Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island
- Feasibility Study
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南丫島現貌

南丫島是香港第三大島嶼，與香港島只是一水之隔，由中環乘船只需三十分鐘即可到達。根據2011年人口普查，南丫島人口約有5,900人。

該島以其無車環境、自然景觀、低密度的鄉郊發展以及別具特色的生活方式而聞名。南丫島亦是著名的旅遊景點，深受旅客歡迎。

The Existing Lamma

Lamma Island is the third largest island in the territory. It is close to the Hong Kong Island, only about half an hour by ferry from the Central District. According to the 2011 census, the population of Lamma Island was about 5,900.

The island is renowned for its car-free environment, natural landscape, low-density rural settlements, as well as the characteristic lifestyle of the locals. It is also a popular tourist destination for visitors.
索罟灣是南丫島最熱門的旅遊點之一，其海鮮餐館及漁村均非常聞名，而它也是行山路徑其中一個熱門的停留點。

前南丫石礦場位於索罟灣北岸。該石礦場於1978年開始運作。在停止開採石礦後，當局於1995年展開綠化修復工程，並於2002年竣工。前南丫石礦場現有20公頃平地，1公里長的海岸線及一個人工湖，有潛力發展多種可共融的土地用途。

Sok Kwu Wan is one of the most popular tourist destinations on the Lamma Island. Famous for its seafood restaurants and fishing villages, it is also one of the popular stops of the hiking trails.

The Ex-Lamma Quarry (ELQ) site is located at the northern coast of Sok Kwu Wan. The Quarry was established in 1978 for rock extraction. After cessation of quarrying operation, the rehabilitation programme commenced in 1995 and was completed in 2002. At present, the ELQ site comprises 20 hectares of platform area, 1 kilometre of shoreline and a man-made lake, and has the potential to incorporate different compatible land uses.
In January 2012, the Planning Department and the Civil Engineering and Development Department commissioned the “Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study” (the Study). The overall objective of the Study is to examine the future land uses and explore the development potential of the ELQ site (Study Site).

Apart from the Study Site, the Study Area also covers the surrounding areas, including the adjacent “Comprehensive Development Area (CDA)” site (Former Cement Plant) of about 2 hectares, natural slopes and shorelines, accounting for a total area of 59.9 hectares.
第一階段社區參與

本研究共包括兩個階段的社區參與。第一階段社區參與於2012年12月7日開始進行，為期兩個月，主要收集公眾對研究地點的初步土地用途方案所訂下的土地用途概念之意見。所收集到的公眾意見，將會在下一階段制訂選取方案及初步發展大綱圖中充分考慮。

Stage 1 Community Engagement

Community Engagement will be conducted in two stages. The two-month Stage 1 Community Engagement, which focuses on the land use concepts of the initial land use options, was launched on 7 December 2012. Public views collected would be taken into consideration in the formulation of the Preferred Land Use Option and Preliminary Outline Development Plan at the next stage of the Study.

研究初識階段
Inception Phase
2012年初至年中
Early to Mid 2012

方案制定階段
Option Formulation Phase
2012年中至2013年初
Mid 2012 to Early 2013

選取方案完成階段
Preferred Option Finalization Phase
2013年初至年尾
Early 2013 to Late 2013

建議方案完成階段
Recommended Option Finalization Phase
2013年尾至2014年尾
Late 2013 to Late 2014
3 規劃考慮 Planning Considerations

### 規劃背景 Planning Context

尊重南丫島現有的特色，包括自然景觀、地區文化、鄉郊村落及無車環境。前南丫石礦場的未來土地規劃須與離島環境融合。

The existing character of the Lamma Island, including the natural landscape, local culture, rural settlement and car-free environment should be duly respected. The planned land use proposals for the ELQ site should blend in with the island setting.

### 自然景觀 Natural Landscape

位於研究地點北面及西北面的山坡被茂密的植物覆蓋。須盡量減低對現有地貌景觀的影響。

Hillslopes to the north and northwest of the Study Site are covered with dense vegetation. Major disturbance to these existing landscape features should be mitigated as far as possible.

### 生態 Ecology

研究地點為不同種類的鳥類提供了良好的棲息地。應盡可能減低對棲息地產生的滋擾。

The Study Site provides a good habitat for various species of birds. Major disturbance to the habitat should be mitigated as far as possible.

