

COUNTRY AND MARINE PARKS BOARD

Progress Report on the Proposed Designation of the Country Park Enclave of Tai Long Sai Wan as Part of Sai Kung East Country Park

1. Purpose

This paper aims to brief Members on the progress of the proposal to incorporate country park enclave of Tai Long Sai Wan (Sai Wan) into Sai Kung East Country Park (SKECP).

2. Background

2.1 The Country and Marine Parks Authority (the Authority) obtained the agreement of the Country and Marine Parks Board (CMPB) on the revised principles and criteria for designating country parks on 24 May 2011. The revised principles and criteria would be used to assess the merits, justifications and implications of incorporating country park enclaves into the country park boundaries. The Authority then consulted the CMPB at its meeting on 11 October 2011 on the assessment of the suitability for designating the country park enclave of Sai Wan as part of a country park, and the proposal to incorporate the enclave into the SKECP. The CMPB in principle supported that the enclave of Sai Wan was suitable to be incorporated as part of the SKECP. However, it also advised the Authority to address the concerns of local villagers so as to resolve any differences among stakeholders and to maintain harmony in country parks.

3. Consultation of the Proposal

3.1 After the last CMPB meeting, the Government has consulted relevant stakeholders on the proposal to include the country park enclave of Sai Wan into the SKECP. Major events related to the proposal are summarized in the ensuing paragraphs.

3.2 We consulted the Sai Kung Rural Committee (SKRC) on the proposal on 10 October 2011. After the meeting, the SKRC wrote to the Authority to document their objection to the proposal and requested the Government to withdraw the proposal. The concerned letter is attached in **Annex A**.

3.3 The Sai Kung District Council (SKDC) was consulted on 7 February 2012. Whilst Sai Kung DC does not oppose nature conservation per se, the majority of the SKDC Members showed strong opposition to the proposal and they urged the Government to respect the private property rights of local villagers. In gist, comments and advice of SKDC Members related to the proposal are summarized as follows:

- (a) the right for small house development would be affected after inclusion of the country park enclaves into country parks;
- (b) the proposal would affect property rights and the development on private land;
- (c) village development would be halted as many activities or developments such as farming or construction of a vehicle access, etc. should require to seek permission from the Authority, and according to their experience, such applications would be rejected by the Authority;
- (d) including the enclave into Outline Zoning Plan (OZP) under the Town Planning Ordinance was a more appropriate measure to protect the enclave. A balance between conservation and development aspirations of the enclave could thus be achieved through the use of an OZP;
- (e) a thorough communication with local villagers should be required and concrete compensatory schemes, such as land resumption or exchange of land, etc should be set up before inclusion of any country park enclaves into country parks;
- (f) vehicular access should be provided for Sai Wan Village so as to facilitate villagers to move back to revitalize the Sai Wan Village.

3.4 Some SKDC Members asked the Government to withdraw the proposal at this stage. They proposed setting up a working group under the SKDC to discuss with the Government about the villagers' concerns with a view to identifying appropriate means to address them. A voting on the proposal was made at the SKDC meeting, with 18 members opposed to the Government's proposal to incorporate the country park enclave of Sai Wan into the SKECP, 0 supported and 5 abstained.

4. Way forward

4.1 In view of the strong objections from the local villagers, the SKRC and the SKDC, we consider that a more thorough communication with local villagers and relevant stakeholders to reduce the conflicts is needed at this stage. It is noted that the SKDC will set up a working group to discuss with Government about villagers' concerns on our proposal. The Administration would work with the working group with a view to reaching a consensus with the villagers on the protection measures for Sai Wan before deciding whether to invoke the statutory procedures under the Country Parks Ordinance to include the country park

enclave of Sai Wan into the SKECP. We will report the progress of the working group and consult the Board in due course.

5. Advice Sought

5.1 Members are invited to note the latest development of the proposal to incorporate the country park enclave of Sai Wan into the SKECP.

Country and Marine Parks Authority
Agriculture, Fisheries and Conservation Department
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1. Introduction

2. Methodology

3. Results and Discussion

4. Conclusion

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敬啟者：本會於今年十月十日召開第三十二屆執行委員第二次特別會議當日，漁農護理署、環保署及西貢民政處官員到訪本會，諮詢有關將西貢大浪西灣郊野公園「不包括的土地」納入西貢東郊野公園事宜。會議中本會執委、有關村的村代表及村民一致反對將上述私人土地納入郊野公園。現特致函貴署，望予備案並順應民意，盡快取消上述計劃，以保障私人土地業權人應有的合法權益。

此致

漁農護理署署長

西貢區鄉事委員會

主席 駱永生

副主席 邱全

何觀順

(秘書 吳瑞 代行)



副本致：西貢民政處
新界鄉議局

二〇一二年十月十九日