

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

Adrian Tsz Hin TAM/PLAND

From: Alex Wan <[REDACTED]>

Sent: Saturday, August 1, 2026 3:25 AM

To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>

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

Subject: Response to AFCD Submission

Good morning Mr Wong

Re: Response to the Agriculture, Fisheries and Conservation Department Submission

I've attached the Response to the AFCD, totalling 5 documents:

1. The Response Statement
2. Site Entrance Setting Out Rev. A
3. Tree Protection Zone Site Entrance Setting Out
4. Drainage Plan 03B

Thank you very much for your assistance!

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.

**Response to the Agriculture, Fisheries and Conservation Department
(AFCD)**

Comments from AFCD

- (a) The applicant should elaborate on what measures will be implemented to avoid adverse impacts on the surrounding environment, including nearby trees, watercourses and mangroves as far as practicable; and
- (b) The applicant should consider relocating the proposed structures (e.g. Structures 3 to 6) away from the above-mentioned ecological resources, preserving trees within the application site as well as providing hoardings, screen planting and/or boundary wall.

Thank you for your comment on the above application.

Please find the responses as follows: -

Securing a reasonably clean, pleasant, and comfortable living environment is part of the proposed green development; the applicant will, as far as practicable, follow the code of practice, on handling the environmental aspects for the construction phase and temporary uses: no tree felling, protect the mangrove, greenbelt and its ecological system, avoid unnecessary concrete structures, to reduce all type of pollutions, and minimise the adverse impacts on nearby sensitive receivers, with such risk assessment being reviewed periodically.

The nearby trees and the greenbelt on the Application Site will be taken care of and protected. No tree felling will be required for this development.

The distance from the proposed relocated single-storey structures to the drip line of the tree crown will be approximately three (3) meters.

To protect and preserve trees and the suburban area where the Application Site is located, 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 placed 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 Site Entrance Setting Out and Tree Protection Zone – Site Entrance Setting Out drawings submitted herewith.

The watercourse located to the Northwest of the Application Site is not used for drinking water; it is used for flood control purposes.

However, to avoid the site surface water flooding onto the watercourse, the Application Site will be equipped with catch pits connected to an underground 300mm diameter double-wall corrugated sewage pipe (HDPE). The pipe layout will follow the existing flow path with a fall not less than 1:100, then connect to the existing 600mm Government (HAD) open U-channel, as demonstrated by the attached proposed Drainage Plan 03B.

We anticipate the development will not significantly impact the watercourse. Nevertheless, we are concerned about the nearby watercourse; preventive measures will be taken as far as practicable to prevent flooding, pollution, and littering on it.

We will make good use of the watercourse as far as possible, facilitating rainwater harvesting to irrigate the allotments to promote a green and sustainable hobby farm. Please refer to the illustrations in Appendix A for details.

Foul waste discharge from the portable toilets onsite will be treated off-site. Waste from the wash hand basins and showers will be discharged to the proposed adjacent Catchpits.

The mangroves *Kandelia obovata* are found on the Southern and Eastern coastline of the Application site, approximately 3 meters away from the perimeter of the site boundary. Steel fences have been built to keep the mangrove ecosystem from being disturbed by the visitors. A visitor boardwalk is proposed for birdwatching; we plan to maintain the mangroves as a great attraction of the development. Please refer to the illustrations in Appendix A for details.

The proposed structures are relocated to keep them away from the mangroves, and hoardings will be erected to screen off the site perimeter from the mangroves during site building.

Preservative measures to prevent the degradation of mangrove ecosystems:

- ❖ Educate visitors about the mangrove ecosystem.
- ❖ Understand and recognise the importance of the mangrove ecosystem, maintaining biodiversity and sustainability.

- ❖ Mangroves form a protective line between the coast and the ocean. They defend the land and sea, protecting coastlines from rising sea levels and erosion.
- ❖ They provide food sources for other species and support wildlife, maintaining the ecosystem.
- ❖ They extract up to 5 times more carbon from the atmosphere than forests on land.
- ❖ They provide a visual amenity value and enhance people's livelihoods.

