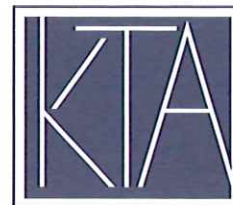


By Email

Our Ref: S3143/CA_DB/25/003Lg

7 November 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

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

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 -

(this letter shall supersede our letter ref. S3143/CA_DB/25/002Lg dated 5 November 2025)

Reference is made to the captioned application submitted to the Town Planning Board ("TPB") on 31 October 2025.

Further to the tele-conversation with the officer of the Sai Kung & Islands District Planning Office between 4 and 5 October 2025, the Applicant would like to supplement the replacement page(s) of the Supporting Planning Statement and the replacement page of the Application Form. Enclosed please find the replacement page(s) of the Supporting Planning Statement and Application Form for your kind 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 or our Mr. Elden Chan at 3579 5778.

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/EC/vy



FS 579819

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remaining area is not adequate to accommodate the micro-tunnelling works and setting up work areas. Besides that, this location is covered with vegetation and trees, and extensive clearance for excavation of the launching pit would be required. Therefore, this location is considered unfeasible.

- e) Potential Launching Pit Location 5: Operating Facilities of Discovery Bay Tunnel and Bus Stop (Further East of Discovery Bay North Substation)

3.3.7 The Potential Launching Pit Location 5 currently serves as the operating facilities of the Discovery Bay Tunnel and bus stop, which is zoned “Other Specified Uses” annotated “Amenity Area” under the Approved Discovery Bay OZP. From joint site inspection with the Discovery Bay Management Office, it was observed that Location 5 is part of a traffic control zone of the Discovery Bay Tunnel. The traffic control zone consists of a Permit Return Office (External Vehicles), a re-route zone for vehicles, including taxis, to return Discovery Bay Tunnel without entering the main Discovery Bay area. It is also observed that there is a bus stop serving the Discovery Bay residents. **Launching Pit Location 5 is also currently a paved area. Breaking of the paved area would be required for the construction of the launching pit. These breaking works would likely cause noise impact to the adjacent residential buildings of Siena Two.** Besides, accommodating the launching pit at this location, the constructed micro cable tunnel will inevitably encroach/span across Location 3, which is planned to be used as a future gas station³, and any permanent facilities, even underground, are not allowed. Therefore, this location is also not feasible.

- f) Potential Launching Pit Location 6: Idle Land (Southeast of Discovery Bay North Substation)

3.3.8 The Potential Launching Pit location 6 for the launching pit itself is currently an idle land zoned “CA” zone. Unlike Location 3, this location has no planned usage, and it is located more distant away (at least 22m) from adjacent developments (i.e., Celestial Mansion). It is also a sizeable location for setting up a launching pit, and the Site is therefore deemed suitable for hosting the launching pit. However, the proposed works and work area shall be carefully adjusted to avoid affecting the existing trees. This will be discussed in 3.3.9.

³ Please note that the terminology of “Gas Station” refers to “the planned development of the proposed LPG store” for the entire planning submission

Table 3.1: Comparison Table of the Locations for the launching pits

	Locations	Zoning	Proximity to Discovery Bay North Substation	Size and Construction Requirement of the Site	Minimise impact on the surroundings	Post-construction Treatment	Feasibility
1	Roadside of the Discovery Bay Tunnel	“Road”	Immediate north of the Discovery Bay North Substation	A strip of land is not sufficient space for construction works	- Pose safety risks to the tunnel operation - Block the emergency access and footpath of the Discovery Bay Tunnel	Reinstated with compact filling	✗ Not feasible
2	Within the Discovery Bay North Substation	“Government, Institution or Community”	Within the Discovery Bay North Substation	- No sufficient space for construction works	Affect the normal operation and emergency maintenance of the Discovery Bay North Substation	Reinstated with compact filling	✗ Not feasible
3	Idled Land Adjacent to a Pump House	“Government, Institution or Community”	Immediate east of the Discovery Bay North Substation	No permanent structures allowed due to the future planned gas station	Affect the design and planning of the future gas station	Reinstated with compact filling	✗ Not feasible
4	Idle Land with Vegetation	“Conservation Area”	Immediate south of the Discovery Bay North Substation	No sufficient space for construction works	- Pose environmental impact on the surrounding residential developments - Extensive clearance of vegetation for	Reinstated with compact filling	✗ Not feasible

					excavation of the launching pit		
5	Operating Facility and Bus Stop	“Other Specified Uses” annotated “Amenity Area”	Further east of the Discovery Bay North Substation	- Not an adequate site for construction work	- Affect the operating facilities and bus stop for Discovery Bay residents - Breaking works of the paved area would cause noise impact on the adjacent residential buildings - No permanent utilities in the underground within the site of the future gas station	Reinstated with compact filling	✗ Not feasible
6	Idle Land	“Conservation Area”	Immediate southeast of the Discovery Bay North Substation	- Adequate size for allowing construction works - Bounded by access road to Discovery Bay North Substation	- Set back with a buffer from the surrounding residential developments - Minimal impact to vegetation	Reinstated with compact filling	✓ Feasible

