

Summary of Decisions of the Building Committee
Building Committee I 10/2008 held on 11.3.2008

(a) BCI 1 10/2008

Issue : Determination of development intensity for a site with access through unleased government land.

Decision : Having noted that there was no guarantee on access to the subject site, the committee agreed that the AP should be requested to demonstrate access under B(P)R 5.

(b) BCI 2 10/2008

Issue : (i) Application of Section 16(1)(g) of the Buildings Ordinance.
(ii) Exclusion of recreational facilities and covered landscaped and children play area from GFA calculation.
(iii) Access of site via the temporary access point required under lease.

Decision : (i) The committee noted that the proposal while not complying with the Layout Plan, did not contravene the relevant statutory plan. The committee also noted the proposal was in compliance with the lease conditions drawn up in the recent years. The committee also noted that there were multi-storey buildings in the vicinity of the site. Having considered all relevant factors, the committee agreed that BO s16(1)(g) was not applicable.

(ii) The committee noted the adverse comments from the relevant outside department. The committee agreed that the floor for the covered landscape and children play areas as well as recreational facilities should not be exempted from GFA calculation unless the said storey height was reduced to a height acceptable to PlanD.

(iii) The committee noted that the temporary access was required under lease and that there was no objection from the relevant outside departments. Hence, the committee accepted the access arrangement.

(c) BCI 3 10/2008

Issue : Exclusion of void over entrance foyer for a single-family house.

Decision : The committee, having considered the design of the void dubious and the lack of provision of anti-abuse measures, did not agree to the exclusion of the void from GFA.

(d) BCI 4 10/2008

- Issue : (i) Proposed surrender and setback for road widening in return for bonus PR.
- (ii) Exclusion of the area covered by green balconies and utility platforms from GFA calculation.
- Decision : (i) The committee noted that the proposed setback was required by Transport Department for road widening and there was no objection from the outside departments. Hence, the committee agreed to grant bonus in return for the surrender of the setback area for road widening.
- (ii) The committee, having noted that the areas covered by the balconies and utility platforms were open on at least two sides and were within the 8% cap under JPN, agreed to exclude the covered areas from GFA calculation.

(e) BCI 5 10/2008

- Issue : (i) Extinguishment, building upon and inclusion in site area of the existing scavenging lanes.
- (ii) Application for excessive non-domestic site coverage in accordance with PNAP 280.
- (iii) Adverse comment on the overall building height from outside department.
- (iv) Exclusion of A/C plant rooms from GFA calculation.
- Decision : (i) The committee noted that there was no existing lane pattern in the vicinity and that the existing lane did not serve any function. The committee also noted that there was no adverse comment from the relevant departments. Hence, the committee accepted the extinguishment, building upon and inclusion in site area of the said lane for the development.
- (ii) Noting that the proposal was in compliance with the criteria set out in PNAP 280 and that there was no objection from relevant outside departments, the committee agreed to grant a modification to permit excessive site coverage.
- (iii) Having noted that the AP had reduced the overall building height and that there was no further comment from outside departments, the committee agreed that a ruling on the subject was not required.
- (iv) The committee noted that the A/C plant room areas for the proposed water-cooled A/C system appeared to be quite excessive. In response, the AP agreed to provide further information/justification for the consideration of the committee. Hence, the committee agreed to defer a decision.