Your further comments are welcome.

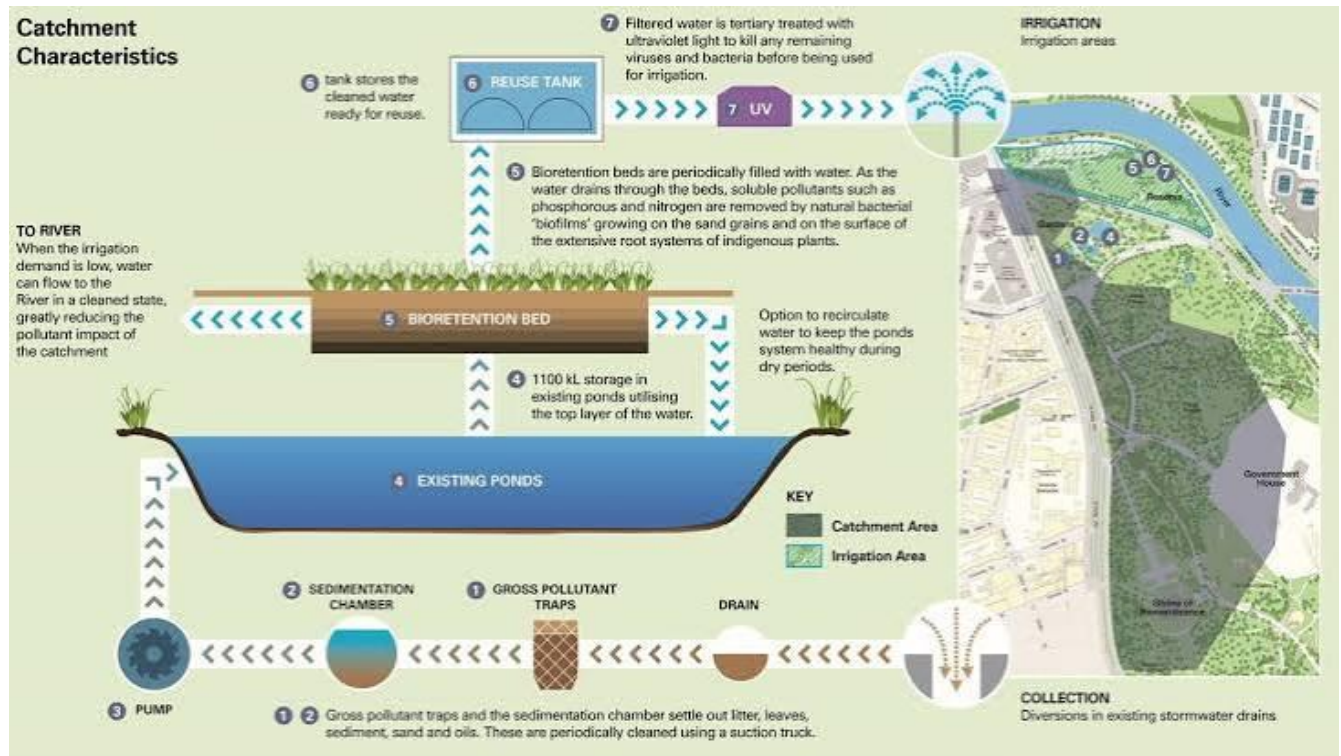
Dated: 31st July 2026

A handwritten signature in black ink, appearing to read 'Wan Kwok Man'.

