

Summary of Decisions of the Building Committee
Building Committee I 5/2017 held on 14.2.2017

(a) MAI 1 5/2017

Issue : Development intensities and building height for a site not abutting a specified street of not less than 4.5m wide.

Decision : Having regard to the circumstances of the case, the committee had no objection in principle to the proposed development intensities and building height under B(P)R 19(3) subject to further justifications.

(b) MAI 2 5/2017

Issue : Development intensities and building height for a site not abutting a specified street of not less than 4.5m wide.

Decision : Having regard to the circumstances of the case and adverse comments from relevant departments, the committee did not agree to the proposed development intensities and building height under B(P)R 19(3).

(c) MAI 3 5/2017

Issue : Exclusion of acoustic canopy from SC and GFA calculations.

Decision : The committee considered the design and had no objection in principle to exclude the acoustic canopy from SC and GFA calculations subject to AP's further refinement of the proposed design to avoid abusive use of the covered areas.

(d) BCI 1 5/2017

- Issues :
- (i) Exclusion of the spring isolation zone in a theatre complex from accountable GFA.
 - (ii) Exclusion of the plant room for district cooling system from accountable GFA.
 - (iii) Exclusion of the covered area under overhanging features for public passage from accountable GFA.
 - (iv) Exclusion of the architectural features projecting from the building enclosure from accountable GFA and SC.

Decision : The committee had no objection in principle to exclude the spring isolation zone, plant room for district cooling system and architectural features from GFA and SC calculations subject to further justifications. Regarding the covered area under overhanging features, the committee also had no in-principle objection to exclude such from accountable GFA subject to the dedication of such area for public passage.

(e) BCI 2 5/2017

Issue : Exclusion of noise barrier from SC and GFA calculations.

Decision : Having studied the design, the committee had no objection in principle to exclude the noise barrier from SC and GFA calculations subject to further justifications.

(f) BCI 3 5/2017

Issues : (i) Surrender of land in return for bonus PR and SC.
(ii) Determination of site classification.

Decisions : (i) Noting that there was no objection from concerned departments, the committee agreed in principle to grant bonus PR and SC in return for the proposed surrender of land subject to further justification.
(ii) Having regard to the circumstances of the case, the committee had no objection to accept the proposed surrender area as a specified street for the purpose of site classification.

(g) BCI 4 5/2017

Issue : Exclusion of rainwater and greywater recycling plant rooms from GFA calculation.

Decision : Having considered the design and the function of the proposed rainwater and greywater recycling systems, the committee had no objection to exclude the relevant plant rooms from GFA calculation.