	3	0	-3

Remarks: ⁽¹⁾ The number of storeys excludes 1 storey of refuge floor. The floor-to-floor heights (FTFHs) range from 3.3m (back-of-house of 3 storeys), 3.5m (guestrooms of 32 storeys) to 5.26m for hotel lobby at G/F. The FTFH for refuge floor is approximately 3.5m.

⁽²⁾ The number of storeys excludes 1 storey of refuge floor and transfer plate. The FTFHs of the podium (i.e. G/F to 5/F) range from 3m (E&M at M/F), 4.1m (car park at 2/F to 3/F), 4.5m (commercial/retail at 1/F), 5.8m (Lobby at G/F) to 7.2m (car park, E&M and transfer plate at 5/F). The FTFHs for commercial/office floors range from 4.67m (22 storeys) to 5m (1 storey). The FTFH for refuge floor is approximately 3.76m by calculation (**Drawing A-10**).

⁽³⁾ The provision comprises Light Goods Vehicles (LGVs) only with shared use of one L/UL bay for residential development at Phase IIb.

⁽⁴⁾ Provision of L/UL spaces comprise 3 LGVs and 1 Heavy Goods Vehicle (HGV) space for the commercial/office portion, alongside with 1 HGV space allocated to the commercial/retail portion.

1.5 According to the applicant, the proposed commercial development at Phase IIa consists of one 23-storey commercial/office tower over a 6-storey podium (for commercial/retail, car parking and E&M facilities) with a BH of not more than 145mPD, providing about 11,607m² GFA for commercial/office use and about 600m² GFA for retail use as supporting facilities to the office. The building bulk has been optimised to accommodate the small and narrow site configuration while fulfilling key requirement for emergency vehicular access and provision of internal transport facilities aboveground.

1.6 The applicant pledges to maintain similar urban design measures proposed under the approved scheme, including the provision of a 9m building setback at podium level along the frontage abutting the nullah at Yau Tin East Street; a not less than 1.5m building setback with landscape strip provided from Castle Peak Road-Yuen Long; a not less than 1.5m podium setback from the Phase IIb boundary; and not less than 25m wide building separation from existing residential block (Tower 1) of Phase I development. The proposed development features voids at the refuge floor (19/F), semi-enclosed podium car park, as well as landscaped open spaces on the G/F, main roof, and top roof to enhance streetscape and visual openness (**Drawings A-13 and A-16**).

- 1.7 In terms of traffic circulation, the applicant proposes to maintain the same vehicular access arrangement under the approved scheme by providing a vehicular bridge⁷ over the existing nullah for ingress/egress at Yau Tin East Road via Fung Yau Street East (**Drawing A-17**). The vehicular bridge will also provide shared access to the adjoining site zoned “Government, Institution or Community (6)” (“G/IC(6)”) (i.e. the GIC site⁸) and the future Phase IIb development. To enhance pedestrian connectivity, the applicant proposes to provide pedestrian walkways⁹ at M/F and 1/F of the proposed development, with three reserved openings¹⁰ for connection to the adjacent YOHO Mall I (shopping mall of YOHO Midtown) to the east; the future development at the adjoining GIC site to the west; and a potential pedestrian footbridge¹⁰ to the north connecting to the YOHO Hub across Castle Peak Road-Yuen Long (**Plan A-2** and **Drawing A-16**).
- 1.8 The applicant has submitted various technical assessments including Transport Impact Assessment (TIA), Environmental Assessment (EA), Drainage and Sewerage Impact Assessment, Water Supply Impact Assessment (WSIA), Visual Impact Assessment (VIA), Air Ventilation Assessment Initial Study (AVA-IS) and Landscape Design Proposal to demonstrate the technical feasibility of the proposed scheme that no adverse impact on the surroundings is anticipated (**Appendix Ia**). According to the TIA, the potential traffic impact arising from the proposed development with proposed vehicular access arrangement at Phase IIa is considered to be very minimal and acceptable to the local network. The VIA also confirms that the overall visual impact associated with the proposed development at Phase IIa is considered as ‘negligible’/‘slight’.
- 1.9 In support of the application, the applicant submitted the following documents:
- (a) Application form received on 26.5.2026 (**Appendix I**)
 - (b) Consolidated Supporting Planning Statement (SPS) (**Appendix Ia**)
received on 22.9.2026

⁷ The applicant shall be responsible for the construction of the vehicular bridge. Upon completion, the vehicular bridge will be handed over to relevant government department(s) for future management and maintenance.

