

Summary of Decisions of the Building Committee
Building Committee I 29/2017 held on 29.8.2017

(a) BCI 1 29/2017

- Issues : (i) Proposed means of access to a site.
- (ii) Development intensities and building height for a site not abutting a specified street.
- (iii) Non-provision of service lane.
- Decisions : (i) Noting that the site would be accessible from existing paved access road and footpath, the committee had no objection to the proposal under B(P)R 5.
- (ii) The committee had no objection to the proposed development intensities and building height under B(P)R 19(3).
- (iii) The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the subject building in the site and those in the vicinity, the committee had no objection to the non-provision of service lane.

(b) BCI 2 29/2017

- Issue : Exclusion of rainwater recycling plant rooms from GFA calculation.
- Decision : Having considered the design and the function of the proposed rainwater recycling systems, the committee had no objection to exclude the relevant plant rooms from GFA calculation.

(c) BCI 3 29/2017

- Issues : (i) Proposed means of access to a site.
- (ii) Development intensities and building height for a site not abutting a specified street.
- Decisions : (i) Noting that the site would be accessible from existing street which was more than 4.5m wide and an existing paved access road, the committee had no objection to the proposed means of access under B(P)R 5.
- (ii) The committee had no objection to the proposed development intensities and building height under B(P)R 19(3).

(d) BCI 4 29/2017

- Issues : (i) Flexible application of site coverage.
- (ii) Exclusion of rainwater recycling plant rooms from GFA calculation.
- (iii) Exclusion of voids from GFA calculation.
- (iv) Excessive storey height.
- Decisions : (i) Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.
- (ii) Having considered the design and the function of the proposed rainwater recycling systems, the committee had no objection to exclude the relevant plant rooms from GFA calculation.
- (iii) The committee had no objection to exclude the voids from GFA calculation, having regard to the usage and size of the concerned premises and no adverse comment from relevant departments.
- (iv) Having studied the design and the use of building, the committee had no objection to the proposed high headroom.