

Summary of Decisions of the Building Committee
Building Committee I 50/2009 held on 22.12.2009

(a) MAI 1 50/2009

- Issue : (i) Disapproval of plan under BO s16(1)(g).
(ii) Exclusion of sky garden from GFA calculation.
- Decision : (i) The committee noted that the proposed development would result in a building differing in height from the buildings within the immediate neighbourhood. Taking into account the advice of other related government department, the committee agreed to invoke s16(1)(g) to disapprove the plans.
(ii) The committee noted the concern raised by a department on the excessive building height of the proposed development. The committee therefore did not agree to the granting of exemption for the exclusion of the sky garden from GFA calculation.

(b) MAI 2 50/2009

- Issue : Disapproval of plan under BO s16(1)(g).
- Decision : The committee noted that the proposed development would result in a building differing in height from the buildings within the immediate neighbourhood. Taking into account the advice of the relevant government department, the committee agreed to invoke s16(1)(g) to disapprove the plans.

(c) MAI 3 50/2009

- Issue : (i) Application for exemption of Covered Planters on 1/F from GFA calculation.
(ii) Exclusion of architectural features at roof from PR calculation.
(iii) Exclusion of lift shafts, lobbies and passages associated with passenger lifts and fireman's lift at roof from PR calculation.
- Decision : (i) Having noted the proposed design of the area which would turn into a pedestrian passageway required under the lease in future, the committee agreed to the exclusion of planters from GFA calculation.
(ii)&(iii) Having considered the design, the committee did not agree to exempt the architectural feature and the associated lift/lift hall/passages from GFA calculation.

(d) MAI 4 50/2009

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

Decision : Having noted the plans, the committee did not agree to the proposed development intensity under B(P)Reg 19(3) in the absence of further information on the right of vehicular access to the site and the effect of the developments along the street from safety and servicing point of view.

(e) BCI 1 50/2009

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(f) BCI 2 50/2009

Issue : Building over and inclusion in site area of the existing ROW.

Decision : Having accepted the ROW was not a street, the committee accepted and had no objection to the inclusion of the ROW in site area and the building over of it.

(g) BCI 3 50/2009

Issue : (i) Exclusion of voids over entrance foyers of single family houses from GFA calculation.

(ii) Non-provision of a service lane.

Decision : (i) Having studied the design, the committee accepted the exclusion of the voids from GFA calculation.

(ii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of a service lane.

(h) BCI 4 50/2009

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

Decision : Having noted that the proposed setback was required for road widening by the government, the committee agreed to the granting bonus PR and SC in return for the surrender.

(i) BCI 5 50/2009

Issue : Application for hotel concession.

Decision : The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP APP-40, agreed to the granting of hotel concession under B(P)Reg 23A subject to no adverse comment from TD.

(j) BCI 6 50/2009

Issue : Application for hotel concession.

Decision : The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP APP-40, agreed to the granting of hotel concession under B(P)Reg 23A subject to no adverse comments from TD.