

Summary of Decisions of the Building Committee
Building Committee I 21/2021 held on 22.6.2021

(a) BCI 1 21/2021

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.

(b) BCI 2 21/2021

Issues : (i) Application for hotel concessions.

(ii) Non-provision of service lane.

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

(ii) Noting that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future, the committee accepted the non-provision of service lane.

(c) BCI 3 21/2021

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.

(d) BCI 4 21/2021

Issues : (i) Assessment of level zero for building separation requirement.

(ii) Exemption of semi-sunken carpark from GFA calculation.

Decisions : (i) Having regard to the unique topographical characteristics of the site, the Committee agreed to the assessment of level zero for the building separation requirement.

(ii) Having regard to the circumstances of the case and the design of the carpark, the committee had no in-principle objection to permit the exclusion of semi-sunken carpark from GFA calculations subject to refinement of design.