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**Panel on Development**

**Meeting on 27 May 2014**

**Background brief on future land use of the  
Ex-Lamma Quarry Area at Sok Kwu Wan of Lamma Island**

**Purpose**

This paper provides background information on the future land use of the Ex-Lamma Quarry Area ("the Study Site") at Sok Kwu Wan, Lamma Island, as well as summarizes the views and concerns expressed by members during past discussions on the subject at the meeting of the Panel on Development ("DEV Panel").

**Background**

2. The Ex-Lamma Quarry site is located at the northern coast of Sok Kwu Wan on Lamma Island. 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. The Planning Department and the Civil Engineering and Development Department commissioned the Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area -- Feasibility Study ("the Study") in January 2012 with a view to examining the future land use and exploring the development potential of the Study Site. The Study also included technical assessments to confirm the feasibility of the preferred land use options at subsequent stages. 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.

3. The Study Site, comprising a 20-hectare platform area, a one-kilometre shoreline and a five-hectare man-made lake, covers an area of approximately

34.3 hectares. To enable a more holistic examination of the future development, the Study Area (shown in **Plan 1**) covers the Study Site and the adjacent "Comprehensive Development Area" zone (about two 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, making a total area of about 60 hectares.

4. According to the Administration, the overall vision of the Study is to create a green and sustainable waterfront neighbourhood that meets the land use needs while complementing the local characters. The guiding principles and key planning considerations are in **Appendices I** and **II** respectively.

### **Initial land use options**

5. The Stage 1 Community Engagement ("CE") of the Study was conducted from 7 December 2012 to 6 February 2013 to collect public views on two initial land use options, namely "Seaside Living" (Option 1 - housing) (illustrated in **Plans 2 and 3**) and "Seaside Paradise (Option 2 - tourism cum housing) (illustrated in **Plan 4**). The DEV Panel was consulted on these options on 22 January 2013.

6. According to the Administration, the two initial land use options were formulated taking into account the guiding principles, key planning considerations and initial public views received during informal discussions with local parties, green groups, professional institutions and other concern groups in March/April 2012. The initial public views collected by the Administration are summarized in **Appendix III**. The planning population of the Study Site is estimated to be about 5 000 to 7 000 for Option 1 and 2 800 for Option 2. A mix of housing types, including both private and subsidized housing, will be produced at the Study Site. More information about the proposed land uses and planning under the two initial land use options as well as a comparison between the pros and cons of the two options are in **Appendix IV**.

### Land use and housing development

7. DEV Panel members noted that according to the approved Lamma Island Outline Zoning Plan ("OZP"), there would be developments on the north side while the south side would be conserved to protect the environment. The Study Site was zoned "Undetermined" on the OZP.

8. Some members considered that in order to make use of the local ecological and cultural characteristics of the Study Site, the Administration should consider developing it into an eco or country park to attract visitors. In this connection, there was a suggestion that reference could be made to the Eden Project in Cornwall, United Kingdom. Some members were of the view that there was no need to provide luxury flats and a marina. Leisure facilities, such as water sports centre and hilltop observation deck, should be developed in parallel with housing projects, irrespective of whether Option 1 or 2 was chosen. Some members held the view that the planning should be expanded to the Lamma Island as a whole.

9. The Administration assured members that it kept an open mind to any suggestions on the future land use of the Study Site and would continue to listen to public views in Stage 1 CE on the land use of the Study Site and the provision of different facilities therein. Consideration might be given to incorporating some elements of the Eden Project to the future development at the Study Site.

10. On subsidized housing, some members urged the Administration to study whether public rental housing ("PRH") should be provided as they had concerns about the demand, given that there might be issues with the connectivity, community facilities and employment opportunities on the island. The Administration advised that it would follow up with the Hong Kong Housing Authority on the concerns about the demand for PRH, but at that stage, it was planned that no PRH would be provided at the Study Site.

11. On members' concern about the provision of employment opportunities for the new population, the Administration advised that some of the proposed facilities, such as the parks, the hotel and the eco-tourism centre, would serve such purposes. However, given the limited scale of future developments at the Study Site, the number of jobs that could be provided would not be large.

