

團體：大浪西灣發展須經審批

(星島日報報道)西貢大浪西灣及海下灣連環被揭有發展商計畫作私人發展。公民黨及環保團體將向城規會申請，要求為大浪西灣制訂「發展審批地區圖」，認為規劃署有充足理據，把大浪西灣劃為「海岸保護區」，使任何農業用途以外的發展，均須先經城規會審批才能進行，令區內發展亦受環評條例監管。



「香港地貌岩石保育協會」成員要求保護大浪西灣。

十多名「香港地貌岩石保育協會」成員，昨午由西貢西灣亭步行到大浪西灣以示不滿，促請政府成立統籌部門檢討保育及規劃政策，並加強刑罰，免發展商破壞生態。行政會議召集人梁振英也認為，事件反映政府有需要檢討現時的保育政策，確保業權人的權利及市民享受天然環境的權利都不受影響。

「創建香港」召集人司馬文日前從西貢村民

獲取的資料顯示，指一家名為協寶發展有限公司的發展商，擬在海下灣海下村興建四十四幢三層高的低密度別墅，屋苑會附設會所餐廳及運動設施，有關土地非常鄰近海下灣的石灰洼和紅樹林，極具保育及生態價值；而該發展商確實曾於今年一月以接近一千二百萬元購入海下灣大片土地，但地政總署未收到任何建屋申請。

世界自然基金會環境保護經理梁士倫表示，發展商收購的海下灣土地並無入侵海岸公園或郊野公園範圍，但逼近敏感的生態地區，擔心發展項目會破壞附近生態環境，影響海下灣整體景觀，認為政府應將該地劃為海岸保護區，「其實香港有好多無規劃的鄉郊地方，面對發展威脅，反映政府應要作適當規劃，如涉及保育區或有價值的用地，應要先進行環境評估，方便監察及公眾諮詢。」

公民黨副主席黎廣德指，海下灣事件凸顯鄉郊淪陷，不只大浪西灣遭發展商虎視眈眈，他建議政府應成立新界鄉郊專案組，由環境局發展局檢討自然保育、城鄉規劃、郊野公園和丁屋等破壞鄉郊的四大政策。

他續指，該黨及環保團體會將向城規會提出要求為大浪西灣制訂「發展審批地區圖」，將有關土地劃為海岸保護區，令該地作農業用途以外的發展，必先經城規會審批。他相信，「這不涉及私有產權問題，因為他（魯連城）以農地價錢買地，便只可做農地可以做的事，無端端變了高球場才不合理。

2010-07-2

大浪西灣私人樂園喊停

(星島日報報道)大浪西灣一幅私人土地被揭發大興土木，觸發六萬多市民在網上聲討。長春社昨早到現場視察，發現推土機仍在施工，至昨晚業主蒙古能源主席魯連城終漏夜發聲明，表示工程破壞社會和諧，決定今日起暫時停工，尋求共同接受的解決方案。古物古廬辦事處證實，挖掘地點位處西灣考古遺址範圍內，但至今仍未收到業主的發展申請。環境局局長邱騰華亦批評，今次大浪西灣工程是「先斬後奏」。



大浪西灣的十萬呎青綠農地被挖得「體無完膚」，變成荒蕪泥地，推土機處處可見。

本港十大勝景之一的大浪西灣被破壞，激起社會民憤，國際傳媒 CNN 和《時代周刊》都有報道。事件昨晚有新進展，土地業主蒙古能源主席魯連城昨晚近八時，經由發言人發表聲明，指有關工程連日引起各界人士不同聲音，又指報界有多方面揣測，製造很多不必要的摩擦，破壞了社會和諧，決定今日起暫停有關工程，並與有關部門及不同團體溝通，希望可達致共同接受的解決方案。

長春社公共事務主任李少文昨日到現場視察，見水池邊仍有兩部挖泥機施工，將沙泥搬到岸邊，未有停工跡象。現場一名工友收到電話，獲通知本周末要加班動工。但不到一日，業主即叫停工程，據悉，事件與港府在背後施壓有關。古物古廬辦事處經過一日多時間查核，昨晚九時半終證實網友前日舉報的挖掘地方，正是西貢西灣考古遺址的範圍內。古廬辦發言人指，稍後將派員到現場考察，探討涉及考古遺址的保育價值。

長春社公共事務經理李少文指，魯連城雖叫停大浪西灣工程，但已挖出一個大湖，更將政府官地邊緣範圍也霸佔大興土木。他指，古廬辦通常會展開「拯救挖掘」，將有考古價值的古物移走，安放博物館，除非如龍津橋等遺址，要原址保留，否則古廬辦亦無法阻礙其發展，即暫停工程只能拖延「一時三刻」，及後還能重新施工興建私人樂園，起不到保護作用，認為魯連城應即重修已破壞的地方回復完整。

他重申，政府應盡快就鄉郊地方頒布發展審批地區圖，不論有否改變用途，必先經城規會諮詢通過才可，否則郊區土地只會繼續成為吸引富豪建後花園的首選。

不少市民批評政府太被動，環境局局長邱騰華昨天出席一個網上論壇時，承諾政府在大浪西灣問題上，會在現有法規下查根問底，確保各個部門會嚴厲執法，亦會敦促業權人遵守法例。他表示，任何土地發展或用途改變，必須事先申

請，不能「先斬後奏」。政府亦會繼續跟進事件，對任何違規嚴格處理和跟進。事件現在也涉及一些部門的執法、調查和跟進工作。

對於有人提到要用公帑去收地，邱騰華認為這問題要詳細考慮，因為現時全港市區的地方佔百分之二十五，郊野公園佔百分之四十，剩餘下來的百分之三十五是城市及郊區中間的地方，至於用甚麼準則去訂定那些地方是值得保育，社會要有一個充分的討論，例如政府以往有用生態物種作為保育的條件，亦揀選了十二個地方。

