

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application; and
- his advisory comments are at **Appendix III**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the applications be approved, approval conditions to request the applicant to submit and implement a drainage proposal for the Site should be included to ensure that the proposed use will not cause adverse drainage impact on the adjacent areas, and the drainage facilities should be properly maintained at all times during the planning approval period;
- the Site is in an area where public sewerage connection is available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
- her advisory comments are at **Appendix III**.

3. Traffic

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

- noting that the Site has no proposed ingress/egress and/or parking spaces, he has no comment on the application from a traffic engineering viewpoint subject to the following conditions:
 - (i) the proposed use would not obstruct traffic or cause safety issues to other road users; and
 - (ii) where disruption to traffic, either vehicular or pedestrian, could occur as a result of the works (e.g. temporary lane closure, loading/unloading operation etc.) on any public roads managed by the Transport Department (TD) is anticipated, temporary traffic arrangement scheme should be submitted to relevant parties, including TD and Road Management Office, for comments before the commencement of works.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix III**.

4. Fire Safety

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

- no objection in-principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix III**.

5. Environmental

Comments of the Director of Environmental Protection (DEP):

- as heavy vehicles and dusty operation will not be involved in the proposed use, he has no objection to the planning application from the environmental perspective;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix III**.

6. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of rural coastal plains landscape character comprising village houses, vegetated areas and tree clusters. The proposed use is considered not entirely incompatible with the surrounding environment;
- with reference to site photos taken on 23.1.2026, the Site is fenced-off and mostly covered with self-seeded vegetation. According to the Application Form, tree felling is not involved. Based on her record, no distinctive landscape resources are observed. In view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix III**.

7. Building Matters

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site;
- it is noted that a structure is proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An

Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and

- his advisory comments are at **Appendix III**.

8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comments are at **Appendix III**.

9. Other Departments

The following government departments have no objection to/no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation Department (DAFC);
- (b) Commissioner of Police (C of P);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (d) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the application site (the Site) falls within Lot 338 in D.D. 41 held under Block Government Lease and demised for agricultural purpose. No structure shall be erected without the prior approval of the Government. A surveyed squatter structure is currently erected on the lot. The proposed ingress/egress will need to pass through adjoining private lot. The applicant should make his own arrangements for acquiring access to the Site. The Government shall accept no responsibility in such arrangements;
 - (ii) under the prevailing Squatter Control (SC) Policy, squatter structures are structures illegally occupying Government Land (GL) or erected on private agricultural land in breach of lease conditions. Squatter structures surveyed by the Government during the 1982 SC Survey, though allocated with squatter survey numbers, remain illegal in nature. If the locations, dimensions, building materials and uses of these structures conform with the record in the 1982 SC Survey (SC Survey Record), these surveyed squatter structures will be tolerated on a temporary basis. In this regard, the squatter structure erected on Lot 338 in D.D. 41 will be tolerated on a temporary basis if it conforms with the SC Survey Record; and
 - (iii) the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected/to be erected within the subject private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- (i) the proposed use should not obstruct traffic or cause safety issues to other road users; and
 - (ii) when disruption to traffic, either vehicular or pedestrian, could occur as a result of works (e.g. temporary land closure, loading/unloading operation etc.) on any public roads

managed by Transport Department (TD) is anticipated, temporary traffic arrangement scheme should be submitted to relevant parties, including TD and Road Management Office, for comment before the commencement of works;

- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road – Shek Chung Au;
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by HyD. Damage caused to roads, street furniture, drainage and slopes etc. maintained by HyD due to the proposed work shall be repaired to HyD's satisfaction at the applicant's own costs;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should note that:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the relevant mitigation measures and requirements in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" and to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that some trees, growing along the Site periphery but outside the boundary, are adjacent to chain link fencing. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the following comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) it is noted that a structure is proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA)

should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and

(ii) the applicant's attention is drawn to the following points:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the subject application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage; and

(i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed use, the applicant may need to extent his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260130-205110-45898

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 30/01/2026 20:51:10

有關的規劃申請編號
The application no. to which the comment relates: A/NE-STK/31

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 李

意見詳情
Details of the Comment :

本人現就沙頭角第 41 約地段第 338 號擬議「地產代理及裝修工程」申請，提出以下反對意見：

一、申請理據極為牽強

申請人聲稱服務長者實屬偽善，私人商業公司絕非公共設施。若真心回饋社區，應將私人地段捐贈予政府改建為康文署公共休憩公園。此外，現今網絡資訊應有盡有，根本無需設立實體旅遊資訊站；而自動販賣機售價高昂且與環境格格不入，純屬強加的藉口。

二、貨櫃設施破壞環境

放置「改裝貨櫃」與「康樂(1)」地帶的自然景觀嚴重不符。此類設施極易淪為堆放建築廢料的雜物倉，導致環境髒亂，對鄉村風貌構成視覺破壞。

三、交通及行人安全隱憂

地點緊鄰巴士站。裝修工程車頻繁上落貨將嚴重阻礙巴士進出，加劇交通擠塞。工程車輛與候車長者共用路面，對行人安全構成直接威脅。

四、消防安全風險

裝修公司存放油漆、稀釋劑等易燃物料，申請書卻缺乏消防評估。地點貼近民居及植被，火警風險極高，對居民生命財產極不負責。

總結

申請理據前後矛盾且無規劃增益，本人懇請 貴會拒絕是次申請。

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

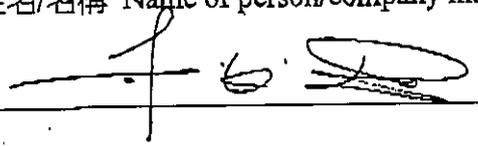
有關的規劃申請編號 The application no. to which the comment relates

A/NE-STK/31

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 龍山區議會主席葉漢成

簽署 Signature 

日期 Date 3-2-2016

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-STK/31

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人新村原居民 / 現在反對規劃申請編號 A/NE-STK/31
為(批發代理及裝修工程)理由外人不能入村和做
其它活動例如人的批發代理等 人來人往好少 隔入村管
理困難。

「提意見人」姓名/名稱 Name of person/company making this comment 新村村公所

簽署 Signature [Signature]

日期 Date 6th FEB 2026



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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-STK/31

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人新村原居民代表，現在村民反對規畫申請編號 A/NE-STK/31 DD41338 為商店及服務行業。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

8-14 FEB 2026



Urgent Return receipt Expand Group Restricted Prevent Copy

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月13日星期五 10:59
收件者: tpbpd/PLAND
主旨: Application No. A/NE-STK/31 concerning Lot 338 in D.D. 41, Sha Tau Kok
類別: csmng, Internet Email

Dear Sirs

I am writing to represent Star Telecom Properties Limited, the registered owner of Lot 339 in D.D. 41, Sha Tau Kok (the "Lot").

I would like to draw your attention to Application No. A/NE-STK/31 concerning Lot 338 in D.D. 41, Sha Tau Kok. It is imperative to ensure that the proposed shop and services (real estate agency and renovation services) do not infringe upon our rights associated with the Lot.

As the registered owner, we firmly oppose any actions that violate our rights to the Lot. Should we encounter any instances of trespassing or unauthorized occupation, we will take all necessary measures to protect our interests. This may include reporting to the police and initiating legal proceedings against any trespassers or unauthorized occupants.

Thank you for your attention to this matter.

Yours faithfully,

Chas Chan

Tian An Medicare Limited
(Incorporated in Bermuda with limited liability)

[REDACTED]