#### External connectivity

12. Some members highlighted the importance of external connectivity for the Study Site. There was a suggestion for the Administration to explore the possibility of constructing a tunnel to connect Lamma Island and Hong Kong Island. Some members were concerned that the increase in the population of Lamma Island might not be sufficient to attain economy of scale for the operation of enhanced ferry services and eventually the residents would be forced to pay high fares.

13. The Administration advised that ferry services would be the major means of external transportation for the residents of the future developments at the Study Site. Transportation issues would be further looked into at the next stage of the Study.

#### Environmental impact assessment for the Study Site

14. Panel members have asked about the progress of the environmental impact assessment ("EIA") for the Study Site, which started in June 2011, and whether an assessment would be conducted on the social impact of the proposed development on the existing residents. The Administration advised that the EIA, including an ecological survey, had been in progress. The survey had been extended for six months and the EIA was due to complete in early 2013.

#### **Latest development**

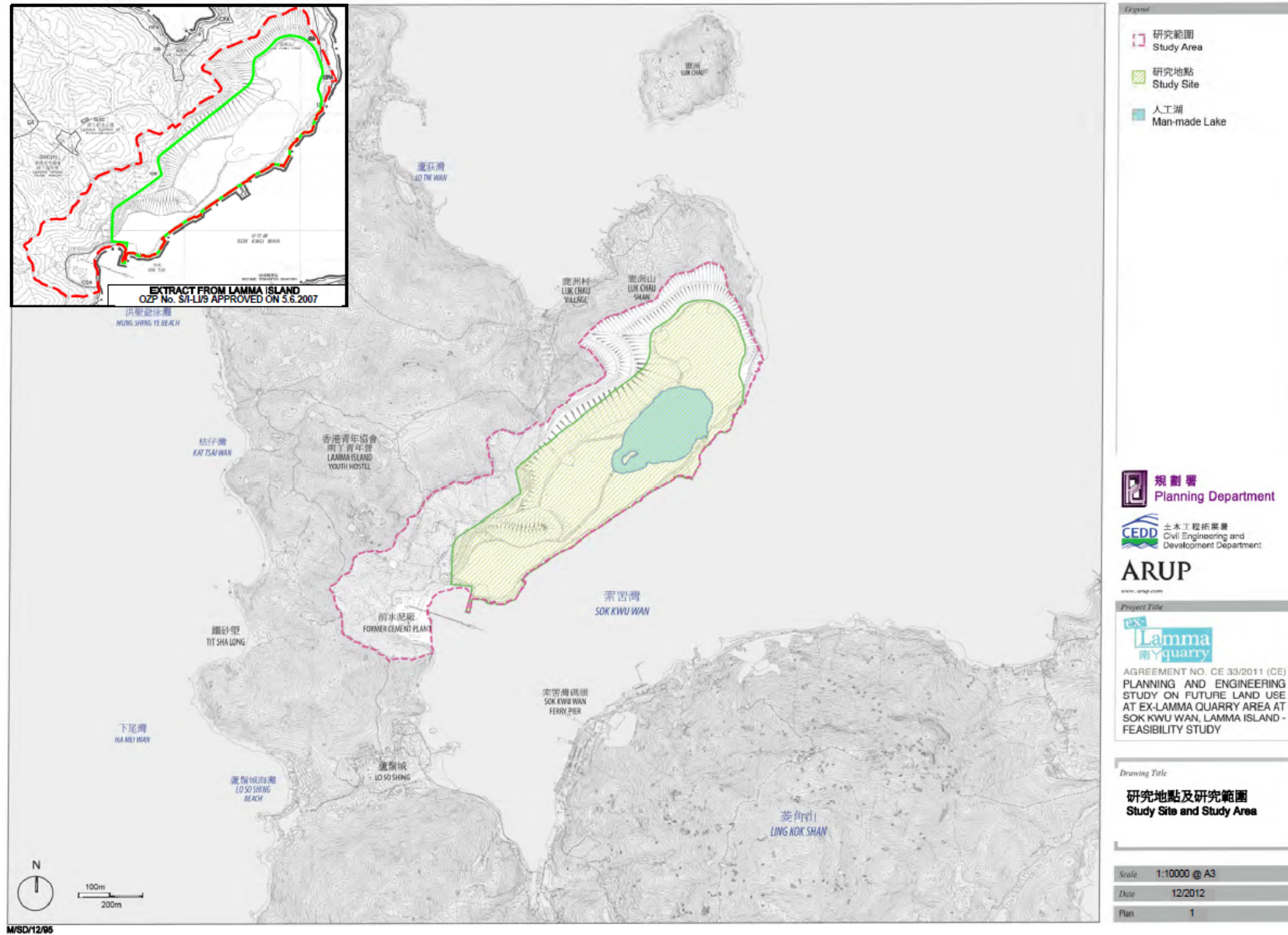
15. The Administration launched the Stage 2 CE on 14 March 2014 to solicit public views on the draft recommended outline development plan ("RODP") for the Study Site to facilitate further refinement in the later stage of the Study and finalization of RODP. The Stage 2 CE will end on 17 May 2014.

