

Summary of Decisions of the Building Committee
Building Committee I 4/2019 held on 29.1.2019

(a) MAI 1 4/2019

Issue : Exclusion of covered areas underneath the footbridge and the structural supports therein from GFA calculations.

Decision : Having considered the circumstances of the site, the committee had no objection to permit the exclusion of covered areas and the structural supports therein from GFA calculations.

(b) BCI 1 4/2019

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40 and no adverse comment from relevant departments, the committee had no objection to grant hotel concession under B(P)R 23A.

(c) BCI 2 4/2019

Issues : (i) Development intensities and building height for a site not abutting on a specified street of not less than 4.5m wide.

(ii) Exclusion of rainwater harvesting tank and pump room from GFA calculations.

Decisions : (i) Having regard to the circumstances of the case, the committee accepted the proposed development intensities and building height under B(P)R 19(3).

(ii) Having considered the design and the function of the proposed rainwater harvesting system, the committee had no objection to exclude the relevant tank and pump room from GFA calculations.

(d) BCI 3 4/2019

Issues : (i) Site being bisected by an existing private lane.

(ii) Existing private lane to be built over.

Decisions : (i) Having regard to the circumstances of the case, the committee had no objection to accept the subject site as one site for the purpose of PR and SC calculations.

(ii) The committee had no objection to permit the proposed linkbridge to be built over the existing private lane.

(e) BCI 4 4/2019

Issue : Flexible application of site coverage.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant modification to permit the flexible application of site coverage.

(f) BCI 5 4/2019

Issue : Exclusion of high headroom at carpark and loading/unloading area of the building from GFA calculations.

Decision : Having considered the design, function and operational needs of the building, the committee agreed to permit the exclusion of high headroom at carpark and loading/unloading area from GFA calculations.

(g) BCI 6 4/2019

Issue : Flexible application of site coverage.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant modification to permit the flexible application of site coverage.

(h) BCI 7 4/2019

Issues : (i) Proposed means of access to a site.
(ii) Development intensities and height of building for a site not abutting a specified street.

Decisions : (i) Noting that the site would be accessible from a specified street through an existing paved access road on government land, the committee had no objection to the proposed means of access under B(P)R 5.
(ii) The committee had no objection in principle to the proposed development intensities and building height under B(P)R 19(3) subject to no adverse comments from relevant departments.