

TOWN PLANNING BOARD

**TPB Paper No. 8811
For Consideration by
the Town Planning Board on 13.5.2011**

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

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

PURPOSE

1. The purpose of this paper is to seek Members' views on the proposed Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Islands – Feasibility Study (the Study).

BACKGROUND

2. The ex-Lamma quarry site (the Site) located on the northern side of Sok Kwu Wan was established in 1978 for rock extraction and the associated processing and storage. After years of operation, the site was left with steep rock faces, constituting a major landscape scar of the area. In 1995, rehabilitation works were undertaken on the Site and were completed in December 2002. Currently, the Site is occupied with landscape areas and a lagoon. At the water areas to the south of the Site are some fish culture zones.
3. In 1999, in order to retain flexibility for the Strategic Sewage Disposal Scheme (SSDS) project (currently known as the Harbour Area Treatment Scheme (HATS)) the Government reserved the Site for future upgrading of sewage treatment levels or development of further sewerage outfalls as necessary.
4. Subsequently, the Site was identified for further study for its residential development potential in the Planning and Development Study on Hong Kong Island South and Lamma Island (HKIS & LI Study). The HKIS & LI Study commissioned by the Planning Department and the then Territory Development Department was completed in 2002. As portion of the Site

was still reserved for accommodating possible future treatment facilities under the SSDS project, the HKIS & LI Study proposed that an Outdoor Recreational and Educational Centre could be created within the Site, as the interim land use, subject to the Government's decision on the way forward for the SSDS project. In addition, given the limited residential development opportunities in other parts of Lamma Island, the HKIS & LI Study remarked that the residential development potential of the Site may be considered on its future land use.

5. In 2005, the Government decided that the HATS Stage 2 be implemented in phases with the treatment works centralized in Stonecutters Island. As such, the reservation of the Site for HATS is no longer necessary. The Site is currently zoned "Undetermined" ("U") on the Lamma Island Outline Zoning Plan (OZP) pending detailed consideration of the appropriate uses. In view of the size and visually prominent location of the Site, it is stated in the Explanatory Statement of the OZP that public views should be sought on any future major development within the Site.

THE STUDY

Scope of the Study

6. The Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) propose to engage consultants to carry out the Study. The overall objective of the Study is to examine the future land use of the Site including residential development and other compatible uses. The Study will be undertaken in four phases:

Inception Phase: To undertake Baseline Review to provide and evaluate the baseline information within the Study Area (which is defined in para. 8 below) to facilitate the formation of initial land use options in the next Phase, and to formulate a Community Engagement Strategy.

Option Formulation Phase: To formulate initial land use options and carry out preliminary feasibility assessment to ascertain the general feasibility of the various options. To undertake Stage 1 Community Engagement to solicit public views on the initial land use options.

Preferred Option Finalization Phase: To review the initial land use options and formulate a preferred land use option taking on board the information collected in the previous Phases. To undertake technical assessments on the preferred land use option in order to ascertain the planning, technical, environmental and sustainability feasibility of the preferred land use option. Based on the preferred land use option to formulate Preliminary Outline Development Plan and commence detailed engineering assessments and Environmental Impact Assessment including Cultural Heritage Impact Assessment.

Recommended Option Finalization Phase: To formulate the draft Recommended Outline Development Plan (RODP) and complete the detailed engineering assessments and Environmental Impact Assessment including Cultural Heritage Impact Assessment. To undertake Stage 2 Community Engagement to collect public views on the draft RODP. Based on the collected information to complete the RODP and finally prepare the Final Report, Executive Summary of the Final Report and Final Community Engagement Report.

7. A flow chart showing the major tasks of the Study is at **Annex 2**. On 18.2.2011, the Committee on Planning and Land Development approved the study framework of the Study.

