

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Adrian Tsz Hin TAM/PLAND

From: Alex Wan <[REDACTED]>

Sent: Monday, July 20, 2026 9:53 PM

To: Jackson Chak Sang CHAN/PLAND <jcschan1@pland.gov.hk>

Subject: Re: [Application No. A/NE-STK/32] – Comments from the Leisure and Cultural Services Department

Good morning Mr Chan
I hope you're well.

Re: Application No. A/NE-STK/32

I've attached my Response to the New Territories North Tree Team, three files in total.

Please accept this email submission, as I can't submit via iAM Smart because I've lost my iAM Smart digital signature.

Thank you very much indeed.

Kind regards, Alex
The Applicant

Lots 395 RP, 396 S.A ss.2 RP, 396 S.A ss.2 S.A,
396 S.A ss.3, 396 S.A ss.4, 396 S.A ss.5, 396 S.A ss.6,
396 S.A ss.7, 396 S.A ss.8, 396 S.A ss.9, 396 S.A ss.10,
396 S.A ss.11 S.A, 396 S.A ss.11 R.P, 396 S.A ss.12,
396 S.A ss.13, 396 S.A ss.14, 396 S.A RP, 397, 403, 404 S.B,
405 RP, 408 RP, 409 S.A RP, 409 S.B RP in D.D.41 and the
adjoining Government Land

Proposed Temporary Holiday Camp, Place of Recreation, Sports or
Culture (Hobby Farm), Field Study/Education/Visitor Centre, and
Public Vehicle Park (excluding Container Vehicle) for a period of 3 years
in “Village Type Development”, “Recreation (1)”, and the areas are
shown as ‘Road’ of various Lots in D.D 41 and the adjoining
Government Land, Sha Tau Kok, New Territories.

Further Comments from the New Territories North Tree Team LCSD:

According to the information provided by the applicant, the trees within 10m of the kerb of public road along Sha Tau Kok Road – Shek Chung Au are under maintenance of LCSD.

The applicant should revise the proposed vehicular access points to avoid affecting nearby trees. Should any tree under LCSD maintenance be inevitably affected by the captioned application, the applicant should act in accordance with the prevailing Technical Circular DEVB TC(W) No. 4/2020 - Tree Preservation (Available at: <https://www.greening.gov.hk/en/resource-centre/technical-circulars-practice-notes-and-guidelines/index.html>) and relevant guidelines stipulated by the Development Bureau and other departments.

1. The applicant is requested to submit further information to indicate:
 - distance from the proposed Structure to the drip line of tree crown;
 - distance from the proposed structure to the tree trunk; and
 - distance from the run in / out to the tree trunks of T4 & T5.

2. According to the requirement of Transport Planning and Design Manual (TPDM) Volume 2, sufficient distance should be kept from the run in / out to the existing trees to avoid blocking of driving sight line (see **Photo** attached).
3. Meanwhile, the applicant should observe the "Guidelines on Tree Preservation during Development" of DEVB for the necessary requirement on tree protection (see **Attachment**).
[See attachment "Guidelines_on_Tree_Preservation_during_Development_e.pdf"]

Response to the Leisure and Cultural Services Department (LCSD)

New Territories North Tree Team

Thank you very much for your comments and the relevant information. We understand the importance of tree protection and the respect for the national landscape. I will make sure all the contractors involved with the Application Site are accordingly informed and alerted.

I have reviewed our survey data for the Application Site and revised the Site Entrance Setting Out. The distance from the run in/run out to the tree trunks of T4 & T5, centre to centre of the tree trunks, is approximately 10,250 mm.

(Please refer to the Revised Site Entrance Setting Out drawing submitted herewith).

The average tree trunk size of those trees alongside the Application Site of Sha Tau Kok Road is 460mm in diameter, while the average drip line of the tree crown is approximately 5200 mm.

The width of the proposed site entrance is 8000 mm; there will be a gap of approximately 900 mm away from the tree on both sides.

The distance from the proposed single-storey structures to the tree trunk will be approximately 5600 mm.

The distance from the proposed single-storey structures to the drip line of the tree crown will be approximately 3000 mm.

To protect and preserve trees and the suburban area of the Application Site during the construction phase, a temporary, two meter high metal profile, hoarding along the drip line of the tree crown will be erected. In addition, a 1.2 meter high metal rail, will be erected on both sides of the site entrance. When the Application Site is in operation, the temporary hoarding will be upgraded to a more durable and sustainable uPVC Composite Fencing.
(Please refer to the Tree Protection Zone – Site Entrance Setting Out drawing submitted herewith).

