

南丫島 索罟灣

CB(1)1760/13-14(01)

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

立法會發展事務委員會會議
Legislative Council Panel
on Development Meeting

第
Stage 2
階段社區參與
Community
Engagement

研究目的 Study Objectives

- 探討前南丫石礦場（研究地點）未來的土地用途及發展潛力，包括住宅發展和其它相容的用途
Examine the future land uses and explore the development potential of the Ex-Lamma Quarry site (Study Site), including residential development and other compatible uses.
- 徵求有關研究地點建議發展大綱草圖的意見
Seek views on the draft Recommended Outline Development Plan (RODP) for the Study Site
- 將確定建議發展大綱圖及其落實安排
Confirm the implementation arrangements and the RODP

研究流程 Study Approach



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研究地點及範圍

Study Site and Study Area

研究地點 Study Site

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

研究範圍 Study Area

- 約60公頃
- Approx. 60ha



研究地點 Study Site



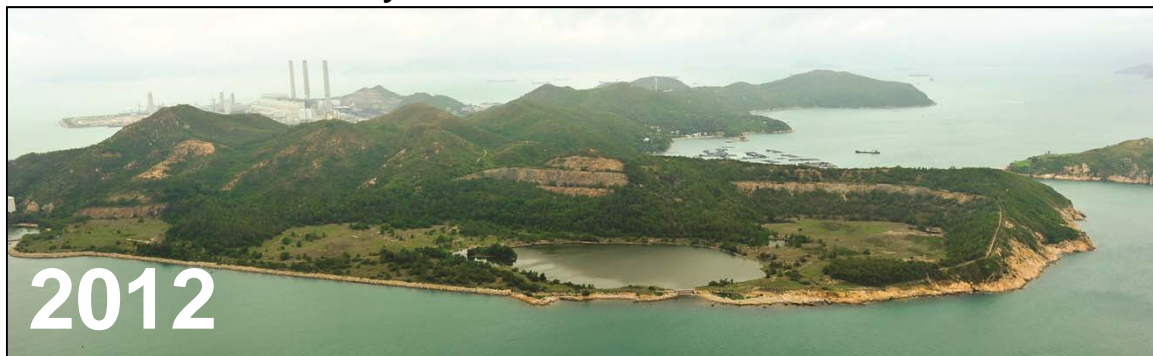
石礦場停止開採石礦後的地貌

Site Conditions of Quarry Site after Cessation of Quarrying Operation



石礦場綠化修復後的地貌

Site Conditions of Quarry Site after Rehabilitation Works



前南丫石礦場現貌

The Existing Ex-Lamma Quarry Site

社區參與 Community Engagement

- 本研究包括兩階段的社區參與活動
2-stage Community Engagement (CE)
- 第一階段社區參與於2012年12月7日至2013年2月6日期間舉行，目的是收集公眾對研究地點的初步土地用途方案的意見
Stage 1 CE aimed at soliciting public views on the initial land use options, was held from 7 December 2012 to 6 February 2013
- 於第一階段社區參與期間，一共收到超過500份書面意見
During the Stage 1 CE, more than 500 written comments were received.

第一階段社區參與活動 Stage 1 Community Engagement Activities

- 簡介會，包括到城規會、南丫島北段及南段鄉事委員會、離島及南區區議會、土地及建設諮詢委員會的規劃小組委員會和立法會發展事務委員會
Briefing sessions to statutory/advisory bodies including the Town Planning Board ,
Legislative Council Panel on Development, Planning Sub-committee of the Land
and Development Advisory Committee, Islands and Southern District Councils
(DC), Lamma North and South Rural Committees (RC)
- 與專業團體、環保團體、關注團體及旅遊業界的焦點小組會議
Several focus group meetings with professional institutes, green groups, local
concern groups and tourism sector
- 公眾論壇
Public Forum
- 巡迴展覽
Roving exhibitions



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初步土地用途方案

Initial Land Use Options

	初步方案 1a Initial Option 1a	初步方案 1b Initial Option 1b	初步方案 2 Initial Option 2
人口 Population	5,000	7,000	2,800
房屋單位 Estimate No. of Flats	2,000	2,800	1,000
地積比率 Plot Ratio	0.6 – 1.8	0.75 – 2.0	0.6 – 1.5
最高建築物高度 Maximum Building Height	10 層 storeys	12 層 storeys	8 層 storeys
現有人工湖 Existing Man-made Lake	全部保留 Fully Preserved	局部填平 Partially Filled	全部保留 Fully Preserved
主要土地用途 Major Land Use	住宅 Residential 商業 Commercial	住宅 Residential 商業 Commercial	住宅 Residential 商業 Commercial 旅遊 Tourism

第一階段社區參與主要意見 Stage 1 Community Engagement Major Public Views

發展研究地點以惠及索罟灣的本地經濟及社區，並增加其經濟活力。

The Study Site should be developed to benefit local economy and community in Sok Kwu Wan and enhance its economic vibrancy.

部份人士認為房屋方案並不可行。亦有其他人士認為研究地點應提供市民所能負擔的私人及資助房屋發展。公共房屋則不獲支持。

Some commented that the housing options would not be viable. Other considered that the Study site should provide affordable private and subsidised housing development. Public Rental Housing (PRH) was not supported.

有部份人士認為研究地點不需額外人口。亦有其他人士認為7,000 人口太高，而5,000人口普遍被認為可接受，並期望可改善交通服務及社區設施。

Some commented that there should be no population intake in the Study site at all. Others considered that population of 7,000 was excessive while a population of 5,000 was generally acceptable, with the expectation of providing the enhanced transport services and community facilities.

