

Summary of Decisions of the Building Committee
Building Committee I 16/2015 held on 12.5.2015

(a) MAI 1 16/2015

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications, the committee agreed to extend the validity period.

(b) MAI 2 16/2015

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

Decision : Having regard to the advice of relevant government departments and the circumstances of the case, the committee did not accept the proposal under B(P)R 19(3).

(c) MAI 3 16/2015

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 a modification to permit the flexible application of site coverage.

(d) MAI 4 16/2015

Issue : Proposed surrender of set back area in return for bonus plot ratio and site coverage.

Decision : Noting that the set back area was required by the government for improving the pedestrian and traffic environment, the committee had no in-principle objection to grant bonus plot ratio and site coverage in return for the proposed surrender.

(e) MAI 5 16/2015

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 a modification to permit the flexible application of site coverage.

(f) BCI 1 16/2015

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 plant room from GFA calculations.

(g) BCI 2 16/2015

Issue : Non-provision of service lane.

Decision : 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 building and the site vicinities, the committee accepted the non-provision of service lane.

(h) BCI 3 16/2015

Issue : Non-provision of service lane.

Decision : 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 building and the site vicinities, the committee accepted the non-provision of service lane.

(i) BCI 4 16/2015

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications, the committee agreed to extend the validity period.