For discussion
on 27 May 2014

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 Two Community Engagement

INTRODUCTION

From December 2012 to February 2013, the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) carried out Stage One Community Engagement (CE) on 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). A draft Recommended Outline Development Plan (RODP) has now been formulated for the Ex-Lamma Quarry (ELQ) area. This paper briefs Members on the public views collected in Stage One CE and seeks Members' views on the draft RODP.

STAGE ONE CE AND MAJOR VIEWS COLLECTED

2. PlanD and CEDD jointly commissioned the Study in January 2012, with a view to examining the future land use and exploring the development potential of the ELQ site (the Study Site), including residential development and other compatible uses. Technical assessments are also included to confirm the feasibility of the preferred land use option. The findings and recommendations of the Study will serve as a reference for subsequent revision of the Lamma Island Outline Zoning Plan to guide the future development.

3. The CE of the Study comprises two stages. Stage One CE, which aimed at soliciting public views on the initial land use options as formulated

in the Study, was held from 7 December 2012 to 6 February 2013. During Stage One CE, a series of activities including a community workshop, a community forum and a public forum was conducted and was attended by over 250 participants. The Legislative Council (LegCo) Panel on Development was briefed on 22 January 2013 (Paper No. CB(1)428/12-13(08)). Other statutory/advisory bodies including the Town Planning Board (TPB), Planning Sub-committee of the Land and Development Advisory Committee, Islands and Southern District Councils (DC), Lamma (North) and (South) Rural Committees (RC) were also briefed. Several focus group meetings were organised for the professional institutes, green groups, local concern groups and the tourism sector. Roving exhibitions were staged at five different locations[1] during the CE period. During Stage One CE exercise, more than 500 written submissions were received.

4. The public views collected in Stage One CE are set out in the Stage One CE Report which can be viewed at the Study website: http://www.ex-lammaquarry.hk. The major public comments are summarised as follows:

Overall Development Concept

(a) the public generally supported the development at the Study Site by optimising the available land resources at the three existing platforms in the eastern, central and southwestern parts of the Study Site in order to avoid adverse impact on the local environment. Many stressed that the existing character of Lamma, including the natural attributes, 'back-garden', 'car-free island', etc. should be conserved. There was also strong aspiration for keeping the man-made lake intact. Among the three initial options under the two land use themes (i.e. "Housing" (Initial Options 1a and 1b) and "Tourism plus Housing" (Initial Option 2)), the public considered that the proposed "Tourism plus Housing" land use theme under Initial Option 2 was more favourable as it provided both low to medium density housing with some commercial/tourism-related uses for a more balanced development. It could also help satisfy

[1] The five locations included Sok Kwu Wan Ferry Pier, Yung Shue Wan Ferry Pier, Aberdeen Promenade, Central Pier No. 4 and the Harbour Building, Central.

the imminent housing needs in Hong Kong, enhance the local economy, and add vibrancy and diversity to the Study Site;

Housing Development

(b) the use of the existing platform areas for housing development was generally supported. The majority of the commenters opined that the population density should be increased to meet the housing needs of the community, but they were against luxurious high-rise housing development which would completely alter the local and rural character of the area. A population of 5,000 persons was generally considered acceptable with the expectation of providing enhanced transport services and community facilities;

(c) the building height should be compatible with the local character and the environment. Some opined that the proposed building height of over 8-10 storeys was excessive. Regarding the types of housing, most preferred affordable housing, be it subsidised or private housing;

Land Uses

(d) there were requests for more tourism and recreational facilities at the Study Site in addition to the resort hotel proposed under Initial Option 2. Many considered that the attractions of Lamma Island should be enriched by adding more diversified activities, such as outdoor adventure centre or holiday camp, with eco-tourism element, for public enjoyment. Some suggested that the Study Site should be used as a recreation resource / eco-educational park, similar to Eden Project[2] in the United Kingdom. While some considered that a high-end hotel would support more sustainable tourism, many emphasized on the affordability of the proposed recreation and tourism facilities including the hotel;

[2] Eden Project is a visitor attraction with biodiversity as its main theme in Cornwell, United Kingdom. It was built in a ex-quarry site covering a total area of 50 hectares with 10 hectares of external landscape and an amphitheatre area seating over 2,000 people. The major attractions are a series of artificial biomes demonstrating plants collected from all around the world. The project is one of the top three charging attractions in the United Kingdom with averaging 1.2 million visitors per year.

(e) marina development was not supported since there could be potential adverse impact on the existing fish culture zones in Sok Kwu Wan;

Urban Design

(f) the car-free environment on Lamma Island should be retained and the future developments of the Study Site should be within walking distance. The majority view was that the lake was a unique feature that should be protected and preserved in totality. The landscape, visual character and natural resources at the Study Site should be preserved;

Environmental Impacts

(g) there were concerns about the potential adverse environmental and ecological impacts on the natural environment and the adjoining fish culture zones with the proposed developments in the Study Site. The local concern groups did not agree with the Study findings of low ecological value at the Study Site and suggested that mitigation measures would be required;

Connectivity

(h) both external and internal transport to the Study Site and the Sok Kwu Wan area in a wider context should be enhanced. The ferry services should be extended to cater for the increased traffic demand arising from the existing and future community and visitors in Sok Kwu Wan; and

Implementation

(i) the public did not favour future development within the Study Site to be implemented by a single private developer. Some urged for early development of the Study Site, and affordable and accessible future facilities.

DRAFT RODP

5. Having regard to the public comments received, a preferred option for the ELQ site has been formulated to provide the basis for drawing up the draft RODP. The preferred option is mainly based on the "Tourism plus Housing" land use theme under Initial Option 2 – "Tourism plus Housing", which was well received by the public. The development potential of the Study Site has been further optimised by providing additional housing flats and recreation uses based on the established planning objectives and guiding principles, paying heed to the preservation of the coastal protection area and ridgeline.

Planning and Design Concepts

6. The draft RODP was formulated based on the following planning and design concepts:

(a) disturbance to the area should be avoided by confining developments at the three existing platforms. Residential developments will be concentrated on the central and southwestern platforms while the eastern platform will be reserved for the tourism and recreational uses. The man-made lake and the existing woodland will be wholly preserved;

(b) major supporting Government, Institution or Community (G/IC) facilities including sewage treatment works, refuse transfer facility and its associated pier, refuse collection point (RCP) and fire station will be located at the northeastern end of the Study Site with a view to minimising the potential nuisances to the residential neighbourhood in the southwestern portion;

(c) low-rise commercial use under the 'Lamma Hub' theme which is located in front of the proposed ferry pier will be the anchor point of the Study Site to promote strong sense of arrival to the future residents and visitors;

(d) necessary G/IC facilities serving the community such as library, social welfare facilities, community health centre, police post, etc.,

are planned at convenient locations within the central platform;

(e) an Outdoor Recreation Centre (ORC) and a Water Sports Centre (WSC) at the lakeside are proposed to provide a wide range of recreation activities including eco-tourism, organic farming, ecological environmental education, etc. for the general public and visitors, make good use of the lake and enhance the recreational opportunities of Lamma Island as a leisure destination. The proposed resort hotel would also cater for local demand and serve overseas visitors;

(f) a stepped height profile descending from the hillslope to the waterfront for the residential sites is adopted to respect the natural surroundings and a height restriction is also imposed to preserve the ridgeline and the natural backdrop; and

(g) pedestrian footpaths and a continuous cycle track network will be provided to encourage walking and cycling as the main transport modes within the Study Site.

Planned Population, Housing Mix and Development Parameters

7. According to the draft RODP, it is estimated that about 1,200 private housing flats and 700 subsidised housing flats will be provided to accommodate a planned population of about 5,000 persons. The major planning parameters adopted in the preferred option and the draft RODP are summarised as follows:

Population		
Planned Population		5,000
Housing (Site Area: about 6 hectare (ha))		
Private to Subsidised Housing Ratio		63:37
No. of Flats : 1,900 units	Private	1,200 units
	Subsidised	700 units
Plot Ratio : Overall 1.92	Private	1.5 to 2.7
	Subsidised	2.6
Average Flat Size	Private	70m² to 100m²

	Subsidised	52m²
Maximum Building Height	Private	11 storeys (50mPD*)
	Subsidised	13 storeys (50mPD*)
Hotel (Site Area: about 2.5 ha)		
Plot Ratio		1.0
Number of Rooms		260 rooms (about)
Maximum Building Height		6 storeys
Commercial (Site Area: about 1 ha)		
Plot Ratio		0.5
Maximum Building Height		2 storeys

* mPD: metre above Principal Datum

Key Features

8. The draft RODP as shown on **Plan 1** has the following key features:

Optimising Development Potentials to Satisfy Long-term Housing Needs

(a) there are four residential sites in the central and southwestern platforms. They will provide about a total of 1,900 new residential units, including 1,200 private housing flats and 700 subsidised housing flats, to accommodate about 5,000 persons;

(b) the proposed development parameters are optimised for the rural setting within the available land resources, without backfilling the man-made lake and providing a new submarine fresh water pipe system from Hong Kong Island;

Enhancement of the Recreational and Tourism Potentials

(c) a Tourism and Recreation Hub is introduced in the eastern platform. Apart from the proposed hotel, an ORC of about 2 ha is proposed, which could offer a wide range of outdoor sports and recreation facilities for public enjoyment. A Tourist Information Centre is proposed near the new ferry pier to serve the visitors;

(d) to make better use of the lake that would be totally preserved, a WSC, as part of the ORC, is located at the northeastern edge of the

lake providing some non-motorised water recreation uses at the northern and middle parts of the lake for public enjoyment. The southern part of the lake will be dedicated for amenity purpose to minimise the possible adverse impact to the small wooded island in the lake;

(e) the proposed maximum height for the hotel site of 6 storeys will provide about 260 hotel rooms to serve both local and foreign visitors;

(f) the Lamma Hub providing a commercial gross floor area of about 6,000m^2, will be the anchor point of the Study Site serving as a major gathering point for both residents and visitors. Within the commercial site, an open-air Entrance Plaza is reserved for holding festive events. A 10m-wide setback on the upper level of the 2-storey commercial development is also proposed to create a terrace design, which could enhance pedestrians' walking experience in a leisure setting;

Preserving the Existing Woodland and Man-made Lake

(g) the surrounding slopes of the Study Site have been covered by vegetation after the completion of the rehabilitation works. The proposed development will be confined to the three existing platforms (about 20 ha) without affecting the adjoining woodland and man-made lake (5 ha). The 9-ha woodland will be preserved as greet belt and the existing trees will be retained as far as possible to enhance the landscape and visual amenity;

