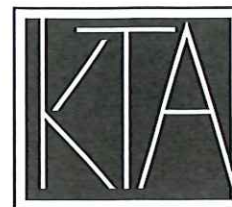


By Email

Our Ref: S3143/CA_DB/25/004Lg

9 December 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規劃顧問有限公司

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Dear Sir/Madam,

**Proposed Public Utility Installation (Micro Cable Tunnel) and Associated Excavation
and Filling of Land in the Areas Adjacent to Discovery Bay Tunnel within Chok Ko Wan
Lot No. 2, the Remaining Portion of Lot No. 385 in D.D. 352, and the Extensions thereto
and Adjoining Government Land, Discovery Bay, Lantau Island
Section 16 Planning Application No. A/I-DB/11**

- Further Information No. 1 -

Reference is made to the captioned application submitted to the Town Planning Board ("TPB") on 31 October 2025, the comments from various Government Departments conveyed by Planning Department through email on 5 December 2025 and the public comments received by the TPB during the first three weeks of the public inspection period.

Please find enclosed a summary table containing the responses to the departmental and public comments received for your consideration.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8455.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in blue ink, appearing to read 'David FOK'.

David FOK

Encl.

cc. the Applicant & Team

DF/vy



FS 579819

**Proposed Public Utility Installation (Micro Cable Tunnel) and Associated Excavation and Filling of Land
in the Areas Adjacent to Discovery Bay Tunnel within Chok Ko Wan Lot No. 2, the Remaining Portion of Lot No. 385 in D.D. 352,
and the Extensions thereto and Adjoining Government Land, Discovery Bay, Lantau Island**

S16 Planning Application No. A/I-DB/11 – Further Information No. 1

Item	Comments	Responses
<u>1</u>	<u>Comments from Transport Department received on 5 December 2025</u> <u>(Contact Person: Ms. Suman WONG; Tel: 2399 2730)</u>	
1.1	The proposed public utility installation and associated filling and excavation works will affect the existing lay-by and carriageways near the western portal of the Discovery Bay Tunnel ("DBT") and require temporary lane closure. The applicant shall consult in advance with the DBT operator, Discovery Bay Road Tunnel Co. Ltd. (DBRTCL), regarding the necessary temporary traffic arrangements and interim measures during the works period.	Noted. The Applicant has consulted and sought consent from Discovery Bay Road Tunnel Company Limited ("DBRTCL") and maintains ongoing dialogue with DBRTCL.
<u>2</u>	<u>Comments from Electrical and Mechanical Services Department received on 5 December 2025</u> <u>(Contact Person: Mr. Nic HO; Tel: 3757 6250)</u>	
2.1	According to our record, construction approval has been granted for an LPG storage installation and its associate underground pipeworks in the vicinity of the "preferred location" of the captioned submission on 1 August 2022 pursuant to regulation 5 of the Gas Safety (Gas Supply) Regulations. There is no restriction imposed by this office on the time frame of completing the construction works of the abovementioned LPG storage installation and its associate underground pipeworks, such that GSB has no comment on the captioned from LPG safety point of view.	Noted with thanks.

Item	Comments	Responses
2.2	<p>In light of the above proposed project, coordination should be made with the project proponent of the abovementioned LPG storage installation and its associate underground pipeworks for confirming the followings:</p> <ol style="list-style-type: none"> Any conflict on the future underground LPG pipeworks alignment Any conflict on the future route for LPG road tanker accessing the LPG storage installation 	<p>The Applicant writes to confirm that the proposed utility pipeline installation (micro cable tunnel) and the associated excavation and filling of land will have no conflict with the future underground LPG pipework alignment and the future route for LPG road tanker accessing the LPG storage installation, based on the following:</p> <ol style="list-style-type: none"> No conflict on the construction programme. According to the latest discussion between the Applicant and HKR International Limited (HKRI) (representative from project proponent of the abovementioned LPG storage installation) in September 2025, there is no works schedule for the construction of LPG station within coming 2 years. The construction works for the proposed utility pipeline installation (micro cable tunnel) are scheduled to commence in early 2026 and to be completed by around Q1-2027. No permanent structure proposed within the boundary of the proposed LPG store. The Applicant proposes to make use of the southern portion of the proposed LPG store (the concerned portion) as a works area to facilitate the maneuvering of construction equipment and vehicles for the construction of the proposed utility pipeline installation (micro cable tunnel) only. No permanent structure has been proposed / will be constructed within the concerned portion. All work areas, including the concerned portion, will be reinstated to their existing condition upon completion.
3	<p><u>Comments from Sai Kung & Islands District Planning Office, Planning Department received on 5 December 2025</u> <u>(Contact Person: Mr. Gabriel LAI; Tel: 2158 6197)</u></p>	
3.1	<p>It is noted that the proposed cable lead-in is located at the access road of Discovery Bay North Substation. Please confirm with CLP whether the proposed public utility installation will affect the vehicles' access and operation of the Substation, and whether there will be any interim arrangement(s) particularly at the construction stage.</p>	<p>As the operator of the Discovery Bay North Substation, the Applicant will ensure the proposed public utility installation and its construction will not affect the operation of the Discovery Bay North Substation.</p>
3.2	<p>According to the proposal, there are currently two series of existing 132kV cable circuits passing through Discovery Bay Tunnel for power</p>	<p>Both existing circuits inside the Discovery Bay Tunnel will be retained after the completion of the proposed cable works while one of the</p>

