

**For Discussion
on 22 January 2013**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**Planning and Engineering Study on Future Land Use
at the Ex-Lamma Quarry Area at Sok Kwu Wan,
Lamma Island – Feasibility Study**

Stage 1 Community Engagement

PURPOSE

As part of the Stage 1 Community Engagement (CE), this paper seeks Members' views on the initial land use options formulated under the Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study (the Study).

INTRODUCTION

2. The Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) commissioned the Study in January 2012 with a view to examining the future land use and exploring the development potential of the Ex-Lamma Quarry Area (the Study Site). The Study will also include technical assessments to confirm the feasibility of the preferred land use options at the subsequent stage. The findings and recommendations of the Study will serve as a basis for revision of the relevant town plans to guide the future development of the Study Site.

STUDY SITE AND STUDY AREA

3. The Study Site (at **Plan 1**) is located on the northern coast of Sok Kwu Wan, Lamma Island, covering an area of approximately 34.3 hectares. After completion of the quarry rehabilitation works, the Study Site, comprising a 20-hectare platform area, a 1-km shoreline and a 5-hectare man-made lake, is

currently zoned “Undetermined” on the approved Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/9 (**Plan 1**).

4. To enable a more holistic examination of the future development, the Study also covers the adjacent “Comprehensive Development Area (CDA)” zone (about 2 hectares), which is a former cement plant site intended for low-rise, low-density residential use, as well as the natural slopes and shorelines in the vicinity. The total study area is about 60 hectares.

VISION, GUIDING PRINCIPLES AND KEY PLANNING CONSIDERATIONS

5. The overall vision of the Study is to create a green and sustainable waterfront neighborhood that meets the land use needs while complementing the local character. We have also established a number of guiding principles and key planning considerations. These are listed at **Annexes 1** and **2** respectively.

INITIAL PUBLIC VIEWS

6. We have collected initial views during informal discussions with local parties, green groups, professional institutions and other concern groups in March/April 2012. These are summarised below -

- a) Future development should conserve the natural landscape, the rural character and the ‘car-free’ environment of Lamma Island.
- b) The 5-hectare man-made lake should be preserved for public enjoyment.
- c) Extensive housing is not supported though public housing could be explored at the Study Site.
- d) Provision of both public and private housing development should be considered.
- e) The proposal should consider integrating the Study Site with the adjacent “CDA” zone.

INITIAL LAND USE OPTIONS

Planned Population

7. Two initial land use options, namely “Seaside Living” (i.e. Option 1 - housing) and “Seaside Paradise” (i.e. Option 2 - tourism cum housing), have been formulated taking into account the aforementioned vision, guiding principles, key planning considerations and initial public views. With a flat size ranging from 50 sq.m to 100 sq.m, the planned population of the Study Site is estimated to be about 5 000 to 7 000 for Option 1 and 2 800 for Option 2.

8. A mix of housing types including both private and subsidised housing will be produced at the Study Site. However, taking into account its geographical location, no public rental housing is currently proposed in both options and the proportion of private to subsidised housing will be determined at a later stage of the Study.

Key Planning and Urban Design Components

9. While the theme and planning parameters of the two initial land use options are different, the following is a list of key components on the planning and design aspects that have been adopted for both options -

- a) to have future developments mainly at the existing platform areas of the Study Site;
- b) to protect the visual connection to the natural backdrop of the Study Site from major vantage points;
- c) to adopt stepped height profile for buildings descending towards the waterfront;
- d) to enhance both external and internal connectivity to the Study Site;
- e) to provide a waterfront promenade along the coastline of the Study Site for public enjoyment;

- f) to provide a marina to help address the growing need for marina facilities and the increasing demand for yacht mooring. Part of the marina facilities will be reserved for public use; and
- g) to provide supporting Government, Institution or Community (G/IC) facilities to serve the future development and the remaining area of Sok Kwu Wan.

10. A brief account of the proposed land uses and planning of the two initial land use options are as follows -

Option 1 (Housing): “Seaside Living” – A Green Community

11. Housing developments are the major land uses of this option, and the 20-hectare platform area within the Study Site provides an opportunity for residential developments. The key design features of this option are as follows -

- a) An **Entrance Plaza** located in front of the new pier will be developed into a vibrant marketplace for residents and visitors. The large public place could be used to host a number of activities to enhance the local character, such as exhibition stalls for local trades/industries, etc.
- b) An **Eco-tourism Centre** at the southern edge of the lake will foster the appreciation of the natural landscape features of Lamma Island and become the major landmark.
- c) A **Community Square** is proposed at the northern platform with wide frontages for commercial uses and outdoor dining facilities, which will help promote the space as the gathering point for the community.

12. In order to accommodate the 5,000 to 7,000 population target, two variation options (i.e. Options 1a and 1b) are proposed under Option 1 -

- a) **Option 1a (Plan 2)**
 - (i) This option aims to achieve a maximum population level by fully utilising the available infrastructure facilities. The

planned population is approximately 5,000 and a total of about 2,000 flats will be provided. The man-made lake will be wholly preserved as a visual amenity of the Study Site.

- (ii) Low to medium density housing will be located at three flat platforms. A stepped height profile with 3-4 storey buildings near the waterfront and taller buildings with a maximum height of 10 storeys near the mountain backdrop will be adopted to preserve the natural ridgeline and achieve a high visual permeability.

b) Option 1b (Plan 3)

- (i) This option aims to achieve a relatively higher population level and density, but without significantly compromising the existing rural island character of the Study Site and its surrounding context. The planned population is approximately 7,000 with a total of about 2,800 flats to be provided. Since the existing platform areas will not be able to accommodate further population intake beyond 5,000, there is a need to identify additional land via partial filling of the man-made lake. To cater for the additional population intake, a new submarine fresh water pipe connecting from Hong Kong Island and the associated facilities will also be required.
- (ii) A stepped height profile with low-rise buildings near the waterfront and taller buildings with a maximum height of 8-12 storeys near the mountain backdrop will be adopted to preserve the natural ridgeline and provide a reasonable degree of visual permeability.

13. The pros and cons between Options 1a and 1b are summarised in **Table 1** below -

Table 1: Comparison of Pros and Cons between Options 1a and 1b

	Option 1a ‘Seaside Living’ (Planned Population: 5,000)	Option 1b ‘Seaside Living’ (Planned Population: 7,000)
Pros	Man-made lake will be wholly preserved	Higher flat production
	More compatible with the rural island setting	Able to strike a balance between housing supply and preserving the natural attributes
	Preservation of views to the natural ridgeline with a high visual permeability	Protection of views to the natural ridgeline, with a reasonable degree of visual permeability
	Minor upgrading works required for the existing freshwater system	-
Cons	Lower flat production	Need to lay a new submarine fresh water pipe connected from Hong Kong Island and other associated facilities
	-	About half of the man-made lake will need to be backfilled
	-	Less compatible with the rural island setting

Option 2 (Tourism cum Housing): “Seaside Paradise” – A Tourist Paradise for All (Plan 4)

14. This option aims to enhance the tourism appeal of the Study Site, as featured by a number of tourism and recreational facilities. Housing developments will also be provided but in a lower density profile, with a view to complementing the tourism resort setting under the option. The lake, being one of the key landscape attributes to enhance the tourism potential, will also be retained.

15. The planned population of Option 2 is 2,800 with a total of 1,000 flats to be provided. A stepped height profile with low-rise buildings at the waterfront and taller buildings with a maximum of 8 storeys will be placed inland to preserve the natural ridgeline and maintain a high degree of visual permeability.

16. The proposed **low-rise resort hotel facilities** along the lakefront and hillside with a tranquil and serene environment will provide an alternative accommodation experience for visitors, contributing to the economic benefit to Hong Kong.

17. A low-rise, pavilion-style building cluster labeled as “**Lamma Hub**” will serve as the major arrival point of the Study Site. The sizeable event plaza surrounded by low-rise commercial spaces with an integrated design can host festive events which require a large outdoor space.

18. A **water sport centre** will help develop the active recreational and leisure potential of the man-made lake through the provision of different water-based recreational activities, such as pedal boats.

Comparison of Initial Land Use Options 1a, 1b and 2

19. A comparison of the initial land use options 1a, 1b and 2 are summarised in **Table 2** below -

Table 2: A Comparison of the Initial Land Use Options 1a, 1b and 2

	Option 1a ‘Seaside Living’	Option 1b ‘Seaside Living’	Option 2 ‘Seaside Paradise’
Population			
Estimated Population	5,000	7,000	2,800
Housing			
Estimated No. of Flats	2,000	2,800	1,000
Plot Ratio	0.6 - 1.8	0.75 - 2.0	0.6 - 1.5
Building Height			
Building Height	Max. 10 storeys	Max. 12 storeys	Max. 8 storeys
Major Land Uses			
Housing	Low to medium density housing		Low to medium density housing
Communal Spaces	Woodland Park		Woodland Park
	Lakeside Park		Lakeside Park
	Entrance Plaza, Community Square		Lamma Hub

	<u>Option 1a</u> ‘Seaside Living’	<u>Option 1b</u> ‘Seaside Living’	<u>Option 2</u> ‘Seaside Paradise’
Leisure and Recreational Facilities	Marina Facilities		Marina Facilities
	Eco-tourism Centre		Resort Hotel Lakeside: 220 rooms Hillside: 30 rooms
	Entrance Plaza		Water Sports Centre

ACCESSIBILITY AND CONNECTIVITY (Plan 5 and 6)

20. Similar external and internal connectivity strategies are adopted in both Option 1 and Option 2 to enhance the connectivity of the Study Site -

- a) A new pier is proposed at the mid-point of the Study Site. A boarding location for existing ferry services operated between Central/Aberdeen and the Sok Kwu Wan Pier is proposed to serve the future developments.
- b) New hiking trails are proposed to link up the Study Site with other parts of Lamma Island. A pedestrian corridor is an alternate option to connect the Study Site with the Lo So Shing/Sok Kwu Wan area. However, construction of the proposed corridor may involve site formation, land resumption and/or potential environmental impacts to the existing dense vegetation and natural coastline, as well as the Lo So Shing Site of Archaeological Interest. Its technical feasibility is subject to detailed technical investigation. Public views are invited on the proposed corridor.
- c) Cycle tracks and pedestrian walkways will be planned throughout the Study Site to serve different development sites.
- d) A tree-lined access corridor running along the south-western to north-eastern end is proposed to connect different sites within the Study Site. The viability of implementing shuttle services within the Study Site will be investigated at the later stage of the Study.