⁸ A social welfare service complex cum youth hostel development funded by the “Youth Hostel Scheme” under the Home and Youth Affairs Bureau is proposed at the GIC site. The development will be operated by the Hong Kong Sheng Kung Hui to provide SWF, including Residential Care Home for Elderly, Day Care Centre for Elderly and Special Child Care Centre. The latest general building plan submission for this proposed development was approved by the Building Authority on 20.2.2026.

⁹ The pedestrian walkway within Phase IIa with connections to the east (i.e. YOHO Mall I) and the west to the existing footbridge were proposed under the last approved scheme and have been maintained under the current scheme. The applicant will be responsible for the design, implementation, management and maintenance of the pedestrian walkway within Phase IIa development. The opening hours of the pedestrian walkway are tentatively from 10 a.m. to 10 p.m. on all days and its detailed design will be subject to liaison and agreement with relevant parties/ government departments.

¹⁰ The reserved openings and proposed pedestrian footbridge connections are subject to detailed design and liaison with relevant parties/ government departments.

(SPS received on 26.5.2026, Supplementary Information received on 3.6.2026 and Further Information (FI) received on 7.8.2026*, 14.9.2026* and 18.9.2026* were superseded and are attached at Appendices Ib, Ic, Id to Ie respectively.)

*[*exempted from publication and recounting requirements]*

- 1.10 On 24.7.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the applicant's request to defer making a decision on the application for two months.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Consolidated SPS at **Appendix Ia**. They can be summarised as follows:

Providing Additional Job Opportunities Closer to Homes

- (a) The proposed commercial office and retail development at the Phase IIa site will create workplaces for approximately 489 workers, representing a net increase of approximate 392 jobs compared to the approved hotel scheme, which could provide local employment opportunities to nearby dense residential developments in Yuen Long Town Centre.

To Support Mixed Use Neighbourhood

- (b) Similar to the context of Sha Tin and Tung Chung New Towns (i.e. office and retail developments namely Grand Central Plaza and One Citygate), Yuen Long New Town has the potential to form a mixed-use community by introducing commercial office and retail integrated developments located near MTR stations and residential developments.
- (c) The proposed development shall provide traditional offices and quasi-retail community-based businesses (i.e. service-based retail of healthcare, education, fitness, and tutorial services etc.) to complement the surrounding residential area.

No Change to Overall Development Intensity

- (d) The increase in PR from 9.5 to 9.93 for Phase IIa is to accommodate the GFA of 12,207m² under the approved scheme, following a minor reduction in site area due to detailed setting out. The current application also reflects the corresponding reduction in PR for Phase IIb development under the approved MLP. There is no change to the overall approved domestic and non-domestic PR of the Site.

Compatible with Surrounding Context

- (e) The Phase IIa site is surrounded by high-density comprehensive residential developments with a general stepped BH profile descending from the north near the Tuen Ma Line (TML) Yuen Long Station towards YOHO Town in the south. The proposed Phase IIa development, with a BH of 145mPD, is located on the edge adjoining the completed Phase I (namely YOHO Midtown) with BHs

varying from 140.6mPD to 172.7mPD, the Phase III development at its southeast with a BH of 137mPD and the planned development at Phase IIB (109.85mPD). The proposed BH is consistent with the existing and approved BH profile stepping down from east to west within the Site, and is compatible with the surroundings in terms of use and development intensity.

Enhancements to the Approved Scheme and Integration with the Surroundings

- (f) The applicant proposes to link up Phase IIa development to the existing footbridge network connecting the TML Yuen Long Station and podium shopping malls of several residential developments to form a walkable loop. Reserved openings¹⁰ will be provided within Phase IIa for potential footbridge/walkway connections to YOHO Mall I, the adjoining GIC site and YOHO Hub in future (**Drawing A-12**).
- (g) To enhance visual permeability, the proposed development shall incorporate voids at refuge floor (19/F) and semi-enclosed car park at podium levels. Private open spaces in the form of landscaped spaces are proposed across multiple levels (G/F, roof and top roof) to enhance smooth integration with the adjoining developments.
- (h) The proposed scheme would enhance the streetscape by providing building setback of not less than 1.5m at the north (abutting Castle Peak Road - Yuen Long) featuring a landscape leisure path; podium frontage setback of not less than 9m along Yau Tin East Road; as well as building separation of not less than 25m from adjoining development (YOHO Midtown) and setback from planned Phase IIB development in the south to safeguard the visual openness and interface with the surroundings.

