

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
第一階段社區參與

Planning and Engineering Study on Future Land Use
at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study
Stage 1 Community Engagement

立法會發展事務委員會會議

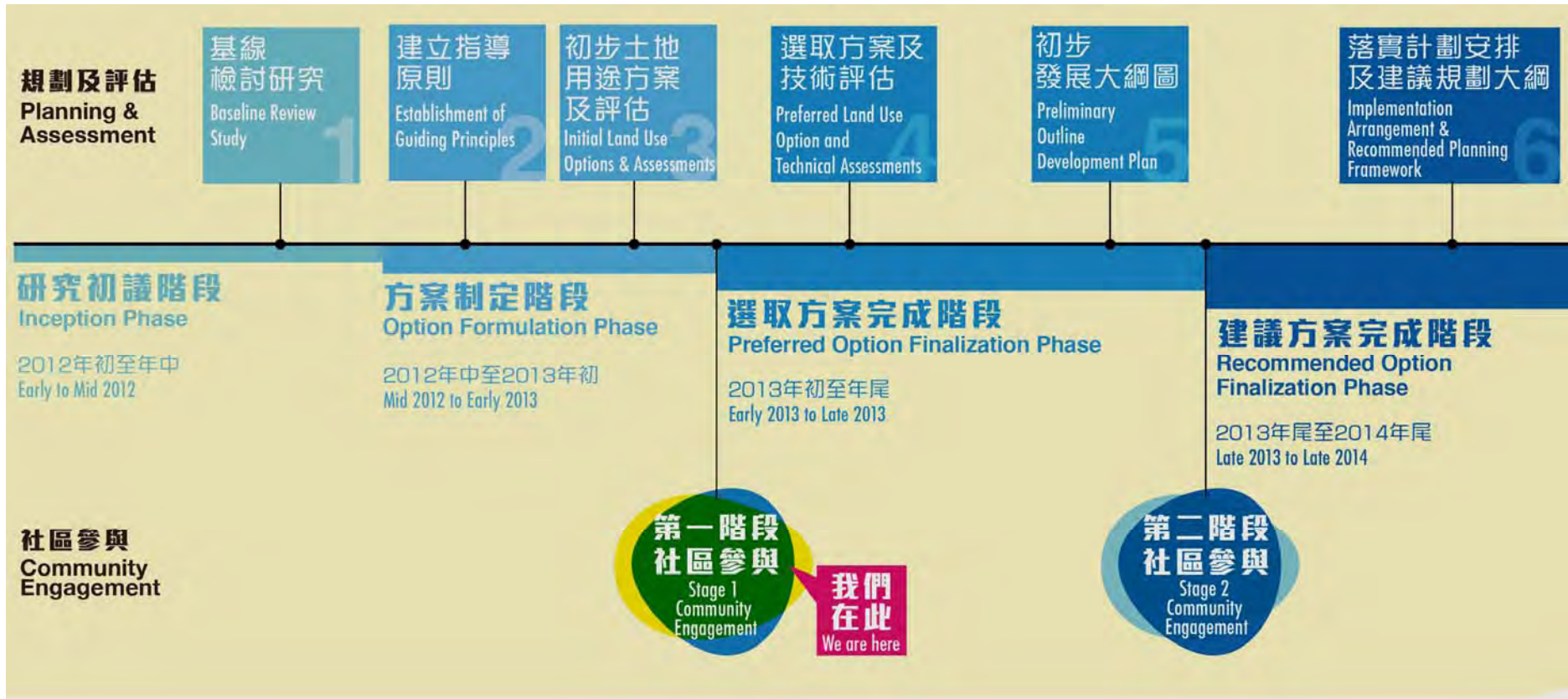
Legislative Council Panel on Development Meeting

