

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/539

<u>Applicant</u>	: System Management Division of Drainage Services Department (DSD)
<u>Sites</u>	: Portions of Tsuen Wan Park adjacent to Wing Shun Street and Tai Ho Road, Tsuen Wan
<u>Site Area</u>	: About 4,595m ² (total) Site A: About 1,325m ² (area occupied by aboveground structure of 88m ² or 6.6%) Site B: About 850m ² (area occupied by aboveground structure of 7m ² or 0.8%) Site C: About 2,420m ² (area occupied by aboveground structure of 780m ² or 32.2%)
<u>Lease</u>	: Government Land
<u>Plan</u>	: Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/36
<u>Zoning</u>	: “Open Space” (“O”)
<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), comprising two flow interceptor devices (FIDs) with ancillary facilities and a DWFI building at three portions of Tsuen Wan Park (Sites A to C), all of which fall within an area zoned “O” on the draft Tsuen Wan OZP No. S/TW/36 (**Plan A-1**). According to the Notes for “O” zone of the OZP, the proposed DWFI, which is considered as a ‘Public Utility Installation’ use, requires planning permission from the Town Planning Board (the Board).
- 1.2 Currently, majority of the stormwater in Tsuen Wan is collected and discharged into Tsuen Wan Bay through the drainage system via two main box culverts underneath Tai Ho Road and Wing Shun Street/Ma Tau Pa Road respectively. Some stormwater might be polluted from surface run-off of city activities including roadside wet markets, outdoor eateries and cleaning activities in public places and back alleys, as

well as misconnection of foul sewers to the drainage system. In order to improve the nearshore water quality of Victoria Harbour, the Government reported to the Panel of Environmental Affairs of the Legislative Council a series of measures to improve the nearshore water quality of Victoria Harbour and the implementation plan in 2021. The Government has proposed phased implementation of large-scale pollution interception projects at the downstream of stormwater drains at 11 priority areas (including Tsuen Wan Bay) that are relatively close to residential areas and harbourfront amenity areas. The project is expected to achieve an annual reduction of pollution loading by 70% through interception and filtering prior to its discharge. This will reduce the amount of pollutants entering the harbour and enhance the water quality and overall environment.

- 1.3 According to the applicant, the proposed DWFI comprises mainly a FID for Tai Ho Road Box Culvert (THRBC) with an electrical and mechanical (E&M) cabinet at Site A adjacent to Tai Ho Road, another FID for Ma Tau Pa Road Box Culvert (MTPRBC) with an E&M cabinet at Site B near Wing Shun Street, as well as a DWFI building at Site C near Wing Shun Street (**Drawings A-1 to A-3**). During the dry weather with low water flow, the proposed FIDs located at the downstream of the two underground box culverts will intercept the dry weather flow (DWF)¹ in the culverts by penstocks and divert the flow to the proposed DWFI building for on-site screening and filtering before discharging back into Tsuen Wan Bay through MTPRBC (**Drawing A-4**). In wet weather conditions, the penstocks at the FIDs will be lifted to allow stormwater discharge to the bay through the two culverts directly. Water quality and odour problem in Tsuen Wan Bay are expected to be improved after installation of the proposed DWFI.
- 1.4 With the total application site area of about 4,595m², the proposed DWFI will comprise aboveground structures occupying a total area of about 875m² or about 19%. The indicative layout plans and section plans are shown in **Drawings A-5 to A-12** and the development parameters of the proposed DWFI facilities are as follows:

Application Sites	Application Site Area (m ²)	Proposed Facilities	Aboveground Footprint* (m ²)	Height above ground (m)
A	1,325	FID for THRBC ²	81	0.6
		E&M cabinet	7	2
B	850	FID for MTPRBC	0	0 (to be flush with the ground)
		E&M cabinet	7	2
C	2,420	DWFI building	780	7.5

¹ The polluted DWF could result in debris, foul sediments and stagnate waters accumulated inside the culverts. Malodour is generated by decaying organic materials that are deposited as sediments inside the culverts, and released when the sediments are exposed, especially in low tide conditions.