STAGE 1 COMMUNITY ENGAGEMENT

21. There is a two-stage CE programme in the Study. The Stage 1 CE, which is now in progress, commenced on 7 December 2012 and will end on 6 February 2013. Public views on the aforementioned initial land use options collected will provide essential inputs to the formulation of the preferred development options at the next stage of the Study.

22. During the Stage 1 CE, community workshop/forum and public forum were held in Sok Kwu Wan, Yung Shue Wan and the City Gallery, Central on 5, 12, and 19 January 2013 respectively. Briefings to the Islands District Council, Lamma (South) Rural Committee and Town Planning Board were also carried out. We will soon consult the Planning sub-committee of the Land and Development Advisory Committee and South District Council on 30 January and 4 February 2013 respectively. Roving exhibitions are also arranged at different locations in Sok Kwu Wan, Yung Shue Wan, Aberdeen and Central during the CE period.

23. A copy of the Stage 1 CE Digest is attached at **Annex 3** for Members' reference. Details on the Study have also been uploaded onto the Study webpage at www.ex-lammaquarry.hk for public information.

ADVICE SOUGHT

24. Members are invited to offer views on the proposed initial land use options of the Study.

ATTACHMENTS

Plan 1 Study Site and Study Area
Plan 2 Initial Land Use Option 1a
Plan 3 Initial Land Use Option 1b
Plan 4 Initial Land Use Option 2
Plan 5 External Access
Plan 6 Internal Access

Annex 1 Vision and Guiding Principles for the Ex-Lamma Quarry Area Study
Annex 2 Key Planning Considerations for the Ex-Lamma Quarry Area Study
Annex 3 Stage 1 Community Engagement Digest

**PLANNING DEPARTMENT
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT BUREAU**

January 2013

Vision and Guiding Principles for the Ex-Lamma Quarry Area Study

- a) Development Needs
- to optimise the development potential of the Study Site
 - to synergise with the existing local character and recreation/tourism resources of Lamma Island
 - to help meet the housing demand
 - to enhance the visitors' appeal
- b) Local Aspirations
- to respond to aspirations of the local communities for providing a diversity of land uses, and enhancing vibrancy and economic vitality of the Study Site
- c) Environment
- to create a green and sustainable living environment
 - to integrate with the natural and cultural resources in the surroundings
 - to respect the distinct landform and landscape resources of the Study Site
 - to promote quality waterfront development
 - to design a barrier-free access environment
- d) Infrastructure
- to enhance the linkages to other parts of Lamma Island and Hong Kong Island
 - to utilise the available infrastructural facilities of Lamma Island for optimal development of the Study Site
 - to connect to the adjacent development sites and integrate with the existing communities

Key Planning Considerations for the Ex-Lamma Quarry Area Study

- a) **Planning context** – The existing characters of Lamma Island, including the natural landscape, local culture, rural settlement and car-free environment, should be duly respected;
- b) **Landscape** – The rich landscape resources of the Study Site and its vicinity, including the hillslopes with dense vegetation, 5-hectare man-made lake and the 1-km shoreline, should be respected and integrated into the future development;
- c) **Ecology** – The Study Site provides a good habitat for various species of birds. Major disturbance to the habitat should be mitigated as far as possible;
- d) **Accessibility** – 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 accessibility of the Study Site needs to be improved;
- e) **Infrastructure & Utilities** – There is currently no basic infrastructure and utility facilities within the Study Site;
- f) **Fish Culture Zones** – Future development should minimise the disturbance to the three fish culture zones located within the water bodies in Sok Kwu Wan;
- g) **Quarry Platform** – Being the nearest outlying island to the urban area, the 20-hectare platform area within the Study Site offers good potential for housing, tourism, recreation, and other compatible uses to meet the land use needs in Hong Kong; and
- h) **Leisure and Tourism Destinations** – Embedded with rich ecological, historical and landscape characters, and coupled with the famous seafood restaurants and fishermen villages at the Sok Kwu Wan area,

there is a potential for the Study Site to integrate with the Sok Kwu Wan area to distinguish itself as a tourist destination and for weekend getaways. The Study Site, with its tranquil seaside location in a rural island setting, a large man-made lake, together with the proximity to the urban area, also has good potential of developing into a resort.

南丫島
索罟灣

前南Y石礦場

未來土地用途發展
規劃及工程研究
- 可行性研究

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

第 1 階段社區參與摘要
Stage Community Engagement Digest

二零一二年十二月
DECEMBER 2012



榕樹灣
BANYAN BAY
(YUNG SHUE WAN)

洪聖爺泳灘
HUNG SHING YEH
BEACH

鹿洲村
LUK CHAU
VILLAGE

前水泥廠
FORMER CEMENT PLANT

蘆鬚城
LO SO SHING

索罟灣
PICNIC BAY (SOK KWU WAN)



香港仔
ABERDEEN

鴨脷洲
AP LEI CHAU

前南丫石礦場 (研究地點)
Ex-Lamma Quarry (Study Site)

索罟灣碼頭
SOK KWU WAN PIER

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Lamma
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1

南丫島現貌

The Existing Lamma

南丫島現貌

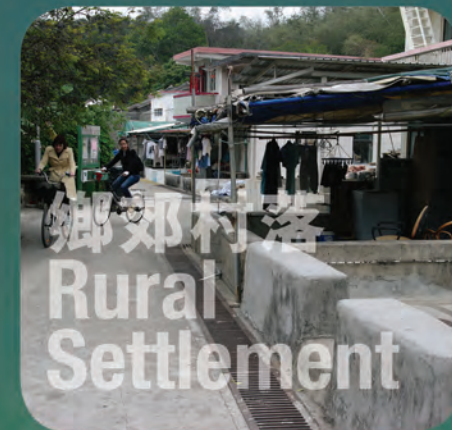
南丫島是香港第三大島嶼，與香港島只是一水之隔，由中環乘船只需三十分鐘即可到達。根據2011年人口普查，南丫島人口約有5,900人。

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.



石礦場停止開採石礦後的地貌 (1995)
Site Conditions of Quarry Site after Cessation of Quarrying Operation (1995)



石礦場綠化修復後的地貌 (2002)
Site Conditions of Quarry Site after Rehabilitation Works (2002)

前南丫石礦場現貌 (2012)
The Existing Ex-Lamma Quarry Site (2012)

2 研究概覽 Study Overview

於2012年1月，規劃署與土木工程拓展署攜手合作，展開「南丫島索罟灣前南丫石礦場未來土地用途發展規劃及工程研究-可行性研究」工作。有關研究的主要目的是探討前南丫石礦場（研究地點）未來的土地用途及發展潛力。

除研究地點之外，合共59.9公頃的研究範圍亦包括毗鄰約2公頃的「綜合發展區」（前水泥廠）、天然山坡及海岸線。

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.

研究範圍和研究地點 The Study Area and the Study Site



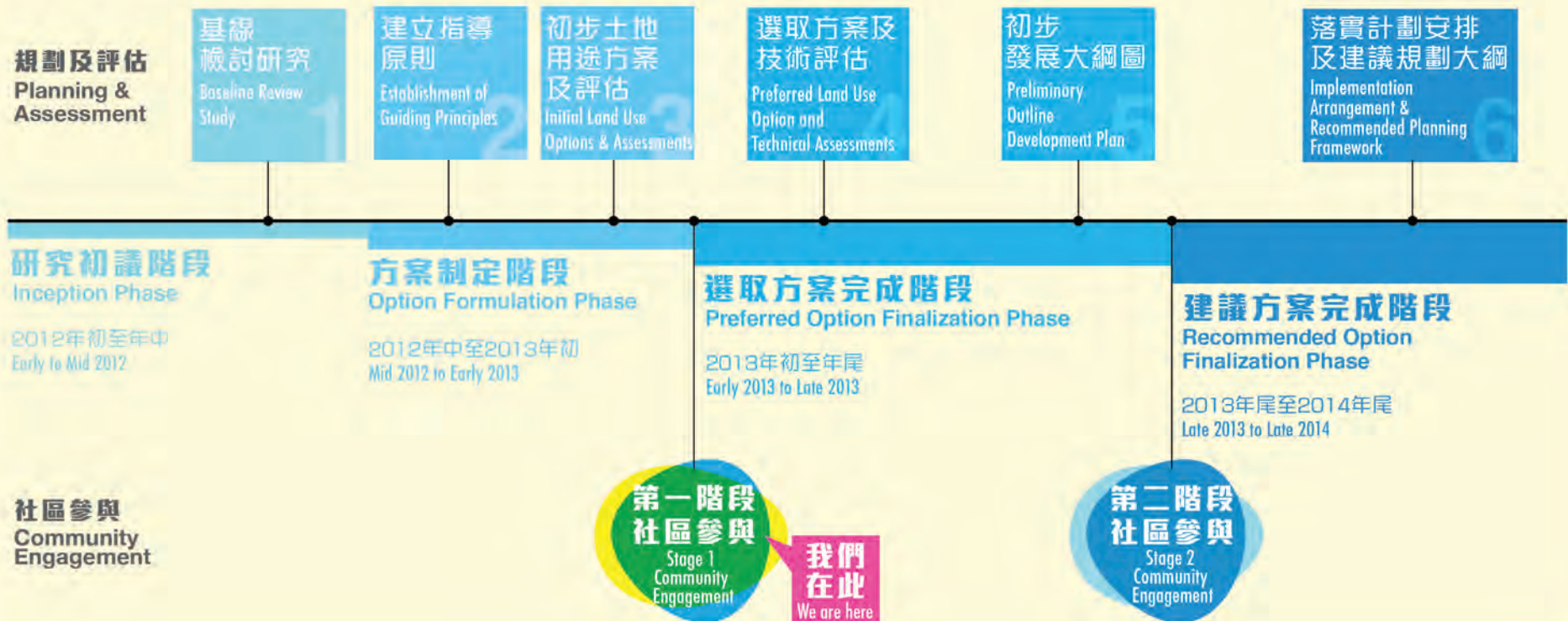


第一階段社區參與

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.



