

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H8/437

<u>Applicant</u>	: System Management Division of Drainage Services Department (DSD)
<u>Site</u>	: Victoria Park adjacent to Gloucester Road, Causeway Bay
<u>Site Area</u>	: About 1,013m ²
<u>Land Status</u>	: Government land
<u>Plan</u>	: Approved North Point Outline Zoning Plan (OZP) No. S/H8/26 (at the time of submission) and Approved Causeway Bay OZP No. S/H6/17 Draft North Point Outline Zoning Plan (OZP) No. S/H8/27 (currently in force) and Approved Causeway Bay OZP No. S/H6/17
<u>Zoning</u>	: “Open Space” (“O”) (640m ² or 63%) and area shown as ‘Road’ (311m ² or 31%) on the Approved North Point OZP No. S/H8/26 at the time of submission and remains unchanged on the Draft North Point OZP No. S/H8/27 currently in force The remaining portion falls within area shown as ‘Road’ on the Approved Causeway Bay OZP No. S/H6/17 (62m ² or 6%)
<u>Application</u>	: Proposed Public Utility Installation (Dry Weather Flow Interceptor)

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed dry weather flow interceptor (DWFI) at Victoria Park adjacent to Gloucester Road (the Site) which falls within an area zoned “O” and shown as ‘Road’ on the draft North Point OZP, with a tiny portion falls within an area shown as ‘Road’ on the approved Causeway Bay OZP (**Plan A-1**). According to the Notes of the OZPs, the proposed DWFI, which is considered as a ‘public utility installation’, requires planning permission from the Town Planning Board (the Board) within “O” zone and area shown as ‘Road’ on the OZPs.

- 1.2 According to the applicant, the proposed DWFI comprises a filtering station and a flow intercepting device (FID) with an underground emergency bypass box culvert. The proposed filtering station is a single storey building with a basement and a rooftop machine structure. The building accommodates ventilation room, deodorization room, E&M room, water meter room, refuse collection area, uninterrupted power supply room, fire services room, control room, transformer room and switch room. The proposed DWFI will have a non-domestic GFA of 860m². The proposed height of the above ground structure is 7m at main roof level. The indicative layout plans and section plan are shown in **Drawings A-1 to A-6**.
- 1.3 Vehicular access will be provided at ground floor fronting Gloucester Road (**Drawing A-1**), and a car parking space of 10m(L) x 4m(W) x 5m(H) will be provided within the building. Routine maintenance works, such as disposal of solid waste off site, will be carried out at the maintenance/working area within the Site (**Drawing A-1**). To enhance the connectivity between Victoria Park and Gloucester Road, the maintenance/working area will be opened for pedestrian access outside its routine maintenance period.
- 1.4 According to the tree survey conducted, 11 trees will be affected. Among the affected trees, 2 trees are proposed to be transplanted and 9 trees to be felled. To compensate the loss of trees, 9 new trees are proposed to be planted off-site within Victoria Park subject to further liaison with the Leisure and Cultural Services Department (LCSD). The indicative location of the proposed receptor sites for transplanted trees and compensatory trees is shown in **Drawing A-10**. The proposed DWFI will be mostly underground with only a single-storey above ground structure for operational requirement. Green roof, vertical greening and landscape planting will be provided to mitigate visual impact to the surroundings. Non-glaring materials will be used for surfaces of the new roof so as to minimise the impact to the nearby residents and future development. Photomontages showing the proposed development and the landscape master plan are shown in **Drawings A-7 to A-9**.
- 1.5 In support of the application, the applicant has submitted the following documents:
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|-----|--|------------------------|
| (a) | Application form received on 11.1.2023 | (Appendix I) |
| (b) | Supplementary planning statement | (Appendix Ia) |
| (d) | Further Information (FI) received on 3.5.2023 and 5.5.2023 # | (Appendix Ib) |
| (d) | FI received on 9.6.2023 @ | (Appendix Ic) |
| (e) | FI received on 19.6.2023 @ | (Appendix Id) |

accepted but not exempted from publication and recounting requirements

@ accepted and exempted from publication and recounting requirements

- 1.6 The application was originally scheduled for consideration by the Committee on 3.3.2023. Upon the applicant's request, consideration of the application was deferred by the Committee on 3.3.2023 for 2 months pending submission of FI from the applicant. FIs were subsequently received from the applicant on 3.5.2023, 5.5.2023, 9.6.2023 and 19.6.2023.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement and FI at **Appendices Ia to Id**. They are summarised as follows:

Improvement to Local Water Quality

- (a) In January 2016, Environmental Protection Department (EPD) had commissioned a feasibility study, namely "Further Enhancing Quality of Coastal Waters of Victoria Harbour" to address the pollution and odour nuisance at urban coastal waters. The study recommended a number of newly designed DWFI to be constructed at coastal area along Victoria Harbour including DWFI at Causeway Bay to be constructed.
- (b) At present, dry weather flow (DWF) is being polluted and discharged to Victoria Harbour via the Victoria Park West Box Culvert (VPWBC) (**Drawing A-11**). The proposed DWFI will intercept the DWF to filtering station for filtering prior to discharging back to the Victoria Harbour which will bring a significant improvement to the overall water quality of Causeway Bay Typhoon Shelter and benefit the general health and welfare of the community.

Availability of Land and Site Selection Criteria

- (c) As Causeway Bay is a densely populated and heavily built urban area, the scarcity of available land resources has made the site selection exercise challenging. A thorough site selection exercise near the VPWBC has been conducted with other alternative sites being considered including areas underneath Island Eastern Corridor and Gloucester Flyover, Tung Lo Wan Garden and other areas within Victoria Park. The proposed DWFI is preferably located on Government land directly above the VPWBC to avoid public nuisance due to land resumption, and should be located at the downstream of VPWBC to collect more DWF for filtering. The site area has to be large enough to accommodate the proposed DWFI and its associated underground pipeworks as well as generally acceptable by the local community. The site should be accessible by public road network in order to facilitate future operation and maintenance and to fulfil the fire services requirements. After conducting the feasibility of site selection exercises and coordination with LCSD, the Site is found to be a suitable location which fulfils the above criteria.

- (d) The Site is an open space on Government land under the management of LCSD. Coordination meeting with LCSD is continuously maintained by DSD to minimise the impact to the park users.
- (e) The surrounding areas of the Site are park area with trees surrounded to the north and west. To the west, it is bounded by Gloucester Road Flyover and some residential buildings. The proposed DWFI, which is a single storey building and small in scale, is considered not incompatible with the surrounding character.
- (f) In the design of DWFI, endeavors have been made to minimise the site area and the number of trees to be affected by placing most of the plants and equipment to the underground space and using compact equipment.

No Insurmountable Technical Difficulties

- (g) There will be no insurmountable technical difficulties on environmental, traffic, drainage, landscape and visual, ecological, water supply and geotechnical aspects. In terms of environmental aspect, de-odourising system will be installed to avoid unacceptable odour impact. Most of the noise-emitting equipment in the proposed filtering station are fully enclosed underground or enclosed by concrete structure. For traffic aspect, the proposed DWFI would be maintained by an automatic control system and the additional traffic generated in operation stage is minimal.

Community Support

- (h) Meetings with stakeholders including Development, Planning & Transport Committee of Wan Chai District Council, the Wan Chai East Area Committee, the Owners Corporation of Victoria Park Mansion, Chesterfield Mansion and local shops, and the Task Force on Harbourfront Developments on Hong Kong Island (Task Force) were held between July to December 2022. No objection to the proposal was received from these stakeholders.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves Government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) are not applicable to the application.

4. Background

Government’s plan to study ways to further enhance the water quality of the urban coastal waters was announced in the 2013 Policy Address. Other relevant announcements related to the promotion of water activities along waterfront areas were announced in the subsequent 2015 and 2016 Policy Addresses. The Government has all along been attaching great importance to improving the water quality of Victoria Harbour and has devoted significant resources to improve the sewage collection and treatment systems through implementing the Harbour Area

Treatment Scheme and works for enhancing the quality of coastal waters of Victoria Harbour. However, in the densely populated old urban districts on both sides of Victoria Harbour, due to vibrant city activities, some polluted surface run-off will inevitably drain into the harbour via the stormwater drainage system and affect the quality of the near-shore waters. The pollution sources of surface run-off are extensive, including roadside wet markets, outdoor eateries and various cleaning activities in public places and back alleys etc., hence affecting the coastal water quality and environment of Victoria Harbour. To further enhance the water quality and overall environment, the installation of DWFI is one of the most effective pollution controls to ameliorate the odour and water pollution problems along the harbourfront areas of Victoria Harbour.