### 暢達性 Accessibility

現時索罟灣倚靠渡輪服務連接市區，渡輪班次能滿足現有需求。然而，研究地點現時與索罟灣及蘆鬚城等周邊地方的聯繫較差，需要改善。

The Sok Kwu Wan area relies on ferry services to connect to the urban area and the ferry schedule is adequate to meet the existing demand. However, the Study Site is currently not conveniently connected to other parts of the island such as Sok Kwu Wan and Lo So Shing. The connection needs to be improved.

### 基建與設施 Infrastructure & Utility Facilities

現時於研究地點內並未有任何基礎建設或公共設施。

There are currently no basic infrastructure and utility facilities within the Study Site.
未來發展應盡可能減低對索罟灣內三個魚類養殖區的滋擾。

Fish Culture Zones
Future development should minimise disturbance to the three fish culture zones located within the water bodies in Sok Kwu Wan.

作為最近市區的離島，研究地點內20公頃的平坦土地具有發展住宅、旅遊、休閒康樂及其他兼容用途的潛力，以滿足本土對土地用途的殷切需求。

Quarry Platform
Being the nearest outlying island to the urban area, the 20-hectare platform area within the Study Site presents good potential for housing, tourism, recreation, and other compatible uses to meet the land use needs in Hong Kong.

須要尊重研究地點和鄰近地區內現有的豐富自然資源，並與未來發展融合來增強研究地點的景觀特色。其中，人工湖及長達1公里的海岸線提供了機會，以發展陸上/水上康樂活動供市民享用。

Natural Resources
The rich natural landscape resources at the Study Site and its vicinity should be respected and integrated into the future development to enhance the visual character. In particular, the man-made lake and the 1km continuous shoreline provide good potential to accommodate various land/water based activities for public enjoyment.

研究地點擁有豐富的生態、歷史、文化和景觀特色，再加上受歡迎的海鮮餐館和索罟灣地區的漁村，可考慮與現時索罟灣地區融合，營造一個消閒旅遊點。

Leisure and Tourist Destinations
Embedded with rich ecological, historical, cultural and landscape characters, and coupled with the popular seafood restaurants and fishing villages at Sok Kwu Wan area, there is potential for the Study Site to integrate with the existing Sok Kwu Wan area to distinguish itself as a leisure and tourist destination. The Study Site, with its tranquil seaside location in an outlying island setting, a large man-made lake, together with the proximity to urban area, has good potential for a resort development.
4 願景及指導原則 Vision & Guiding Principles

將前南丫石礦場塑造成一個綠化及可持續生活的海濱社區，在滿足土地用途需求的同時，亦能融合地區特色。
To create at the Ex-Lamma Quarry site a green and sustainable waterfront neighbourhood that meets the land use needs while complementing the local character.

5 土地用途的初步方案 Initial Land Use Options
Initial Land Use Options

1. 未來發展主要集中於現有平坦土地上
   Provide future developments on the existing platform areas

2. 現有天然植物盡量保留
   Preserve existing natural vegetation as far as possible

6. 連貫的海濱長廊為市民提供理想的休憩地點
   A continuous waterfront promenade creates a pleasant area for public enjoyment

規劃及設計的基本部分
Basic Planning and Design Components

來往綜合發展區與鹿頴城之間的連接
Connection to CDA and Lo So Shing subject to further study
3. 保護由主要觀景點眺望研究地點的天然背景所產生的景觀連繫
   Protect visual connection to the natural backdrop of the Study Site from major vantage points

4. 湖畔公園及林木公園為建築群提供視覺緩衝帶及將現有綠化帶延伸至海濱
   The Lakeside Park and Woodland Park will provide visual relief to the building clusters and extend the existing greenery to the waterfront

5. 改善研究地點的對外及內部交通聯繫
   Enhance both external and internal connectivity of the Study Site

7. 採用梯級式建築設計令建築物高度向海邊遞減，更能融合海濱景緻
   Adopt stepped height profile for buildings descending towards the waterfront to be in harmony with its waterfront setting

8. 提供資助房屋及私人房屋，為該島提供不同類型的住宅
   Provide subsidised and private housing for a variety of housing on the Island

9. 提供政府、機構或社區設施，滿足未來發展需要
   Provide supporting government, institution or community facilities to serve the future development

梯級式建築設計 Stepped height profile

景觀走廊 View corridors
The Study Site is positioned to be an “Urban Village” where people live and play away from the hustle and bustle of city life while they still stay connected with the heart of the City and enjoy all the amenities that the City has to offer.