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現被茂密的植物覆蓋。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。

魚類養殖區 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，以滿足本港對土地用途的殷切需求。

石礮平地 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遇，以發展陸上/水上康樂活動供市民享用。

自然資源 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。研究地點擁有寧靜的離島海濱環境，再加上偌大的人工湖，以及靠近市區的優勢，具有發展度假酒店的潛力。

休閒旅遊景點 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

1 南丫與索罟灣
Lamma & Sok Kwu Wan

2 考慮與機遇
Considerations & Opportunities

3 願景
VISION



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.

4 指導原則
GUIDING PRINCIPLES

5 土地用途的初步方案
Initial Land Use Options

- | 發展需要
Development Needs | 地區人士的期望
Local Aspirations | 環境
Environment | 基礎建設
Infrastructure |
|--|---|---|--|
| <ul style="list-style-type: none"> 發揮研究地點的發展潛力 與南丫島現有地區特色及康樂旅遊資源產生協同效益 有助應付住屋需求 加強對旅客的吸引力 Unleashing development potential of the Study Site Synergizing with existing local character and recreation/tourism resources of Lamma Helping to meet housing demand Enhancing visitor appeal | <ul style="list-style-type: none"> 回應地區人士對提供不同土地用途之訴求，並為研究地點注入經濟活力 Responding to the aspirations of the local communities for providing a diversity of land uses and enhancing vibrancy and economic vitality at the Study Site | <ul style="list-style-type: none"> 締造一個綠色及可持續生活的環境 融合周邊的自然與文化資源 保護獨特的地貌及自然景觀資源 推動具質素的海濱發展 設計無障礙環境 Creating a green and sustainable living environment Integrating with the natural and cultural resources in the surroundings Respecting the distinct landform and landscape resources Promoting quality waterfront development Designing a barrier-free access environment | <ul style="list-style-type: none"> 增強與南丫島其他部分及港島的聯繫 善用南丫島現有的基礎建設，為研究地點作最適度的發展 連接周邊地點並融合現有社區 Enhancing the linkages to other parts of Lamma Island and Hong Kong Island Utilizing the available infrastructural provisions of Lamma Island for optimal development at the Study Site Connecting to the adjacent development sites and integrating with the existing communities |



5

土地用途的初步方案

Initial Land Use Options

規劃及設計的基本部分

Basic Planning and Design Components





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濱遞減，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



初步方案 Initial Options

研究地點的設計概念將定位為「都市村落」，讓居民可在遠離城市煩囂的地方生活及遊玩，同時亦能與市區保持緊密聯繫，並享用市區所提供的設施。

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.

初步方案 1 Initial Option 1

海灣居庭 'Seaside Living'

*A Green
Community*



方案一「海灣居庭」，主要以房屋為主。此方案希望將研究地點發展為一個綠色社區，以推廣可持續和宜居的環境，並與地區特色及自然環境共融。

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.

初步方案 2 Initial Option 2

海濱樂園 'Seaside Paradise'

*A Tourist
Paradise for All*



方案二「海濱樂園」，主要以旅遊及房屋為主。此方案希望透過提供不同種類的旅遊設施，輔以與區內相符規模和特色的住宅發展，增強區內旅遊發展的機會並注入活力。

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.



估計人口

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）。房屋單位面積預計約由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擬議發展的房屋比例。

Estimated Population

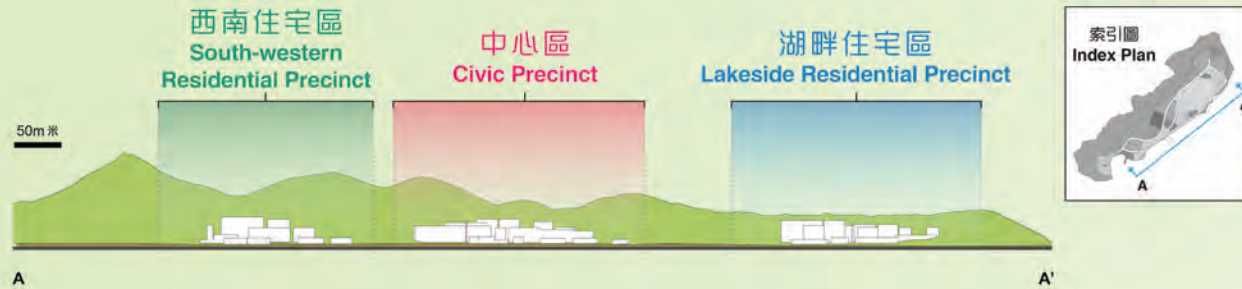
Two initial land use options, namely “Seaside Living” (i.e. housing) and “Seaside Paradise” (i.e. tourism plus housing) are formulated. With a flat size ranging from 50sqm to 100sqm, the respective population is estimated to be about 5,000 to 7,000 (Option 1) and 2,800 (Option 2).

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.



初步方案
Initial Option 1a

東南面立視圖
Southeast Elevation

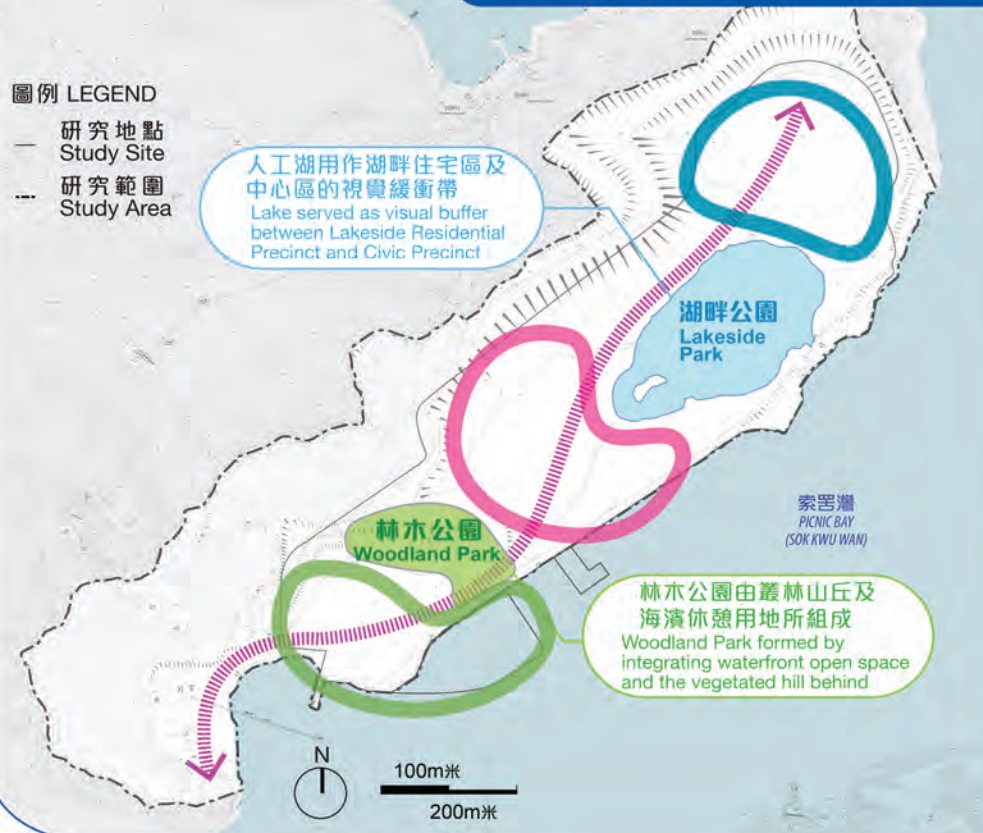


特色區域 Character Precincts

圖例 LEGEND
— 研究地點
Study Site
--- 研究範圍
Study Area

人工湖用作湖畔住宅區及中心區的視覺緩衝帶
Lake served as visual buffer between Lakeside Residential Precinct and Civic Precinct

林木公園由叢林山丘及海濱休憩用地所組成
Woodland Park formed by integrating waterfront open space and the vegetated hill behind



湖畔住宅區
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。

中心區
Civic Precinct

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

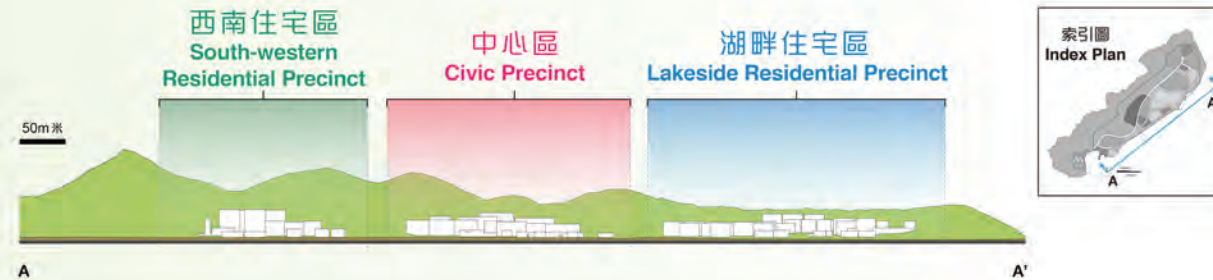
西南住宅區
South-western Residential Precinct