Developing a Green and Sustainable Community

(h) the preferred option is characterised by a mixture of land uses including private and subsidised housing (about 6 ha), various recreation/tourist uses (about 9.5 ha) and lakeside open spaces and waterfront promenade (about 4 ha) which would enhance the character of the place;

(i) cycling and walking are promoted to be the major transport modes

within the Study Site. All developments are within walking distance. Consideration may also be given to provide environmentally friendly transport modes as an ancillary service to facilitate better accessibility within the Study Site;

(j) other sustainable initiatives, such as green building design, efficient use of energy and water resources, and the installation of waste recycling facilities at the RCP may be implemented in this new residential community;

Respecting Existing Character and Urban Design Principles

(k) residential blocks would be of different heights, creating a stepped building height profile with low-rise blocks of 4 storeys at the waterfront rising to 11 storeys (for private housing) / 13 storeys (for subsidised housing) in the inland, while at the same time protecting the ridgeline and facilitating air ventilation;

(l) view corridors are planned to protect the long-range views towards the green backdrop and other natural scenery. In particular, the pedestrian boulevard along the Non-Building Area extending from the Entrance Plaza at the Lamma Hub to the private and subsidised housing sites in the central platform will serve as a landscaped corridor and major view corridor;

Enhancing Transport Network

(m) a new ferry pier will be located towards the centre of the Study Site, which will accommodate the extension of existing licensed ferry services serving Sok Kwu Wan to the Study Site. Landing steps to the east and west of the ferry pier will be reserved for public and hotel uses respectively; and

(n) for internal transport, comprehensive pedestrian walkway and cycle track network with supporting facilities, such as cycle parking areas, is proposed. A new single two-way road running along the southwestern to northeastern end would meet the operational needs of the emergency and servicing vehicles.

9. Technical assessments on traffic and transport, geotechnical and natural terrain hazard, air ventilation, drainage, sewerage, water supply, utilities and sustainability aspects have been conducted. The assessments conclude that the proposed developments under the draft RODP are basically feasible without insurmountable planning and engineering problems subject to appropriate improvement and mitigation measures.

10. The preliminary environmental assessments on air quality, noise, water quality, sewerage, waste, land contamination, ecology, fisheries, landscape and visual and cultural heritage also reveal that the proposed developments under the draft RODP are basically feasible without insurmountable environmental problems. Upon finalisation of the RODP, the Consultants will conduct the environmental impact assessment under the Environmental Impact Assessment Ordinance to confirm the environmental acceptability of the proposed development.

STAGE TWO CE

11. Stage Two CE which started on 14 March 2014 has lasted for about two months until 17 May 2014 to seek public comments on the draft RODP. Other than the LegCo Panel on Development, PlanD and CEDD have consulted relevant statutory and advisory boards/committees, including the Islands and Southern DCs, the relevant RCs and the TPB during the CE period. Two focus group meetings with green groups, local concern groups, NGOs, professional institutes, tourism and hotel sectors were held on 23 April 2014 and 16 May 2014 respectively. A public forum was held on 3 May 2014. Roving exhibitions have been arranged at different locations during the CE period.

12. A copy of the Stage Two CE Digest is attached at **Appendix 1** for Members' reference. Details on the Study are available at the Study webpage at http://www.ex-lammaquarry.hk for public information.

13. The public views received from Stage Two CE will be taken into account in refining the recommended development proposals before the Study is finalised and the final RODP is drawn up.

IMPLEMENTATION

14. CEDD will undertake a detailed engineering design consultancy upon the completion of this Study. The required site formation works, road works and infrastructure provisions will follow after the completion of the engineering study. The first population intake will be around 2021.

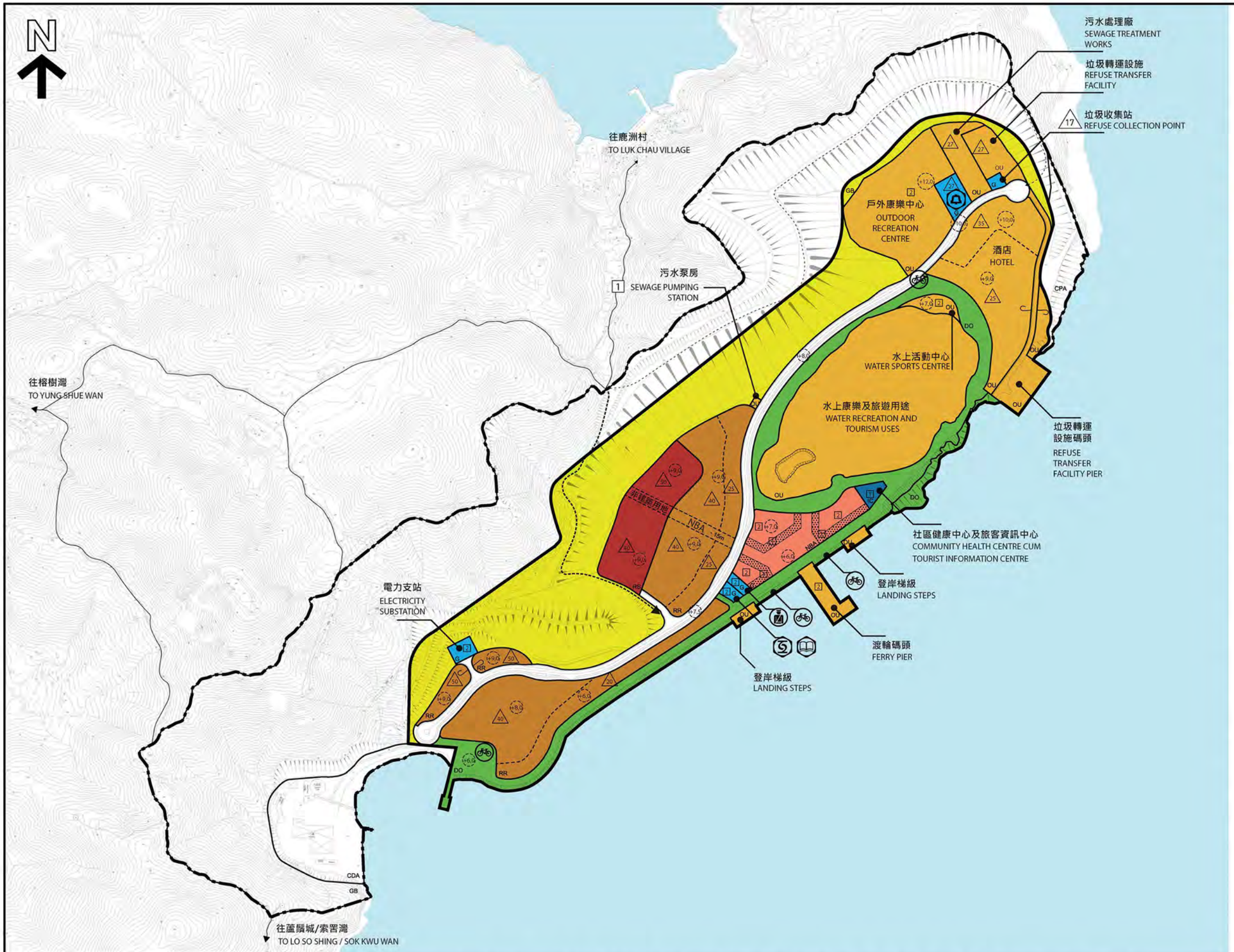
ADVICE SOUGHT

15. Members are invited to note the public views collected in Stage One CE and offer views on the draft RODP.

ATTACHMENTS

Plan 1 Draft RODP
Appendix 1 Stage Two Community Engagement Digest

Development Bureau
Planning Department
Civil Engineering and Development Department
May 2014



圖例 LEGEND

- 研究範圍 Study Area
- 研究地點 Study Site
- 住宅（資助房屋） Residential (Subsidised Housing)
- 住宅（私人房屋） Residential (Private Housing)
- 商業 Commercial
- 政府 Government
- 機構及社區 Institution and Community
- 其他指定用途 Other Specified Uses
- 綠化地帶 Green Belt
- 地區休憩用地 District Open Space
- 綜合發展區 Comprehensive Development Area
- 海岸保護區 Coastal Protection Area
- 道路 Road
- 非建築用地 / 林蔭步道 Non-Building Area / Pedestrian Boulevard
- 梯級式平台 Terraced Podium
- 消防局 Fire Station
- 社會福利設施 Social Welfare Facilities
- 圖書館 Library
- 單車停泊設施 Cycle Parking Facility
- 警崗 Police Post
- 最高建築物高度（在主水平基準上若干米） Maximum Building Height (in m above PD)
- 最高建築物高度（樓層數目） Maximum Building Height (in storeys)
- 建議地盤平整水平（在主水平基準上若干米） Proposed Site Formation Level (in m above PD)
- 海堤 Seawall

0 50 100 150 200m

ARUP

本摘要圖於2014年3月18日擬備
EXTRACT PLAN PREPARED ON 18.3.2014

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
PLANNING AND ENGINEERING STUDY ON FUTURE LAND USE AT THE EX-LAMMA QUARRY AREA AT SOK KWU WAN, LAMMA ISLAND - FEASIBILITY STUDY

建議發展大綱草圖
DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN

規劃署 PLANNING DEPARTMENT

土木工程拓展署 Civil Engineering and Development Department

M/SD/14/17

圖 Plan 1

附錄 Appendix 1

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

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

第 Stage 2 階段社區參與摘要
Community Engagement Digest

規劃署 Planning Department

CEDD 土木工程拓展署 Civil Engineering and Development Department

ARUP

二零一四年三月
MARCH 2014


榕樹灣
YUNG SHUE WAN
洪聖爺灣泳灘
HUNG SHING YEH BEACH
香港仔
ABERDEEN
鴨脷洲
AP LEI CHAU
鹿洲村
LUK CHAU VILLAGE
水泥儲存倉
CEMENT STORAGE SILO
前南丫石礦場（研究地點）
EX-LAMMA QUARRY (STUDY SITE)
蘆鬚城
LO SO SHING
索罟灣
SOK KWU WAN
索罟灣公眾碼頭
SOK KWU WAN
PUBLIC PIER

目錄 Contents

第 Stage 2 階段社區參與摘要 Community Engagement Digest

1 簡介 Introduction

於2012年1月，規劃署及土木工程拓展署共同合作，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」（本研究）。本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。

第一階段社區參與於2012年12月至2013年2月進行，以收集公眾對研究地點未來發展及三個以「房屋」和「旅遊及房屋」為主題的初步土地用途方案之意見。大眾均普遍支持發展前南丫石礦場。考慮到於第一階段社區參與所收集到的公眾意見、以及本研究的願景及指導原則，連同已進行的技術評估，我們擬備了建議發展大綱草圖，以制訂有關的選取土地用途方案。選取方案以「旅遊及房屋」主題為基礎，充份發揮研究地點的發展潛力。

第二階段社區參與於2014年3月14日展開，目的是收集公眾對建議發展大綱草圖的意見，以便在本研究後期作進一步優化工作及完成制訂建議發展大綱圖。

我們誠意邀請您參與第二階段社區參與，對建議發展大綱草圖及其未來落實計劃安排表達意見。

In January 2012, the Planning Department and the Civil Engineering and Development Department jointly 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 Ex-Lamma Quarry Site (ELQ Site/ Study Site).

