

Summary of Decisions of the Building Committee
Building Committee I 50/2004 held on 21.12.2004

(a) MAI 1 50/2004

Issue : Proposed podium of full site coverage to a height of 25.55m to match with the existing station box.

Decision : The committee noted the visual impact of the proposed podium had been considered and accepted by the Town Planning Board. The committee also accepted the AP's claim that the proposal would provide a better "view corridor" for the adjoining development. Taking into all relevant consideration, the committee accepted the proposal.

(b) BCI 1 50/2004

Issue : Proposed development site abutting on a strip of intervening slope between the lot and the street be accepted as Class A site and the inclusion of a private right-of-way in site area.

Decision : The committee noted the site was subject to the GFA/SC restriction under OZP and that part of the lot physically abutted on the public road. Hence, the committee accepted the site was a Class A site.

(c) BCI 2 50/2004

Issue : Proposed 15-storey domestic building on podium without the provision of a service lane.

Decision : The committee noted that the site was an isolated site surrounded by Green Belt and that there was no existing lane pattern in the vicinity. Taking into account the site condition, the committee accepted the non-provision of a service lane.

(d) BCI 3 50/2004

Issue : Proposed 6-storey single staircase composite building without the provision of a service lane.

Decision : The committee noted that the site did not abut on any lane at the rear and it was unlikely that a lane would be created in future in view of the configuration of the adjoining lots. The committee also agreed that it would be unreasonable to ask for a lane at the side given the frontage of the site was only 4.25m wide. Taking into all relevant considerations, the committee accepted the non-provision of a service lane.