Option 1, ‘Seaside Living’, focuses on housing development. It aims to develop a green community within the Study Site to promote the sustainable and livable environment, which will be compatible with the local context and respect the natural attributes within the Site.

Option 2, ‘Seaside Paradise’, focuses on tourism and housing development. It aims to enhance the tourism opportunities and vibrancy of the area through the provision of a wide range of tourist activities, accompanied by housing developments with a compatible scale and characters.
研究擬備了兩個初步土地用途方案，包括以房屋為主的「海灣居庭」（方案一）和以旅遊及房屋為主的「海濱樂園」（方案二）。房地建面積預計約由50至100平方米不等，估計人口分別為5,000至7,000人（方案一）及2,800人（方案二）。

建議在研究地點提供不同類型的房屋，包括私營和部分資助房屋，以滿足殷切的房屋需求。然而，考慮到研究地點的地理位置及其他因素，因此方案未有建議公共租住房屋。下一階段的研究將會制定建議發展的房屋比例。

**Estimated Population**

Two initial land use options, namely “Seaside Living” (i.e. housing) and “Seaside Paradise” (i.e. tourism plus housing) are formulated. With a flat size ranging from 50sqm to 100sqm, the respective population is estimated to be about 5,000 to 7,000 (Option 1) and 2,800 (Option 2).

A mix of housing types including private housing with a portion of subsidised housing are proposed at the Study Site to meet the imminent demand. However, taking into account of its geographical location and other considerations, no public rental housing is proposed in the options. The housing mix of the proposed development would be set out at the subsequent stage of the Study.
東南面立視圖

**Southwestern Residential Precinct**

**Civic Precinct**

**Lakeside Residential Precinct**

特色區域 Character Precincts

**Lakeside Residential Precinct**

是一個相對較幽靜的居住區，以低至中密度住宅為主，並設有社區廣場以增進居民之間的交流。

**Civic Precinct**

是研究地點的入口及公共會合點。設有入口廣場、生態旅遊中心、低至中密度住宅發展。

**Southwestern Residential Precinct**

由低至中密度住宅發展為主，配以遊艇停泊處，並提供政府、機構或社區設施。該區亦會連接研究地點與索罟灣其他地方。
A relatively secluded living area for low to medium density housing with a community square to facilitate interactions between residents.

An arrival point and a public anchoring space featured by an Entrance Plaza, an eco-tourism centre, a diverse mix of low to medium density housing developments.

Low to medium density housing developments and a marina are proposed in this Precinct. Supporting government, institution or community facilities will be provided. The Precinct will serve as the connection point between the Study Site and the rest of Sok Kwu Wan.
規劃及設計要點  Key Planning and Design Features

1. 研究地點的中心區將設有入口廣場，為居民及遊客營造一個具活力的市集及入口。除零售及餐飲設施外，大型的公共空間能舉辦各式各樣的活動以增強地區特色，如農產品市場和本地產品展覽攤位等。

2. 海濱長廊可回應市民對休閒和康樂的需要。沿長廊的廣闊休憩用地將提供行人步道、單車徑，休憩處及景觀地帶，同時連接不同活動地點。

3. 位於湖畔南端的生態旅遊中心將有助鼓勵市民欣賞島上的自然生態，並成為研究地點上的主要地標。

4. 遊艇停泊處將提供另類的生活模式，其與休憩空間的連接更能為居民營造獨特的戶外空間體驗。

5. 位於湖畔住宅區旁的社區廣場，地方寬敞，並設有露天餐飲設施，能有助提升居民對地方的歸屬感。

6. 湖畔公園主要用作美化景觀，而湖邊的綠化帶將可連接至新的渡輪碼頭，同時提供偌大的休憩用地供市民享用。

7. 透過增加研究地點的人口和商業設施，和改善交通連接，為現時的琴澳灣地區增加經濟效益。
The central part of the Study Site will be developed as an Entrance Plaza, which is a vibrant marketplace and arriving point for residents and visitors. Apart from the retailing and dining facilities, the large public area will host different activities to enhance the local character, such as farmer’s market, exhibition stalls for local trades, etc.