² Portable planter boxes may be placed atop and seating areas may be provided around the structure after completion to enhance the park environment subject to further liaison with the Leisure and Cultural Services Department (LCSD).

*The area not covered by the aboveground structures will be properly landscaped and opened to the public.

- 1.5 The proposed DWFI building at Site C will have two storeys including an aboveground storey and a basement. Majority of the facilities in the proposed DWFI building will be put in the basement level with a footprint of 2,070m². The aboveground storey will accommodate ventilation room, water meter room, refuse collection area, uninterrupted power supply room, fire services room, control room, transformer room and switch room. The underground basement will accommodate influent chamber, pre-treatment unit, mechanical filter, effluent chamber, deodourisation room, E&M room and plumbing room.
- 1.6 Small-scale routine inspection and maintenance without fencing off FIDs with E&M cabinets will be carried out every three to six months. For maintenance and desilting of FIDs every five to ten years, maintenance vehicles would access THRBC FID at Site A via Tai Ho Road and MTPRBC FID at Site B via the entrance of Tsuen Wan Park near Tsuen Wan Sports Centre at Wing Shun Street (**Plan A-2**). During the maintenance period, the access road will be fenced off and hoarding around the FIDs will be provided to protect park users from the maintenance works. For removing the generated wastes including debris, screenings and filtered solid/sediment from the proposed DWFI building three times per week, vehicular access for dump trucks to the proposed DWFI building will be provided via the existing emergency vehicular access (EVA) of Tsuen Wan Park from Wing Shun Street, and a loading/unloading bay will be provided within the enclosed building equipped with deodourisation unit (**Drawing A-8** and **Plan A-2**). The dump trucks will access the proposed DWFI building during non-peak hours to be advised by LCSD.
- 1.7 Three existing park facilities including pet garden, children cycling area (CCA) and elderly fitness station will be affected by the proposed DWFI. These facilities will be re-provisioned and upgraded as agreed by LCSD (**Drawings A-4**). Subject to detailed design, the pet garden and elderly fitness station would be re-provisioned before construction of THRBC FID to achieve a seamless provision of the park facilities. After re-provisioning, the area of the pet garden and CCA will increase and remain unchanged respectively. Only some hard-paved areas and planting areas in the park will be lost. With proper landscape design, the proposed DWFI building, FIDs and E&M cabinets will be well integrated into the park.
- 1.8 According to the tree survey conducted, 92 trees will be affected. Among the affected trees, 26 are proposed to be transplanted and 66 to be felled. The transplanted trees will be located near Sites A, C and within the park subject to further liaison with LCSD. To compensate for the loss of trees, 66 new trees are proposed to be planted in Tsuen Wan Park, with most compensatory trees near the proposed DWFI building, subject to further liaison with LCSD on exact locations. Green roof, landscape planting and vertical greening on all four frontages of the proposed DWFI building, as well as landscape treatments in the surroundings of the FIDs are proposed to minimise visual impacts and blend into the park environment. Non-glaring materials will be used for top surfaces of the roof so as to minimise impacts on nearby residents. Landscape master plans of the Sites and photomontages showing the proposed developments are shown in **Drawings A-13 to A-16** and **Drawings A-17 to A-19** respectively.

- 1.9 The construction work of the proposed DWFI facilities is tentatively scheduled to commence in 2024 for completion in 2029.
- 1.10 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 28.8.2023 (Appendix I)
 - (b) Supplementary planning statement (SPS) received on 28.8.2023 and Supplementary Information (SI) received on 30.8.2023
 - (c) Further information (FI) received on 6.10.2023[#]
 - (d) FI received on 13.10.2023[#] enclosing consolidated SPS³ (Appendix Ia)
 - (e) FI received on 19.10.2023[#] (Appendix Ib)

[# Accepted and exempted from the publication and recounting requirements]

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the SPS at **Appendix Ic**. They are summarised as follows:

Improvement to Local Water Quality

- (a) At present, polluted DWF is discharged to Tsuen Wan Bay via THRBC and MTPRBC. During the dry weather, the proposed DWFI will facilitate the interception and diversion of DWF at the existing culverts to the proposed DWFI building for filtering prior to discharging back to the bay. This will bring a significant improvement to the overall water quality of the bay and benefit the general health and welfare of the community.

