

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/I-DB/11**

<b><u>Applicant</u></b>	: CLP Power Hong Kong Limited represented by KTA Planning Limited
<b><u>Site</u></b>	: Lot 385 RP in D.D. 352 & the Extensions thereto and Adjoining Government Land (GL), Discovery Bay and Siu Ho Wan, Lantau Island
<b><u>Site Area</u></b>	: About 1,830m <sup>2</sup> (including about 450m <sup>2</sup> or 24.6% of GL)
<b><u>Lease</u></b>	: Lot 385 RP in D.D. 352 & the Extensions thereto
<b><u>Plan</u></b>	: Approved Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/6 and Approved Siu Ho Wan OZP No. S/I-SHW/2
<b><u>Zonings</u></b>	: “Conservation Area” (“CA”) (about 980m <sup>2</sup> or 53.6%) “Government, Institution or Community” (“G/IC”) (about 375m <sup>2</sup> or 20.5%) “Other Specified Uses” annotated “Amenity Area” (“OU(A)”) (about 25m <sup>2</sup> or 1.4%) “Green Belt” (“GB”) (about 120m <sup>2</sup> or 6.5%) ‘Road’ (about 330m <sup>2</sup> or 18%)
<b><u>Application</u></b>	: Proposed Public Utility Installation (Micro Cable Tunnel) and Associated Excavation of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed public utility installation (micro cable tunnel) and associated excavation of land at the application site (the Site). The Site comprises two separated portions in which the eastern portion falls within an area partly zoned “CA”, partly zoned “G/IC” and partly zoned “OU(A)” on the approved Discovery Bay OZP No. S/I-DB/6 while the western portion falls within an area partly zoned “GB” and partly shown as ‘Road’ on the approved Siu Ho Wan OZP No. S/I-SHW/2. The proposed micro cable tunnel in both portions are linked by a middle section of the tunnel within Lantau North (Extension) Country Park which is not covered by any OZPs<sup>1</sup> (**Plan A-1**).

---

<sup>1</sup> The section of micro cable tunnel that falls within Lantau North (Extension) Country Park with a length of 260m and an area of about 234m<sup>2</sup> is not covered by any OZPs, and is excluded from the total area of 1,830m<sup>2</sup> of the Site.

According to the Notes of the respective OZPs, ‘Public Utility Installation’ and excavation of land in the “CA” zone require planning permission from the Town Planning Board (the Board), whereas provision of public utility pipeline is always permitted and planning permission is not required for excavation of land in all respective zones on the Discovery Bay and Siu Ho Wan OZPs.

- 1.2 The Site, with a total area of 1,830m<sup>2</sup>, runs parallel with Discovery Bay Tunnel, with both ends located near the portals of the tunnel (**Plans A-1 to A-3**). The proposed public utility installation includes a micro cable tunnel of 810m long (in which the eastern section falls within “CA” zone, the middle section falls within the Lantau North (Extension) Country Park and the western section falls within “GB” zone and area shown as ‘Road’) accommodating three 132kV power cables and one 48-core optical fibre cable, to be constructed by Horizontal Directional Drilling (HDD) method. According to the applicant, HDD is a trenchless micro-tunnelling method where the tunnelling works would mainly be constructed underground by drilling. With HDD, the proposed installation requires only a cable launching pit, a cable receiving pit and a cable lead-in area for cable connection to CLP Discovery Bay North Substation, with smaller extent of surface excavation compared to traditional construction methods, which could reduce surface disruption and minimise adverse environment, landscape and visual impacts. The layout plan and section plans submitted by the applicant are at **Drawings A-1 to A-3**. Details of the proposed works are as below:

<b>Proposed Installation/Works</b>	<b>Within “CA” Zone (about)</b>	<b>Within Other Zones (about) (planning permission is not required)</b>
<b>Micro Cable Tunnel</b>	Total Area: 330m <sup>2</sup> Length: 370m Underground Excavation <sup>2</sup> : 0.9m in diameter	Total Area: 170m <sup>2</sup> Length: 180m Underground Excavation <sup>2</sup> : 0.9m in diameter
<b>Works Area at Eastern Portion, including:</b>	Total Area: 650m <sup>2</sup>	Total Area: 400m <sup>2</sup>
<i>Launching Pit</i>	<i>Area: 140m<sup>2</sup> Surface Excavation: 2.5m in depth</i>	--
<i>Cable Lead-in</i>	<i>Area: 25m<sup>2</sup> Surface Excavation: 5.5m in depth</i>	--
<b>Works Area at Western Portion, including:</b>	--	Total Area: 280m <sup>2</sup>

<sup>2</sup> According to the applicant, the micro cable tunnel is running underground at the levels varying from about 15mPD to about 54.5mPD.

