

Summary of Decisions of the Building Committee
Building Committee I 25/2011 held on 21.6.2011

(a) MAI 1 25/2011

- Issue : (i) Proposed dedication of setback area for public passage in return for bonus PR & SC.
- (ii) Building over of a portion of a private lane.
- (iii) Application for hotel concession.
- Decision : (i) Having noted the history of development and studied the plans, the committee did not agree to the proposed dedication for public passage in return for bonus PR and SC.
- (ii) Having studied the site circumstances and noted that there was no objection from relevant outside departments, the committee raised no objection to the proposal.
- (iii) 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.

(b) MAI 2 25/2011

- Issue : Extinguishment, building over and inclusion in site area of an existing lane.
- Decision : The committee noted its earlier decisions, the history of the site, and the lane would form part of the site under the new land grant. The committee affirmed that preservation of the lane in question was not required under the BO.

(c) MAI 3 25/2011

- 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.

(d) BCI 1 25/2011

- Issue : (i) Proposed surrender of setbacks for road widening in return for bonus PR and SC.
- (ii) Site coverage of greenery.

- Decision : (i) Having noted that the proposed surrender for road widening was required by the Government and that there was no objection from relevant outside departments, the committee agreed to the granting of bonus PR and SC in return for the proposed surrender.
- (ii) Having studied the plans, the committee raised no objection to accept covered greenery areas to be included in the calculation of site coverage of greenery provided that the requirements of PNAP APP-152 were fulfilled.

(e) BCI 2 25/2011

Issue : Exclusion of roof architectural features from GFA calculation.

Decision : Having considered that the features were genuine design features and that there was no objection from relevant outside departments, the committee agreed in principle to the exclusion of the features from GFA calculation.

(f) BCI 3 25/2011

Issue : Non-provision of 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 service lane.

(g) BCI 4 25/2011

Issue : Exclusion of the following from GFA calculation :-

- (i) covered landscape areas adjoining Residents' Recreational Facilities and the associated voids above;
- (ii) voids above Residents' Recreational Facilities;
- (iii) voids at shopping arcade.

Decision : (i) Noting that the proposal was not in compliance with the acceptance criteria, the committee did not agree to the granting of GFA exemption.

(ii) The committee, having considered the design, did not agree to the exclusion of the voids from GFA calculation.

(iii) Having studied the design, the committee agreed to the exclusion of the voids from GFA calculation in line with PNAP APP-2.