除住宅及旅遊方案外，應考慮其他如康樂、運動及生態教育的土地用途方案。

有建議發展如英國伊甸園計劃的生態教育園。

Apart from residential and tourism options, other land uses options such as recreation, sports and eco-education uses should be considered. Some suggested to create an eco-educational park similar to Eden Project in UK.

第一階段社區參與主要意見 Stage 1 Community Engagement Major Public Views

擬議遊艇停泊處不獲支持。

Proposed marina development was not supported.

應全面保留人工湖作景觀及康樂用途。

The man-made lake should be preserved in totality for landscape and recreation purposes.

應提供必要的政府、機構或社區設施包括圖書館、消防局、警崗、診所、教育及社會福利設施以支援社區需要。 Necessary G/IC facilities such as library, fire station, police post, clinic, education and social welfare facilities should be provided to support the community needs.

應加強研究地點與現有本地社區的連繫，並改善現有及未來居民對外及內部的交通連接。應加強渡輪服務以應付索罟灣及未來社區交通需求的增加。

Enhance the connectivity of the Study Site with existing local community, and upgrade both external and internal transport for existing and future residents. The ferry services should be enhanced to cater for the increased traffic demand arisen from the existing and future community in Sok Kwu Wan.

南丫島的無車環境應予以保留，而未來各項發展亦應在可步行的範圍內。

The car-free environment on Lamma Island should be retained and the future developments should be within walking distance.

擬議發展及人口增加將對南丫島的自然環境及毗鄰的魚類養殖場帶來潛在的環境及生態影響。

The proposal would cause potential environmental and ecological impacts to the natural environment of Lamma Island and the adjoining Fish Culture Zones.

建議發展大綱草圖 Draft Recommended Outline Development Plan

- 主要按“旅遊及房屋”為主題的初步方案二，提供
Mainly based on the “Tourism plus Housing” land use theme under Initial Option 2, providing:
 - 私人及資助房屋 Private and Subsidised Housing
 - 康樂設施 Recreation Facilities
 - 度假酒店 Resort Hotel
- 考慮了規劃目標及指導原則，例如保留附近的海岸保護區及山脊線、技術評估、基建及環境限制，從而制訂選取方案以增加住宅單位及康樂用地，進一步優化研究地點的發展潛力

Taking account of planning objectives and guiding principles, such as preservation of coastal protection area and ridgeline, technical assessments, existing infrastructure and environmental constraints, a preferred option has been formulated to further optimize development potentials of the Study Site by providing additional housing flats and recreation uses



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總體規劃及設計原則 Overall Planning and Design Principles

多元化的土地用途，在研究地點引入不同樞紐點

Diversifying land uses and introducing different focal points at the Study Site

提供不同類型的房屋選擇，包括資助房屋及私人房屋

Providing a variety of housing choices in form of subsidised and private housings

適切地提供政府、機構或社區設施以滿足社區需要

Provision of necessary G/IC facilities to cater for the community needs

提升旅遊及康樂潛力，以鞏固南丫島作為市民休閒目的地的角色

Enhancing the tourism and recreation potentials to strengthen the role of Lamma Island as the leisure destination of the urban dwellers

減少對自然環境的干擾及全面保留現有樹林及人工湖

Minimising disturbance to the natural environment and preserving the existing woodland and man-made lake in totality

應顧及自然環境，透過梯級式建築物高度輪廓及保留眺望天然背景的觀景廊

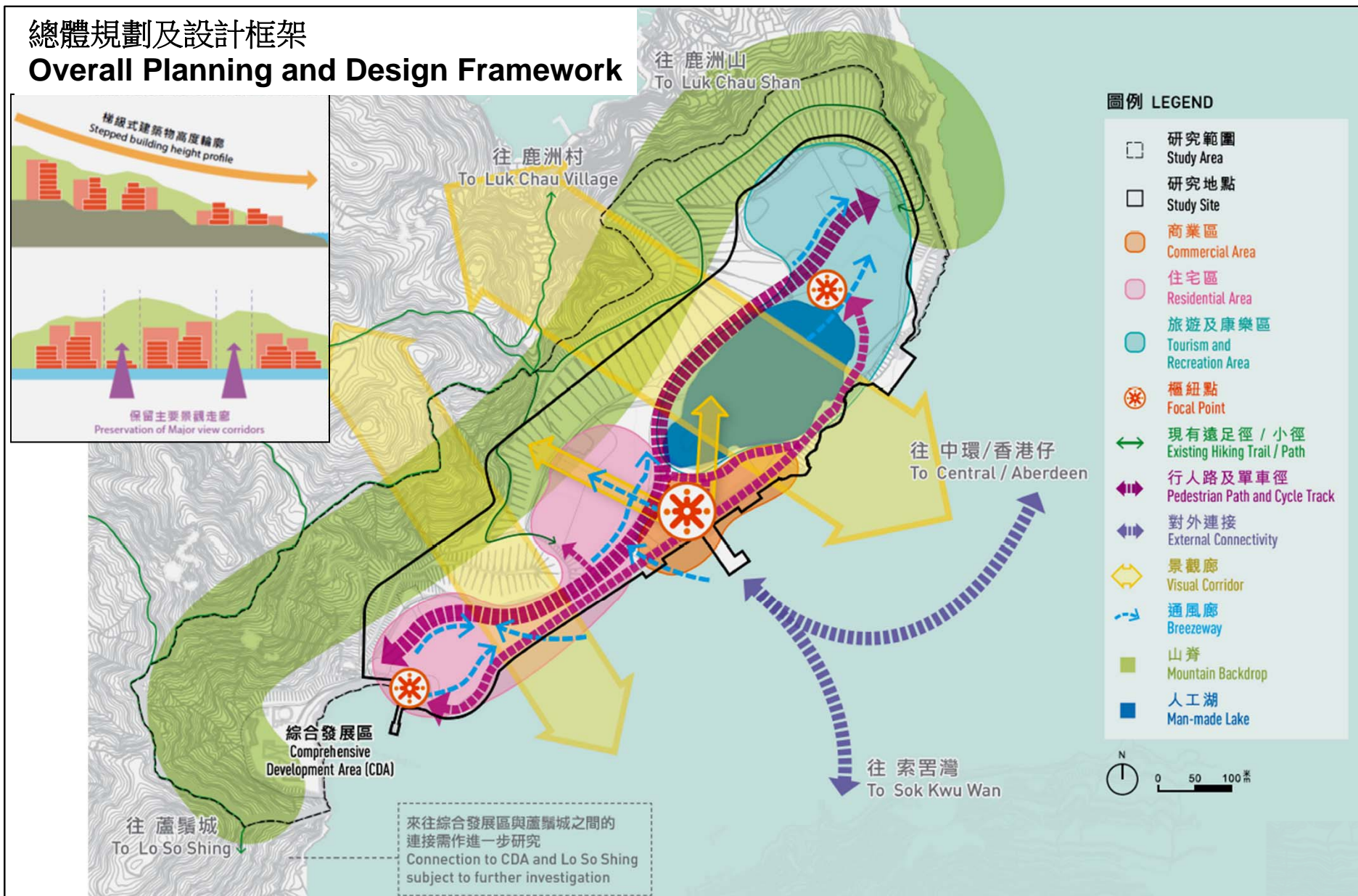
Enhancing Respecting natural surroundings through stepped building height profile and preservation of view corridors to the natural backdrop and ridgeline