他表示，明白大浪西灣這些地方風景美麗，值得保育，但是要將幾多這些地方納入保育地區，以及用何準則及方式，當中亦涉及私人產權，以及公帑的使用，這一點實在需要大家詳細討論

2010-07-22

26/07/2010

「貧富懸殊易惹抗爭 政府應改善」

行政會議召集人梁振英昨日指，貧富懸殊是社會抗爭的土壤，政府應改善此問題，減少抗爭。談及大浪西灣事件，他指業權持有人發展時或發展後，都不應影響市民 享受大自然的天然環境。

梁振英：勿忽略新一代聲音

梁振英昨日出席書展研討會，宣傳其新書時表示，社會上的抗爭有兩種，一種是與錢有關，一種是出於對香港社會的關心。他明言，不鼓勵年輕人進行抗爭：「我們 不鼓勵和容忍年輕人，用一些近乎暴力的方式去做抗爭。」但他認為，政府不應忽略新一代的聲音，要花時間了解他們的想法。

他又特別提到貧富懸殊的問題，並指出月入少於 6,000 元多達 51 萬人，有 110 萬市民的收入，在過去 10 年不升反跌，「貧富懸殊是抗爭的土壤，即使這些 人不出來抗爭，也會有人幫他們抗爭。」

他認為，這些低收入人士，經常要擔心收入下跌，政府希望推行一些政策，例如高成本的發電或環保交通工具，以減少污染，可是，馬上就會碰到這些基層市民的問題。因此，他認為政府應該改善貧富懸殊的問題，令社會上的抗爭減少。

梁振英也回應了香港產業單薄的問題。他指出，香港有不少國際性的金融機構，但相比起倫敦和紐約，香港的金融產業未夠多元化。「雖然內地有不少企業來港上市，香港和內地的人民幣業務也有很大的優勢，但香港在這方面仍要加把勁。」

數十名市民 大浪西灣遊行

有提問者重提「八萬五」政策，梁振英乘機澄清指，早在 97 年，前港督彭定康和當時的房屋司，首次提出八萬五。對於大浪西灣一幅土地被剷平擬建高爾夫球場，他表示，市民愈來愈關注香港郊野發展及保育的關係，社會需要重新檢視保育政策。

另數十名市民昨步行至大浪西灣，對商人魯連城在大浪西灣農地發展表達不滿，包括香港地貌岩石保育協會約 10 名成員。有關人士批評發展商破壞生態，促請政府 成立統籌部門檢討現行的保育及規劃政策，並且應加強罰則，防止自然生態受到破壞。

撰文:李惠

27/07/10

【本報訊】蒙古能源主席魯連城擬發展西貢大浪西灣一幅臨海農地，破壞這片本港稀有的天然勝景，惹起社會激烈反響。有網民於 facebook 發起「大浪西是我們的！」旅行團，數百人昨日自發響應，前往大浪西灣及到發展工地視察，環保團體正要求發展局及環境局，交代農地的規劃用途，並敦促業權人恢復那裏的生態原貌。

記者：蔡建豪

有關心大浪西灣天然景觀遭受破壞的網民，早前於 facebook 呼籲市民昨日自發前往西灣，然後到魯連城擬發展的農地地盤視察及拍照。數以百計市民昨響應呼籲，相繼前往西灣出一分力，令西灣出現罕見的人來人往景象。西灣上懸掛的一張「還我大浪西灣」橫額，佈滿支持保育該處的市民簽名，粗略估計逾 300 人留名。在現場親眼目擊地盤工程造成的破壞後，不少市民更坦言感到痛心和憤怒。

要求劃一限制發展



香港地貌岩石保育協會昨午亦發起「保護西灣行動」，與十多名市民由西灣亭前往大浪西灣，透過約 45 分鐘遠足之旅，感受該處的自然美景及鄉村風貌，抵達工地後更高舉「無能地政、西灣無剩」及「現管漏洞多、規管不能拖」等標語。該會發言人蔡慕貞表示，鹹田及西灣等一列西貢海灣，是本港稀有保留天然海岸線景貌的角落，目前郊野地段的私人土地地契含糊，未有列明是否嚴禁發展，一旦違規刑罰輕微，跨部門的政策也未能配合，要求政府盡快劃一限制發展。連日來，環境局局長邱騰華被炮轟在保育大浪西灣事件上失職，政府至今仍未進一步表態如何跟進事件。環保組織長春社昨日亦有派員實地視察，該會理事熊永達指出，工程已將原來的天然面貌大肆破壞，地盤內新鋪設的植被，明顯是為興建高爾夫球場。他直言業權人聲稱在土地上作有機耕種，整個項目關乎土地

規劃，林鄭月娥領導的發展局亦責無旁貸。長春社日前已主動聯絡發展局，但至今未獲回覆，令人質疑該局無意介入處理事件。

團體樂意唔魯連城

魯連城早前透過發言人表示，為免破壞社會和諧，暫停工程。早前負責挖土工程的三部推土機，昨日仍停泊在工地範圍內，隨時可恢復工程。

魯連城也提及會與政府部門及環團共商解決方案，至今未有進展。據悉，大部份環保團體樂意與魯連城會面，但對地產發展商的誠信有保留，有團體要求以公開形式會面，以防有人違反承諾。

陳淑莊收集陶器碎片

【本報訊】古物古蹟辦事處早前證實，魯連城擬發展的大浪西灣臨海農地，位於大浪西灣考古遺址範圍內。立法會議員陳淑莊及部份響應「大浪西是我們的！」旅行團的市民，昨於工地搜尋及收集破碎不全的石器及陶器片，稍後將收集到的物件交古蹟辦驗證，考究是否具考古價值。

批評古蹟辦反應慢

[放大圖片](#)



陳淑莊與部份熱心考古人士，昨於工地範圍撿拾陶器片。

昨以個人身份響應保育大浪西灣的陳淑莊，與部份遠足愛好者考察工地造成的自然環境破壞時，順道察看是否藏有「疑似」文物，初步收集的都是一些零碎石器及陶器片。

她批評古蹟辦在大浪西灣事件曝光後，拖延數天才證實工地位處考古遺址範圍，由於食具器皿等文物有機會藏於距離地面一米的泥土下，目前難以估計已進行的工程對遺址的破壞程度。她指稍後會將收集到的物件轉交古蹟辦，要求驗證是否文物。