<i>Receiving Pit</i>	--	<i>Area: 30m<sup>2</sup> Surface Excavation: 3m in depth</i>
<b>Total</b>	Area: 980m <sup>2</sup>	Area: 850m <sup>2</sup>

- 1.3 There are currently two series of 132kV cable circuits running between CLP Sham Shui Kok Substation and Discovery Bay North Substation for power supply to the Discovery Bay area where the section within Discovery Bay Tunnel are managed by third parties. With a view to enhancing the safety and reliability of power supply, the proposed micro cable tunnel, which is one of the major projects in the CLP Power 2024-2028 Development Plan, will provide new 132kV cable circuits to serve the Discovery Bay area.
- 1.4 According to the applicant, the alignment of proposed micro cable tunnel is the only feasible option. While part of the Site falls within “CA” zone, the locations of launching and receiving pits, cable lead-in and associated surface works areas have been carefully selected taking into account various criteria such as viable location for cable connection, potential environmental impacts and interfacing with existing and planned infrastructure. HDD construction method has been proposed to minimise the extent of surface excavation and potential impacts on the surrounding environment. The proposed cable circuits are expected to be maintenance-free under normal operation. The launching pit would be temporary in nature and the excavated areas will be backfilled and reinstated to the existing condition upon completion of the works.
- 1.5 As the proposed installation encroaches onto “CA” zone and the Country Park which is a designated project under the Environmental Impact Assessment Ordinance (EIAO), the applicant has applied for an environmental permit (EP) directly under EIAO, where EP was issued by the Environmental Protection Department (EPD) on 6.11.2025. 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, no adverse environmental impacts would be anticipated during the construction phase and operation phase.
- 1.6 According to the Geotechnical Planning Review Report (GPRR) and Tree Survey Report submitted by the applicant (Appendices 2 and 3 of **Annex I**), there will be no adverse geotechnical impact and no tree will be affected by the proposed installation. The works are targeted to be commenced in early 2026 and completed in March 2027.
- 1.7 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with attachments received on 3.11.2025 (**Annex I**) and Supplementary Information (SI) received on 7.11.2025
  - (b) Further Information (FI) received on 10.12.2025\* (**Annex Ia**)  
\*accepted and exempted from publication and recounting requirements

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application as stated in **Annex I** are summarised as follows:

- (a) The proposed installation is one of the major projects in the CLP Power 2024-2028 Development Plan to uphold the safety and reliability of CLP Power's territory-wide network which was approved by the Chief Executive in Council in 2023. It is an essential infrastructure to enhance the safety and reliability of the electricity network in the Discovery Bay area;
- (b) The connection points for the proposed micro cable tunnel between CLP Sham Shui Kok Substation and Discovery Bay North Substation are separated by the Lantau North (Extension) Country Park and the "CA" zone and as such, the alignment of the proposed micro cable tunnel is the only feasible option for circuit connection. The applicant will liaise with the Country and Marine Parks Authority for obtaining necessary approvals for the proposed installation. Also, no alternative site for the launching pit not involving the "CA" zone can be identified after reviewing various potential options under the selection criteria, including suitable location for connection between the proposed installation and Discovery Bay North Substation, the minimum required area for the proposed installation, the potential impacts on the surrounding existing development environments including trees and slopes, interface with existing and planned infrastructure (including Discovery Bay Tunnel and the planned Liquefied Petroleum Gas (LPG) Store), etc. Nevertheless, the launching pit would be temporary in nature and the excavated areas will be reinstated to the existing condition upon completion of the proposed works;
- (c) Various construction methods have been evaluated and HDD is considered most preferable, on the grounds that it is an efficient and low-impact method requiring only small-scale construction works above ground, thus minimizing the impacts on environment, tree and visual, and provides great flexibility in route alignment and micro cable tunneling works;
- (d) The proposed installation is considered small-scale, primarily constructed underground and is expected to have no adverse impact on the "CA" zone. While the launching pit and its works area are located aboveground, the affected "CA" zone is an idled land located at the periphery of the developed area with low ecological value. According to the Environmental Assessments and Tree Survey Report (Appendices 1 and 3 of **Annex I**), the proposed installation with reinstatement works will have no adverse impact on the environment and existing trees, thus not jeopardising the planning intention of the "CA" zone;
- (e) The Project Profile (Appendix 1 of **Annex I**) submitted by the applicant for the proposed installation under EIAO was approved by the EPD on 10.10.2025 and an EP was issued on 6.11.2025. The applicant commits to implement the recommended environmental mitigation measures and good site practice for the proposed installation, which include but not limited to temporary noise barriers, proper waste disposal, avoidance of direct lighting on adjacent habitats, etc. It is concluded that, with the implementation of the recommended mitigation measures and good site practice, no adverse environmental impacts during the

