

2022年 4月 7日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of
MPC Paper No. A/K9/278A

This document is received on - 7 APR 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K9/278
	Date Received 收到日期	- 7 APR 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

AC Precious Metals Refinery Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Excel Building Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Portion of Workshop 404 on 4/F, Guardforce Centre 3 Hok Yuen Street East, Hung Hom, Kowloon
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11.725 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Hung Hom Outline Zoning Plan No. S/K9/27
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Business"
(f) Current use(s) 現時用途	General Non-Polluting Industrial Use (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] & (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] & (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] & (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] & (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at10/01/2022..... (DD/MM/YYYY), this application involves a total ofone..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has notified one "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
One	Portion of Workshop 404 on 4/F, Guardforce Centre 3 Hok Yuen Street East, Hung Hom, Kowloon	28/03/2022

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	About 11.725 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed Industrial Use (Dangerous Goods Store) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	N/A	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 11.725 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 11.725 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	One (Portion)	General Non-Polluting Industrial Use	Industrial Use (Dangerous Goods Store)

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	
Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
 m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities
 政府、機構或社區設施

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2022

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Hok Yuen Street East and/or Hung Hom Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>No 否 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否 <input checked="" type="checkbox"/></p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Appendix for details.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 ☒ Authorised Agent 獲授權代理人

Cheuk Yiu Pan

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

Authorized Person AP(S) 35/14

on behalf of
代表

Excel Building Consultancy Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

10/01/2022 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Portion of Workshop 404 on 4/F, Guardforce Centre 3 Hok Yuen Street East, Hung Hom, Kowloon		
Site area 地盤面積	N/A	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Hung Hom Outline Zoning Plan No. S/K9/27		
Zoning 地帶	"Other Specified Uses" annotated "Business"		
Applied use/ development 申請用途/發展	Proposed Industrial Use (Dangerous Goods Store)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	11.725 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Portion of a Unit		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Diasqua International Limited

Room 1404, 14/F, Chevalier House, Nos. 45-51 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong.

~~6th January 2022~~ 16 March 2021

Dear Sirs,

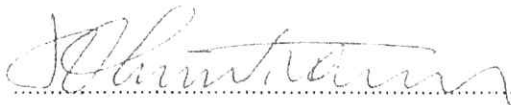
Industrial Use (Dangerous Goods Store)
**Proposed ~~Dangerous Goods Store~~ at
Portion of Workshop 404 on 4/F, Guardforce Centre
3 Hok Yuen Street East, Hung Hom, Kowloon**

To facilitate our business needs, operation and/or development, it is anticipated that the captioned premises will be converted for dangerous goods storage for storing Categories 3, 4 and 9 Dangerous Goods. Please note that we will make the necessary applications and apply for the necessary licenses, including but not limited to Section 16 Application to the Town Planning Board, Building Plan Submission to the Building Department and Dangerous Goods Licenses to the Fire Services Department for converting the captioned premise for dangerous goods storage.

Yours faithfully

For and on behalf of


AC Precious Metals Refinery Limited



Name : TANG, John Wing Yan

Position : Director

certified true copy



cc. Excel Building Consultancy Limited

Section 16 Application for Proposed Industrial Use (Dangerous Goods Store) at
Portion of Workshop 404 on 4/F, Guardforce Centre
3 Hok Yuen Street East, Hung Hom, Kowloon

Planning Statement

Executive Summary

The Application Premises is located at a site which is zoned "Other Specified Uses" annotated "Business" on the draft Hung Hom Outline Zoning Plan No. S/K9/27. The proposed industrial use (dangerous goods store) is regarded as 'Industrial Use (not elsewhere specified)' use, which is a column 2 use and requires planning permission from the Town Planning Board.

The proposed industrial use (dangerous goods store), which is ancillary to the subject premises and supports the non-polluting industrial uses of the subject premises, is compatible with other uses in the surrounding in terms of scale and nature, and will not generate adverse impacts to nearby premises and facilities. The Applicant will apply Dangerous Goods Licenses upon approval by the Town Planning Board. The Town Planning Board is invited to approve the application.

規劃申請書

行政摘要 (內文如有差異，應以英文版本為準)

申請處所位於紅磡分區計劃大綱草圖編號 S/K9/27，申請處所所在的地盤在分區計劃大綱圖上劃為「其他指定用途」註明「商貿」地帶。擬議的工業用途(危險品倉庫)，為「工業用途(未另有列明者)」用途，屬第二欄用途，須先向城市規劃委員會申請規劃許可。

擬議的工業用途(危險品倉庫)是附屬於申請處所所在的單位的一部分，並支持申請處所所在的單位的無污染工業用途，在規模和性質上與附近的用途相符，不會對鄰近的單位及設施產生不良影響。申請人在得到城規會批准後，會根據相關法例申請危險品牌照，懇請城規會批准該申請。

1. INTRODUCTION

- 1.1 The Application Premises is located at a site which is zoned "Other Specified Uses" annotated "Business" on the draft Hung Hom Outline Zoning Plan No. S/K9/27.

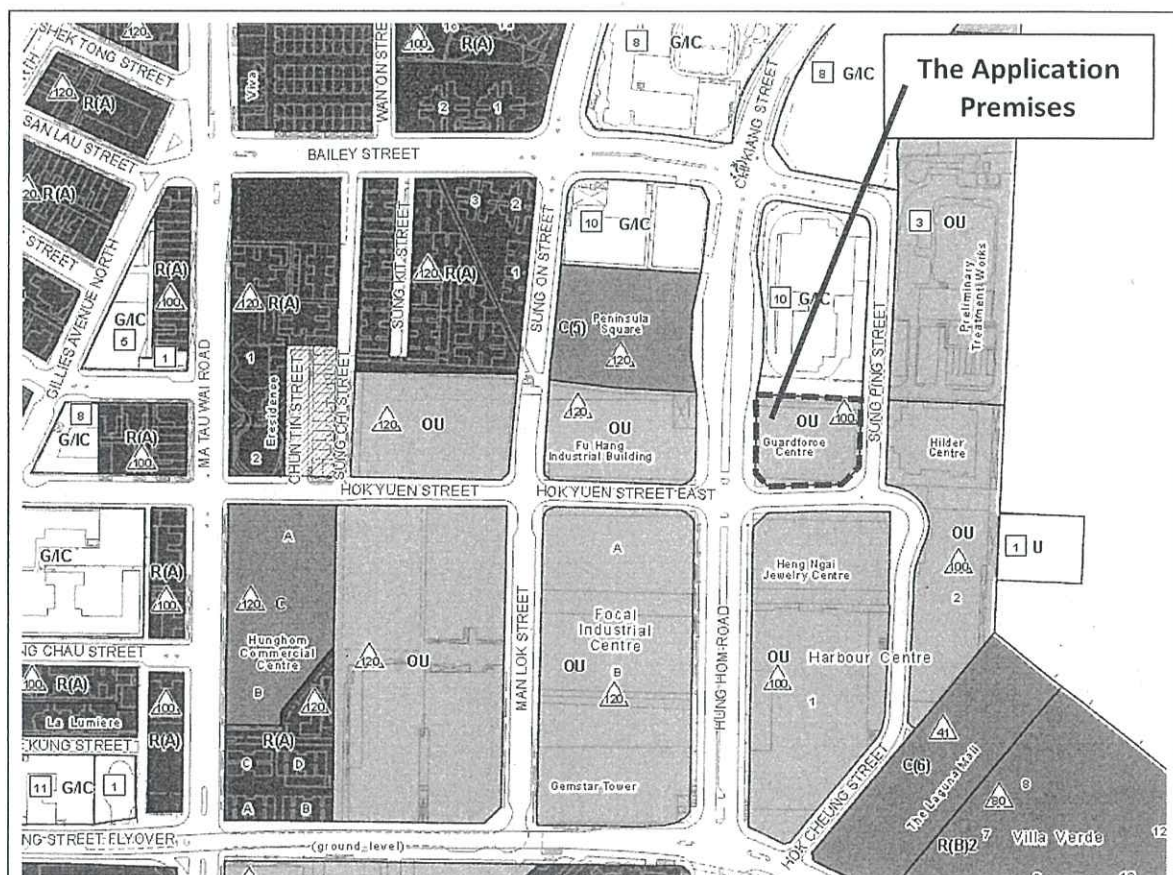


Figure 1. Extract of the Outline Zoning Plan of the Subject Building and the Application Premises

- 1.2 The proposed industrial use (dangerous goods store) is regarded as 'Industrial Use (not elsewhere specified)' use, which is a column 2 use and requires planning permission from the Town Planning Board.
- 1.3 The Applicant intends to convert portion of the subject premises (i.e. the Application Premises) for storage of dangerous goods for supporting the non-polluting industrial uses of the subject premises. There will be no change in gross floor area and site coverage to the subject building resulted from the proposed use. The change in use of the Application Premises to 'Industrial Use (not elsewhere specified)' use requires planning permission from the Town Planning Board since the storage of dangerous goods requires application of Dangerous Goods License from the Fire Services Department. Moreover, the change of use does not change the use of the subject building, which remains industrial in nature.

