

封面故事COVER STORY :



从高空看梦幻岛，一片片海洋别墅花瓣形成一个花环。(Photo: 陈家毅建筑师事务所)



Green Isle of Home 生态岛居

TEXT 黄向京 LIM HUI SIN

If you are a few dollars short of owning your own island in the Caribbean, there is a new shortcut. Buy an eco villa on a private isle minutes away from Singapore

想当岛主，不一定要拥有一座私人岛屿，拥有生态岛屿上的别墅，一样可以享受大隐于市的岛居生活。



海洋别墅每逢月圆涨潮，仿佛飘浮海上，只能坐小船往返。(Photo: 陈家毅建筑师事务所)

陆地已经满足不了人们的想象与激情，无边际的大海上的生态小岛成为下一个寻梦园。

想当岛主，不一定要拥有一座私人岛屿，拥有生态岛屿上的别墅，一样是岛主，享受大隐于市的岛居生活。

香港影帝任达华今年中秋买下位于印度尼西亚、距离新加坡圣淘沙岛以南16公里的“梦幻岛”上两间海洋别墅及一间珊瑚别墅。他在世界各地购置房产不下20处，曾说岛居生活平静，能让孩子健康成长。

向来热衷环保的任达华认为海洋别墅的设计非常好，能从屋内，往下看到海底粉红珊瑚（业主请美国专家培育珊瑚），女儿会喜欢。

梦幻岛是个备受瞩目的生态住宅与旅游景点。它由6个小岛构成，占地328公顷，建有别墅（海洋别墅、珊瑚别墅、山上雨林别墅和红树林别墅）、酒店、生态旅游胜地、游艇俱乐部等，是岛居度假的天堂。

住在圣淘沙岛“升涛湾”的本地退休人士傅清洲说：“我住这里不可钓鱼。新加坡那么小，怎么去找个海岛？希望以后去印尼梦幻岛‘奎笼’撒网钓鱼捉蟹，继续过逍遥日子。”

从港湾码头去梦幻岛20分钟，每小时有渡轮来回。这个海上私邸不受台风、季候风及地震影响。岛屿各处24小时海陆保安，晚上限制船只入岛。傅清洲一口气为自己与家人买下五间珊瑚别墅，也计划买一艘船。傅清洲看好岛居潜能，把它当投资项目。据发展商透露，年初推出的单位已从43万8000元涨至66万8000元。目前新单位在百万元以上，每平方英尺售价300多元，65年契约。

对一些岛主来说，岛上单位是第二、第三个家，如果一年只住几个星期，可把单位交由管理公司出租，估计投资回报从5%到10%不等。



梦幻岛建筑师陈家毅(左)和梦幻岛公司董事杨家武合作有火花。(Photo: 龙国雄)

结合居住与旅游的生态岛

梦幻岛由印尼、马来西亚、中国和香港投资财团联手，投资额约6亿新元(岛价与投资额各占一半)。由新加坡梦幻岛发展私人有限公司及印尼BT Batam Island Marina发展管理。

目前全球生态休闲旅游乃大势所趋，供不应求，也永不过时。不久前中国富豪黄怒波耗资900万美元购买冰岛东北一块300平方公里的荒凉之地，计划投入1亿美元发展生态休闲旅游，备受瞩目。

梦幻岛公司董事杨家武认为，生态从度假形态延伸为住宅形态。很多住宅发展商在景观设计上，引进生态元素。可是，一般岛屿面积较小，建得成度假村，就很难盖住宅，因此，结合住宅与度假的生态岛屿并不多见。其他项目还包括：上海附近的崇明岛、厦门湾双鱼岛(见“生态岛居一览”)。

杨家武说：“梦幻岛本身已有宝物如鹤、老鹰、海豚、娃娃鱼、蝴蝶等等，生态多样，也有百年以上30几种红树林、清澈见底的海水、美丽的珊瑚等，对岛主和旅客构成很大的吸引力。”

上岛考察的3fp景观设计师龙献辉，对红树林果实与一些植物树种(如东革阿里、乌毛蕨)的尺寸感到惊奇，它们比一般所见大上两三倍。杨家武说：“其实印尼业主20年前就买下这个岛，但没有

