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寄件者: [redacted]
寄件日期: 2026年09月24日星期四 11:18
收件者:
主旨: Planning Application No. A/NE-TK/866 - Departmental Comments
附件: 2026-08-25 17 Cafe-Layout (revised).pdf; 2026-08-27 17 Cafe-Layout(with vehicular access).pdf; 2026-08-21 route to bus stop.pdf

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 departments, please find the attached additional plan showing the route from the village road junction to the nearby bus stops, as well as the revised site plan indicating the vehicular access, pedestrian access, and the loading/unloading area.

To resolve the concern of the Transport Department regarding parking space, the site will add 6 private car parking spaces (5m x 2.5m) within the uncovered area, so as to effectively absorb the traffic flow that might potentially arise from the 50 people (upper limit), ensuring that the application possesses self-sufficient absorption capability and will not affect surrounding public parking facilities or lead to vehicles illegal parking problem.

The current village access road connecting to Ting Kok Road is shared thorough for multiple different planning entities. To cooperate with the surroundings and ensure the smooth maintenance of the junction, the applicant will erect a prominent banner stating "Café Parking spaces are limited, please utilize public transport" near the junction, and set up a signboard to state that turning right is not allowed. Additionally, during daily vehicle peak hours, staff will be arranged at the entrance/exit close to Ting Kok Road to conduct real-time direction, telling drivers that they cannot turn right and need to continue driving forward to a suitable location for

U-turn, and waiting on Ting Kok Road is prohibited to avoid causing queuing problems. During weekends and public holidays, the applicant will arrange additional staff at the junction to assist in traffic diversion, ensuring that vehicles will not cause congestion at the junction. The main target customer base of this café is the existing tourists or locals who are already in Lung Mei Beach and Tai Mei Tuk. The upper limit of 50 people is mainly composed of these groups who are traveling on foot or by bicycle; the added parking spaces are believed to possess sufficient absorption.

Regarding the concern about safe access, as stated in the earlier response, the applicant is one of the partners of Planning Application No. A/NE-TK/782, the applicant would be able to place guiding materials and directional signage on the pedestrian route within the private lots along the road section. Flexible bollards will be placed along the existing village vehicle access to create a clear physical pedestrian corridor. Detailed traffic guidance and safety reminders for visiting the venue will all be displayed on the official social media platforms, and the staff assisting in directing at the entrance close to Ting Kok Road will provide appropriate guidance to arriving customers, to ensure the transit safety of customers.

In regard to the Planning Department's comment, we would like to clarify that except for the newly added private car parking spaces and the revised loading/unloading area, the remaining open space will be kept as a car-turning area and access (circulation purpose), ensuring that there is sufficient space to drive away and access for pedestrian, and the revised plan is enclosed for your review.

For the temporary office under application No. A/NE-TK/868, 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

