

Summary of Decisions of the Building Committee
Building Committee I 45/2008 held on 18.11.2008

(a) MAI 1 45/2008

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

Decision : Having noted that the TD had previously advised that the proposed surrender was essential for widening of pavement, the committee agreed to grant bonus in return for the surrender subject to the written confirmation by TD.

(b) MAI 2 45/2008

Issue : Application for hotel concession.

Decision : Having taken into account the further information including the furniture layout for the guestrooms and having noted that the proposal was generally in compliance with the criteria set out in PNAP 111, the committee agreed to grant hotel concession under B(P)Reg 23A.

(c) MAI 3 45/2008

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

Decision : Noting that TD had indicated to the applicant that the proposed setback was essential for the widening of pavement and that there was no adverse comments from relevant outside departments for the granting of bonus, the committee agreed to grant bonus in return for the surrender subject to the written confirmation by TD.

(d) BCI 1 45/2008

Issue : Application for hotel concession under B(P)Reg 23A for a conversion of one of the floors of a composite building which was built under "Volume Regulation".

Decision : The committee noted that the proposed A&A works would be carried out within the existing building envelope. The committee also noted that the proposal was in compliance with the criteria set out in PNAP 111 and that TD had no objection to the non-provision of on-site transport facilities. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(e) BCI 2 45/2008

Issue : Exclusion of the area covered by green balconies and utility platforms from GFA calculation.

Decision : The committee, having noted that the covered areas were open on at least two sides and that the 8% cap restriction set out under the JPN would not be exceeded, agreed to exclude the areas covered by the green balconies and utility platforms from GFA calculation.

(f) BCI 3 45/2008

Issue : Exclusion of covered area at G/F from GFA calculation.

Decision : The committee agreed that the areas solely serving the same purpose of a covered walkway under PNAP 116 could be excluded from GFA. However, covered areas associated with other functional use such as means of escape and entrance of building should count for GFA calculation.

(g) BCI 4 45/2008

Issue : Excessive site coverage of the podium above 15m up to 18.65m from ground level.

Decision : The committee noted that PTI and station parking etc were required under the MLP approved by the TPB. The committee also noted that such building proposal had been accepted by the Town Planning Board. The committee also noted that there were site and planning constraint for the compliance with B(P)Reg. Hence, the committee agreed to accept the excessive site coverage of the podium above 15m from ground level.