

**Summary of Decisions of the Building Committee**  
**Building Committee I 37/2010 held on 21.9.2010**

(a) Matters Arising from BCI 4 36/2010

Issue : Application for excessive non-domestic site coverage in accordance with PNAP APP-132.

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132 and that there was no objection from relevant outside departments, the committee agreed to the granting of modification to permit excessive site coverage.

(b) MAI 1 37/2010

Issue : Proposed development on a site not provided with an access from a street.

Decision : The committee noted that the site was accessible from a local footpath, and that the proposed development parameter was in line with the Layout Plan. The committee also noted that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee had no objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)Reg 19(3).

(c) MAI 2 37/2010

Issue : Proposed development on a site not provided with an access from a street.

Decision : The committee noted that the site was accessible from a local access road, and that the proposed development parameter was in line with the OZP. The committee also noted that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee had no objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)Reg 19(3).

(d) MAI 3 37/2010

Issue : (i) Proposed surrender and setback for street widening in return for bonus PR & SC.

(ii) Application for hotel concession.

Decision : (i) The committee noted the comments of relevant outside departments and that the proposed setback was required for road widening by the government. Hence, the committee agreed in-principle to the granting of bonus PR and SC in return for the surrender.

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

(e) MAI 4 37/2010

- Issue : (i) Proposed development on a site not provided with an access from a street.
- (ii) Development intensity on a site not abutting a 4.5m wide street.
- (iii) Application for hotel concession.
- Decision : (i) The committee noted that the site was accessible via an existing access road and that there was no objection from relevant outside departments, the committee had no in-principle objection to the proposal under B(P)R 5.
- (ii) The committee noted that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee agreed to the development intensity under B(P)Reg 19(3).
- (iii) The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(f) BCI 1 37/2010

- Issue : Proposed surrender and setback for street widening in return for bonus PR & SC.
- Decision : The committee noted that the proposed setback was required for road widening by the government and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of bonus PR and SC in return for the surrender.

(g) BCI 2 37/2010

- Issue : Proposed surrender and setback for street widening in return for bonus PR & SC.
- Decision : The committee noted that the proposed setback was required for road widening by the government and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of bonus PR and SC in return for the surrender.

(h) BCI 3 37/2010

Issue : Projecting windows of a building approved under “Volume Regulations”.

Decision : Having noted that comments of relevant outside departments and that the proposal would involve horizontal extension, the committee agreed that the proposed projecting windows be not accepted for exclusion from GFA calculation.

(i) BCI 4 37/2010

Issue : Projecting windows of a building approved under “Volume Regulations”.

Decision : Having noted that comments of relevant outside departments and that the proposal would involve horizontal extension, the committee agreed that the proposed projecting windows be not accepted for exclusion from GFA calculation.

(j) BCI 5 37/2010

Issue : (i) Extinguishment, building upon and inclusion of existing lanes in site area.

(ii) Inclusion of diversionary lane in site area.

(iii) Inclusion of lane into site area.

Decision : (i) The committee noted that the lanes were not required lanes under the BO and that there was no objection from relevant departments. The committee raised no in-principle objection to the extinguishment, building over and inclusion in site area of the said lanes for the development.

(ii) Noting that the proposed diversionary lane was not required under the BO and that there was no objection from relevant outside departments, the committee raised no in-principle objection to the inclusion of proposed diversionary lane in site area under PNAP APP-73.

(iii) The committee, having noted that the lane was not a required lane under the BO and that it would not be built over, agreed to the inclusion of the lane in the site area in line with PNAP APP-73.

(k) BCI 6 37/2010

Issue : Application for excessive non-domestic site coverage in accordance with PNAP APP-132.

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132 and there was no adverse comment from other departments, the committee agreed to the granting of modification to permit excessive site coverage.

(l) BCI 7 37/2010

Issue : Development intensity for a site not abutting on a street.

Decision : The committee noted that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee agreed in-principle to the development intensity under B(P)Reg 19(3).

(m) BCI 8 37/2010

Issue : Exclusion of pump room, voids over main staircase lobby and common rooms from GFA calculation for a hostel.

Decision : The committee, having studied the design and noted that there was no objection from relevant outside departments, agreed to the exclusion of pump room and voids from GFA calculation.

(n) BCI 9 37/2010

Issue : Pipework at dedicated area.

Decision : The committee noted that the area in question was not accessible by the public and the proposed works would not affect the public enjoyment of dedicated area. The committee also noted that there was no objection from relevant outside departments. Hence, the committee raised no objection to the proposal.

(o) BCI 10 37/2010

Issue : Proposed change in use from kindergarten to RCHE.

Decision : Having considered the site circumstances and noted the advice of a government department, the committee supported in-principle to prohibit the proposed change in use.

(p) BCI 11 37/2010

Issue : Exclusion of void above G/F extension to existing factory building.

Decision : Having heard the AP's proposal, the committee agreed that the proposed void above G/F extension area be not accepted.