No Change in Planning Intention and No Insurmountable Technical Impact

- (i) Compared with the previously approved scheme, the proposed development at Phase IIa remains for commercial purpose despite a change in type of commercial use. There is no change in the overall planning intention and nature of the whole “CDA” site. Various technical assessments conducted have demonstrated that the proposed commercial development would not induce adverse/insurmountable impacts on air ventilation, environmental, sewerage, drainage, traffic and visual aspects, etc.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is one of the “current land owners” and has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by publishing newspapers notice and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the “Owner’s Consent/Notification” Requirements as set out in TPB PG-No. 31B are not applicable.

4. Town Planning Board Guidelines

- 4.1 The Town Planning Board Guidelines (TPB PG-No. 18B) for “Submission of Master Layout Plan under section 4A(2) of the Town Planning Ordinance” are applicable to the application. The main points are summarised as follows:
- (a) all applications for permission in area zoned as “CDA” should be in the form of MLP and supported by other relevant information whilst the format and details of the MLP submission are set out in the guidelines;
 - (b) for “CDA” site not under single consolidated ownership, the applicant should be required to demonstrate that the proposed phasing of development has taken due consideration of the development potential of the lots which are not under his ownership, with corresponding GFA and flat number distribution as well as provision of GIC, open space and other public facilities in each phase clearly indicated; and
 - (c) any subsequently revised MLPs to incorporate the relevant approval conditions imposed by the Board or any proposed amendments to the approved scheme approved by the Board should also be deposited as soon as practicable. Upon completion of the development, the final version of an approved MLP should be deposited in the Land Registry for public inspection.
- 4.2 According to TPB PG-No. 17A for “Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments”, phased development could be allowed for “CDA” sites which are not under single ownership. Besides, according to TPB PG-No. 35E for “Extension of Time for Commencement of Development”, for comprehensive development which is not under single ownership and involves different implementation phases as specified in the approved scheme, phased commencement could be allowed provided that it has been demonstrated in the approved scheme that phased development will not undermine the planning intention of the comprehensive development.

5. Background

- 5.1 The Site was zoned “CDA” on the draft Yuen Long OZP No. S/YL/1 exhibited under section 5 of the Ordinance on 12.4.1991 which was approved by the Chief Executive in Council on 9.12.1997. The zoning and development restrictions of the Site have remained unchanged since then.
- 5.2 Phase I of the Site has been implemented in accordance with the approved scheme under Application No. A/YL/151 for comprehensive residential/commercial development and minor relaxation of PR restriction approved with conditions by the Committee on 2.11.2007. The occupation permit for Phase I (namely YOHO Midtown) was issued in 2010 and the commercial and GIC facilities have been in operation since 2015. Phase III of the Site is currently under construction for a proposed SSF development, while Phase IIb development has not yet commenced.

6. **Previous Applications**

- 6.1 The Site, in part or whole, was involved in 20 previous applications. Details of these applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1b**.
- 6.2 Apart from Applications No. A/YL/181 and 298, the remaining 18 previous applications for comprehensive commercial/residential development were approved with conditions by the Committee between 1995 and 2015 on similar considerations that the proposed development was in line with the planning intention; approval of the application would facilitate an early implementation of the CDA site which would enhance the development of Yuen Long Town as a regional centre in the North West New Territories; and relevant departments had no adverse comment on the application.
- 6.3 The last Application No. A/YL/298 covering mainly the amendments to Phase III for SSF development with SWF and PVP, and MLP covering the whole “CDA” site was approved with conditions by the Committee on 31.3.2023 on considerations that the proposed development is in line with the Government Policy to optimise land resources and increase in development intensity by allowing increase of domestic PR for public housing sites up to 30%, provision of not less than 5% domestic GFA for GIC facilities in public housing site; in line with the planning intention of the “CDA” zone; compatible with surrounding land uses; and relevant departments had no adverse comment on the application.
- 6.4 Application No. A/YL/181 at a small portion of undeveloped land in Phase III for proposed temporary shop and services (real estate agency and grocery) for a period of 6 years was rejected by the Board on review on 11.11.2011.

7. **Similar Applications**

There are a total of 27 similar applications for comprehensive developments within various “CDA” zones in the Yuen Long New Town. Except one application (No. A/YL/61) rejected by the Committee on 15.6.2001, 26 of these applications were approved with conditions by the Committee/Board or the Director of Planning/District Planning Officer under delegated authority of the Board between 1993 and 2014. The applications were approved on similar considerations as those mentioned in paragraph 6.2 above. Details of these applications are summarised in **Appendix IV** and the locations of the sites are shown on **Plan A-1a**.

