

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that the conversion proposal under the planning application is in breach of lease conditions of the New Grant, in particular the Gross Floor Area (GFA) restrictions and the provision requirement of the multi-storey vehicle park. If the planning application is approved by the Board, the owner of the lot will need to apply to District Lands Office/Sai Kung for a temporary waiver to effect the proposal. However, there is no guarantee that such temporary waiver would be approved by the Government. Such application, if eventually approved, would be subject to such terms and conditions including payment of a waiver fee and an administrative fee as the Government considers appropriate;
- (b) to note the following comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2 & Rail, BD):
- (i) Authorized Person (AP) should be appointed to submit building plans to the Building Authority (BA) for approval;
  - (ii) Barrier Free Access and facilities including accessible lift and accessible toilets should be provided to the proposed temporary conversion under Building (Planning) Regulation (B(P)R) 72;
  - (iii) adequate provision of Means of Escape and sanitary fitments should be provided after the conversion. In particular, the existing required staircases serving the storeys above the ground storey should have a total discharge value of not less than the total occupant capacity of those storeys;
  - (iv) the existing premises on the application site intended to be used for Shop and Services is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority, if applicable;
  - (v) applicant's particular attention should be drawn to any additional loading implication resulting from the proposed change in use. Reference should be made to Code of Practice for Dead and Imposed Loads 2011;
  - (vi) detailed comments will be provided at building plan submission stage; and
- (c) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department.