Site Selection and Land Use Compatibility

- (b) As the waterfront of Tsuen Wan is already a well-developed area, the scarcity of available land resources has made the site selection exercise challenging. The proposed FIDs should be located at the downstream of THRBC and MTPRBC. The proposed DWFI building and two FIDs are preferably located on Government land to avoid land resumption. The site area has to be large enough to accommodate the proposed DWFI building and its associated underground pipeworks as well as generally acceptable by the local community. A thorough site selection exercise has been conducted with other alternative sites in Tsuen Wan considered. For the DWFI building, crucial factors including impact on existing

³ The consolidated SPS received on 13.10.2023 (**Appendix Ia**) has incorporated all previous FIs. The applicant has confirmed that the original SPS and previous FIs could be superseded by the consolidated SPS. Hence the original SPS and superseded FIs are not attached.

facilities and utilities, environmental, landscape and traffic considerations, construction period and project cost and public acceptability have also been considered. From the result of the site selection exercise and coordination with LCSD, the Sites are found to be the most suitable locations which fulfil the above criteria.

- (c) The Sites are within Tsuen Wan Park on Government land under the management of LCSD. DSD will keep liaising with LCSD to minimise the impact to the park users. To address local demands, the affected existing park facilities will be re-provisioned and upgraded to provide a safer and more enjoyable environment for users. User surveys have been conducted for the design of the future CCA.
- (d) The proposed DWFI building and FIDs are small in scale. After incorporating landscape and architectural features, the proposed structures are therefore considered not incompatible with the surrounding character.
- (e) In the design of DWFI, endeavours 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

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

Community Support

- (g) Public engagement for the proposed DWFI has been conducted through roving exhibitions, visits to existing sewage facilities and briefings. Meetings with stakeholders including members of Legislative Council, Tsuen Wan District Council, the Tsuen Wan South Area Committee, the Joint Association of Incorporated Owners/Owners Committee of Tsuen Wan Waterfront Estates⁴ were held. The stakeholders expressed support to the proposed DWFI to improve water quality and alleviate odour problem along the near shore of Tsuen Wan Bay. They expressed desire for the project to commence and put into service as soon as possible. The Harbourfront Commission was also consulted and there were no adverse comments.

⁴ Comprising 11 Tsuen Wan Waterfront Estates including Parc City, The Pavilia Bay, Ocean Pride, Riviera Gardens, Greenview Terrace, Greenview Court, City Point, Belvedere Garden Phase 3, Bayview Garden, Serenade Cove and Waterside Plaza.

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

As the Sites involve 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

The 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 Sites.

6. Similar Applications

6.1 Whilst there is no similar application for DWFI nor similar type of use such as sewage pumping station within “O” zone on the Tsuen Wan OZP, there are two recent similar applications for proposed DWFI at Victoria Park, Causeway Bay (Application No. A/H8/437) and at Kin Wan Street, Hung Hom (Application No. A/K9/281) approved with condition by the Metro Planning Committee (the Committee) on 23.6.2023 and 28.7.2023 respectively. They were approved mainly on the grounds that the proposed DWFI were to achieve the objective for water quality management; the sites selected were suitable; the impact on the open space provision would be minimal; no insurmountable environmental impacts; and no objection was received from the local stakeholders. Details of the two similar applications are in **Appendix II**.

6.2 Planning applications for the proposed DWFI at Tunnel Approach Rest Garden in Wan Chai North (Application No. A/H25/22) and the proposed DWFI at Aldrich

Bay in Shau Kei Wan (Application No. A/H9/85) will also be considered by the Committee at this meeting.

7. The Sites and their 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 Sites occupy small portions of Tsuen Wan Park, including:

- (a) an existing pet garden adjacent to Tai Ho Road (Site A);
- (b) part of an existing landscape area with vegetation and pedestrian path underneath Tsuen Wan Road Flyover (Site B); and
- (c) part of existing landscape area with vegetation and CCA near Wing Shun Street (Site C).

