

**Summary of Decisions of the Building Committee
Building Committee I 11/2013 held on 19.3.2013**

(a) MAI 1 11/2013

Issue : Site not abutting a specified street.

Decision : Noting that the proposal was generally in line with the approved planning schemes, the committee had no in-principle objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)R 19(3), subject to further substantiation that the site would be accessible from a street via an unfettered right-of-way.

(b) BCI 1 11/2013

Issue : Determination of site classification.

Decision : Having regard to the site circumstances, the committee had no objection in principle to the proposed site classification.

(c) BCI 2 11/2013

Issue : (i) Exclusion of vertical greening from GFA calculation.
(ii) Exclusion of precast concrete loss formwork with finishes from GFA and site coverage calculations.

Decision : (i) Having studied the design, the committee agreed to exclude the proposed vertical greening from GFA calculation.
(ii) The committee accepted that the proposed concrete loss formwork resembled external wall finishes. In line with PNAP APP-2, the committee agreed to disregard the proposed loss formwork from GFA and site coverage calculations.

(d) BCI 3 11/2013

Issue : Application for hotel concession.

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

(e) BCI 4 11/2013

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.

(f) BCI 5 11/2013

Issue : (i) Non-compliance with the building separation requirements on continuous projected facade length (L_p) and permeability (P) for structures at low zone.
(ii) Refuge roofs cum greenery area.
(iii) Discharge of exit routes onto greenery areas on G/F.

Decision : (i) Noting that the existing structures were completed before implementation of the SBD Guidelines, the committee had no in-principle objection to the proposal subject to further supplementary information.
(ii) Noting that the proposal was similar to the case of a refuge floor cum sky garden, the committee had no in-principle objection to the proposal subject to revised design.
(iii) Having studied the proposal, the committee had no objection to the proposed means of escape subject to the provision of hard-paved footpaths.

(g) BCI 6 11/2013

Issue : Application for hotel concession.

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

(h) BCI 7 11/2013

Issue : Exclusion of covered landscaped and pavement areas on G/F and 1/F from GFA calculation.

Decision : Having studied the design, the committee agreed to exclude the subject covered areas from GFA calculation subject to no objection from concerned departments.

(i) BCI 8 11/2013

- Issue : (i) Exclusion of stone cladding from site coverage and GFA calculations.
- (ii) Exclusion of vertical greening from site coverage and GFA calculations.
- Decision : (i) Having studied the design, the committee agreed to exclude the proposed stone cladding from site coverage and GFA calculations.
- (ii) Having studied the design, the committee agreed to exclude the proposed vertical greening from site coverage and GFA calculations.