Annex E of
TPB Paper No. 11085

From: Nora Choi [redacted]
Sent: Friday, October 16, 2026 6:13 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Jeffrey Po Kit WONG/PLAND <jpkwong@pland.gov.hk>; David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>
Subject: S. 17 Review of Application No. A/YL-KTN/1238 - Submission of Further Information

To: TPB

Dear Sir/Madam,

Attached please find our submission of further information for s.17 review of the captioned planning application.

In the meantime, the letter and enclosure will be sent to your office by post. Thank you for your attention.

Best Regards,
Nora Choi

Lanbase Surveyors Limited
[redacted]

L A N B A S E
Surveyors Limited

宏 基 測 量 師 行

[redacted]

Our Ref.: YL/TPN/2697A/L09

16 October 2026

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

By Post and Email

Dear Sir/Madam,

Section 17(1) Review of Decision
Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1238)

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" ("R-to-C") in responding to the government departmental comments for the captioned planning application.

Should you have any queries, please feel free to contact the undersigned or our Ms. Nora Choi at [redacted]. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

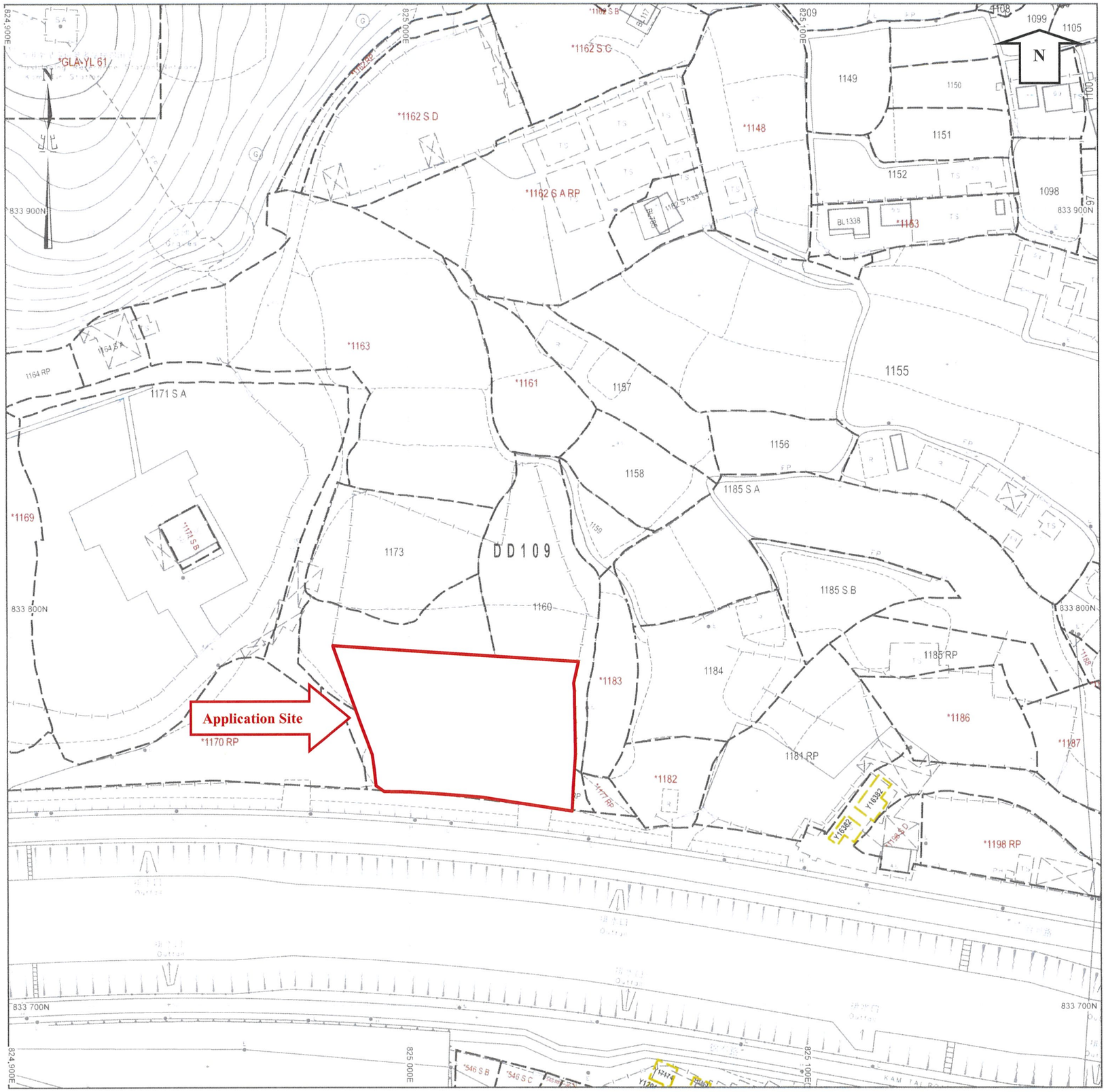
Anson Lee
AL/NC

Encl.

c.c. Client (by Email only)
DPO/FSS&YLE, PlanD - Mr. Jeffrey WONG (by Email only)
DPO/FSS&YLE, PlanD - Mr. David CHENG (by Email only)

Response-to-Comments

	Departmental Comments		Responses
	Planning Department **(Contact: Mr. David CHENG at 3168-4046)**		
1.	According to the applicant's supporting documents dated 4.9.2026, it is understood that the applicant has made some changes to his original proposal, including that no land filling works would be carried out at the site; and that trees would be planted along the northeastern boundary as landscape buffer to minimise potential impacts on the surrounding areas. In this regard, please submit the relevant revised plan(s) for consideration by the relevant departments.		