2013.01.22

研究目的 Study Objective

- 探討前南丫石礦場地區(研究地點)未來的土地用途及發展潛力
- 進行技術評估以確定稍後階段選取土地用途方案的可行性
- 研究的結果和建議，將作為日後修訂相關法定圖則的基礎，為研究地點的未來發展提供指引
- To examine the future land use and explore the development potential of the Ex-Lamma Quarry Area (the Study Site)
- To conduct 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

研究流程 Study Approach



研究地點及研究範圍 Study Site and Study Area

研究地點 **Study Site**

Approx. 34 ha
(Incl. 20-ha platform area)
約34公頃(包括20公頃平地)

研究範圍 **Study Area**

Approx. 60 ha
約60公頃

海岸綫長度

Length of Coastline

Approx. 1 km
約1公里



研究地點的特質 Uniqueness of the Study Site



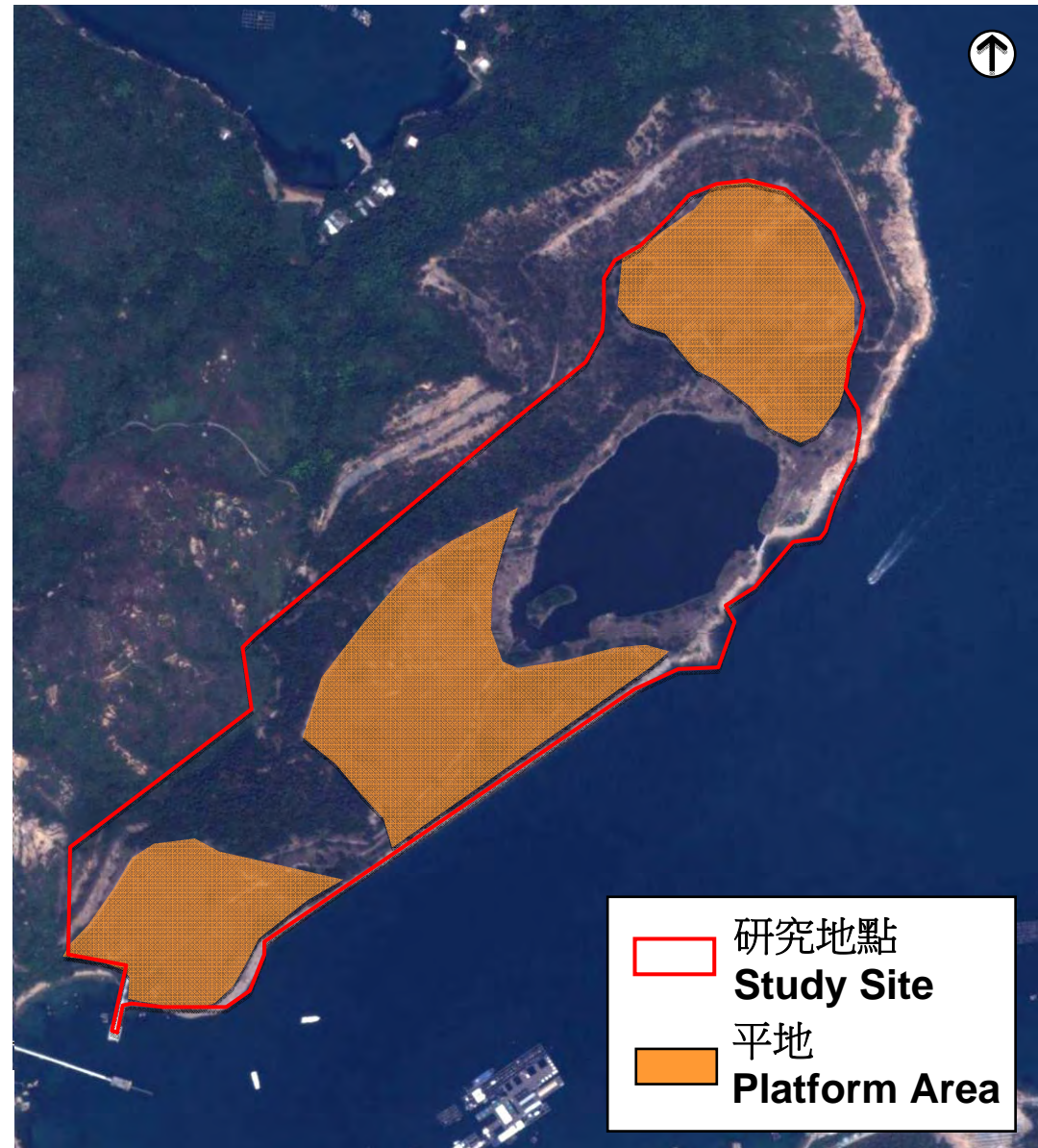
- 1** 復修後的斜坡成為一片“綠色背景”
Rehabilitated slopes as a “green backdrop”
- 2** 人工湖作為一個重要的景觀特徵
Man-made lake as a key landscape feature
- 3** 陡峭的天然地形
Steep natural terrain
- 4** 長海堤、海岸線和湖畔
Long seawall, shoreline and lakefront
- 5** 鄰近魚類養殖區及索罟灣“海鮮街”
Proximity to the fish culture zones and Sok Kwu Wan “seafood street”
- 6** 「綜合發展區」地帶 - 擬作低層和低密度住宅用途
“Comprehensive Development Area” zone - planned for low-rise, low-density residential development
- 7** 石礦平地
Quarry Platform Areas

