

**Summary of Decisions of the Building Committee  
Building Committee I 3/2012 held on 17.1.2012**

(a) MAI 1 3/2012

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 and agreed in principle to the granting of hotel concession under B(P)R 23A.

(b) MAI 2 3/2012

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 and agreed in principle to the granting of hotel concession under B(P)R 23A.

(c) MAI 3 3/2012

Issue : Formal appeals against disapprovals of plans.

Decision : Having considered the cases, the committee agreed to contest the appeals.

(d) BCI 1 3/2012

Issue : Non-provision of service lane for a single-family house.

Decision : 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 proposed non-provision of service lane.

(e) BCI 2 3/2012

- Issue :
- (i) Proposed development on a site not provided with an access from a street.
  - (ii) Development intensity for a site abutting on a street of less than 4.5m wide.
  - (iii) Non-provision of service lane for single-family houses.

- Decision : (i) The committee noted that the site was accessible from an existing road. Hence, noting that there was no objection from relevant outside departments, the committee had no objection to the proposal under B(P)R 5.
- (ii) Noting the advice of relevant outside departments and that the street serving the site was less than 4.5m in width, the committee agreed that the site was not a Class A site and it was premature to consider the proposed development under B(P)R 19(3).
- (iii) 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 proposed non-provision of service lane.

(f) BCI 3 3/2012

Issue : Exclusion of vertical green feature walls from GFA and site coverage calculations.

Decision : The committee, having studied the design, agreed to exclude the vertical green feature walls from GFA and site coverage calculations.

(g) BCI 4 3/2012

Issue : Exclusion of widened corridor between carport and plant room in an existing building from GFA calculation.

Decision : The committee noted that the area in concern was originally disregarded from GFA calculation under B(P)R 23(3)(b) when the building was completed. Having studied the plans noted that there was no objection from relevant outside departments, the committee agreed to disregard the area from GFA calculation.

(h) BCI 5 3/2012

Issue : Proposed high headroom for the floors designed for logistics operations.

Decision : Noting the genuine functional needs and that there was no objection from relevant outside departments, the committee accepted the proposed high headroom.

(i) BCI 6 3/2012

- Issue : (i) Proposed “Pai Lau” projecting over street.
- (ii) Development intensity for a site abutting on a street of less than 4.5m wide.
- Decision : (i) Having noted the background of the case and the nature of the works, and that there was no objection from relevant outside departments, the committee raised no objection under BO s31(1) to the proposed “Pai Lau” projecting over street.
- (ii) Noting that there was no objection from relevant outside departments, the committee agreed to the proposed development intensity under B(P)R 19(3).

(j) BCI 7 3/2012

- Issue : (i) Proposed “Pai Lau” projecting over street.
- (ii) Development intensity for a site abutting on a street of less than 4.5m wide.
- Decision : (i) Having noted the background of the case and the nature of the works, and that there was no objection from relevant outside departments, the committee raised no objection under BO s31(1) to the proposed “Pai Lau” projecting over street.
- (ii) Noting that there was no objection from relevant outside departments, the committee agreed to the proposed development intensity under B(P)R 19(3).

(k) BCI 8 3/2012

- Issue : Exclusion of vertical green feature walls from GFA and site coverage calculations.
- Decision : The committee, having studied the design, agreed to exclude the vertical green feature walls from GFA and site coverage calculations.

(l) BCI 9 3/2012

- Issue : Prescribed windows faced into a street of not less than 4.5m wide across a street of less than 4.5m wide laterally.
- Decision : The committee, having noted the site circumstances and that there was no objection from relevant outside departments, had no objection to the prescribed windows under B(P)R 31(1).

(m) BCI 10 3/2012

Issue : Proposed single-family house on a site not provided with an access from a street.

Decision : Noting that the site was accessible from a concrete staircase connected to a public road, the proposal was generally in line with the approved planning scheme, and that there was no objection from relevant outside departments, 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).

(n) BCI 11 3/2012

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

Decision : Noting that the site was accessible from a local footpath, the proposal was generally in line with the approved planning scheme, and that there was no objection from relevant outside departments, 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). The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(o) BCI 12 3/2012

Issue : Proposed signboards projecting over streets.

Decision : Having noted that the proposed signboards complied with the requirements stipulated in PNAP APP-126 and BO s31(1)(aa), the committee raised no objection to the proposed projection over streets under BO s31(1).

(p) BCI 13 3/2012

Issue : Proposed single-family house on a site not provided with an access from a street.

Decision : Noting that the site was accessible from a local village road and track, the proposal was generally in line with the approved planning scheme, and that there was no objection from relevant outside departments, 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). The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(q) BCI 14 3/2012

Issue : Formal appeal against disapproval of plans.

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

(r) BCI 15 3/2012

Issue : (i) Development intensity for a site abutting on a street of less than 4.5m wide.

(ii) Non-provision of service lane for a single-family house.

Decision : (i) Noting that there was no objection from relevant outside departments, the committee agreed to the proposed development intensity under B(P)R 19(3). The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(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.

(s) BCI 16 3/2012

Issue : Proposed footbridge projecting over street.

Decision : Having studied the case and noted that there was no objection from relevant outside departments, the committee accepted the proposed projection over street under BO s31(1).