The Stage 1 Community Engagement (CE) was conducted from December 2012 to February 2013 to solicit public aspirations for future development in the Study Site as well as their views on the three initial land use options under the 'Housing' and 'Tourism plus Housing' themes. There were general supporting views that the ELQ site should be developed. Taking into account the public views gathered from the Stage 1 CE, the vision and guiding principles of the Study, together with the technical assessments conducted, the preferred land use option in the form of the draft Recommended Outline Development Plan (RODP) is devised. The preferred land use option is developed based on the 'Tourism plus Housing' theme with an aim to optimise the development potential of the Study Site.

The Stage 2 CE was launched on 14 March 2014 to solicit public views on the draft RODP to facilitate further refinement in the later stage of the Study and finalisation of the RODP.

You are cordially invited to participate in the Stage 2 CE to provide your views on the draft RODP as well as the future implementation.

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

研究地點位於索罟灣北岸，前身為南丫石礦場，於1978年開始運作。停止開採石礦後，當局展開綠化修復工程，並於2002年竣工。前南丫石礦場現有約20公頃平地、1公里長的海岸線及一個約5公頃的人工湖，具潛力發展多種可共融的土地用途。研究地點大部分為政府土地，未來發展將集中於現有的平地。

除研究地點外，研究範圍亦覆蓋周邊地區，包括毗鄰約2公頃現為水泥儲存倉的「綜合發展區」及天然山坡，合共約59.9公頃。研究地點擁有獨特的自然環境，北面以山脊為背景，南面則被水體環繞。

Being located at the northern coast of Sok Kwu Wan, the Study Site is an ex-quarry established in 1978 for rock extraction. After cessation of quarrying operation, rehabilitation works were carried out which were completed in 2002. At present, ELQ site comprises 20 hectares of platform area, 1 kilometre of shoreline and a 5-hectare man-made lake, and has the potential to incorporate different compatible land uses. Majority of the Study Site is government land and the future development will be on the existing platform areas.

Apart from the Study Site, the Study Area also covers the surrounding areas, including the adjacent Comprehensive Development Area (CDA) site of about 2 hectares currently occupied by cement storage silo and natural slopes accounting for a total area of about 59.9 hectares. The Study Site enjoys a unique natural setting with the mountain backdrop in the north and water bodies in the south.

2 第一階段社區參與
Stage 1 Community Engagement

第一階段社區參與於2012年12月至2013年2月進行，收集公眾對研究地點三個分別以「房屋」及「旅遊及房屋」為主題所制訂的初步土地用途方案的意見。

期間舉辦了一系列的社區參與活動，包括社區論壇及工作坊、公眾論壇、焦點小組會議、簡介會及巡迴展覽。公眾及主要持份者的意見經整理及分析後，成為制訂建議發展大綱草圖內選取方案的基礎。

相關的資料，及總結了收集到的公眾意見和研究團隊回應的第一階段社區參與報告，可參閱以下研究網址：www.ex-lammaquarry.hk。

Stage 1 CE was conducted from December 2012 to February 2013 to gauge the public comments on the three initial land use options developed for the Study Site under the 'Housing' and 'Tourism plus Housing' themes.

A wide range of CE activities including community forum and workshop, public forum, focus group meetings, briefing sessions, and roving exhibitions were held during the Stage 1 CE. Comments received from the public and key stakeholders were compiled and analysed, which form the basis for the formulation of the preferred land use option in the draft RODP.

Relevant publicity materials and the Stage 1 CE Report summarizing the public comments received and Study Team's responses are available at the Study website at www.ex-lammaquarry.hk.








第一階段社區參與的公眾意見
Public Comments from Stage 1 Community Engagement

主要意見歸納如下：
Summaries of major comments are listed as below:

1 發展需要
Need for Development

應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.

6 土地用途
Land Uses

除了住宅及旅遊用途外，亦應提供康樂及休閒用途。因擔心遊艇停泊處會影響水質及毗鄰的魚類養殖區，該擬議發展不獲支持。

Apart from residential and tourism uses, recreational and leisure uses should be provided. Marina development was not supported since there were concerns about the impacts to the water quality and fish culture zones nearby.

2 對政府、機構或社區設施的需求
Demand for Government, Institution or Community (G/IC) Facilities

應提供必要的政府、機構或社區設施以支援社區需要。

Necessary G/IC facilities should be provided to support the community need.

3 城市設計
Urban Design

南丫島的無車環境應予以保留，而未來研究地點的各項發展亦應在可步行的範圍內。支持全面保留人工湖以加強前南丫石礦場的本土特色。研究地點的景觀、視覺特徵及自然資源也應保存。

The car-free environment on Lamma Island should be retained and the future developments of the Study Site should be within walking distance. Preservation of the man-made lake in totality was supported to enhance local character of the ELQ site. The landscape, visual character and natural resources at the Study Site should be preserved.

4 發展主題
Development Theme

「旅遊及房屋」主題可滿足香港迫切的房屋需要，並改善本土經濟及活力。所提供的房屋應是市民所能負擔的，亦應包括多樣化的土地用途。

The 'Tourism plus Housing' theme can help meet the imminent housing need of Hong Kong and enhance local economy and vibrancy. The proposed housing should be affordable. A diversity of land uses should be included.

5 發展規模/密度
Development Scale/ Intensity

人口密度可適切地增加。然而，高密度發展會與南丫島的本土及鄉郊特色不協調。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。

The population density should be increased. However, high density development would be incompatible with the local and rural characters of Lamma Island. A population of 5,000 was generally considered acceptable with the expectation of providing the enhanced transport services and community facilities.

7 環境及生態影響
Environmental and Ecological Impacts

應顧及擬議發展對自然環境及毗鄰的魚類養殖區帶來的潛在環境及生態影響。

Consideration should be given to the potential environmental and ecological impacts to the natural environment and the adjoining fish culture zones with the proposed development.

8 連繫性
Connectivity

應考慮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。

Connectivity of the Study Site with existing local community and the enhancement of both external and internal transport for existing and future residents should be taken into account. The ferry services should be enhanced to cater for the increased traffic demand arisen from the existing and future community in Sok Kwu Wan.

9 實施
Implementation

公眾殷切期望研究地點能盡早發展，而未來的設施應為可負擔及方便易達。

There was strong aspiration for early development of the Study Site. The future facilities should be affordable and accessible.

3 願景和指導原則
Vision and Guiding Principles

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.

指導原則
Guiding Principles

發展需要
Development Needs

- 發揮研究地點的發展潛力
  Unleashing development potential of the Study Site
- 與南丫島現有地區特色及康樂旅遊資源產生協同效應
  Synergising with existing local character and recreation/ tourism resources of Lamma
- 有助應付住屋需求
  Helping to meet housing demand
- 加強對旅客的吸引力
  Enhancing visitor appeal

地區人士的期望
Local Aspirations

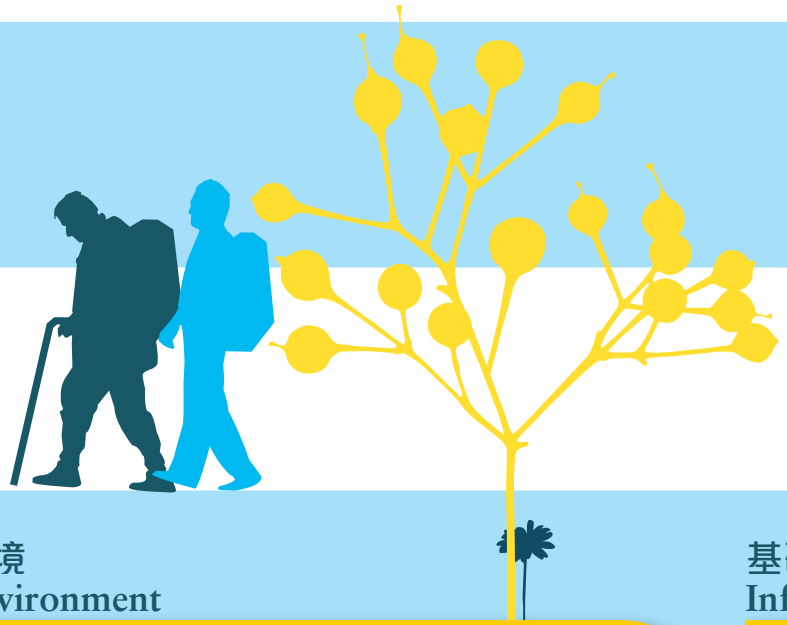
- 回應地區人士對提供多元化的土地用途之訴求，並為研究地點注入經濟活力
  Responding to the aspirations of the local communities for providing a diversity of land uses and enhancing vibrancy and economic vitality at the Study Site

可持續發展
Sustainable

水濱海岸
Waterfront

ELQ
前南丫石礦場
Ex-Lamma Quarry
地區特色
Local Character

綠色元素
Green



環境
Environment

- 締造一個綠色及可持續的環境
  Creating a green and sustainable environment
- 融合於周邊的自然與文化資源
  Integrating with the natural and cultural resources in the surroundings
- 保護獨特的地貌及自然景觀資源
  Respecting the distinct landform and landscape resources
- 推動具質素的海濱發展
  Promoting quality waterfront development
- 設計無障礙環境
  Designing a barrier-free access environment