Wan Kwok Man

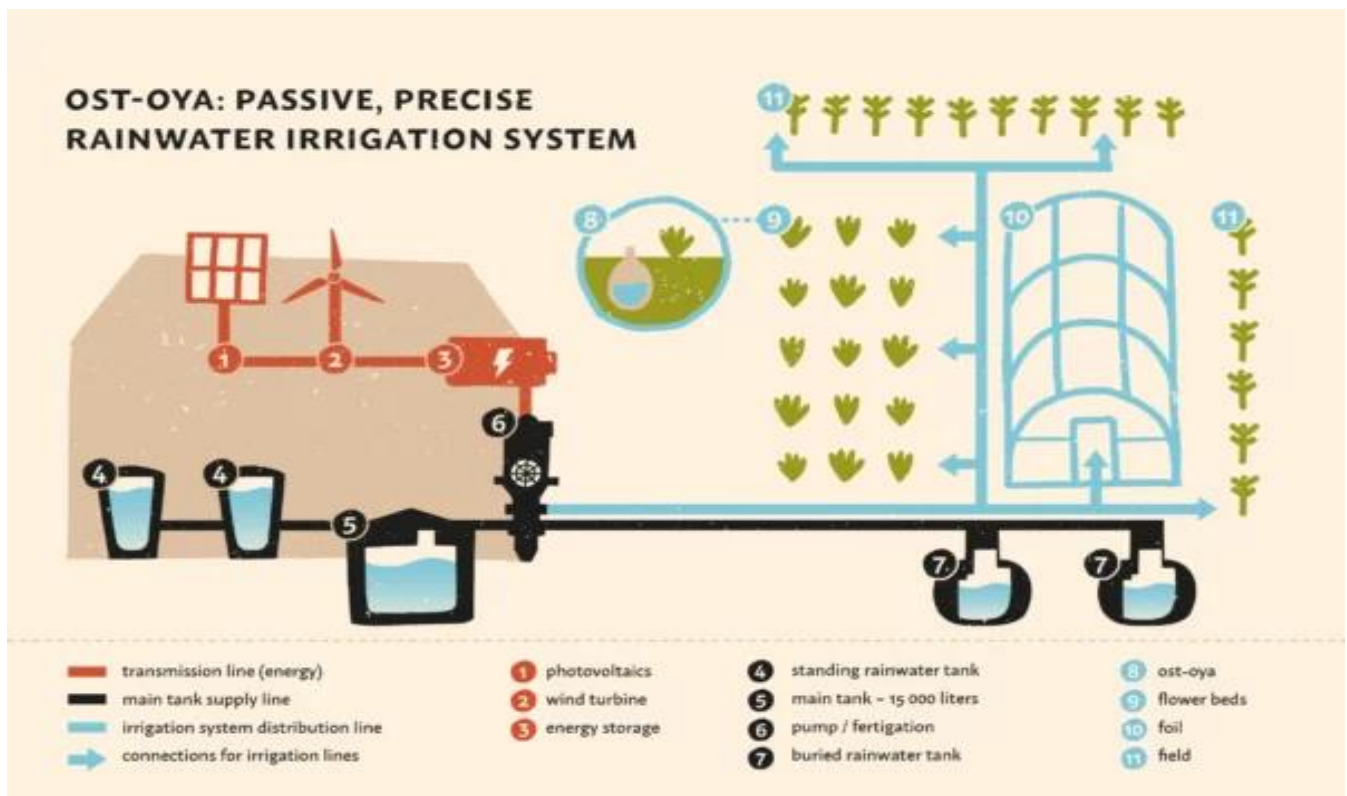
The Applicant

Appendix A



Surface Water Harvesting and Reuse

Image from Google Search



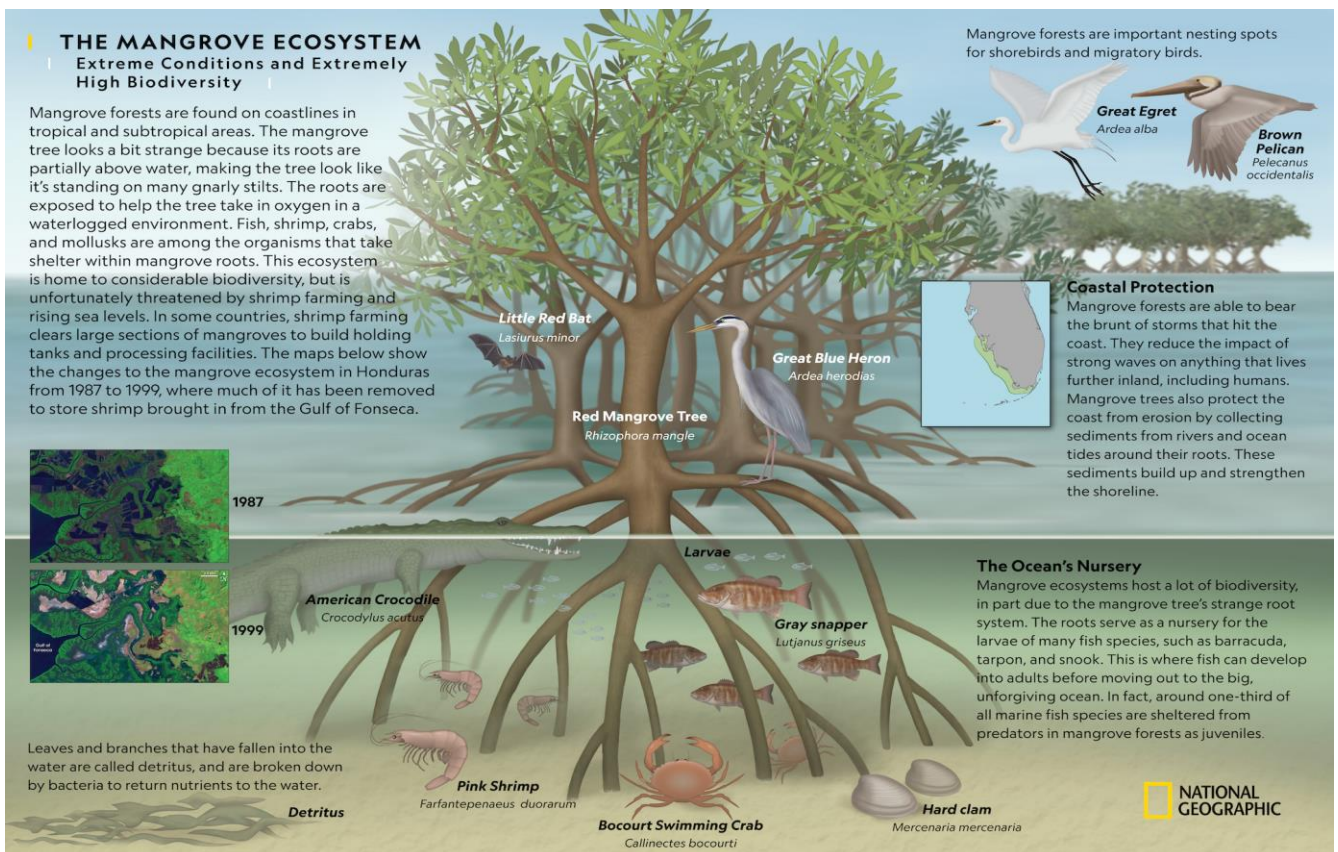
Sustainable Rainwater Irrigation and Reuse

Image from Google Search





Photos: Mangroves & trees located in the southern & eastern coastline of the Application Site



The Mangrove Ecosystem and Biodiversity

Images from Google Search

Structure 1,
tools storage units
GFA: about 15 sqm
Height: about 2.6m
No.of storey: 1

Structure 2,
Toilets units and portable drinking
water point
GFA: about 15 sqm (total)
Height: about 2.6m
No.of storey: 1

Private Car Parking Spaces

26 parking spaces of 5mx 2.5m
for private car
4 parking spaces of 7.5mx3.5m
for Van
2 parking spaces of 5m x 3.8m
for disabled