8. **The Site and Its Surrounding Areas (Plans A-1a to A-4b)**

- 8.1 The Site is:
- (a) located at the eastern part of Yuen Long New Town to the immediate south of Castle Peak Road – Yuen Long;
 - (b) mostly occupied by a completed commercial/residential development known as YOHO Midtown (BHs of residential blocks ranging from

140.6mPD to 172.7mPD) at the northern and eastern portions (i.e. the completed Phase I) (**Plans A-2, A-3 and A-4a**);

- (c) partly used as temporary storage use with temporary structures and vegetations (i.e. Phase IIb under the current scheme) (**Plans A-2, A-3 and A-4a**);
- (d) currently fenced off as construction site with works-in-progress for a SSF development with SWF and PVP with a BH of 137mPD (i.e. Phase III under the current scheme) (**Plans A-2, A-3 and A-4a**); and
- (e) partly used as site office with some vacant paved land (i.e. Phase IIa under the current scheme) with access via Yau Tin East Road (**Plans A-2, A-4a and A-4b**).

8.2 The surrounding areas are mainly high-rise commercial/residential developments within “CDA” zone, including Grand YOHO (BHs ranging from 147.1mPD to 174.2mPD), Sun Yuen Long Centre (BHs ranging from 104.8mPD to 108.5mPD) and The YOHO Hub (BHs ranging from 109.8mPD to 174.5mPD) atop the TML Yuen Long Station to the north, and YOHO Town (BHs ranging from 110.8mPD to 121.7mPD) to the south. To its immediate west is a vacant site zoned “G/IC(6)” planned for a social welfare service complex cum youth hostel development and the Shap Pat Heung Rural Committee building. Across Castle Peak Road - Yuen Long to the northwest are the TML Yuen Long Station and the Light Rail Transit (LRT) terminus. Medium-rise residential developments with commercial use on the lower floors within “Residential (Group A)” zone are located across the nullah and Fung Yau Tung Street East to the southwest. Temporary wholesale fish market, temporary car parks, temporary car beauty workshop, site offices and schools are located to its east and south across Yuen Ching Road (**Plans A-1a and A-2**).

9. Planning Intention

The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

10. Comments from Relevant Government Bureau/Departments

10.1 The following Government bureau/departments have been consulted and their views on the application and the public comments received are summarised as follows:

Land Administration

10.1.1 Comments of the Chief Estate Surveyor/Land Supply, Lands Department (CES/Land Supply, LandsD):

- (a) the Phase IIa site involves five old schedule agricultural lots held under Block Government Lease and two strips of adjoining GL. The proposed commercial/office and retail development would contravene the existing lease conditions of the old scheduled lots and therefore land exchange/lease modification application is required to take forward the proposal;
- (b) there is no guarantee that the subsequent land application(s), including the granting of any GL, will be approved. Such application will be dealt with by LandsD acting in its capacity as the landlord at LandsD's discretion, and if it is approved, it will be subject to terms and conditions including, but not limited to, the payment of premium, administrative fees and Legal Advisory and Conveyancing Office (LACO) fees as may be imposed by LandsD;
- (c) LandsD is processing a proposed land exchange application (new lot to be known as Yuen Long Town Lot 533) to implement Phase IIa development under the approved MLP of planning application No. A/YL/298. Should the Board approve the proposed amendments to the MLP, the applicant should clarify which approved planning scheme will be further pursued. In case the applicant decides to implement the proposed development under the proposed scheme, the current land exchange application will be deemed withdrawn by the applicant, and the administrative fee and LACO fee paid will be forfeited; and
- (d) his detailed comments on the application are at **Appendix V**.

Traffic

10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) according to the TIA submitted, the applicant will undertake the design and construction of the vehicular bridge across the existing nullah to provide access to the GIC site and future Phase IIb, and the access to these sites for the main site works will be via Fung Yau Street North. In this regard, she has no comment on the planning application from traffic engineering perspective;
- (b) she has no comment on the imposition of approval conditions in relation to vehicular access, ingress/egress points and car parking facilities, which were imposed under the last approved scheme, in the current application;
- (c) should the application be approved, approval condition in relation to the design, provision, maintenance and management of a temporary footbridge connecting to the existing footbridge to the west of the site and necessary modifications to the

existing footbridge, as imposed under the last approved scheme, should not be imposed as the temporary footbridge is no longer required due to change in planning circumstances¹¹; and

- (d) her detailed comments on the application are at **Appendix V**.

10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) he has no comment on the imposition of the approval conditions in relation to vehicular access, which were imposed under the last approved scheme, in the current application;
- (b) he has no comment on not imposing the approval condition in relation to the design, provision, maintenance and management of a temporary footbridge connecting to the existing footbridge to the west of the site and necessary modifications to the existing footbridge;
- (c) he considers the provision of pedestrian walkway and related structural openings and supports is not necessary in support of the proposed scheme. Hence, approval condition in relation to the design and provision of structural openings and supports connecting to the west of the Phase IIa site, as imposed under the last approved scheme, is not required; and
- (d) his detailed comments on the application from highways maintenance point of view are at **Appendix V**.

