

**Summary of Decisions of the Building Committee
Building Committee I 25/2015 held on 14.7.2015**

(a) MAI 1 25/2015

Issue : Formal appeal against the decision of the Building Authority.

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

(b) BCI 1 25/2015

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40 and that there was no objection from concerned departments, the committee had no objection to the granting of hotel concession under B(P)R 23A subject to revised design.

(c) BCI 2 25/2015

Issue : Non-provision of service lane.

Decision : The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layouts of the buildings and the site vicinities, the committee accepted the non-provision of service lane.

(d) BCI 3 25/2015

Issues : (i) Proposed means of access to a site.
(ii) Development intensity and building height for a site not abutting a specified street of not less than 4.5m wide.

Decision : Noting that the site would be accessible from an existing road which was properly formed and paved and a right-of-way to be formed by the owner of the site, and the proposed development intensity and building height were generally in line with the approved planning scheme, the committee had no objection to the proposal under B(P)R 5 and the proposed development intensity and building height under B(P)R 19(3).

(e) BCI 4 25/2015

- Issues : (i) Proposed dedication for public passage in return for bonus PR and SC.
- (ii) Application for hotel concession.
- (iii) Non-provision of service lane.
- Decisions : (i) Having regard to the circumstances of the case and the advice of concerned departments, the committee had no objection to the granting of bonus PR and SC in return for the proposed dedication.
- (ii) Noting that the proposal generally met the criteria set out in PNAP APP-40, the committee had no in-principle objection to the granting of hotel concession under B(P)R 23A subject to no objection from concerned departments.
- (iii) The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the building and the site vicinities, the committee accepted the non-provision of service lane.