As no land filling works would be carried out at the application site, we enclose herewith the revised Land Filling Plan in **Annex I** for your review and consideration. The Applicant proposes to plant 13 nos. of Bauhinia blakeana (洋紫荊) (not less than 2.75m in height) along the northeastern boundary as landscape buffer. To prevent damage to tree trunks and branches by stored materials, there would not be storage of materials and parking of vehicles within 1m of any trees. In this regard, the Applicant proposes to slightly relocate structure No. 6 (electricity meter room), all parking spaces and the LGV U/UL bay to set back from the proposed landscape buffer. Please see enclosed the revised Proposed Layout Plan in **Annex II** and Landscape Plan in **Annex III** which indicate the said layout change and location of trees to be planted, for consideration by the relevant departments.
2.	Please provide a statement to confirm that the subject application is submitted by Lotti Construction Materials Limited on behalf of Asia Jet Limited (AJL) to facilitate the relocation of brownfield operations under AJL due to the Northern Link Main Line project.		The Applicant undertakes that the subject application is submitted by Lotti Construction Materials Limited on behalf of Asia Jet Limited to facilitate the relocation of brownfield operations under Asia Jet Limited due to the Northern Link Main Line project.



Existing highest site level : 6.23mPD

Annex I

Notes

1. No land filling works would be carried out at the application site

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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
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Lands Department

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Land Filling Plan

(Rev.)

