

19 July 2021

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

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**Proposed Field Study/Education/Visitor Centre  
(Application No. A/SK-PL/1)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- As stated in the Explanatory Statement of the Draft Pak Lap Outline Zoning Plan S/SK-PL/3, the general planning intention for Pak Lap is to *protect its high natural landscape value, to protect its natural and rural character which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park.*
- The existing houses in Pak Lap are maximum of three-storeys in height, and all are built below the natural terrain. However, the proposed "Hakka Tulou", "Wind and Rain Bridge" and the stage in the middle of the village will bring negative visual and landscape impacts to the Pak Lap Village as affecting the openness of the area and affect the scene of greenery in the village. The height, building mass and design of the structure is not compatible with the existing village as well.
- From the Google Earth's aerial image (Figure 1 to 4), the proposed site has been cleared and destroyed without any previous planning approval since the late 2000s. We concern the Town Planning Board may be rewarding a "**Destroy First, Development Later**" **practice** and **unauthorized development** here through the approval of the captioned application.
- From our site visit in April 2021, numerous temporary structures, decks, tents, storage and other facilities for recreational use are already be found on site (Figure 5 to 6). There were also lots of advertisements on the internet, social media and leaflets to promote recreational development (Figure 7 to 9).

- In 2011, the Town Planning Board has already made a clear statement<sup>1</sup> the “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”. Therefore, the Board should not give sympathetic consideration to this application to develop an education centre after destroying the natural environment.
- The applicant fails to show in the drainage impact assessment and sewage impact assessment that the proposed development would not bring any adverse environmental impact to the surrounding areas. Especially a newly excavated open channel connected to the stream in Pak Lap was found along the southern boundary near the proposed location of the sewage treatment plant and sewage retention tank (Figure 10). We concern there would be possible untreated or polluted water from the proposed development discharged to the stream and bring negative impacts to the water quality in Pak Lap Wan.
- Sai Kung Man Yee Road is the only road access for visitors to access the proposed site. The road is existing a restricted road in a single 2-lane standard. Vehicles (mostly taxis) would stop on the road for pick-up and drop-off and cause disturbance on the road traffic. It is expected that the approval of the application will bring more visitors to Pak Lap and it is believed the traffic condition would worsen, especially it will take longer for the shuttle bus to pick up and drop off.
- There is also no parking lots or parking bays along the Sai Kung Man Yee Road. From our previous site visit to Pak Lap at the weekend, numerous vehicles are parking along the road (Figure 11). The applicant should also clarify whether the shuttle bus would park on the restricted road or leave the restricted area between the pick-up time.
- The proposed site is close to Sai Kung East Country Park. The proposed application will bring negative impacts to the natural environment and habitat within the country park. All the development nearby should be considered the possible damages to the vulnerable asset in the city.
- The applicant also fails to assess and identify the potential environmental impacts during the construction period.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone and country park enclaves, and lead to a general degradation of the rural environment of the area.

<sup>1</sup> <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited**

**Figure 1: Aerial Photo of Pak Lap (May 2008)**



**Figure 2: Aerial Photo of Pak Lap (June 2010)**





**Figure 3: Aerial Photo of Pak Lap (January 2017)**



**Figure 4: Aerial Photo of Pak Lap (February 2021)**





**Figure 5: Suspected recreational activities in Pak Lap (April 2021)**



**Figure 6: Suspected recreational activities in Pak Lap (April 2021)**





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Figure 7: Advertisement on leaflets (July 2021)



Figure 8: Advertisement on Social Media



Source: <https://www.facebook.com/watch/?v=1483127535230389> (Retrieved on 19 July 2021)

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Figure 9: Advertisement on Social Media