加強對外及內部連接，提倡步行及單車為區內主要交通模式

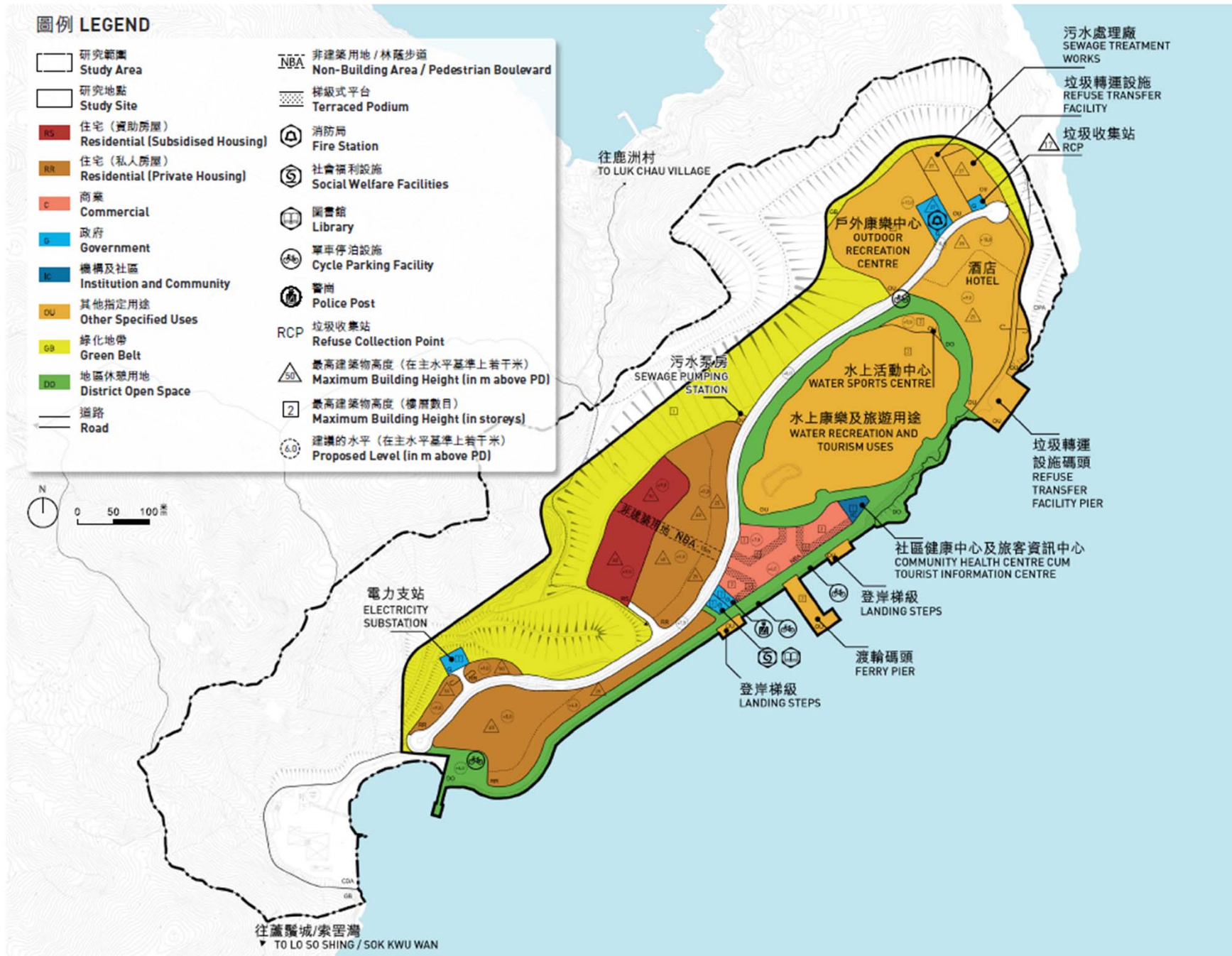
Enhancing internal and external connections and promoting walking and cycling as the main transport modes within the Study Site