比例尺 SCALE 1 : 1 000

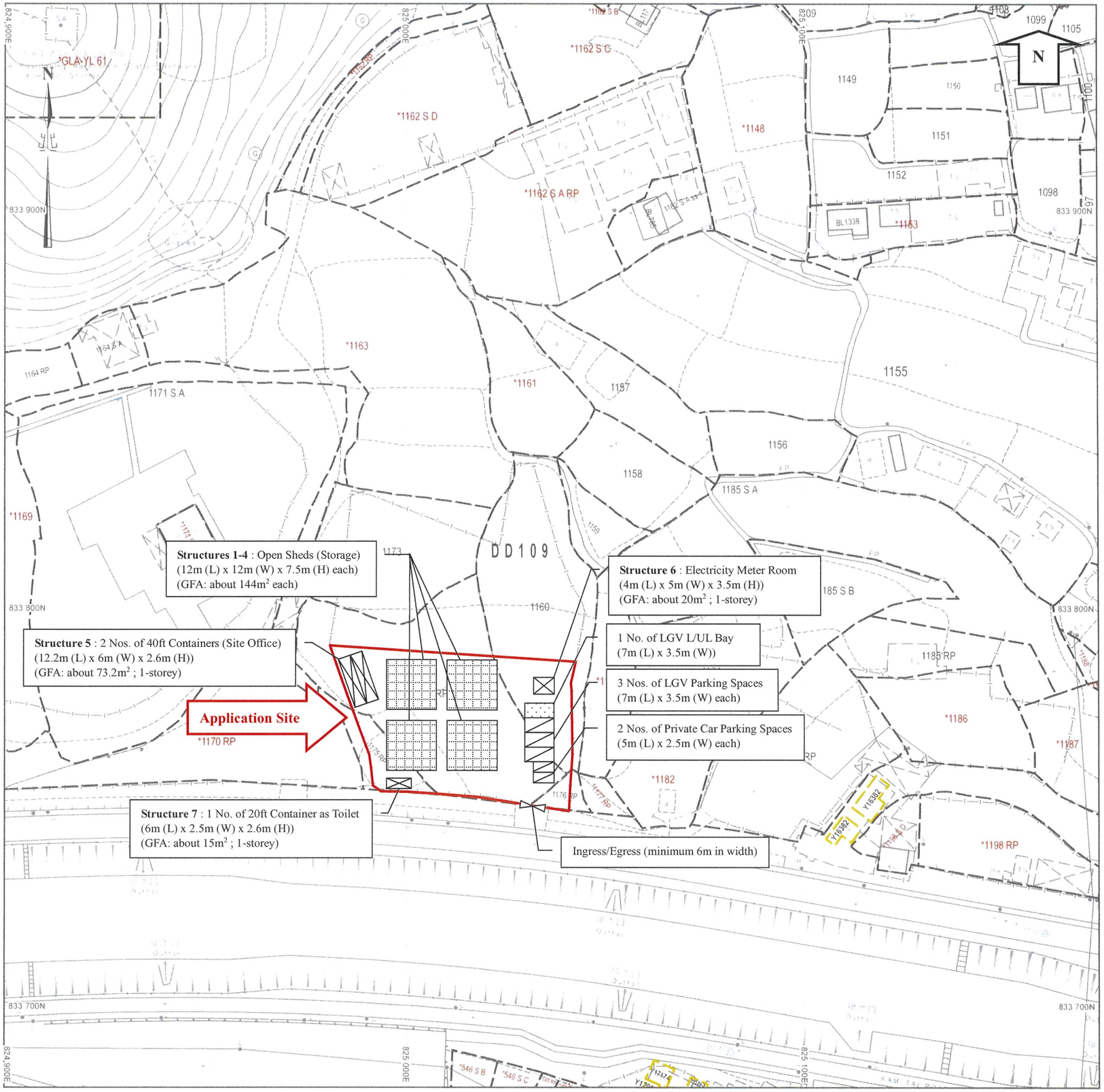
metres 10 0 10 20 30 40 50 metres

Locality :	
Lot Index Plan No. :	ags_S00000155454_0001
District Survey Office :	Lands Information Center
Date :	12-Mar-2026
Reference No. :	6-NE-7D

