

Summary of Decisions of the Building Committee
Building Committee I 32/2022 held on 14.9.2022

(a) BCI 1 32/2022

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) subject to no adverse comments from relevant departments.

(b) BCI 2 32/2022

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

Decisions : (i) Noting that the site is accessible from a specified street via a paved path and an unallocated government land, 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 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 considered the layout of the proposed buildings and the site environment, the committee agreed the non-provision of service lane.

(c) BCI 3 32/2022

Issues : (i) Determination of specified street and site classification.
(ii) Building over the existing lanes and inclusion of such in the site area.

Decisions : (i) Having regard to the circumstances of the case, the committee accepted in-principle the proposed specified street for the purpose of site classification.
(ii) Noting the existing private lanes within the subject site was not specifically required for any purpose under the BO, the committee agreed in-principle inclusion of private lanes in site area for the purpose of PR and SC calculations and building over portion of the concerned private lanes.

(d) BCI 4 32/2022

- Issues : (i) Existing public street and lane to be extinguished, built in, over, upon and under, and included in site area.
- (ii) Proposed public road to be built over and under.
- (iii) Proposed public road to be included in site area.
- (iv) Exclusion of pedestrian walkway and subway connection from GFA calculations.
- (v) Exclusion of government accommodation from GFA calculation.
- Decisions : (i) Noting that the street and lane would be permanently closed under the Roads (Works, Use and Compensation) Ordinance (Cap. 370), the committee had no objection in-principle to the extinguishment and building in, over, upon and under of the street and lane and inclusion of such in site area.
- (ii) & (iii) Having regard to the circumstances of the case, the committee had no objection in-principle that the subject road area to be built over and under the site area would be in accordance with the private treaty grant.
- (iv) Having studied the proposal, the committee agreed to defer the decision pending for further justifications to be provided for consideration.
- (v) Having regard to the circumstances of the case, the committee had no objection in-principle to exclude government accommodation from GFA calculation.