Environment

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) he has no objection to the application from environmental planning perspective on the understanding that with proper design and mitigation measures, no adverse environmental impact associated with the proposed development is anticipated;

Sewerage

- (b) he has no comment on the submitted Sewerage Impact Assessment. Considering the small scale and nature of the proposed development at Phase IIa, which consists of a single tower of 29 storeys, the imposition of approval condition in relation to submission of sewerage impact assessment is not required for Phase IIa site. The relevant approval condition is

¹¹ During the processing of land grant for Phase IIa development under a previously approved scheme (i.e. planning application No. A/YL/205), it was agreed by relevant government departments and the future operator of the adjoining GIC site at that time that a pedestrian walkway could be provided within the GIC site. As such, the requirement on providing a temporary footbridge for connection from Phase IIa to the existing footbridge (across Castle Peak Road - Yuen Long) under the relevant approval condition is no longer required (**Plans A-2 and A-3**).

suggested to be amended to remain applicable to Phases IIb and III;

Noise

- (c) the proposed development at Phase IIa does not rely on openable windows for ventilation and will be equipped with a mechanical air-conditioning system. The applicant also commits in the EA to impose maximum permissible sound power level requirements during the detailed design, tender, testing and commissioning phases to ensure full compliance with the Hong Kong Planning Standards and Guidelines (HKPSG) noise standards; and
- (d) based on the understanding above, he considers that approval condition on the design and provision of noise mitigation measures to his satisfaction is not required for Phase IIa site. As such, the relevant approval condition is suggested to be amended to remain applicable to Phases IIb and III.

Drainage

10.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) he has no in-principle objection to the application and no comment on the Drainage and Sewerage Impact Assessment from the public drainage point of view;
- (b) he has no comment on the imposition of approval conditions in relation to sewerage and drainage works, which were also imposed under the last approved scheme, in the current application;
- (c) as there is existing DSD sewer near the southwestern boundary of Phases IIa and IIb, he considers the provision of a drainage reserve area is required and suggests amendment to the corresponding approval condition; and
- (d) his detailed advisory comments on the application are at **Appendix V**.

Fire Safety

10.1.6 Comments of the Director of Fire Services (D of FS):

He has no objection in principle to the application provided that the fire service installations and water supplies for firefighting being provided to his satisfaction. His detailed comments on the application are at **Appendix V**.

Building Matters

10.1.7 Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) the Phase IIa site abuts on a specified street of not less than 4.5 wide (i.e. Castle Peak Road – Yuen Long) and the site coverage (SC) of the site should not exceed the permissible under the First Schedule of the Building (Planning) Regulations;
- (b) the proposed SC of 65% will exceed the permissible of 60% with a proposed BH of over 61m; and
- (c) his detailed advisory comments on the application are at **Appendix V**

Water Supply

10.1.8 Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

He has no objection to the application subject to the imposition of approval condition in relation to the provision of waterworks reserve area, which was also imposed under the last approved scheme, in the current application.

Urban Design, Air Ventilation and Landscape

10.1.9 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design

- (a) she has no adverse comments on the application from urban design and visual perspectives;
- (b) situated at a strategic location of the Yuen Long New Town, the Site forms part of the cluster of high-rise commercial/residential developments adjacent to the TML Yuen Long Station and along both sides of the Castle Peak Road, with BHs ranging from about 104.8mPD to 174.5mPD. The proposed development with a BH of 145mPD is considered compatible with the surrounding context;
- (c) as compared to the latest approved scheme, the current proposal mainly involves change of use from hotel to commercial/office/retail; increase in BH from 135.7mPD to 145mPD (i.e. increase of about 9.3m or 6.9%); provision of carparking space to above ground levels; and a minor increase in PR from 9.5 to 9.93 due to detailed setting out. A VIA

(**Appendix Ia**) has been submitted by the applicant which concludes that significant adverse visual impacts are not anticipated as compared to the latest approved scheme;

- (d) the proposed building setbacks, building separations from existing and planned developments, and landscaping measures are considered to have urban design merits;