Section 16 Application for Proposed Industrial Use (Dangerous Goods Store) at
 Portion of Workshop 404 on 4/F, Guardforce Centre
 3 Hok Yuen Street East, Hung Hom, Kowloon

1.4 This Section 16 application is submitted by the Applicant's representative, Excel Building Consultancy Limited.

2 THE SUBJECT BUILDING, THE APPLICATION PREMISES AND THE NEIGHBORHOOD

2.1 The subject building refers to Guardforce Centre, 3 Hok Yuen Street East, Hung Hom, Kowloon, which is located at the junction of Hok Yuen Street East and Hung Hom Road at the eastern part of Hung Hom. It is well-served by public transport. The MTR Whampoa Station is just about 8 minutes' walk. Apart from the MTR, it is also served by buses and minibuses. A location plan showing the subject building and its surrounding is provided below.

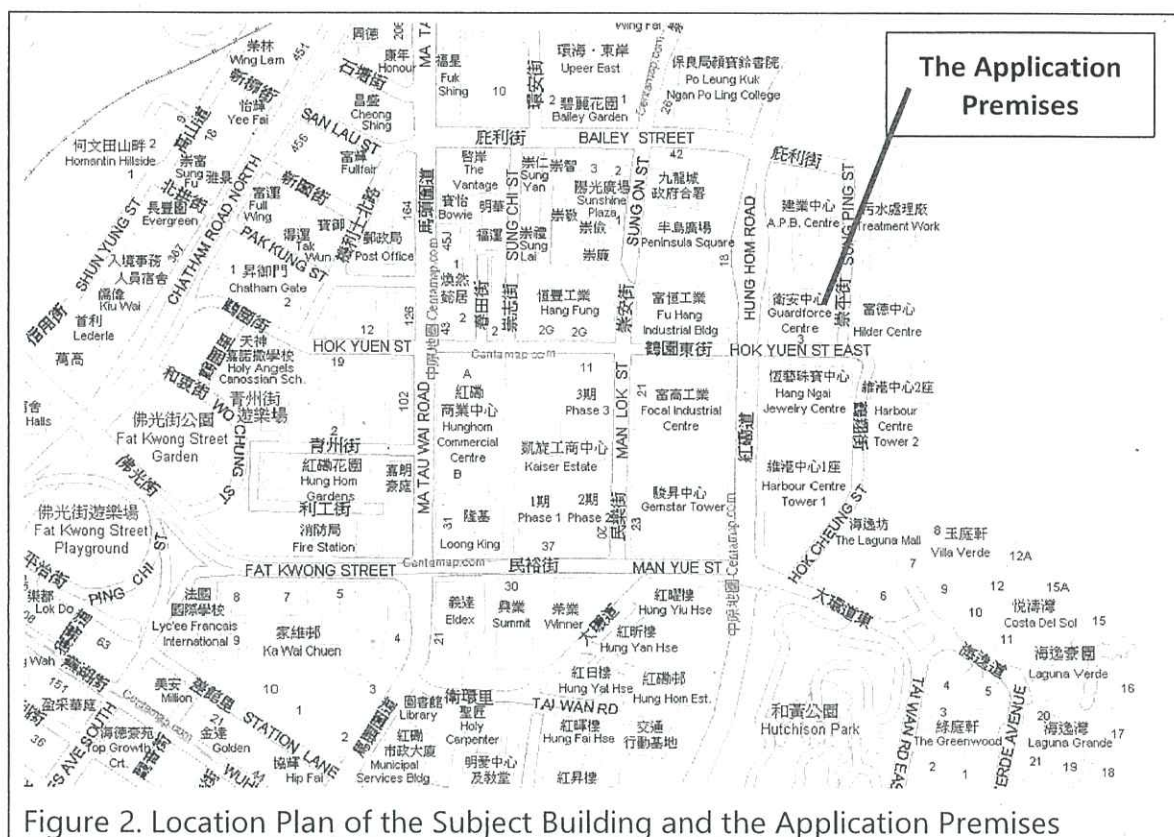


Figure 2. Location Plan of the Subject Building and the Application Premises

2.2 The subject building is located at a neighborhood which is commercial/industrial in nature. To the north, it is A.P.B. Centre. To the east, it is Hilder Centre. To the south, it is Hang Ngai Jewellery Centre. To the west, it is Fu Hang Industrial Building. Majority of the surrounding neighborhood is zoned "Other Specified Uses" annotated "Business" on the draft Hung Hom Outline Zoning Plan No. S/K9/27. As stated in the Notes of the said Outline Zoning Plan, general industrial uses are always permitted in the "Other Specified Uses" annotated "Business" zone.

- 2.3 The Application Premises is located at Portion of the 4/F of Guardforce Centre, of which its gross floor area is approximately 11.39 sq.m. (or 123 sq. ft.). It is anticipated that the Application Premises, which is ancillary to the subject premises, will be converted for dangerous goods storage for supporting the non-polluting industrial uses of the subject premises after obtaining the approval from the Town Planning Board.

3 PLANNING CONTEXT

- 3.1 The Application Premises falls within area zoned "Other Specified Uses" annotated "Business" on the draft Hung Hom Outline Zoning Plan No. S/K9/27. Under the "Other Specified Uses" annotated "Business" zone, 'Industrial Use (not elsewhere specified)' is a Column 2 use and requires planning permission from the Town Planning Board.
- 3.2 The "Other Specified Uses" annotated "Business" zone is subject to a maximum plot ratio of 12.0 or the plot ratio of the existing building, whichever is the greater.

4 THE PROPOSAL

- 4.1 The proposed use for dangerous goods storage at the Application Premises, which is ancillary to the subject premises and supports the non-polluting industrial uses of the subject premises, are for storage of the following dangerous goods:-
- ♦ Category 2 Dangerous Goods
25L Hydrogen Chloride
 - ♦ Category 3 Dangerous Goods
50L Sulphuric Acid and 25L Nitric Acid
 - ♦ Category 4 Dangerous Goods
100L Ammonia
 - ♦ Category 9 Dangerous Goods
750kg Sodium Sulphide
- 4.2 The Applicant will apply for Dangerous Goods Licenses for the storage of the above listed Dangerous Goods (Categories 2, 3, 4 and 9 Dangerous Goods). Applications will be made to the Fire Services Department accordingly after obtaining approval from the Town Planning Board.

- 4.3 The architectural drawing of the proposed use is shown in Appendix VII of this application. There will be no change in gross floor area and site coverage to the subject building resulted from the proposed use.
- 4.4 The Applicant will strictly follow the Buildings Ordinance, the Building (Planning) Regulation, the Code of Practice for Fire Safety in Buildings 2011 and all other relevant guidelines and regulations to ensure the safety of the future operation at the Application Premises.

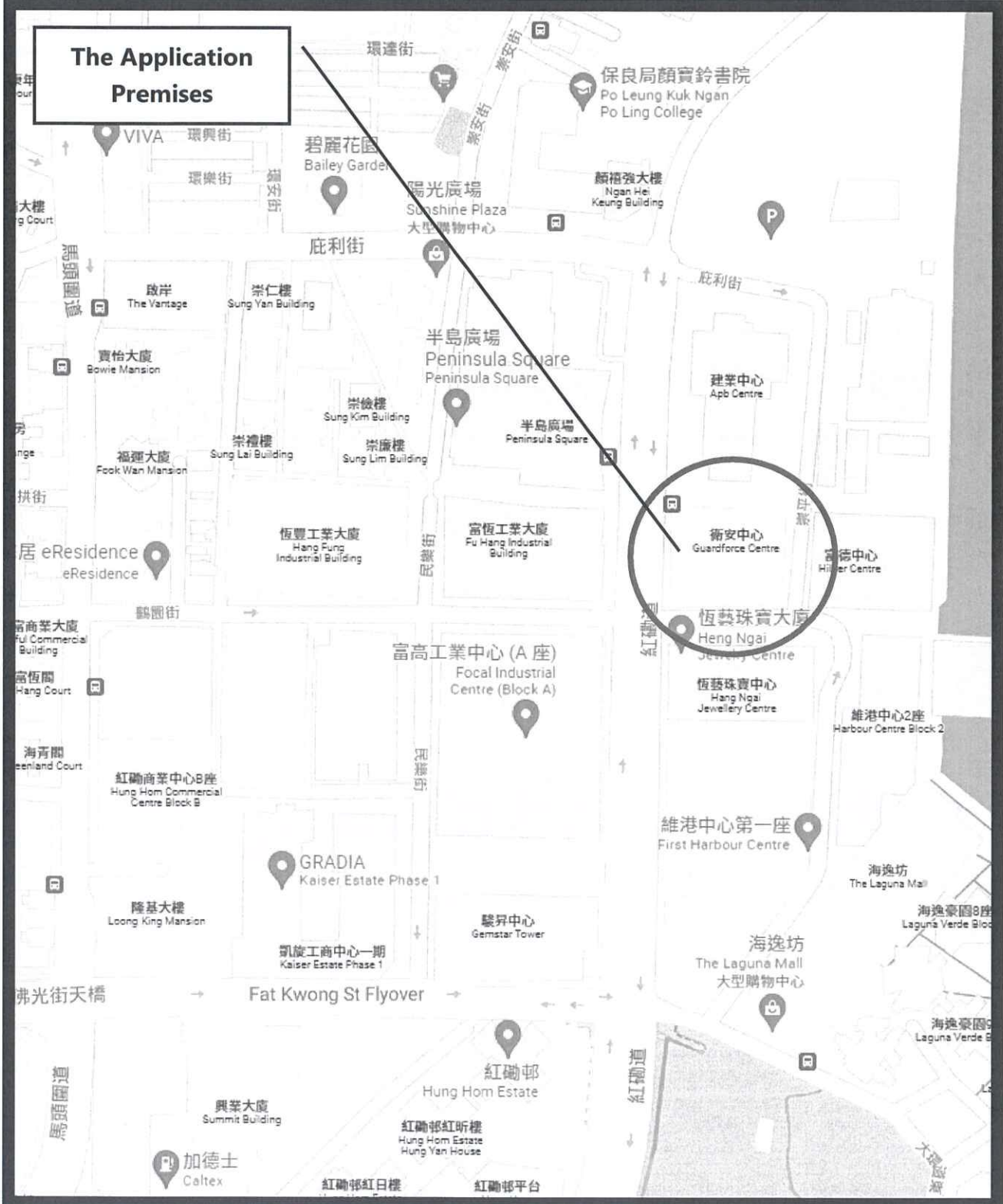
5 JUSTIFICATIONS

- 5.1 The proposed use for dangerous goods storage, which is ancillary to the subject premises and supports the non-polluting industrial uses of the subject premises, is a type of industrial use and is compatible to other industrial uses in the subject building.
- 5.2 The gross floor area of the Application Premises accounts for a small portion of the overall gross floor area of the subject building. Hence, it is a small-scale dangerous goods storage.
- 5.3 The Applicant will strictly follow the Buildings Ordinance, the Building (Planning) Regulation, the Code of Practice for Fire Safety in Buildings 2011 and all other relevant guidelines and regulations to minimize the possible risks of accidents during the operation of the Application Premises.
- 5.4 As the use of the Application Premises is for a small-scale dangerous goods storage, it will not cause adverse impacts on traffic, sewerage and environment.