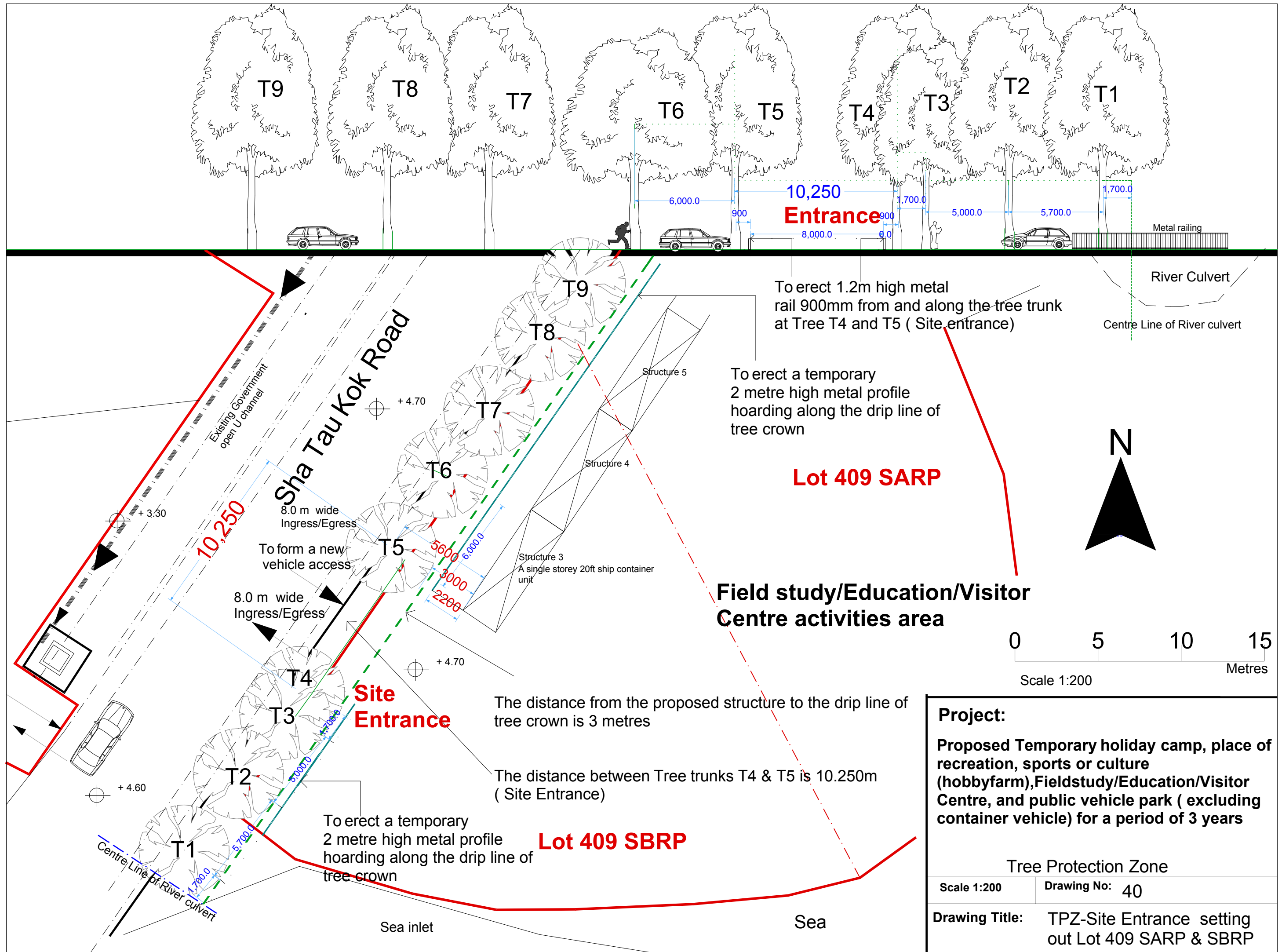
Before building, details from all Planning and Design stages will be reviewed, and an Operation Plan and Management Manual for the construction and post-construction phases will be prepared, with a substantial number of pages dedicated to environmental protection issues and implementation measures, ensuring that existing trees, shrubs and suburbs are seriously considered and protected.

Further concerns and comments are welcome.

