

**Summary of Decisions of the Building Committee
Building Committee I 9/2013 held on 5.3.2013**

(a) MAI 1 9/2013

- Issue : (i) Non-provision of service lane.
(ii) Exclusion of covered landscaped areas on G/F from GFA calculation.
(iii) Proposed high headroom.
(iv) Application for hotel concession.
- Decision : (i) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of service lane.
(ii) Noting that the covered areas were open in design and would facilitate air flow and help improve air ventilation for the surrounding environment, the committee agreed to exclude the covered landscaped areas on G/F from GFA calculation.
(iii) Having studied the proposal, the committee had no objection to the proposed headroom.
(iv) Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design for proposed BOH facilities.

(b) MAI 2 9/2013

- Issue : Excessive non-domestic site coverage.
- Decision : Having regard to the circumstances of the case and the advice of concerned departments, the committee agreed to grant modification to permit the excessive non-domestic site coverage.

(c) BCI 1 9/2013

- Issue : Validity period of modification / exemption.
- Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(d) BCI 2 9/2013

Issue : Proposed enclosed link bridges disregarded in building separation assessment.

Decision : Noting that the proposal did not meet the relevant criteria under PNAP APP-152, the committee did not agree to disregard the enclosed link bridges in building separation assessment.

(e) BCI 3 9/2013

Issue : Inclusion of right-of-way into site area.

Decision : Having studied the proposal, the committee did not agree to include the proposed right-of-way into site area.

(f) BCI 4 8/2013

Issue : Non-provision of service lane.

Decision : The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of service lane.

(g) BCI 5 9/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.