7.2 The surrounding areas of the Sites have the following characteristics:

- (a) to the west of Site A across Tai Ho Road is MTR Tsuen Wan West Station with high-rise residential development Ocean Pride atop zoned “Residential (Group A)15” (“R(A)15”);
- (b) to the south of Site B is Tsuen Wan Sports Centre and high-rise residential development Pavilia Bay and to the further south is the Tsuen Wan Promenade fronting the Ramblers Channel; and
- (c) to the northeast of Site C is a planned 3-storey joint-user complex and high-rise residential developments including The Dynasty and The Aurora.

8. Planning Intention

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.

9. Comments from Relevant Government Departments

9.1 The following Government bureaux/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 for installing DWFI at Tsuen Wan Park is one of the Environment and Ecology

Bureau (EEB)'s strategic sewerage projects for addressing the pollution and odour nuisance at urban coastal waters. Upon its completion in 2029, 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 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 the EEB from the water quality management perspective.

9.1.2 Comments of the Commissioner for Harbourfront, Development Bureau (C for Harbourfront, DevB):

- (a) prior consultation with Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (KTF) by means of paper circulation was first conducted in November 2022. Subsequently, KTF was consulted again on the updated design of the DWFI building in August 2023. No adverse comments were received on the proposal during both rounds of consultation; and
- (b) on 6.9.2023, the gist of the planning application was circulated among KTF Members for their information and submit their comments and no comments were received.

Land Administration

9.1.3 Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (DLO/TW&KT, LandsD):

the Sites comprising Sites A, B and C are within the boundary of Permanent Government Land Allocation (PGLA) No. TW 341 and PGLA No. 448. PGLA No. TW 341 and PGLA No. TW 448 was allocated to the Director of Leisure and Cultural Services (DLCS) in 1996 and 2005 respectively for the purpose of district open space.

Traffic

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

no in-principle objection to the Traffic Impact Assessment and access arrangement subject to the submission of the temporary traffic arrangement of the ingress/egress point at Wing Shun Street Northbound to the satisfaction of his department and the Road Management Office of the Hong Kong Police Force.

Fire Safety

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

EVA provision in the captioned sites shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department.

Environment

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

the project aims to improve the pollution and odour nuisance at urban coastal waters. The subject planning application is therefore supported.

Urban Design and Landscape

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

Urban Design and Visual

- (a) it is noted that vertical greening at all the four frontages, rooftop greening and peripheral planting are proposed at DWFI building taking into consideration of the landscape design of Tsuen Wan Park, which may help the structure to blend in with the surrounding and enhance visual interest. Affected pet garden and CCA would be re-provisioned within Tsuen Wan Park/in-situ. Considering that the proposed development involves relatively low-rise structures comparable to existing park facilities in the vicinity, significant adverse visual impact on the surrounding areas is not anticipated;

Landscape

- (b) with reference to the aerial photo of 2022, the Sites are located in an area of city grid mixed urban and ongoing major development landscapes character predominated by Tsuen Wan Park. The sites are open space with park facilities including pet garden, planter areas and CCA at Tsuen Wan Park. The proposed development is considered not incompatible with the landscape setting in proximity; and
- (c) 26 trees are proposed to be transplanted and 66 trees are proposed to be felled within the Sites. Landscape provisions such as planting of 66 new trees within the park area, provision of green roof and vertical greening at all the four frontages of the DWFI building and re-provision of CCA are proposed to enhance the landscape quality of the development. Hence, CTP/UD&L has no comment on the application from landscape planning perspective.

9.1.8 Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

it is noted that the proposed DWFI building mainly consists of an above-ground structure with building height of about 7.5m. It appears that it would be able to blend in with the neighbouring landscape area. There is no comment from architectural and visual impact point of view.

