

Summary of Decisions of the Building Committee
Building Committee I 18/2005 held on 17.5.2005

(a) BCI 1 18/2005

Issue : Proposed residential development with areas under canopies and covered walkway to be excluded from GFA calculation.

- Decision : (i) The committee, having considered the design and width, accepted that the canopies between the towers were genuine features and were in line with PNAP 116. Hence the committee agreed to grant a modification to allow the exclusion of such areas from GFA calculation.
- (ii) The committee noted that the proposed canopies fronting the Duplex Blocks were in the form of a porch. The committee deferred a decision pending a research into the treatment of porches.
- (iii) Taking into consideration the low population using the covered walkway leading to the Simplex Block, the committee did not agree to exempt a covered walkway of 2.7m wide for exclusion from GFA calculation.

(b) BCI 2 18/2005

Issue : Proposed 32-storey commercial building with podium of full site coverage of a height up to 19.11m above ground level.

Decision : The committee deferred a decision pending further information from the AP for substantiation of the arguments made by him.

(c) BCI 3 18/2005

Issue : Proposed 3-storey single-family house with void over the reading room to be excluded from GFA calculation.

Decision : The committee noted that the void over the reading room was in the form of a dome. Having considered the design, the committee accepted the proposed floor height of the reading room.

(d) BCI 4 18/2005

Issue : Proposed dedication for widening of a lane in return for bonus.

Decision : The committee noted that the proposed setback would be desirable for the widening of the lane. However, the committee agreed that the lane should be surrendered to government in lieu of dedication, in return for the bonus.

(e) BCI 5 17/2005

Issue : Proposed exclusion of bus stop shelter, open feature trellis at the landscaped areas accessible by public and a large glass canopy at the entrance from GFA calculation.

Decision : The committee accepted the exclusion of the proposed bus stop shelter and the open trellis from GFA calculation. However, the committee considered the size of the glass canopy outside the office entrance excessive and hence did not accept the proposal.

(f) BCI 6 18/2005

Issue : Proposed footbridge link and canopy over driveway and open area.

Decision : Noting that the footbridge and canopy were not projecting over streets, the committee agreed that s31(1) of the BO was not applicable.

(g) BCI 7 18/2005

Issue : Proposed extension to an existing hotel with excessive hotel supporting facilities and carparking spaces and existing bay windows not complying with the current requirement.

Decision : The committee, noted that the proposed BOH facilities did not comply with PNAP 111 and that the proposed carparks were well in excess of the guidelines set out in the HKPSG. Hence the committee did not agree to exclude the BOH facilities and carparks from GFA calculation.

The committee noted that the bay windows with a width not complying with the current requirement set out in PNAP 68, had been excluded from GFA calculation when the existing building was built and that such design was not related to a requirement in PNAP 111. The committee agreed that it would be unreasonable to require the existing bay windows to count for GFA for the purpose of re-assessing the plot ratio under B(P)Reg 23A.