所有涉及考古遺址的基本工程，事前須進行文物影響評估。古蹟辦至今未有透露魯連城有否按要求進行文物影響評估，但承認古蹟辦與文物專員辦事處，正向業主了解擬議的發展用途及可行保育措施。 🍅

東方日報

26/07/2010

數百人行山保育大浪西

西貢大浪西灣建築工程宣告停工，但自然景觀及生態環境隨時再受破壞的危險未除，數百名市民昨冒着酷熱天氣以行山方式表達不滿。行山人士及環保團體均為原有地貌生態受損、清溪因淤泥而變濁流而大感痛心，批評土地業權人無視社會責任，但始作俑者是政府執法不嚴及規劃滯後，擔心同類個案無日無之，促請政府堵塞漏洞，阻止郊野公園或特別地區附近進行可污染環境的發展。



[泥水湧出人工湖再流入附近溪澗，造成污染。](#)（陸智豪攝）

爭取保育西灣的人士昨日分批步行約四十五分鐘進入大浪西灣，高峰時有逾百人在工地現場「哀悼」，他們在工程車、「政府土地」告示牌等貼上要求保育西灣的字句，其中香港地貌岩石保育協會更帶同西灣原貌的相片，顯示工程對自然景觀造成嚴重破壞。

敦促堵塞漏洞

現場所見施工地點已停工，但工程車仍留在工地，地政總署向業主發出的有關停止工程勸喻信，則張貼在相信是工程辦公室的貨櫃上，工地內挖出一個人工湖，有外籍人士以身測試，發現水深至小腿，而另一邊堆滿淤泥的位置，泥水不斷流入人工湖，再流到附近溪澗污染河道。

羅先生一行六人包括六個月大的兒子，昨日一早到達西灣，他表示對西灣充滿童年回憶，見到破壞實況感到既震驚又痛心，特別是原有清溪變成濁流，「香港最後的後花園不可以再受破壞，否則下一代就甚麼美景都看不到！」首次到訪西灣的蘇先生則批評，政府先是未能透過規劃保護西灣，出事後又執法不嚴，慨嘆「破壞咗就返唔到轉頭」。



- [要求保育西灣人士昨分批到工地現場視察及抗議。](#)
- [保育人士站在淤泥上，展示西灣原有景觀的照片。](#)

村長盼多關注

香港地貌岩石保育協會宣傳小組召集人蔡慕貞促請政府立法規劃西灣發展，並盡快成立統籌部門，全面檢討現行保育及規劃政策，堵塞漏洞以阻上郊野公園及特別地區範圍一帶，再出現可污染環境或破壞地貌的發展。

大浪西灣村長黎恩表示，每逢周日加上天氣熱向來人流較多，但昨日人流較高峰期多七、八成，「好耐未試過咁熱鬧」，希望多些人關心西灣，又重申當初發展商承諾不會破壞環境，「若果知道會搞成咁就未必會賣地！」



- [黎恩表示昨日到訪大 浪西灣的
市民，較正常假日高出八成。](#)



- [羅先生強調 「香港人的後花園」
必須保育，否則下一代就看不到。](#)

逾千人赴大浪西 橫額簽名撐保育




香港地貌岩石保育協會的成員於下午約 3 時 20 分到場觀察，並於現場發表聲明，促請政府盡快成立統籌部門檢討現行保育政策。(林振東攝)



少路過的市民在西貢大浪灣關注組懸掛的橫額上簽名。關注組召集人嚴劍豪稱，周三將會把橫額帶往立法會。(歐文瀚攝)

【明報專訊】西貢大浪西灣旁一私人土地大興土木事件備受關注，業主蒙古能源主席魯連城雖叫停工程，但昨日仍有一批市民親到大浪西灣工地示威，並有逾千名市民在寫上「還我大浪西灣·保護自然遺產」的橫額上簽名，要求工地回復原貌外，並要求政府加強監管及執法。

相關即時新聞 

- [今日報章頭條摘要\(07:15\)](#)

是次行動由西貢大浪灣關注組發起，香港地貌岩石保育協會十餘人的隊伍則於昨日下午約二時從西灣亭前往大浪西灣，至下午三時，約有 200 多名市民於大浪西灣工地觀察。關注組發起人嚴劍豪稱，是次行動並沒有帶頭者，反而不少市民是自發出席。

他續稱，根據他們展示的橫額，昨日約有逾千名市民到場簽名支持「還我大浪西灣·保護自然遺產」，他

們會於周三把橫額帶往[立法會](#)，呈當天出席 環境事務委員會及發展事務委員會聯合會議的議員和官員。

19 歲的葉先生上周得悉事件，決心昨日到大浪西灣一趟，他形容大浪西灣「是一面天堂一面地獄……外面是沙灘，這處卻是挖泥地，反差極大」。其妹妹表示，自己曾來過大浪西灣逾 10 次，對現狀感到心痛，希望政府不要再以自由經濟掛帥，應適當介入鄉村土地的使用。

陳淑莊斥特首沒回應

有 20 年行山經驗的熊小姐則對大浪西灣現狀感到憤怒，質疑政府為何可容許一宗宗類似事件無日無之地發生，「如果政府部門一直只懂『拋波』，市民是不會滿意的」。

[公民黨](#)立法會議員陳 淑莊也在視察隊伍當中，她指摘特首[曾蔭權](#)在事件發生一周後 仍未有回應，指應盡快指示城市規劃委員會安排相關發展審批地區圖，制止進一步發展。另外，現場有市民報稱發現疑似古蹟碎

片並交到她手上，她表示會將它們送 交古物古蹟辦事處化驗。

Editorial

Development and conservation

27/07/10

【明報專訊】TAI LONG SAI WAN, which tops the Agriculture, Fisheries and Conservation Department's list of Hong Kong's ten most scenic spots, has been badly marred with excavation. It is most infuriating that officials seem to believe there is no law they can rely on to do anything about it. We demand that the government declare whether Tai Long Sai Wan is worth conserving. If it is not, officials' wait-and-see attitude is understandable. If it is, they ought to find ways to protect it so that Mongolia [Energy](#) chairman Simon Lo will shrink from difficulties and lest the backyard citizens love best should be irretrievably damaged.