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。



初步方案 1b
Initial Option 1b

東南面立視圖
Southeast Elevation



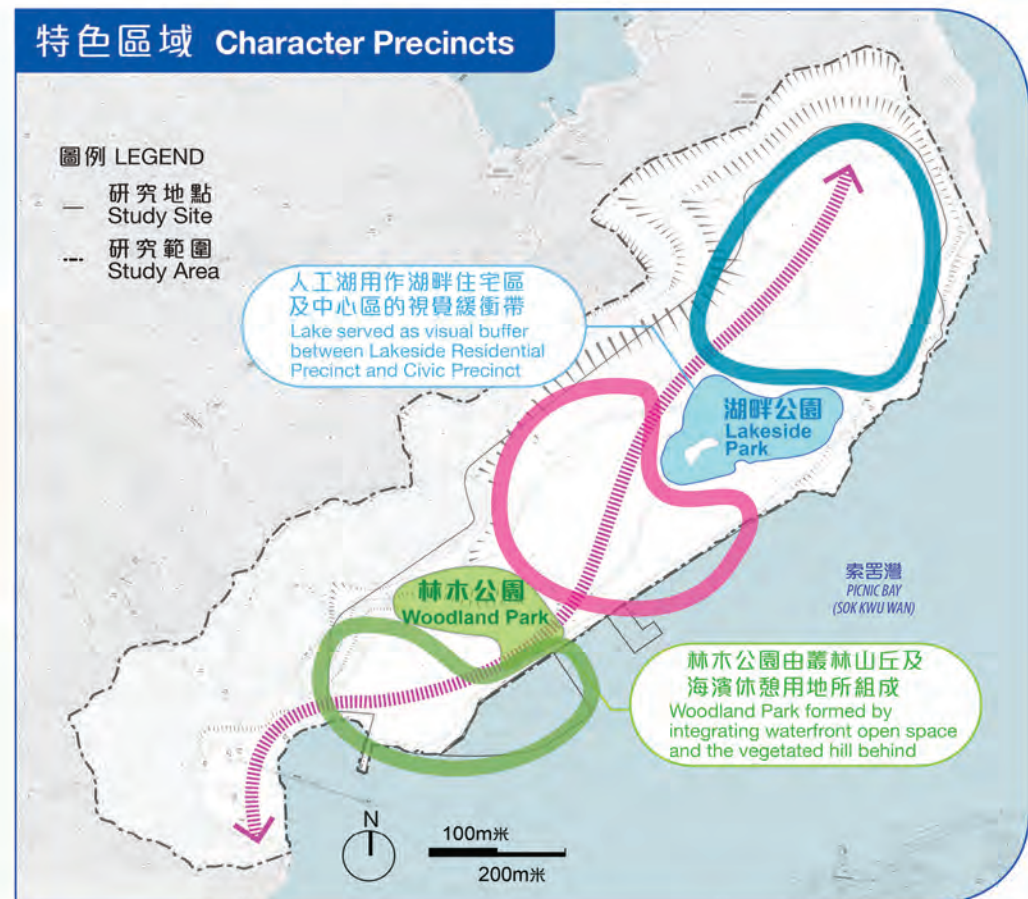
A relatively secluded living area for low to medium density housing with a community square to facilitate interactions between residents.

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.

特色區域 Character Precincts

- 圖例 LEGEND
- 研究地點 Study Site
 - 研究範圍 Study Area



規劃及設計要點 Key Planning and Design Features



初步方案
Initial Option 1a



- | | |
|---|--|
| — 研究地點
Study Site | 商業 (零售及餐飲)
Commercial (Retailing and Dining) |
| --- 研究範圍
Study Area | 休憩用地
Open Space |
| 住宅 (中密度, 最高10層)
Residential
(Medium density, max. 10 storeys) | 政府、機構或社區用地
Government, Institution or
Community Uses |
| 住宅 (中密度, 最高6層)
Residential
(Medium density, max. 6 storeys) | 綠化地帶/美化綠帶
Green Belt/Amenity Greening |
| 住宅 (低密度, 最高4層)
Residential
(Low density, max. 4 storeys) | 污水處理廠
Sewage Treatment Plant |
| | 遊艇停泊處
Marina |

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名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**，為現時的索罟灣地區增加**經濟效益**。



初步方案 1b
Initial Option 1b



- | | |
|---|--|
| — 研究地點
Study Site | 商業 (零售及餐飲)
Commercial (Retailing and Dining) |
| --- 研究範圍
Study Area | 休憩用地
Open Space |
| ■ 住宅 (中密度, 最高12層)
Residential
(Medium density, max. 12 storeys) | 政府、機構或社區用地
Government, Institution or
Community Uses |
| ■ 住宅 (中密度, 最高10層)
Residential
(Medium density, max. 10 storeys) | 綠化地帶/ 美化綠帶
Green Belt/Amenity Greening |
| ■ 住宅 (中密度, 最高7層)
Residential
(Medium density, max. 7 storeys) | 污水處理廠
Sewage Treatment Plant |
| ■ 住宅 (低密度, 最高4層)
Residential
(Low density, max. 4 storeys) | 遊艇停泊處
Marina |

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.



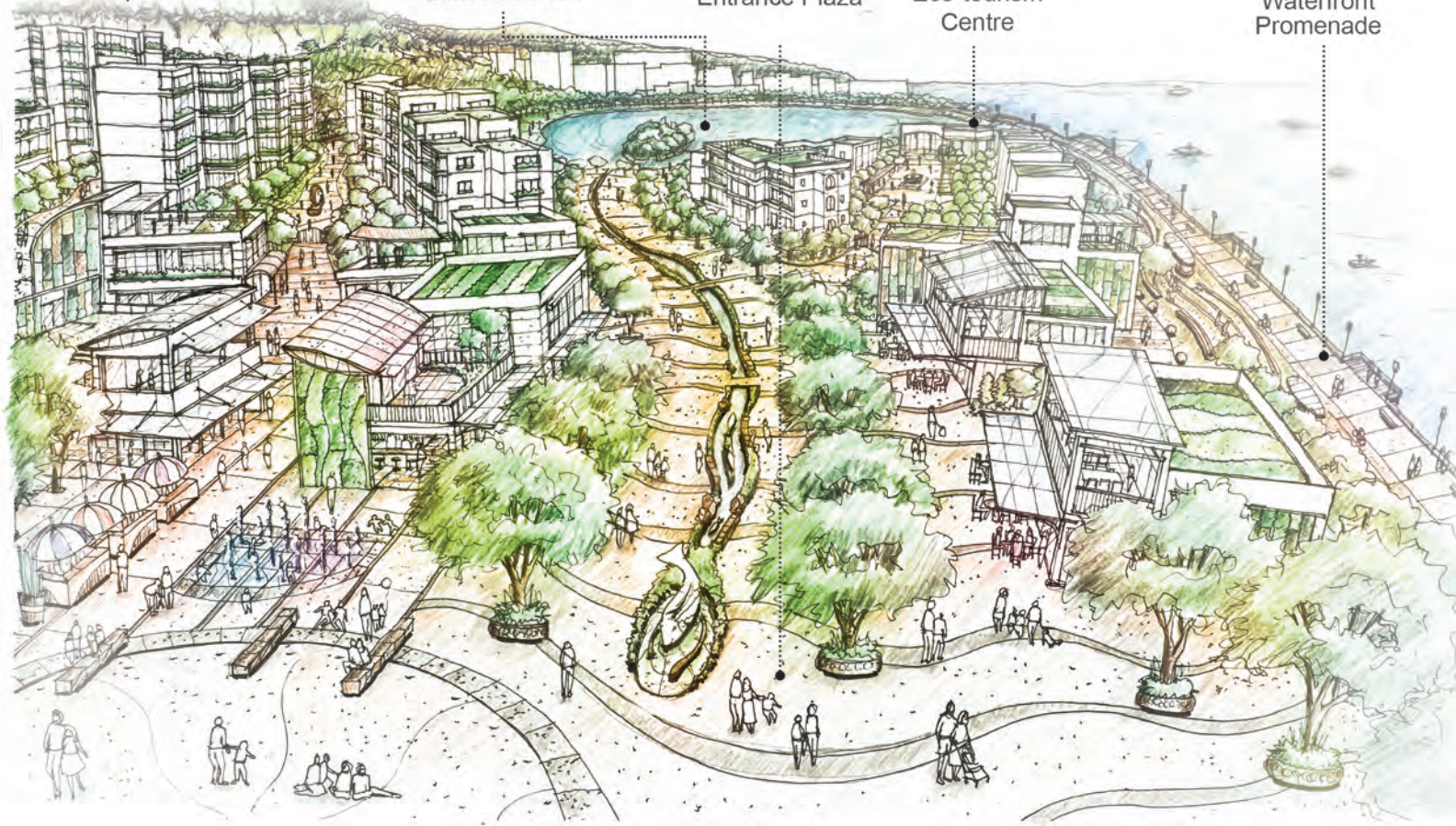
效果圖
Artist's Impression

湖畔公園
Lakeside Park

入口廣場
Entrance Plaza

生態旅遊中心
Eco-tourism
Centre

海濱長廊
Waterfront
Promenade





初步方案 1a
Initial Option 1a

初步方案 1b
Initial Option 1b

優點
Pros

完整地保留人工湖
Man-made lake will be entirely preserved

較有效與離島鄉郊的特色融合
More compatible with the rural island setting

保護自然山脊線之餘，也可提供高度的視覺通透性
Preserving views to natural ridgeline with high visual permeability

稍為提升現有的食水供應系統
Minor upgrading works required for the existing fresh water system

較多房屋供應
Higher housing supply

能夠於房屋供應及保護自然環境之間取得平衡
Able to strike a balance between housing supply and preservation of natural attributes

與自然山脊線互相呼應之餘，也可提供合理的視覺通透性
Views to the natural ridgeline will be protected with reasonable degree of visual permeability