Dated: 18th July 2026

Wan Kwok Man

The Applicant



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Adrian Tsz Hin TAM/PLAND

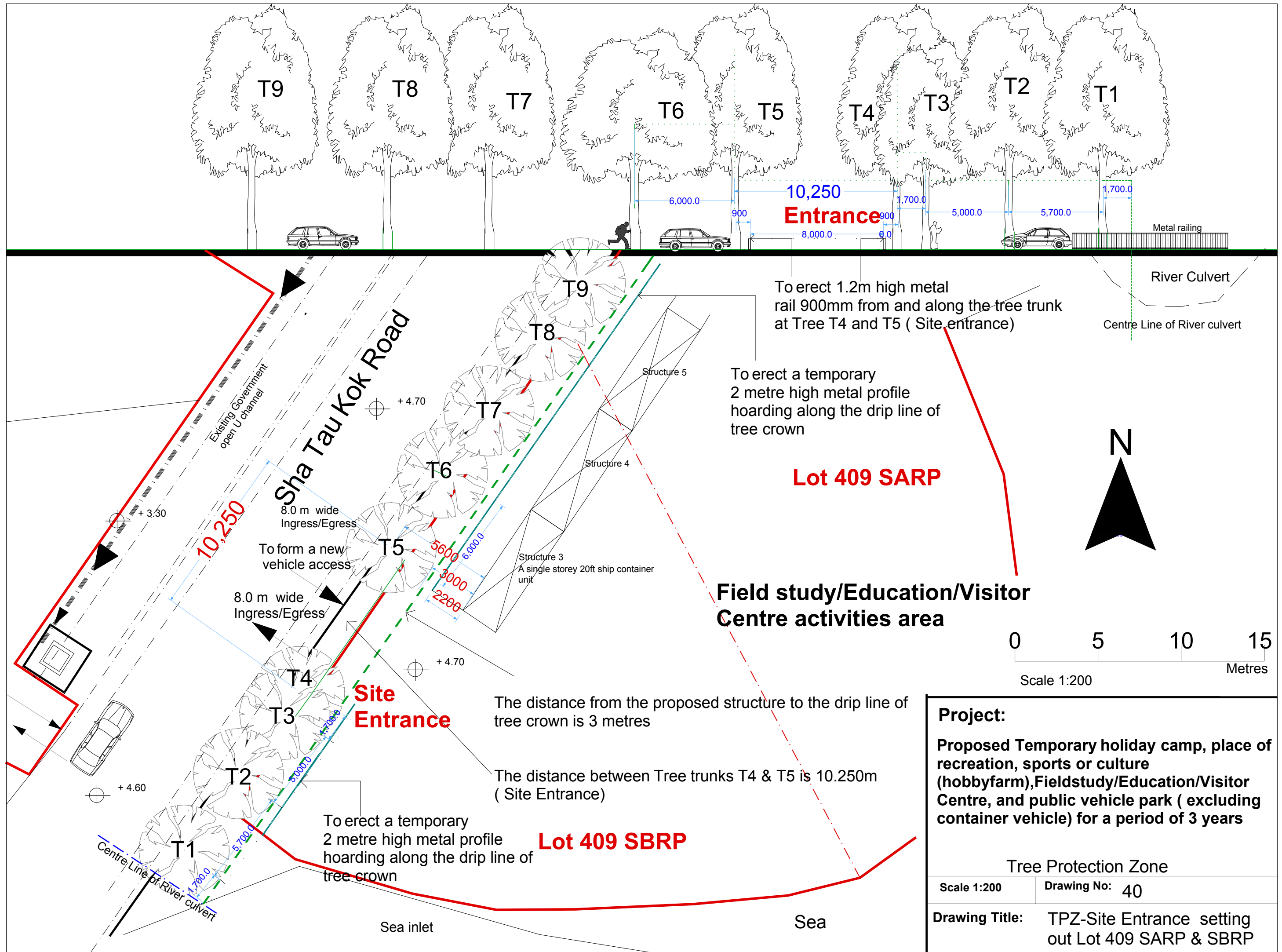
From: Alex Wan <[REDACTED]>

Sent: Monday, July 20, 2026 9:57 PM

To: Jackson Chak Sang CHAN/PLAND <jcschan1@pland.gov.hk>

Subject: Re: [Application No. A/NE-STK/32] – Comments from the Leisure and Cultural Services Department

the 3rd file attached.



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Adrian Tsz Hin TAM/PLAND

From: Alex Wan <[REDACTED]>

Sent: Monday, July 20, 2026 10:11 PM

To: Jackson Chak Sang CHAN/PLAND <jcschan1@pland.gov.hk>

Subject: Application No. A/NE-STK/32 - Submission - Response to LCSD

Good morning Mr Chan
I hope you're well.