The seven million citizens used to share between them Tai Long Sai Wan's natural beauty. Lo paid about \$20 million

for a site there. Excavation subsequently began on it, which has spoilt its scenery.

Thirteen years ago, when British rule over the territory was to end in less than three months, it transpired that a developer planned to develop Tai Long Wan. To protect its natural beauty, Chris Patten, the last Governor of Hong Kong, instructed that the Town Planning Board have the Tai Long Wan Development Permission Area (DPA) Plan gazetted. The Plan pertains to about 50 hectares of land. Most of it is designated for protection or for development of special scientific value. Only about seven hectares is left for rural development. What Lo has acquired is presumably part or all of the seven hectares.

In the past few days, when they talked about Tai Long Sai Wan, officials only stressed the great difficulty the situation presented, saying there was no law they could rely on to do anything about it because the land was not included in the DPA Plan. However, according to some conservationists, the

government is empowered by statute suddenly to promulgate DPA Plans. Were officials aware that the government has the power? They might not have been, but they are now. Will the government use the power to protect Tai Long Sai Wan?

In June this year, the Agriculture, Fisheries and Conservation Department, aware that there was development in the area, had its officers find out how trees had been felled there. It gave the Lands Department a report. The Antiquities and Monuments Office had conducted archaeological surveys there. Under the mechanisms in force, the authorities should have immediately told the Antiquities and Monuments Office what had happened in Tai Long Sai Wan. We gathered that it received no such information. In our view, it is not open to the government to keep procrastinating about saving Tai Long Sai Wan. It must take decisive action to give the area total protection.

Private land in or adjacent to country parks accounts for 1% to 2% of Hong Kong's area. As such land is not included in any DPA Plans, the government can rely on no laws to protect them. That is consequent on its misguided policy.

The government is to blame for it. Some have suggested the government reacquire all such land with public money. It is worth discussing whether it is advisable to do so.

Nevertheless, the government must not just take palliative measures. It should conduct a comprehensive review to decide which of such pieces of land may or may not be developed. It should make public a list of such sites so that people will know what they may do. This is the way of settling the question once and for all. This is the only way that truly embodies the quintessence of a proper balance between development and conservation.

明報社評 2010.07.23：大浪西灣眦容僅冰山一角 發展保育平衡須全面審視

獲漁護署選為香港十大勝景之首的大浪西灣，被挖掘工程搞得滿目瘡痍，最使人氣憤者，是政府官員擺出一副無法可依的束手無策樣子。我們要求政府公開宣示大浪西灣是否值得保育，若認為不值得，現在官員的觀望取態，可以理解；若認為值得保育，則官員應該想辦法保護大浪西灣，使地主蒙古能源主席魯連城知難而退，使這片市民至愛的後花園，不致再遭更多毒手而無法挽回。

大浪西灣的自然美景本來為 700 萬市民共有共享，魯連城先生以約 2000 萬元買入土地，然後大興土木，不但先破壞優美環境。

13 年前，港英政府管治香港還剩下不到 3 個月，鑑於有地產商欲發展大浪灣，末代港督彭定康為保護大浪灣美景，指示城規會將大浪灣《發展審批地區圖》刊憲，涵蓋約 50 公頃土地，把大部分土地劃為「保護區」或「具特殊科學價值發展」，只留下約 7 公頃土地作「鄉村式發展」用途。魯先生買入的，相信就是這 7 公頃的全部或部分土地。

近日，政府官員論及大浪西灣事態時，只強調因為未納入地區圖，以至無法可依的困境；但是據環保人士說，法例賦予政府緊急發布地區圖的權力。政府官員對此權力，是否知之？若原本不知，現在知道了，政府會否據之以保護大浪西灣？

另外，漁護署今年6月得知該處有發展，曾派員到場了解樹木被砍伐情況，然後轉告地政總署，古蹟辦曾在該處作考古調查，按既定機制，當局應該把情況立即通報古蹟辦，但是據知古蹟辦當時並未收到通報。由於涉及保護考古遺址，制止西灣的工程，顯得更為必要。關於此事，我們認為並無空間讓政府及官員繼續觀望、蹉跎，只有採取果斷手段，把大浪西灣全面保護起來的迫切。

現在全港郊野公園內、或「邊皮」鄉郊私人土地，約佔全港土地面積1%至2%，都不受發展審批地區圖規管，政府難以執法。這是政策失誤的結果，政府難辭其咎。有建議以公帑全部收購這些土地，是否恰當，值得商榷；但是政府不應頭痛醫頭、腳痛醫腳，應該

全面審視這些土地，哪些可以發展，哪些不能發展，
必須 保育，開列清單，把情 攤在陽光下，讓大家知
所遵行，才是徹底解決問題之道，也才真正體現發展
與保育之間取得平衡的精髓。

陳淑莊：大浪西灣事件的啓示與出路

【明報專訊】素有「香港後花園」美譽的西貢大浪西灣早前被商人購入並大興土木，已被挖出一個大湖，更有機會破壞到西灣考古遺址。事件曝光後，環保團體和網民紛紛怒吼，指政府監管不力且處於被動，無法保存此天然勝景。事件暴露了現行法例和政策並不足以保障郊野公園內的私人土地，先例一開，其他發展商勢會仿效，對香港自然生態造成嚴重災難。

