

**Summary of Decisions of the Building Committee**  
**Building Committee I 23/2019 held on 30.7.2019**

(a) MAI 1 23/2019

Issue : Development intensities and building height for a site not abutting on a specified street of not less than 4.5m wide.

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 23/2019

Issue : Application for hotel concessions.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40 and no adverse comment from relevant departments, the committee had no objection to grant hotel concessions under B(P)R 23A.

(c) MAI 3 23/2019

Issues : (i) Building setback requirement for a site abutting on a cul-de-sac.

(ii) Flexible application of site coverage.

Decisions : Having regard to the circumstances of the case, the committee agreed that (i) the proposed non-provision of building setback under PNAP APP-152 was not acceptable and (ii) it was premature to consider the flexible application of site coverage under B(P)R 20 and PNAP APP-132.

(d) BCI 1 23/2019

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.

(e) BCI 2 23/2019

Issue : Flexible application of site coverage.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed in principle to grant modification to permit the flexible application of site coverage subject to the refinement of the proposed design scheme.

(f) BCI 3 23/2019

Issue : Flexible application of site coverage.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed that the flexible application of site coverage would be favourably considered upon building plan submission.

(g) BCI 4 23/2019

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 considered the layouts of the proposed building and the site environs, the committee had no objection to the non-provision of service lane.

(h) BCI 5 23/2019

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.