16. The Administration will brief the DEV Panel the Stage 2 CE and the draft RODP, and seek the Panel's views on the draft RODP at the meeting on 27 May 2014.

#### **Relevant papers**

17. A list of relevant papers with their hyperlinks is in **Appendix V**.

圖 1  
Plan 1

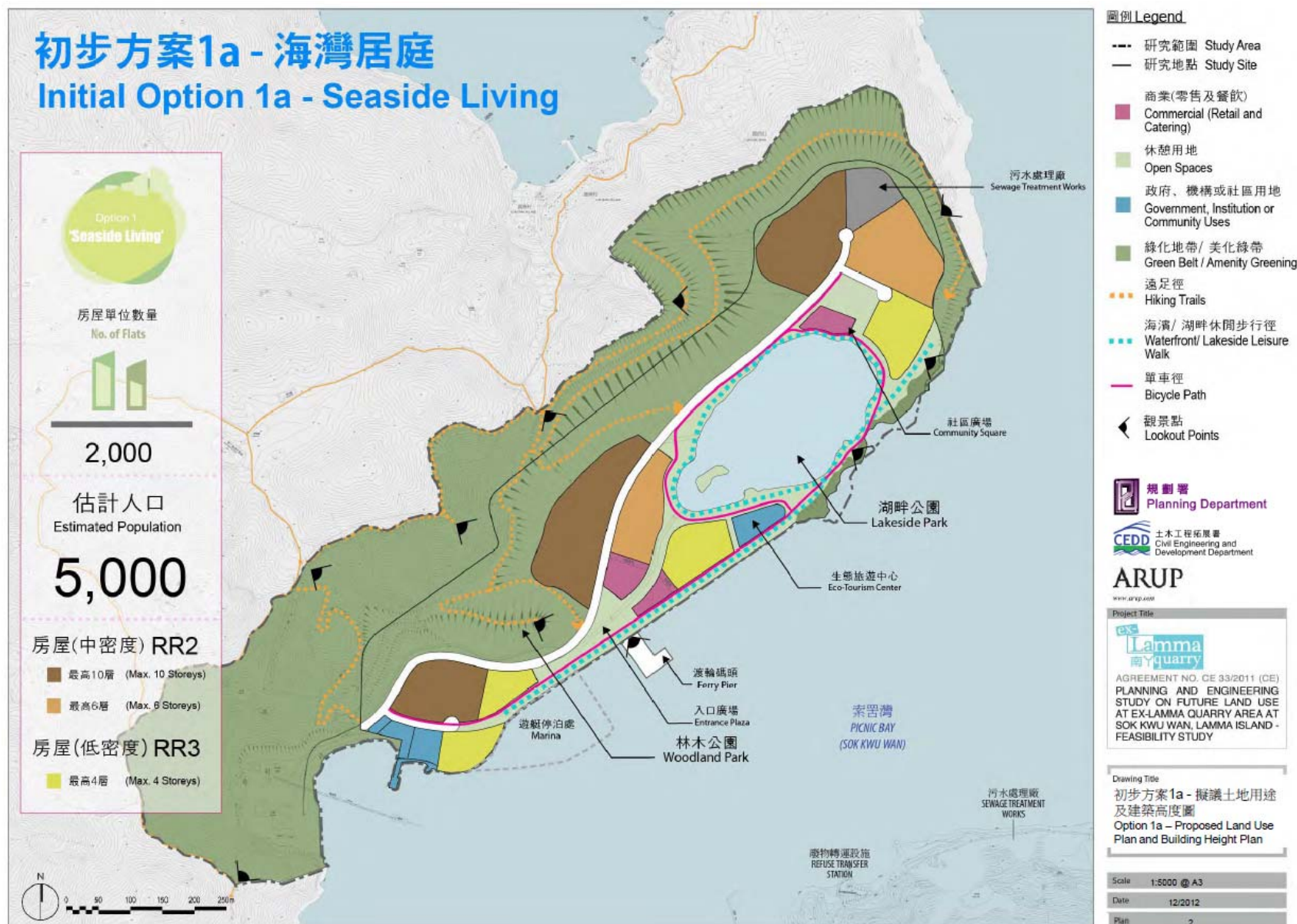


資料來源：政府當局就"南丫島索罟灣前南丫石礦場地未來土地用途發展規劃及工程研究 —— 可行性研究：第一階段社區參與"提交的文件(立法會 CB(1)428/12-13(08)號文件)

Source: The Administration's paper on "Planning and Engineering Study on Future Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island -- Feasibility Study: Stage 1 Community Engagement" (LC Paper No. CB(1)428/12-13(08))