发展，现在每每想到岛屿的发展，睡不着觉。为保持生态，梦幻岛只发展30%，70%将保留。一些岛主很喜欢这个岛屿，出钱出力，要看到发展成功。”

尽管梦幻岛免费开放给游客，但岛主别墅不受干扰，另有俱乐部入口处，里头有泳池、盐沙Spa、健身房、咖啡厅、儿童游乐场等。杨家武说，“梦幻岛岛居安静，保留私密，旅游则讲人气，越热闹越好。”

梦幻岛将设国际码头，旅客直接到达。每天限制2000人上岛，以免破坏生态。每名游客可以选择种一棵树或珊瑚。

杨家武的理念是规划出类似墨西哥Xcaret Eco Park生态游乐园。它位于坎昆南面75公里，乐园利用流经当地出海的地下河和玛雅遗迹因地制宜，是个集玛雅文化和自然景观的大型生态游乐园。

梦幻岛将有世上最大生态主题公园、宝贝时光爱情岛、大力水手海港城、查理卓别林咖啡屋、兔子皮特和小熊帕丁顿主题馆等。还有以好莱坞电影卡通人物建造的生态教育主题乐园，以及专供电影拍摄的热带雨林影视区。

工程分三期，第一期预计2013年底完成，已卖出九成，2016年底竣工。岛主以新加坡人占七成，其余为美国、英国、香港、中国、马来西亚和印尼买家。

“梦幻岛本身已有宝物如鹤、老鹰、海豚、娃娃鱼、蝴蝶，生态多样，也有百年以上30几种红树林、清澈见底的海水、美丽的珊瑚等，对岛主和旅客构成很大的吸引力。”——发展商杨家武

泛舟岛上停泊家门口

超过一半岛主，家有游艇停泊门口，泛舟岛上。大千世界，唯有海水之阔，生态之绿，化解城市浮躁，物我两忘。另有私人游艇会，提供200个停泊处。

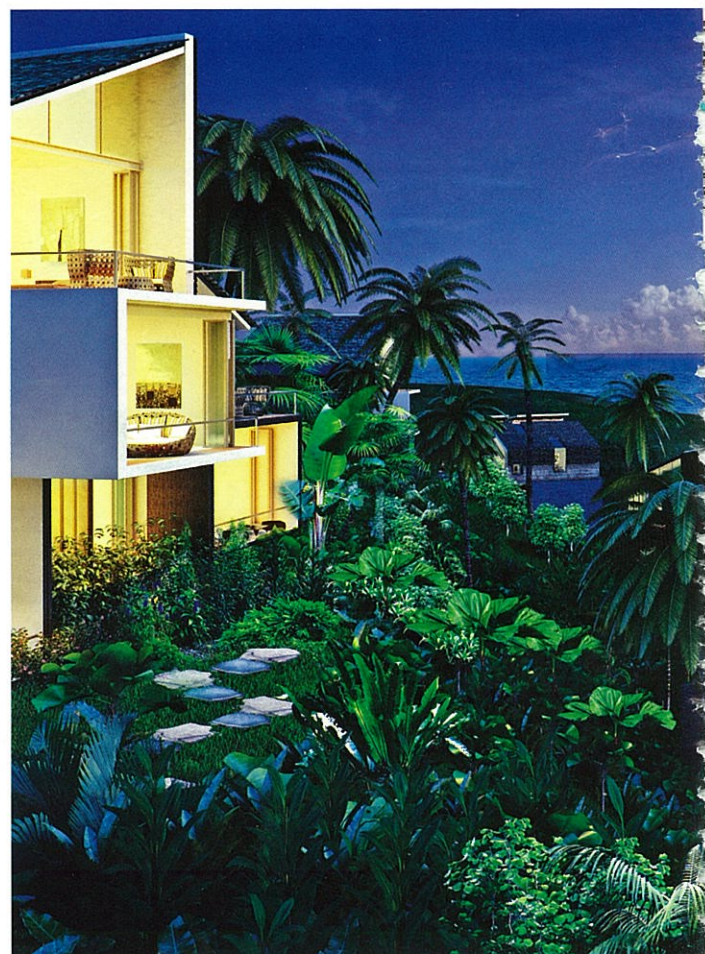
挪威商人汉斯维斯(Hans J. Hvide)与美国太太来新21年，四个孩子在新加坡出生，家有游艇经常出海，以后可泊在海洋别墅家门口。他说：“除了姐妹岛与圣约翰岛，新加坡没有什么地方可驾游艇出海。梦幻岛相信离新加坡最近。将来周末全家可出海去。”

