

MKT /68 Response to TD & LD comment

A. Comments from the Commissioner for Transport

Comment (a)

The applicant should advise and substantiate the traffic generation from and attraction to the application site and the traffic impact on the nearby road links and junctions. The proposed training centre is a small-scale operation with a maximum of eight trainees per class. Three private car parking spaces will be provided solely for staff, trainers and operational personnel. Trainees, examinees and visitors will not be permitted to park at the Site and will be instructed to travel by public transport.

Response

During the lunch period, the trainer(s) will use one of the staff vehicles to leave the Site for lunch and return to the Site afterwards. The estimated maximum routine traffic generation on a training day is set out below:

Time Period	Inbound Vehicle Trips	Outbound Vehicle Trips	Total Vehicle Trips	Purpose
8:00 a.m. – 9:00 a.m.	3	0	3	Arrival of staff, trainers and operational personnel
9:00 a.m. – 12:00 noon	0	0	0	Training operation
12:00 noon – 1:00 p.m.	0	1	1	Trainer(s) leaving the Site for lunch
1:00 p.m. – 2:00 p.m.	1	0	1	Trainer(s) returning to the Site after lunch

2:00 p.m. – 5:00 p.m.	0	0	0	Training operation
5:00 p.m. – 6:00 p.m.	0	3	3	Departure of staff, trainers and operational personnel
Daily Total	4	4	8	—

The above represents a conservative maximum situation in which all three staff vehicles arrive or depart within the same one-hour period. The maximum traffic generation during any one-hour period would therefore be three vehicle trips, while the lunchtime movement would involve only one outbound vehicle trip and one subsequent inbound vehicle trip.

No routine vehicle trips will be generated by trainees, examinees or visitors, as they will be required to travel by public transport. The one-off delivery of the cranes is not included in the above routine traffic figures and is separately addressed under Comment (b).

The proposed training centre will therefore generate a maximum of only eight one-way vehicle trips on a training day. Given the very low daily and hourly traffic generation, the proposed use will not materially affect the traffic flow or operation of Lin Ma Hang Road and the nearby road links and junctions.

Comment (b)

The applicant shall demonstrate that the delivery of the cranes to and from the Site will not affect the traffic operation of Lin Ma Hang Road.

Response

The cranes are currently stored at another location and will be transported to the Site by flatbed trailers upon obtaining the relevant approval.

The transportation will be undertaken as a single, one-off mobilisation exercise and will be scheduled during night-time off-peak hours, when the traffic volume on Lin Ma Hang Road is substantially lower. The exact transportation time and route will be planned in advance, and all relevant transport, road safety and

permit requirements will be complied with.

Upon arrival at the Site, the cranes will remain within the Site throughout the operation of the proposed training centre. They will not be routinely transported into or out of the Site and will not generate recurring heavy vehicle movements on Lin Ma Hang Road.

Therefore, the transportation of the cranes will involve only a one-off, carefully arranged movement during night-time off-peak hours. It will not affect the normal traffic operation of Lin Ma Hang Road.

Comment (c)

The proposed vehicular access road between Lin Ma Hang Road and the Site is not managed by the Transport Department. The applicant should seek comments or approvals from the responsible parties to validate the feasibility of using the proposed vehicular access road.

Response

The comment is noted.

The Applicant has already contacted and discussed the use of the proposed vehicular access road with the relevant landowners. The Applicant will continue to liaise with the relevant landowners and responsible parties and will secure the necessary consent or approval for the use of the access road before commencement of the proposed operation.

B. Comments from the District Lands Officer/North

Comment (i)

The District Lands Officer/North objects to the application.

Response

The objection is noted.

The Applicant will continue to take practicable steps to rectify and improve the matters identified by the District Lands Officer/North.

The Applicant respectfully requests the Department to also take into account the genuine demand of the construction and engineering industries for properly trained crane operators, as well as the wider social benefits provided by the proposed training centre. The proposal will provide workers and persons seeking employment with an opportunity to acquire practical skills, improve their employability and upgrade their professional capabilities.

In view of the industry need and the public benefits arising from the proposed training activities, the Applicant respectfully requests the District Lands Officer/North to give favourable consideration to and support the application.

Comment (ii)

The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease, under which no structures may be erected without prior Government approval. The proposed ingress and egress are also required to pass through Government land, but no right of access through Government land has been granted.

Response

The comment is noted.

The Applicant understands that planning permission does not modify the existing lease conditions or automatically grant any right to erect structures or use Government land for access.

Should planning permission be granted, the Applicant and the relevant lot owners will immediately approach the District Lands Office/North and submit the necessary applications, including the application for a Short Term Waiver and any other approval required in relation to the proposed access through Government land.

The Applicant will comply with the relevant requirements and conditions

imposed by the Lands Department.

