

Summary of Decisions of the Building Committee
Building Committee I 35/2006 held on 29.8.2006

(a) MAI 1 35/2006

Issue : (i) Proposed dedication in return for bonus PR and SC.
(ii) Vehicular access run-in/run-out likely to be dangerous or prejudicial to the safety or convenience of the traffic.
(iii) Inclusion of lane into site area.
(iv) Application for excessive non-domestic site coverage in accordance with PNAP 280.
(v) Exclusion of areas under green balcony from GFA calculations.

Decision : (i) Having noted TD's view, the committee noted that the proposed setback would be desirable for road widening of the lane. However, the committee considered that the setback should be surrendered to government in lieu of dedication, in return for bonus GFA. Hence, the committee requested the AP to check if the encumbrances attached to the area in question could be extinguished so as to facilitate the surrender of the area for street widening.

(ii) Taking into account TD's advice that the vehicular arrangement of the proposed redevelopment would create potential hazard to the safety of the pedestrians, the committee agreed to invoke Section 16(1)(h) of the BO to disapprove the plan.

(iii) In the light of TD's advice that it did not support any increase in development intensity in the area, the committee agreed to refer the case to BAC for a decision on whether the area of the lane could be included in site area.

(iv) Noting that the proposal was in compliance with the requirements set out in PNAP 280, the committee agreed to grant a modification to permit excessive site coverage.

(v) The committee, having noted the areas in question were open on at least two sides, agreed to allow the exclusion of the areas under green balcony/utility platform from GFA calculation subject to the 8% cap under JPN1.

(b) BCI 1 35/2006

Issue : Proposed Meditation Centre at a site not abutting a street.

Decision : The committee, having taken into account the comments from the relevant outside departments, accepted the proposed development intensity subject to the enhancement of the access road.