

Summary of Decisions of the Building Committee
Building Committee I 29/2007 held on 7.8.2007

(a) MAI 1 29/2007

Issue : Proposed setback be accepted as part of the specified street for site classification purpose.

Decision : The committee noted that the AP had proposed to setback and widened one of the streets such that the site would become a corner site abutting three streets having a width of not less than 4.5m. Having studied the case, the committee would have no objection for the site to be classified as a Class C site provided that at least 60% of its boundary abutted onto the specified streets.

(b) MAI 2 29/2007

Issue : (i) Acceptance of a headroom of 5.75m for the entrance foyer.
(ii) Exclusion of voids over the living rooms from GFA calculation.
(iii) Inclusion of uncovered flat roof with high enclosure walls.

Decision : (i) The committee noted that the proposal was to convert an approved lean-to roof having a mean storey height of 5.75 into a flat roof. Having noted the history of the case and having studied the design, the committee raised no objection to the revised design of the entrance foyer.
(ii) Having heard the AP's presentation in the meeting and noting that the AP was willing to provide landscape layout plan and visual simulation for the proposed voids and the garden above, the committee reserved a decision pending further information from the AP.
(iii) Having studied the design, the committee agreed that the enclosed flat roof should count for GFA.

(c) MAI 3 29/2007

Issue : Application for hotel concession for alteration and addition works to the two existing hotels under B(P)Reg 23A.

Decision : The committee noted that the proposal was in compliance with the criteria set out in PNAP 111 and that the development had been reassessed and was in accordance with the current PNAP. The committee also noted there was no objection from the relevant outside departments. Hence, the committee agreed to grant hotel concession under B(P)Reg 23A.

(d) BCI 1 29/2007

Issue : Application for hotel concession for a conversion from office/commercial building to hotel under B(P)Reg 23A.

Decision : The committee, having noted the proposal was in compliance with the requirements set out in PNAP 111 and TD had no objection to the non-provision of on-site transport facilities, agreed to grant hotel concession under B(P)Reg 23A.

(e) BCI 2 29/2007

Issue : Shop extension to the rear yards of one of the building blocks approved under "Volume Regulation".

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to grant a technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.

(f) BCI 3 29/2007

Issue : Planning application for a hotel development on a R(A) zone.

Decision : Having heard the advice of the CBS on the application, the committee agreed to advise PlanD that there was no objection in principle to the hotel proposal under BO while the development intensity would be left to the decision of PlanD/TPB.