

MPC Paper No. A/K9/278
For Consideration by
the Metro Planning Committee
on 20.5.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K9/278
(for 1st Deferment)

- Applicant** : AC Precious Metals Refinery Limited represented by Excel Building Consultancy Limited
- Premises** : Portion of Workshop 404, 4/F, Guardforce Centre, 3 Hok Yuen Street East, Hung Hom, Kowloon
- Floor Area** : About 11.725m²
- Lease** (a) Kowloon Marine Lot (KML) No. 113 Section E
(b) Restricted for industrial or godown purposes or both, excluding offensive trade
- Plan** : Draft Hung Hom Outline Zoning Plan (OZP) No. S/K9/27
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)

[Subject to a maximum plot ratio of 12 and maximum building height of 100 meters above Principal Datum, or the PR and height of the existing building, whichever is the greater.]
- Application** : Proposed Industrial Use (Dangerous Goods Store)

1. Background

On 7.4.2022, the applicant submitted the application to seek planning permission for proposed ‘Industrial Use (Dangerous Goods Store)’ use at the subject premises (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 10.5.2022, the applicant’s representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a

period of one month in order to allow time to address comments from relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment meet the criteria of deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issues.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the further information submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed one month for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter from Applicant's Representative dated 10.5.2022
Location Plan

PLANNING DEPARTMENT
MAY 2022