他认可发展商致力于海洋森林原生态的保留永续，向往全家在海洋中潜水划船，在红树林里进行户外活动。

来新五年的澳洲籍市场总监玛丽娜波图瑞卡(Marina Poturica)和巴西籍丈夫也认为，岛居活生生的生态教材，让儿子能实地学习如何爱护自然环境。

海洋别墅坐落的岛屿地形偏高，涨潮期间，别墅仿佛飘浮海上，淹没步道桥，每逢月圆水涨，连电动车都过不了，只能像威尼斯坐小船往返；退潮了，走道浮现，一家大小出来散步，低洼处有小鱼虾珊瑚海藻等，供孩子玩乐。从高处看，一片片别墅花瓣形成一个花环。

梦幻岛建筑师陈家毅勾勒出岛居生活情景，说：“岛居与平常城市的生活模式大不同，心态与节奏也很不一样。”



进门有棵大树的海洋别墅，从原计划的250间减至108间，雨林别墅从200间减至86间，让岛主享受更多室内外空间。

与11位亚洲建筑师合作北京“长城脚下的公社”，让陈家毅认知到：即使在郊外，建筑与建筑之间不宜做得太密，以此精神来发展生态岛。陈家毅强调，建筑设计与生态环境要成一定比例。建筑与建筑、建筑与自然环境之间要很融合，比如雨林别墅应该消失从林中，让屋顶长点青苔小草，构成视觉上的协调。

公司也聘请国立大学建筑与环保专家为岛屿生态规划提供咨询，包括研究如何建造生态建筑等，尽量减少对生态的破坏。岛上自设电力厂和蓄水池，全岛屋顶与路灯采用太阳能和LED光源节源。岛上铺碎石路，没有柏油路。岛上不用汽车，主要用高尔夫球电动车，并尽量采自然通风来调节温度。陈家毅说：“都市人每天已关在冷气里办公，回家后不好再做冷气动物。”

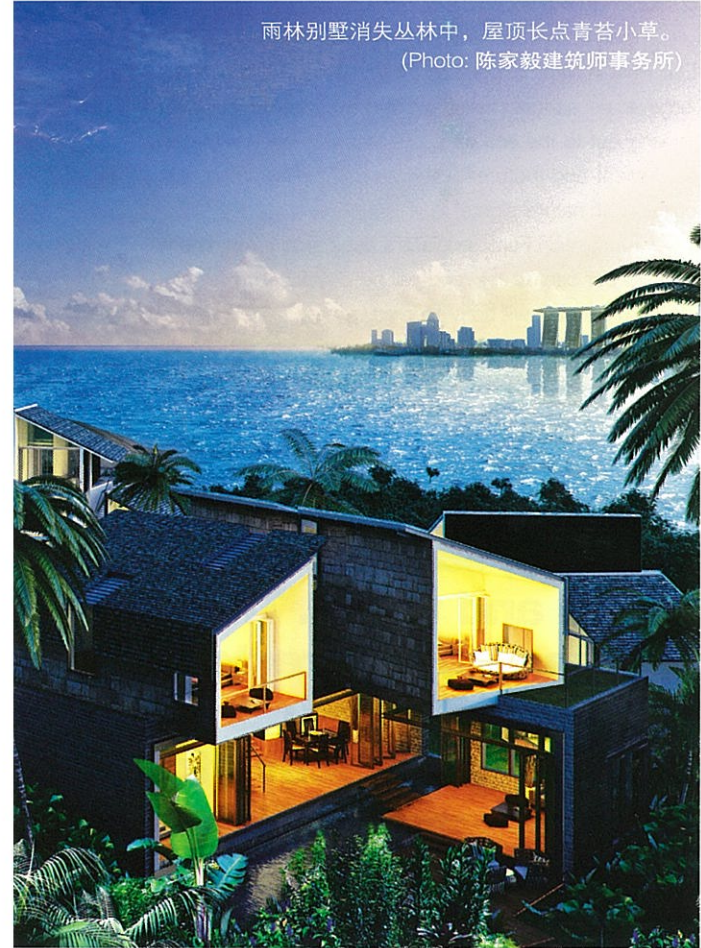
波浪形商业建筑“海涛坊”像浮脚屋般浮在红树林上，穿插其间，长形回廊可观赏日出日落。表演厅能容纳2000人，地下层如血液循环般巧妙隐藏了提供水力、排污等基本设施。陈家毅指出这是生态岛屿最难处理的部分。

