



Joint statement on the need for wetland protection and against luxury residential developments in Nam Sang Wai

Various development schemes within and adjacent to ecologically valuable wetland areas are under consideration by developers.

Among others, prior to a December renewal deadline, Henderson Land now intends to re-launch its Nam Sang Wai luxury housing plan which has been conditionally approved by the Town Planning Appeal Board in 1994. Under the latest proposal, 54 hectares of wetland will be permanently lost.

Given the high ecological value of the wetlands, including a recently established roost of 2-3,000 Great Cormorants – a species of regional conservation importance - and the changes in community aspirations since 1994, the undersigned request Government and the Town Planning Board to:

1. Cancel the existing plans for Nam Sang Wai, after they expire in December 2010, as they do not comply with current community expectations, nor do they meet the Town Planning Board's current standards.
2. Require the developer to submit a new plan for the community to comment on, and for the Board to consider, taking into account current community expectations and conservation principles.
3. Uphold strictly the "no-net-loss" principle, maintain the integrity of the wetland and the Ramsar site and development plans, if any, should not be allowed to result in a loss of wetland and fish ponds in either 'size' or 'function' (and neither 'size' nor 'function' can be replaced with each other).
4. Apply these principles to all development projects inside and adjacent to the wetland conservation areas, such as Nam Sang Wai and San Tin, as well as the Deep Bay Wetlands in the FCA.
5. Ensure that protected wetlands together with endowments funds for their management are transferred by developers to a community-led conservation trust for their management.

6. Where approved development rights are impacted, to consider land exchange and ex-situ transfer of development rights from the conservation areas to sites of low ecological value (land already degraded due to development, open storage, etc.) as compensation. We note that this option was raised in the 2004 Nature Conservation Policy, but is yet to be exercised.
7. Actively oppose the developer's request for Government land at Nam Sang Wai to be made available to facilitate the development.

Co-signatories:

Designing Hong Kong Limited
The Professional Commons
Northeast New Territories Development Concern Group
Friends of Tai Cheng Wai
Save Nam Sang Wai Group
The Conservancy Association
Friends of Sai Kung
Green Power
Friends of the Earth (HK)
Green Lantau Association
Friends of Tai Long Wan
Friends of Tai Long Sai Wan
Association for Geoconservation, Hong Kong
hkwildlife.net
Hong Kong Bird Watching Society
WWF
Greeners Action

要求保護濕地和反對發展商在南生圍興建豪宅聯合聲明

不少具生態價值的濕地及其鄰近地方已落入發展商的發展計劃大綱中。

其中，恆基地產計劃在 12 月最後限期前，重新推出於 1994 年獲城市規劃上訴委員會有條件地批准的南生圍豪宅發展計劃。新計劃下仍有 54 公頃的濕地將會永久消失。

南生圍濕地極具生態價值，包括一個最近建成、供 2000 至 3000 隻鷗鷺(具區域保育重要性)棲息的地方，及當年有關批准已不合符現今社會之保育原則，我們建議政府與城規會：

1. 鑑於該計劃與今天市民的期望存有極大落差，兼且該計劃未能完全符合城規會批准的先決條件，城規會應該讓該計劃在今年 12 月到期後自動失效，不再延期。
2. 發展商可在計劃失效後提交新的規劃申請，城規會應按今天社會的期望及保育原則進行審批，並容許公眾參與。
3. 應嚴格堅守「不可有淨損失」的原則，以維持濕地和拉姆薩爾濕地的完整性，如有任何發展計劃，均不得使濕地保育區內的濕地和漁塘「面積」和「功能」上，兩者有任何「淨損失」，而「面積」和「功能」兩者之間不得互相替代。
4. 上述原則應適用於濕地保育區內所有尚未進行的發展計劃，包括南生圍和新田，以及邊境禁區內的后海灣濕地。
5. 確保受保護濕地及其營運基金的管理權，由發展商轉交至社區或環保團體主導的保育基金負責。
6. 如發展商因以上原則而影響其發展權，政府應考慮以「棕土地帶」(例如已變質至沒有生態價值的貨倉地或堆填地)之土地作「易地轉移發展權」給予發展商賠償。這個方案已在 2004 年的新自然保育政策提出，但至今尚未實行。
7. 強烈反對地商產要求政府提供在南生圍的政府土地以便利其發展的建議。

發起團體：

創建香港
公共專業聯盟
新界東北發展關注組
大井圍之友
救救南生圍
長春社
西貢之友
綠色力量
香港地球之友
綠色大嶼山協會
大浪灣之友
大浪西灣關注組
香港地貌岩石保育協會
香港自然生態論壇
香港觀鳥會
香港世界自然基金會
綠領行動