

Summary of Decisions of the Building Committee
Building Committee I 13/2017 held on 20.4.2017

(a) BCI 1 13/2017

Issue : Excessive site coverage of the podium above 15m from ground.

Decision : As the justifications provided were considered generally in line with PNAP APP-101, the committee agreed to accept the excessive site coverage of the proposed podium between 15m to 20m from ground level.

(b) BCI 2 13/2017

Issues : (i) Flexible application of site coverage.

(ii) Site separated from a specified street by a strip of land.

Decisions : (i) 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.

(ii) Having considered the land status of the strip of land, the committee agreed that the site did not abut the specified street.

(c) BCI 3 13/2017

Issues : (i) Surrender of land for road widening in return for bonus plot ratio and site coverage.

(ii) Dedication of setback area for public passage in return for bonus plot ratio and site coverage.

Decisions : (i)&(ii) Having considered the circumstances of the case, the committee agreed to grant bonus plot ratio and site coverage for the proposed surrender for road widening but did not accept the proposed dedication.

(d) BCI 4 13/2017

Issue : Flexible application of site coverage.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed in-principle to grant a modification to permit the flexible application of site coverage subject to the refinement of the design of planters at the corner of set-back area to facilitate pedestrian flow.

(e) BCI 5 13/2017

Issue : Dedication of setback area for road widening in return for bonus plot ratio and site coverage.

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