设计上海世博会新加坡馆的建筑师对豪华的定义是简单雅致而非标新立异，配合生态环境，用料朴实。热带度假屋的设计取自传统泰式、印尼式木造建筑，对通风设备和窗户设计有窍门，加上石材将之现代化。

梦幻岛上生态丰富多样，如螃蟹、翠鸟、花卉、珊瑚等等。(Photo: 梦幻岛发展私人有限公司)



雨林别墅消失从林中，屋顶长点青苔小草。(Photo: 陈家毅建筑师事务所)



生态岛居一览

上海崇明岛生态别墅热卖

上海长江隧桥开通后，到崇明岛参观东滩鸟类自然保护区、东平国家森林公园、西沙湿地等景点的游客大增，也带动对岛上绿色低碳住宅的需求。

瀛东村是崇明岛区政府打造的第一个生态村，建设节能、节地、节水、节材的环保型住宅。岛上也有高端别墅庄园融科·托斯卡纳，由上海世博园区总体景观设计的国际团队荷兰尼塔规划设计，以千亩绿化、百种果蔬打造一个纯天然“生活博物馆”，设有风情高尔夫园区、原野跑马场、艺文体验区、花田宾舍服务区等。其他住宅区包括：靠近湖水的海上·普罗旺斯，绿化率达40%。

厦门湾双鱼岛人工生态岛居

厦门漳州招银港区附近海上，一座巨大双鱼造型人工岛屿初具雏形，这里计划投资30亿元人民币，填海造出一座面积达2.2平方公里，比鼓浪屿大很多的生态居住岛屿。它将是国内首座

大型离岸式生态人工岛，有内湾艺术文化区、主题度假游乐区、滨海休闲度假区、特色居住区、游艇基地码头区、闽南商业文化区、滨海特色居住区等，致力于打造以度假、休闲、私宅为主的生态型岛屿。所有岛上项目需符合低碳化、节能化等环保要求，力求做到人与自然的和谐发展。三年后完工。

加勒比海零碳足迹岛居

面对加勒比海，巴拿马博卡斯德尔托罗省(Bocas del Toro)的Isla Pastor (Shepherd Island)上面，有个新的奢华生态度假村与私宅Emerald Monkey Eco-Luxe Resort and Residences，以“零碳足迹”为节能环保卖点。岛上有白色沙滩、大片的热带雨林、海底珊瑚等，别墅采用峇厘岛式装潢与设计，希望岛民与峇厘岛人一样，与自然和谐共处。



Aerial night view of Funtasy Island. (Photo: Kay Ngee Tan Architects)

When celebrities ache to get away from the public eye, they escape to a private island they can call their own, where they will not even need to share the Wi-Fi.

Or they could do like what Hong Kong star Simon Yam did and pick up a few island villas instead – on an eco development, no less.

He recently put money down for three villas by the sea on a new island development in Indonesia just 16km from Sentosa in Singapore. Yam, who owns more than 20 properties around the world, finds island living calm and peaceful, providing a healthy environment for daughter Ella to grow up in.

The advocate of environmental protection is also convinced that the development, Funtasy Island, could responsibly maintain the island's ecosystem, even with the potential rush of activity coming from its residents and tourists.

Funtasy Island belongs to a growing property trend where eco tourism marries eco residences on sunny island shores.

