

Summary of Decisions of the Building Committee
Building Committee I 34/2007 held on 10.9.2007

(a) MAI 1 34/2007

Issue : Proposed surrender of corner splay for public passage in return for bonus PR and SC.

Decision : Having noted that corner splay was required by TD, the committee agreed to accept the surrender of corner splay in return for bonus PR and SC.

(b) MAI 2 34/2007

Issue : (i) Building amendment not in compliance with the gazette road scheme.

(ii) Provision of sinks in a proposed hotel.

Decision : (i) The committee noted that the car-parking provision for the phase 1 hotel and the phase 2 development would be affected by a gazetted road scheme. The committee requested the AP to provide further information of the hotel proposal in the context of B(P)Reg 23A and the proposed phase 2 development for consideration.

(ii) Having considered the design and the limited no. of the guestrooms provided with sinks, the committee accepted the proposal subject to the clearance of the issues in item (i) above.

(c) MAI 3 34/2007

Issue : Application for hotel concession.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that there were no objection from the relevant outside departments, agreed to grant hotel concession under B(P)Reg 23A.

(d) BCI 1 34/2007

Issue : Proposed conversion of one of the floor of intuitional building to hotel.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that TD had no adverse comment on the on-site transport facilities and that the GFA proposed exceeded the limit permitted in the OZP. The committee agreed to the granting of hotel concession under B(P)Reg 23A subject to resolving the GFA cap under the town plan.

(e) BCI 2 34/2007

Issue : Inclusion of the existing lane into site area and partially be decked over.

Decision : The committee noted that the subject lanes were not required under the BO and were physically redundant ones. The committee also noted that portion of the ROW would be decked over for the provision of driveway and footbridge connecting the two portions of the site. Having noted that there was no objection from other outside departments and having considered all relevant issues, the committee agreed to the inclusion of said lane into site area in line with PNAP 179 and to allow portion of the lane decked over.

(f) BCI 3 34/2007

Issue : (i) Application for hotel concession.

(ii) Inclusion of the existing ROW into site area.

Decision : (i) The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that there was no objection from outside departments, agreed to grant hotel concession under B(P)Reg 23A.

(ii) The committee noted that the ROW did not serve any purpose under the BO and had been included in site area when the existing building was redeveloped in the seventies. The committee also noted that the said ROW was physically redundant on site and that there was no objection from other outside departments on the application. Having considered all relevant factors, the committee agreed to the inclusion of ROW into site area.

(g) BCI 4 34/2007

- Issue : (i) Proposed dedication of corner splay and setback for public passage in return for bonus PR and SC.
- (ii) Inclusion of the existing service lane into site area.
- (iii) PlanD's adverse comments on the building height.
- Decision : (i) The committee noted that corner splay and setback was required under lease and there was no objection from relevant departments. Hence, the committee agreed to grant bonus PR & SC subject to confirmation by TD that the setback including the corner splay were essential requirements.
- (ii) The committee noted that the subject lane was not a required lane under the BO. Having noted that there was no objection from other outside departments, the committee agreed to the inclusion of said lane into site area in line with PNAP 179.
- (iii) The committee, having based on PlanD's advice, requested the AP to provide further information regarding PlanD's advice on protruding beyond the height limit stated in the Hong Kong Island West Development Statement. Meanwhile, BD would reserve position on the accountability of GFA under B(P)Reg and the granting of GFA exemption under BO s42.