

Summary of Decisions of the Building Committee
Building Committee I 28/2006 held on 11.7.2006

(a) MAI 1 28/2006

Issue : Proposed change in use from shops to residential care home for the elderly (RCHE).

Decision : The committee noted the cinemas were vacant at present and that plans for the conversion of the cinemas into restaurant had been approved but the conversion works had not been carried out. The committee also noted that the proposed RCHE was not physically separated from the adjoining cinemas. Having taking into consideration the risk of the RCHE when the cinemas came back into operation, the committee did not agree to the proposed change of use. However, the committee would reconsider the issue if (a) the application covered the proposed change of use of the premises into RCHE together with the change of use of the cinemas into restaurant or (b) the premises were physically separated from the cinemas and that the licensing authority agreed to revoke the licence of the RCHE in the event that the cinemas came back into operation.

(b) MAI 2 28/2006

Issue : Proposed high headroom for poolside coffee lounge and gymnasium on 3/F as well as a portion of restaurant on 5/F for a hotel development.

Decision : The committee, having studied the design and noted that the proposal was a genuine design for a hotel development, agreed to the proposed high headroom.

(c) BCI 1 28/2006

Issue : Proposed temporary building at a site abutting a street less than 4.5m wide.

Decision : Having considered the site situation and the comments made by various government departments, the committee accepted the proposed development intensity.

(d) BCI 2 28/2006

Issue : Proposed temporary building at a site abutting a street less than 4.5m wide.

Decision : Having considered the site situation and the comments made by various government departments, the committee accepted the proposed development intensity.

(e) BCI 3 28/2006

Issue : Proposed cover in a public housing estate development over street

Decision : Having studied the case, the committee requested further justifications to justify the width of the proposed cover.

(f) BCI 4 28/2006

Issue : Proposed wall signboard projecting over street.

Decision : The committee, having noted that the proposed signboard complied with the requirements set out in PNAP 269, agreed to grant exemption for the wall signboard to project over street.

(g) BCI 5 28/2006

Issue : Proposed surrender of setback of the proposed building in return for bonus PR.

Decision : The committee noted that the proposed setbacks were required by Transport Department for street widening. Hence, the committee accepted to grant bonus in return for the surrender of the setback areas for road widening.

(h) BCI 6 28/2006

Issue : Site classification for a site abutting a street with an intervening strip of government land.

Decision : The committee noted that the intervening strip of government land could be put to uses other than street amenity. Hence the committee agreed that the said area should not be regarded as street for site classification.

(i) BCI 7 28/2006

Issue : (i) Disapproval of plan under BO s16(1)(g).
(ii) Proposed extinguishment, building over and inclusion in site area of an existing lane.

Decision : Having studied the views made by PlanD, the committee agreed to refer the case to Building Authority Conference for a decision.