Eco-tourism development is currently expanding at a fast pace around the world, with demand outstripping supply at a pace that is not expected to ebb. And the eco concept for holiday resorts has spilled over to residences, leading to a hybrid of facilities catering to both tourists and homeowners, says Funtasy Island Development's managing director Michael Yong.

This trend is even more unique when it takes place

on an eco island, such as Indonesia's Funtasy Island or Chongming Island in Shanghai, Pisces Island in Xiamen Bay China.

If nothing else, Funtasy Island has been drawing lots of attention for its ambitious plan to house the world's largest eco theme park. It is made up of six islets with a total land area of 328 hectares and features a variety of residences (from villas to bungalows) and tourist-friendly facilities such as a hotel, yacht club, performance hall, promenade, natural seawater swimming pool and a seafarm for aquaculture activities.

It will also include a Precious Moments-themed "love island" with a wedding chapel, a Popeye theme park, a Charlie Chaplin-inspired café and other facilities featuring characters such as Peter Rabbit and Paddington Bear. An

eco educational park with Hollywood cartoon characters has also been slated alongside a tropical rainforest area dedicated to film shoots.

Yong finds inspiration in a destination like the Xcaret Eco Park in Mexico. Located 75km south of Cancun, the large-scale park is based around a subterranean river flowing out to the sea on a site that was once a Mayan settlement and features a theme combining the Mayan culture with natural sights.

To maintain Funtasy Island's ecological environment, only 30 per cent of the land will be developed, while the other 70 per cent will be preserved.

"Funtasy Island comes complete with a treasure trove of cranes, eagles, dolphins, salamanders, butterflies and all kinds of flora and fauna," says Yong. "There are

"Funtasy Island comes complete with a treasure trove of cranes, eagles, dolphins, salamanders, butterflies and all kinds of flora and fauna. There are more than 30 kinds of mangrove forests, crystal clear seawater and beautiful coral reefs, among other things. All this is very attractive to owners and tourists alike!" — Developer Micheal Yong

more than 30 kinds of mangrove forests, crystal-clear seawater and beautiful coral reefs, among other things. All this is very attractive to owners and tourists alike."

Coupled with 24-hour security across the island and an hourly ferry from Sentosa Cove that takes just 20 minutes, the lines between home and holiday blur neatly for its islanders, the first batch of whom are scheduled to move in to their new homes in 2013.

Hans J. Hvide, a Norwegian businessman and yacht owner who has lived in Singapore with his American wife for 21 years, has bought a villa here for his family of six. He says: "Besides Sisters Island and St John's Island, there are no other places in Singapore you can go in your yacht. Funtasy Island is probably the closest to Singapore. In the future, our family can go to sea over the weekend."

He approves of the developer's plans to conserve the marine and rainforest life, and looks forward to taking his family diving and boating, and enjoying outdoor activities in the mangrove forest – all at his doorstep.

Funtasy Island architect Tan Kay Ngee summed up island life this way: "Island living is very different from city living; your mindset and rhythm will also be very different."

Tan, who has worked on the Commune at the Great Wall project in Beijing, consulted with an architecture and conservation expert from the National University of Singapore regarding eco planning for the island, eco buildings and minimising environmental damage.

Cars are banned on the island and natural ventilation is employed to modulate temperatures. Tan says: "Urban dwellers shut themselves in air-con all day during work

Funtasy Island has a rich and varied natural resource such as mangrove forests, kingfishers, cranes.
(Photo: Funtasy Island Development Pte Ltd)



and should probably avoid staying in air-conditioning after heading home."

Indeed, the island's tropical resort design takes its cue from traditional Thai and Indonesian-style wooden buildings. A modern touch comes from the use of stone.

Part of the island's attraction lies also in the layout of the villas, which avails some residents to the elements in an unexpected way. At high tide, some villas will appear to float above the sea as the footbridges are partially submerged. Each full moon, when the swells are at their highest, even golf buggies will not be able to pass and the houses will be accessible only by boat.

Funtasy Island is developed jointly by investment funds from Indonesia, Malaysia, Hong Kong and mainland China, at a cost of \$600 million. Singapore-based Funtasy Island Development Pte Ltd and Indonesia-based Batam Island Marina are jointly in charge of management and development.