Others

9.1.9 Comments of the DLCS:

- (a) no in-principle objection to the subject project in view of the 2022 Policy Address for the initiatives to improve the environment of harbourfront promenade;
- (b) the EVA at Tsuen Wan Park should not be blocked during construction, operation and maintenance of DWFI facilities. DSD is required to seek prior consent of LCSD before the use of vehicular access at Tsuen Wan Park and arrange appropriate traffic control when using the vehicular access; and
- (c) the construction, operation and maintenance of DWFI facilities should not affect the operation of Tsuen Wan Park and cause nuisances to the park users.

9.2 The following Government departments have no objection to or no comment on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department;
- (b) District Officer (Tsuen Wan), Home Affairs Department (DO, HAD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (e) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD);
- (f) Director of Agriculture, Fisheries and Conservation (DAFC);
- (g) Commissioner of Police (C of P); and
- (h) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD).

10. Public Comments Received During Statutory Publication Period

- 10.1 During the statutory public inspection period, 101 public comments were received (**Appendix III**). Among them, there are 72 comments supporting the application, including those from the owners' incorporations of nearby residential developments including Bayview Garden, The Pavilia Bay and Waterside Plaza, the Joint Association of Incorporated Owners/Owners Committee of Tsuen Wan Waterfront Estates, a member of the Tsuen Wan West Area Committee and individuals. There

are also 13 objections and 16 comments expressing views/concerns on the application, all of which were submitted by local residents and individuals.

Supporting Views

10.2 The supporting grounds are mainly as follows:

- (a) the proposed DWFI will solve the odour problem in Tsuen Wan Bay and thus improve the living quality;
- (b) the proposed DWFI building will be away from residential developments and most of its facilities will be located underground. The noise and odour impacts of the facilities will be minimised; and
- (c) the design of the proposed DWFI building is optimal such that impacts on recreational facilities in Tsuen Wan Park are minimised.

Objecting Views / Concerns

10.3 The objecting views and concerns are mainly as follows:

- (a) the proposed DWFI will only be capable of filtering coarse materials in the polluted drainage and therefore the effectiveness and efficiency are not proven;
- (b) the proposed DWFI building will create odour, noise and visual impacts. Using dump trucks to remove waste regularly will bring inconvenience and odour issues during operation;
- (c) open space facilities are affected and users of Tsuen Wan Park would have less space to enjoy and co-use of facilities should be considered, particularly opening the rooftop of the proposed DWFI building for public use;
- (d) the proposed DWFI building is substantial in scale and incompatible with the park setting. There are better alternative sites for the proposed DWFI instead of occupying an existing open space of Tsuen Wan Park;
- (e) impacts on the park are excessive;
- (f) misconnection of sewer and drainage systems should be rectified instead of building the proposed DWFI; and
- (g) the use of dump trucks to collect waste regularly might pose a threat to the safety of park users.

11. Planning Considerations and Assessments

11.1 The subject application is for the proposed DWFI at three Sites within Tsuen Wan Park, i.e. the DWFI building (Site C) and two FIDs with E&M cabinets (Sites A and

B) (**Plan A-1**). The facilities will intercept and divert the DWF in the existing underground THRBC and MTPRBC to the proposed DWFI building for filtering before discharging into Tsuen Wan Bay with a view to improving the water quality and alleviating the pollution and odour problems at Tsuen Wan Bay. Site A is located at the western part of Tsuen Wan Park adjacent to Tai Ho Road, and is currently used as a pet garden. Sites B and C are located at the eastern parts of Tsuen Wan Park near Wing Shun Street, and are currently used as a landscape area with vegetation and the CCA respectively. Upon completion of the project, only about 875m² (equivalent to 1.37% of the existing area of Tsuen Wan Park) will be occupied by the aboveground facilities and the rest of the Sites will be reinstated as part of Tsuen Wan Park. The Sites fall within an area zoned “O” on the draft Tsuen Wan OZP.

Policy Aspect

- 11.2 To further enhance the water quality and overall environment, the installation of DWFI is one of the most effective pollution control measures 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 DWFI from the water quality management perspective.

