

**Summary of Decisions of the Building Committee
Building Committee I 10/2005 held on 15.3.2005**

(a) BCI 1 10/2005

Issue : Proposed addition of a covered walkway of 2.2m wide for the residential development.

Decision : The committee agreed that the proposed covered walkway was a genuine feature for the benefit of the occupants of the estate and accepted the proposal.

(b) BCI 2 10/2005

Issue : Application for excessive site coverage, bonus plot ratio in return for dedication of an area for public passage and building over of lane.

Decision : (i) The committee noted that the proposed development namely, setback from one street was less than 8% and that the setback area did not comply with para. 3(b) of PNAP 280. Hence, the committee did not accept the proposed excessive site coverage.

(ii) Having considered the area was required by government for public passage, the committee agreed to grant bonus plot ratio in return for surrender of the strip of land in question for pavement widening. Unless such surrender was not acceptable to government in which case it should be replaced by dedication.

(iii) The committee did not accept the proposed building over of the lane as neither public interest nor merits had been identified. In this connection, the committee noted that the AP had agreed that the proposed building could be redesigned to comply with the lease requirements.

(c) BCI 3 10/2005

Issue : Vehicular access arrangement for a commercial redevelopment to be compatible with existing traffic situation.

Decision : The committee, having noted the TD's advice that the vehicular arrangement of the proposed redevelopment would create potential hazard to the safety of the pedestrians, did not accept the proposed run-in/out.

(d) BCI 4 10/2005

Issue : Proposed planning applications for (i) a site bisected by a public street and (ii) proposed redevelopment of sites involving extinguishment, building over and inclusion of a section of public street.

- Decision : (i) The committee noted the “site” was bisected by a public street. Hence for the purpose of the BO, the proposed “site” is actually comprising of 2 separate sites and a public street.
- (ii) The committee having noted that the proposal was in line with the approved Development Scheme Plan, had no in-principle objection to the proposal subject to the acquisition of the public street by the applicant and the extinguishment of the said street by the relevant authority.

(e) BCI 5 10/2005

Issue : Proposed 10-storey domestic building without the provision of service lane.

Decision : Having considered the existing site situation and no provision of lane in the vicinity, the committee accepted the proposal.