

**Summary of Decisions of the Building Committee  
Building Committee I 27/2015 held on 28.7.2015**

(a) MAI 1 27/2015

- Issues : (i) Application for hotel concession.
- (ii) Footbridge projecting over a private lane.
- (iii) Non-provision of building setback under PNAP APP-152.
- Decisions : (i) 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.
- (ii) Having regard to the circumstances of the case and the provisions of PNAP APP-38, the committee did not agree to grant exemption under BO s31(1) to permit the proposed footbridge to project over a private lane within the site.
- (iii) Noting that the non-provision was not attributed to the proposed new vertical extension and it was not practically feasible for the existing building completed before the implementation of the SBD guidelines to comply with the relevant requirement, the committee had no objection to the proposal.

(b) MAI 2 27/2015

- 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.
- (iii) Non-provision of service lane.
- Decisions : (i) Noting that the site would be accessible from an existing road which was properly formed and paved and the advice of concerned departments, the committee had no objection to the proposal under B(P)R 5.
- (ii) Noting that the proposed development intensity and building height were generally in line with that permitted under the OZP and the lease, the committee had no objection to the proposed development intensity and building height under B(P)R 19(3).
- (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.

(c) BCI 1 27/2015

- Issues : (i) Exclusion of carpark and the associated driveways/ramps from GFA calculations.
- (ii) Non-provision of service lane.
- Decisions : (i) Having considered the existing profile of the street on which the site abutted and the existing topography of the site, the committee agreed that the proposed carpark could be accepted as an underground carpark and be disregarded from GFA calculations in accordance with paragraph 16(b)(vii)(4) of PNAP APP-2.
- (ii) 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.