

Summary of Decisions of the Building Committee
Building Committee I 41/2011 held on 11.10.2011

(a) BCI 1 41/2011

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

Decision : The committee noted that the site was accessible from an existing village track, the proposed development parameter was in line with the OZP, and there was no objection from relevant outside departments. Having considered all 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)R 19(3).

(b) BCI 2 41/2011

Issue : Part of the existing open flat roof included into GFA calculation.

Decision : Having studied the case and noted the advice of the relevant outside departments, the committee did not agree to the proposal.

(c) BCI 3 41/2011

Issue : (i) Non-provision of service lane.
(ii) Exclusion of floor areas for recreational use in single-family house.

Decision : (i) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the layout of the sites in the vicinity, the committee accepted the non-provision of service lane.

(ii) The committee, noting that the proposal was not in line with the criteria under PNAP APP-2 and APP-104, did not agree to exclude the floor areas for recreational use.

(d) BCI 4 41/2011

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 village road, the proposed development parameter was in line with the OZP, and there was no objection from relevant outside departments. Having considered all 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)R 19(3).

(e) BCI 5 41/2011

Issue : (i) Inclusion of a strip of land fronting the site to be designated as Pink Hatched Blue Area in site area.

(ii) Non-provision of service lane.

Decision : (i) Having studied the case and considered the objection from a government department, the committee did not agree to include the strip of land in site area for PR and SC calculations.

(ii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the layout of the sites in the vicinity, the committee accepted the non-provision of service lane.

(f) BCI 6 41/2011

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

Decision : Having studied the plans and noted the advice from relevant government departments, the committee did not agree to the proposed development intensity under B(P)R 19(3).

(g) BCI 7 41/2011

Issue : Intended material change in use to clubhouse in a pre-war building.

Decision : The committee noted that the intended material change in use of the building would result in contravention of a number of regulations under the BO. Having considered the case and the advice of relevant outside departments, the committee agreed that the intended material change in use be prohibited.