

**Summary of Decisions of the Building Committee**  
**Building Committee I 10/2021 held on 16.3.2021**

(a) BCI 1 10/2021

Issue : Surrender of land for road widening in return for bonus plot ratio and site coverage.

Decision : Having regard to the circumstances of the case, the committee did not agree to grant bonus plot ratio and site coverage in return for the proposed surrender of land.

(b) BCI 2 10/2021

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.

(c) BCI 3 10/2021

Issues : (i) Proposed means of access to a site.  
(ii) Development intensities and building height for a site not abutting on a specified street.  
(iii) Non-provision of service lane.

Decisions : (i) Noting that the site would be accessible from a public specified street through an existing village track on unleased government and adjoining lots granted with right-of-way, the committee had no objection in-principle to the proposed means of access under B(P)R 5 subject to no adverse comment from relevant departments.  
(ii) Having regard to the circumstances of the case, the committee had no objection in-principle to the proposed development intensities and building height under B(P)R 19(3) subject to no adverse comment from relevant departments.  
(iii) 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 environment, the committee agreed the non-provision of service lane.