

**Summary of Decisions of the Building Committee
Building Committee I 11/2014 held on 18.3.2014**

(a) MAI 1 11/2014

Issue : Proposed A&A works at a dedication area.

Decision : Noting that there would not be a reduction in the dedicated area and there was no objection from relevant departments, the committee had no in-principle objection to the proposal subject to revised design.

(b) MAI 2 11/2014

Issue : Exclusion of voids over the living rooms in single-family houses from GFA calculations.

Decision : Noting that the criteria set out in Appendix A of PNAP APP-2 were met, the committee agreed to exclude the voids from GFA calculations.

(c) MAI 3 11/2014

Issue : Exclusion of covered areas on G/F from GFA calculations.

Decision : Noting that the covered areas would be dedicated for public passage and such dedication was in line with the planning intention of the surrounding area, the committee agreed to exclude the covered areas from GFA calculations subject to revised design.

(d) MAI 4 11/2014

Issues : (i) Noise barriers projecting over streets.

(ii) Exclusion of noise barriers and acoustic fins from SC and GFA calculations.

Decision : Having studied the proposal and considered the advice of concerned departments, the committee considered that the proposed noise barriers and acoustic fins were genuine noise mitigation measures for the proposed development. The Committee had no objection to the proposed noise barriers projecting over streets and to exclude the noise barriers and acoustic fins from SC and GFA calculations.

(e) BCI 1 11/2014

Issues : (i) Proposed means of access to a site.

(ii) Development intensity for a site not abutting a specified street.

Decision : Noting that the site was accessible from an existing road which was properly formed and paved, and the proposed development intensity and building height were generally in line with the OZP, the committee had no objection to the proposal under B(P)R 5 and the proposed development intensity and building height under B(P)R 19(3).

(f) BCI 2 11/2014

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.

(g) BCI 3 11/2014

Issue : Exclusion of vertical greenery from GFA and SC calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations.

(h) BCI 4 11/2014

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40, and there was no objection from the concerned departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design.