現行法例政策的不足

翻查資料，現時郊野公園內私人土地共分為兩種，一種是納入郊野公園範圍，受《郊野公園條例》規管其發展；另一種則是位於郊野公園地界內的私人土地，它們既未納入分區計劃大綱圖或發展審批地區圖，又不屬郊野公園範圍，被商家買入的大浪西灣土地正屬此類。

因此，就規大瀾西灣的個案，找漁護署？「不屬郊野公園範圍內，唔關我事」；找規劃署？「此地未納入分區計劃大綱圖或發展審批地區圖，唔關我事」；找環保署？「此處不用做環境影響評估，所以都唔關我事」；唯一可嘗試找的是地政總署，依賴陳年舊地契的條文，可是，據知該工程全沒申請，沒申請地政又怎會知道呢？這充分反映政府的政策漏洞，即使邱騰華局長表達關注，但政府現階段卻無計可施，處處受制。

雖然政府無法規管這類私人用地，但現行的《郊野公園及特別地區規例》仍賦予當局監管挖泥機等重型工具的權力，任何車輛，甚至連單車都要必須得到漁護署批准方可進入。大型挖泥機能夠進入大浪西灣明顯已是違反法例，怎樣進入我們無從得知，只知道就算違規被罰款也只是罰數千元而已。

事件由上星期發展至今快一星期了，據報古物古蹟辦事處至星期三晚才證實，挖掘地點位處西灣考古遺址範圍內，但至今仍未收到業主的申請，並表示稍後將派員到場考察，探討涉及考古遺址的保育價值；政府真是後知後覺，人家都已挖了一個大湖，若真的有價值連城的考古遺產，相信已被挖走也不出奇。上址 2001 年曾出土大型石核，但多年來仍未刊憲列為法定古蹟，以致未受法例保護，政府實在不能逃避責任。

筆者相信大浪西灣事件只是冰山一角，沒有受政府規劃和發展規範的郊野公園實是不勝枚舉，早前亦出現同類情，發展商濫伐樹林以興建私人發展項目。種

事件均反映政府的自然保育政策已名存實亡，保育的敏感度極低，讓商人有機會鑽法律空子，先斬後奏，高調進行發展工程，霸佔公共天然資源，政府又無計可施。既然當局自然保育政策已到了如此不堪的地步，筆者認為正是撥亂反正的時機，政府應順勢理順政策，防止類似問題再次出現。

筆者建議政府應考慮盡快將該等土地納入發展審批地區圖，更應設監察機制，透過田土廳把關，監察郊野公園內私人土地業權大幅轉讓的情況，以防止郊野公園環境受影響的事件再次發生。同時，當局亦應規定郊野公園及鄰近地區進行工程前，必須接受環境影響評估，並得到政府批准後才可動工，以杜絕一切先斬後奏的工程。

特首不見了

事實上，政府仍有一把尚方寶劍，只取決於政府會否行使。根據《城市規劃條例》第 20 條，特首有權將大浪西灣制訂為「發展審批地區」，凍結有關地區的發展並進行長遠規劃。既然當局現階段無計可施，特首何不運用此權力以暫緩工程呢？至今曾蔭權從未就事件表態，猶如上演《特首不見了》。

執筆之時，工程暫時叫停，但我們實在未可鬆懈。政府等待商人自我約束，倒不如主動出擊，拯救大浪西灣，守護港人心目中的「香港後花園」。

大浪西灣未試過咁熱鬧



- [村長後悔賣地](#)

西貢大浪西灣建築工程宣告停工，但自然景觀及生態環境隨時再受破壞的危險未除，數百名市民昨冒着酷熱天氣以行山方式表達不滿，大浪西灣「好耐未試過咁熱鬧」！行山人士及環保團體均為原有地貌生態受損、清溪因淤泥而變濁流而大感痛心，批評土地業權人無視社會責任，但始作俑者是政府執法不嚴及規劃滯後，促請政府堵塞漏洞，阻止郊野公園或特別地區附近進行可污染環境的發展。

爭取保育西灣的人士昨日分批步行約四十五分鐘進入大浪西灣，高峰時有逾百人在工地現場「哀悼」，他們在工程車、「政府土地」告示牌等貼上要求保育西灣的字句，其中香港地貌岩石保育協會更帶同西灣原貌的相片，顯示工程對自然景觀造成嚴重破壞。

現場所見施工地點已停工，但工程車仍留在工地，地政總署向業主發出的有關停止工程勸喻信，則張貼在相信是工程辦公室的貨櫃上，工地內挖出一個人工湖，

有外籍人士以身測試，發現水深至小腿，而另一邊堆滿淤泥的位置，泥水不斷流入人工湖，再流到附近溪澗污染河道。





羅先生一行六人包括六個月大的兒子，昨日一早到達西灣，他表示對西灣充滿童年回憶，見到破壞實況感到既震驚又痛心，特別是原有清溪變成濁流，「香港最後的後花園不可以再受破壞，否則下一代就甚麼美景都看不到！」首次到訪西灣的蘇先生則批評，政府先是未能透過規劃保護西灣，出事後又執法不嚴，慨嘆「破壞咗就返唔到轉頭」。

村長後悔賣地

香港地貌岩石保育協會宣傳小組召集人蔡慕貞促請政府立法規劃西灣發展，並盡快成立統籌部門，全面檢討現行保育及規劃政策，堵塞漏洞以阻止郊野公園及特別地區範圍一帶，再出現可污染環境或破壞地貌的發展。大浪西灣村長黎恩表示，每逢周日加上天氣熱向來人流較多，但昨日人流較高峰期多七、八成，「好耐未試過咁熱鬧」，希望多些人關心西灣，又重申當初發展商承諾不會破壞環境，「若果知道會搞成咁就未必會賣地！」

200 港人大浪西灣遊行籲保育
2010-7-26



圖：市民到大浪西灣抗議，要求魯連城停止工程，保護當地生態環境\本報攝

市民在社交網站發起群組到大浪西灣行山以示不滿，昨日有多達二百人響應參加抗議行動，他們均希望土地擁有者魯連城停止工程以保護當地生態環境。有部分參加者發現工地部分鋪置草皮，質疑魯連城並非以有機耕作爲目的。有農業專家說，鋪草皮未必不能作耕作用途，但認爲「唔掘好過掘」，以免影響土壤原有質量。\\本報記者 陳耀麟