5. Previous Application

There is no previous application at the Site.

6. Similar Application

There is no similar application for DWFI nor similar type of use such as sewage pumping station in “O” zone in the North Point and Causeway Bay areas.

7. The Site and Its Surrounding Areas (Plans A-1 and A-2, Aerial Photo on Plan A-3 and Site Photos on Plans A-4 and A-5)

7.1 The Site is a passive open space of relatively low usage located at fringe of Victoria Park adjacent to Gloucester Road southbound.

7.2 The surrounding areas of the Site have the following characteristics (**Plan A-2**):

- (a) the Site is surrounded by the existing open space with vegetation of Victoria Park to the north, east and south. A model boat pool is located to the immediate east of the Site;
- (b) to the west is Gloucester Road. Some medium-rise residential developments are located to the further west across Gloucester Road zoned “Other Specified Uses” annotated “Mixed Use” on the approved Causeway Bay OZP No. S/H6/17.

8. Planning Intention

8.1 The “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

8.2 The area shown as ‘Road’ is intended for road use.

9. Comments from Relevant Government Bureau/Departments

- 9.1 The following Government bureau/departments have been consulted and their views on the application are summarised as follows:

Policy Aspect

9.1.1 Comments of the Secretary for Environment and Ecology (SEE):

The Government has all along been attaching great importance to improving the water quality of Victoria Harbour. DSD's proposal of installation of DWFI at the Site is one of our strategic sewerage projects for addressing the pollution and odour nuisance at urban coastal waters. Upon its completion in 2027, the project is expected to achieve an annual reduction of pollution loading by 70% through interception and filtering prior to its discharge, thereby improving the water quality and environment of Causeway Bay Typhoon Shelter and along the waterfront areas. This is also conducive to enhancing the quality of the coastal waters of Victoria Harbour as our iconic landmark has become increasingly accessible for the promotion of water friendly culture and activities with the development of new waterfront promenades. In view of the above, the proposed project is strongly supported by Environment and Ecology Bureau (EEB) from the water quality management perspective.

Harbourfront Enhancement

9.1.2 Comments of the Harbour Unit, Development Bureau (DEVB):

- (a) The Harbourfront Commission's Task Force on Harbourfront Development on Hong Kong Island (HKTF) was consulted by the applicant at its 43rd meeting on 1.12.2022 on the conceptual design of the proposed DWFI at the Site. The applicant should address the comment raised by Members of HKTF during the meeting mainly to consider opening up the site (details at paragraph 10 below) when refining the design, including taking into account the Harbour Planning Principles and Guidelines.
- (b) The gist of the application and FI submitted by the applicant have been circulated to Members of HKTF on 7.2.2023 and 16.5.2023 respectively, for information and comments, and no further comments were received.

Land Administration

9.1.3 Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

- (a) No objection to the application.

- (b) The Site falls entirely within the boundary of Victoria Park, which is one of the public pleasure grounds specified in the Fourth Schedule to the Public Health and Municipal Services Ordinance (Cap .132). Under s.107(1) of Cap 132, the general management and control of Victoria Park is vested in the Authority (i.e. Director of Leisure and Cultural Services). Comments from LCSD should therefore be sought for this application.

Traffic

9.1.4 Comments of the Commissioner for Transport (C for T):

Having reviewed the TIA, he has no objection to the application from traffic engineering viewpoint, provided that a 13m-wide vehicular access and a 10m(L) x 4m(W) x 5m(H) parking space will be provided for the proposed DWFI and the maneuvering of vehicles will be confined within the Site.

9.1.5 Comments of the Commissioner of Police (C of Police):

- (a) From the perspective of traffic management and road safety, the Police generally supports the proposed DWFI at the Site.
- (b) The access road to the site from Gloucester Road southbound will be the same in both construction and operation stages. Based on Transport Department (TD)'s data and daily observation, the traffic volume is manageable and within the capacity of Gloucester Road southbound. Besides, the width of Gloucester Road southbound may allow safe overtaking of vehicles in case construction site vehicles (during the construction stage) or maintenance vehicles (during the operation stage) take time to enter the parking space inside the facility.
- (c) The proposed DWFI will be within Victoria Park and as such no temporary traffic management schemes (TTMS) would be implemented at public roads/footpaths for the pipe laying work during the construction stage. The traffic impact appears to be insignificant and manageable.
- (d) Should there be any plan to implement TTMS, the contractor should make formal application and consult stakeholders including police and TD.