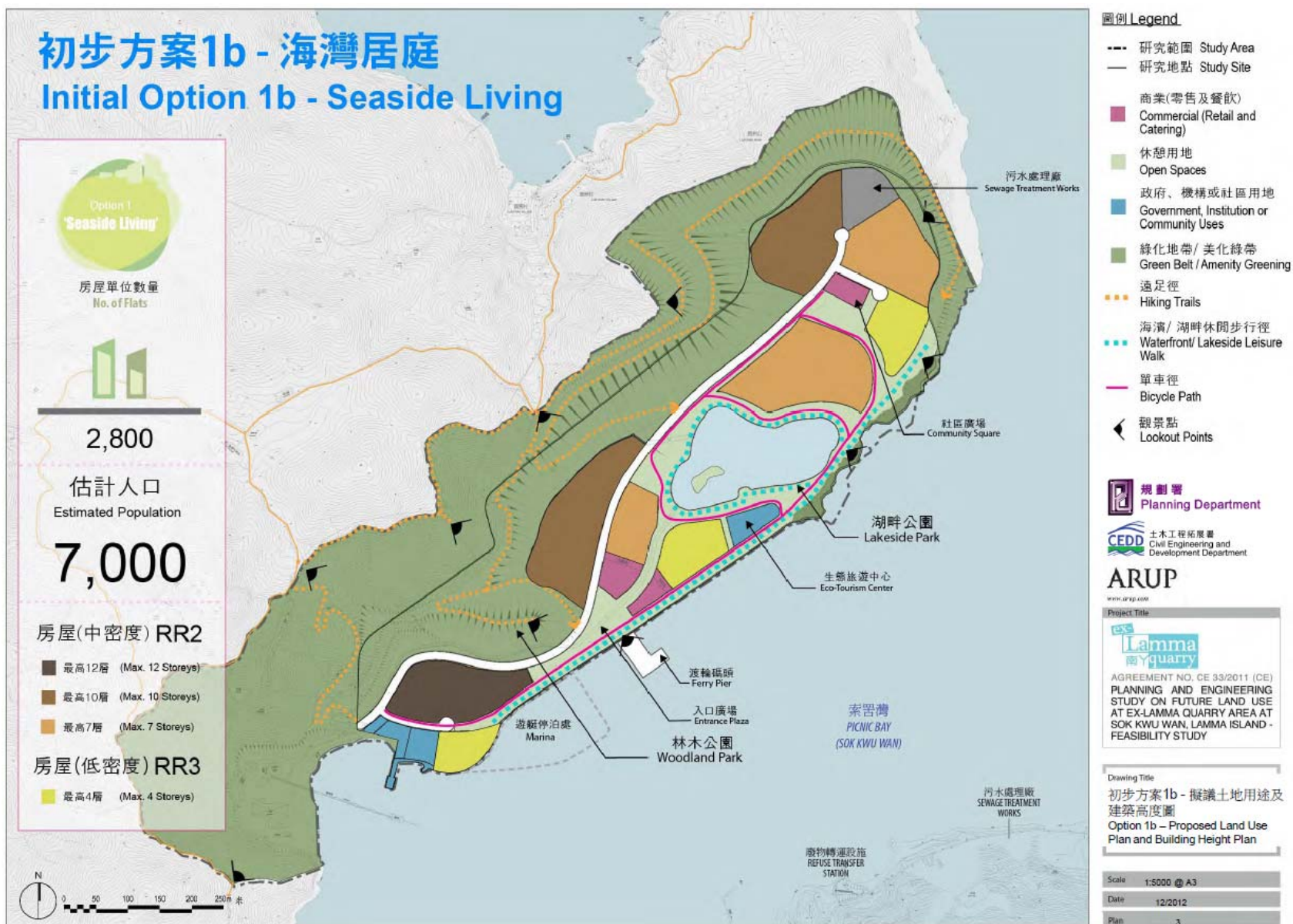
圖 2  
Plan 2



資料來源：政府當局就"南丫島索罟灣前南丫石礦場地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"提交的文件(立法會 CB(1)428/12-13(08)號文件)

