



Ministry of Housing and Lands

PPG 1

Design Guidance

Revision 2

October 2007

UPDATE to PPG 1 First Issued in November 2004

1. BACKGROUND

In September 2006 the PPG 1, issued in November 2004, was revised and the following amendment, among others, was brought to "Design Guidance – Commercial Development":

"Building Height along the motorway needs to be controlled such that buildings immediately fronting the motorway are lower in height (Gd + 3) and increasing gradually inland to safeguard views"

2. OBJECTIVE

Given the shortage of development sites within the Ebene Cybercity and the present and forthcoming huge demand for building spaces in that area, the height restriction of G + 3 for buildings immediately fronting the motorway is being removed for the Ebene Cybercity area.

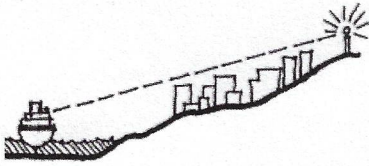
This will help maximize development potential of limited prime land in the Ebene Cybercity.

3. The amended guidance with respect to height control along the motorway will read as follows:

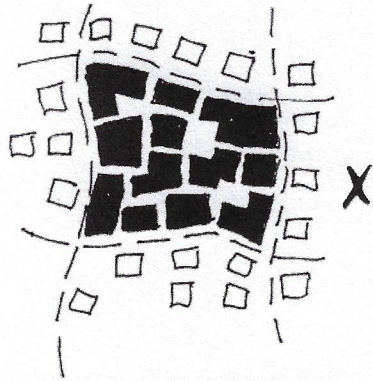
*" Building Height along the motorway needs to be controlled such that buildings immediately fronting the motorway, **except within the Ebene Cybercity area**, will be lower in height (G + 3) and increasing gradually inland ."*

4. EFFECTIVE DATE

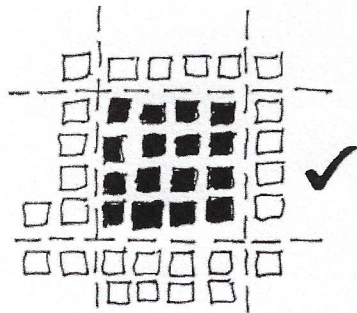
With effect from 8th October 2007.



Height controls to maintain clear connection to navigation signals



Development density must respect the character of the existing environment



In coastal zones, the general guidance that relates to Coastal Frontage and Coast Road areas should be considered.

Special controls on building height may apply in areas around ports and airports in order to permit the safe navigation and movement of ships and aircraft. Further guidance is contained within Design Sheet - Tall Buildings.

Building height along the motorway needs be controlled such that buildings immediately fronting the motorway, except within the Ebene Cybercity area, will be lower in height (G+3) and increasing gradually inland to safeguard views.

2.3 Density

Sustainable development within growth centres may be achieved by increasing development densities. In order to prevent environmental deterioration as a result of increased density, the following principles will be applied:

- The development should provide the optimum layout for the site.
- The reasonable privacy and amenity (including daylight and sunlight) of neighbouring areas and buildings and potential users of the new proposals, should not be unduly affected.
- The land should not be reserved or zoned for non-commercial purposes, and the proposed activity should not prejudice the development of adjacent land.
- The character and amenity of the area should not be adversely affected by the proposed development through additional noise, dust, smoke, fumes, smells or parking problems, or through the appearance or scale of the proposal.

2.4 Quality Design and Design Statements

One of the aims of the National Development Strategy is to ensure that good quality design is given a high priority. Development promoters should therefore, as part of any application submission, demonstrate clearly how the important issues of design (as discussed in this document and relevant Design and Technical Sheets) have been addressed in their proposals.

Information submitted with a permit application should include a short statement setting out the development and design principles of the proposals, and how they relate to the site, its context, and how they have responded to stated aims and objectives of national and local planning policy, including all relevant Design Guidance.