

Summary of Decisions of the Building Committee
Building Committee I 20/2015 held on 9.6.2015

(a) MAI 1 20/2015

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.

(b) MAI 2 20/2015

Issue : Proposed dedication of setback for public passage in return for bonus plot ratio.

Decision : Having considered the circumstances of the case, the committee did not accept the proposed dedication.

(c) MAI 3 20/2015

Issue : Exclusion of covered landscape area and the void above from GFA calculations.

Decision : Having studied the proposal, the committee had no objection to exclude the covered landscape area and the void above from GFA calculations.

(d) BCI 1 20/2015

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40 and that there was no objection from concerned departments, the committee had no objection to the granting of hotel concession under B(P)R 23A subject to revised design and further substantiation.

(e) BCI 2 20/2015

- Issues :
- (i) Area of high headroom.
 - (ii) Non-compliance with the building set back and building separation requirements.
 - (iii) Application for flexible application of site coverage under PNAP APP-132.

- Decisions : (i) Having studied the proposal, the committee had no objection to the proposed headroom.
- (ii) & (iii) Having studied the proposal, the committee considered that additional information was required for further consideration.

(f) BCI 3 20/2015

- Issues : (i) Non-compliance with the building separation requirements on permeability at low zone.
- (ii) Structure within building set back area.
- (iii) Site coverage of greenery for a phased development.

- Decisions : (i) Having regard to the planning and topographical constraints, including the provision of public transport facilities within the site, the committee had no in-principle objection to the proposal.
- (ii) Having regard to the circumstances of the case and the nature of the structure, the committee agreed that the structure might be disregarded for the purpose of building set back and building separation assessment.
- (iii) Having regard to the circumstances of the case and the planning and topographical constraints in the provision of site coverage of greenery, the committee had no in-principle objection to the proposed provision of greenery areas for the phased development subject to further substantiation.

(g) BCI 4 20/2015

Issue : Merging of residential units provided with green balconies and utility platforms resulting in excessive number/size of the same.

Decision : Noting that the proposal involved no enlargement of the existing green balconies and utility platforms, the committee agreed to the granting of modification under the BO to permit merging of the residential units with existing green balconies and utility platforms.

(h) BCI 5 20/2015

- Issues : (i) Exclusion of voids over the living rooms of single-family houses from GFA calculations.
- (ii) Floor-to-floor height of single-family houses.

- Decisions : (i) Noting that the criteria set out in Appendix A of PNAP APP-2 were met, the committee agreed to exclude the voids from GFA calculations.
- (ii) Having considered the circumstances of the case and the advice of concerned departments, the committee had no objection to the proposed floor-to-floor height.