尊重現有特色及城市設計原則

Respecting the Existing Character and Urban Design Principles

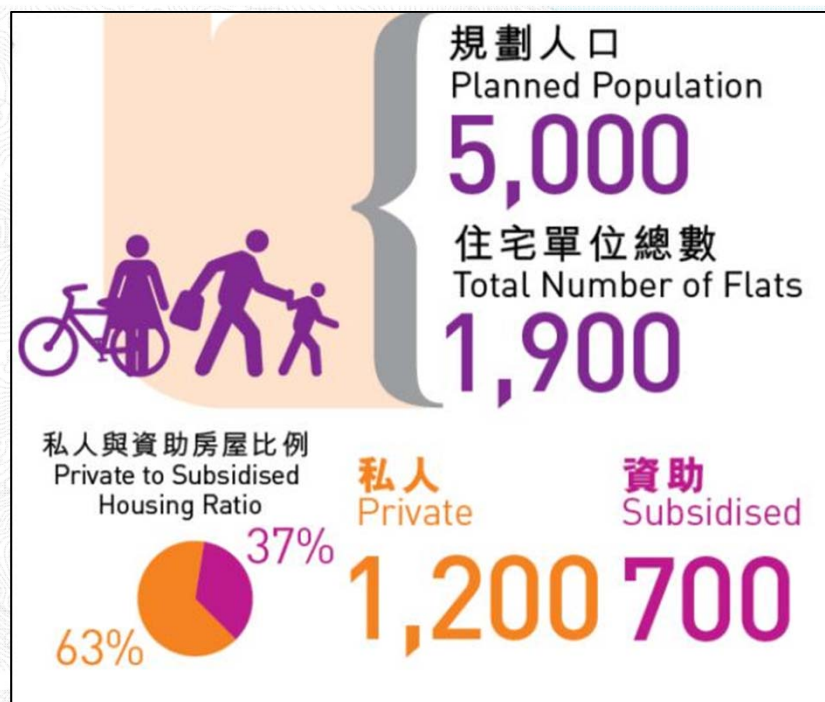


建議發展大綱草圖 Draft Recommended Outline Development Plan

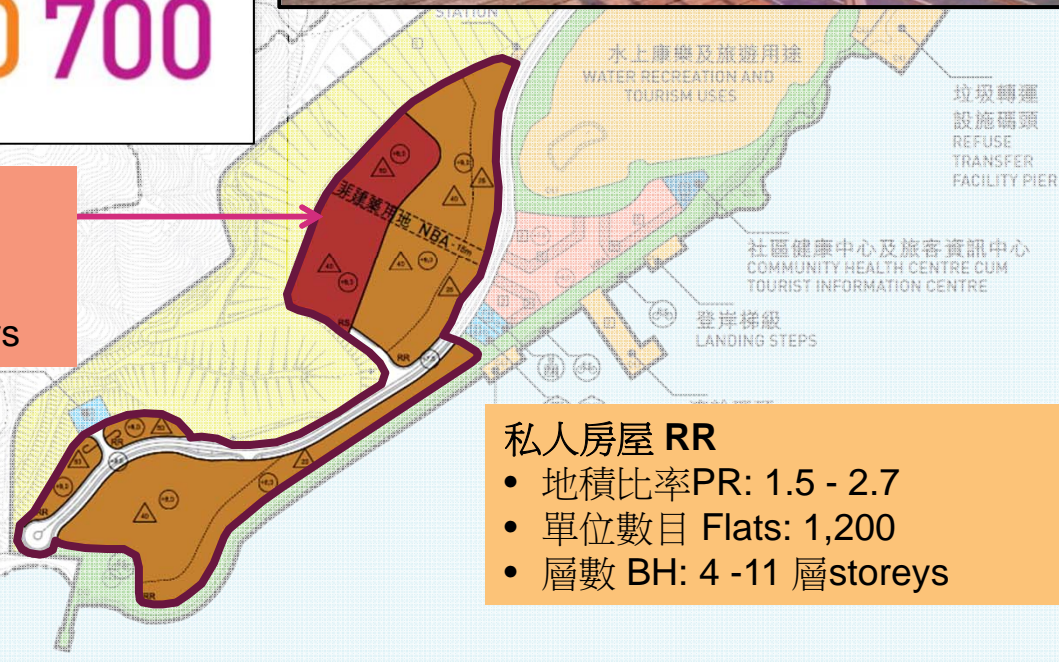


優化發展潛力以滿足長遠房屋需求

Optimizing Development Potentials to Satisfy Long-term Housing Needs