A waterfront promenade is proposed to serve the leisure and recreational needs. An extensive open space network involving pedestrian walkways, cycle tracks, sitting-out areas and amenity areas are proposed along the promenade and to connect different activity nodes.

The Eco-tourism Centre at the southern edge of the lake will foster the appreciation of the natural landscape features of the Island and become the major landmark.

A marina will offer an alternative style of living. The connection with the open space will create an unique outdoor experience for the locals.

To develop a community square at the Lakeside Residential Precinct with wide frontages and outdoor dining area to cultivate a sense of belonging for the residents.

A lakeside park primarily for visual amenity and its surrounding communal green area leading to the new ferry pier will provide a sizeable open space for public enjoyment.

With the improved connectivity, the increased population and commercial uses at the Study Site would bring economic benefit to the existing Sok Kwu Wan area.
**Initial Option 1a**

**Pros**
- Man-made lake will be entirely preserved
- More compatible with the rural island setting
- Preserving views to natural ridgeline with high visual permeability
- Minor upgrading works required for the existing fresh water system

**Cons**
- Lower housing supply

**Initial Option 1b**

**Pros**
- Higher housing supply
- Able to strike a balance between housing supply and preservation of natural attributes
- Views to the natural ridgeline will be protected with reasonable degree of visual permeability

**Cons**
- Need to lay a new submarine fresh water pipe connected to Hong Kong Island and other associated facilities
- About half of the man-made lake need to be backfilled
- Less compatible with the rural island setting
### 景點 - 休閒酒店區 Resort Precinct

A relatively tranquil area for resort and low-density housing which takes the advantage of the natural setting.

### 南丫中心區 Lamma Hub Precinct

As the arrival point of the Study Site, “Lamma Hub” comprises a civic square, retailing and dining facilities, a water sports centre, as well as housing development.

### 遊艇住宅區 Marina Residential Precinct

Mainly featured by an unique housing type development (low-rise residential cum public/private marina facilities) along the waterfront, with medium-density housing development proposed at the hillside.
LAKE FOR ACTIVE USES

山林度假酒店
Hillside resort

遊艇停泊處

湖畔公園
Lakeside park

湖畔度假酒店
Lakeside resort

HOUSING RESORT

大型活動空間
EVENT SPACE

Artist's Impression
初步方案

研究地點
- Study Site

研究範圍
- Study Area

住宅 (中密度, 最高8層)
- Residential
  (Medium density, max. 8 storeys)

住宅 (中密度, 最高6層)
- Residential
  (Medium density, max. 6 storeys)

住宅 (低密度, 最高4層)
- Residential
  (Low density, max. 4 storeys)

旅遊
- Tourism

水上活動設施
- Facilities for Water-based Activities

休憩用地
- Open Space

政府、機構或社區用地
- Government, Institute or Community Uses

綠化地帶/美化綠帶
- Green Belt/Amenity Greening

遊艇停泊處
- Marina

污水處理廠
- Sewage Treatment Plant
<table>
<thead>
<tr>
<th>規劃及設計要點</th>
<th>Key Planning and Design Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A <strong>lakeside park</strong> comprising the 5-hectare man-made lake and surrounding green area will serve the public and resort. The recreational use will be the highlights of the Study Site.</td>
</tr>
<tr>
<td>2</td>
<td>A <strong>low-rise, pavilion-style building cluster labeled as “Lamma Hub”</strong> will serve as the major arrival point of the Study Site. The event plaza surrounded by the low-rise commercial spaces with integrated design can provide large outdoor space for staging festive events.</td>
</tr>
<tr>
<td>3</td>
<td>A <strong>water sports centre</strong> will help develop an active recreational environment of the man-made lake through the provision of different water-based recreational activities, such as pedal boats.</td>
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<tr>
<td>4</td>
<td>To construct a <strong>hilltop observation deck</strong> along the proposed access road to the hillside resort for visitors to enjoy a panoramic view of the Sok Kwu Wan area.</td>
</tr>
<tr>
<td>5</td>
<td>A <strong>waterfront promenade</strong> is proposed to serve the leisure and recreational needs of the locals.</td>
</tr>
<tr>
<td>6</td>
<td>The proposed <strong>low-density resort hotel facilities</strong> along the lakefront and hillside with tranquil and serene environment will provide unique accommodation experience for visitors, contributing to the economy of Hong Kong.</td>
</tr>
<tr>
<td>7</td>
<td><strong>Low-density private housing cum marina development</strong> will offer an alternative style of living and respond to the growing demand for such facilities in Hong Kong. Part of the marina facilities, such as berths, will be reserved for public use.</td>
</tr>
</tbody>
</table>
連接與連繫 Accessibility and Connectivity

