

Summary of Decisions of the Building Committee
Building Committee I 30/2014 held on 29.7.2014

(a) MAI 1 30/2014

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.

(b) BCI 1 30/2014

Issue : Non-provision of service lane.

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

(c) BCI 2 30/2014

Issue : Exclusion of grey water recycling plant room from GFA calculations.

Decision : Having considered the design and the function of the proposed grey water recycling system, the committee agreed to exclude the plant room from GFA calculations.

(d) BCI 3 30/2014

- Issues :
- (i) Exclusion of covered areas from GFA calculations.
 - (ii) Exclusion of rainwater recycling plant room from GFA calculations.
 - (iii) Headroom of retail and arcade areas.
 - (iv) Exclusion of vertical greenery from GFA and SC calculations.
 - (v) Non-compliance with the building separation requirements on continuous projected facade length and permeability at the low zone.

Decisions : (i) Having regard to the use and design of the covered areas, the committee agreed to exclude some of the covered areas from GFA calculations.

- (ii) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room from GFA calculations.
- (iii) Having regard to the headroom of existing structures on site, the use of the concerned areas and the scale of the development, the committee had no objection to the proposed headroom.
- (iv) Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations.
- (v) Noting that the non-compliance was mainly attributed to existing buildings completed before the implementation of the SBD guidelines and there were genuine site constraints for the proposed new building to comply with the relevant requirements, the committee agreed in-principle to the proposal.

(e) BCI 4 30/2014

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| Issues | : | <ul style="list-style-type: none"> (i) Application for hotel concession. (ii) Exclusion of rainwater recycling plant room from GFA calculations. (iii) Headroom of shops on G/F. |
| Decisions | : | <ul style="list-style-type: none"> (i) 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 further substantiations. (ii) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room from GFA calculations subject to further substantiations. (iii) Having regard to the proposed design of the shops, the committee considered that the proposed headroom was excessive. |