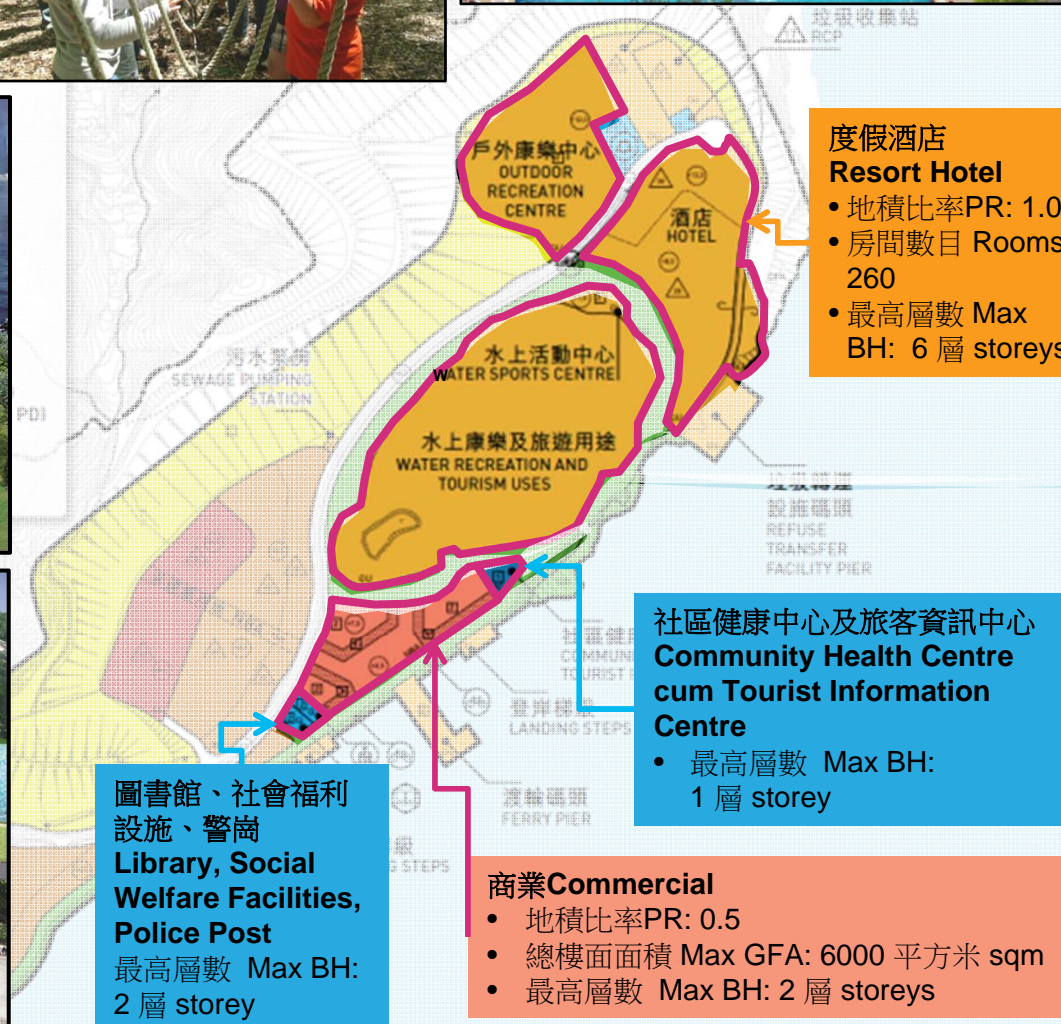


- 資助房屋 RS**
- 地積比率PR: 2.6
 - 單位數目 Flats: 700
 - 最高層數 Max BH: 13 層 storeys



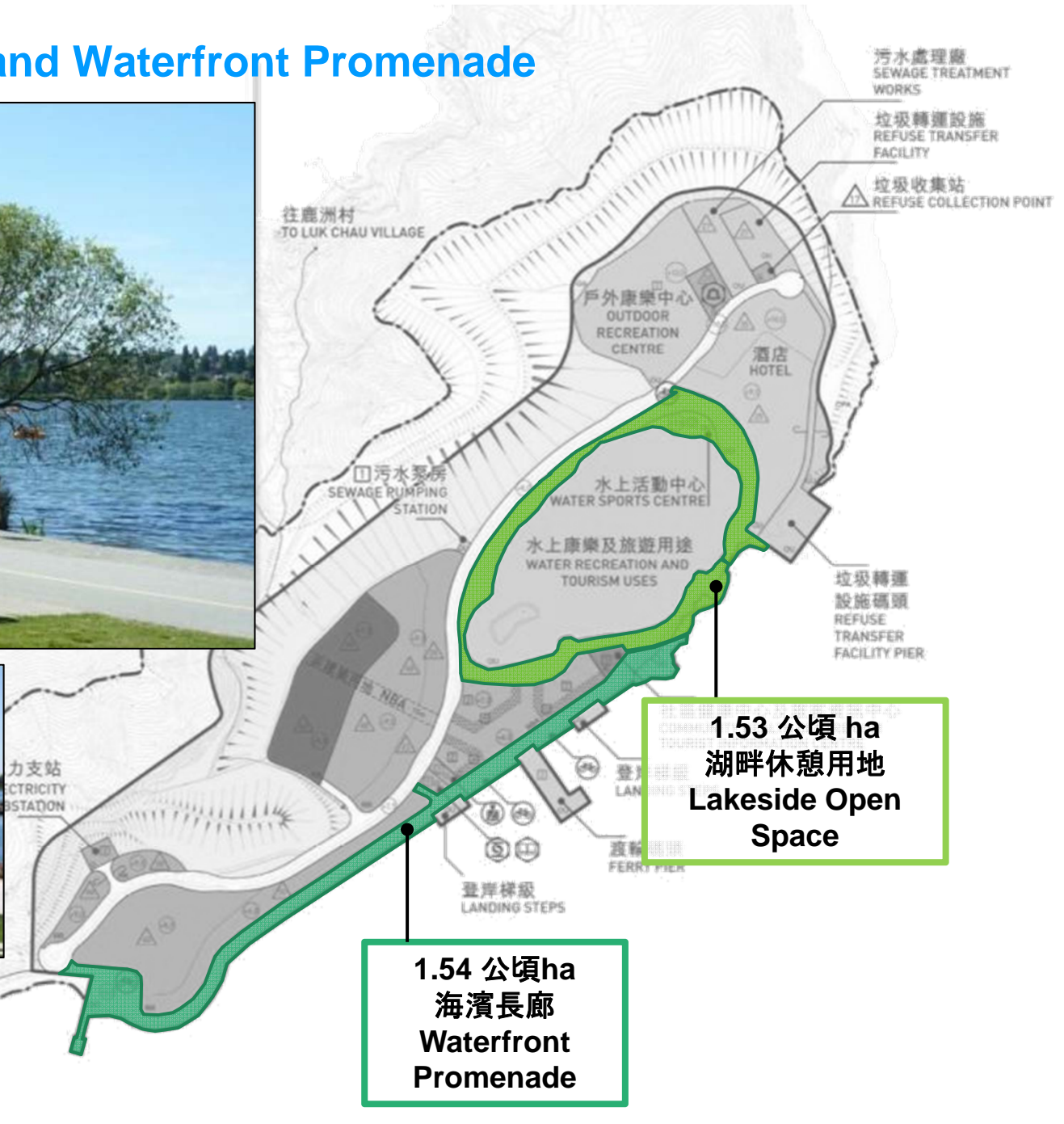
- 私人房屋 RR**
- 地積比率PR: 1.5 - 2.7
 - 單位數目 Flats: 1,200
 - 層數 BH: 4 -11 層storeys