construction and operation phases would be envisaged. The GPRR (Appendix 2 of **Annex I**) has been conducted which concluded that the proposed installation is geotechnically feasible. Also, as the proposed installation will mostly be constructed and located underground, with temporary surface excavation sites reinstated after construction, no visual impact is envisaged and no tree will be affected (Appendix 3 of **Annex I**); and

- (f) Part of the works area of the launching pit is reserved for the planned LPG Store in the long term. Nevertheless, the overlapping area will only be occupied temporarily and no permanent structure will be constructed, thus there will not be conflict between the proposed installation and the planned LPG store.

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

The applicant is not a “current land owner” but has complied with the 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. 31B) by notifying the land owner by registered letter. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the ‘Owner’s Consent/Notification’ Requirements are not applicable.

### **4. Previous Application**

Part of the Site is the subject of a previous application (No. A/I-DB/8) for proposed Dangerous Goods Godown (LPG Store) submitted by a different applicant which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 13.1.2023. The applicant states that the planned LPG Store will not be implemented during the construction of the proposed works and no permanent structure will be constructed within the overlapping area. This approved application for different use is not relevant to the current application. Details of the previous application is summarised at **Annex II** and its location is shown on **Plans A-1 and A-2b**.

### **5. Similar Application**

There is no similar application within the same “CA” zone of the OZP.

### **6. The Site and Its Surrounding Areas (Plans A-1 to A-3 and site photos on Plans A-4a to A-4c)**

- 6.1 The Site is adjacent and in parallel to Discovery Bay Tunnel and is mainly underneath Yi Pak Au. The eastern portion of the Site is partly vacant covered with grass/vegetation and partly paved as access road in front of the CLP Discovery Bay North Substation near the Discovery Bay side portal of Discovery Bay Tunnel. The western portion of the Site is a vehicular layby area located near the Siu Ho Wan side portal of Discovery Bay Tunnel.

- 6.2 The surrounding areas of the eastern portion of the Site within the “CA” zone are mainly uplands and hillsides characterized by dense woodlands which form the continuation of the Lantau North (Extension) Country Park. To the immediate north and northwest of the eastern portion is the land reserved for a planned LPG Store which is currently vacant, and the existing CLP Discovery Bay North Substation. To the southeast and southwest across Discovery Bay Road are the existing residential developments in Discovery Bay including Siena Two and Neo Horizon of Greenvale Village. To the immediate east are a parking area and an amenity area, and further east are other residential developments of Discovery Bay.

## **7. Planning Intention**

- 7.1 The “CA” zone is intended to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. There is a general presumption against development within this zone.
- 7.2 According to the Explanatory Statement (ES) of the OZP, new significant development is not encouraged in the “CA” zone. Only a selective range of uses which would have an insignificant impact on the environment and infrastructure provision could be permitted upon approval by the Board. Besides, as excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities.

## **8. Comments from Relevant Government Bureau/Departments**

All Government bureau/departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided in **Annexes III and IV** respectively.

## **9. Public Comment Received During Statutory Publication Period**

On 11.11.2025, the application was published for public inspection. During the statutory publication period, one comment was received from an individual objecting the application on the grounds that the proposed installation involves a large extent of land excavation, the rationale is not well explained and the proposed installation is not well justified (**Annex V**).