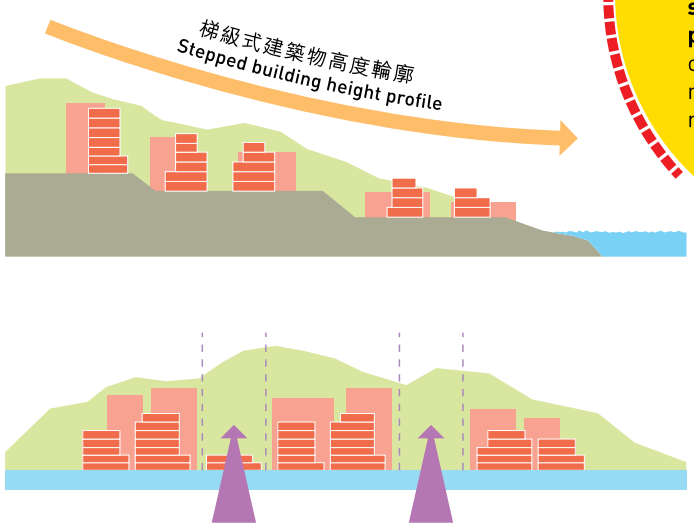
基礎建設
Infrastructure

- 增強與南丫島其他部分及港島的聯繫
  Enhancing the linkages to other parts of Lamma Island and Hong Kong Island
- 善用南丫島現有的基礎建設，為研究地點作最適度的發展
  Utilising the available infrastructural provisions of Lamma Island for optimal development at the Study Site
- 連接周邊的發展並融入於現有社區
  Connecting to the adjacent development sites and integrating with the existing communities

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

歸納第一階段社區參與所收集到的公眾意見，以及按本研究的願景及指導原則，我們制訂了總體規劃及設計原則，作為擬備建議發展大綱草圖的基礎，並以此為目標改善區內居民的生活質素和創造經濟機會，同時按可持續方式保護和尊重園林資源。

Consolidating the public views gathered from Stage 1 CE, and following the vision and guiding principles of the Study, the overall planning and design principles are formulated. These principles facilitate the preparation of the draft RODP, with a view to improving the living quality for local residents, creating economic opportunities whilst adhering to the intention of protecting and respecting the landscape resources in a sustainable manner.



保留主要景觀走廊
Preservation of major view corridors

規劃及設計原則
Planning and Design Principles

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

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

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

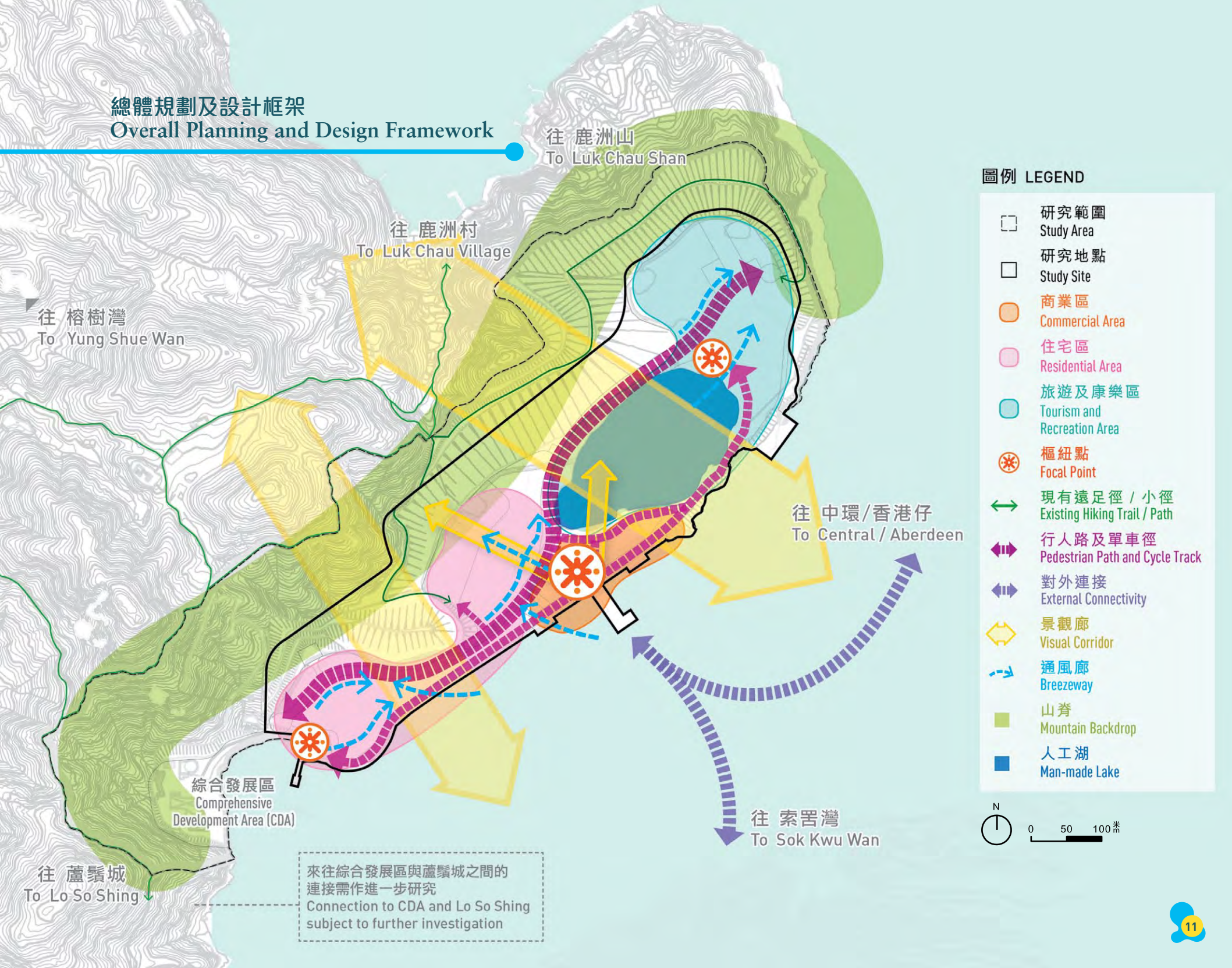
應尊重自然環境，透過梯級式建築物高度輪廓及保留眺望天然背景的觀景廊
Respecting natural surroundings through **stepped building height profile** and preservation of **view corridors** to the natural backdrop and ridgeline

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

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

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

總體規劃及設計框架
Overall Planning and Design Framework



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

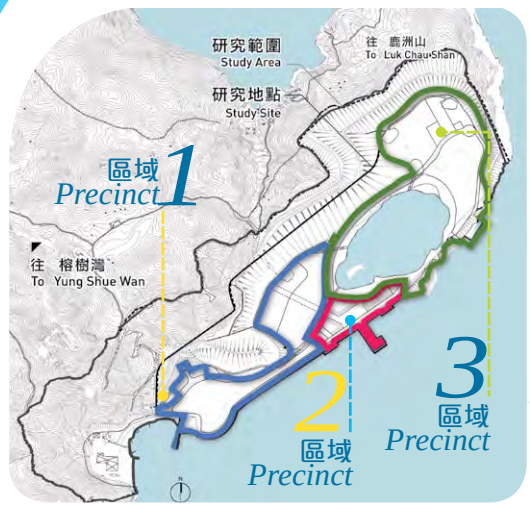
於第一階段社區參與，我們建議了三個以「房屋」和「旅遊及房屋」為主題的初步土地用途方案以收集公眾意見。建議發展大綱草圖亦以「旅遊及房屋」的主題為藍本發揮研究地點的發展潛力。考慮到已進行的技術評估、基建和環境限制，以及保護山脊線和天然環境等因素，我們建議研究地點的規劃人口為5,000人，提供低至中密度的優質房屋，及社區必要的政府、機構或社區設施。

因應前南丫石礦場的獨特離島環境及其旅遊潛力，我們建議於研究地點引入不同的旅遊和康樂設施，確保有多元化及可負擔的相關設施供遊客和公眾享用。經考慮收到的公眾意見和進一步檢討後，較早前建議的遊艇停泊處不被採納。

In Stage 1 CE, three initial land use options under the 'Housing' and 'Tourism plus Housing' themes are proposed to solicit public views. The draft RODP is also formulated based on the 'Tourism plus Housing' theme to unleash the development potential of the Study Site. Taking into account the technical assessments conducted, existing technical and environmental constraints, considerations of preserving ridgeline and natural environment etc., the planned population at the Study Site is proposed to be 5,000, providing low to medium density quality housing with necessary G/IC facilities for the community.

In view of its unique island environment and tourism potential of the ELQ site, various tourism and recreational facilities are introduced at the Study Site to provide diverse and affordable related facilities for visitors and public enjoyment. Considering the public comments received and after further review, the previously proposed marina is not adopted.

