

**Summary of Decisions of the Building Committee
Building Committee I 9/2010 held on 9.3.2010**

(a) Matters Arising from MAI 1 8/2010

Issue : Building over of the existing lane cum ROW.

Decision : The committee, having taken into account the comment from an outside department, did not agree to grant modification for the building over of the existing lane.

(b) MAI 1 9/2010

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.

(c) MAI 2 9/2010

Issue : Inclusion of the existing ROW into site area.

Decision : The committee noted that the adjoining building relied on the ROW which was a street for access and site classification. The committee also noted that the site in question and the adjoining site were two different sites for the purpose of development. Having considered all relevant factors, the committee did not agree to the inclusion of the existing ROW into site area.

(d) BCI 1 9/2010

Issue : Disapproval of plan under BO s16(1)(g).

Decision : The committee did not agree to the immediate neighbourhood as proposed. In the absence of a properly defined immediate neighbourhood and in the absence of features for which a congruity needed to be preserved, the committee agreed not to invoke BO s16(1)(g) to reject the plans.

(e) BCI 2 9/2010

Issue : (i) Application for hotel concession.

(ii) Non-provision of service lane.

Decision : (i) 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.

(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.

(f) BCI 3 9/2010

Issue : Exclusion of void over workshop and heat treatment plant room from GFA calculation for a factory building.

Decision : Having noted the operation need of the proposed purpose-built factory building, the committee agreed to the exclusion of the voids from GFA calculation.

(g) BCI 4 9/2010

Issue : Exclusion of sun shading features from PR & SC calculations.

Decision : Having studied the design, the use as well as the background of the case and having noted that there was no objection from relevant departments, the committee agreed to the exclusion of the feature from PR & SC calculations.

(h) BCI 5 9/2010

Issue : (i) Extinguishment of the existing right of way and the inclusion of the same from site area.

(ii) Sub-standard private street not complying with the requirements of B(PS&AR) Regs.

(iii) Non-provision of a service lane.

(iv) Exclusion of the voids over the living room of the duplex units, and the void areas over the common lift lobby and corridor of the duplex floor from GFA calculation.

(v) Exclusion of the area under a proposed horizontal screen at G/F from GFA calculation.

- Decision : (i) The committee noted the right of way was a specified street. Having studied the proposal, the committee did not agree to extinguishment of the existing right of way or the inclusion of the right of way in site area.
- (ii) Having studied the proposal, the committee agreed to granting of modification of the relevant provisions of the B(PS&AR) Regs subject to acceptance of the same by Transport Department.
- (iii) 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 layout of the sites in the vicinity, the committee accepted the non-provision of a service lane.
- (iv) The committee, having studied the design, had no objection to the exclusion of the voids from GFA calculation.
- (v) The committee, having studied the proposal, did not agree to exempt the horizontal screen from GFA calculation.

(i) BCI 6 9/2010

Issue : Exclusion of voids over landscaped gardens from GFA calculation.

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