**Field
study/Education/Visitor
Centre activities area**

(A) 1600 sq metres
Lot 404 SB

**Lawn
area**

(C) 900 sq metres

Hobby Farm
(B) 950 sq metres

Allotment
small
4m x 2m

Holiday camp
(D) 277 sq metres

Lot 402SB

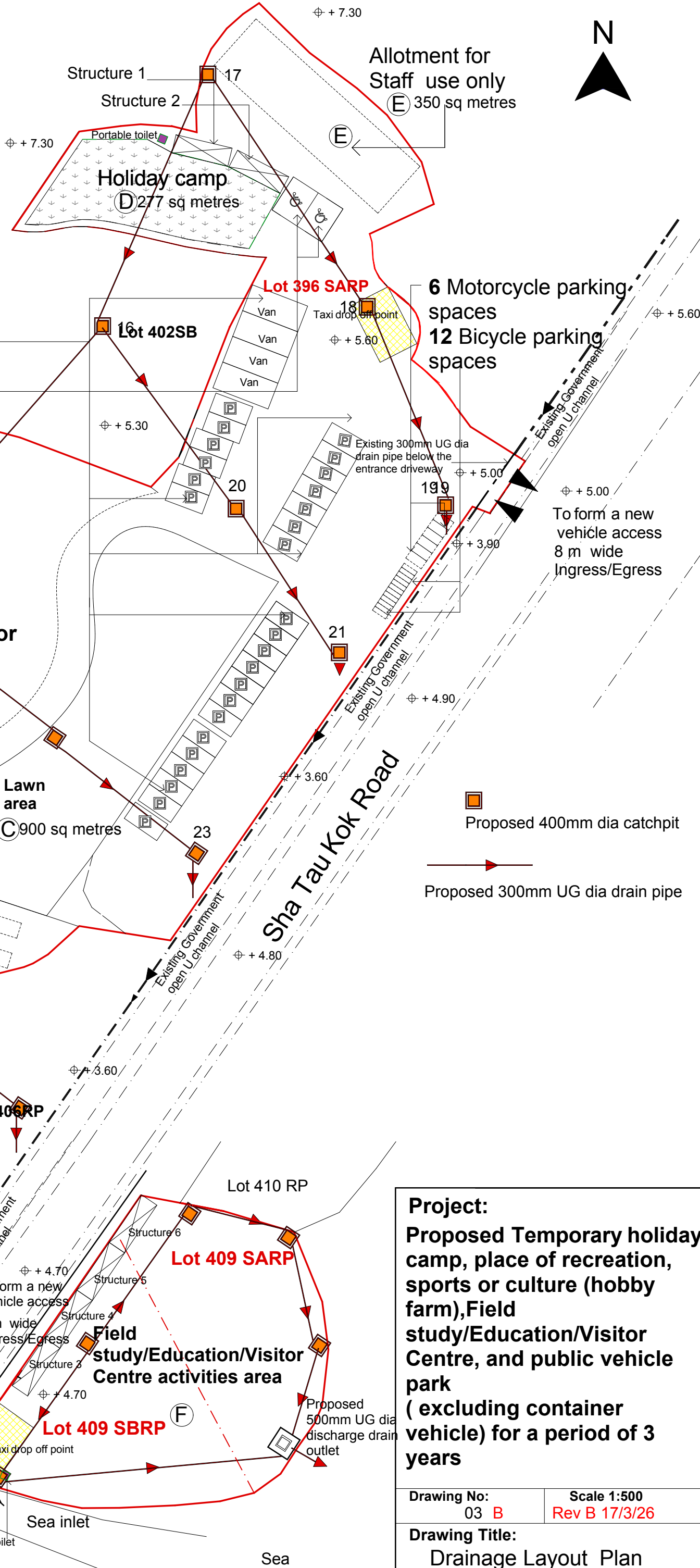