Comment (iii)

There are unauthorised structures within Lots 97 and 101 in D.D. 86, including a portion of an unauthorised structure extending from Lot 100 into Lot 101.

Response

The structures referred to in the departmental comment are movable containers rather than permanent buildings.

The movable containers are not shown on the proposed layout, are not required for the proposed training centre and do not form part of the current planning application.

The containers were not placed at the Site under the Applicant's instruction or with the Applicant's prior knowledge. Upon becoming aware of the matter, the Applicant has contacted the relevant container holder and commenced discussions regarding their removal.

As the containers are owned or controlled by another party, the Applicant requires a reasonable period to coordinate with the holder and arrange for their clearance. Nevertheless, the Applicant undertakes to continue following up on the matter and to arrange for the containers to be removed as soon as practicable.

The Applicant respectfully requests the District Lands Officer/North to allow a reasonable period for the necessary coordination and clearance work to be completed.

Comment (iv)(a)

There are unauthorised structures extending from Lot 100 into Lot 101 in D.D. 86 which are not covered by the application.

Response

The explanation provided in response to Comment (iii) above also applies to the movable container extending from Lot 100 into Lot 101.

Lot 100 is not included within the application site and does not form part of the current planning application. The container concerned is also not included in or required by the proposed layout.

The container was not placed under the Applicant's instruction or with the Applicant's prior knowledge. The Applicant is currently liaising with the relevant container holder and the concerned parties to arrange for the container, including the portion extending into Lot 101, to be cleared as soon as practicable.

As coordination with a third-party holder is required, the Applicant respectfully requests that a reasonable period be allowed for the clearance arrangement.

Comment (iv)(b)

Government land adjoining Lots 100 and 101 in D.D. 86 has been fenced off or illegally occupied by an unauthorised structure without permission.

Response

The unauthorised structure, movable container, fencing and occupation referred to in the departmental comment are not part of the proposed layout and are not required for the proposed training centre.

They were not placed or carried out under the Applicant's instruction or with the Applicant's prior knowledge. Upon becoming aware of the matter, the Applicant commenced discussions with the relevant holder and concerned parties to arrange for the unauthorised items and occupation to be cleared.

Since the items are owned or controlled by another party, the Applicant requires some time to complete the necessary coordination. The Applicant will nevertheless continue to follow up on the matter and will use its best endeavours to arrange for the affected Government land to be cleared as soon as practicable.

The Applicant understands that Government land must not be occupied or disturbed without prior Government approval. Any future use of Government land in connection with the proposed access will be subject to a separate application to and approval from the Lands Department.

The Applicant respectfully requests the District Lands Officer/North to allow a reasonable period for the necessary liaison and clearance work.

Comment (v)

Upon approval of the planning application, the lot owners shall apply for a Short Term Waiver to permit the existing and proposed structures.

Response

The comment is noted.

Should planning permission be granted, the relevant lot owners will submit the necessary Short Term Waiver application to the District Lands Office/North as soon as practicable.

The Applicant and the relevant lot owners understand that the Short Term Waiver application will be considered separately by the Government in its capacity as landlord and that approval is not guaranteed. They will comply with any terms, conditions, fees and administrative requirements imposed by the Lands Department.

Comment (vi)

Unless and until the unauthorised structures and unlawful occupation of Government land are duly rectified, the District Lands Officer/North maintains its objection to the application.

Response

The comment is noted, and the Applicant will continue to follow up on and improve the matters identified by the District Lands Officer/North.

The Applicant respectfully requests the Department to consider the actual nature and purpose of the current application. The proposed training centre is not a general profit-oriented commercial or industrial operation. Its principal purpose is to provide vocational and practical skills training for workers, persons seeking employment and existing engineering personnel who wish to upgrade their skills.

The proposed use will provide opportunities for members of the workforce to acquire recognised practical knowledge, enhance their employability, support career transition and improve their professional capabilities. By providing properly managed crane-operation training, the proposal will also contribute to construction safety, the development of skilled manpower and the continued development of Hong Kong's construction and engineering industries.

The Applicant acknowledges that the identified land matters require improvement and will continue to cooperate with the relevant landowners, container holders and Government departments. However, as some of the movable containers and unauthorised items are controlled by third parties and were not placed with the Applicant's prior knowledge, a reasonable period is required for liaison and clearance.

Taking into account the genuine industry demand and the wider social and workforce benefits of the proposed training centre, the Applicant respectfully requests the District Lands Officer/North to give favourable consideration to the application and reconsider its objection while the Applicant continues to arrange for the outstanding matters to be rectified.

Comment (vii)

The lot owners should comply with all land-filling requirements imposed by the relevant Government departments. Government land should not be disturbed without prior approval.

Response

The comment is noted.

The Applicant and the relevant lot owners will comply with all land-filling requirements imposed by the relevant Government departments. No Government land will be filled, excavated, paved, fenced off or otherwise disturbed without the Government's prior approval.