Land Use Compatibility

- 11.3 According to the applicant, the FIDs must be located directly at the downstream sections of the existing THRBC and MTPRBC close to the outfall to intercept the most DWF out of the existing box culverts for filtering. The Sites should also be accessible by public road for maintenance, desilting and regular removal of generated wastes. After conducting a site search exercise (outlined in paragraphs 2(b) to 2(e) above) and liaison with LCSD, the Sites are considered to be most suitable having considered various factors including impacts on existing facilities and utilities, environment, landscape and traffic, construction period, project cost and public acceptability. Consultations on the project and the sites were conducted and the public has generally expressed support.
- 11.4 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. The aboveground structures of the proposed DWFI is limited in scale and will only affect a small part (1.37%) of Tsuen Wan Park (about 875m²). The design of the DWFI building is optimal to minimise site area and number of trees to be affected by locating majority of the structure underground. The overall provision of open space within the Tsuen Wan OZP is considered adequate to meet the demand of the population with a surplus of existing and planned local open space (about 7.36ha) and district open space (about 12.97ha).
- 11.5 According to the applicant, the affected park facilities including pet garden, elderly fitness station and CCA will be re-provisioned and upgraded to the satisfaction of LCSD. The pet garden and elderly fitness station will be re-provisioned seamlessly

to avoid impacts on park users. As such, the impacts on the open space provision and existing park facilities would be minimal and DLCS has no adverse comments on the re-provisioning proposals.

Technical Aspects

- 11.6 The DWFI building has one storey above ground (about 7.5m at main roof level) and the aboveground structures at the FIDs are small in scale. It is not expected to have significant visual impact on the surrounding areas. Both CTP/UD&L of PlanD and CA/ASC of ArchSD have no adverse comments on the application from visual impact and architectural point of view. Regarding the landscape treatment, 66 out of the 92 existing trees affected by the proposed works are proposed to be felled whereas the remaining 26 are proposed to be transplanted within the park. With the proposed landscape treatments and mitigation measures (such as green roof top, vertical greening on the four frontages of the proposed DWFI building, at-grade greenings and planting 66 compensatory trees within Tsuen Wan Park), CTP/UD&L has no comment on the application from landscape planning perspective while CA/ASC considers that the proposed DWFI building would be able to blend in with the neighbouring landscape area.
- 11.7 During the maintenance and desilting of FIDs, the park management will ensure proper precautionary measures to ensure safety of park users. Deodourisation system will be installed to avoid odour impacts. The proposed DWFI 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.

Similar Applications

- 11.8 Given that two previous planning approvals for similar DWFI at the harbourfront along both sides of Victoria Harbour have been granted (under Application Nos. A/H8/437 and A/K9/281), approval of the current application is in line with the Committee's previous decisions.

Public Comments

- 11.9 101 public comments were received, with 72 supporting and 29 expressing concerns or objections to the application. For the concerns on open space provision, the affected park facilities including the pet garden, elderly fitness station and CCA will be re-provisioned and the safety of park users will be ensured during the maintenance and desilting of FIDs. For the concerns on misconnection of sewer and drainage systems, the Government has been endeavouring to track the sources of polluted stormwater and rectify the misconnection. Construction of DWFI facilities is one of the measures to improve the water quality under a multi-pronged approach. For the concerns on environmental and visual impacts and site selection, departmental comments in paragraph 9 and planning assessment and considerations above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 27.10.2027, 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 recommended advisory clauses are attached at **Appendix IV**.
- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 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.

14. Attachments

Appendix I	Application form received on 28.8.2023
Appendix Ia	Further Information vide Letter Received on 13.10.2023
Appendix Ib	Further Information vide Letter Received on 19.10.2023
Appendix II	Similar Applications
Appendix III	Public Comments Received
Appendix IV	Recommended Advisory Clauses
Drawings A-1 to A-3	Location Plan and Site Plans
Drawing A-4	Plan showing the location of the existing THRBC and MTPRBC and location of re-provisioned park facilities
Drawings A-5 to A-9	Indicative Layout Plans
Drawings A-10 to A-12	Indicative Section Plans
Drawings A-13 to A-16	Landscape Master Plans
Drawing A-17 to A-19	Existing Conditions and Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan and Vehicular Access to the three Application Sites
Plan A-3	Aerial Photo
Plans A-4 and A-5	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2023**