## **10. Planning Considerations and Assessments**

- 10.1 The applicant seeks planning permission for proposed public utility installation (micro cable tunnel) and associated excavation of land at the Site within an area partly zoned “CA” (53.6%), partly zoned “G/IC” (20.5%) and partly zoned “OU(A)” (1.4%) on the Discovery Bay OZP, and an area partly zoned “GB” (6.5%) and partly shown as ‘Road’ (18%) on the Siu Ho Wan OZP. While the

provision of public utility pipeline is always permitted in the “G/IC”, “OU(A)” and “GB” zones and area shown as ‘Road’ on the respective OZPs, ‘Public Utility Installation’ and excavation of land in the “CA” zone on the Discovery Bay OZP require planning permission from the Board. The proposed installation includes a micro cable tunnel of 810m long (in which 370m falls within the “CA” zone) to be constructed by trenchless HDD construction method involving underground excavation with an area of about 330m<sup>2</sup> and a diameter of about 0.9m. Two surface temporary works areas including a launching pit, a receiving pit and a cable lead-in area will be required at the ends of the proposed micro cable tunnel involving surface excavation of about 165m<sup>2</sup> with a depth of about 2.5m and 5.5m within “CA” zone. The excavated area will be backfilled and reinstated to its existing condition upon completion of the works.

- 10.2 The planning intention of the “CA” zone is to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. There is a general presumption against development within this zone. According to the ES of the OZP, only a selective range of uses which would have an insignificant impact on the environment and infrastructure provision could be permitted upon approval by the Board. Besides, as excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities. As indicated by the applicant, the proposed new micro cable tunnel, as one of the major projects in the CLP Power 2024-2028 Development Plan, will provide a new separate cable corridor and accommodate new 132kV cable circuits, thereby enhancing the safety and reliability of power supply for the Discovery Bay area.
- 10.3 The eastern section of the proposed micro cable tunnel falls within the “CA” zone that is located mainly underneath the hillsides of Yi Pak Au, with mainly uplands and hillsides in character characterised by dense woodlands. To minimise the potential impacts to the surrounding environment, trenchless HDD construction method is adopted for the micro cable tunnel. The locations of cable lead-in and launching pit have also been carefully identified to minimise the extent of surface excavation and potential impacts on the surrounding environment. The area where surface excavation will be required is partly vacant covered with grass and partly paved access road. Director of Agriculture, Fisheries and Conservation has no adverse comment on the application from nature conservation point of view.
- 10.4 According to the Project Profile for EIAO submission (Appendix 1 of **Annex I**), with the implementation of appropriate mitigation measures and good site practice which the applicant has committed to, no adverse environmental impacts would be anticipated during construction and operation phases. The EP was subsequently issued on 6.11.2025 by EPD. Director of Environmental Protection also has no objection to the application. A GPRR is submitted in support of the application which has concluded that there will be no adverse geotechnical impact for the proposed installation. Head of Geotechnical Engineering Office, Civil Engineering and Development Department has no adverse comment on the application. Besides, no tree will be affected by the proposed works. Given the micro cable tunnel will mainly be constructed underground and surface excavation within “CA” zone is of relatively small scale and temporary in nature,

and would be reinstated to its existing condition afterwards, the proposed installation is considered not entirely incompatible with the landscape character of the surrounding area. In this regard, Chief Town Planner/Urban Design and Landscape, Planning Department has no adverse comment on the application. Director of Electrical and Mechanical Services has no adverse comment on the application from electricity and LPG safety points of view. Other relevant government bureau/departments consulted have no objection to or no adverse comment on the application. Significant adverse impact on the environment and infrastructure provision in the area for the proposed public utility installation is not anticipated.

- 10.5 Regarding the concerns raised in the public comment as summarised in paragraph 9 above, the departmental comments in paragraph 8 and planning assessments in paragraphs 10.1 to 10.4 above are relevant.

## **11. Planning Department's Views**

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comment in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **19.12.2029**, 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 at **Annex IV** are also suggested for Members' reference.
- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed public utility installation with associated excavation of land is not in line with the planning intention of the "Conservation Area" zone which is to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. There is no strong justification in the submission for a departure from the planning intention.

## **12. Decision Sought**

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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.
- 12.3 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.



**13. Attachments**

<b>Annex I</b>	Application Form with attachments received on 3.11.2025 and SI received on 7.11.2025
<b>Annex Ia</b>	FI received on 10.12.2025
<b>Annex II</b>	Previous Application
<b>Annex III</b>	Government Bureau/Departments' General Comments
<b>Annex IV</b>	Recommended Advisory Clauses
<b>Annex V</b>	Public Comment
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Section Plan of Cable Tunnel
<b>Drawing A-3</b>	Section Plan of Launching Pit
<b>Plan A-1</b>	Location Plan
<b>Plans A-2a to A-2b</b>	Site Plans
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
DECEMBER 2025**