The island's Indonesian owner bought the island 20 years ago, but did not develop it, Yong says. "Now, he is kept awake whenever he thinks about the development of the island. Some (home)owners really like the island and are putting in both money and effort to see to its success."

Despite the fact that Funtasy Island will be opened to visitors free, the villas will remain out of sight, with a separate clubhouse entrance leading to facilities such as swimming pool, a sand salt spa, a fitness room, a café, children's playground and others. Yong says: "Funtasy Island residences will be calm, secluded and private, while

the tourism development aims to be as lively and crowded as possible."

An international harbour on the island will give tourists direct access. To protect the environment, daily admission is capped at 2,000 visitors, each of whom will be given the choice of planting a tree or a coral.

Ninety per cent of the first stage development has already been sold, and the project will be fully completed by the end of 2016. According to the developer, prices of units launched in the beginning of the year have increased from \$438,000 to \$668,000, with new units – with a 65-year lease - now selling at over \$1 million or more than \$300 per square foot. Estimated returns on rental are at 5 to 10 per cent and rental management can be handled by the management company.

With Singaporeans making up 70 per cent of homeowners, the openness of the sea and the rich nature are expected to do much to dissolve the stress of city living for them.



Funtasy Island architect Tan Kay Ngee: "Your mindset and rhythm will be very different if you live on an island."
(Photo: 龙国雄)



Commune with nature on Funtasy Island with its mangrove swamps and ocean creatures. (Photo: Funtasy Island Development Pte Ltd)



Island owners can participate in water activities such as deep sea diving. (Photo: Funtasy Island Development)

Eco-home Buzz Hits Other Islands

Chongming Island in Shanghai

After the opening of the Shanghai Yangtze Bridge-Tunnel linking Chongming Island to the mainland, the number of visitors heading to Dongtan Nature Reserve, Dongping National Forest Park and Sisha Wetland Park on the island has increased dramatically. This has also boosted demand for low-carbon eco residences on the island.

Yingdong Village is the first eco-village set up by the Chongming Island government and consists of eco residences that are built on the principles of optimising energy, land, water and material use to minimise waste. The island is also home to high-end villa development Toscana, designed by the Dutch company NITA Group. It boasts nearly 1,000 acres of greenery, hundreds of fruit and vegetable in a "life museum", a golf course, a racecourse, a cultural experiential zone, gardens and guesthouse services. Other residential developments there include Enjoy Provence, which sits on a lakeside plump with greenery.

Pisces Island in Xiamen Bay

On the sea near the China Merchants Zhangzhou Development Zone in Xiamen Bay, a man-made island in the shape of the Pisces symbol is taking shape. An eco island of 2.2 sq km – much larger than the famous Xiamen attraction Gulangyu islet

– is being created through landfill, to the tune of some RMB3 billion (S\$595 million).

It will become China's first large-scale man-made eco island, featuring a cultural zone, a themed resort, a marina leisure zone, an eco residence attraction, a yacht club, a Minnan-region business and cultural zone, and marina residences. The island is slated to become a leisure resort eco destination with a residential community. All amenities on the island have to adhere to the principles of low carbon emission and energy efficiency, among other green requirements. Construction is expected to be completed in three years.

Emerald Monkey Eco-Luxe Resort and Residences in Panama

Facing the Caribbean, just above Isla Pastor (Shepherd Island) in the Bocas del Toro archipelago in Panama, is the new luxury eco development Emerald Monkey Eco-Luxe Resort and Residences, which boasts of leaving a zero carbon footprint.

White sandy beaches, huge swathes of tropical rainforests and an abundance of coral reefs all co-exist on the island, alongside villa residences featuring traditional Balinese design and décor – in the hope that the island's residents will live just as harmoniously with nature as the Balinese do.

An underwater photograph of a mangrove forest. The water is a deep, clear blue. In the foreground, several dark, vertical mangrove roots (pneumatophores) rise from the seabed. Some roots are thick and gnarled, while others are thin and straight. A few small green leaves are visible on thin stems rising from the water. The background is filled with more roots and a soft, hazy light filtering down from the surface.

ZbBz 早报·报志

GREEN ISLE OF HOME

生态岛居

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