6 CONCLUSION

- 6.1 All in all, the proposed use is compatible with the commercial/industrial neighborhood in terms of scale and character and would not generate adverse impact to the nearby premises and the surrounding neighborhood.
- 6.2 The Town Planning Board is invited to give favorable consideration to the application.

The Application Premises

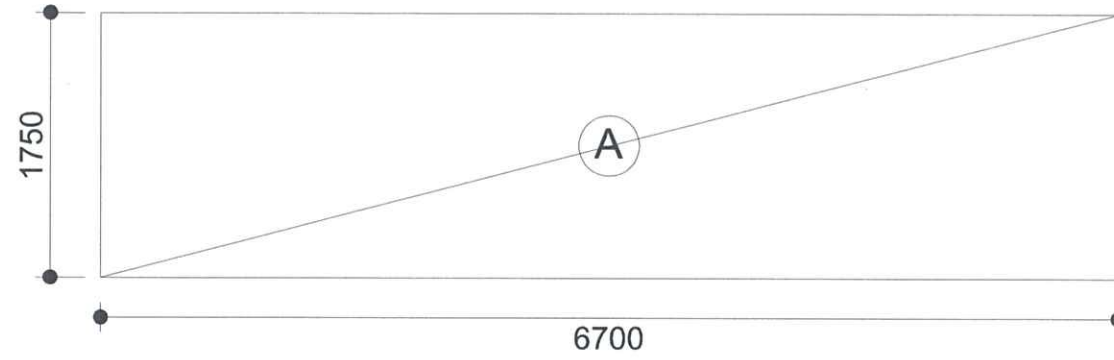


Not to scale

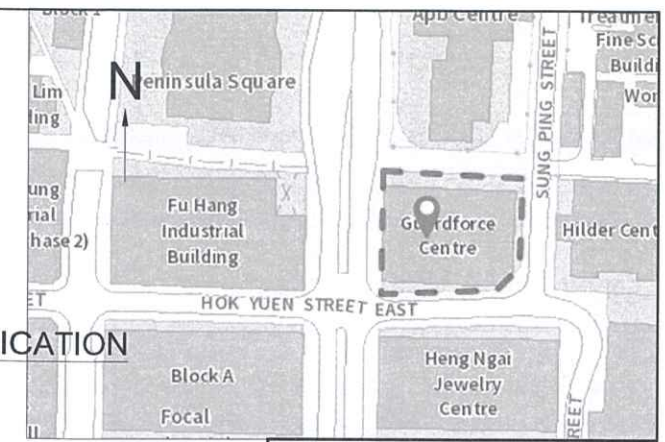
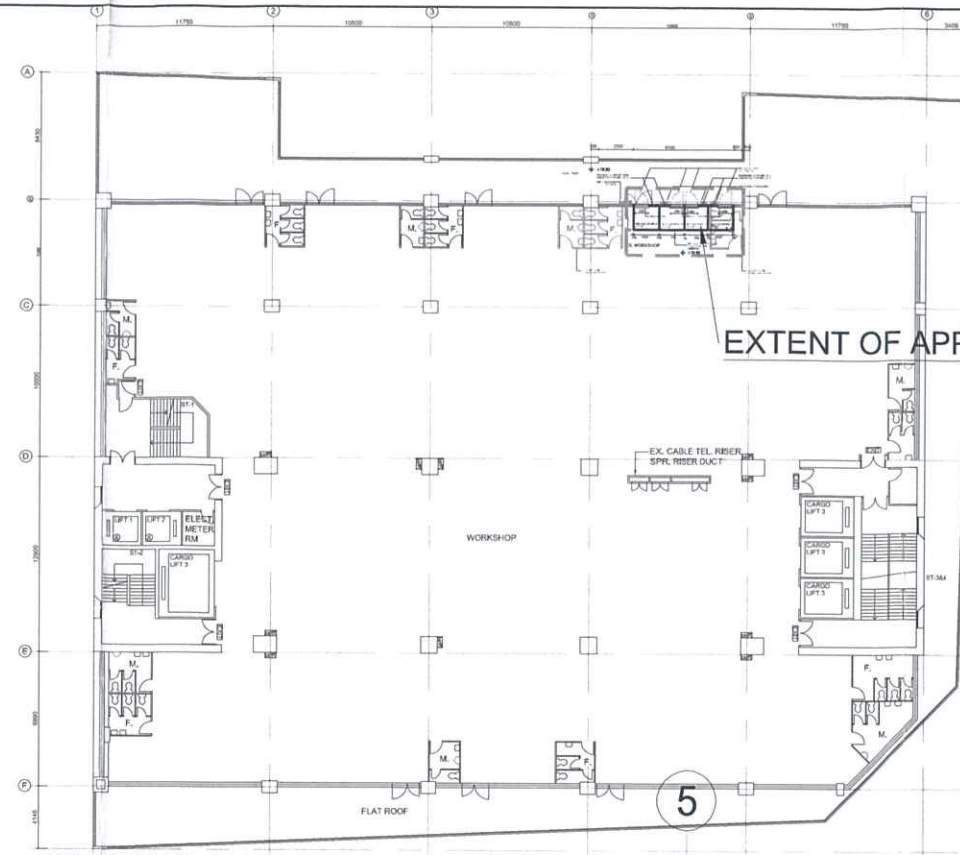
For Identification Purposes Only

Location Plan

CALCULATION OF FLOOR AREA



$$(A) = 6.70 \times 1.75 = 11.725 \text{ m}^2$$



BD REF. : 2-3/4237/81

FSD REF.

REV	REVISIONS	DATE	DRAWN BY	CHECKED BY

NOTES :
1. ALL DIMENSIONS GIVEN ARE IN MILLIMETRE.
2. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE.

CLIENT

MEP

Sunland.AL (International) Co., Limited
Hong Kong Office :
5/F, 59 Wing Lok Street, Sheung Wan, Hong Kong
Tel : (+852) 2882 9512
e-mail : adm@sunlandplus.com
Excellence + Integrated Solution + Sustainability



RM 1602, 16/F, THE PHOENIX, 23 LUARD ROAD, WANCHAI, HONG KONG
TEL: 9248 7488 FAX: 2116 9396

PROJECT
PROPOSED DG STORE AT
PORTION OF WORKSHOP 404
ON 4/F, GUARDFORCE CENTRE
3 HOK YUEN STREET EAST, KLN

PROJECT NO.

TITLE
LAYOUT PLAN

DRAWING NO. S16-01

REV : ---

SCALE : AS SHOWN (A3)