日前社交網站 facebook 發起一個名爲「『大浪西是我們的！』旅行團」，網頁內報稱參加人數多達六百多人，但事前因未有向警方申請集會，因此網站發起人最後要求參加者自行組織出發至大 浪西灣，進行以非暴力、不破壞環境、不破壞他人財產爲目的的和平旅行，希望以行動向土地擁有人魯連城證明，香港人對保育的訴求。昨日下午三時許，香港地貌 岩石保育協會召集人蔡慕貞聯同數十名協會會員，在工地拍照，要求魯連城停止所有工程，並要求政府正視問題，以免日後會出現類似事件，破壞大自然生態。活動 獲得近百行山人土現身支持，

其中有數十年行山經驗的張先生說，昨日聯同行山朋友到場聲援，希望政府將「天堂」送回市民。「我想我有二十多年沒有來，但今日來到看到這裡覺得很傷痛，我們希望用行動證明給政府知道，老中青三代亦希望政府盡力保護香港僅有的自然生態環境。」

獲行山人士到場聲援

在活動尾聲，有部分參加者發現，在工地的兩個大水窪附近鋪滿草皮，其中召集人蔡慕貞質疑魯連城並非以有機耕作為目的。「鋪完草皮點種嘢？都唔知佢係咪做樣做出嚟！」對於有行山人士懷疑魯連城工程的用途並非作有機耕作，香港有機農業生態研究協會總幹事曾贊安接受訪問時表示，不知道土地擁有人事前有否作土壤、空氣及水源測試，因此未能評論，但他認為，當土地以重型挖泥機鬆土後，可能令土地質量惡化。「用完重型機要小心，可能表土已經破壞，而土地底層的沉積物亦可能被挖出而令毒素加強，至於泥挖掘後會否令毒素超標則要作詳細檢測才能定奪。」但他說，鋪草皮未必不能耕作，但難度卻大大增加，需要有更多科學檢測及專家分析，才能在土地進行農業活動。

此外，園藝農場有限公司農場經理李敏儀表示，土地「唔掘好過掘」。她說，雖然土地用途列明農地，但未必一定適合耕作。「佢哋應該了解番本身土地係咪種開嘢，唔好一開始就掘，要知道先得。」

另外，早前有傳媒向西灣村村長黎恩訪問，對方引述代表稱，魯連城可能於日內舉行記者招待會交代大浪西灣改建工程，並邀請他一同出席，解釋買地並非作興建豪宅之用。黎恩受訪時說，當時魯連城代表口頭承諾會作綠化環境，但除農莊外，亦會興建小型高爾夫球練習場和泳池。

SINCE 1959

新報

Hong Kong Daily News

26/07/10

環團倡設百億保育基金



政府近年致力保育工作，但鄉郊地區不少自然景觀和生態資源都面臨被發展的壓力，繼大浪西灣後，西貢海下灣亦被「相中」興建豪宅別墅。

有團體認為要防止類似事情發生，政府應在「米埔模式」的基礎上採取主動出擊手法，成立可能高逾 100 億元的保育基金，收購 12 幅具保育價值的私人土地，交由環保組織管理；短期內亦應就未有規劃的用地，先制訂發展大綱藍圖，搶先管理土地用途。採訪：杜潔心

綠色力量行政總幹事文志森（圓圖）表示，私人擁有的高保育價值土地，一直面對保育和規劃的兩難衝突，「政府一向以城規條例限制私人發展，來保育生態價值豐富的地方，這種做法很被動」。

賣地收益 1%注資基金

目前不少鄉郊地區都未經規劃，但這些偏遠土地因具有優越的自然景觀和生態條件，近年正面臨發展壓力。文志森指出，現時新界郊區不少地區仍有村民居住，他們往往擁有一些地方的私人業權可作發展，但有關土地在開發過程中，卻往往引發有關自然生態和環境保育的爭議。對於這些屬於私人業權的高保育價值土地，他認為，政府應採取「主動出擊」手法，成立一個保育基金，以收購這些私人業權土地，「咁樣可以確保政府攞番一啲有豐富自然保育價值的業權在手，收地、買地嗰時要保留村屋、祠堂。村民好怕無咗自己本身村莊嘅嘢，你要保留番，好似雪藏嗰個地方咁，咁樣村民又會放心啲」。

他進一步說，目前已知由私人擁有的高保育價值土地，約有 12 幅，市值共約 100 億元。政府可以考慮從賣地收入中抽取 1% 注入該基金，然後以信託形式，就每個保育項目委託獨立的環保團體管理。「由環保團體負責管理該地方，就算做旅遊項目，都由環保團體去管理，（環境）唔會惡化，亦有適當、合理的保育」。他說，這將長遠解決保育和規劃之間的矛盾，「呢個同米埔濕地嘅管理唔同，米埔係單一委託管理項目，家則係要解決私人業權嘅問題」。

短期先制訂發展藍圖

他說，由於涉及的金額龐大，不可能，亦沒有必要一次過注資和落實推行。至於短期解決方法，他建議政府應就未有規劃的地方，先制訂發展大綱藍圖，「未納入規劃的地方，就會俾人霸咗、破壞咗，唔係叫佢真係去發展做商業地，而係規劃做保育，或其他嘢，一有藍圖，其他私人發展商其實已經唔可以做啲咩」。在有關保育監察方面，他建議善用網民及熱愛行山人士力量，開發新渠道，讓他們通報消息，「有啲好偏僻嘅地方，佢哋都會去行，佢哋又可以發現到係咪有地方俾人破壞咗，而且網絡咁先進，以前就話無咁多人知啫！」