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圖 3  
Plan 3

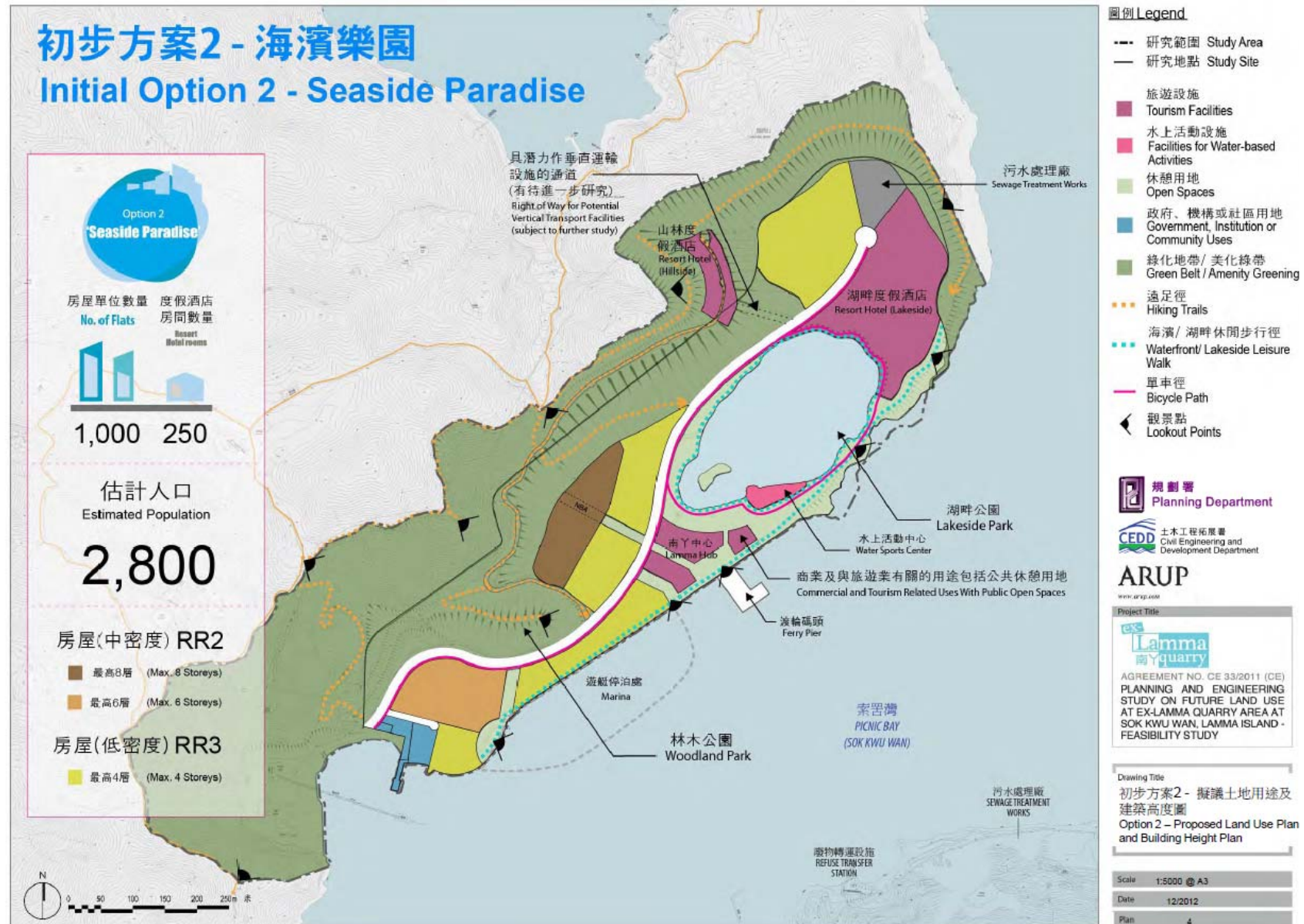


資料來源：政府當局就"南丫島索罟灣前南丫石礦場地區未來土地用途發展規劃及工程研究 —— 可行性研究：第一階段社區參與"提交的文件(立法會 CB(1)428/12-13(08)號文件)

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圖 4  
Plan 4



資料來源：政府當局就"南丫島索罟灣前南丫石礦場地區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"提交的文件(立法會 CB(1)428/12-13(08)號文件)

Source: The Administration's paper on "Planning and Engineering Study on Future Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island -- Feasibility Study: Stage 1 Community Engagement" (LC Paper No. CB(1)428/12-13(08))



## Appendix I

### 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

*Source: The Administration's paper on "Planning and Engineering Study on Future Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island -- Feasibility Study: Stage 1 Community Engagement" (LC Paper No. CB(1)428/12-13(08))*

### 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 minimize 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.

*Source: The Administration's paper on "Planning and Engineering Study on Future Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island -- Feasibility Study: Stage 1 Community Engagement" (LC Paper No. CB(1)428/12-13(08))*

## **Appendix III**

### **A summary of initial public views collected by the Administration in March/April 2012 on the land use of the Ex-Lamma Quarry site**

- 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.

*Source: The Administration's paper on "Planning and Engineering Study on Future Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island -- Feasibility Study: Stage 1 Community Engagement" (LC Paper No. CB(1)428/12-13(08))*



### Initial land use options for the Ex-Lamma Quarry Area

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

1. 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.

2. 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.

3. The pros and cons between Options 1a and 1b are summarised in **Table 1** on the following page -

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

	<b>Option 1a 'Seaside Living' (Planned Population: 5,000)</b>	<b>Option 1b 'Seaside Living' (Planned Population: 7,000)</b>
