

Summary of Decisions of the Building Committee
Building Committee I 48/2010 held on 7.12.2010

(a) BCI 1 48/2010

Issue : Non-provision of a service lane.

Decision : 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.

(b) BCI 2 48/2010

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) BCI 3 48/2010

Issue : Exclusion of curtain wall from GFA calculation.

Decision : Noting that the proposal was not in line with the spirit of Appendix A of PNAP APP-2, the committee agreed that the exclusion of curtain wall from GFA calculation be not accepted.

(d) BCI 4 48/2010

Issue : Proposed change in use from Shop/Open Corridor to Residential Care Home for the Elderly (RCHE).

Decision : Having considered the circumstances, the committee raised no in-principle objection under BO s25 to the intended material change in use. The attention of the applicant and the licensing authority should be drawn on the objection raised by LandsD, and the applicant should also be advised on the appointment of AP and submission of A&A proposal for the BA's consideration to ensure compliance with the BO.

(e) BCI 5 48/2010

Issue : Classification of site which was separated from the street by a public pavement.

Decision : Noting that the public pavement was under the maintenance of HyD, the committee agreed that the site was a Class A site.