DRAWN : MT DATE : JAN 2022

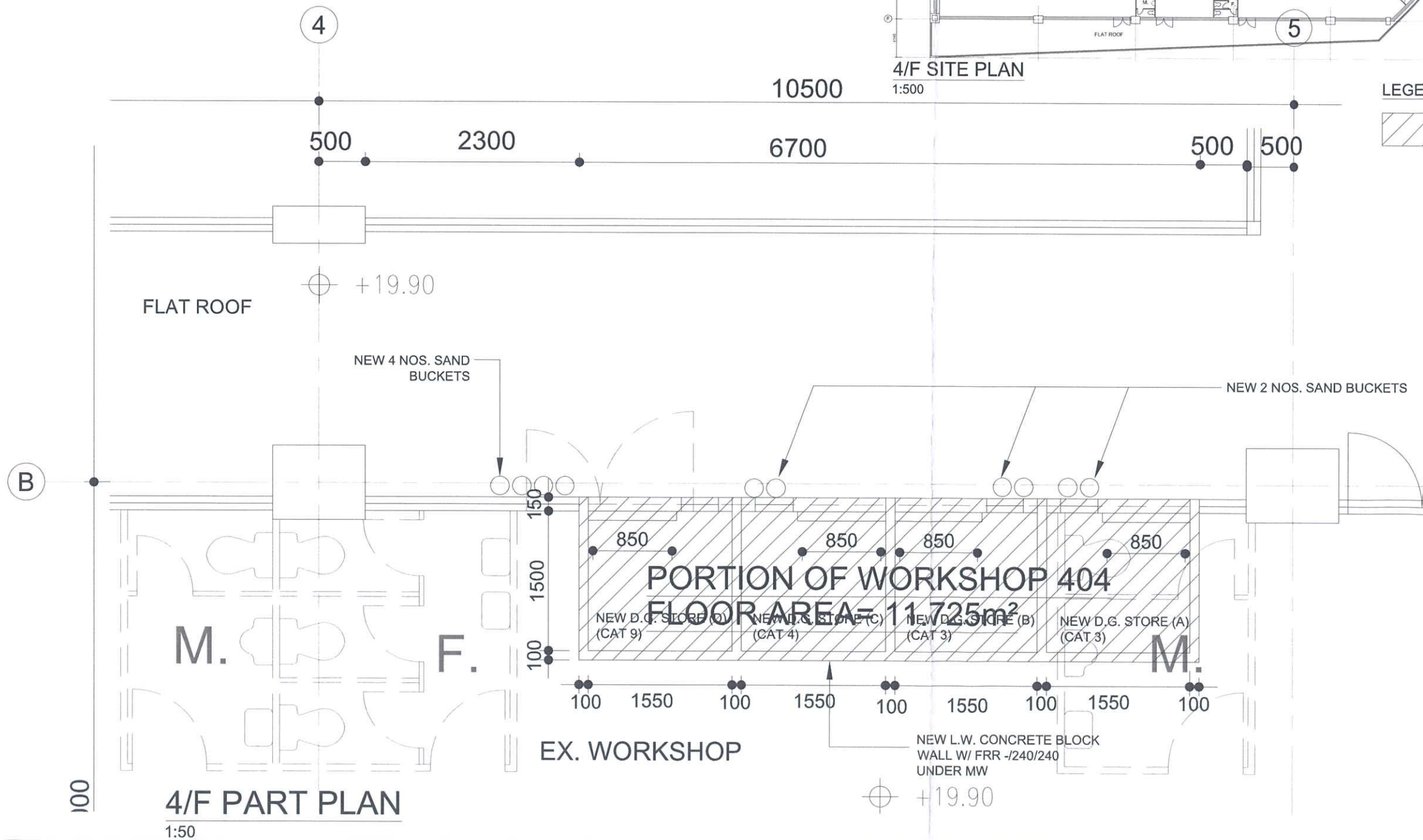
CHECKED : PAN APPROVED : JL

BD APPROVAL :

LEGEND:

FLOOR AREA FOR TPB SECTION 16 APPLICATION

CHEUK YIU PAN
AP(S) 35/14





卓譽建築顧問有限公司
EXCEL BUILDING CONSULTANCY LIMITED

Our Reference: EBC/2021/006/L008 (TPB) (R2)

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Date: 8 June 2022

By Hand & Email (tpbpd@pland.gov.hk)

Dear Sir/Madam,

**Proposed Dangerous Goods Store at Portion of Workshop 404 on 4/F, Guardforce Centre 3
Hok Yuen Street East, Hung Hom, Kowloon
Re: Reply Departmental comment from FSD, TransportD, PlanD, BD**

In view of the comment from **Fire Services Department (Contact Person: Mr. Chau Nai-yin, Tel.: 3971 4615)**, we would like to clarify that as at the date of submission, a correct list of dangerous goods has been provided in the planning statement. However, a wrong version has been re-submitted during our further clarification of the documents/information. The correct list of dangerous goods (i.e., Page 4 of the planning statement) (Appendix 1) is now enclosed herewith for your further handling. Please note that the said list is same as in the floor plan submitted previously.

<p>4 THE PROPOSAL</p> <p>4.1 The proposed use for dangerous goods storage at the Application Premises are for storage of the following dangerous goods:-</p> <ul style="list-style-type: none">• <u>Category 3 Dangerous Goods</u> 25L hydrochloric Acid• <u>Category 3 Dangerous Goods</u> 50L Sulphuric Acid and 25L Nitric Acid• <u>Category 4 Dangerous Goods</u> 100L Ammonia• <u>Category 9 Dangerous Goods</u> 750kg Sodium Sulphide	<p>Capture from “CORRECT” planning statement on 10 January 2022.</p>
<p>4 THE PROPOSAL</p> <p>4.1 The proposed use for dangerous goods storage at the Application Premises, which is ancillary to the subject premises and supports the non-polluting industrial uses of the subject premises, are for storage of the following dangerous goods:-</p> <ul style="list-style-type: none">• <u>Category 2 Dangerous Goods</u> 25L Hydrogen Chloride• <u>Category 3 Dangerous Goods</u> 50L Sulphuric Acid and 25L Nitric Acid• <u>Category 4 Dangerous Goods</u> 100L Ammonia• <u>Category 9 Dangerous Goods</u> 750kg Sodium Sulphide	<p>Capture from the “WRONG” planning statement on 17 February 2022</p>



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Our Reference: EBC/2021/006/L008 (TPB) (R2)

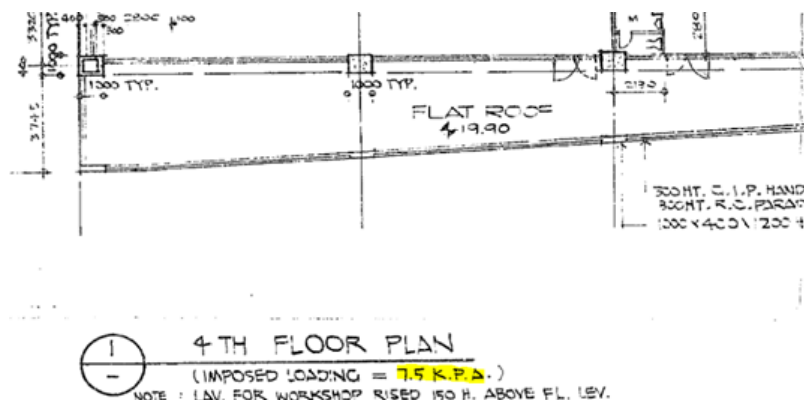
In view of **the comment from the Commissioner for Transport (Contact Person: Ms. June NG, Tel.: 2399 2504)**: we would like to clarify that and confirm that there are no necessities to provide additional internal transport facilities due to the building already have adequate provisions, and our proposed DG store is to support the manufacturing process within the unit (the premises).

In view of **the comment from District Planning officer (Contact Person: Ms. Janet WONG, Tel.: 2231 4180)**: We here attached the flow chart and explanation of manufacturing process and each DG to be used (Appendix 2) for your reference. The goods/ products to be processed is to 1. dissolve the gold, 2. sedimentation of gold and 3. To test the precious metal purity by the process namely "cupellation".

Regarding the second comment from **District Planning officer (Contact Person: Ms. Janet WONG, Tel.: 2231 4180)**: We here attached the 4/F layout plan (for illustration only) to show the workshop layout of 4/F (Appendix 3) and a layout plan showing the travel distance from the DG store to the nearest exit with the width of exit door (Appendix 4) with response Buildings Department comment item 2 for your reference.

In view of **the comment from Comments from the CBS/K, BD (Contact Person: Ms. Candy WONG, Tel.: 2626 1529)**:

1. The approved use of 4/F was workshop with designed imposed loading of 7.5k.p.a (refer to approved GBP dwg no.A-6A dated 1 Oct 1985 under file ref 2/4237/81).





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Our Reference: EBC/2021/006/L008 (TPB) (R2)

For the proposed imposed load of DG store to be adopted the 7.5kpa according to Table 3.2, Class 5, medium weight loads of industrial use of “Code of Practice for Dead and Imposed Loads 2011”. Thus the existing provision is adequate.

12 of 31

		9.0
General storage other than those specified in this class, including storage in warehouses	2.5 for each metre of storage height ²	To be determined according to the weight of storage material, but not less than 9.0
Plant rooms, boiler rooms, fan rooms, motor rooms and the like	7.5	9.0
Workshops, factories and other buildings or parts of buildings of similar category for industrial use –		
(a) for light weight loads	5.0	9.0
(b) for medium weight loads	7.5	9.0
(c) for heavy weight loads	10.0	9.0
(d) for printing plants	12.5	9.0

Notes: 1 For stacking or storage area, reference shall be made to the appropriate example of specific use and the corresponding imposed load given in Class 5.

Moreover the due to the restriction of DG storage volume by FSD and mentioned in P.4. of the planning statement. The total weight of DG will be less then 2.5kPa. i.e.

Total weight of DG : 25kg + 50kg+25kg +100kg +750 kg = 950kg

Total flor Area of DG store: 11.725sqm

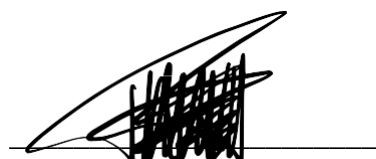
Proposed actual imposed load = 950kg / 11.725 sq.m. = 81kg/sq.m. = ~0.8kPa

Thus the existing provision is adequate.

2. A layout plan showing the travel distance from the DG store to the nearest exit with the width of exit door (Appendix 4) comply with FS code 2011 with response Buildings Department comment item 2 for your reference.

We thank you for your kind attention and look forward to receiving your reply soon. In the meantime, should you have any queries, please do not hesitate to contact our Mr. Miller Tong at [REDACTED] the undersigned at [REDACTED] or send to our correspondence address at Room 1602 on 16/F, The Phoenix, 23 Luard Road, Wan Chai, Hong Kong.

For and on behalf of
EXCEL BUILDING CONSULTANCY LIMITED


CHEUK YIU PAN

Authorized Person
Registered Inspector (Surveyor)
MHKIS, MRICS, RPS(BS)

Encl.