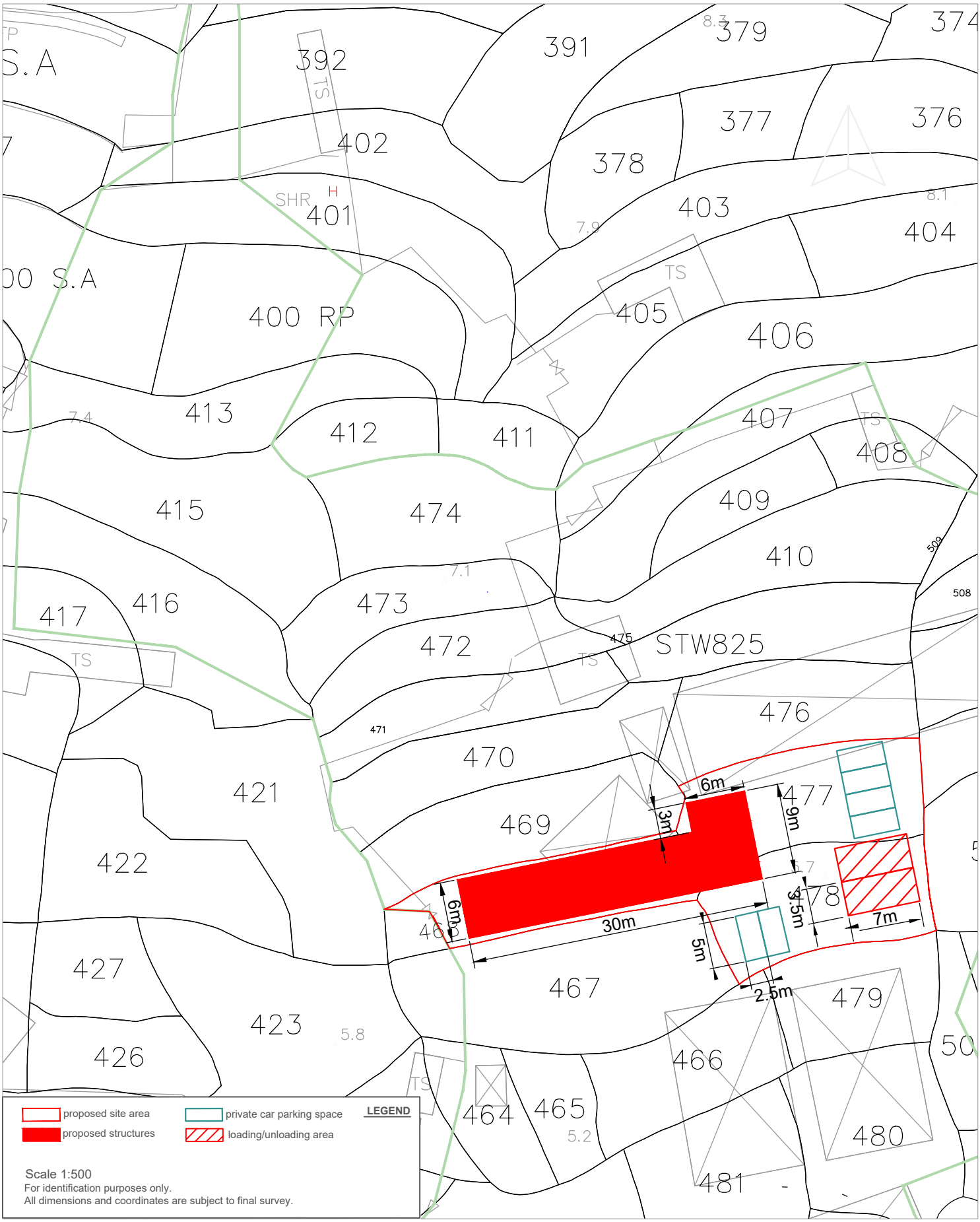
not use this office for their daily operation and the total number of staff members will be around 6.

If the application TK/868 (Office) is rejected, this application will continue to operate upon approval.

