

Summary of Decisions of the Building Committee
Building Committee I 7/2016 held on 1.3.2016

(a) MAI 1 7/2016

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

Decision : Having considered the case, the committee agreed in-principle not to contest the appeal.

(b) MAI 2 7/2016

Issue : Exemption of noise barrier and acoustic fins from SC and GFA calculations.

Decision : Having studied the proposal, the committee had no objection to exclude the noise barrier and the acoustic fins from SC and GFA calculations subject to further justifications and refinement of scheme.

(c) BCI 1 7/2016

Issues : (i) Application for hotel concession.
(ii) Non-provision of building setback under PNAP APP-152.
(iii) Minimum site coverage of greenery in the primary zone is less than 10% of the site area.

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.
(ii) Noting that the non-provision was not attributed to the proposed new vertical extension and it was not sensibly 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.
(iii) Having regard to the site constraints, the committee agreed in-principle to the proposal subject to further justification and improvements in the provisions.

(d) BCI 2 7/2016

Issue : Flexible application of site coverage.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.

(e) BCI 3 7/2016

Issue : Excessive storey height.

Decision : Having studied the design, the committee had no objection to the proposed high headroom.