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Appendix 1 for FSD comment
The correct list of dangerous goods
(P.4 of Planning Statement)

2.3 The Application Premises is located at Portion of the 4/F of Guardforce Centre, of which its gross floor area is approximately 11.725 sq.m. (or 126 sq. ft.). It is anticipated that the Application Premises, which is ancillary to the subject premises, will be converted for dangerous goods storage for supporting the non-polluting industrial uses of the subject premises after obtaining the approval from the Town Planning Board.

3 PLANNING CONTEXT

3.1 The Application Premises falls within area zoned "Other Specified Uses" annotated "Business" on the draft Hung Hom Outline Zoning Plan No. S/K9/27. Under the "Other Specified Uses" annotated "Business" zone, 'Industrial Use (not elsewhere specified)' is a Column 2 use and requires planning permission from the Town Planning Board.

3.2 The "Other Specified Uses" annotated "Business" zone is subject to a maximum plot ratio of 12.0 or the plot ratio of the existing building, whichever is the greater.

4 THE PROPOSAL

4.1 The proposed use for dangerous goods storage at the Application Premises, which is ancillary to the subject premises and supports the non-polluting industrial uses of the subject premises, are for storage of the following dangerous goods:-

- ♦ **Category 3 Dangerous Goods**
25L Hydrochloric Acid
- ♦ Category 3 Dangerous Goods
50L Sulphuric Acid and 25L Nitric Acid
- ♦ Category 4 Dangerous Goods
100L Ammonia
- ♦ Category 9 Dangerous Goods
750kg Sodium Sulphide

4.2 The Applicant will apply for Dangerous Goods Licenses for the storage of the above listed Dangerous Goods (Categories 2, 3, 4 and 9 Dangerous Goods). Applications will be made to the Fire Services Department accordingly after obtaining approval from the Town Planning Board.



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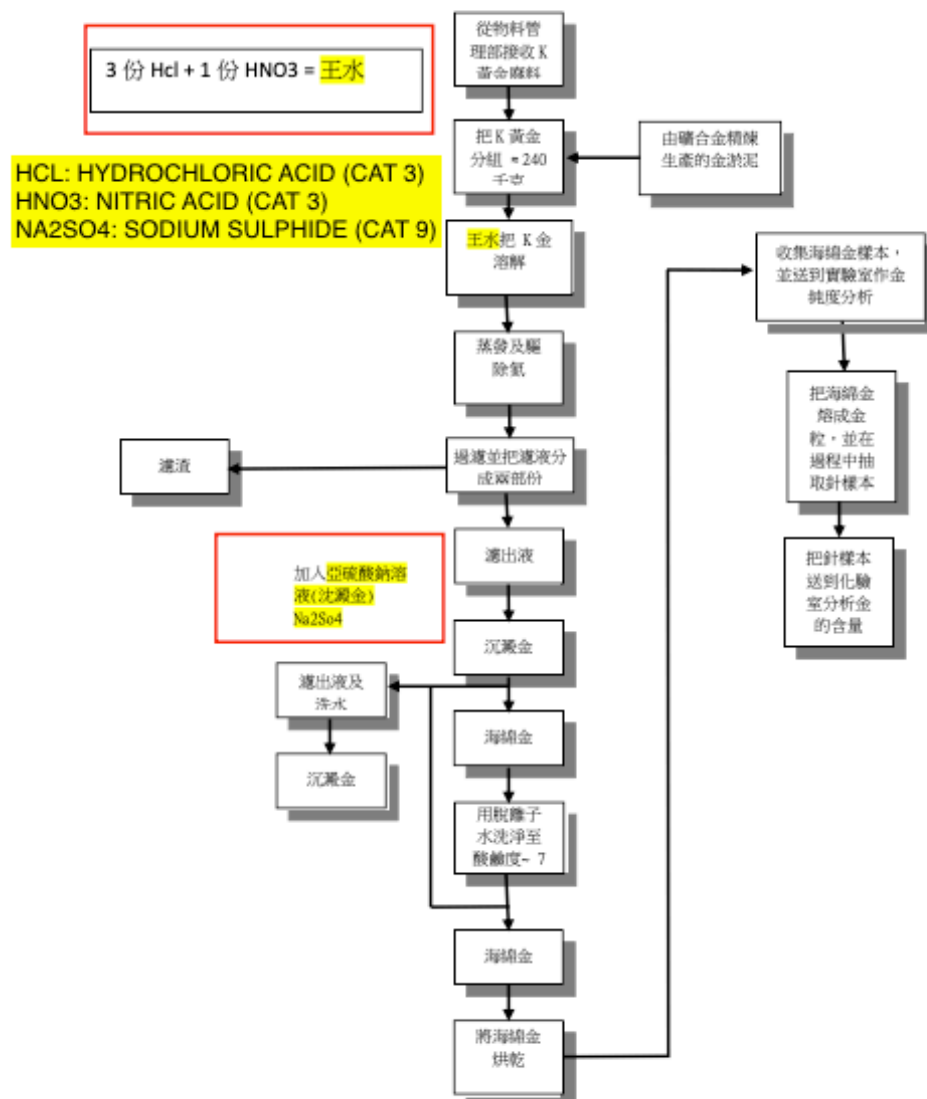
Appendix 2 for PlanD comment
The Flow Chart and Explanation of Manufacturing Process Of DG To Be Used

The proposed Dangerous Goods (DG) are used to support the precious metal manufacturing process and those DG goods are listed below:

- 1) HCL = Hydrochloric Acid "Cat 3 DG in Rm A"
- 2) H2SO4 = Sulphuric Acid "Cat 3 DG in Rm B"
- 3) HNO3 = Nitric Acid "Cat 3 DG in Rm B"
- 4) NH3 = Ammonia "Cat 4 DG in Rm C"
- 5) NA2SO4 = Sodium Sulphide "Cat 9 DG in Rm D"

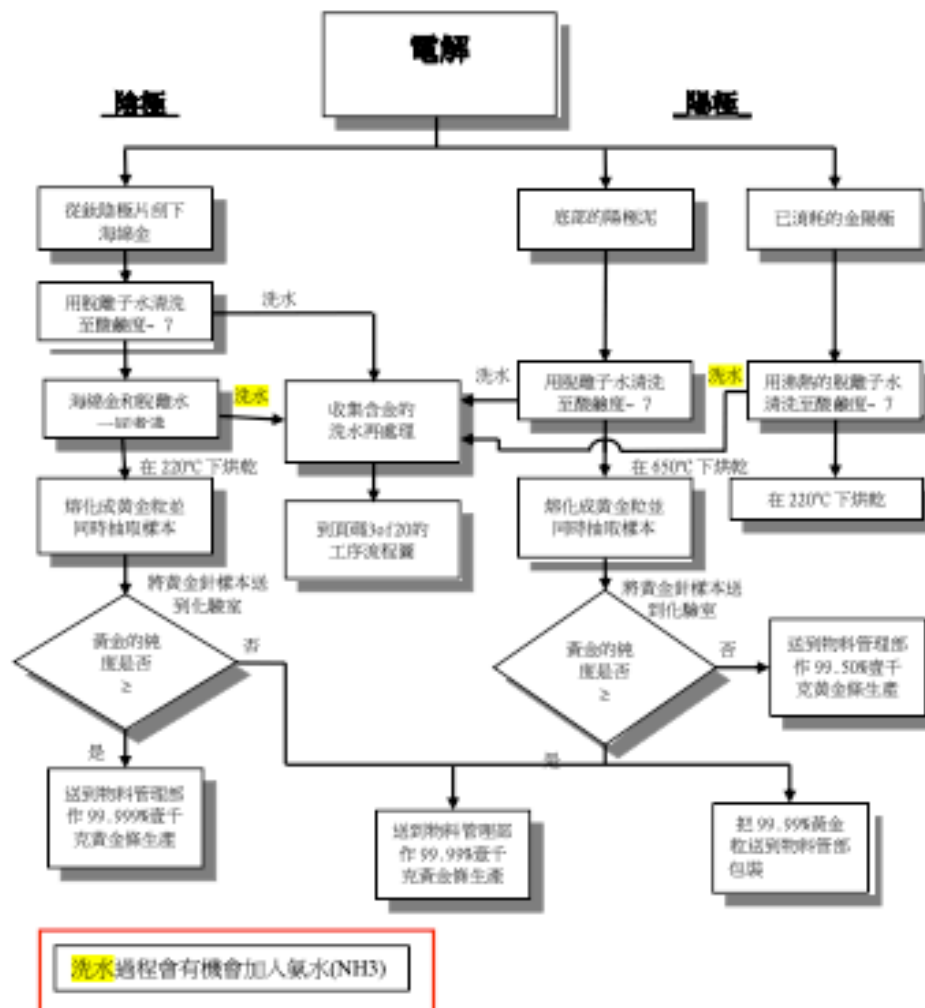
The DG item 1 and 3 of above are used to dissolve the gold and with the addition of DG item 5 for sedimentation of gold.

4N 黃金粒的生產工序流程圖



Another manufacturing process of precious metal is by electrolysis and it require the DG Item 4 during the manufacturing process.

