

Harvey Ting Hin LAW/PLAND

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'Wong Hui Ting'; Wu Xiao
主旨: Planning Application No.: A/H19/86 - Departmental and Public Comments V3
類別: Internet Email

Dear Madam/ Sir,

We are writing with respect to the captioned application and are pleased to submit herewith Further Information (FI) with regard to the following items:

- Planning Statement
- Annex B Visual Impact Assessment
- Annex C Landscape Impact Assessment
- Annex E Tree Survey Report
- Response to Comments

Kindly note that we intend to proceed with our original application and would like to respectfully request that this FI be exempted from publication and recounting requirements under the provisions of Section 5 of TPB PG-No. 32B, on the basis that the changes to technical assessments in the Planning Statement are in the form of clarifications and amplifications, without changing the scheme nor the conclusions of those assessments.

Softcopy of the submission has been uploaded to the link below:

[20241009 A-H19-86 Further Information Rev3](#)

In relation to the captioned application, we would like to clarify as follows:

1. Whilst routing through the beach to the south of Lots RBL No. 1220 and 1221 would be the shortest in distance, due to the presence of steep slopes in this area, there is concern over safety during operation at this location. The lack of flat surfaces at this beach also compromises its suitability for installing the proposed beach manholes. As such, we had to identify alternative beach in the vicinity suitable to serve as a landfall. The currently selected landfall represents the shortest routing within the “CPA” zone which seeks to minimise impact on trees as far as possible and will not adversely affect the facilities of other telecommunications service providers.

2. The two sets of ducting facilities (“the proposed installation”) jointly proposed by China Telecom Global and GB21 (Hong Kong) Limited will serve the submarine cable landing stations (under development) at Lots RBL No. 1220 and RBL1221 respectively to provide external telecommunications services.

For **data security** and our business decisions, the proposed ducting facility on the western side of the Application Site will serve the submarine cable landing station at Lot RBL No. 1220 granted to China Telecom Global, while that on the eastern side will serve the submarine cable landing station at Lot RBL No. 1221 granted to GB21 (Hong Kong) Limited.

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3. To supplement on the functions of cable landing stations: for example, in the case of the ALC, once the submarine cable reaches the cable landing station at Lot RBL No. 1220, the cable landing station will provide an interface to connect to local operators (e.g. HKT, HKBN, HGC, etc.), thereby providing Hong Kong citizens with international telecommunications service.

4. Based on our preliminary design, the 2 proposed semi-buried beach manholes will have a height of less than 1.5m above ground. The 2 proposed drawpits on slope will similarly be semi-buried with a height of less than 1m above ground. The other proposed drawpits which are on the access road will be installed below ground on both sides of the road with only the manhole covers exposed at ground level, which will not give rise to adverse visual impact nor impact to members of the public. Please refer to “20241008_YKD1_Final_Planning_Statement_Rev0e_Fig 1.1, 2.1b, 2.2, 2.4, 5.2 & AnnexB_VIA_Fig3.1, 3.2” in the link above for the revised Figures 3.1 and 3.2 of Annex B (Visual Impact Assessment) of the Planning Statement which represent the view at VPI more clearly.

5. We have updated Figures 1.1, 2.1ab, 2.4 and 5.2 of the Planning Statement to remove “(By Others)” from the legend. Kindly refer to “20241008_YKD1_Final_Planning_Statement_Rev0e_Fig 1.1, 2.1b, 2.2, 2.4, 5.2 & AnnexB_VIA_Fig3.1, 3.2” in the link above.

6. Regarding future maintenance of the proposed installation, we will apply to the Lands Department for short term tenancy (STT) and, upon securing the STT, strictly comply with the provisions therein. That being said, low frequency of maintenance is expected.

7. With regard to para. 2.2.9 of the Planning Statement, we would like clarify as below: A sea level of approximately +7.034mPD under the combined effect of a) the highest astronomical tide of approximately 2.684mPD based on the gauge of Cheung Chau; b) storm surge of 2.35m which is the most severe record at Quarry Bay due to Typhoon Mangkuht; and c) an assumed wave height of 2m in the event of tropical cyclones, is assumed. On balance, the location of the proposed beach manholes (at approximately +5mPD) has been selected taking into account a combination of factors, including the limited space available in the area that can suitably accommodate the proposed installation, assumed sea level variation, and that precautions will be taken to ensure the proposed installation remains watertight as far as practicable.

Should you have any queries, please feel free to contact me by phone at [REDACTED].

Best regards

Leo