Air Ventilation

- (e) she has no adverse comment on the Air Ventilation Assessment Initial Study (AVA-IS) submitted by the applicant (**Appendix Ia**) from air ventilation perspective;
- (f) an AVA-IS using computational fluid dynamic modelling has been conducted for the baseline scheme (i.e. the approved scheme) and the proposed scheme. As stated in the AVA-IS report, mitigation measures include (i) Landscape / Uncovered Area along the northern and southeastern site boundaries of the Phase IIa site, and (ii) about 10m setback from southern site boundary of the Phase IIa site;
- (g) according to the simulation results, the proposed scheme would result in a slight localised improvement on the pedestrian wind environment around the open area near the GIC site immediately west of Phase IIa site under annual wind condition, but would have a slight adverse impact under summer wind condition. With the incorporation of the above mitigation measures, the overall performances of the proposed scheme on pedestrian wind environment are in general comparable to that of the baseline scheme under both annual and summer conditions;

Landscape

- (h) she has no adverse comments on the application from landscape planning perspective subject to the imposition of approval condition in relation to submission and implementation of a Landscape Master Plan including a tree preservation proposal;
- (i) according to the aerial photo taken in 2025, the Site was situated in an area of Miscellaneous Urban Fringe Landscape characterised by residential buildings and tree clusters. The proposed development is considered not incompatible with the landscape character of the area;
- (j) according to the site photos, the Phase IIa site was formed and some temporary structures and existing trees were found within the site. No distinctive landscape character/ resources were observed;

- (k) the applicant has submitted a revised Landscape Design Proposal for the Phase IIa site (**Appendix Ia**). According to the tree treatment schedule of the Landscape Design Proposal, all existing trees (five trees including one mature tree known as T34) are proposed to be felled. With reference to the tree photos at **Appendix B of Appendix Ia**, T34 is in poor structural condition, while the other four trees are in poor health/structural condition. Seven new trees, including two more tree species for enhancing biodiversity, are proposed to be planted within Phase IIa site; and
- (l) in view of the above, significant adverse landscape impact arising from the proposed use is not anticipated.

Local Views

10.1.10 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has no comment on the application and has not received any comment from the locals regarding the application.

10.2 The following government bureau/departments have no objection to or no comment on the application, and their advisory comments, if any, are at **Appendix V**:

- (a) Secretary for Home and Youth Affairs;
- (b) District Lands Officer/Yuen Long, LandsD;
- (c) Director of Leisure and Cultural Services;
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (e) Project Manager (West), CEDD;
- (f) Director of Electrical and Mechanical Services;
- (g) Director of Food and Environmental Hygiene; and
- (h) Commissioner of Police.

11. Public Comments Received During Statutory Publication Period

11.1 On 5.6.2026, the application was published for public inspection. During the statutory publication period, a total of 19 public comments submitted by individuals were received, including 12 supporting, five raising objection/expressing adverse comments and two providing views.

11.2 The major grounds of the 12 supporting comments (**Appendix VIa**) are summarised as follows:

- (a) the proposed development could create more job opportunities for local employment compared to the approved hotel scheme. This allows residents to work close to home thereby shortens commute times;

- (b) the proposed commercial office/retail uses providing services-oriented retail such as medical clinics, tutorial school, gym etc. could offer greater long-term practical value than the original hotel use and improves the local amenities; and
 - (c) the proposed development is conveniently located near the TML Yuen Long Station and could enhance the existing pedestrian network by providing weather-proofed footbridge connections to the nearby shopping malls.
- 11.3 The five objecting/expressing adverse comments (**Appendix VIb**) are on the grounds that the excessive BH would create wall effect, disruption to the overall visual amenity and air circulation of the area; the proposed development would result in the obstruction of sunlight and a loss of privacy for the adjacent developments; the applicant should provide more mitigation measures on building disposition; the car parking and L/UL spaces provisions are below the HKPSG requirements and standards; there is over supply of office floorspace in the market; and the public inspection period is unreasonably short for commenters to provide comments.
- 11.4 There are two comments expressing views (**Appendix VIc**) that the applicant should provide a Public Transport Interchange (PTI) at the Phase IIa site to resolve the traffic congestion and public transport queuing at Castle Peak Road-Yuen Long.