增強康樂旅遊潛力 Enhancement of the Recreational and Tourism Potential



湖畔休憩用地及海濱長廊

Lakeside Open Space and Waterfront Promenade

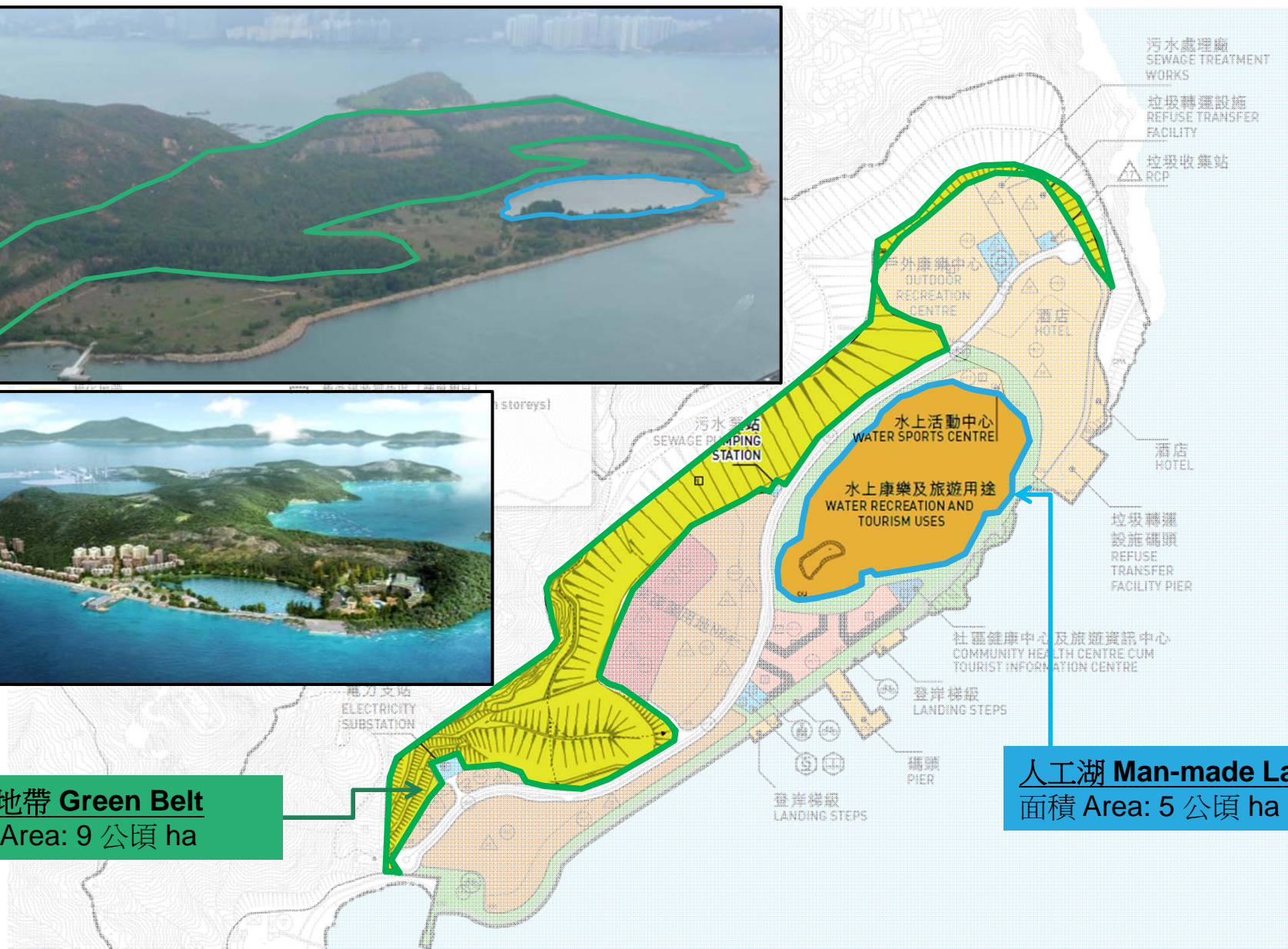


1.53 公頃 ha
湖畔休憩用地
Lakeside Open Space

1.54 公頃 ha
海濱長廊
Waterfront Promenade

保留現有的樹林及人工湖

Preserving the Existing Woodland and Man-made Lake



綠化地帶 Green Belt
面積 Area: 9 公頃 ha

人工湖 Man-made Lake
面積 Area: 5 公頃 ha

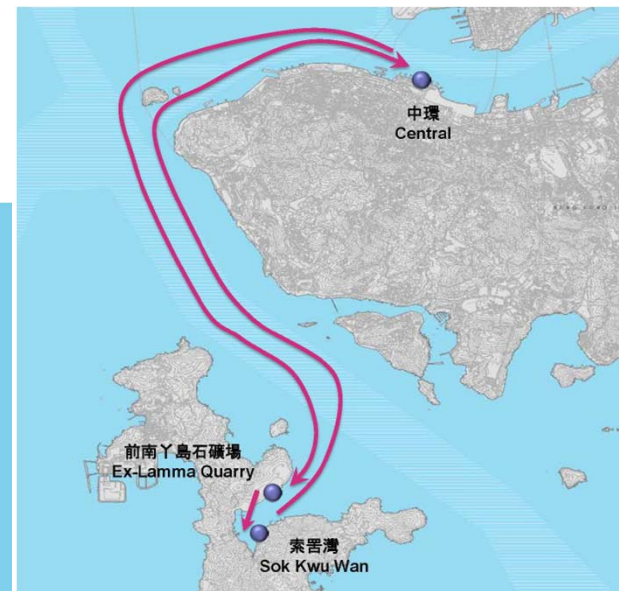
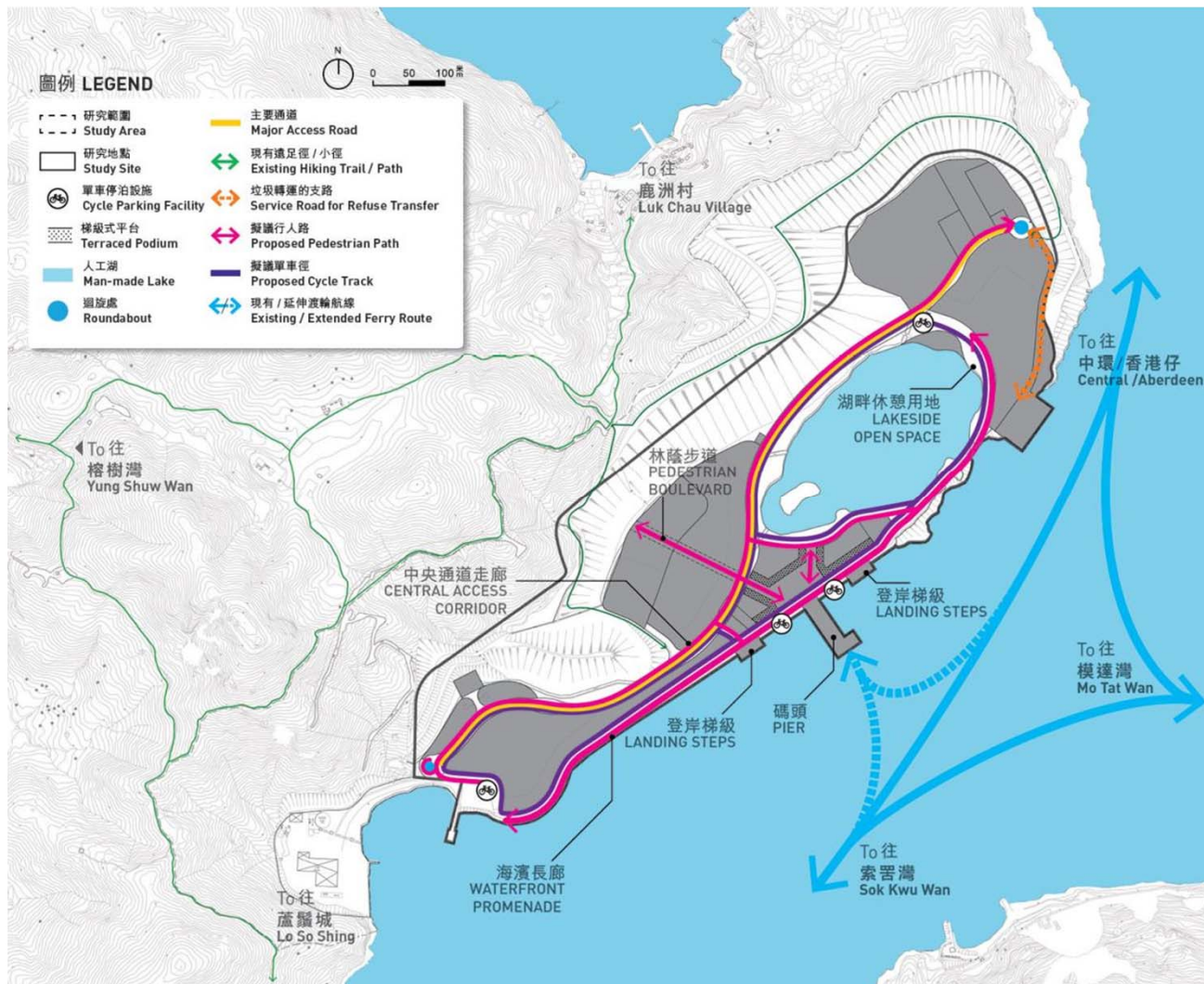
發展綠色及可持續發展社區

Developing a Green and Sustainable Community

- 具多元化的土地用途，例如：房屋、康樂/旅遊、湖畔休憩用地及海濱長廊
Characterized by a mixture of land uses including housing, recreation/tourist uses, lakeside open spaces and waterfront promenade
- 鼓勵以單車及步行為主要交通模式，並以環保的運輸方式作輔助
Promoting cycling and walking to be the major transport modes, together with environmentally friendly transport modes as an ancillary service
- 其他可持續發展的措施，如綠色建築設計，高效利用能源和水資源，以及安裝廢物回收設施
Other sustainable initiatives may be implemented, such as green building design, efficient use of energy and water resources, and the installation of waste recycling facilities