Sha Tau Kok Road

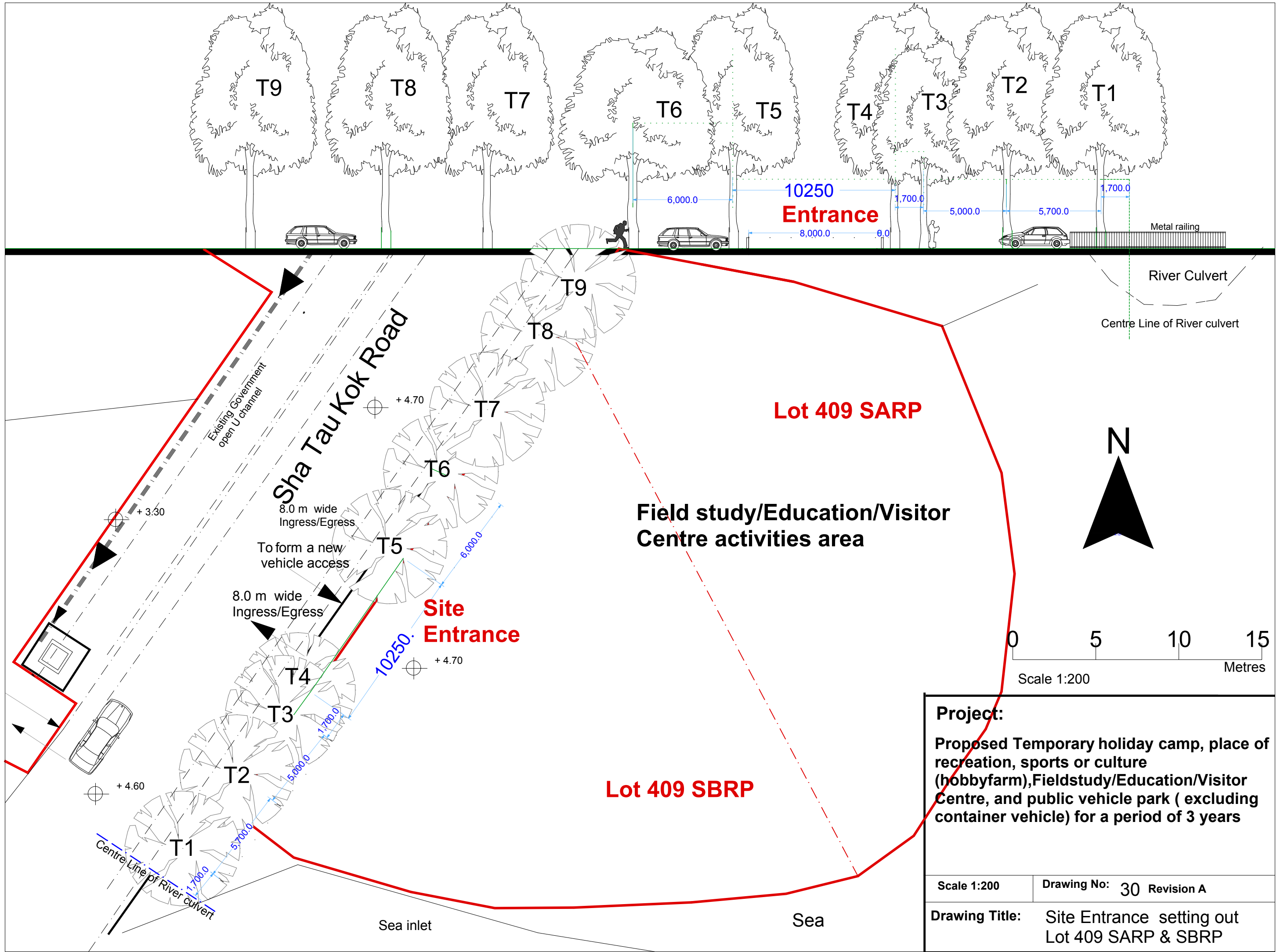
Project:
**Proposed Temporary holiday
camp, place of recreation,
sports or culture (hobby
farm),Field
study/Education/Visitor
Centre, and public vehicle
park
(excluding container
vehicle) for a period of 3
years**