三個特色區域
Three Character Precincts

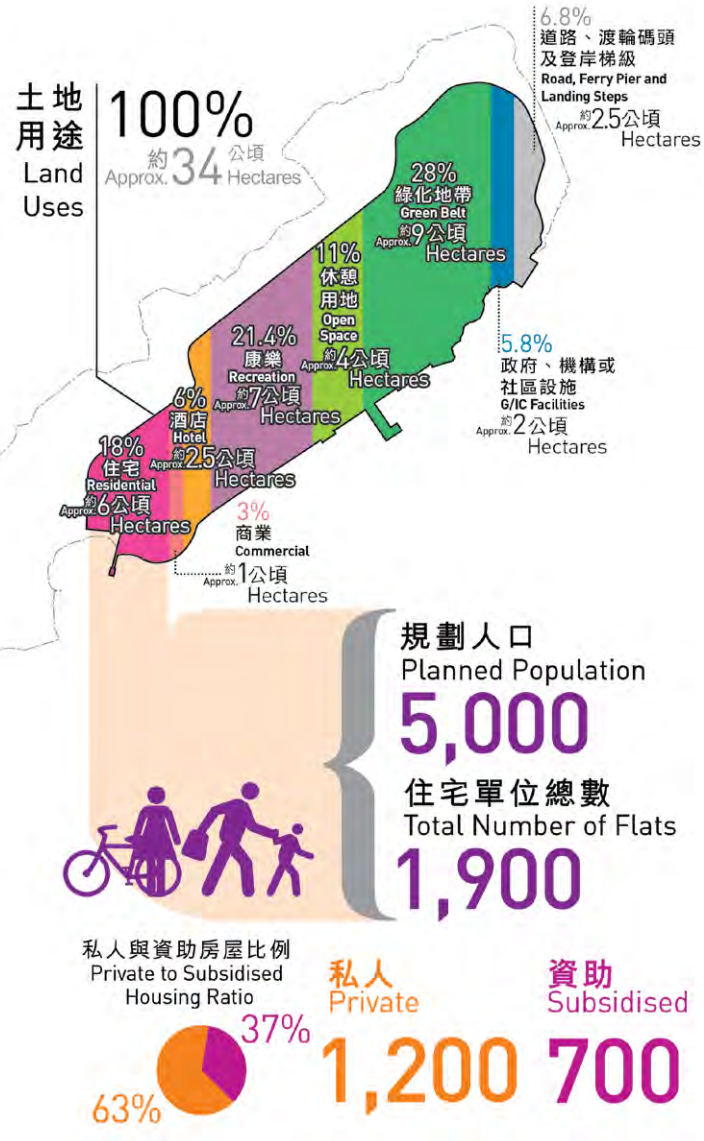


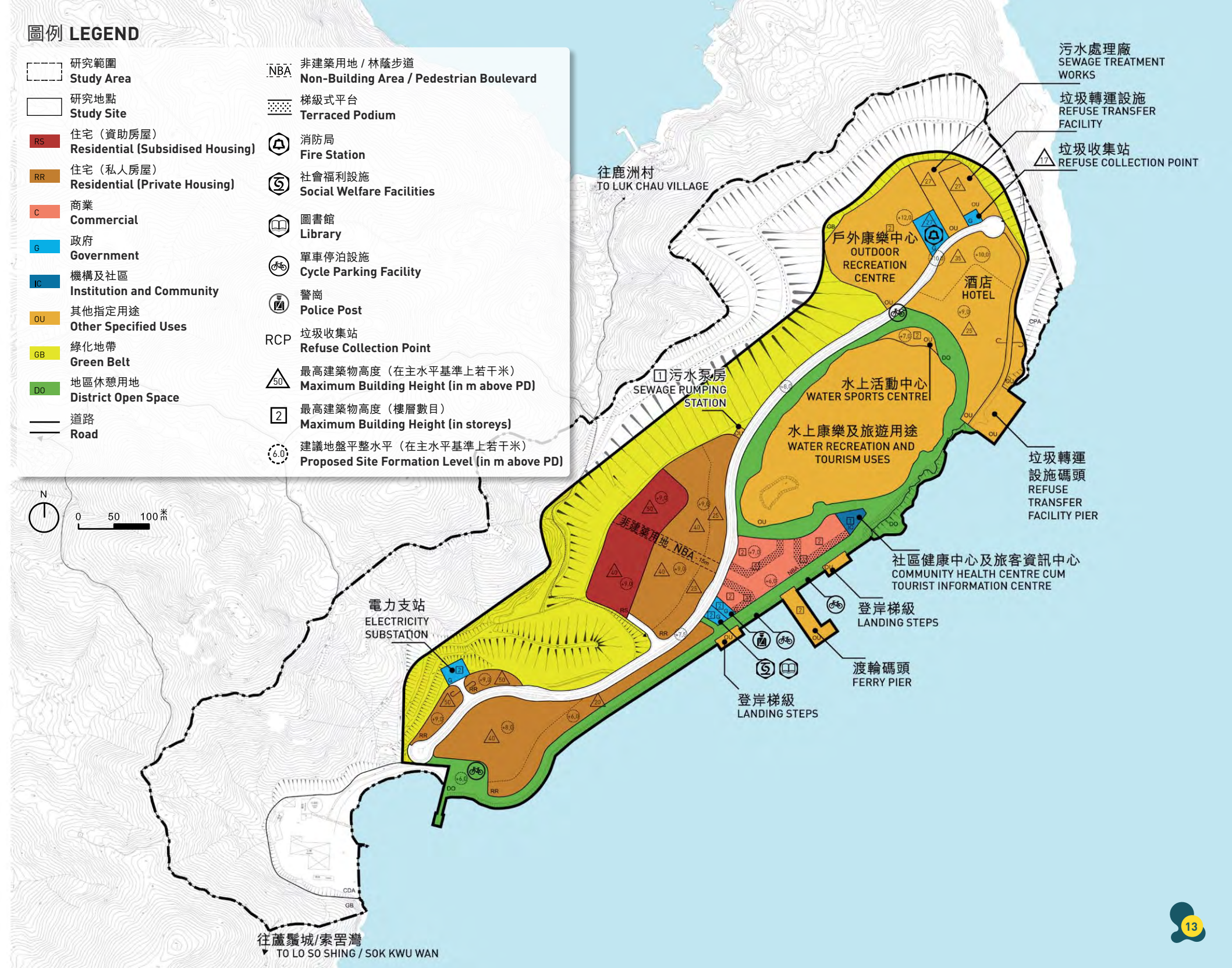
建議發展大綱草圖的整體佈局是考慮到城市設計及不同土地用途的空間需求而制訂，並劃分為三個特色區域，各有其特色及功能，分別是：

1. 灣畔社區
2. 南丫中心
3. 旅遊及康樂中心

The overall layout of draft RODP is formulated taking into consideration of urban design and spatial requirements of various land uses. Three character precincts are identified with their unique characters and functions, including the:

1. Bayside Neighbourhood
2. Lamma Hub
3. Tourism and Recreation Hub




圖例 LEGEND
研究範圍
Study Area
研究地點
Study Site
RS
住宅（資助房屋）
Residential (Subsidised Housing)
RR
住宅（私人房屋）
Residential (Private Housing)
C
商業
Commercial
G
政府
Government
IC
機構及社區
Institution and Community
OU
其他指定用途
Other Specified Uses
GB
綠化地帶
Green Belt
DO
地區休憩用地
District Open Space
道路
Road
NBA
非建築用地 / 林蔭步道
Non-Building Area / Pedestrian Boulevard
梯級式平台
Terraced Podium
消防局
Fire Station
社會福利設施
Social Welfare Facilities
圖書館
Library
單車停泊設施
Cycle Parking Facility
警崗
Police Post
RCP
垃圾收集站
Refuse Collection Point
50
最高建築物高度（在主水平基準上若干米）
Maximum Building Height (in m above PD)
2
最高建築物高度（樓層數目）
Maximum Building Height (in storeys)
6.0
建議地盤平整水平（在主水平基準上若干米）
Proposed Site Formation Level (in m above PD)
N
0 50 100米
往鹿洲村
TO LUK CHAU VILLAGE
污水處理廠
SEWAGE TREATMENT WORKS
垃圾轉運設施
REFUSE TRANSFER FACILITY
垃圾收集站
REFUSE COLLECTION POINT
戶外康樂中心
OUTDOOR RECREATION CENTRE
酒店
HOTEL
污水泵房
SEWAGE PUMPING STATION
水上活動中心
WATER SPORTS CENTRE
水上康樂及旅遊用途
WATER RECREATION AND TOURISM USES
垃圾轉運設施碼頭
REFUSE TRANSFER FACILITY PIER
社區健康中心及旅客資訊中心
COMMUNITY HEALTH CENTRE CUM TOURIST INFORMATION CENTRE
登岸梯級
LANDING STEPS
渡輪碼頭
FERRY PIER
登岸梯級
LANDING STEPS
電力支站
ELECTRICITY SUBSTATION
非建築用地 NBA
往蘆鬚城/索罟灣
TO LO SO SHING / SOK KWU WAN

區域 Precinct 1 灣畔社區 Bayside Neighbourhood

灣畔社區位於研究地點的中部和西南面，提供包括資助及私人房屋的低至中密度住宅發展，以建立一個均衡社區。住宅區享有湖景及海灣景色，中部社區設有林蔭步道連接南丫中心和渡輪碼頭，位於西面的社區沿海濱長廊而建，建築物以低至中層為主，建築物高度限制由內陸逐步向海濱遞減以保留山脊線及天然背景。研究地點西南面寬敞的公共休憩空間結合寧靜的海灣景緻，營造成舒適的居住環境。

The Bayside Neighbourhood in the central and southwestern parts of the Study Site will provide low to medium density residential developments, including subsidised and private housings, to create a balanced community. The residential area enjoys scenic lakeside and bay views. The neighbourhood in the centre is connected to the Lamma Hub and ferry pier via the Pedestrian Boulevard. The neighbourhood in the west is built along the waterfront promenade with low to medium rise buildings, and building height restrictions gradually descend from inland towards the waterfront. A spacious public open space is provided in the southwestern part of the Study Site to integrate with the tranquil bay views, creating a pleasant living environment.