改善運輸網絡 Enhancing Transport Network



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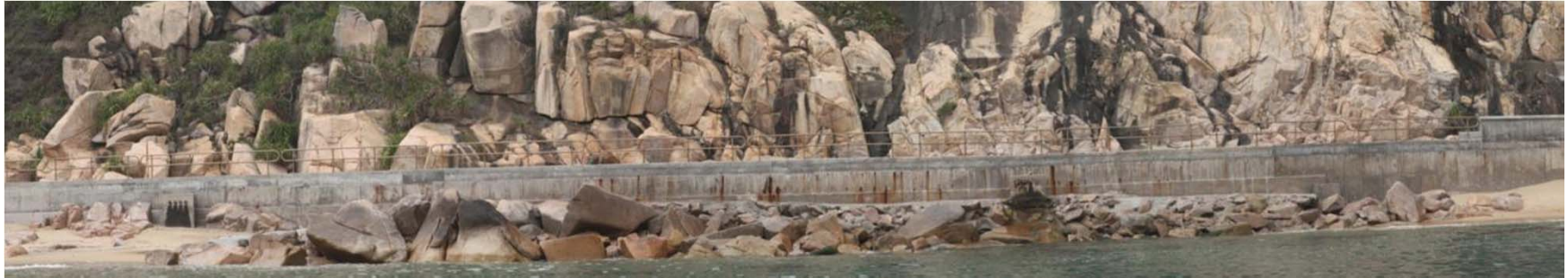
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從研究地點到蘆鬚城沿海岸總距離約610米
Total distance along coast: From Study Site to Lo So Shing approx. 610m



南丫島現有的沿海岸步道 Existing Coastal Footpath in Lamma Island



Tung O 東澳



Mo Tat Wan 模達灣



Lo So Shing 盧鬚城

技術可行性 Technical Feasibility

- 進行了包括交通、岩土、斜坡，空氣流通、排水、排污、供水供電、海堤設計等多方面技術評估

Technical assessments on various aspects including traffic and transport, geotechnical and natural terrain hazard, air ventilation, drainage, sewerage, water supply and utilities have been conducted.

- 擬議發展在配合適當的改善及緩解措施後，在技術上是可行的

The proposed developments are broadly feasible subject to appropriate improvement and mitigation measures.



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落實安排 Implementation Programme

- 完成研究後將進行詳細的工程設計研究
A detailed engineering design study to be undertaken after this Study
- 所需的法定及撥款審批程序與土地平整及基建工程完成後，預計首批人口將於大約2021年遷入。
Upon completion of the required statutory and funding approval procedures together with the site formation and infrastructure works, the first population intake will be around Year 2021.



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第二階段社區參與活動 Stage 2 Community Engagement Activities

第二階段社區參與已於2014年3月14日展開，為期兩個月。目的收集公眾對擬議建議發展大綱草圖之意見 Stage Two CE which started on 14 March 2014 will last for about two months until 17 May 2014 to seek public comments on the draft RODP

巡迴展覽 Roving Exhibitions



焦點小組會議 (專業學會、環保團體、關注團體、旅遊及酒店業界) Focus Group Meeting (Professional institutes, Green Groups, Local Concern Groups, Tourism and Hotel Sectors)



公眾論壇 Public Forum



簡介會(包括離島區議會、南區區議會、有關的鄉事委員會及城規會) Briefing Sessions (including the Islands and Southern DCs, the relevant RCs and the TPB)



第二階段社區參與主要意見 Stage 2 Community Engagement Major Public Views

- 收到超過 340 個意見（至2014年5月17日為止）及一份文件顯示約5,500人的簽名支持將前南丫石礦場規劃為自然生態公園。

Received more than 340 comments (as of 17 May 2014) and one document indicating approx. 5,500 public signatures to support rezoning the ELQ site as an eco-theme park.

- 南丫島南段及南丫島北段鄉事委員會、離島區議會、南區區議會及城市規劃委員會普遍支持擬議發展。

The Lamma (South) and Lamma (North) RC, Southern DC, Islands DC and TPB generally supported the proposal.

- 然而，有關發展應惠及南丫島整體發展，並要求改善索罟灣的交通服務、與索罟灣及榕樹灣的交通連繫、公共醫療服務及學校設施。

However, future development should benefit the overall development of the whole Island. They demanded for the improvement of transportation services in Sok Kwu Wan, connection with Sok Kwu Wan and Yung Shue Wan, public health services and education facilities.

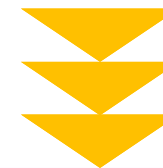
第二階段社區參與主要意見 Stage 2 Community Engagement Major Public Views

部分人士不支持擬議發展，並提出下列主要關注：

Some individuals did not support the proposal, their major concerns are:

- 擬議發展將對南了島的生態環境帶來負面影響。
Proposed development will cause adverse impacts to the existing environment and ecology in Lamma Island.
- 交通費用對於基層市民來說太昂貴。部份人士亦關注未來渡輪服務能否自負盈虧。
The transportation cost was expected to be rather expensive for. Others also concern on the financial viability of the ferry services
- 高密度的房屋發展和人口顯著增加將破壞南丫島的鄉郊特色。
High-rise development and significant population intake would destroy the unique rural character of Lamma Island.
- 部分人士提出將研究地點發展成類似英國伊甸園計劃的生態主題公園建議。
Some raised the proposal of developing the site as an ecological theme park, like the Eden Project in UK.

未來路向 Way Forward



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