

Summary of Decisions of the Building Committee
Building Committee I 31/2007 held on 21.8.2007

(a) MAI 1 31/2007

Issue : Application for hotel concession for a proposed hotel conversion project.

Decision : The committee noted that the hotel concession had been previously granted to the other floors of the building, that the current proposal was generally in compliance with the requirements set out in PNAP 111 and there was no objection from relevant outside department. Hence, the committee agreed to grant hotel concession under B(P)Reg 23A.

(b) MAI 2 31/2007

Issue : Formal appeal against the disapproval of a building plan under BOs 16(1)(g) and (j) with the position reserved under BO s16(1)(h) & (p).

Decision : Having reviewed the case and having taken into account TD's advice, the committee agreed to contest the appeal.

(c) MAI 3 31/2007

Issue : Formal appeal against the disapproval of a building plan under BOs 16(1)(g) and (j) with the position reserved under BO s16(1)(h) & (p).

Decision : Having reviewed the case and taken into account TD's advice, the committee agreed to contest the appeal.

(d) MAI 4 31/2007

Issue : Formal appeal against BA's decision of (i) not to grant modifications for B(P)R s24, 30 & 31; and (ii) not to issue new occupation permit and/or amend the existing non-domestic permit in respect of a proposed conversion of an approved garage into domestic use.

Decision : The committee noted that the approval of plans given was based on the decision of the Appeal Tribunal. Having considered the grounds of appeal, the committee agreed to contest the appeal. However, the committee agreed that the standard paragraph 3 of the approval letter should be withdrawn.

(e) MAI 5 31/2007

Issue : Proposed change in use from department store to guesthouse.

Decision : The committee noted that although the proposal was generally in compliance with the criteria set out in PNAP 111 and there was no objection from the outside departments, the proposed change in use would contravene the B(P)Reg in term of provision of natural lighting and ventilation. Having noted the contravention, the committee agreed that the change in use should be prohibited under BO s25.

(f) BCI 1 31/2007

Issue : (i) Proposed Setback and dedicated for public passage at G/F in return for bonus PR & SC.
(ii) Dedication for public passage within the building in return for bonus PR & SC.
(iii) Proposed bonus claim for dedication of pedestrian passageway giving access to the proposed footbridge and subway.
(iv) Exclusion of service core at the floor served for public passage.
(v) Excessive SC for the office tower above the podium,

Decision : (i) Having noted TD & PlanD's advice that the setback was not essential from traffic engineering point of view, the committee did not agree to grant bonus PR& SC.

(ii)-(iv) The committee noted that the passages dedicated to public use were not essential from traffic engineering point of view. In line with the current PNAP 233, the committee did not agree to grant bonus in return for the passage and the issue on exemption of corresponding service core did not arise.

(v) The committee noted that the proposal was not in compliance with PNAP 280. Hence, the committee did not accept the proposal unless the proposal was supported by PlanD from urban design point of view.

(g) BCI 2 31/2007

Issue : (i) Projection of eaves and canopy over street.

(ii) Exclusion of covered area under the canopy and eaves.

- Decision : (i) Having considered that the nature and the design of the unique project and that there was no objection from the outside departments and that the proposal comply with B(P)R 7(1), the committee accepted the proposal.
- (ii) Having noted that there was ample GFA reserve under the BO and LandsD had no objection to the exclusion of the covered area, the committee was of the view that modification did not arise.

(h) BCI 3 31/2007

Issue : Shop extension to the rear yard 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.

(i) BCI 4 31/2007

Issue : Shop extension to the rear yard 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.