私人房屋 Private Housing

用地數目
No. of Sites
3

建議地積比率
Proposed Plot Ratio
1.5-2.7

建議建築物高度
Proposed Building Height
4-11 層 Storeys
20-50 mPD （米）主水平基準以上

建議單位數目（約）
Proposed No. of Units (Approx.)
1,200

資助房屋 Subsidised Housing

用地數目
No. of Sites
1

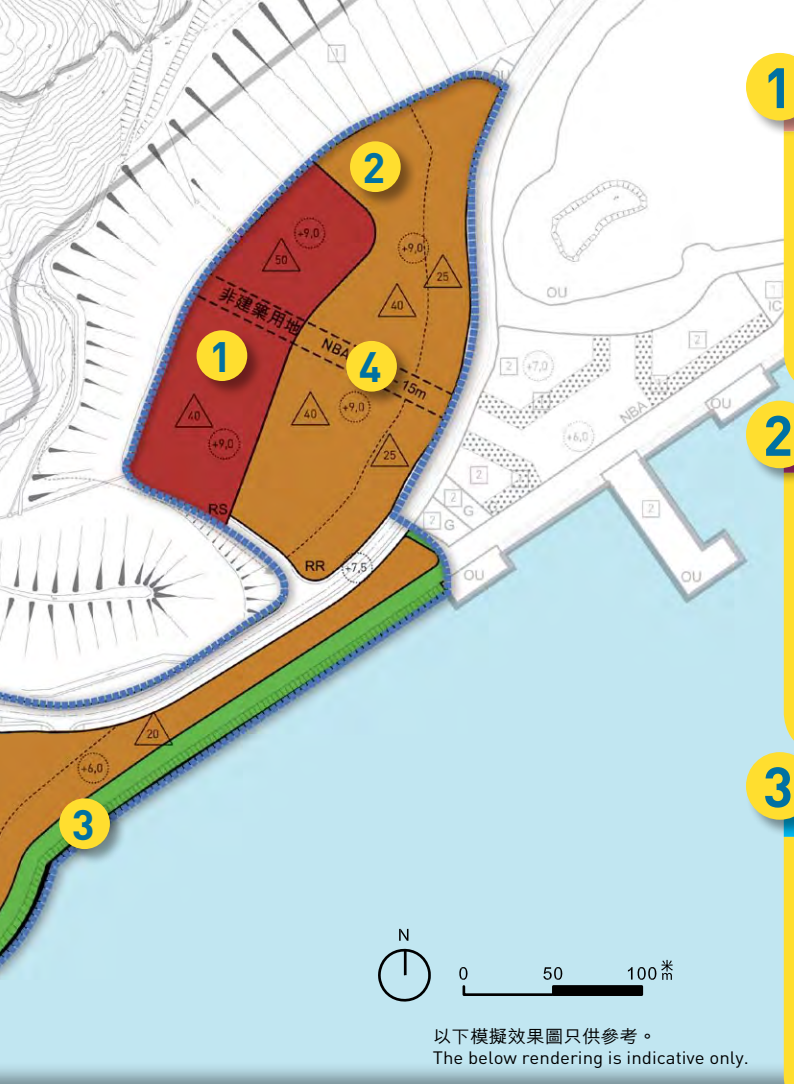
建議地積比率
Proposed Plot Ratio
2.6

建議建築物高度
Proposed Building Height
10-13 層 Storeys
40-50 mPD （米）主水平基準以上

建議單位數目 （約）
Proposed No. of Units (Approx.)
700

圖例 LEGEND

- 研究範圍 **Study Area**
- 研究地點 **Study Site**
- RS 住宅（資助房屋） **Residential (Subsidised Housing)**
- RR 住宅（私人房屋） **Residential (Private Housing)**
- G 政府 **Government**
- DO 地區休憩用地 **District Open Space**
- 道路 **Road**
- NBA 非建築用地 / 林蔭步道 **Non-Building Area / Pedestrian Boulevard**
- 單車停泊設施 **Cycle Parking Facility**
- 50 最高建築物高度（在主水平基準上若干米） **Maximum Building Height (in m above PD)**
- 2 最高建築物高度（樓層數目） **Maximum Building Height (in storeys)**
- 6.0 建議地盤平整水平（在主水平基準上若干米） **Proposed Site Formation Level (in m above PD)**



以下模擬效果圖只供參考。
The below rendering is indicative only.

1 資助房屋 Subsidised Housing

當局預留一幅用地作中密度資助房屋發展，提供約700個資助房屋單位。

A site is reserved for medium density subsidised housing development and about 700 flats will be provided.

2 私人房屋 Private Housing

研究地點會提供低至中密度的私人住宅發展約1,200個單位。住宅範圍內會設有小型的鄰舍休憩用地。將採用梯級式建築，建築物高度向海灣逐步遞減。

Low to medium density private housing development for about 1,200 flats will be provided. Pockets of local open spaces are intervened within the residential area. A stepped building height profile will be adopted with the heights of buildings gradually descending towards the bay.

3 海濱長廊及單車徑 Waterfront Promenade & Cycle Track

海濱長廊設有單車徑和行人路，將締造一個優美、綠化和暢達的海濱供市民享用。南端將提供一個約400平方米的公共休憩用地。

The waterfront promenade with a cycle track and scenic walk will create a pleasant, green and accessible waterfront for public enjoyment. About 400m^2 open space will be provided in the southern end.

4 林蔭步道 Pedestrian Boulevard

林蔭步道沿非建築用地由南丫中心的入口廣場延伸，連繫私人和資助房屋發展，並作為綠化走廊和景觀廊，以提升行人環境。

The Pedestrian Boulevard along the non-building area (NBA) extending from the Entrance Plaza at the Lamma Hub will connect the private and subsidised housing developments. This will serve as a landscaped corridor and a major view corridor, enhancing the pedestrian environment.

區域 Precinct 2 南丫中心 The Lamma Hub

位於研究地點中部的南丫中心將會是未來發展的焦點。這區域將發展為一個低層的商業區，建議建築物高度為兩層，提供約6,000平方米的商業總樓面面積。建議在兩層高的商業區上層加入10米的建築物後移及平台設計，加強行人休閒的步行體驗。南丫中心商業區的中央部分會設有非建築用地並設置入口廣場，以舉辦不同的節日活動，為抵達的旅客營造一種賓至如歸的感覺。南丫中心亦會直接連繫環繞人工湖的湖畔休憩用地和海濱長廊，並提供必要的政府、機構或社區設施，以滿足毗鄰社區的需要。

Being located in the central of the Study Site, the Lamma Hub will be the anchor point of the ELQ site. The area comprises low-rise commercial uses with proposed building height of 2 storeys, providing about 6,000m^2 commercial gross floor area. To enhance the walking experience of pedestrians in a leisure setting, a 10m wide setback on the upper level of the 2-storey commercial development is proposed to create a terrace design. A non-building area (NBA) in the middle of the commercial site of the Lamma Hub is also proposed to serve as the Entrance Plaza. This would provide space for holding festive events and create a strong sense of arrival for the visitors. The Lamma Hub will also be directly linked to the lakeside open space surrounding the man-made lake and waterfront promenade. G/IC facilities to cater for the needs of the community are also located in the area.

圖例 LEGEND

- 研究範圍 Study Area
- 研究地點 Study Site
- C 商業 Commercial
- G 政府 Government
- IC 機構及社區 Institution and Community
- OU 其他指定用途 Other Specified Uses
- DO 地區休憩用地 District Open Space
- 道路 Road
- NBA 非建築用地 / 林蔭步道 Non-Building Area / Pedestrian Boulevard
- 梯級式平台 Terraced Podium
- 社會福利設施 Social Welfare Facilities
- 圖書館 Library
- 單車停泊設施 Cycle Parking Facility
- 警崗 Police Post
- 2 最高建築物高度（樓層數目） Maximum Building Height (in storeys)
- 6.0 建議地盤平整水平（在主水平基準上若干米） Proposed Site Formation Level (in m above PD)

南丫中心 The Lamma Hub

建議商業總樓面面積（約）
Proposed Commercial GFA (Approx.)
6,000 平方米 m^2

建議地積比率
Proposed Plot Ratio
0.5

建議建築物高度
Proposed Building Height
2 層 Storeys

以下模擬效果圖只供參考。
The below rendering is indicative only.

1 入口廣場及商業區 Entrance Plaza & Commercial Area

作為地標式發展，南丫中心的入口廣場設有一個超過3000平方米的休憩空間作為聚集點和舉辦節日及活動之用。商業區會以低層及低密度（1至2層建築物高度）的形式發展，營造一個以人為本及有活力的街道環境。

As an iconic development, the open space with an area of over 3000m^2 in the Entrance Plaza of the Lamma Hub will serve as a gathering point and a wide open area for festivals and events. The commercial area will be low-rise and low density with building heights of 1 to 2 storeys to create a human scale and vibrant street environment.

2 政府、機構或社區設施 G/IC Facilities

南丫中心商業區兩旁設有政府、機構或社區設施，包括圖書館、社區健康中心、社會福利設施、警崗及旅客資訊中心等，以服務未來的居民、現有索罟灣社區和未來旅客。

G/IC facilities including library, community health centre, social welfare facilities, police post and tourist information centre etc. will be provided at the two sides of the Lamma Hub to serve the future residents, the existing settlements of Sok Kwu Wan, as well as future visitors.

3 渡輪碼頭及登岸梯級 Ferry Pier & Landing Steps

建議設置一個新的渡輪碼頭，以延伸現有渡輪服務連接中環及香港仔。亦建議於研究地點提供兩組登岸梯級作為新的登岸點。

A new ferry pier is proposed to serve for the extension of existing ferry services to Central and Aberdeen. Two landing steps are also proposed as the new boarding stations for the Study Site.

4 單車徑及單車停泊區 Cycle Track & Cycle Parking Area

沿道路及海濱長廊設置單車徑及單車停泊設施，以加強研究地點內各區域的連接性。

The cycle track with cycle parking facilities along the access road and waterfront promenade are planned to enhance the connectivity of different areas within the Study Site.

區域 Precinct 3 旅遊及康樂中心 Tourism and Recreation Hub

旅遊及康樂中心位於研究地點的東面。這區域的重點發展包括全面保留5公頃人工湖以用作水上活動及旅遊用途。人工湖北面和中央部分會預留作水上活動之用，而南端會用作美化用途，以減少對人工湖內的小島可能帶來的負面影響。連同佔地約2公頃的户外康樂中心及1.5公頃的湖畔休憩用地，設於人工湖邊的水上活動中心及旅遊度假酒店可利用周邊豐富旅遊及康樂資源，積極發展動態及靜態的康樂及旅遊設施，為遊客及市民營造休閒的生活方式，增強研究地點的旅遊吸引力。度假酒店的建議建築物高度為3至6層，可靈活地為遊客提供不同住宿選擇，酒店用地亦會設有緩衝區以分隔位於東北面的政府、機構或社區設施，減低其對未來酒店住客的影響。

The Tourism and Recreation Hub is located at the eastern part of the Study Site. The key development in this area includes the wholly preserved 5-hectare man-made lake for water sports and tourism uses. Northern and central portions of the man-made lake will be reserved for water sports uses, whereas the southern end will be used for amenity purpose to minimise the potential adverse impacts to the small island inside the man-made lake. Together with the 2-hectare outdoor recreation centre and 1.5-hectare lakeside open space, the water sports centre and resort hotel at the lakeside would capitalise the rich tourism and recreational resources at the Study Site, encourages the development of active / passive recreation and tourism facilities so as to promote a leisure lifestyle and enhance the tourism appeal of the Study Site. The proposed building heights for the hotel are 3 to 6 storeys, providing flexibility and different accommodation choices for the visitors. A buffer zone will also be provided to separate the G/IC facilities in the northeastern part to minimise its impacts on the future hotel guests.

酒店 Hotel

建議房間（約）
Proposed Rooms (Approx.)
260 間 Rooms

建議地積比率
Proposed Plot Ratio
1.0

建議建築物高度
Proposed Building Height
3–6 層 Storeys

康樂設施 Recreational Facilities

建議戶外康樂中心面積（約）
Proposed Outdoor Recreation Centre Area (Approx.)
2 公頃 Hectares

建議水上活動中心面積（約）
Proposed Water Sports Centre Area (Approx.)
0.2 公頃 Hectares

建議湖畔休憩用地面積（約）
Proposed Lakeside Open Space Area (Approx.)
1.5 公頃 Hectares

1 人工湖及水上活動中心 Man-made Lake & Water Sports Centre

佔地約5公頃的人工湖會完全保留。人工湖內的擬議水上活動中心會成為景點給公眾享用。

The 5-hectare man-made lake will be wholly preserved at the ELQ site. A Water Sports Centre is proposed next to the man-made lake as an attraction for public enjoyment.