Fire Safety

9.1.6 Comments of the Director of Fire Services (D of FS):

- (e) No specific comment on the application subject to water supplies for fire fighting and the fire service installations being provided to the satisfaction of his department. Detailed fire safety

requirements will be formulated upon receipt of formal submission of general building plans.

- (f) Emergency Vehicular Access shall be provided in accordance with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department.

Environment

9.1.7 Comments of the Director of Environmental Protection (DEP):

No objection to the application from environmental planning perspective.

Urban Design and Landscape

9.1.8 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual

- (a) The Site is located at the western boundary of the Victoria Park abutting Gloucester Road. To the immediate east is the core of the Victoria Park with wide range of active and passive recreational facilities. There are a mixed residential and commercial uses (ranging from 40mPD to 90mPD) across Gloucester Road to the west.
- (b) As shown in the photomontages (**Drawings A-7 to A-8**), some mitigation measures are proposed including green roof and vertical greening to enhance the visual quality of the proposed development. Having considered the surrounding context and the scale of the proposed DWFI, the proposed development is not expected to induce significant visual impacts to the surroundings.

Landscape

- (c) The Site is surrounded by vegetation, road and existing buildings, situated in an area of park urban landscape character occupied by existing trees and vegetation. The proposed development of DWFI involves a 7m aboveground structure, which is considered not entirely incompatible with the landscape character of its surroundings. 11 existing trees of common species, including one Ailanthus fordii (常綠臭椿), are found within the Site, all existing trees will be affected by the development, 2 of them are proposed to be transplanted (including Ailanthus fordii (常綠臭椿)) and the remaining 9 are proposed to be removed. No Old and Valuable Tree (OVT) is identified within the Site. Landscape mitigation measures such

as planting of 9 new trees within Victoria Park, green roof and landscaping within the Site have been proposed to mitigate landscape impact arising from the proposed development.

- (d) It is noted that some proposed landscape treatments (i.e. new tree plantings) are located outside the planning application site boundary. The applicant is advised to seek comment/agreement from relevant authority and maintenance department regarding the proposed landscaping in areas outside planning application site boundary.
- (e) The applicant should be advised that, approval of this application does not imply approval of tree works such as pruning, transplanting and felling. Tree removal applications should be submitted direct to relevant authority(ies) for approval.

9.1.9 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) It is noted that the proposed DWFI consists of one-storey above and one basement with building height of 7m (excluding roof-top structures). Since the adjacent “Other Specified Uses” (“OU”) and “Commercial” (“C”) zones with building height restriction of 135mPD are permitted, he has no comments from architectural and visual impact point of view.
- (b) As the proposed DWFI is located at Victoria Park, the applicant is suggested to consider architectural treatment to beautify the DWFI façade which blends with the surroundings harmoniously.

Drainage

9.1.10 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD)

The application is fully supported from public drainage services viewpoint.

Open Space

9.1.11 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) No adverse comment on the proposal.
- (b) Comments from Victoria Park Management Office (VP):
 - (i) 2 and 9 affected trees to be transplanted and felled respectively arising from the project. DSD shall be responsible for transplanting and compensation the affected

trees to Victoria Park and adhere to the requirement and procedure in DEVB Technical Circular (Works) (TC(W)) No. 4/2020 and submit tree preservation and removal proposal to relevant authority for approval before commencement of work.

- (ii) DSD should take up the maintenance and management responsibility as well as landscaping works at the area of DWFI after the approval of permanent land alienation given by LCSD.

(c) Comments from Hong Kong East Tree Team

- (i) The applicant is reminded to make every possible measure in preserving and protecting the existing trees from adversely affected through careful and proper planning, design, working out and implementation of protective measures and site monitoring in all stages of the project. Should any trees be inevitably affected, the project department shall adhere to the requirement and procedure stipulated in DEVB TC(W) No. 4/2020 and relevant guidelines promulgated by the Greening, Landscape and Tree Management Section of Development Bureau on tree preservation.

9.2 The following Government departments have no comments on the application:

- (a) Chief Highway Engineer/Hong Kong, Highways Department;
- (b) Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department;
- (c) Project Manager (South), Civil Engineering and Development Department;
- (d) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) District Officer (Wan Chai), Home Affairs Department;
- (g) Director of Agriculture, Fisheries and Conservation;
- (h) Director of Electrical and Mechanical Services; and
- (i) Director of Food and Environmental Hygiene.