Drawing No:
03 B

Scale 1:500
Rev B 17/3/26

Drawing Title:
Drainage Layout Plan





Project: Proposed Temporary holiday camp, place of recreation, sports or culture (hobbyfarm), Field study/Education/Visitor Centre, and public vehicle park (excluding container vehicle) for a period of 3 years	
Scale 1:200	Drawing No: 30 Revision A
Drawing Title: Site Entrance setting out Lot 409 SARP & SBRP	

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Adrian Tsz Hin TAM/PLAND

From: Alex Wan <[REDACTED]>

Sent: Saturday, August 1, 2026 6:32 AM

To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>

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

Subject: Response to the Urban Design & Landscape, Planning Department Submission

Good morning Mr Wong

Re: Response to the Urban Design & Landscape, Planning Department Submission

I've attached the Response to the UD & L, Plan D, a total of 2 documents:

1. The Response Statement
2. Landscape Plan 05A

Thank you very much for your assistance!

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
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Culture (Hobby Farm), Field Study/Education/Visitor Centre, and
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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.

**Response to the Urban Design & Landscape, Planning Department
(UD & L, Plan D)**

Comments & advice from UD & L upon the Applicant site survey on 27th March 2026:

- (a) Selected plant species and quantities for the proposed landscape plan must be approved by the Urban Design & Landscape (UD & L) Section, and
- (b) No plantation and landscape will be on Government Land.

Thank you for your comments and advice on the above application.

Please find the responses below.

The applicant has acknowledged the above comment and advice. The applicant confirms that no tree or landscape will be planted on the government lands.

The applicant will continue to communicate with the Urban Design & Landscape Section and ensure that a developed landscape plan, including the selected plant species and proposed quantities, will be submitted for their approval in advance.

Dated this 31st July 2026.

A handwritten signature in black ink, appearing to read 'Wan Kwok Man', with a checkmark at the beginning.

Wan Kwok Man

The Applicant

Private Car Parking Spaces
 26 parking spaces of 5mx 2.5m for private car
 4 parking spaces of 7.5mx3.5m for Van
 2 parking spaces of 5m x 3.8m for disabled

*Proposed Palm
Trees and
shrubs
to screen off the
burial site in the
distance*

Field study/Education/Visitor Centre activities area

Ⓐ 1600 sq metres
Lot 404 SB

Lawn area
C 900 sq metres

Hobby Farm
 B 950 sq metres

Allotment
small
4m x 2m

To widen the existing footpath from 600mm

River Culvert

Existing 600 mm
dia UG

Portable toilet

Sea inlet

Sea

Structure 1 _____
Structure 2 _____

Holiday camp
D 277 sq metre

Lot 402SB

R + 3.60

Sha Tau Kok Road

Field study/Education/Visitor Centre activities area

Lot 409 SBRP

Lot 409 SARF

Lot 410 RP

ot 409 SARF

F 650 sq metres

Allotment for
Staff use only
(E) 350 sq metres

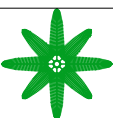
6 Motorcycle parking spaces
12 Bicycle parking spaces

Taxi drop off point

⊕ + 5.60

Existing 300mm UG dia
drain pipe below the
entrance driveway

To form a new
vehicle access
8 m wide
Ingress/Egress



Proposed Palm Trees



*Proposed Shrubs
i.e. Bird's nest fern*

Project:
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

Drawing No:
05

Scale 1:500
Rev A 17/3/26

Drawing Title:
Landscape Plan A

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Adrian Tsz Hin TAM/PLAND

From: Alex Wan <[REDACTED]>

Sent: Wednesday, August 5, 2026 9:25 AM

To: William Shu Tai WONG/PLAND <wst Wong@pland.gov.hk>

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

Good morning Mr Wong

Re: Further Response to the LCSD

Further comments from the LCSD are noted with thanks!

I've attached the Response to the comments, a total of one document:

1. The Response Statement

Thank you very much for your assistance!