缺點
Cons

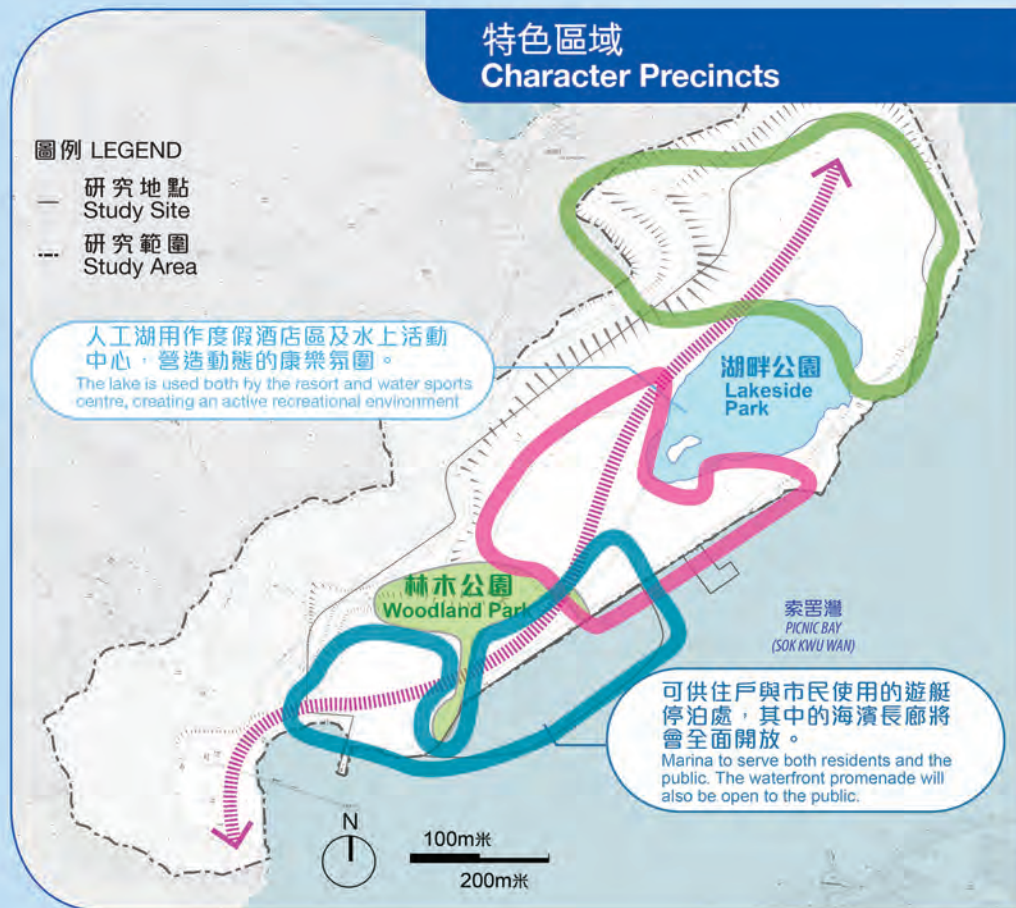
較少房屋供應
Lower housing supply

需要鋪設一條連接香港島的新海底食水管道及其他相關設施
Need to lay a new submarine fresh water pipe connected to Hong Kong Island and other associated facilities

約一半人工湖須被填平
About half of the man-made lake need to be backfilled

較難與離島鄉郊的特色融合
Less compatible with the rural island setting

初步方案 2
Initial Option



度假酒店區 Resort Precinct

度假酒店與低密度住宅位於遠離煩囂的寧靜地帶，盡享自然環境的優勢。

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

本區的「南丫中心」是研究地點的入口。擬建有社區廣場、零售與餐飲設施、水上活動中心，以及住宅發展。

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

本區域主要包括由低密度住宅與公眾 / 私人遊艇停泊處組成的特色住宅發展。另倡議於近山一帶作中密度住宅發展。

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



山林度假酒店
Hillside resort

湖畔公園
Lakeside park

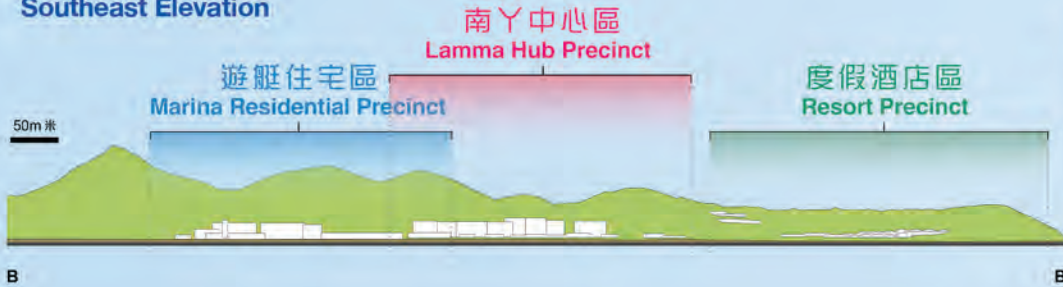
湖畔度假酒店
Lakeside resort



效果圖
Artist's Impression

初步方案 2
Initial Option 2

東南面立視圖
Southeast Elevation



- 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, Institution 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





規劃及設計要點 Key Planning and Design Features

1



湖畔公園包括5公頃的人工湖及周邊綠化地帶，供公眾及度假酒店使用，並提供相關康樂設施，將會是研究地點的焦點。

A **lakeside park** 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.

2



「南丫中心」是本研究地點的主要入口，以低密度開放式建築物發展為主，營造具空間感的商業氛圍。該中心還提供大型戶外廣場以舉辦節日活動之用。

A low-rise, pavilion-style building cluster labeled as “**Lamma Hub**” 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.

3



水上活動中心將有助人工湖成為一個具動感的休閒熱點。中心將提供多項水上康樂活動設施，如水上單車。

A **water sports centre** 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.

4



通往擬建山林度假酒店的道路旁，將設有山頂瞭望台，讓遊客飽覽索罟灣地區的遼闊景緻。

To construct a **hilltop observation deck** along the proposed access road to the hillside resort for visitors to enjoy a panoramic view of the Sok Kwu Wan area.

5



擬建海濱長廊將提供休閒和康樂空間予市民使用。

A **waterfront promenade** is proposed to serve the leisure and recreational needs of the locals.

6



位處湖畔和山坡上的低密度度假酒店，享有遠離塵囂的寧靜環境，配合多元化的康樂設施，將給予旅客一個獨特度假體驗，同時亦能為香港帶來經濟效益。

The proposed **low-density resort hotel facilities** along the lakefront and hillside with tranquil and serene environment will provide unique accommodation experience for visitors, contributing to the economy of Hong Kong.

7



遊艇停泊處融合了低密度的住宅發展，將為居民提供另類的生活模式，亦能回應本港對遊艇停泊設施的殷切需求。部份遊艇停泊處將預留作公眾之用。

Low-density private housing cum marina development 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.



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往來中環/香港仔及現有索罟灣碼頭航線的上落客點 **a**，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。

為加強研究地點與毗鄰的暢達性，可考慮開闢新的行人走廊 **b**，連接蘆鬚城及索罟灣地區的現有旅遊點。此行人走廊與現有遠足徑相輔相成，將會為遊客提供更多的選擇。建設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 **a** 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 **b** 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.





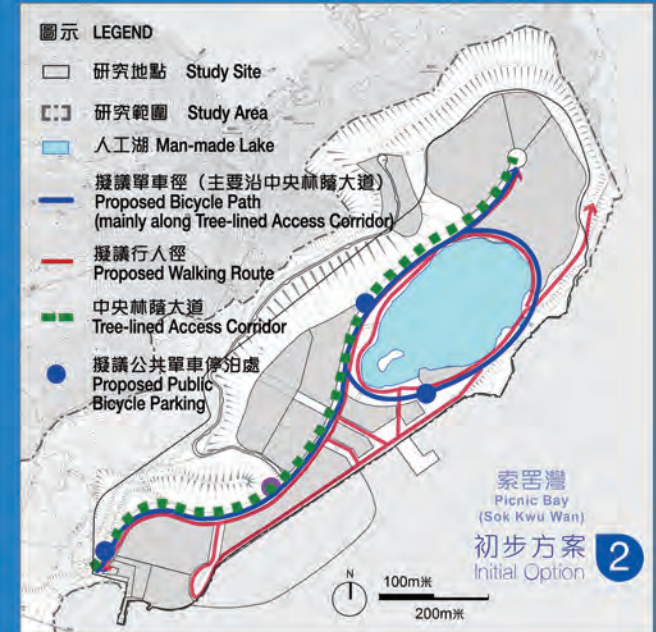
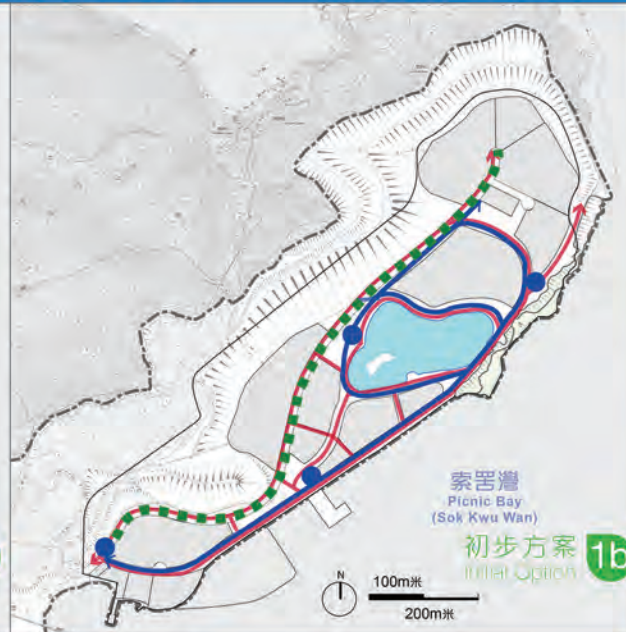
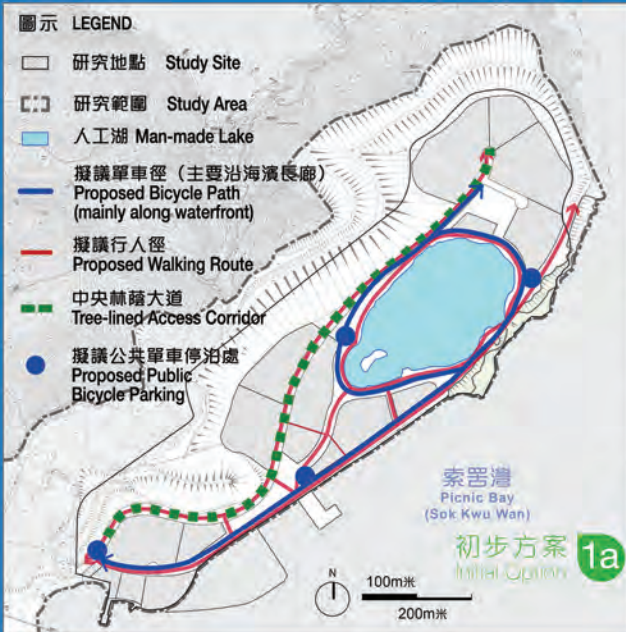
內部連接 Internal Access

單車及步行是主要的內部交通模式。研究地點將設有單車徑及行人徑以連接各個分區。於初步方案一，單車徑將設於海濱長廊及湖畔綠化帶。而於方案二，單車徑則設置於中央林蔭大道及湖畔綠化帶。

一條中央林蔭大道將由西南至東北貫穿研究地點，連接各個分區。至於在發展地區增設穿梭巴士的可行性則有待下一階段再作研究。

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.



