



香港地貌岩石保育協會
Association for Geoconservation, Hong Kong

27 Aug. 2010

Chairman and Members

Town Planning Board

By Email

15/F North Point Government Offices,

333 Java Road, North Point, H.K.

(E-mail: tpbpd@pland.gov.hk)

Dear Sir,

RE: Planning Application Y/YL-PN/3 - To rezone the application site from "Agriculture" to "Other Specified Uses" annotated "Rural Use" at Pak Nai

The Association for Geoconservation, Hong Kong (AGHK) strongly objects to the above planning application for the following reasons:

(i) The application is likely to be a preparatory step for large scale residential developments which will have undesirable and irreversible environmental impacts in the entire area.

(ii) To date the Pak Nai coastal strip remains a charming rural area known for its magnificent sunset, migratory birds and protected species such as horseshoe crabs. It is an attractive area for visitors who make the effort through the winding and narrow track (Deep Bay Road).

(iii) The entire coastal strip contains good examples of coastal landforms, mudflats and stream deltas/estuaries etc. These landforms, which are primarily deposition in nature, are a contrast to the primarily erosional landforms in the eastern part of the territory. The Pak Nai coastal strip is ideal for geological education, yet relatively accessible.



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(iv) We understand that the application area lies over much of a valuable archaeological site in Hong Kong. Any major developments will destroy this valuable asset. Progressive developments in the area e.g. the Lung Kwu Tan Power Station at Yung Long and the nearby WENT Landfill have already destroyed many similar sites. It is important that no further damages to these sites are permitted.

(v) The development will result in substantial traffic demand and in turn degrade the existing tranquility and undermine the safety of Deep Bay Road. On the other hand, major upgrading of Deep Bay Road is likely to result in a vicious cycle of developments. This situation will be hardly sustainable for the entire fragile coastal strip.

To conclude, the entire Pak Nai coastal strip has high amenity, landscape, geological and ecological values. It serves as a back garden and hideaway for the northwest New Territories and indeed Hong Kong as a whole. Any sizeable development will undermine the rural characteristics of the area and attract more similar acts leading to widespread degradation of the entire coastal strip.

AGHK therefore urges the Town Planning Board to reject this application and to take immediate action to safeguard the uniqueness, naturalness and integrity of the entire Pak Nai coastal strip..

Thank you for your attention and consideration.

Regards,

Cindy Choi

Convener: Publicity and Public Relationship

Association for Geoconservation, Hong Kong

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