

Summary of Decisions of the Building Committee
Building Committee I 14/2021 held on 4.5.2021

(a) BCI 1 14/2021

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.

(b) BCI 2 14/2021

Issue : Development intensities and building height for a site not abutting on a specified street.

Decision : Having regard to the circumstances of the case, the committee had no objection in-principle to the proposed development intensities and building height under B(P)R 19(3).

(c) BCI 3 14/2021

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

Decisions : (i) Noting that the sites would be accessible from existing paved road which are not less than 4.5m wide, the committee had no objection to the proposed means of access under B(P)R 5.
(ii) Having regard to the circumstances of the case, the committee accepted in-principle the proposed development intensities and building height under B(P)R 19(3) subject to no adverse comments from relevant departments.

(d) BCI 4 14/2021

Issues : (i) Site bisected by an existing private lane.
(ii) Existing private service lane to be built over.
(iii) Flexible application of site coverage.

Decisions : (i) Having regard to the circumstances of the case, the committee accepted the subject site as one site for the purpose of PR and SC calculations.
(ii) Having regard to the circumstances of the case, the committee permitted the linkbridge connection to be built over the private lane.
(iii) 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.

(e) BCI 5 14/2021

Issue : Exclusion of rainwater recycling plant room from GFA calculations.

Decision : Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the relevant plant room from GFA calculations.

(f) BCI 6 14/2021

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.