6 您的意見 Your Views

歡迎您對本研究的規劃建議提出意見。

您的意見對我們在下一階段制訂選取方案及初步發展大綱圖尤其重要。

歡迎您在2013年2月6日或之前將意見郵寄、傳真或電郵給我們。

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.

聯絡方法 Contact Information

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Special Duties Section,
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研究網站
Study Website



請瀏覽本研究的網頁，參閱更詳盡的資料。

For more information about the Study, please visit:

www.ex-lammaquarry.hk

聲明：凡在「南丫島索罟灣前南丫石礦場未來土地用途發展規劃及工程研究－可行性研究」過程中向規劃署及土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署及土木工程拓展署可將部份或全部提供的內容（包括個人姓名及團體名稱）公布。如你不同意這個安排，請於提供意見和建議時作出聲明。

Disclaimer: A person or an organization providing any comments and suggestions to the "Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study" shall be deemed to have given consent to the Planning Department and Civil Engineering and Development Department to partially or wholly publish the comments and suggestions (including the names of the individuals and organizations). If you do not agree to this arrangement, please state so when providing comments and views.

社區參與活動 Community Engagement Programme

社區工作坊 Community Workshop

日期 Date	時間 Time	地點 Location
05/01/2013 (六 Sat)	2pm - 5pm	南丫島索罟灣天后廟對出空地 Open area outside Tin Hau Temple, Sok Kwu Wan, Lamma Island

社區論壇 Community Forum

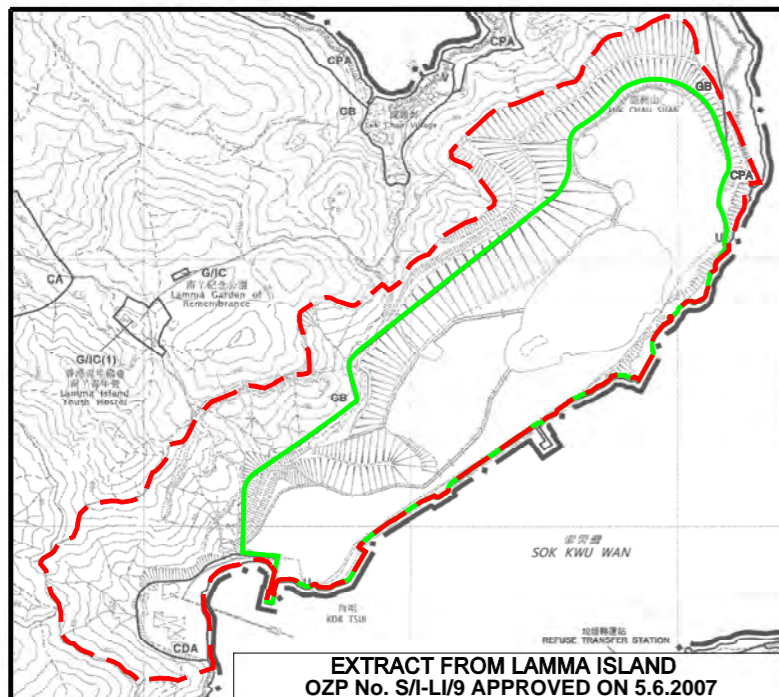
日期 Date	時間 Time	地點 Location
12/01/2013 (六 Sat)	10am - 1pm	南丫島榕樹灣榕樹嶺一號 南丫北段公立小學 Northern Lamma School, 1 Yung Shue Ling, Yung Shue Wan, Lamma Island

公眾論壇 Public Forum

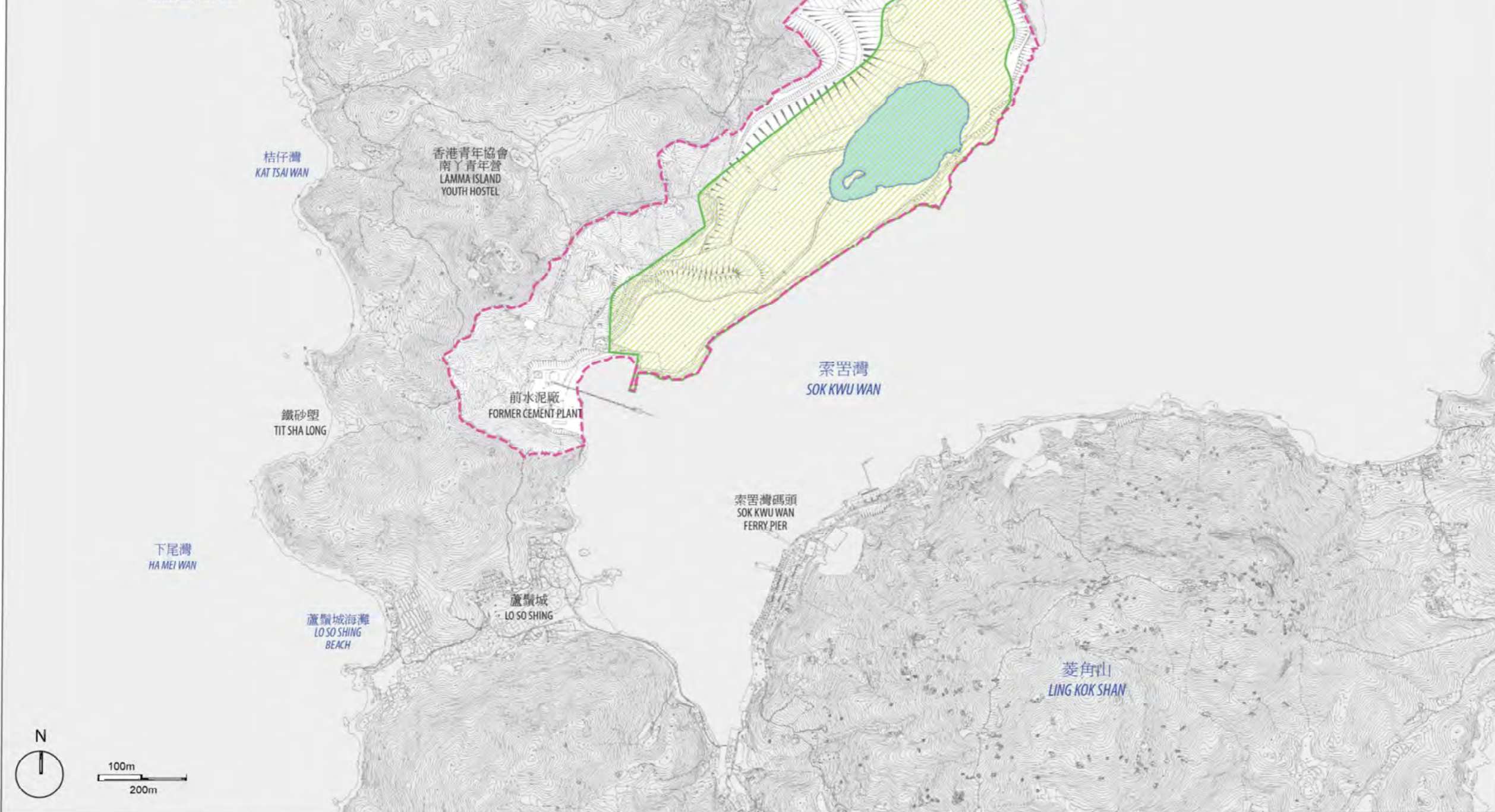
日期 Date	時間 Time	地點 Location
19/01/2013 (六 Sat)	10am - 1pm	中環愛丁堡廣場三號 展城館三樓多用途廳 Multi-Purpose Hall, 3/F, City Gallery, 3 Edinburgh Place, Central

巡迴展覽 Roving Exhibitions

日期 Date	地點 Location
07/12/2012 - 16/12/2012	索罟灣渡輪碼頭 Sok Kwu Wan Ferry Pier
17/12/2012 - 26/12/2012	榕樹灣渡輪碼頭 Yung Shue Wan Ferry Pier
27/12/2012 - 06/01/2013	香港仔海濱公園 Aberdeen Promenade
07/01/2013 - 20/01/2013	中環四號碼頭 Central Pier No.4
21/01/2013 - 31/01/2013	中環海港政府大樓二樓大堂 2/F Lobby, Harbour Building, Central



EXTRACT FROM LAMMA ISLAND
OZP No. S/I-LI/9 APPROVED ON 5.6.2007



Legend

-  研究範圍
Study Area
-  研究地點
Study Site
-  人工湖
Man-made Lake

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Civil Engineering and
Development Department

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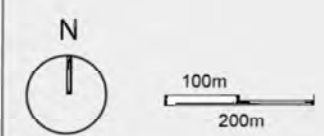
Project Title


AGREEMENT NO. CE 33/2011 (CE)
PLANNING AND ENGINEERING
STUDY ON FUTURE LAND USE
AT EX-LAMMA QUARRY AREA AT
SOK KWU WAN, LAMMA ISLAND -
FEASIBILITY STUDY

Drawing Title

研究地點及研究範圍
Study Site and Study Area

Scale	1:10000 @ A3
Date	12/2012
Plan	1



初步方案1a - 海灣居庭

Initial Option 1a - Seaside Living

Option 1
'Seaside Living'