Ignite Innovative Young Minds  
Co-create a Sustainable Future

**觀自然系列**  
-  
**西貢白腊灣**  
**兩日一夜**  
**生態探索暨**  
**攝影之旅**



© Photos by Samson So

**T-NPS-20201114-01**

滿天星斗的畫面，令人神往，多少故事，多少傳說，多少神話，在星光之下誕生，流傳後世。夜空，令世上所有煩瑣事情都顯得微不足道，讓我們重新意識到人類的渺小。夜空，讓理性的思維奔馳在穹蒼之間，令迷失在五光十色虛浮世界的流浪者，找到回家的路。本活動由專家帶領大家認識白腊灣營地周邊生態環境，熱愛大自然的朋友更可以於晚間進行夜行探索活動、絢麗的夜空星座、海天一色的日出情景、昆蟲、鳥類和濕地等，從天文、地理、生態等各方面認識香港後花園的魅力。

日期/時間: 11月14日 (星期六) 14:00 -  
11月15日 (星期日) 14:00

地點: 白腊灣

費用: 每位HK\$ 1,200 (一人一營或可以二人一營)

語言: 廣東話

人數: 12-18 人

合適人士: 攝影及自然愛好者  
(少於16歲必須由成人陪同參加)

**目的:**  
讓參加者認識白腊及周邊生態環境，  
提升他們對保護環境的意識。

**特色一:**  
香港資深自然生態導師暨著名生態攝影師蘇毅雄先生(Samson So) 帶領解說，分享多年觀察及拍攝經驗。

**特色二:**  
選擇無光害的地點進行夜間天文觀察，  
並配備 Swarovski 高質素單筒望遠鏡作生態觀察及觀星之用。

掃描二維碼報名



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Co-organiser:



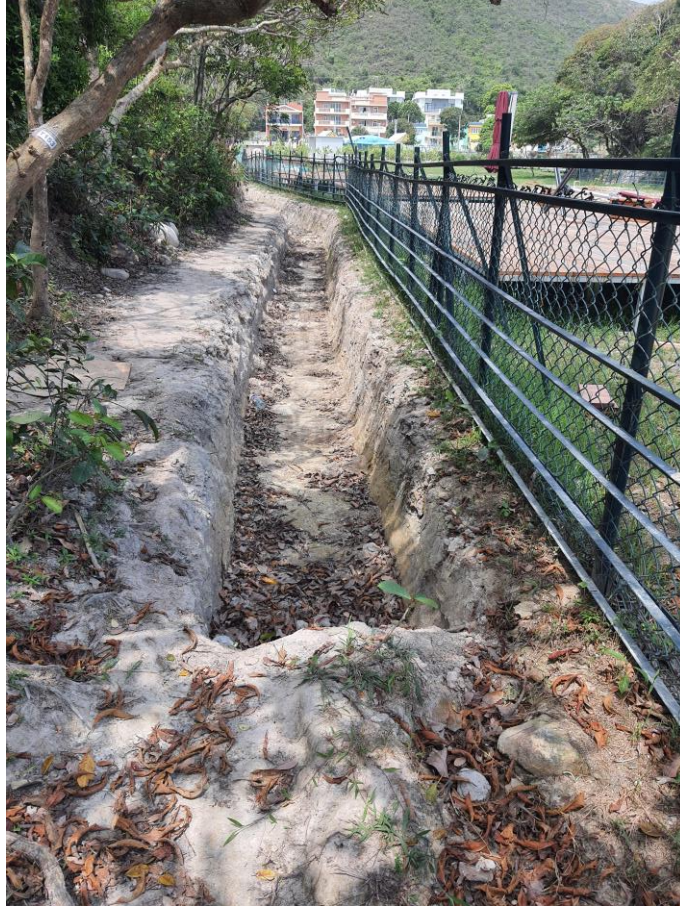
Supporting  
Organisation:



Source: <https://www.facebook.com/STREAM-Education-106175437961310/photos/pcb.2872732922948809/107066661205521>  
(Retrieved on 19 July 2021)



**Figure 10: Open channel along the southern boundary (April 2021)**



**Figure 11: Vehicle parking on Sai Kung Man Yee Road near Pak Lap (April 2021)**

