

Summary of Decisions of the Building Committee
Building Committee I 51/2008 held on 30.12.2008

(a) MAI 1 51/2008

Issue : Portion of the existing pump house projecting below street.

Decision : The committee noted that the proposed street was created solely for the purpose of lighting and ventilation. The committee also noted the constraints if the portion of the pump house below ground was to be demolished and relocated. Hence, the committee agreed to grant an exemption for the existing pump house underneath the proposed street.

(b) MAI 2 51/2008

Issue : (i) Application for hotel concession.
(ii) Excessive site coverage of the podium above 15m up to 15.55m from ground level.
(iii) Exclusion of areas under canopies from GFA calculation.

Decision : (i) Noting that the proposal generally complied with the criteria set out in PNAP 111 and that the proposal was in line with the scheme approved by the Town Planning Board, the committee agreed to grant hotel concession under B(P)Reg 23A.
(ii) The committee noted that the development comprised existing PTI and MTR station and there were technical constraints for compliance with B(P)Reg. The committee also noted that the proposal complied with the criteria set out in PNAP 233. Hence, the committee agreed to accept the excessive site coverage of the podium above 15m from ground level.
(iii) Having considered the design and the function of the canopies, the committee agreed to grant a modification to exclude the areas covered by the canopies linking the entrance of the MTR station and the entrances to the shopping arcade only but not for the area adjacent to the shops.

(c) BCI 1 51/2008

Issue : Exclusion of voids over various common areas, podium roof gardens and sky gardens from GFA calculation of an institution building.

Decision : The committee, having considered the design and the function of the voids, agreed to exclude the voids from GFA calculation.