房屋單位數量
No. of Flats

2,000

估計人口
Estimated Population

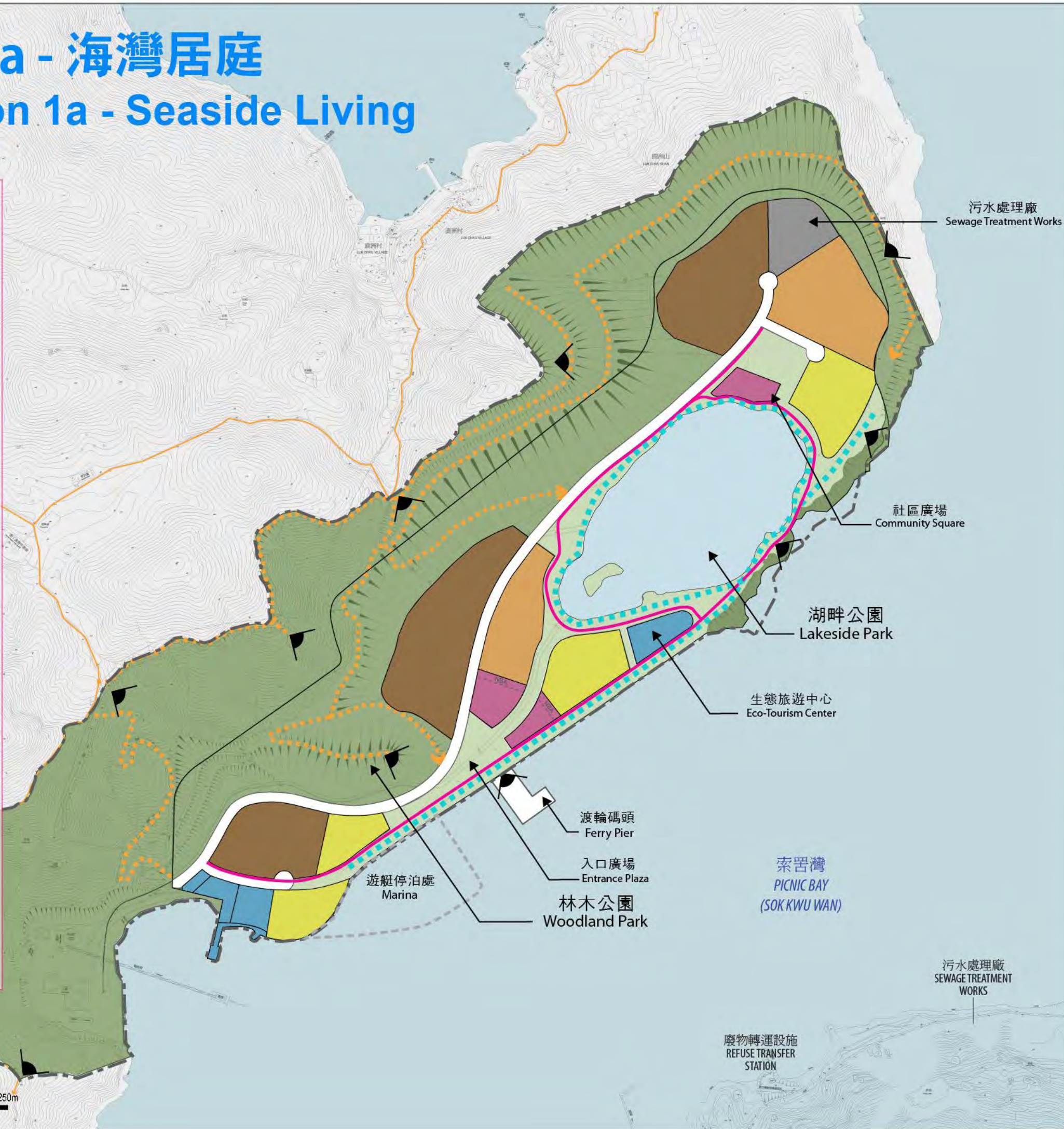
5,000

房屋(中密度) RR2

- 最高10層 (Max. 10 Storeys)
- 最高6層 (Max. 6 Storeys)

房屋(低密度) RR3

- 最高4層 (Max. 4 Storeys)



- 圖例 Legend**
- 研究範圍 Study Area
 - 研究地點 Study Site
 - 商業(零售及餐飲) Commercial (Retail and Catering)
 - 休憩用地 Open Spaces
 - 政府、機構或社區用地 Government, Institution or Community Uses
 - 綠化地帶/ 美化綠帶 Green Belt / Amenity Greening
 - 遠足徑 Hiking Trails
 - 海濱/ 湖畔休閒步行徑 Waterfront/ Lakeside Leisure Walk
 - 單車徑 Bicycle Path
 - 觀景點 Lookout Points

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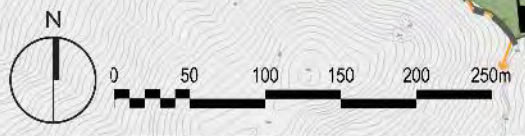
ex-Lamma 南丫 quarry

AGREEMENT NO. CE 33/2011 (GE)
PLANNING AND ENGINEERING STUDY ON FUTURE LAND USE AT EX-LAMMA QUARRY AREA AT SOK KWU WAN, LAMMA ISLAND - FEASIBILITY STUDY

Drawing Title

初步方案1a - 擬議土地用途及建築高度圖
Option 1a - Proposed Land Use Plan and Building Height Plan

Scale	1:5000 @ A3
Date	12/2012
Plan	2



初步方案1b - 海灣居庭

Initial Option 1b - Seaside Living

Option 1
'Seaside Living'

房屋單位數量
No. of Flats

2,800

估計人口
Estimated Population

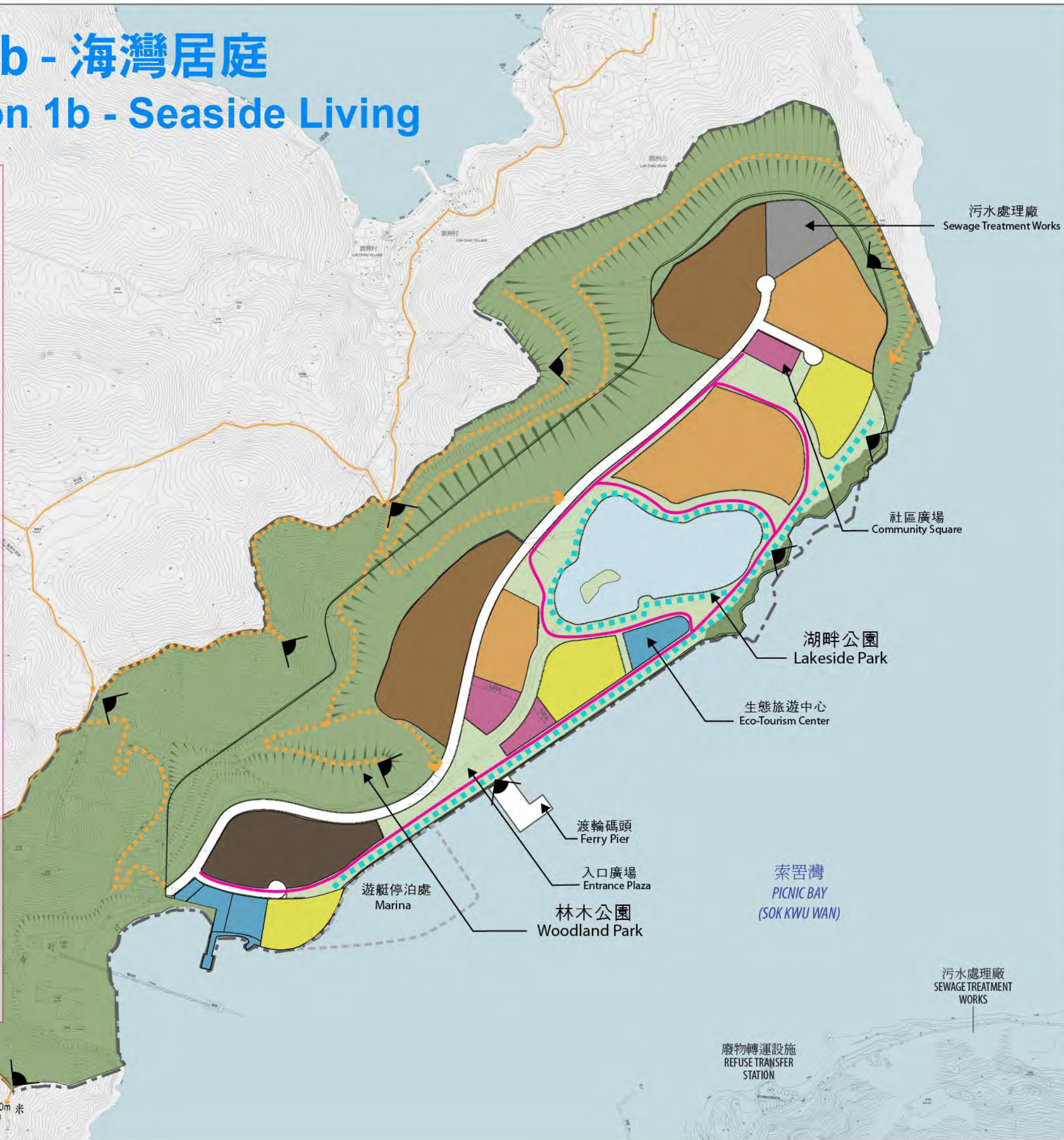
7,000

房屋(中密度) RR2

- 最高12層 (Max. 12 Storeys)
- 最高10層 (Max. 10 Storeys)
- 最高7層 (Max. 7 Storeys)

房屋(低密度) RR3

- 最高4層 (Max. 4 Storeys)



- 圖例 Legend**
- 研究範圍 Study Area
 - 研究地點 Study Site
 - 商業(零售及餐飲)
Commercial (Retail and Catering)
 - 休憩用地
Open Spaces
 - 政府、機構或社區用地
Government, Institution or Community Uses
 - 綠化地帶/ 美化綠帶
Green Belt / Amenity Greening
 - 遠足徑
Hiking Trails
 - 海濱/ 湖畔休閒步行徑
Waterfront/ Lakeside Leisure Walk
 - 單車徑
Bicycle Path
 - 觀景點
Lookout Points

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SOK KWU WAN, LAMMA ISLAND -
FEASIBILITY STUDY

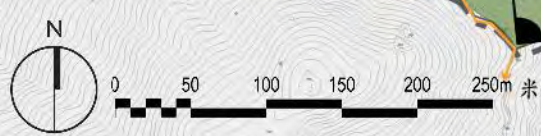
Drawing Title

初步方案1b - 擬議土地用途及
建築高度圖
Option 1b - Proposed Land Use
Plan and Building Height Plan

Scale 1:5000 @ A3

Date 12/2012

Plan 3



初步方案2 - 海濱樂園

Initial Option 2 - Seaside Paradise

圖例 Legend

- 研究範圍 Study Area
- 研究地點 Study Site
- 旅遊設施
Tourism Facilities
- 水上活動設施
Facilities for Water-based Activities
- 休憩用地
Open Spaces
- 政府、機構或社區用地
Government, Institution or Community Uses
- 綠化地帶/ 美化綠帶
Green Belt / Amenity Greening
- 遠足徑
Hiking Trails
- 海濱/ 湖畔休閒步行徑
Waterfront/ Lakeside Leisure Walk
- 單車徑
Bicycle Path
- 觀景點
Lookout Points