現有平地 Existing Platform Area

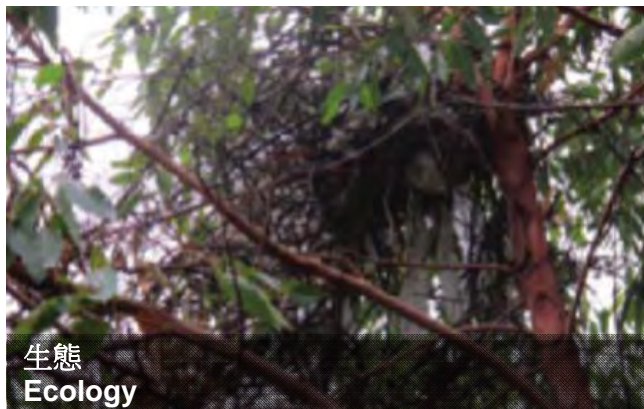
三個現有平地: 約 20 公頃
3 Platform Areas: Approx. 20 ha

未來發展主要集中於平地上
Future development will focus on
the platform areas

現有植物將盡量保留
Preserving existing vegetation as
far as possible



規劃考慮 Planning Considerations



初步公眾意見 Initial Public Views

環保團體和專業學會
Green Groups & Professional
Institutes



離島區議會
Island District Council



南丫島(南區)鄉事委員會
Lamma (South) Rural Committee



保護南丫島的自然景觀，鄉郊特色和「無車」環境	Conserve the natural landscape, rural character and 'car-free' environment of Lamma Island
保留5公頃的人工湖以供市民享用	Preserve the 5-ha man-made lake for public enjoyment
不支持大規模住宅發展，但可探討提供公營房屋	Extensive housing not supported, though public housing could be explored
同時提供公營和私營房屋	Provide both public and private housing
融合研究地點與毗鄰的「綜合發展區」地帶	Integrate the Study Site with the adjacent "Comprehensive Development Area" zone

願景 VISION

將前南丫石礦場地區締造成一個綠化及可持續的海濱社區，在滿足土地用途需求的同時，亦能融合地區的特色。

To create at the Ex-Lamma Quarry Area a green and sustainable waterfront neighbourhood that meets the land use needs while complementing the local character.