Breakdown of the zoning areas

3.7.9 The Application Site involves an area of about 1,830m² covered by the two OZPs for the proposed Micro Cable Tunnel and Associated Works. The breakdown of area within each respective zoning area is the following (Table 3.3 refers):

Table 3.3: Breakdown of the Zoning Areas

Eastern Portion (Cable length of about 370m)	
<i>Zoning</i>	<i>Area</i>
“Conservation Area” (“CA”)# involving: - excavation and filling for drilling of micro cable tunnel (about 240m³) for the installation of cables of about 370m in length - works area including the surface excavation and filling for cable lead-in and launching pit (about 140m³ and 350m³ respectively)	About 980m ² About 330m ² About 650m ² (including about 25m ² for cable lead-in and about 140m ² for launching pit)
“Government, Institution or Community” (“G/IC”)	About 375m ²
“Other Specified Uses” annotated “Amenity Area”	About 25m ²
Middle Portion (Cable length of about 260m)	
Lantau North (Extension) Country Park@	About 234m ²
Western Portion (Cable length of about 180m)	
<i>Zoning</i>	<i>Area</i>
“Green Belt” (“GB”)	About 120m ²
Area shown as ‘Road’	About 330m ²

Note #: Subject to S16 Planning Application and approval from Town Planning Board.

Note @: The area covered by the Lantau North (Extension) Country Park falls outside OZP and therefore does not form part of the Application Site.

4.6 No Insurmountable Impacts

Environmental and Ecology

4.6.1 The project is a designated project under the Environmental Impact Assessment Ordinance (EIAO). The applicant has submitted a Project Profile for application for permission to apply directly for an environmental permit on 4 September 2025 (**Appendix 1** refers). The Applicant was granted permission to apply directly for an environmental permit on 10 October 2025, and the Application for the Environmental Permit for the Proposed Project was submitted on 13 October 2025

4.6.2 According to the Project Profile, the scale of the construction works is small, mainly utilising small-scale construction equipment/machinery and hand tools, and most of the construction works will be underground. 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, the proposed cable circuit will be monitored by an automatic signalling system and is expected to be maintenance-free in normal operation. Hence, no adverse environmental impacts would be anticipated during the operation phase.

4.6.3 The environmental mitigation measures and good site practices recommended in the Project Profile will be implemented by the applicant. Examples of mitigation measures and good site practices include, but are not limited to, spraying of water at work areas involving site clearance and excavation works, washing of vehicles before leaving a work site, use of temporary noise barriers, covering of exposed soil and open stockpiles, provision of sufficient waste disposal points and regular disposal of waste, avoidance of the use of direct lighting on adjacent habitats, and maintaining the site in a clean and tidy state etc. Please refer to the Project Profile in Appendix 1 for the detailed mitigation measures and good site practices.

Geotechnical Planning Review Report

4.6.4 The Applicant has conducted a Geotechnical Planning Review Report (GPRR) for the proposed construction of Horizontal Directional Drilling (HDD) works, including the launching pit and receiving pit near the Discovery Bay tunnel, enclosed in **Appendix 2**. The GPRR has reviewed the proposed construction works, including the launching pit and receiving pit may affect or be affected by natural terrain or man-made slopes, and the geotechnical feasibility of the

Appendix 1

Environmental Assessments
(Project Profile submitted for Application
for Permission to Apply Directly for an Environmental Permit
under the Environmental Impact Assessment Ordinance)

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 495 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.9 to 5.5 m 米 ☒ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 495 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 0.9 to 5.5 m 米 ☒ About 約 (Referring to the proposed micro cable tunnel, launching pit and cable lead-in in "CA" zone only)
(b) Intended use/development 有意進行的用途／發展	Proposed Public Utility Installation (Micro Cable Tunnel) and associated excavation and filling of land

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	☒ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Micro Cable Tunnel with cables</td> <td>1</td> <td>370m (length) x 0.9m (width/diameter) (Referring to the section in "CA" zone only)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)	Micro Cable Tunnel with cables	1	370m (length) x 0.9m (width/diameter) (Referring to the section in "CA" zone only)						
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