Study Area

8. The Study Area covers an area of about 59.9 hectares including the Site and the adjacent "Comprehensive Development Area" ("CDA")¹, Coastal Protection Area (CPA) and "Green Belt" ("GB") zones at Sok Kwu Wan, Lamma Island (**Annex 1**).
9. The Site is located on the northern side of Sok Kwu Wan with an area of about 34.27 hectares. The natural and man-made slopes immediately surrounding the west, north and east of the Site (i.e. the CDA, GB and CPA

¹ The "CDA" covers an existing cement plant site together with an adjoining small area of Government land with a total area of 1.99 ha. It is intended for comprehensive development/redevelopment of the area for low-rise, low-density residential use with the provision of open space and other supporting facilities. Development within this zone is restricted to a maximum domestic gross floor area of 12,000m², a maximum site coverage of 40% and a maximum building height of 3 storeys (9m). There is yet any development proposal submitted to the Town Planning Board for consideration.

zones) are included as Study Area in order to facilitate the assessment of adequate provision of infrastructure, utilities, Government, Institution or Community (G/IC) facilities, etc. to meet the needs of the developments at South Lamma, to address possible interface issues, to ensure that the natural hazard and ecological values of the adjacent slopes are adequately taken into account and to coordinate possible future developments at the "CDA" site (1.99 hectares).

Study Approach

10. The Study will formulate sustainable and feasible planning and development proposals for the Site. Planning and technical assessments on the land use, environmental, cultural heritage, traffic and transport, infrastructure engineering, air ventilation, landscape and urban design aspects of the recommended development proposals will be thoroughly carried out in the study process by an iterative approach to ascertain the feasibility of the proposed development proposals for the Site.

Community Engagement

11. A 2-stage Community Engagement Programme (CEP) will be included in the Study to collect community inputs during the study process and to facilitate building public consensus. Upon commencement of the Study, a comprehensive community engagement strategy will be formulated setting out the detailed arrangement and programme of the community engagement activities.
12. At the Stage 1 CEP, the Consultants will organize community engagement activities to solicit views and ideas of the public and key stakeholders on the initial land use options of future land use of the Site and their visions and aspirations for future development at the Site with a view to assessing the general acceptability of the identified land use options. At the Stage 2 CEP, the Consultants will collect public and key stakeholders' comments on the draft RODP with a view to fostering public support and collecting inputs for the final RODP.

Study Programme

13. We have already consulted the Islands District Council (IDC) on 18.4.2011

and the Lamma Island (North) Rural Committee (LNRC) on 4.5.2011. Members of the IDC and LNRC generally welcome the Study. Their comments would be taken into account in the Study.

14. We planned to consult the Peng Chau/Cheung Chau/Lamma Area Committee and Lamma Island (South) Rural Committee in May 2011. After completion of consultation, CEDD will proceed with the necessary funding application and commence the consultant selection process. It is anticipated that the Study will commence in end 2011 for completion within 30 months. Such a programme has allowed for the time required for conducting the 2-stage community engagement and the detailed EIA study under the EIA Ordinance.

AMENDMENTS TO OUTLINE ZONING PLAN

15. The Site is currently zoned "Undetermined" ("U") on the Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/9. To implement the recommendations of the Study, the Lamma Island OZP will need to be amended to incorporate the proposed layout, land uses and development intensities of the RODP. Members' views and suggestions, made in the course of the Study, would be incorporated as appropriate into the RODP, which will form the basis for subsequent amendments to the OZP.

ADVICE SOUGHT

16. Members are invited to provide comments on the proposed Study.

ATTACHMENT

Annex 1 Location Plan

Annex 2 Flow Chart of Major Tasks

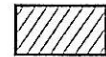
Planning Department


Civil Engineering and Development Department

MAY 2011



圖例 LEGEND

 前南丫石礦場(研究地點)(面積約34.27公頃)
EX-LAMMA QUARRY SITE (STUDY SITE)
(AREA 34.27 ha ABOUT)

 研究範圍(面積約59.9公頃)
STUDY AREA (AREA 59.9 ha ABOUT)

U 未決定用途
UNDETERMINED

GB 綠化地帶
GREEN BELT

CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA

CPA 海岸保護區
COASTAL PROTECTION AREA

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

本摘要圖於2011年4月28日擬備，所根據的資料為
於2007年6月5日核准的分區計劃大綱圖編號S/I-LI/9
EXTRACT PLAN PREPARED ON 28.4.2011 BASED ON
OUTLINE ZONING PLAN No. S/I-LI/9 APPROVED ON 5.6.2007

SCALE 1:7 500 比例尺
米 METRES 100 0 100 200 300 400 500 600 700 METRES 米

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/10/125

ANNEX 1

Agreement No. _____
**Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area
at Sok Kwu Wan, Lamma Island – Feasibility Study**
Flow Chart of Key Tasks

Community Engagement

Planning and Engineering Studies

