

Summary of Decisions of the Building Committee
Building Committee I 27/2010 held on 12.7.2010

(a) Matters Arising from MAI 2 22/2010

Issue : Formal appeal against BA's disapproval of plans.

Decision : Having considered all relevant issues, the committee agreed to contest the appeal.

(b) MAI 1 27/2010

Issue : Determination of development intensity under B(P)R 19(3).

Decision : The committee noted that the site was accessible from a specified street via a right of way and BC had agreed on earlier occasion that the site could be considered as a Class A site. Having studied the plan, the committee agreed to the proposed development intensity as shown on plans.

(c) MAI 2 27/2010

Issue : Projection of footbridge over a public road.

Decision : Having considered the design, the committee deferred a decision pending further information from the AP

(d) BCI 1 27/2010

Issue : Proposed single family houses on a site abutting a street of less than 4.5m wide.

Decision : Having noted the advice of a government department, the committee agreed that it was premature to consider the proposal under B(P)R 5 and 19(3).

(e) BCI 2 27/2010

Issue : (i) Rectangular horizontal planes of prescribed windows protruding onto Green Belt outside lot boundary.
(ii) Residual SC calculation.

Decision : (i) Having considered the design, the committee deferred a decision pending further information from the AP and a government department.

- (ii) The committee, having considered the case, deferred a decision pending further clarification from the AP.

(f) BCI 3 27/2010

Issue : Application for hotel concession.

Decision : The committee noted that no justification was provided by the AP that the proposal was in compliance with the criteria set out in PNAP APP-40. The committee agreed that it was pre-mature to consider the granting of hotel concession under B(P)Reg 23A.

(g) BCI 4 27/2010

Issue : (i) Reduced site area for PR & SC calculations.
(ii) Application for excessive non-domestic SC for the existing building.

Decision : (i) Having considered the case, the committee agreed in-principle to the use of reduced site area for PR & SC calculations.
(ii) Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to the granting of modification to permit the existing non-domestic site coverage on the floors to exceed the permissible under the B(P)Reg.