指導原則 GUIDING PRINCIPLES

發展需要 Development Needs

- 善用研究地點的發展潛力
- 與南丫島現有地區特色和康樂/旅遊資源產生協同效益
- 協助應付房屋需求
- 加強對旅客的吸引力
- 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

地區人士的期望 Local Aspirations

- 回應地區社羣對提供不同土地用途，並為研究地點加強動力和經濟活力的期望
- 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

環境 Environment

- 締造一個綠色及可持續的生活環境
- 融合周邊的自然與文化資源
- 保護研究地點獨特的地貌及自然景觀資源
- 推動優質的海濱發展
- 設計一個無障礙環境
- 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

基礎建設 Infrastructure

- 增強與南丫島其他部分及港島的聯繫
- 善用南丫島上現有的基礎設施，為研究地點作最適度的發展
- 連接周邊發展地區，並融合現有社區
- 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

2

個初步土地用途方案 Initial Land Use Options

初步方案 1
Initial Option 1

海灣居庭
'Seaside Living'

*A Green
Community*



初步方案 2
Initial Option 2

海濱樂園
'Seaside Paradise'

*A Tourist
Paradise for All*



2

個初步土地用途方案 Initial Land Use Options



方案Option 1a

估計人口: 5,000 ; 保留整個人工湖

Estimated Population: 5,000; Man-made lake fully preserved



1



入口廣場
Entrance Plaza

2



