

**Summary of Decisions of the Building Committee
Building Committee I 9/2014 held on 4.3.2014**

(a) BCI 1 9/2014

- Issues : (i) Existing service lanes to be extinguished, built in, over, upon and under, and included in site area.
- (ii) Inclusion of diversionary lanes in site area.
- (iii) Existing public street to be extinguished and built in, over, upon and under.
- (iv) Exclusion of rainwater recycling plant rooms from GFA calculations.

- Decisions : (i) Noting that the existing service lanes in question were not required lanes under the BO and that diversionary lanes would be provided, and having regard to the existing lane pattern and design and disposition of existing buildings in the vicinity, the committee raised no objection to the proposed extinguishment and building in, over, upon and under of the lanes and inclusion of the lanes in site area subject to revised design.
- (ii) Noting that the diversionary lanes in question were not specifically required for any purpose under the BO for the proposed development, the committee had no objection to the inclusion of the diversionary lanes in site area.
- (iii) Noting that the street would be permanently closed under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and there were no adverse comments from relevant departments, the committee had no in-principle objection to the proposed extinguishment and building in, over, upon and under of the street.
- (iv) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant rooms from GFA calculations.

(b) BCI 2 9/2014

- Issues : (i) Exclusion of rainwater recycling plant rooms from GFA calculations.
- (ii) Headroom of G/F of residential buildings.
- (iii) EVA/thoroughfare encroaching onto government land adjoining the site.

- Decisions : (i) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room from GFA calculations.

- (ii) Having studied the proposal and noting the uses to be accommodated on G/F of the building, the committee had no objection to the proposed headroom.
- (iii) Having studied the proposal and the advice of relevant departments, the committee accepted the proposed EVA/thoroughfare arrangement.

(c) BCI 3 9/2014

- Issue : Application for flexible application of site coverage under PNAP APP-132.
- Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.

(d) BCI 4 9/2014

- Issues : (i) Sunshades at the external wall to be disregarded from GFA and site coverage calculations.
- (ii) Exclusion of roof areas enclosed by roof feature walls from GFA calculations.
- Decisions : (i) Having studied the proposal and noting that the proposed sunshades would assist in the reduction of the OTTV of the building, the committee agreed to disregard the sunshades from GFA and site coverage calculations subject to further substantiations.
- (ii) Noting that the proposed roof feature walls were genuine design features, the committee agreed to exclude the roof areas enclosed by the roof feature walls from GFA calculations subject to the areas being designated as a common part under the DMC.