

Summary of Decisions of the Building Committee
Building Committee I 7/2006 held on 14.2.2006

(a) MAI 1 7/2006

Issue : Proposed residential development at a site abutting a street less than 4.5m wide.

Decision : The committee accepted the proposed development intensity, noting that the proposed development bulk was in compliance with the lease condition and the same was acceptable from town planning point of view.

(b) MAI 2 7/2006

Issue : Application of hotel concession for a hotel proposal.

Decision : Having noted the proposed hotel was generally in compliance with the requirements set out in PNAP 111 and there was no objection from the relevant departments, the committee agreed to grant the hotel concession under B(P)Reg 23A subject to the granting of planning permission by the TPB.

(c) MAI 3 7/2006

Issue : (i) Application of hotel concession for a hotel proposal.
(ii) Excessive storey height and exclusion of void at G/F to 2/F.
(iii) Exclusion of covered swimming pool from GFA calculation.
(iv) Exclusion of the covered area under canopy from GFA calculation.
(v) Exclusion of the covered area on 42/F from GFA calculation.

Decision : (i) Having considered the design, the committee was of the view that the proposed guestrooms were akin to residential flats. Hence, the committee did not agree to grant hotel concession under B(P)Reg 23A.
(ii) The committee deferred a decision pending justification from the AP on the storey heights of 1/F and 2/F.
(iii) The committee did not agree to exclude the covered swimming pool for commercial uses from GFA calculation.
(iv) As the size of the canopy was excessive, the committee did not agree to exclude the area from GFA calculation.
(v) The committee did not agree to exclude the covered area from GFA calculation.

(d) MAI 4 7/2006

Issue : Exclusion of a void over within a glass facade structure within a shop from GFA calculation.

Decision : Having noted the proposal was to replace an approved circular structure with a square one and that the structure would not have any provision for supporting other features, the committee agreed to grant modification to exclude the void from GFA calculation.

(e) MAI 5 7/2006

Issue : Vehicular access run-in/run-out arrangement for a proposed redevelopment.

Decision : Having noted TD's advice, the committee agreed not to invoke Section 16(1)(h) of the BO subject to the condition that all relevant road improvement works were indicated on the submitted plans for approval.

(f) MAI 6 7/2006

Issue : Exclusion of the A/C plant room from GFA calculation.

Decision : The committee accepted the proposed A/C plant was a genuine provision and agreed to exclude the A/C plant rooms from GFA calculation.

(g) BCI 1 7/2006

Issue : Application of hotel concession for a hotel proposal.

Decision : As the proposed hotel was generally in compliance with the requirements set out in PNAP 111 and as there was no objection from the relevant departments, the committee agreed to grant the hotel concession under B(P)Reg 23A.

(h) BCI 2 7/2006

Issue : Extinguishment of an existing lane.

Decision : As the portion of the existing lane would become redundant upon redevelopment, the committee accepted the extinguishment of the lane and the inclusion of the same in site area.

(i) BCI 3 7/2006

Issue : Proposed change in use from shops to RCHE.

Decision : The committee agreed not to prohibit the change in use subject to compliance with the 9m requirement for the bedrooms and the fire separation requirements.