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	-

	Option 1a 'Seaside Living' (Planned Population: 5,000)	Option 1b 'Seaside Living' (Planned Population: 7,000)
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)

4. 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.

5. 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.

6. 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.

7. 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.

8. 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

9. 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**

	<b><u>Option 1a</u></b> <b>'Seaside Living'</b>	<b><u>Option 1b</u></b> <b>'Seaside Living'</b>	<b><u>Option 2</u></b> <b>'Seaside Paradise'</b>
<b>Population</b>			
Estimated Population	5,000	7,000	2,800
<b>Housing</b>			
Estimated No. of Flats	2,000	2,800	1,000
Plot Ratio	0.6 - 1.8	0.75 - 2.0	0.6 - 1.5
<b>Building Height</b>			
Building Height	Max. 10 storeys	Max. 12 storeys	Max. 8 storeys
<b>Major Land Uses</b>			
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
Leisure and Recreational Facilities	Marina Facilities		Marina Facilities
	Eco-tourism Centre		Resort Hotel Lakeside: 220 rooms Hillside: 30 rooms
	Entrance Plaza		Water Sports Centre

*Source: The Administration's paper on "Planning and Engineering Study on Future Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island -- Feasibility Study: Stage 1 Community Engagement" (LC Paper No. CB(1)428/12-13(08))*

**Future Land Use of the Ex-Lamma Quarry Area  
at Sok Kwu Wan of Lamma Island**

**List of relevant papers**

<b>Date</b>	<b>Meeting/Event</b>	<b>References</b>
22 January 2013	Panel on Development	<p>Administration's paper on 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 (LC Paper No. CB(1)428/12-13(08))  <a href="http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0122cb1-428-8-e.pdf">http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0122cb1-428-8-e.pdf</a></p> <p>Minutes of meeting (LC Paper No. CB(1)735/12-13)  <a href="http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130122.pdf">http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130122.pdf</a></p>