

Summary of Decisions of the Building Committee
Building Committee I 37/2008 held on 23.9.2008

(a) MAI 1 37/2008

Issue : Proposed single family house on a site not abutting a street of not less than 4.5m wide.

Decision : The committee noted that the proposed development parameter, with a plot ratio less than 1, was in line with the Layout Plan. The committee also noted that the AP had submitted a traffic study on the adequacy of vehicular services and the traffic impact in the vicinity. Having considered all relevant factors, the committee raised no objection under B(P)Reg 19(3) to the proposed development intensity which was in line with that allowed under the Layout Plan subject to no objection from TD and no adverse comments from DFS with regard to access for emergency ambulance.

(b) BCI 1 37/2008

Issue : Exclusion of a 2-storey void over entrance lobby from GFA calculation for a workshop building.

Decision : The committee, having considered the use of the building, did not accept the exclusion of the void at the 2/F from GFA calculation.

(c) BCI 2 37/2008

Issue : (i) Application for hotel concession.
(ii) Exclusion of voids over G/F entrance hall and hotel entrance on a higher level from GFA calculation.

Decision : (i) The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A subject to no adverse comment from TD.
(ii) The committee, having considered the voids were genuine features, agreed to exclude the voids over G/F entrance lobby and hotel lobby from GFA calculation.

(d) BCI 3 37/2008

Issue : Proposed setback for road widening in return for bonus PR and SC.

Decision : Having noted that the proposed setback was considered essential by TD and was in line with Outline Development Plan, the committee accepted the proposal and agreed to grant bonus in return for the surrender.

(e) BCI 4 37/2008

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, agreed to grant hotel concession under B(P)Reg 23A.

(f) BCI 5 37/2008

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, agreed to grant hotel concession under B(P)Reg 23A.