

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application premises;
- (b) to apply to the District Lands Officer/Kowloon East for lease modification or temporary waiver for the 'Place of Recreation, Sports or Culture (Sports Training Ground)' use at the application premises;
- (c) to note the comments of the Chief Officer (Licensing Authority), Home Affairs Department that in the event for the mode of operation of the 'Place of Recreation, Sports or Culture (Sports Training Ground)' use falls within the definition of "club" under the Clubs (Safety of Premises) Ordinance, Cap 376, a Certificate of Compliance (CoC) for club-houses will have to be obtained from the Office of the Licensing Authority (OLA) before its operation; and
- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that:
 - (i) the applicant should be advised to appoint an Authorized Person and/or Registered Structural Engineer to assess the feasibility of the proposed alterations and additions works/change of use and submit alterations and additions plans in particular the addition of maintenance platforms at upper level and alteration to the approved lavatories and associated staircase to demonstrate compliance with the Buildings Ordinance (BO) and allied regulations;
 - (ii) for unauthorized building works (UBW) erected on private land/buildings, enforcement action may be taken by the Building Authority (BA) to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning permission should not be construed as an acceptance of any existing building works or UBW in the application premises under the BO;
 - (iii) the applicant's attention is drawn to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-47 that the BA has no power to give retrospective approval or consent for UBW;
 - (iv) Adequate means of escape and fire separation should be provided to the application premises in accordance with Building (Planning) Regulation 90 and the Code of Practice for Fire Safety in Building 2011;
 - (v) access and facilities for persons with disability should be provided in accordance with Building (Planning) Regulation 72.
 - (vi) detailed comments under the BO can only be formulated at the building plan submission stage.