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FEASIBILITY STUDY

Drawing Title
初步方案2 - 擬議土地用途及
建築高度圖
Option 2 - Proposed Land Use Plan
and Building Height Plan

Scale	1:5000 @ A3
Date	12/2012
Plan	4

Option 2
'Seaside Paradise'

房屋單位數量 度假酒店
No. of Flats 房間數量
Resort Hotel rooms



1,000 250

估計人口
Estimated Population

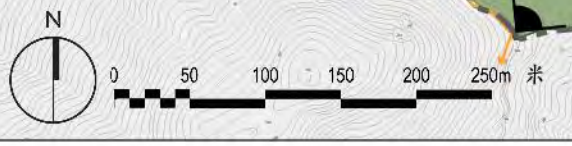
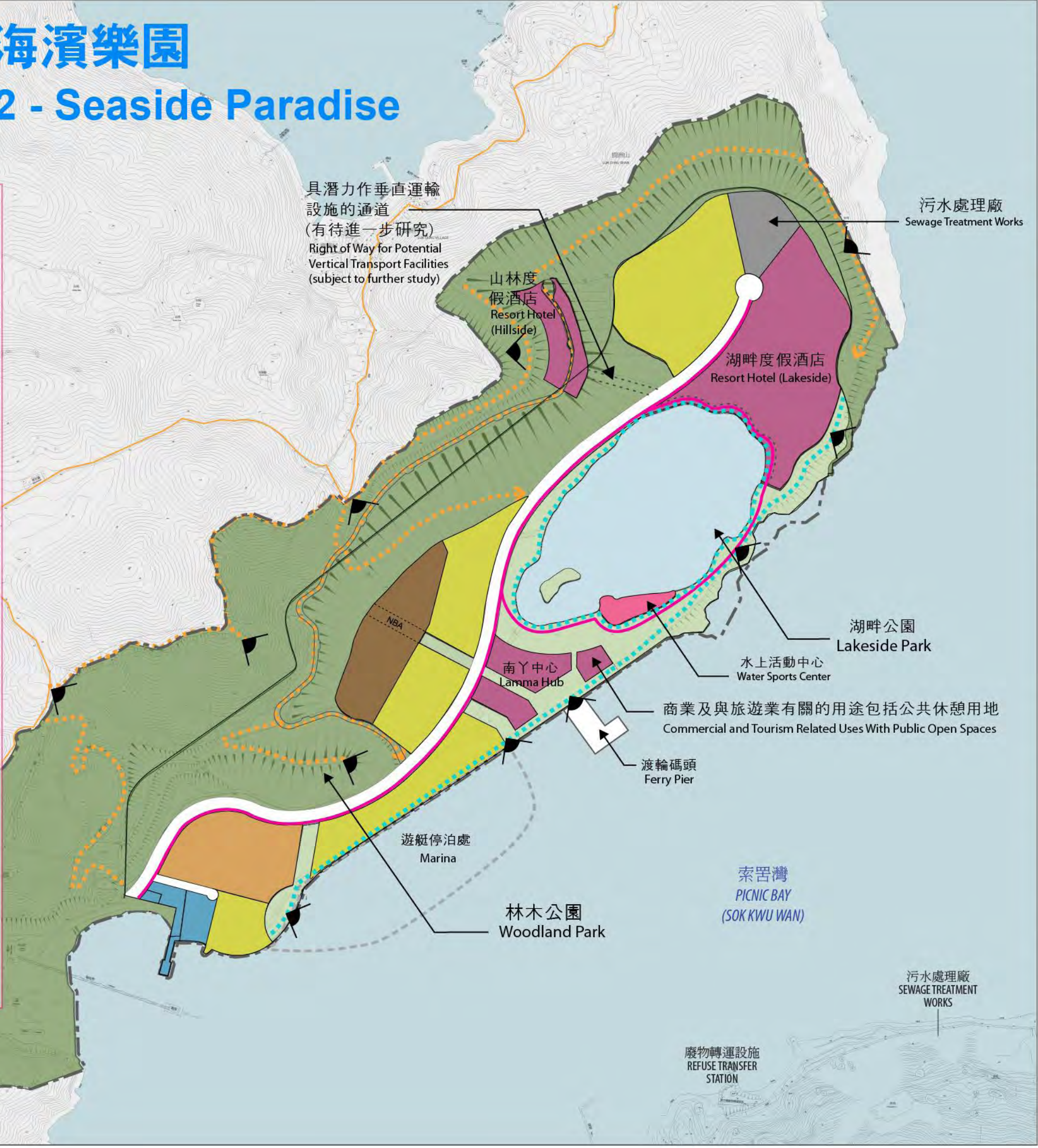
2,800

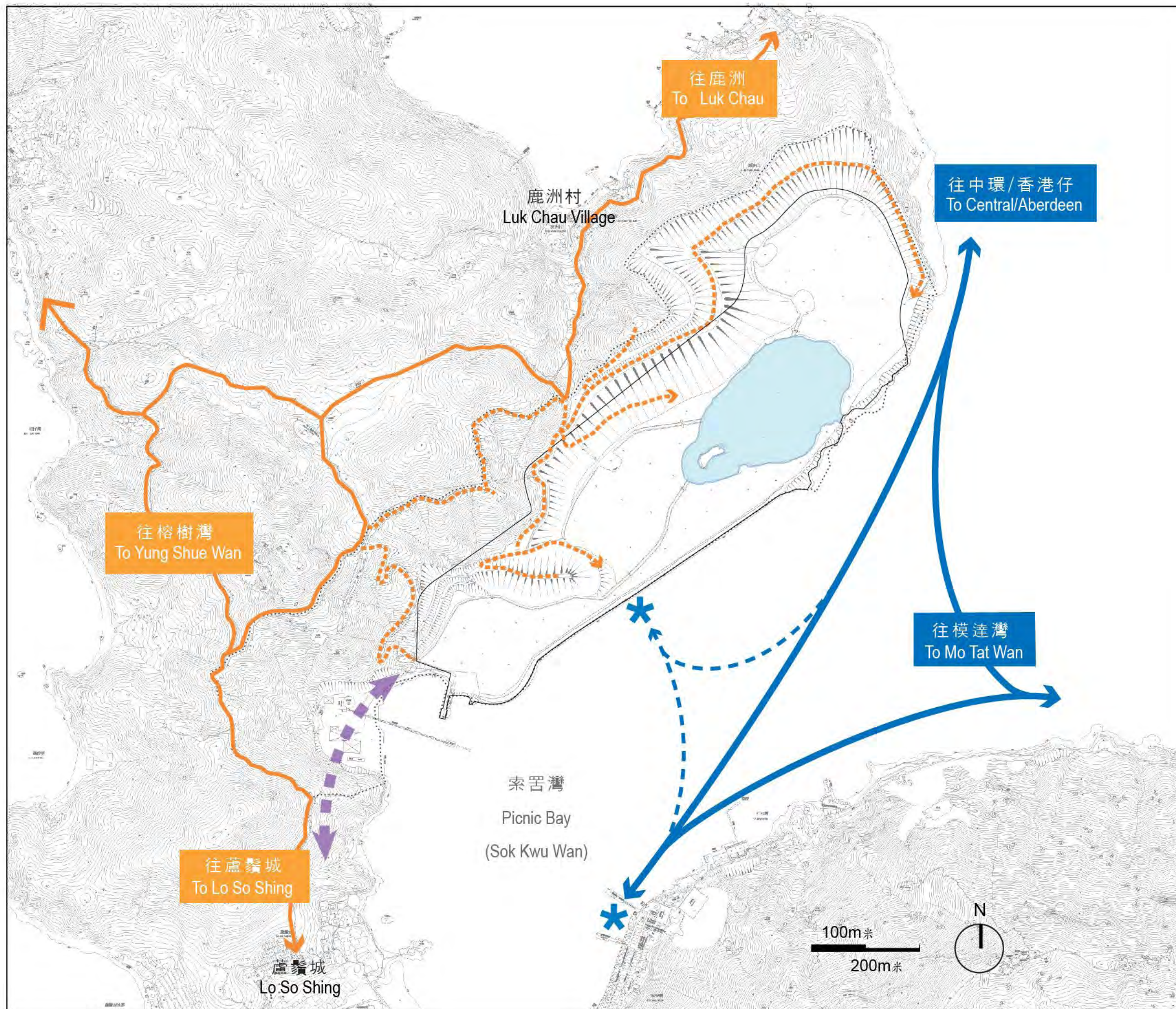
房屋(中密度) RR2

- 最高8層 (Max. 8 Storeys)
- 最高6層 (Max. 6 Storeys)

房屋(低密度) RR3

- 最高4層 (Max. 4 Storeys)





圖例 Legend

- 研究範圍 Study Area
- - - 研究地點 Study Site
- 人工湖 Man-made Lake
- 現有 / 擬議遠足徑 Existing / Proposed Hiking Trail
- - - 現有 / 擬增渡輪航線 Existing / Enhanced Ferry Route
- * 渡輪碼頭 Proposed Ferry Pier
- Initial New Connection to Lo So Shing (subject to further investigation)
- 往蘆鬚城新連接之初步建議 (有待進一步研究)

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 FEASIBILITY STUDY

Drawing Title
 對外連接
 External Access

Scale 1:10000 @ A3
 Date 12/2012
 Plan 5

初步方案1a - 海灣居庭
Initial Option 1a - Seaside Living



初步方案1b - 海灣居庭
Initial Option 1b - Seaside Living



初步方案2 - 海濱樂園
Initial Option 2 - Seaside Paradise



圖例 Legend

- 研究範圍 Study Site
- 研究地點 Study Area

建議連接 Propose Connection

- 擬議渡輪碼頭 Proposed Ferry Pier
- 中央林蔭大道 Tree-lined Access Corridor
- 擬議單車徑 Proposed Bicycle Path
- 擬議公共單車停泊處 Proposed Public Bicycle Parking
- 擬議行人徑 Proposed Pedestrian Route

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Drawing Title

內部連接
Internal Access

Scale 1:10000 @ A3

Date 12/2012

Plan 6