12. **Planning Considerations and Assessment**

- 12.1 The application is to seek planning permission for proposed amendments to the approved MLP³ for proposed comprehensive residential, commercial, SWF and PVP development with minor relaxation of PR restriction within the Site zoned “CDA” on the OZP. According to the MLP submitted under the current application, the applicant proposes to change the Phase IIa development from hotel use under the last approved scheme to commercial office and retail uses with corresponding increase in BH from 135.7mPD to 145mPD. The proposed scheme also reflects a revised phasing boundary due to detailed setting out, resulting in a reduced site area of 1,230m² for Phase IIa and hence the increase in non-domestic PR from 9.5 to 9.93 without change in non-domestic GFA. The layout and development parameters of the commercial/residential and SSF developments at Phases I, IIb and III have remained the same as the approved scheme under application No. A/YL/298. Phase I of the Site, namely YOHO Midtown which comprises eight residential towers with commercial and GIC facilities, has been completed with occupation permit issued in 2010. Phase III of the Site is currently under construction for a proposed SSF development, while Phase IIb development has not yet commenced.
- 12.2 Compared to the last approved scheme under application No. A/YL/298, the proposed changes to the Phase IIa development (**Plan A-5**) mainly involve the change from a 36-storey hotel tower (i.e. 135.7mPD) to a 23-storey commercial/office tower over a 6-storey podium (for commercial/retail, car parking and E&M facilities) (i.e. 145mPD) with increased BH. The proposed non-domestic GFA of Phase IIa development remains unchanged (i.e. 12,207m²)

as per the last approved scheme. The current scheme also involves adjustment to the phasing boundary⁵ for Phases IIa and IIb as a result of detailed setting out at the land administration stage, while no change is proposed to the approved GFA for other phases. There is no change to the overall GFA/PR of the subject “CDA” site under the last approved scheme.

Planning Intention

- 12.3 The planning intention of the “CDA” zone is for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The proposed commercial office and retail development at Phase IIa is in line with the planning intention of the “CDA” zone. In accordance with the relevant requirements under TPB PG-No. 17A and 18B, the applicant has submitted a MLP (**Drawing A-1**) and other relevant information including various technical assessments in support of the application to demonstrate the feasibility of the proposed scheme.

Land Use Compatibility

- 12.4 The Site is located at the eastern part of the Yuen Long New Town. It is situated within an area predominated by residential and commercial developments and GIC facilities in close proximity to the TML Yuen Long Station and the LRT terminus (about 200m away) to the north (**Plan A-1a**). Compared with the last approved scheme, the proposed commercial office and retail development at Phase IIa remains primarily for commercial use which is considered not incompatible with the surrounding land uses, in particular the adjoining completed Phase I development (namely YOHO Midtown), which are predominantly high-rise residential and commercial in nature (**Plans A-2 to A-4a**).

Visual, Air Ventilation and Landscaping Aspects

- 12.5 Developments in the vicinity of the Phase IIa site are of BHs ranging from about 105mPD to 175mPD. As compared to the previously approved hotel development at Phase IIa, the increase in non-domestic PR is technical in nature, and the BH of the proposed commercial office/retail tower under the current scheme has increased from 135.7mPD to 145mPD (i.e. +9.3m or +8.4%) (**Drawings A-14 and A-15**), while the maximum BH of the Site is maintained at 172.7mPD. The VIA submitted by the applicant concludes that significant adverse visual impacts are not anticipated as compared to the last approved scheme. The applicant has proposed various design measures including building setbacks, building separations and landscaping measures to mitigate the potential visual impact and enhance streetscape, which CTP/UD&L, PlanD considers as having urban design merits. In terms of air ventilation, the submitted AVA-IS has demonstrated that with incorporation of the migration measures of building setbacks and uncovered areas provided along Phase IIa site boundaries, the overall pedestrian wind environment resulted from the proposed scheme is comparable to the last approved scheme under both annual and summer conditions. No significant adverse air ventilation impact is anticipated from the current proposal. With consideration to the BHs of the residential towers within the “CDA” site (i.e. YOHO Midtown at Phase I and

proposed SSF at Phase III), CTP/UD&L, PlanD opines that the proposed development at Phase IIa is considered not incompatible with the surrounding developments and has no adverse comment on the application from visual, urban design and air ventilation perspectives.

- 12.6 In terms of landscaping, five trees within Phase IIa are proposed to be felled and seven new trees are proposed to be planted as compensation, including two more tree species to enhance biodiversity. In this regard, CTP/UD&L, PlanD has no adverse comment on the application from landscape planning perspective.

Access Arrangement and Pedestrian Circulation

- 12.7 The access arrangement at Phase IIa remains unchanged from the last approved scheme and the applicant shall be responsible for the design and construction of vehicular bridge over the nullah along Yau Tin East Road. In this regard, both C for T and CHE/NTW, HyD have no adverse comment on the proposed access arrangement and suggest that relevant approval conditions be imposed for the current application. On pedestrian circulation, the current scheme has retained the pedestrian walkway within Phase IIa from the approved scheme, while preserving the reserved openings for connections to the adjoining sites in the east and west. An additional reserved opening to the north of the Phase IIa site for potential connection to the YOHO Hub is also proposed under current scheme. While CHE/NTW, HyD considers the provision of pedestrian walkway within Phase IIa featuring reserved openings for future connections to adjoining sites is not required, the applicant will be advised to liaise with relevant government departments on the detailed design in future should the Committee approve the application.