海濱長廊
Waterfront Promenade

3



生態旅遊
中心
Eco-tourism Centre

4



遊艇停泊處
Marina

5



社區廣場
Community Square

6



湖畔公園
Lakeside Park

7



擬建
渡輪碼頭
Proposed Ferry Pier

方案Option 1b

估計人口: 7,000; 局部填平人工湖

Estimated Population: 7,000; Man-made lake partially filled



1



入口廣場
Entrance Plaza

2



海濱長廊
Waterfront Promenade

3



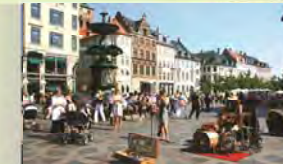
生態旅遊
中心
Eco-tourism Centre

4



遊艇停泊處
Marina

5



社區廣場
Community Square

6



湖畔公園
Lakeside Park

7



擬建
渡輪碼頭
Proposed Ferry Pier

方案Option 2

估計人口: 2,800; 保留整個人工湖

Estimated Population: 2,800; Man-made lake fully preserved

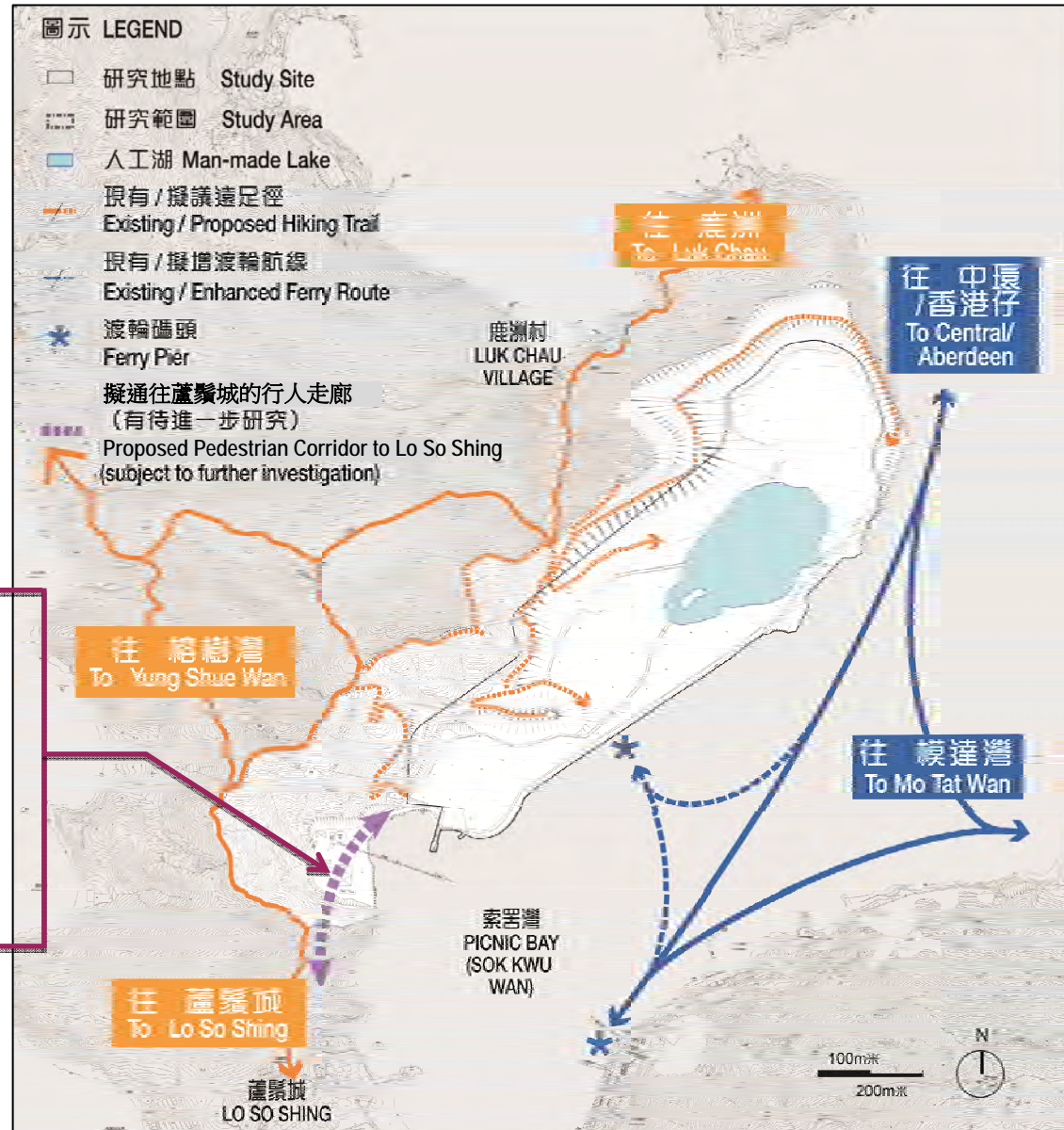
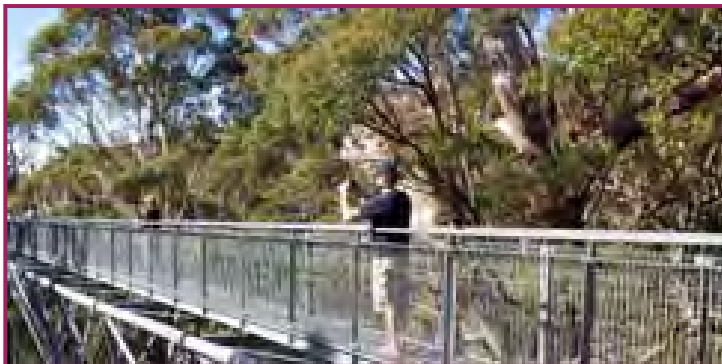


- | | | |
|---|--|--|
| 1 | | 湖畔公園
Lakeside Park |
| 2 | | 「南丫中心」
Lamma Hub |
| 3 | | 水上活動中心
Water Sports Centre |
| 4 | | 山頂瞭望台
Hilltop Observation Deck |
| 5 | | 海濱長廊
Waterfront Promenade |
| 6 | | 度假酒店
Resort Hotel |
| 7 | | 住宅發展及
遊艇停泊處
Private-housing cum Marina |