Re: Application No. A/NE-STK/32

I've attached my Response to the LCSD New Territories North Tree Team, three files in total.

Please accept this email submission, as I can't submit via iAM Smart because I've lost my iAM Smart digital signature.

Thank you very much indeed.

Kind regards, Alex
The Applicant

Lots 395 RP, 396 S.A ss.2 RP, 396 S.A ss.2 S.A,
396 S.A ss.3, 396 S.A ss.4, 396 S.A ss.5, 396 S.A ss.6,
396 S.A ss.7, 396 S.A ss.8, 396 S.A ss.9, 396 S.A ss.10,
396 S.A ss.11 S.A, 396 S.A ss.11 R.P, 396 S.A ss.12,
396 S.A ss.13, 396 S.A ss.14, 396 S.A RP, 397, 403, 404 S.B,
405 RP, 408 RP, 409 S.A RP, 409 S.B RP in D.D.41 and the
adjoining Government Land

Proposed Temporary Holiday Camp, Place of Recreation, Sports or
Culture (Hobby Farm), Field Study/Education/Visitor Centre, and
Public Vehicle Park (excluding Container Vehicle) for a period of 3 years
in “Village Type Development”, “Recreation (1)”, and the areas are
shown as ‘Road’ of various Lots in D.D 41 and the adjoining
Government Land, Sha Tau Kok, New Territories.

Further Comments from the New Territories North Tree Team LCSD:

According to the information provided by the applicant, the trees within 10m of the kerb of public road along Sha Tau Kok Road – Shek Chung Au are under maintenance of LCSD.

The applicant should revise the proposed vehicular access points to avoid affecting nearby trees. Should any tree under LCSD maintenance be inevitably affected by the captioned application, the applicant should act in accordance with the prevailing Technical Circular DEVB TC(W) No. 4/2020 - Tree Preservation (Available at: <https://www.greening.gov.hk/en/resource-centre/technical-circulars-practice-notes-and-guidelines/index.html>) and relevant guidelines stipulated by the Development Bureau and other departments.

1. The applicant is requested to submit further information to indicate:
 - distance from the proposed Structure to the drip line of tree crown;
 - distance from the proposed structure to the tree trunk; and
 - distance from the run in / out to the tree trunks of T4 & T5.

2. According to the requirement of Transport Planning and Design Manual (TPDM) Volume 2, sufficient distance should be kept from the run in / out to the existing trees to avoid blocking of driving sight line (see **Photo** attached).
3. Meanwhile, the applicant should observe the "Guidelines on Tree Preservation during Development" of DEVB for the necessary requirement on tree protection (see **Attachment**).
[See attachment "Guidelines_on_Tree_Preservation_during_Development_e.pdf"]

Response to the Leisure and Cultural Services Department (LCSD)

New Territories North Tree Team

Thank you very much for your comments and the relevant information. We understand the importance of tree protection and the respect for the national landscape. I will make sure all the contractors involved with the Application Site are accordingly informed and alerted.

I have reviewed our survey data for the Application Site and revised the Site Entrance Setting Out. The distance from the run in/run out to the tree trunks of T4 & T5, centre to centre of the tree trunks, is approximately 10,250 mm.

(Please refer to the Revised Site Entrance Setting Out drawing submitted herewith).

The average tree trunk size of those trees alongside the Application Site of Sha Tau Kok Road is 460mm in diameter, while the average drip line of the tree crown is approximately 5200 mm.

The width of the proposed site entrance is 8000 mm; there will be a gap of approximately 900 mm away from the tree on both sides.

The distance from the proposed single-storey structures to the tree trunk will be approximately 5600 mm.

The distance from the proposed single-storey structures to the drip line of the tree crown will be approximately 3000 mm.

To protect and preserve trees and the suburban area of the Application Site during the construction phase, a temporary, two meter high metal profile, hoarding along the drip line of the tree crown will be erected. In addition, a 1.2 meter high metal rail, will be erected on both sides of the site entrance. When the Application Site is in operation, the temporary hoarding will be upgraded to a more durable and sustainable uPVC Composite Fencing.
(Please refer to the Tree Protection Zone – Site Entrance Setting Out drawing submitted herewith).

Before building, details from all Planning and Design stages will be reviewed, and an Operation Plan and Management Manual for the construction and post-construction phases will be prepared, with a substantial number of pages dedicated to environmental protection issues and implementation measures, ensuring that existing trees, shrubs and suburbs are seriously considered and protected.

Further concerns and comments are welcome.

Dated: 18th July 2026

Wan Kwok Man

The Applicant