圖例 LEGEND

- 研究範圍 Study Area
- 研究地點 Study Site
- OU 其他指定用途 Other Specified Uses
- G 政府 Government
- DO 地區休憩用地 District Open Space
- 道路 Road
- 35 最高建築物高度（在主水平基準上若干米） Maximum Building Height (in m above PD)
- 2 最高建築物高度（樓層數目） Maximum Building Height (in storeys)
- 6.0 建議地盤平整水平（在主水平基準上若干米） Proposed Site Formation Level (in m above PD)
- 消防局 Fire Station
- 單車停泊設施 Cycle Parking Facility
- RCP 垃圾收集站 Refuse Collection Point

以下模擬效果圖只供參考。
The below rendering is indicative only.

2 戶外康樂中心 Outdoor Recreation Centre

戶外康樂中心提供各式各樣的戶外康樂設施，包括生態旅遊、有機耕種、體育及康樂、露營場地等等。連同毗鄰之水上活動中心，擬議用途將提高該區的旅遊吸引力，並提供康樂設施予公眾享用。

The Outdoor Recreation Centre offers a wide range of outdoor recreation facilities, including eco-tourism, organic farming, sports and recreation, camping grounds, etc. Together with the Water Sports Centre, the proposed use would enhance the tourism appeal and provide recreational facilities for public enjoyment.

3 湖畔休憩用地 Lakeside Open Space

位於酒店及水上活動中心之間的湖畔休憩用地將作為擬議酒店發展及人工湖的緩衝區，沿湖畔的休憩用地也可增設露天餐廳。

The Lakeside Open Space between the hotel and the Water Sports Centre will act as a buffering area to blend in the proposed hotel development with the man-made lake. Outdoor dining areas are also proposed along the Lakeside Open Space.

4 度假酒店 Resort Hotel

人工湖的東面建議發展低密度酒店，有助提升研究地點的旅遊潛力。

A low density hotel is proposed to the east of the man-made lake. The hotel will enhance the tourism potential of the Study Site.

5 政府、機構或社區設施 G/IC Facilities

新發展區內需提供必要的政府、機構或社區設施，包括污水處理廠、垃圾轉運設施及其碼頭和消防局。這些設施設於研究地點的東北面，遠離住宅區以減低對未來居民的影響。

Necessary G/IC facilities to serve the new development sites, including sewage treatment works, refuse transfer facility and its pier, as well as a fire station are proposed. These facilities are located in the north-eastern part of the Study Site away from the residential sites to minimise impacts on the future residents.

對外連接
External Connectivity

建議便捷的運輸系統連接研究地點與毗鄰地區以至香港其他地區。

Convenient transport network is proposed to connect the Study Site to its surrounding area as well as the other parts of Hong Kong.

延伸現有渡輪服務
Extension of Existing Ferry Services

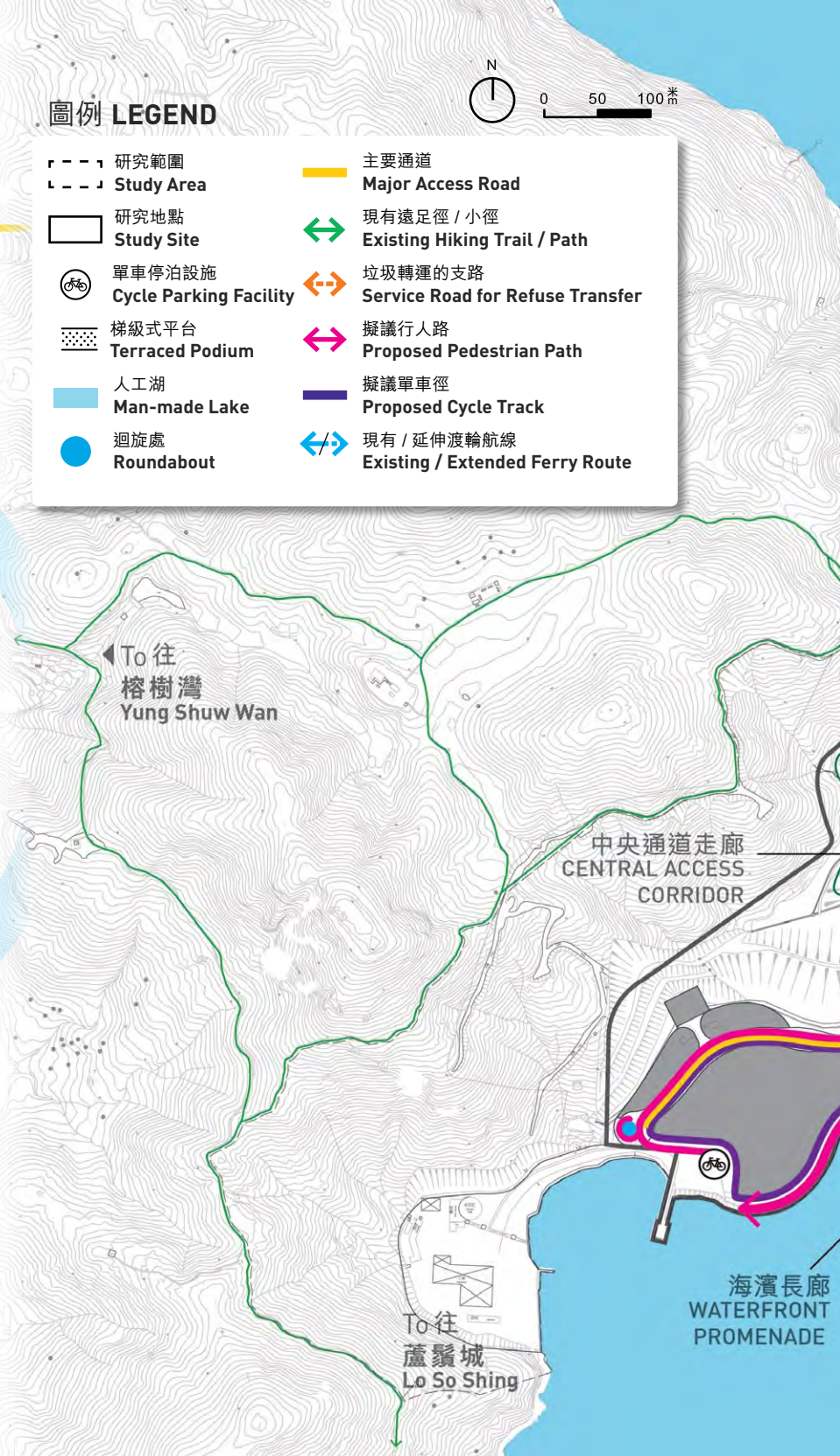
新渡輪碼頭位於研究地點的中心位置，以配合將來延伸現有的渡輪服務。這會加強研究地點與索罟灣現有社區和香港其他地區包括中環及香港仔的連繫。

A new ferry pier is located at the mid-point of the Study Site for the extension of existing ferry services. This will enhance the connectivity of the Study Site to the existing settlements in Sok Kwu Wan, and other parts of Hong Kong including Central and Aberdeen.

酒店及休閒用途的登岸梯級
Landing Steps for Hotel and Leisure Uses

渡輪碼頭的兩邊會設有登岸梯級，供公眾及遊客使用。

Landing steps will be constructed on both sides of the ferry pier for the use of the public and tourists.



內部連接
Internal Connectivity

步行及單車會成為區內的主要交通模式，以連接前南丫石礦場的不同地點。

Walking and cycling will be the priority transport modes, providing connections to different parts of the ELQ site.

行人網絡
Pedestrian Network

主要行人活動會集中於中央通道走廊、海濱長廊、湖畔休憩用地及連接住宅區和渡輪碼頭的林蔭步道。

The majority of the pedestrian movement will take place along the central access corridor, waterfront promenade and the Lakeside Open Space as well as the Pedestrian Boulevard that connect the residential site and the ferry pier.

單車徑
Cycle Track

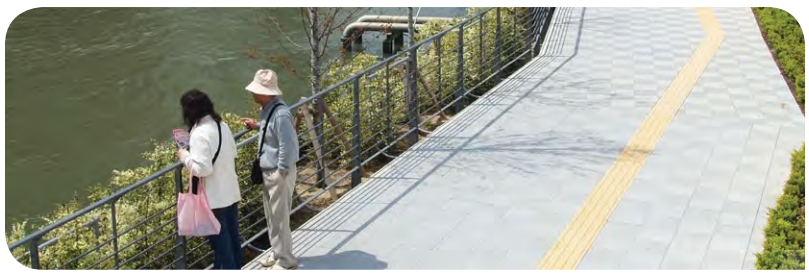
建議沿海濱長廊、湖畔休憩用地及中央通道走廊興建單車徑，並設置單車停泊處。

Cycle tracks are proposed along the waterfront promenade, Lakeside Open Space and central access corridor with cycle parking areas.

中央通道走廊
Central Access Corridor

中央通道走廊會包括闊7.3米的道路、行人路及單車徑，並會預留足夠用地作綠化和園景設計，提升整體環境及美化市容。

The central access corridor includes a 7.3m wide road, as well as pedestrian path and cycle track. Sufficient space is reserved for greening and landscaping design to enhance the overall environment and visual amenity.



6 主要建議 Recommendation Highlights

保留現有樹林及人工湖
Preserving the Existing Woodland and Man-made Lake

研究地點前身為石礦場，經綠化修復工程後，該處斜坡有植被覆蓋，並有9公頃樹林及5公頃的人工湖。建議保留現有樹林作綠化地帶，並與周邊的自然環境融合，提供翠綠的背景及作靜態康樂用途。現有人工湖將全面保留作美化用途。

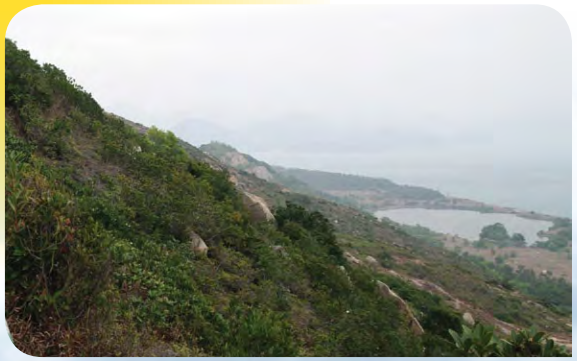
Despite being an ex-quarry site, the slopes of the Study Site are covered by vegetation, and includes a 9-hectare woodland and 5-hectare man-made lake. The existing woodland will be preserved to serve as a green belt to integrate with the natural environment in the surroundings, to provide a natural green backdrop and for passive recreational uses. The existing man-made lake will be fully preserved for amenity use.