10. Comments of the Harbourfront Commission

10.1 HKTF was consulted by the applicant at its meeting on 1.12.2022 on the conceptual design of the proposed DWFI at the Site, together with the proposed DWFIs at Wan Chai East and Shau Kei Wan¹.

¹ To improve the water quality and alleviate odour nuisance at the waterfront of Wan Chai East, Causeway Bay and Shau Kei Wan, DWFIs would be constructed each at Wan Chai East, Causeway Bay and Shau Kei Wan.

- 10.2 As concluded at the meeting, the proposal was not desirable without incorporating the co-use concept and the fence-off approach depriving the public from enjoying the site which was originally a public open space. HKTF did not raise objection for the project. Nonetheless, more efforts would be needed in refining the design for enhancing public enjoyment and co-use arrangement. The details are contained in the extract of minutes of meeting in **Appendix II**.

11. Public Comments Received During the Statutory Publication Period

- 11.1 On 20.1.2023 and 12.5.2023, the application and its FI were published for public inspection. During the first 3 weeks of the statutory public inspection periods, 16 public comments were received from DAB Wan Chai Branch, local residents and individuals (**Appendix III**). Among them, one individual supports the application, three individuals express concerns on the application, while the remaining 12 including DAB Wan Chai Branch and individuals oppose to the application. The main grounds of the public comments received are summarised as follows:

Supporting Comment

- (a) The impacts of the proposed DWFI to the surroundings have been thoroughly considered and are considered acceptable.

Expressing Concerns

- (b) While the proposed DWFI could bring benefit to the community in improving the water quality of the Causeway Bay Typhoon Shelter, it also leads to the reduction of area of Victoria Park which is a precious open space. It would be fair only if additional open space could be reprovisioned as a compensation.

Opposing Comments

- (c) Victoria Park is a precious and important large-scale open space in the highly-developed urban area in Hong Kong Island, providing recreational space and visual relief to the community. It is inappropriate for non-park related building/structures to be erected within the Victoria Park, which will reduce the open space and/or greening areas. The area of the Victoria Park had been reduced since 2013 due to the construction of tunnel and slip road as part of Central-Wan Chai Bypass.
- (d) Other alternative options/locations such as (i) underneath existing flyovers, (ii) putting the facility underground, (iii) area closer to the harbour, should be considered for the proposed DWFI, which could avoid taking up spaces in the Victoria Park and to reduce its nuisance to the surrounding environments. It also does not appear that DSD had considered any alternative sites.

- (e) The proposed DWFI would create nuisance/pollution to the surroundings, including (i) children playing area and modal boating pond in Victoria Park, (ii) the residential developments which contains outdoor dining facilities at G/Fs, and (iii) Park Lane Hotel.
- (f) The proposed DWFI will involve felling of mature trees, which serve as a green buffer along Gloucester Road to screen off the vehicular exhaust. There is also a lack of tree survey.
- (g) The proposed DWFI will create significant visual impacts as the proposed DWFI is incompatible with the Victoria Park.
- (h) DSD should enhance the storm water pipeline instead of constructing a DWFI.
- (i) There was insufficient consultation with the local stakeholders, and lack of evidence of local community support.

12. Planning Considerations and Assessments

- 12.1 The subject application is for a proposed DWFI at the fringe of Victoria Park next to Gloucester Road (**Plan A-1**) to intercept the polluted flow in the VPWBC to alleviate the water pollution problem of the Causeway Bay Typhoon Shelter. The Site is located at the western part of Victoria Park adjacent to Gloucester Road, and is currently used as landscape area with vegetation. The applicant has conducted a site search exercise (outlined in paragraphs 2(b) to 2(f) above) and considered the Site the best possible having considered various factors including site area, existing use, acceptance by the public, land status, landscape impact and traffic. The Site falls within an area zoned "O" and shown as 'Road' on the approved North Point OZP, with a tiny portion falls within an area shown as 'Road' on the approved Causeway Bay OZP.

Policy Aspect

- 12.2 To further enhance the water quality and overall environment, the installation of DWFI is one of the most effective pollution controls to ameliorate the odour and water pollution problems along the harbourfront areas of Victoria Harbour. In this regard, EEB considers that the proposed DWFI is conducive to enhancing the quality of the coastal waters of Victoria Harbour for the promotion of water friendly culture and activities with the development of new waterfront promenades, and strongly supports the proposed development from the water quality management perspective.