For Identification Only

Annex II

地段索引圖
LOT INDEX PLAN



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Proposed Layout Plan

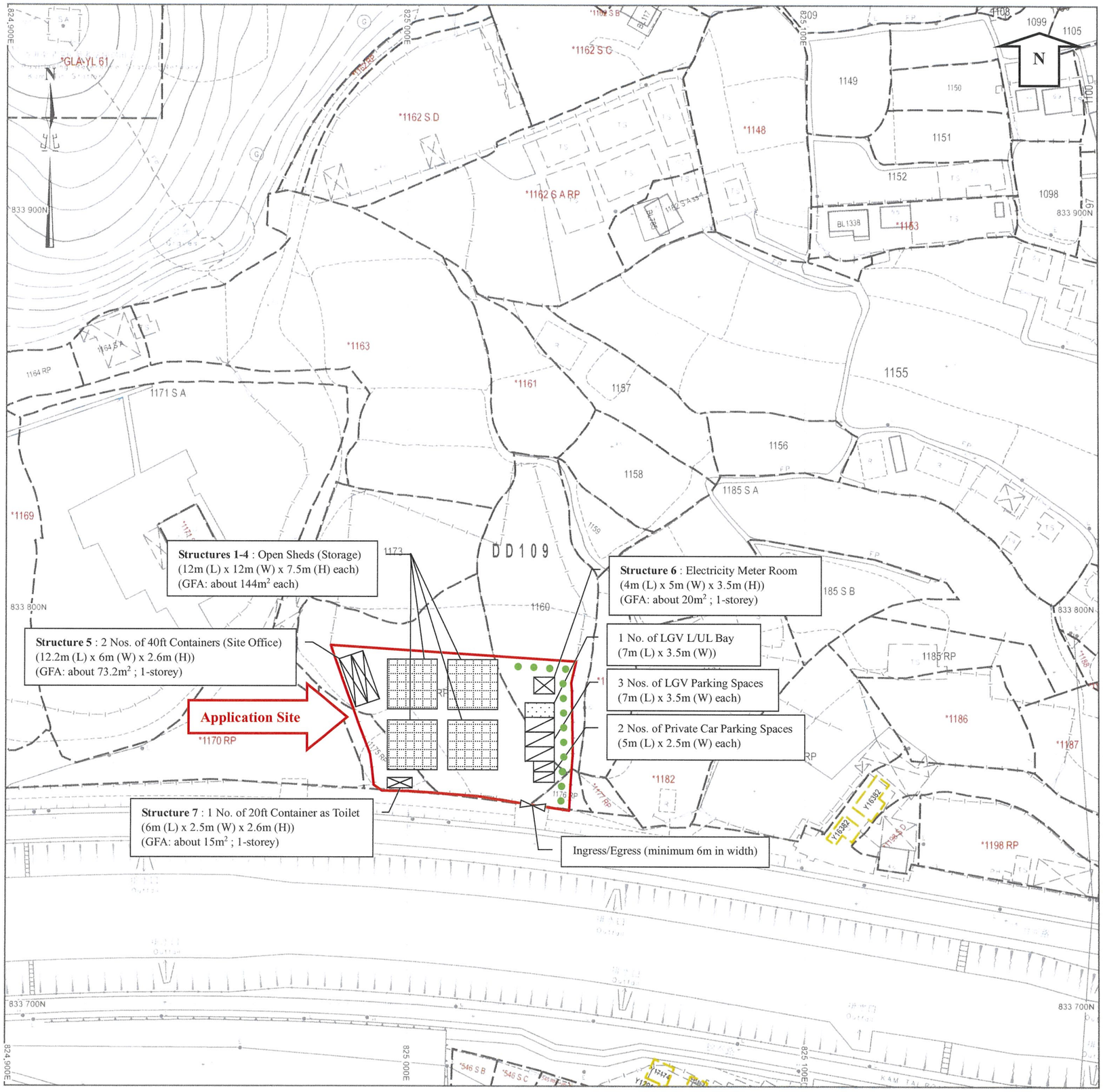
(Rev.)

比例尺 SCALE 1 : 1 000

metres 10 0 10 20 30 40 50 metres

Locality :	
Lot Index Plan No. :	ags_S00000155454_0001
District Survey Office :	Lands Information Center
Date :	12-Mar-2026
Reference No. :	6-NE-7D

For Identification Only



Annex III

No. of new trees to be planted : 13
Species of new trees : Bauhinia blakeana
Height of new trees : Not less than 2.75m
Dimension of soil trench : 1.2m (W) x 1.2m (D)

Notes

1. The applicant would ensure regular maintenance, especially adequate watering, of the trees to keep them in good condition during the planning approval period.
2. New tree(s) will be planted in replacement of any dying or dead tree(s) during the planning approval period.
3. No storage of materials and parking of vehicles within 1m of any trees to prevent damage to the trunk and branches by vehicular movement.

● Proposed new trees

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Landscape Plan

比例尺 SCALE 1 : 1 000

metres 10 0 10 20 30 40 50 metres

Locality :	
Lot Index Plan No. :	ags_S00000155454_0001
District Survey Office :	Lands Information Center
Date :	12-Mar-2026
Reference No. :	6-NE-7D

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