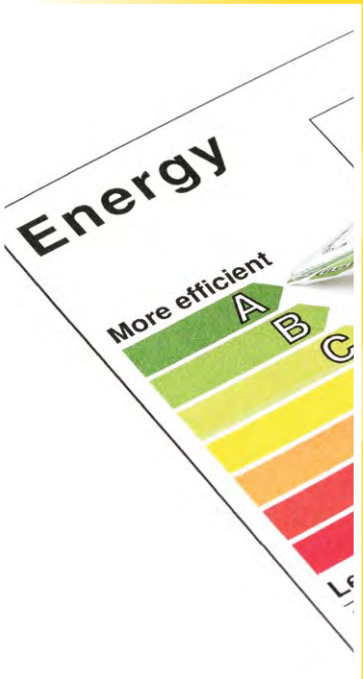
盡量保留現有樹木
加強園景及美化市容
Retaining the existing trees
as far as possible and enhance
landscape and visual amenity

保留現有樹木
Preservation of Existing Trees

在發展平地上的現有樹木將會盡量保留，亦會適當地補種樹木。為提升研究地點的園景及美化市容，可實施特別的園景美化措施，例如栽種植物作為屏障、於受影響土地重新種植、補償植樹及主題種植等。

Existing trees on the development platforms will be retained as far as possible and tree replanting will be employed as appropriate. Special landscape treatments such as screen planting, re-vegetation of disturbed land, compensatory planting as well as thematic plantings etc. can be adopted to enhance the landscape and visual amenity of the Study Site.





綠化面積約 About 40% of the Study Site are green areas

追求優質及綠色的生活環境
Pursuing a Quality and Green Living Environment

可持續的設計概念及高質素的生活環境有助提升鄉郊環境，和提供更多的住屋選擇予下一代。

為鼓勵研究地點成為健康、低碳及可持續發展的生活環境，建議引入多項可持續策略，為未來的人口創造另類的綠色生活環境。

Embraced with sustainable design concepts, a high quality living environment will help upgrade the rural environment and provide more choices of accommodation for future generations.

To encourage a healthy, low carbon and sustainable living environment at the Study Site, various sustainable strategies are proposed to create an alternative green living environment.

城市設計 Urban Design

- 研究地點綠化面積約40%
  About 40% of the Study Site are green areas
- 梯級式建築物高度輪廓
  Stepped building height profiles
- 設置林蔭步道及非建築用地作通風廊及景觀廊
  Pedestrian Boulevard and non-building areas as breezeway and view corridor
- 保留山脊線
  Preservation of the ridgeline

環保交通網絡 Environmentally-friendly Transport Network

- 完善的行人及單車徑網絡以推廣步行及騎單車
  Comprehensive pedestrian and cycle track network to promote walking and cycling
- 使用環保交通模式為輔助服務
  Environmentally-friendly transport mode as an ancillary service

可持續發展措施 Sustainable Initiatives

- 綠色建築設計（例如：天台及垂直綠化）
  Green building design (e.g. rooftop and vertical greening)
- 善用能源和食水（例如：高效能節水裝置）
  Efficient use of energy and water (e.g. water saving fixtures)
- 裝置廢物回收設施
  Installation of waste recycling facilities

提倡休閒的生活模式
Promoting a Leisure Lifestyle

善用南丫島獨特的自然環境，以及其鄰近港島的優點（由中環乘船只需約三十分鐘即可到達），應把握機會於研究地點提倡休閒生活模式。

Taking advantage of the unique natural setting of the Lamma Island and its close proximity to the Hong Kong Island, which is only about half an hour by ferry from Central, opportunities should be seized to promote a leisure lifestyle at the Study Site.

全面的休憩用地配套使研究地點與周邊的大自然完全融合起來。沿海濱長廊會有單車徑及坐擁優美景色的行人路，為行人及單車人士創造一個節奏緩慢及休閒的環境。

現有的人工湖會保留。環繞人工湖的寬敞湖畔休憩用地可讓當地居民及遊客聚集，感受前南丫石礦場的休閒氣氛。

A comprehensive open space network is well-embedded with the natural surroundings of the Study Site. A cycle track and scenic walk would be provided along the span of the waterfront promenade to create a slow-paced and leisure environment for the pedestrians and cyclists.

The existing man-made lake will be preserved. The spacious Lakeside Open Space surrounding the man-made lake allows the locals and visitors to gather and enjoy the leisure atmosphere at the ELQ site.

休閒生活的
Unique destination for a 獨特領域
leisure lifestyle

加強經濟活力
Enhancing Economic Vibrancy

透過發展商業區及旅遊有關設施，可引進更多發展機遇予本地社區。南丫中心會為本地商業發展帶來不少商機，如零售及餐飲。酒店發展將帶來更多遊客，提供就業機會予本地居民，促進當地經濟，增加索罟灣區域的活力和動力。

Proposals including a commercial area and tourism related facilities are introduced to the ELQ site, bringing in more business opportunities for the local community. The Lamma Hub will serve as a commercial area for local businesses such as retails and restaurants. The hotel development will promote the local economy by attracting more visitors, providing employment opportunities for local residents and enhance the vibrancy and vitality of the Sok Kwu Wan area.

更蓬勃的本地經濟
More robust *local economy*

7 技術可行性 Technical Feasibility

就建議發展大綱草圖的技術評估包括交通、岩土、天然山坡風險、空氣流通、排水、排污、供水及公用設施、現有海堤的設計檢討、可持續發展及土地需求等已經完成。

在交通及運輸方面，建議延伸現有往索罟灣的渡輪航線，以加強研究地點的對外連接；而內部連接則建議闢設行人路和單車徑，以推廣步行和單車作為主要交通模式。有關空氣流通方面，在全年及夏季風勢情況下，研究地點將不會有空氣流通的問題。至於排水和污水的處理，擬議發展將會提供優質的設施，包括設置新的地下排水設施、污水處理廠、污水泵房及海底排水口。在供水和公用設施方面，建議提升現有水管和抽水站設施；而電力將由現有南丫島發電廠供應；至於通訊服務方面將從現有電纜和管道延伸及鋪設至研究地點。

就天然山坡危險評估，結果顯示擬議發展受山泥傾瀉威脅的機會很低。研究中亦建議將現有的海堤作出恰當的改善，包括設計位於海堤的新渡輪碼頭和登岸梯級。此外，發展地點將設置垃圾轉運設施處理和收集日常垃圾，並通過海路運往新界西堆填區。

經過相關評估，建議發展大綱草圖上顯示的擬議發展在實施適當的改善及紓緩措施後在技術上是可行的，並不會帶來不能克服的技術問題。

Technical assessments on traffic, geotechnical, natural terrain hazard, air ventilation, drainage, sewerage, water supply and utilities, design review of existing seawall, sustainability, land requirement etc. have been undertaken to determine the feasibility of the draft RODP.

For transport and traffic, extension of existing ferry routes to Sok Kwu Wan is proposed to enhance external connectivity of the Study Site. Internal transport provisions including footpath and cycle track are proposed to promote walking and cycling as priority transport modes.

For air ventilation, there would not be any major air ventilation problem under both annual and summer wind conditions. In respect of drainage and sewerage, the proposed development will provide modern facilities including new underground drainage infrastructure, a sewage treatment works, a sewage pumping station together with a submarine outfall. For water supply and utilities, upgrading of the existing watermains and pumping stations facilities have been proposed while electricity will be supplied from the existing Lamma Power Station. For telecommunication services, extensions from the existing cables and ducts will be laid and distributed to the Study Site.

For natural terrain hazard assessment, results indicate that natural terrain affecting the proposed development site has a low susceptibility to landsliding. The assessments recommend that improvement works to be implemented for the existing seawalls and to provide a new ferry pier and landing steps to satisfy the transport needs. A refuse transfer facility will be provided to collect daily refuse which will be transported to the West New Territories landfill by sea.

All the assessments conclude that the proposed developments under the draft RODP are broadly feasible without insurmountable technical problem with appropriate improvement and mitigation measures.

8 未來路向 Way Forward

現階段的建議發展大綱草圖將會在研究最後階段中作為前南丫石礦場的發展大綱。我們會考慮第二階段社區參與所收集到的公眾意見及期望，以修訂建議發展大綱草圖。當確定了建議發展大綱圖後，我們會按環境影響評估條例進行環境影響評估，以確定擬議發展在環境方面的可接受程度。預計首批居民可於2021年入住。

The draft RODP formulated at this stage would serve as the development framework for the ELQ site during the finalisation phase of the Study. Public views and aspirations collected during Stage 2 CE will be taken into consideration in refining the draft RODP. Upon the finalisation of the RODP, the Environmental Impact Assessment will be conducted under Environmental Impact Assessment Ordinance to confirm the environmental acceptability of the proposed development. The first population intake is scheduled for 2021.

以上模擬效果圖只供參考。
The above rendering is indicative only.

您的意見
Your Views

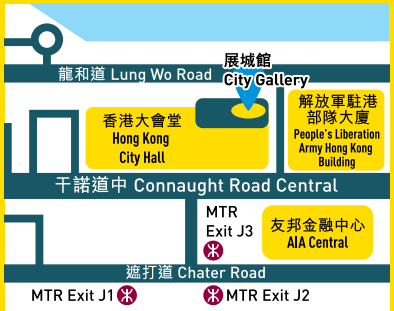
公眾論壇 Public Forum

我們誠邀您出席公眾論壇，就前南丫石礦場建議發展大綱草圖發表意見。
You are cordially invited to participate in the Public Forum and to provide your views on the draft RODP of the Ex-Lamma Quarry site.

日期 Date
3/5/2014 星期六 Saturday

時間 Time
10:00am-1:00pm

地點 Venue
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



歡迎您在2014年5月17日或之前將意見送交規劃署或土木工程拓展署。
You are welcome to send your views to the Planning Department or the Civil Engineering and Development Department on or before 17 May 2014.

規劃署 - 特別職務組
Special Duties Section, Planning Department

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土木工程拓展署 - 港島及離島拓展處
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333 Java Road, North Point, Hong Kong

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巡迴展覽
Roving Exhibitions

21/3/2014 – 2/4/2014
索罟灣公眾碼頭
Sok Kwu Wan Public Pier

3/4/2014 – 15/4/2014
榕樹灣大街（近門牌7-8號）
Yung Shue Wan Main Street
(Near No. 7-8)

16/4/2014 – 29/4/2014
中環四號碼頭
Central Pier No. 4

30/4/2014 – 8/5/2014
中環展城館
City Gallery, Central

9/5/2014 – 17/5/2014
香港仔海濱公園
Aberdeen Promenade

有關活動詳情，請瀏覽本研究的網頁：
For more details, please visit the Study Website: www.ex-lammaquarry.hk