Site Selection

- 12.3 According to the applicant, the site area for the proposed DWFI should be large enough to accommodate the filtering station, FID and its associated underground pipeworks. The site should be accessible by public road network in order to facilitate future operation and maintenance and to fulfil

the fire services requirements. A thorough site selection exercise near the VPWBC has been conducted with other alternative sites being considered including areas underneath Island Eastern Corridor and Gloucester Flyover, Tung Lo Wan Garden and other areas within Victoria Park. After conducting the feasibility of site selection exercises and coordination with LCSD, the Site is found to be the most suitable site for the proposed DWFI and could meet the various technical and operational requirements of DSD.

Planning Intention

- 12.4 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Despite the proposed DWFI would lead to a loss in area of “O” zone, the proposed DWFI will provide different greening elements including green roof, vertical greening and landscape planting within the Site in order to partly compensate the loss of open space. In terms of open space provision for Wan Chai District, there is a surplus of about 21.7ha planned district open space. The overall provision of open space is considered adequate to meet the demand of the planned population. The Site with an area of about 1,013m², which is a passive open space/landscape area located at a relatively fringe area of the Victoria Park, is also relatively small in scale (which accounts for about 0.55% of the total area of the Victoria Park). As such, the impact on the open space provision would be minimal and DLCS has no adverse comment on the proposal.

Visual, Landscape and Other Technical Aspects

- 12.5 The proposed building is of relatively small scale (with GFA of about 860m²) and of one storey (7m at main roof level). It is not expected to have significant visual impact on the surrounding areas. CA/CMD2, ArchSD has suggested the applicant to consider architectural treatment to beautify the DWFI façade and to blend with the surroundings harmoniously. CTP/UD&L, PlanD has no adverse comment to the application on the visual perspective as the proposed DWFI development is not expected to induce significant visual impacts to the surroundings. Regarding the landscape treatment, all 11 existing trees affected by the development are common species with 2 to be transplanted and 9 to be felled. Landscape mitigation measures including planting of 9 new trees as compensation within Victoria Park, green roof and landscaping within the Site have been proposed to mitigate landscape impact arising from the proposed development. In this regard, CTP/UD&L, PlanD has no in-principle objection to the application from the landscape point of view. An advisory clause is suggested in requiring the applicant to note the comments of CA/CMD2, ArchSD.
- 12.6 The proposed development is not envisaged to have significant adverse impacts on the environmental, fire safety and traffic aspects. DEP, D of FS and C for T have no objection to/adverse comments on the application.

Public Comments

- 12.7 16 public comments were received with 15 of them expressing concern or objecting to the application. For the concerns on open space provision, environment, landscape, visual impacts, site selection and public consultation, the planning assessment and comments of Government departments in paragraphs 12.1 to 12.5 above are relevant. In response to the Task Force's view that more efforts would be needed in refining the design for enhancing public enjoyment and co-use arrangement, DSD had further refined the proposal since their meeting with the Task Force and agreed to open the maintenance/working area outside the DWFI building to the public during its non-use period. No further comments were received from the Members of Task Force on the application.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 23.6.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are suggested for Members' reference:

Approval condition

- the submission and implementation of water supplies for fire fighting and the fire service installations and to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 13.3 There is no strong reason to recommend rejection of the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form received on 11.1.2023
Appendix Ia	Supplementary planning statement with extract of Traffic Impact Assessment, Preliminary Environmental Review and Drainage Impact Assessment
Appendix Ib	FI received on 3.5.2023 and 5.5.2023
Appendix Ic	FI received on 9.6.2023
Appendix Id	FI received on 19.6.2023
Appendix II	Extract of minutes of Meeting of Harbourfront Commission Task Force on Harbourfront Developments on Hong Kong Island on 1.12.2022
Appendix III	Public comments received during the publication periods
Appendix IV	Recommended Advisory Clauses
Drawings A-1 to A-6	Layout Plan and Section Plans
Drawings A-7 to A-8	Photomontages
Drawing A-9	Landscape Master Plan
Drawing A-10	Plan showing the proposed receptor sites for transplanted and newly planted trees
Drawing A-11	Plan showing the location of the existing VPWBC
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 and A-5	Site Photos

**PLANNING DEPARTMENT
JUNE 2023**