

寄件者: [REDACTED]
寄件日期: 2026年09月24日星期四 16:53
收件者:
主旨: Planning Application No. A/NE-TK/868 - Departmental Comments
郵件標幟: 待處理
標幟狀態: 已標幟
類別: Internet Email

Dear Ms.Wun,

In response to the comments from the Transport Department regarding parking arrangements, we would like to provide the following clarification:

1. The proposed temporary office will only accommodate 2 to 3 staff members, whose daily commute will mainly rely on public transport.
2. The mention of using nearby parking lots 'if needed' was merely hypothetical and intended as an individual option rather than a regular or predictable parking demand. The applicant does not suggest staff members drive, since the nearest public parking space is located at Lung Mei Beach. Therefore, all future staff members will be clearly notified that there is no parking on-site and will be strongly encouraged to use public transport. The application also does not have the capacity to provide dedicated on-site parking spaces.

Regarding the comments from the Planning Department, we would like to make clarification as below:

1. The proposed temporary office will be used by the applicant who oversees the overall management of both the proposed café and the animal boarding establishment, the applicant will personally use this office to coordinate daily operations for TK/867 and logistics for both facilities. The staff of the proposed animal boarding establishment will also use the office to handle administrative tasks (such as registration records, reservations, and paperwork). However, the staff of the café (e.g., frontline or kitchen staff) will not use this office for their daily operation.
2. The proposed operational hours will remain unchanged, if staff of the animal boarding establishment are required to stay overnight, staff will stay within the animal boarding area to look after the animals.
3. The need for a separate office is that the applicant who oversees all three planning applications requires space to manage the administration and logistics, but the proposed office cannot fit in the open spaces of A/NE-TK/866 and A/NE-TK/867. This is because the site of A/NE-TK/866 must prioritize the arrangement of loading/unloading areas, access and customer car parking spaces as TD requested. Meanwhile, introducing the 36m² structure into A/NE-TK/867 would reduce the space of

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the necessary access paths, leaving no room in either site to fit an extra structure. Furthermore, mixing office administration with catering services or animal handling would cause hygienic issues and operational management conflicts. Although the applicant is a partner of Planning Application No. A/NE-TK/782, due to internal negotiations with other partners, the applicant is restricted to submitting the application and locating the office within the current site.

4. Should the applications A/NE-TK/866 and A/NE-TK/867 be rejected, the proposed office will not operate, and the subject lot will simply remain in its original operation as part of Application No. A/NE-TK/782.

As for the Lands Department's comments, the unauthorized structure mentioned by DLO has been removed.

Moreover, the existing hard paving within the site was not carried out by the applicant and we would like to confirm that no filling of land is involved in this application, nor will any filling of land be carried out in the future.

Best Regards,
Victor,Hui Kwan Yee

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