

Summary of Decisions of the Building Committee
Building Committee I 21/2005 held on 7.6.2005

(a) BCI 1 21/2005

Issue : Proposed school development on a site abutting a street less than 4.5m wide.

Decision : The committee, having considered the proposed school use and the restriction imposed under the OZP, accepted the proposed development intensity, subject to no objection from all relevant departments.

(b) BCI 2 21/2005

Issue : Proposed 33-storey composite development with a strip of land at the rear lane to be surrendered in return for bonus PR.

Decision : Having noted that the subject lane was not a required lane and the proposal would result in widening of the public lane to 3.0m width, members therefore accepted the proposal in line with PNAP 179.

(c) BCI 3 21/2005

Issue : Proposed composite development with podium of excessive non-domestic site coverage.

Decision : The committee, having noted the proposal was in compliance with the requirements set out in PNAP 280 and no objection from relevant departments, accepted the proposal.

(d) BCI 4 21/2005

Issue : Proposed change in use from shops to Residential Care Home for the Elderly (RCHE) at the podium floors.

Decision : Having noted that there was no contravention by reason of construction to the proposed change in use, the committee accepted the proposal subject to CBS's confirmation on the compliance with openable window requirement under B(P)Reg and no adverse comment from FSD. In passing, the applicant would be reminded to obtain planning permission from PlanD.

(e) BCI 5 21/2005

Issue : Proposed residential development with excessive clubhouse area to be included from GFA calculation.

Decision : The committee, having considered the proposal had exceeded the 5% criteria set out in the PNAP 229 and the comments from the outside departments, required the excessive covered areas to be included in GFA calculation.

(f) BCI 6 21/2005

Issue : Proposed hotel development with voids at 27/F & 28/F above sky gardens to be excluded from GFA calculation.

Decision : Having considered the design, the committee considered the voids were genuine and accepted the proposal.