

Summary of Decisions of the Building Committee
Building Committee I 22/2019 held on 23.7.2019

(a) MAI 1 22/2019

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 accepted the proposed development intensities and building height under B(P)R 19(3).

(b) MAI 2 22/2019

Issue : Building setback requirement for a site abutting a partly public and partly private street.

Decision : Having regard to the circumstances of the case, the committee agreed that the building setback for the subject site should be measured from the centre line of the existing street for the purpose of PNAP APP-152.

(c) BCI 1 22/2019

Issues : (i) Excessive site coverage of non-domestic podium above 15m from mean street level.

(ii) Proposed high headroom at carpark floor.

(iii) Exemption of aboveground carparks from GFA calculations.

Decisions : Having regard to the circumstances of the case, the committee did not agree to permit (i) the excessive site coverage of non-domestic podium, (ii) high headroom at carpark floor, and (iii) exemption of the proposed aboveground carparks from GFA calculations.

(d) BCI 2 22/2019

Issue : Proposed dimensions of carparking spaces and carpark design.

Decision : Having studied the proposal, the committee had no objection in principle to accept the proposed carpark design as aboveground carpark with 50% GFA concession subject to no objection from relevant department and AP's further justifications.

(e) BCI 3 22/2019

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 modification to permit the flexible application of site coverage.