

**Summary of Decisions of the Building Committee  
Building Committee I 49/2008 held on 16.12.2008**

(a) BCI 1 49/2008

Issue : Application for hotel concession under B(P)Reg 23A for a hotel conversion project.

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

(b) BCI 2 49/2008

Issue : Application for hotel concession under B(P)Reg 23A for a proposed hotel project.

Decision : The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP 111, agreed to the granting of hotel concession under B(P)Reg 23A subject to no adverse comment from TD.

(c) BCI 3 49/2008

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 agreed to grant bonus GFA in return for the surrender.

(d) BCI 4 49/2008

Issue : Proposed dedication for public enjoyment of a Water Promenade under OZP.

Decision : Having noted the comments from both TD and PlanD, the committee did not agree to the proposed dedication of land for public passage under the BO and to the granting of bonus GFA.

(e) BCI 5 49/2008

Issue : (i) Exclusion of voids from GFA calculation for an institution building.

(ii) Excessive site coverage of the podium above 15m up to 16.46m from ground level.

- Decision : (i) The committee, having studied the design of proposed voids, agreed to the exclusion of voids from GFA calculation.
- (ii) The committee noted that the proposal was generally in line with PNAP 223 and the building proposal had been accepted by the Town Planning Board. Hence, the committee agreed to accept the excessive site coverage of the podium above 15m from ground level.

(f) BCI 6 49/2008

Issue : Formal appeal against disapproval of building plans under BO s16(1)(d) and 16(1)(i).

Decision : Having reviewed the case and the appellant's grounds of appeal, the committee agreed to contest the appeal.

(g) BCI 7 49/2008

Issue : Exclusion of covered play area and landscaped flat roof at podium level covered by the building above from GFA calculation.

Decision : The committee deferred a decision pending advice from PlanD.