

**Summary of Decisions of the Building Committee
Building Committee I 7/2011 held on 15.2.2011**

(a) Matters Arising from MAI 1 6/2011

Issue : Processing of plans after the decision of Building Appeal Tribunal.

Decision : The committee noted the decision of the BA.

(b) MAI 1 7/2011

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

Decision : Having considered the case, the committee agreed to contest the appeal.

(c) BCI 1 7/2011

Issue : Proposed private street for site classification purpose.

Decision : Having noted the site situation, the committee accepted the area in question formed part of a specified street for the purpose of site classification.

(d) BCI 2 7/2011

Issue : (i) Application for hotel concession.
(ii) Existing verandahs with historic value and projection over street to be retained.
(iii) Excessive site coverage of the podium above 15m from ground level.
(iv) Exclusion of projecting windows from GFA and metal sunshades from GFA and SC calculations.

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)R 23A.
(ii) Noting that the verandahs projecting over streets were features with historic value, the committee raised no objection to its projection over street.

- (iii) The committee noted that the features above 15m from ground level were required to be preserved and that the building proposal had been accepted by the Town Planning Board. Hence, the committee agreed to accept the excessive site coverage of the podium above 15m from ground level.
- (iv) Having considered the design and all relevant circumstances, the committee agreed in principle to the proposal.

(e) BCI 3 7/2011

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. Hence, the committee agreed in principle to the granting of hotel concession under B(P)R 23A subject to no objection from relevant outside departments.

(f) BCI 4 7/2011

Issue : Canopy projecting over street at a height of more than 7.5m above ground.

Decision : Having considered the circumstances, the committee did not accept the proposal.

(g) BCI 5 7/2011

Issue : (i) Exclusion of void in residents' recreational facilities from GFA calculation.

(ii) Exclusion of covered landscape area on G/F from GFA calculation.

Decision : (i) The committee, having considered the size and design of the void, did not agree to exclude the void from GFA calculation.

(ii) The committee noted that the covered landscaped area was similar to podium garden, open in design and not encumbered with structural elements. The committee agreed in principle to exclude the covered landscape area on G/F from GFA calculation.

(h) BCI 6 7/2011

Issue : (i) Proposed development on a site not abutting a 4.5m wide street.

(ii) Non-provision of service lane.

- Decision : (i) Having considered all relevant factors, the committee accepted in principle the proposed development intensity under B(P)R 19(3) subject to no objection from relevant departments..
- (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 service lane.