

Summary of Decisions of the Building Committee
Building Committee I 15/2008 held on 15.4.2008

(a) MAI 1 15/2008

Issue : Proposed surrender and setback for lane widening in return for bonus PR & SC in line with the requirement of Outline Development Plan.

Decision : The committee noted that the surrender for setback was a government requirement. The committee also noted that there was no in-principle objection to the proposed surrender for setback provided that the owner would guarantee a proper access to the concerned area for maintenance and management to the satisfaction to the relevant outside departments. Hence the committee accepted the proposed surrender for lane widening. The committee also agreed that the existing lane should be deducted from the surrender area for the purpose of bonus calculation.

(b) BCI 1 15/2008

Issue : Proposed low rise development at a site which is accessible via a street of width less than 4.5m.

Decision : The committee, having considered advice from the relevant outside departments, considered that it was premature to consider the development intensity.

(c) BCI 2 15/2008

Issue : (i) Excessive non-domestic site coverage under PNAP 280.
(ii) Exclusion of void over Food and Beverage area from SC and GFA calculation.
(iii) High headroom over entrance lobby for a commercial building.

Decision : (i) The committee agreed that the proposal did not comply with the requirements set out in PNAP 280. The committee also did not identify any justifiable reasons for the granting of the excessive SC. Hence, the committee did not accept the excessive SC.

(ii) The committee noted that the void was proposed over individual shop area, hence the committee did not agree to exclude the voids from GFA calculation.

(iii) The committee, having considered the design, accepted the proposed headroom of the lobby.

(d) BCI 3 15/2008

Issue : Disapproval of plan under BO s16(1)(g).

Decision : The committee, having noted that PlanD had recommended to invoke s16(1)(g) of the Building Ordinance to reject the plans, agreed to refer the case to BAC for a decision.