Other Technical Aspects

- 12.8 In support of the application, the applicant has conducted technical assessments on various aspects, including TIA, EA, Drainage and Sewerage Impact Assessment and WSIA, to demonstrate that the proposed amendments to the last approved scheme (including the change in commercial nature and minor relaxation of PR restriction) would not entail adverse impacts on the surrounding areas. Both C for T and CHE/NTW, HyD have no adverse comment on the application from traffic engineering and highway maintenance points of view subject to the imposition of relevant approval conditions in relation to the design and provision of internal transport facilities and vehicular access for the proposed development.
- 12.9 Other relevant government departments consulted including DEP, CE/MN, DSD, D of FS and CE/C, WSD have no objection to or no adverse comment on the application from the environmental, drainage, sewerage, fire safety and water supply aspects respectively while the technical concerns could be addressed via imposition of approval conditions as recommended. Comments from CBS/NTW, BD and CES/Land Supply, LandsD on building and land administrative matters can be further addressed during the building plan submission and land administration stages.

Public Comments

- 12.10 Regarding the adverse public comments/concerns related to traffic, visual and air ventilation aspects, development intensity and over supply of office floor space, the planning considerations and assessments in paragraphs 12.1 to 12.9 above are relevant. The suggestions on provision of PTI and enhancement to public transport services at the Phase IIa site have been conveyed to C for T for consideration. As for the concerns on consultation mechanism of the planning application, public consultation has been carried out in accordance with the provisions of the Ordinance and requirements of the relevant Town Planning Board guidelines.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, PlanD has no objection to the application.
- 13.2 Should the Committee decide to approve the MLP and the application under s.4A and s.16 of the Ordinance, it is suggested that the permission shall be valid until 25.9.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (h), (m) and (n) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission and implementation of the Landscape Master Plan including a tree preservation proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the submission of an implementation programme with phasing proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (d) the provision of water supplies for fire fighting and fire service installations to the proposed development to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (e) the design and provision of internal vehicular access and ingress/egress points and car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (f) the design and provision of vehicular access for the proposed development to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board;

- (g) in relation to Phases IIa and IIb developments, the design and provision of vehicular access/emergency vehicular access/pedestrian crossing across the nullah connecting to Yau Tin East Road, Fung Yau Street East and Fung Yau Street North and modifications of the associated junctions to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board;
- (h) in relation to Phases IIb and III developments, the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (i) in relation to Phases IIb and III developments, the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (j) the provision of sewerage works identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (k) in relation to Phases IIa and IIb developments, the submission and implementation of a drainage impact assessment, including flood relief mitigation measures to ascertain the effects of the proposed development and any proposed vehicular access/emergency vehicular access/pedestrian crossing, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (l) in relation to Phase III development, the submission and implementation of the revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (m) in relation to Phases IIa and IIb developments, the provision of a Drainage Reserve for the operation and maintenance of the sewer along the south western boundary of the application site to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (n) in relation to Phase IIa development, the provision of waterworks reserve areas for protection of existing water mains and any diversion required to the satisfaction of the Director of Water Supplies or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

13.3 There is no strong reason to recommend rejection of the application.

14. Decision Sought

14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. **Attachments**

Appendix I	Application Form received on 26.5.2026
Appendix Ia	Consolidated Supporting Planning Statement received on 22.9.2026
Appendix Ib	SI received on 3.6.2026
Appendix Ic	FI received on 7.8.2026
Appendix Id	FI received on 14.9.2026
Appendix Ie	FI received on 18.9.2026
Appendix II	Detailed Comparison Table
Appendix III	Previous Applications
Appendix IV	Similar Applications
Appendix V	Recommended Advisory Clauses
Appendices VIa to VIc	Public Comments
Drawing A-1	Indicative Master Layout Plan
Drawing A-2	Indicative Master Layout Plan (Blow-up) (Phase IIa only)
Drawings A-3 to A-9	Indicative Floor Plans (Phase IIa only)
Drawings A-10 and A-11	Indicative Section Plans (Phase IIa only)
Drawing A-12	Footbridge Connection Plan
Drawing A-13	Landscape Master Plan (Phase IIa only)
Drawings A-14 and A-15	Photomontages (Phase IIa only)
Drawing A-16	Proposed Design Merits (Phase IIa only)
Drawing A-17	Proposed Traffic Access Plan (Phase IIa only)
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos
Plan A-5	Comparison of the Approved Scheme under Application No. A/YL/298 and the Proposed Scheme

**PLANNING DEPARTMENT
SEPTEMBER 2026**