獲漁護署選為「香港十大勝景」之首的大浪西灣，有發展商將區內的私人土地計劃發展為豪宅區，豪宅尚未興建，有關挖掘工程已將該處自然生態弄致滿目瘡痍，引發 6 萬網民齊聲批評，最終將發展計劃壓下來。可惜，一波未平，一波又起，另有發展商計劃在富有生態價值的西貢海下灣一帶，建造 44 所獨立屋，並指目前正為計劃收購海下村的「丁權」及業權。

26/07/10

一批市民昨日下午到西貢大浪西灣考察，不滿有商人收購大浪西灣農地發展，有行山人士對環境被破壞感到可惜。亦有保育組織指，工程破壞附近一帶的河道系統，促請政府盡快成立統籌部門，檢討現行的保育及規劃政策。另外，行政會議召集人梁振英認為，事件反映政府有需要檢討保育政策及法規，確保業權人的權利及市民享受天然環境的權利。



SCMP

Another sensitive land sale emerges

As anger simmers over a Sai Wan project, 42 plots are snapped up at Lai Chi Chong

Cheung Chi-fai

Jul 26, 2010

Bit by bit, Hong Kong's most loved countryside has quietly been falling into the hands of private companies snapping up sensitive ecological sites in bulk - this time at Lai Chi Chong.

Since May, a company controlled by a Heung Yee Kuk councillor has bought at least 42 plots at Lai Chi Chong adjacent to Sai Kung West Country Park, near a site of special scientific interest, for HK\$6.5 million.

With a combined size of nearly 100,000 square feet, the plots of once-agricultural land are scattered mostly on the western bank of a stream that cuts across a village, an area popular among hikers for the unique geographical features of the coastal area, part of the Hong Kong Geopark.

It remains unclear what plans the company - Maxland (Asia) - has for its newly acquired properties and whether it is aiming to buy up more sites from local villagers.

Land registry information shows the land deals were sealed on April 30 and full payment has yet to be made by the company, which has five directors, including Leung Wo-ping, a councillor of the kuk, which represents the interests of indigenous inhabitants of the New Territories, and Ching Kwong-ning, a director of the Kowloon Funeral Parlour.

Leung, whose bid for a functional constituency seat was rejected by the government two years ago because he failed to renounce his British citizenship in time, could not be contacted for comment yesterday.

Lai Chi Chong is among about 20 sites that are close to or encompassed by the Sai Kung country parks, but all are outside the boundary of the protected areas.

The sites are not covered by any statutory zoning requiring planning permission for development.

Most of them are on old land leases that state the sites should be for agricultural use unless the Lands Department has given approval for an alternative use.

The latest purchases have fuelled public worries about threats to sensitive sites triggered by the purchase by businessman Simon Lo Lin-shing of a private site on the scenic Tai Long Wan coast at Sai Wan, where he is building a private retreat.

A private developer, Grandbo Development, has also bought up coastal sites in Hoi Ha next to the marine park and is suspected to be planning to build more than 40 low-rise private villas and a club.

More than 90 lots were bought by Grandbo from Ever Lucky Development in February this year for HK\$11.8 million. Grandbo then transferred most of the properties to another company, Asia Financial Asset Investment, which is controlled by three Japanese businessmen, at a price of HK\$37 million.

However, both transactions have not been fully registered at the Land Registry, suggesting uncertainties to the deal. Grandbo's only director, Cheung Chun-wah, was not available for comment yesterday.

Green groups have urged the government to plug planning loopholes that allow such pockets of private land within country parks by imposing statutory zoning plans on them and to consider resuming sensitive sites for their protection.

WWF conservation manager Alan Leung Sze-lun said the Sai Wan incident had taught officials a lesson - that remote and inaccessible sites in the countryside were no longer free from the threat of development.

"The government should act quickly to fix the planning loopholes," he said. "Otherwise what happens in Sai Wan will be repeated somewhere else and the officials will again tell us they can do nothing about any pre-construction activities like excavation on the sites because only private land is involved."

Leung said the WWF, which runs a marine education centre in Hoi Ha Marine Park, learned about the villa development proposal about a year ago but when the green group asked officials about it, they said they were unaware of the proposal.

A government spokesman reiterated yesterday that no application for the Hoi Ha plan had been received.

About 40 hikers went on a group tour to Sai Wan yesterday to see the damage done by the construction work commissioned by Simon Lo.

Among the hikers was Civic Party legislator Tanya Chan, who called yesterday for Chief Executive Donald Tsang Yam-kuen to step in to resolve the problem.

"The government still owes us many answers over how vegetation at the site was removed and how the bulldozers were carried into the work site," Chan said.

Leung said last week's heavy rain had caused extensive surface run-off at the work site, on which two artificial ponds have been built. The run-off had polluted the Kap Man Hang stream next to the site as well as the nearby beach, both of which are in the country park.

On an inspection of the site on Saturday, Leung discovered the workers had diverted a stream into the artificial ponds.



Run-off from the site has polluted a stream and the nearby beach.



A group of hikers examine the site at Tai Long Wan, Sai Wan, where work on a businessman's private retreat and artificial ponds has led to calls for protection of the sensitive area.



A view of Lai Chi Chong, site of the latest purchase of sensitive sites.

SCMP

Between neighbours

■ ALICE WU

Jul 26, 2010

Ever since the chief executive lambasted Hongkongers for our "not in my backyard" (Nimby) mentality, I have been intrigued by the notion of having a "backyard" in Hong Kong. I, like the majority of space-crammed Hongkongers, don't have one. I had one when I lived in the US, and it came with a fence around it to keep out the occasional wild animal, trespassers or burglars. The fence helped us sleep better at night, knowing that unwanted visitors were kept out.

Backyards are also the cause of disputes between neighbours; some may be over the most petty of matters. Our family once had to carve up a perfectly healthy and nice-looking tree because it grew over the fence into our neighbour's yard.