對外連接 External Access

研究地點的中部將會設置新的渡輪碼頭。建議在該碼頭增設現時來往中環/香港仔及現有索罟灣碼頭航線的上落客點，以應付研究地點將來的人口需要。

為配合南丫島上的無車環境，建議於研究地點開設新的遠足徑，接駁南丫島其他區域。遠足徑沿路會設置觀景點，將附近景緻盡收眼簾。

為加強研究地點與鄰近的暢達性，可考慮開闢新的行人走廊，連接蘆䟓城及索罟灣地區的現有旅遊點。此行人走廊與現有的人行道相輔相成，將會為遊客提供更多的選擇。建議行人走廊或涉及平整工程、收地或影響現有樹木和海岸線，並須進行詳細技術研究，歡迎公眾就方案發表意見。

A new ferry pier is located at the mid-point of the Study Site. New boarding location for existing ferry services operated between Central/ Aberdeen and the existing Sok Kwu Wan Pier is proposed to serve the future population for the Study Site.

To complement the car-free environment on the Lamma Island, new hiking trails are proposed at different points of the Study Site to link up with other parts of Lamma Island. Lookout points will be identified along the hiking trails to capture scenic views.

To strengthen the connectivity between the Study Site and its vicinity, a pedestrian corridor is proposed to connect the existing tourist spots in Lo So Shing and Sok Kwu Wan area. The proposed corridor will serve as an alternative access, in addition to the existing trails, for visitors to travel around. Construction of the proposed corridor may involve site formation, land resumption and/or disturbance to existing trees and shoreline and is subject to detailed technical investigation. Public views are invited on the preference of choices.
The primary modes of transport within the Study Site are cycling and walking. Cycle tracks and pedestrian walkways will be planned throughout the Study Site to serve different development sites. The cycle track is proposed along the waterfront for Option 1 and along the access corridor for Option 2.

A tree-lined access corridor running along the south-western to north-eastern end is proposed to connect different areas within the Study Site. The viability of implementing shuttle services for the development area will be investigated at the later stage of the Study.
Your Views

You are invited to express views on the planning proposals of the Study.

Your views will be vital in the formulation of the preferred option and the Preliminary Outline Development Plan at the next stage of the Study.

Please send your comments to us by post, fax or email on or before 6 February 2013.

Community Engagement Programme

Community Workshop

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<th>Time</th>
<th>Location</th>
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<tr>
<td>05/01/2013</td>
<td>2pm - 5pm</td>
<td>South Yuen Long Town Hall, Tin Hau Temple, Sok Kwu Wan, Lamma Island</td>
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Community Forum

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<th>Location</th>
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<tbody>
<tr>
<td>12/01/2013</td>
<td>10am - 1pm</td>
<td>Northern Lamma School, Yung Shue Ling, Yung Shue Wan, Lamma Island</td>
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Public Forum

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<td>19/01/2013</td>
<td>10am - 1pm</td>
<td>Multi-Purpose Hall, City Gallery, Edinburgh Place, Central</td>
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Roving Exhibitions

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<th>Date</th>
<th>Location</th>
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<tr>
<td>07/12/2012 - 16/12/2012</td>
<td>Sok Kwu Wan Ferry Pier</td>
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<tr>
<td>17/12/2012 - 26/12/2012</td>
<td>Yung Shue Wan Ferry Pier</td>
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<tr>
<td>27/12/2012 - 06/01/2013</td>
<td>Aberdeen Promenade</td>
</tr>
<tr>
<td>07/01/2013 - 20/01/2013</td>
<td>Central Pier No.4</td>
</tr>
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<td>21/01/2013 - 31/01/2013</td>
<td>Central Pier No.4</td>
</tr>
</tbody>
</table>

Contact Information

<table>
<thead>
<tr>
<th>Address</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>333 Java Road, Hong Kong</td>
<td>333 Java Road, North Point, Hong Kong</td>
</tr>
</tbody>
</table>

Special Duties Section, Planning Department

Hong Kong Island & Islands Development Office, Civil Engineering and Development Department

For more information about the Study, please visit: www.ex-lammaquarry.hk