

MEMORANDUM TO CABINET BY THE HON MINISTER OF PUBLIC
BUILDING AND WORKS

Conversion/Extension of the Palm Beach Hotel

An application has been filed with the Planning Area Permits Board for the conversion and expansion of the existing Palm Beach Hotel at Bahar ic-Caghaq into a 252 double bedroom first class hotel.

The proposed extension can only take place on the Government land lying between the existing hotel and the coastal road. It is understood that the Commissioner of Land and the Board appointed to consider the grant of Government land for tourist projects, are in agreement with this project.

The Town Planning Board has examined the application and recommended the issue of permit on the following conditions:-

- a) no structures are erected less than forty (40) feet away from the coastal road or less than 15 feet away from the development road;
- b) the lift shaft should not rise more than eight (8) feet from roof level;
- c) car parking should be provided within the hotel grounds;
- d) the area left open in the hotel grounds is to be landscaped by the owners;
- e) the site coverage should not exceed 30% of the total site; and
- f) the height of the building should not exceed three (3) storeys.

The promoters have now submitted plans and elevations. These comply with all the conditions listed above except site coverage and height. With regard to the former, the excess is only 1.16 % and therefore, it is tolerable. As to the height, the drawings show four storeys - a servicing ground floor and three overlying bedroom blocks. The Director of Public

Works is of the opinion that once applicants are putting up a first class hotel on less than a third of the site, it would be very reasonable to allow an extra ground floor for services only, provided the applicants keep the height of the services floor and the three overlying bedroom blocks to the lowest allowed by law. An extra service block has been allowed in all hotels of this standard.

Hon. Ministers are requested to decide if the proposed extension should be implemented on the nearby Government land and if in the affirmative whether a four storey building is to be allowed.

HAH
2nd June, 1969.