Item	Comments	Responses
	supply to Discovery Bay. The proposed installation is to divert one of the two existing 132kV circuits to the new separated micro cable tunnel. Please advise whether, upon completion of the proposed installation, the two existing cable circuits will still be in operation (i.e. three cable circuits in total including the proposed installation) or if one of the existing circuits will be replaced by the proposed installation (i.e. two cable circuits in total).	circuits will remain energised and the other one will be kept as spare cable circuits.
4	<u>Comments from Lands Department received on 5 December 2025 (Contact Person: Ms. Karen LEUNG; Tel: 2852 3571)</u>	
	<u>Land Status and Land Grant restrictions</u>	
4.1	The western part of the application site falls within Government land where 3 nos. of STTs, namely STTCX1376, STTCX1377 and STTCX2176, are existed for laying of water/sewage pipes and optic fibre cable. The applicant should verify the ground levels of these STTs to ensure there is no conflicting issue amongst the proposed micro cable tunnel and the existing utilities, or prior consent from the STT holders should be obtained before implementation of the proposed works.	Noted with thanks. The tenants of these STTs have been approached to confirm the depth of existing and planned installations with an aim to avoid conflicting issues.
4.2	The eastern part of the application site falls within private lot known as Lot No. 385 R.P. in D.D. 352 & the Extensions thereto ("the Lot") which is held under New Grant No. 6122 as extended by three Extension Letters in 1979, 1980 and 1981 (collectively referred to as "the New Grant"). The Lot is commonly known as Discovery Bay. The Applicant shall obtain prior consent from the Lot owner before implementation of the proposed works.	Noted with thanks.
	<u>Comments on the application</u>	
4.3	There is no adverse comment on the subject planning application from a land administration point of view.	Noted with thanks.
4.4	Should planning approval be given to the subject planning application, the applicant will need to apply to DLO/Is for Excavation Permit prior to the commencement of works on the Government land concerned. Application for the Excavation Permit will be considered by the Lands Department at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be	Noted with thanks.

Item	Comments	Responses
	subject to such terms and conditions, including among others the payment of fee, as may be imposed by the Lands Department.	
4.5	In the processing of Excavation Permit, prior consent from the Country and Marine Parks Authority shall be obtained as part of the Site is within Lantau North (Extension) Country Park.	Noted. The Applicant will consult and seek consent from the Country and Marine Parks Authority separately.
4.6	Part of the Site is within the deposit area of Discovery Bay Tunnel Link and Tunnel Area under Discovery Bay Tunnel Link Ordinance (Cap.520). The Applicant should consult Discovery Bay Road Tunnel Company Limited and consent from whom shall be obtained before commencement of works.	Noted. The Applicant has ongoing dialogue with Discovery Bay Road Tunnel Company Limited.
5	<u>Public Comments received by the Town Planning Board during the Public Inspect Period</u>	
5.1	<p>The rationale and necessity of diverting the existing circuit inside the tunnel. The construction of a separate tunnel would cause considerable expense to the local environment.</p> <p>Resources should be deployed in areas where significant energy demands are anticipated, such as the Northern Metropolis.</p>	<p>CLP Power has conducted a review to identify areas where circuit reinforcement works may further enhance power supply reliability. As both existing 132kV cable circuits serving Discovery Bay area are accommodated in the same Common Cable Infrastructure under the management by third parties, it is recommended to build a new transmission cable circuit through a proposed micro-tunnel to further enhance safety and power supply reliability.</p> <p>In terms of potential environmental impact, the proposed project has undergone the statutory Environmental Impact Assessment process. It is concluded that, with the implementation of appropriate mitigation measures and good site practice recommended in the Project Profile, no adverse environmental impacts would be anticipated during the construction phase of the project. During the operation phase, as the proposed cable circuit is expected to be maintenance-free in normal operation, no adverse environmental impacts would be anticipated either.</p> <p>The proposed project is one of the approved major projects in the CLP Power 2024-2028 Development Plan, which was approved by the HKSAR Government to uphold the safety and reliability of CLP Power's territory-wide network. In addition to the proposed project,</p>

Item	Comments	Responses
		CLP Power will continue to carry out a large number of territory-wide development and infrastructure projects to maintain the highly reliable supply and meet the increasing demand for electricity within its supply area in Hong Kong

Compiled by: KTA Planning Limited

Date: 9 December 2025

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