黃金生產工序流程圖

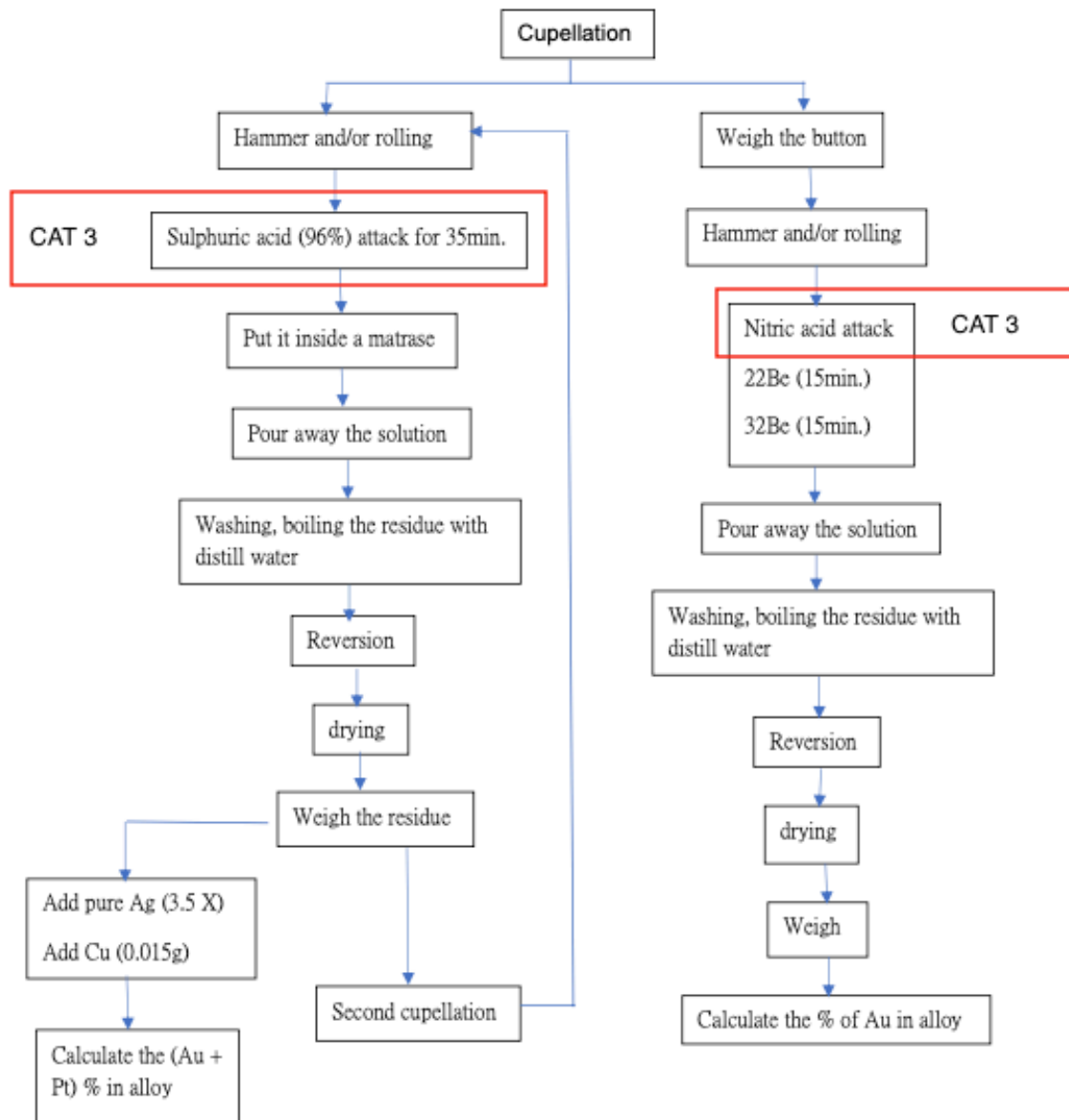


NH3: AMONIA (CAT 4)

Lastly, it is a process to test the precious metal purity by the process namely “cupellation”.
 DG item 2 and 3 are required to add for this process.

To determine precious metals in alloy (with high content of Au, Ag, Pt and Pd)
 sample size: four sample tests of 0.5g each

Procedures: prepare sample A, B, C, D. Add pure silver and add 3g of lead lump



N.B. The content of Pd in the alloy is:

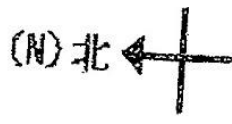
1. the observation in first sulphuric acid, plus over the weight of sample
2. the difference of $(W1 - W2)$



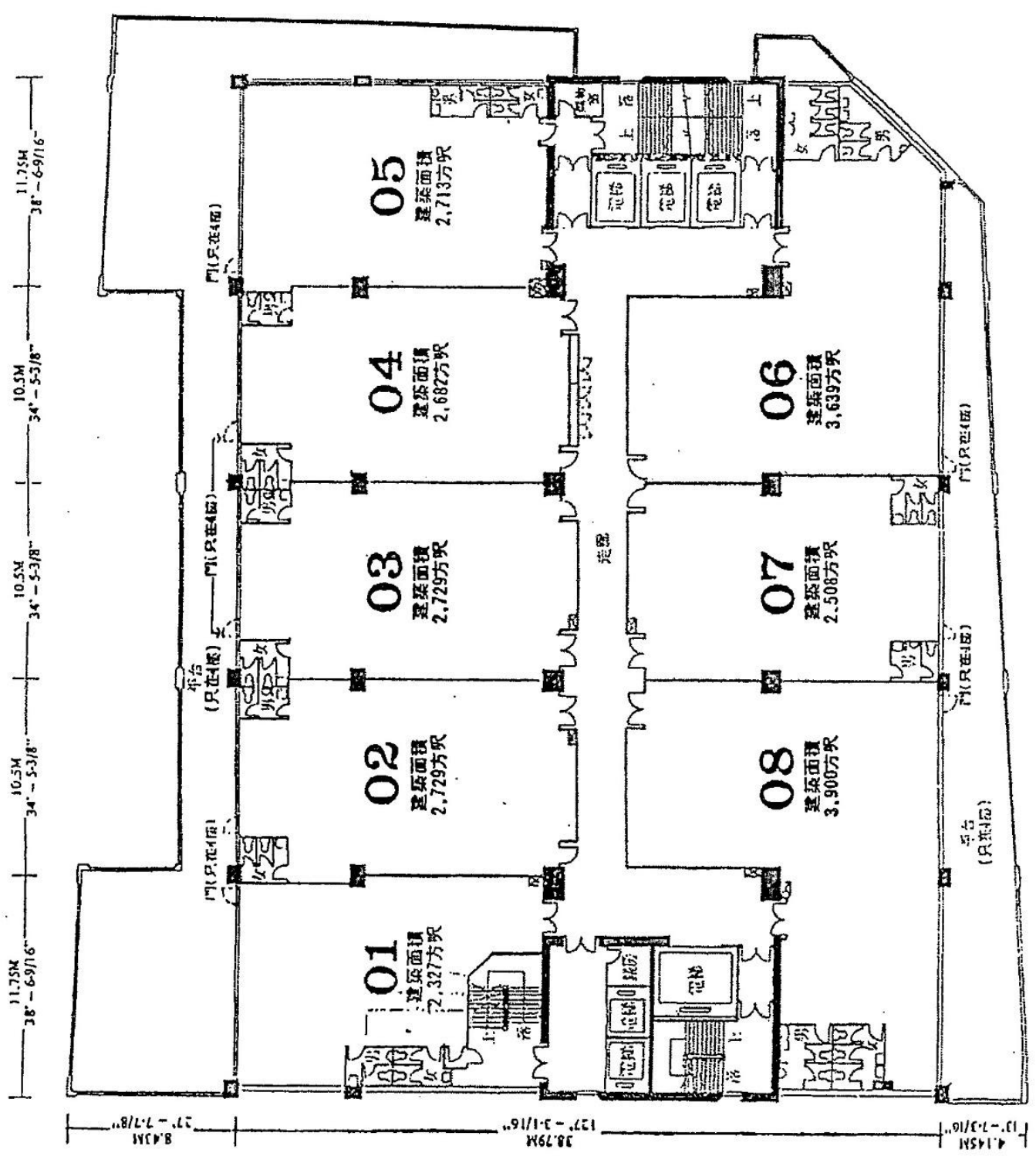
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Appendix 3 for PlanD comment
The Assignment Plan of Workshop 404 Retrieved From Land Registry With The Whole
Workshop 404 Flat Area