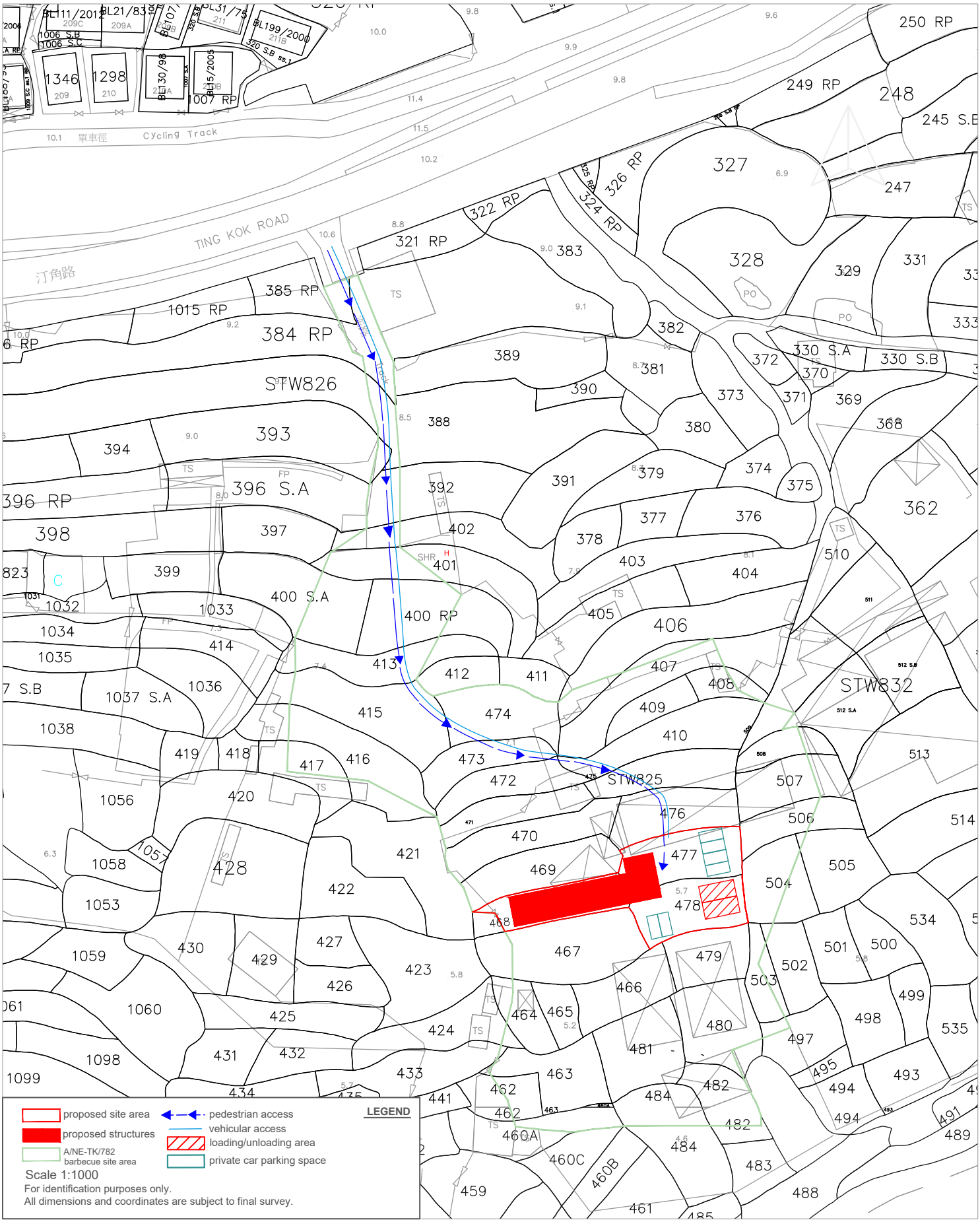
Moreover, the existing hard paving within the site was not carried out by the applicant and we would like to confirm that no filling of land is involved in this application, nor will any filling of land be carried out in the future.

Best Regards,

Victor,Hui Kwan Yee
[redacted]



Planning Application Proposed temporary earing place (cafe) for a period of 3 years	**Site Plan** (with dimensions)	Site Location D.D.17 Lot No(s).468(part),477,478



Planning Application

Proposed temporary eating place(cafe) for a period of 3 years

Site Plan

Site Location

D.D.17 Lot No(s) .468(part) ,477,478


Ting Kok Vlg Rd
Bus Stop to
Tai Mei Tuk / Lung Mei
Refuge Island
汀角路
汀角路
Bus Stop to
Tai Po Market
大美督嘉年華
燒烤BBQ Party
BBQ Party Tai Po
碳烤料理
三號電站(快速充電站)
Sino Express Intelligence
Charging Station
汀角灣燒烤農莊 (大埔)
汀角灣燒烤
農莊 BBQ FARM
LEGEND
Pedestrian route (in/out)
to nearby public bus stop