

Summary of Decisions of the Building Committee
Building Committee I 1/2010 held on 5.1.2010

(a) Matters Arising from BCI 3 51/2009

- Issue : (i) Disapproval of plan under BO s16(1)(g).
- (ii) Exclusion of sky garden from GFA calculation.
- (iii) Exclusion of residents' recreational facilities from GFA calculation.
- Decision : (i) The committee noted that the proposed development would result in a building differing in height from the buildings within the immediate neighbourhood. Taking into account the advice of other related government department, the committee agreed to invoke s16(1)(g) to disapprove the plans.
- (ii) The committee noted the concern raised by a department on the excessive building height of the proposed development. The committee therefore did not agree to the granting of exemption for the exclusion of the sky garden from GFA calculation.
- (iii) Having considered that the proposal was in line with PNAP APP-42 and noted that there was no objection from relevant outside departments, the committee agreed to the granting of exemption for the exclusion of the residents' recreational facilities from GFA calculation.

(b) MAI 1 1/2010

- Issue : (i) Site classification for a site abutting, inter alia, a private street not within the subject site.
- (ii) Total SC of the proposed building on a carved-out lot and the existing buildings on the parent lot.
- (iii) Prescribed windows of existing buildings facing into a proposed specified street within the carved-out lot.
- Decision : (i) Having noted the site situation and that there was no objection from relevant outside departments, the committee agreed that the site was a Class C site subject to the condition that the private street was a specified street under B(P)Reg 18A.
- (ii) The committee, having noted the history of the site, agreed that proposed building on the carved-out lot was not allowed to render the total SC of the overall development including the proposed building and the existing buildings on the parent lot to exceed the permitted SC under B(P)Regs 20.

(iii) The committee, having noted the history of the site, agreed to permit prescribed windows of existing buildings to face into a proposed specified street within the carved-out lot.

(c) MAI 2 1/2010

Issue : Formal appeal against disapproval of building plans under BO s16(1)(d), 16(1)(i) and 16(1)(j).

Decision : The committee, having considered the case, agreed to contest the appeal.

(d) BCI 1 1/2010

Issue : Application for hotel concession.

Decision : The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP APP-40 and that there was no objection from relevant departments, agreed to the granting of hotel concession under B(P)Reg 23A

(e) BCI 2 1/2010

Issue : Projection of footbridge over a public road.

Decision : Having noted the concern raised by a government department, the committee did not agree to grant an exemption under BO s31(1) for the proposed footbridge over a public street.

(f) BCI 3 1/2010

Issue : Non-provision of a service lane.

Decision : The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Hence, the committee accepted the non-provision of a service lane.