4TH-11TH FLOOR

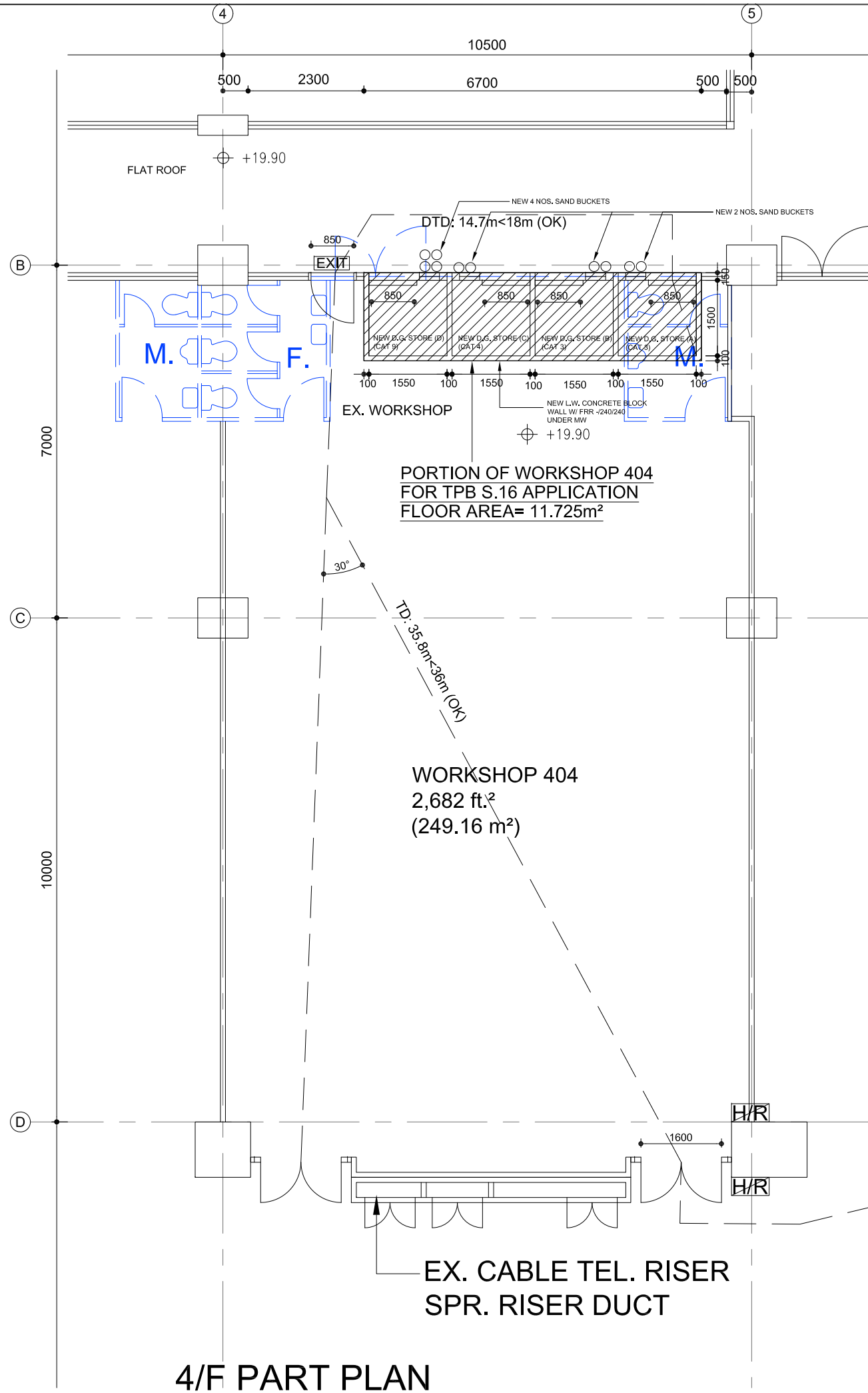




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Appendix 4 for PlanD comment / Bd comment item 2
Layout Plan Showing the Travel Distance from the DG Store to The Nearest Exit With The
Width Of Exit Door



- FIRE SERVICES NOTES**
- EXISTING SPRINKLERS INSIDE DG STORE AREA WILL BE BLANK OFF.
 - AN AUTOMATIC CLOSING DEVICE SHALL BE PROVIDED TO VENTILATORS OF THE STORE BY PROVISION OF FIRE DAMPER EQUIPPED WITH ELECTRO-THERMAL LINK RELEASED BY SIGNAL FROM EXPLOSIVE PROOF TYPE SMOKE DETECTOR FIXED ON THE CEILING TO ACTUATE THE DEVICE.
 - CLEANING AGENT AUTOMATIC FIXED TYPE FIRE EXTINGUISHER - FM 200 WILL BE PROVIDED IN THE NEW DG STORE AREA. THE INSTALLATION DESIGN OF CLEAN FIRE EXTINGUISHING AGENT FM200 FOR THE DG STORE SHALL BE IN ACCORDANCE WITH NFPA STANDARD 2001 AND FSD CIRCULAR LETTER NO.1/2011.
 - NO AUTOMATIC FIXED INSTALLATION USING WATER TO BE PROVIDED.
 - SUFFICIENT DIRECTIONAL AND EXIT SIGNS WILL BE PROVIDED TO CLEARLY INDICATE ALL EXIT ROUTES AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING.
 - ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE WILL BE LOCATED AT EXIT FROM THE DG STORE WHERE AUTOMATIC FIXED INSTALLATION IS PROVIDED. THIS ACTUATING POINT SHOULD INCLUDE FACILITIES FOR AUDIO WARNING DEVICE INITIATION.
 - NO FIXED AUTOMATIC OPERATED APPROVED APPLIANCE WILL BE PROVIDED.
 - NO FIXED FOAM WILL BE PROVIDED.
 - GAS DETECTION SYSTEM WILL BE PROVIDED TO DETECT ANY LEAKAGE OF GAS WITHIN THE DG STORE AREA.
 - WATER TYPE PORTABLE FIRE EXTINGUISHER WILL BE PROVIDED AND ALLOCATED OUTSIDE THE STORE NEAR THE DOOR WAY.
 - NO SPECIAL EQUIPMENT / REQUIREMENTS TO THE DG STORE.
 - FIRE ALARM SIGNAL FROM THE NEW DG STORE WILL BE INTERCONNECTED WITH EXISTING FIRE ALARM MAIN PANEL AT G/F AND WILL BE TRANSMITTED TO F.S.C.C. VIA EXISTING DIRECT LINK.
 - MECHANICAL VENTILATION FAN WILL BE PROVIDED IN ACCORDANCE TO FSD CIRCULAR LETTER NO.4/96.
 - THERE ARE NO OTHER D.G. STORE LOCATED ABOVE THE PROPOSED D.G. STORE.
 - TYPES OF DGs WILL BE STORED IN THE PROPOSED DG STORE:
- | | | |
|----------------|-------------------|------------|
| CAT 3 (RM A) : | HYDROCHLORIC ACID | QTY: 25L |
| CAT 3 (RM B) : | SULPHURIC ACID | QTY: 50L |
| | NITRIC ACID | QTY: 25L |
| CAT 4 (RM C) : | AMMONIA | QTY: 100L |
| CAT 9 (RM D) : | SODIUM SULPHIDE | QTY: 750KG |

- NOTES:**
- PROPOSED CAT 3 DANGEROUS GOODS STORE (A)
 - DANGEROUS GOOD CAT 3 STORES TOTAL VOLUME: 7.556 m3
AREA: 2.325m2
HIGH : 3.25m
 - PROPOSED CAT 4 DANGEROUS GOODS STORE (B)
 - DANGEROUS GOOD CAT 4 STORES TOTAL VOLUME: 7.556 m3
AREA: 2.325m2
HIGH : 3.25m
 - PROPOSED CAT 4 DANGEROUS GOODS STORE (C)
 - DANGEROUS GOOD CAT 4 STORES TOTAL VOLUME: 7.556m3
AREA: 2.325m2
HIGH : 3.25m
 - PROPOSED CAT 9 DANGEROUS GOODS STORE (D)
 - DANGEROUS GOOD CAT 9 STORES TOTAL VOLUME: 7.556 m3
AREA: 2.325m2
HIGH : 3.25m

CALCULATION OF RETAINING CAPACITY OF EACH D.G. STORE

AREA OF EACH STORE: 2.325m2

CAT 3 (ROOM A)
HEIGHT OF KERB: 0.15 m
RETAINING CAPACITY: 2.325 x 0.15= 0.34875m3 == >348.75L VOLUME OF DG: 25L < 348.75L

CAT 3 (ROOM B)
HEIGHT OF KERB: 0.15 m
RETAINING CAPACITY: 2.325 x 0.15= 0.34875m3 == >348.75L VOLUME OF DG: 75L < 348.75L

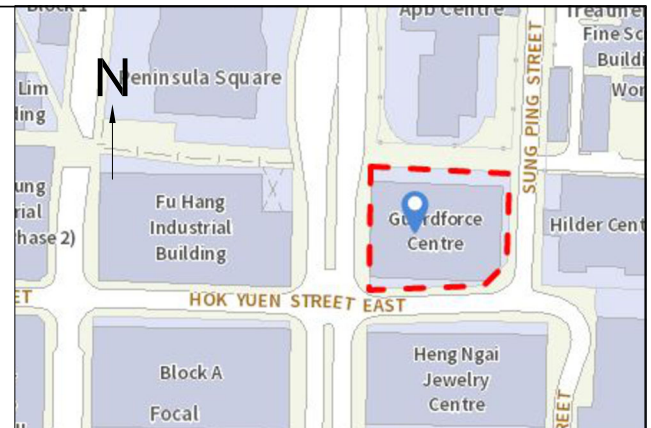
CAT 4 (ROOM C)
HEIGHT OF KERB: 0.15 m
RETAINING CAPACITY: 2.325 x 0.15= 0.34875m3 == >348.75L VOLUME OF DG: 100L < 348.75L

Cat 9 (ROOM D)
HEIGHT OF KERB: 0.3 m
RETAINING CAPACITY: 2.325 x 0.3= 0.698m3 == >698L VOLUME OF DG: 526L (750kg) < 698L

LEGEND:

FLOOR AREA FOR TPB SECTION 16 APPLICATION

CHEUK YIU PAN
AP(S) 35/14



BLOCK PLAN
NTS

BD REF. : 2-3/4237/81				
FSD REF.				
REV	REVISIONS	DATE	DRAWN BY	CHECKED BY
NOTES : 1. ALL DIMENSIONS GIVEN ARE IN MILLIMETRE. 2. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE.				
CLIENT				
MEP Sunland.AL (International) Co., Limited Hong Kong Office : 5/F, 59 Wing Lok Street, Sheung Wan, Hong Kong Tel : (+852) 2882 9512 e-mail : adm@sunlandplus.com Excellence + Integrated Solution + Sustainability				
 卓賽建築顧問有限公司 EXCEL BUILDING CONSULTANCY LIMITED				
RM 1602, 16/F, THE PHOENIX, 23 LUARD ROAD, WANCHAI, HONG KONG TEL: 9248 7488 FAX: 2116 9396				
PROJECT PROPOSED DG STORE AT PORTION OF WORKSHOP 404 ON 4/F, GUARDFORCE CENTRE 3 HOK YUEN STREET EAST, KLN				
PROJECT NO.				
TITLE LAYOUT PLAN W/ 4/F PART PLAN W/ TRAVEL DIST. NOTES				
DRAWING NO. S16-02				
REV : ---				
SCALE : AS SHOWN (A3)				
DRAWN : MT DATE : JAN 2022				
CHECKED : PAN APPROVED :JL				
BD APPROVAL :				

4/F PART PLAN
1:100

5-3

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

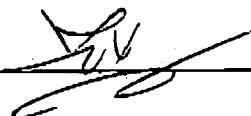
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/K9/278**意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

關於衛安中心4樓404工場擬議用來貯存危險品，本會提出反對意見。由於該中心位置附近有多棟住宅樓棟，且工業大廈，人流較大，同時害怕對居民造成不好生活影響，本會認為該處不適合作為貯存危險品的區域。

「提意見人」姓名/名稱 Name of person/company making this comment 鶴園海逸居民協會

簽署 Signature



日期 Date

2022-6-27

5-4.

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

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

A/K9/278

意見詳情 (如有需要，請另頁說明)

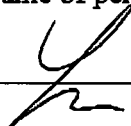
Details of the Comment (use separate sheet if necessary)

本人反對改用途於貯存危險品，首先，因該位置附近有民居海逸豪園，危險品如果出現問題，可能會對附近居民帶來危險和財產損失，其次，周圍多數為樓齡較大的商廈，消防防火設備可能有所欠缺，如果出現意外爆炸，亦可能蔓延至周邊大廈，最後，因存在安全隱患問題，本人反對改用途於貯存危險品。

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

家維區居民聯會 馮裕君

簽署 Signature



日期 Date

26/4/2022

7

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

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

A/K9/278

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

詳見附件。

「提意見人」姓名/名稱 Name of person/company making this comment 譚鳳屏小姐

簽署 Signature



日期 Date

- 4 MAY 2022



附件：

有關規劃申請編號 A/K9/278 的意見詳情

對於本區鄰近大廈衛安中心有單位擬議改變單位用途至危險品倉庫，我們擔心此舉會對本區其他大廈的安全帶來潛在危險。

衛安中心位處於紅磡商貿區的中心地帶，鄰近有多幢商貿及工業大廈，主要為商業貿易、辦公室、貨倉用途，當中亦包括本廈「維港中心第一座」。而再稍遠亦有民居地方如海逸豪園及紅磡邨。衛安中心個別業戶擬議在單位貯存危險品，到底是哪類型的危險品？存放量有多少？如何確保其安全性？如不幸發生爆炸或洩漏事件，必定會對鄰近多幢大廈業戶的生命財產構成重大的影響，這些都是我們十分關注的事項。綜觀正常的情況下，為保障市民的安全，貯存危險品的地方會設於較偏遠及人流量較少的地區，鮮會設於人流如鯽的繁華鬧市。同時，在區內大廈單位設立危險品倉庫，令鄰近大廈的潛在危險大大提高，相應亦會令樓宇價值下跌，這方面也是我們十分關注的。

基於以上憂慮及帶來的影響，本廈業主立案法團極力反對衛安中心有關單位在原有大廈用途上作出另類改變。

6

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/K9/278

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關九龍紅磡鵬園東街3號德信中心4樓404工場內貯存危險品用途一事，經本法團商討後，基於本大廈及鄰近民居包括大型屋苑海逸豪園及紅磡村等都位於市區，同時本物業用途都以商業為主，因此，不同意上述大廈單位內貯存危險品。

「提意見人」姓名/名稱 Name of person/company making this comment 維德中心第2座業主立案法團

簽署 Signature

日期 Date

29-APRIL-2022

6 附加

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/K9/278

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關九龍紅磡鶴園東街3號維安中心4樓404工場內貯存危險品用途一事，經本法團商討後，基於本大廈及鄰近民居包括大型屋苑海逸豪園及紅磡村等都位於市區，同時本物業用途都以商業為主，因此，不同意上述大廈單位內貯存危險品。

「提意見人」姓名/名稱 Name of person/company making this comment 維港中心第2座業主立案法團

簽署 Signature

日期 Date

29-APRIL-2022



5-1

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/K9/278

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

考慮到申請位置附近有大型屋苑及商業樓宇，如擬存放危險品屬爆炸性/易燃性/放射性物品等將令人擔心附近居民/上班人士的安全，本人對上述申請有所保留；希望申請人詳細交代存放物品的內容及有關安全措施。

「提意見人」姓名/名稱 Name of person/company making this comment 黃馳簽署 Signature  日期 Date 19/4/2022

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

5-2

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/K9/278

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人就城市規劃委員會擬規劃在以下地點：九龍紅磡鶴園東街 3 號衛安中心 4 樓 404 工場 (部分) 擬議工業用途 (貯存危險品) (申請編號：A/K9/278) 提出意見：

由於紅磡區的住宅數量較多，再者該地點接近住宅區，貴會擬議該地點用作工業用途 (貯存危險品) 實屬不當，因此本人提出反對。

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

簽署 Signature  日期 Date 19/4/2022

5-5.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220428-152530-00925

提交限期**Deadline for submission:**

10/05/2022

提交日期及時間**Date and time of submission:**

28/04/2022 15:25:30

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

A/K9/278

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

小姐 Miss Elaine Chan

意見詳情**Details of the Comment :**

強烈反對衛安中心404室用於儲存腐蝕性物品及有害物品, 此棟大廈多數為商業租戶用做寫字樓,地點位於市區,大廈內人口密集,而且臨近馬路,萬一發生不幸事件,封路及人群疏散都相當不便,對人員影響太大,強烈反對在此大廈設立儲存有害物品倉庫.

8.

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

參考編號

220510-085343-52731

Reference Number:

提交限期

10/05/2022

Deadline for submission:

提交日期及時間

10/05/2022 08:53:43

Date and time of submission:

有關的規劃申請編號

A/K9/278

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. SIU HO FAI

Name of person making this comment:

意見詳情

Details of the Comment :

本人於衛安中心工作, 了解到衛安中心主要用於商貿用途。地下商舖為車房, 或許有可能存有危險品, 但這與危險品倉庫性質不同。

衛安中心主要為珠寶業、護衛業, 一般正常營業時間為朝九晚六, 營業時間使用客車及貨車。物業管理公司沒有特別限制貨車的使用。

本人反對有關申請, 理由如下:

1. 衛安中心似乎並非設有持牌危險品倉庫的工業大廈, 設立危險品倉庫與商貿用途明顯有差距。

https://www.hkfsd.gov.hk/chi/source/DG_K_chi.pdf

2. 衛安中心現有物業管理公司似乎沒有管理持牌危險品倉庫工業大廈的經驗, 是否有能力保障其他租戶及業主安全存在懷疑。物業管理公司對梯間抽煙問題亦無法杜絕。

3. 衛安中心一般正常營業時間(朝九晚六)與商貿大廈或商業大廈無異, 即有大量人群使用客車及貨車。

倘衛安中心要設立持牌危險品倉庫, 本人建議限制危險品倉庫只可在晚八朝六使用貨車。倉庫業主須向其他業主及租戶說明倉庫業主及物業管理公司如何保障其他業主及租戶的安全。

Recommended Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that all building works/change in use should be in compliance with the Building Ordinance (BO) and its allied regulations. The applicant is advised to appoint an Authorized Person to ensure any building works/change of use are in compliance with the BO, in particular:
 - (i) Adequate means of escape should be provided in accordance with Building (Planning) Regulation 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code).
 - (ii) The application premises (the Premises) should be separated from the remaining portion of the building by fire barriers of adequate fire resistance rating pursuant to Building (Construction) Regulation 35 and the FS Code.

For unauthorised building works (UBW) erected on private land/buildings, enforcement action may be taken by BD to affect their removal in accordance with BD's 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 application site under the BO. The applicant's attention is drawn to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-47 that the Building Authority has no powers to give retrospective approval or consent for any UBW. If the proposed use under the application is subject to the issue of a licence, the applicant is reminded that any existing structures on the Premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Detailed comments under the BO will be given at the building plans submission stage;

- (b) to note the comments of the Director of Fire Services that the applicant is reminded that only the siting of the proposed dangerous goods stores is considered acceptable at the present stage. A Dangerous Goods Licence shall be granted based on the information and materials provided during the formal application for Dangerous Goods Licence. Please be advised to observe the licensing requirements as stipulated in the amended Dangerous Goods Ordinance that came into effect on 31.3.2022;
- (c) to note the comments of the Director of Environmental Protection that the applicant must observe and comply with the relevant requirements stipulated in the applicable pollution control ordinances such as Waste Disposal Ordinance and Water Pollution Control Ordinance when operating the proposed use;
- (d) to note the comments of the Commissioner for Transport (C for T) that the applicant's attention should be drawn to that the C for T reserves the rights to impose, alter or cancel any car parking loading/unloading facilities, any no-stopping restrictions and/or necessary traffic management measures, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.