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,
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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:

Please advise the installation method of the 2 metre high metal profile hoarding along the drip line of tree crown and 1.2 metre high metal rail 900 mm from and along the tree trunk at Tree T4 and T5 and whether excavation work will be required for the installation. In general, all trenches should be at least 1.5 m away from any tree within 250 mm Diameter at Breast Height (DBH) or at least 6 times the DBH of any tree if their DBH exceeds 250 mm. Any excavation within 2.5 m or falls within the drip line of a tree must be done by hand and that no roots of 25 mm dia. or above may be severed. The applicant should also observe to “Tree Care during Construction” issued by Tree Management Office during planning stage and the whole course of the work.

Response to the Leisure and Cultural Services Department (LCSD)

New Territories North Tree Team

Thank you very much for your further comments.

Please find the response as follows:

We appreciate the information about the “Tree Care during Construction” Practice Notes issued by the Tree Management Office. We care for trees during construction projects. When the Tree Protection Zone design proposal was presented for the Application Site, we considered preserving nearby trees during both the construction and operation phases, particularly by protecting the trees’ roots and the soil structure around them.

Fence Fixing Method Statement:

The 1.2 metres and 2 metres site temporary hoarding and metal rail mesh fence panels are either fixed with a solid, heavy-duty rubber foot locking block or freestanding; no excavation work is required for these erections. Please see photos of Fences in Appendix 1.

When the Application Site is in operation, the temporary hoarding will be removed, and a permanent, more durable and sustainable uPVC Composite Fencing will be installed right in front of the proposed single-storey structures, approximately 3 metres away from the drip line of the tree crowns.

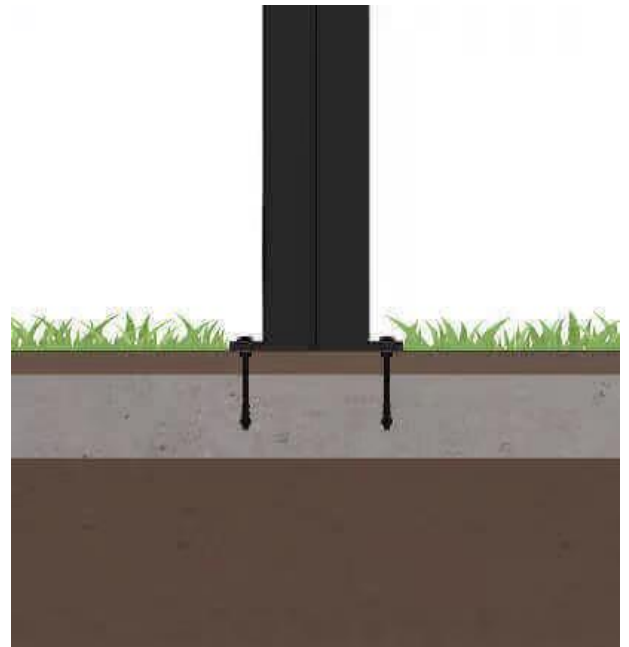
The proposed 1.8m L x 1.8m H new fencing system is fixed and supported by two surface-mounted fence posts. A shallow concrete footing, approximately 0.2m in width x 0.25m in Depth, is required. Please see photo of surface-mounted fixing in Appendix 1.

These fence panels and their fixed method were chosen because they offer strong protection for the tree without significantly impacting the tree’s roots.

Appendix 1



1.2 metres high metal rail Galvanised Steel
Mesh Panel with Rubber Foot Locking Block



Shallow Concrete Footing and
Surface-Mounted Fence Post



2 metres high Galvanised Steel metal profile solid hoarding with Rubber Foot Locking Block

The above images are from Google.

Tree Inspection, Monitoring and Protective Measures:

The contractor is responsible for regular tree inspection and monitoring during the building period, to ensure all trees are healthy and that tree protective measures, such as signs, notices, and fences, are in place and effective; the same are to be done by the business owner when the project is in use. For technical issues or in doubt, a tree professional should be consulted when needed.

Dated: 4th August 2026

A handwritten signature in black ink, appearing to read 'Wan Kwok Man'.

Wan Kwok Man

The Applicant