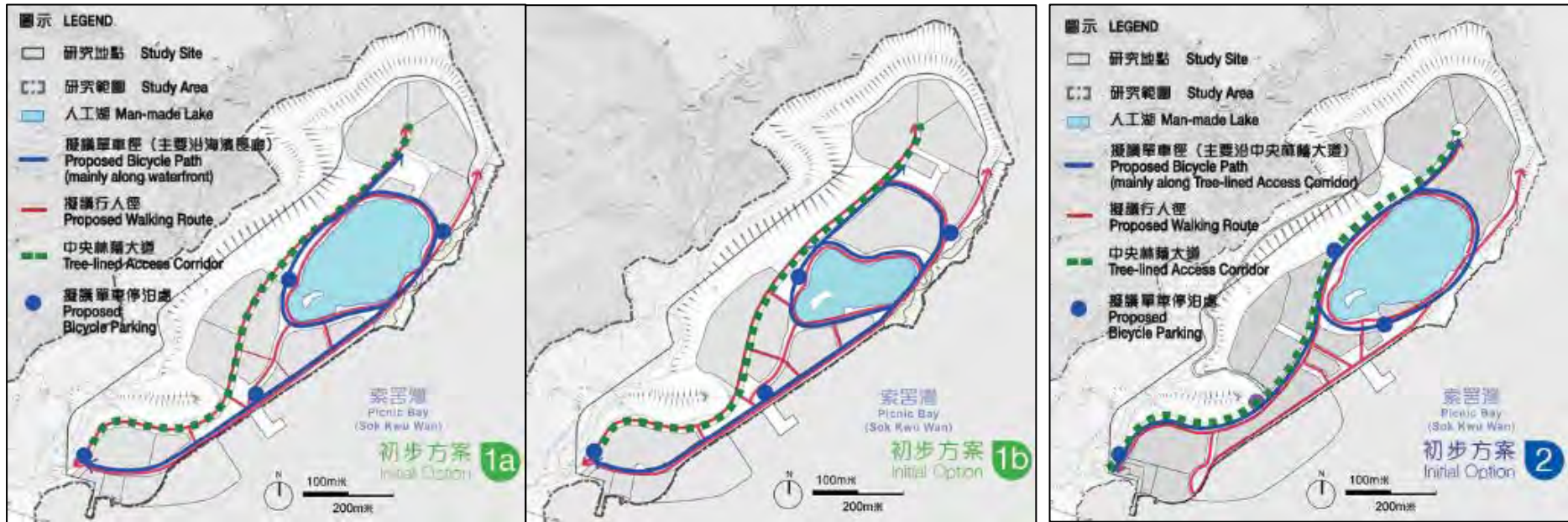
對外連接 External Connectivity

可考慮開闢一條新的行人走廊
連接蘆鬚城 (有待研究)

May consider constructing a
new pedestrian corridor to
Lo So Shing (to be studied)



內部連接 Internal Connectivity



第一階段社區參與 Stage 1 Community Engagement

為期2 個月的社區參與活動: 2012年12月7日 – 2013年2月6日

2-month Community Engagement Program: 7th Dec 2012 – 6th Feb 2013

本研究網頁 Study Website: www.ex-lammaquarry.hk

活動 Events	日期 Date	地點 Venue
簡介會 Briefing Sessions	由2012年12月初起 Early Dec 2012 onwards	區議會、鄉事委員會、城市規劃委員會、立法會發展事務委員會 District Councils, Rural Committees, Town Planning Board, Legislative Council Panel on Development
巡迴展覽 Roving Exhibitions	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
社區工作坊 Community Workshop	05/01/2013 (星期六) 05/01/2013 (Sat)	索罟灣天后廟對出空地 Open area outside Tin Hau Temple, Sok Kwu Wan
社區論壇 Community Forum	12/01/2013 (星期六) 12/01/2013 (Sat)	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
公眾論壇 Public Forum	19/01/2013 (星期六) 19/01/2013 (Sat)	中環展城館三樓多用途廳 Multi-Purpose Hall, 3/F, City Gallery, Central

謝謝

Thank you