While most of us Hongkongers do not have actual backyards, we do have Sai Kung, "Hong Kong's backyard". So when we found out that some tycoon was turning the land he bought near the Sai Wan beach into his private resort - complete with tennis courts, artificial ponds and a lodge - we were naturally outraged. It is not that we wish to control what Simon Lo Lin-shing erects in his backyard; it is that his backyard is right smack in the middle of ours. This is no petty fight: when someone builds an eyesore in the backyard of 7.2 million people, no one should expect it to go down well with the neighbours.

There is not a lot that can be done legally because the land is private property and, the last time I looked, we live in a free market system and honour property rights. And while most of us would not allow our government to trample on property rights, the public outcry against Lo is justified and necessary.

The notion that someone with enough means can somehow live in a vacuum and do whatever he likes as long as he can pay for it is twisted. It may be true that capitalism values individuality, but it takes a people to make it work. In the Sai Wan case, Lo - and not the government - has to set things right with the people. Lo shares with the rest of us the duty to bear the burden of the common good, and with it, social and moral obligations to his community.

The Hong Kong Book Fair, too, has its own backyard issues. Since the Trade Development Council last year invited a group of pseudo-models to meet their fans at the fair, our collective "cultural backyard" has been invaded by the models with their raunchy photobooks, and their adoring fans. Could we demand that they keep off our "cultural backyard"?

To see a young man, a fan of Chrissie Chau Sau-na's, imitate her photobook poses on the evening news is sad and confirms that this is not the type of entertainment a public body should be cultivating. I cringe at the thought that these pseudo-books might one day be considered Jane Austen-esque classics - as some have argued in their feeble attempts to defend their literary and cultural value. Most of us would mind finding that "poisoned male" - as Chau's fan is called - in our backyards, near the vicinity of our homes or within 10 feet of our children's personal space.

Nimby issues are popping up everywhere. The chief executive's "Nimby-blast" has fanned what has become a battle cry against proposed public columbarium sites in various districts. Nimby issues aren't new: residents have come together to try to keep drug rehabilitation centres, mental illness centres and other unpopular but necessary facilities out of their districts, even as they agree that they should take care of the drug addicts, the mentally ill, the poor, and provide a home for our ancestors' remains.

Some have called this type of behaviour a perverse form of antisocial activism. Call it what you may, but all of us are duty-bound to bear the burden of the common good. That responsibility can't be shirked for reasons of superstition or inconvenience for some, and private enjoyment for others. Sure, we can find alternative sites for the columbariums, but if the proposals run into the same opposition, there will be no end to the debate and no homes for our own remains. It's time to think about where one backyard ends and another begins.

Alice Wu is a political consultant and a former associate director of the Asia Pacific Media Network at UCLA

SCMP

Debris-tainted water flowing into Tai Long Wan

Michael Martin, Olga Wong and Joyce Ng

Jul 24, 2010

Visitors to Sai Wan this weekend may flinch at the sight of their beach water being polluted by a building site upstream.

Sediment-filled water from two artificial ponds under construction on Sai Kung's Tai Long Wan coast has broken past sandbag barriers, which workers abandoned this week when construction on a businessman's beachside home was halted.

The murky water is rushing past a sign reading "Private Property" tied to a green line separating energy tycoon Simon Lo Lin-shing's land from government property. Grey with unsettled earth, it is mingling with a pristine stream and draining into Tai Long Wan's waters, at a corner of the beach beyond the village's restaurants and shower houses.

The Agriculture, Fisheries and Conservation Department told the Environmental Protection Department early yesterday that members of the public had complained that muddy water from the Sai Wan site was polluting streams nearby.

And beach-goers aren't the only ones at risk - environmentalists say the broken barrier may harm local fauna. Alan Leung Sze-lun, senior conservation officer at WWF Hong Kong, said rare fish could be found in a stream named Kap Man Hang inside Sai Kung East Country Park.

"Those fish often stay inside the gaps of cobbles. Too much sediment will threaten their survival as they can hardly breathe," Leung said. He urged the government to regulate major excavation works next to country parks.

A spokeswoman for the fisheries department confirmed the stream was part of the country park. She said staff were sent to the area to check the situation yesterday. The government's fish specialists will conduct a detailed on-site inspection today.

She said the excavation site might not be the only source of pollution as heavy rain on Thursday might have also flushed soil from surrounding areas into the stream.

Still, it is evident that water from Lo's abandoned construction site, murky the day before the rain, is seeping into Tai Long Wan.

A spokeswoman for Lo said the businessman had sent staff to block mud flowing into the stream with sandbags, although the sandbags had toppled into the stream by Friday. "We will make sure no more muddy water will get into it," she said.

A *South China Morning Post* reporter at the scene noted that no one had visited Sai Wan to repair the barrier by 6pm on Friday. The environment agency also reported that its inspectors did not see any of Lo's staff in the area yesterday.

Inaction is nothing new - excavation machinery has been left idle since work was suspended on Wednesday. Construction workers at the scene told Conservancy Association campaign manager Peter Li Siu-man that they would move out the diggers yesterday, but the machinery was still at the site yesterday.

Removing the machinery is a losing game - if Lo removes excavation equipment without government permission, he faces a fine or jail time for operating construction materials in a country park, which surrounds the plot of land he had bought from Sai Wan villagers.

Not only has he abandoned his machinery at the site, but some are saying he plans to forgo his contract with the locals altogether. A close acquaintance of Lo's, who requested anonymity, said the businessman intended to abandon the contract. The person said Lo had paid residents 70 per cent of the contract sum and did not plan to pay the remainder.

The village head, Lai Kwan, said he did not know how much money each resident had received. Although all the villagers belong to the Lai family by blood or marriage and all have agreed to sell Lo their plots in a joint agreement, property titles are bought on an individual basis. "If people who haven't received their money don't get their money, we'll find out why and then decide [whether] to take proper legal measures," Lai said.

Lo's spokeswoman said he had never disclosed any transaction or settlement amount and would not comment on "unfounded rumours".



A bulldozer is left on a piece of land in Sai Wan, a pristine beach with a virgin coastline in Sai Kung.

Photo: Sam Tsang