

**Islands District Council**  
**Paper IDC 32/2011**

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

Purpose

1. The purpose of this paper is to introduce the content of the study 'Planning and Engineering Study for the Future Land Use of Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island' (the Study) to the Members. The Study will be jointly commissioned by Planning Department and Civil Engineering and Development Department.

Background

2. The Study Area covers an area of about 59.9 hectares (ha) including the ex-Lamma Quarry currently zoned "Undetermined" (34.27 ha) and the adjoining areas zoned "Comprehensive Development Area" (1.99 ha), "Coastal Protection Area" (0.85 ha) as well as "Green Belt" (22.79 ha) (Plan 1).
3. The ex-Lamma Quarry site (the Study Site) located on the northern side of Sok Kwu Wan was established in 1978 for rock extraction and miscellaneous processing and storage. After years of operation, the ex-Lamma Quarry was left with steep rock faces, constituting a major landscape scar of the area. In 1995, rehabilitation works have been undertaken on the ex-Lamma Quarry and rehabilitation works were completed in December 2002. Currently, the quarry is vacant with landscape areas and a lake.
4. 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

ex-Lamma Quarry site for future upgrading of treatment levels or development of further outfalls as necessary.

5. Subsequently, the ex-Lamma Quarry 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 ex-Lamma Quarry 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 ex-Lamma Quarry 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 ex-Lamma Quarry site may be considered on its future land use.
6. In 2005, the Government decided that the HATS Stage 2 be implemented in phases with the treatment works centralized on Stonecutters Island. The reservation of the ex-Lamma Quarry site for HATS is no longer necessary. The ex-Lamma Quarry 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 ex-Lamma Quarry 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.

#### Proposed Study Content

7. The overall objective of the Study is to examine the future land use of the ex-Lamma Quarry area including residential development and other compatible uses.

8. Consultants will be commissioned to undertake the Study. The Study will be undertaken in four phases (Plan 2):

**Inception Phase :** To undertake Baseline Review to provide and evaluate the baseline information within the Study Area 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 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 :** Based on the information collected in the previous Phases to review the initial land use options and formulate a preferred land use option. To undertake technical assessments on the preferred land use option 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 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.

#### Public Consultation

9. We planned to consult relevant Area Committee, Rural Committees and the Town Planning Board in the first half of 2011. The views collected will be taken into account in the course of the Study.

10. A 2-Stage community engagement programme would be adopted to allow public engagement in the study process so as to facilitate building public support on the future development at the Study Area. It will allow participation from local communities, green groups, concerned groups, professional institutions, stakeholder groups and members of relevant committees and councils through meetings, workshops and public forum, etc.

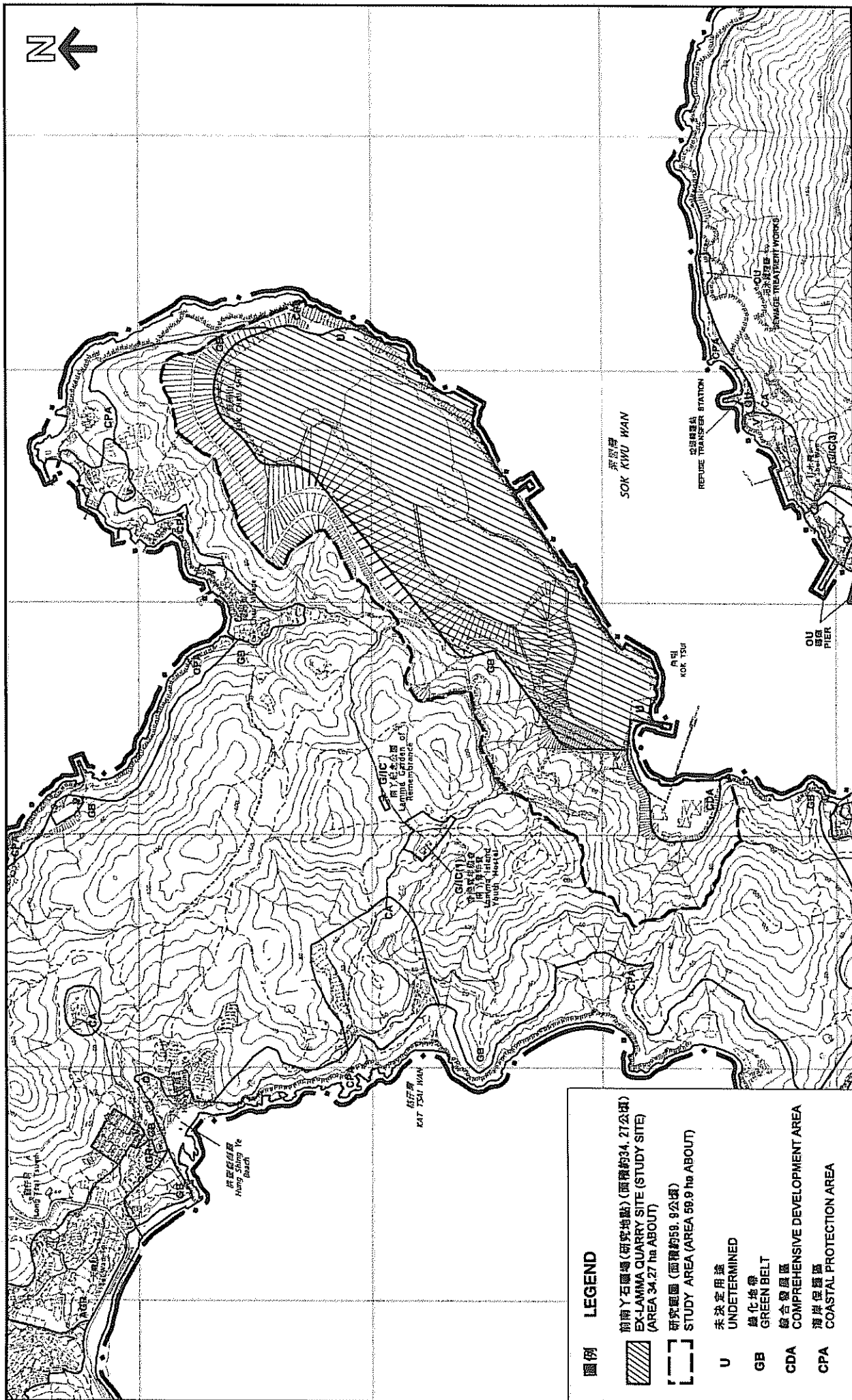
#### Way Forward

11. We will start the consultants' selection process in due course. The Study is scheduled for commencement in the 4<sup>th</sup> quarter of 2011 and will be completed in 30 months.
12. We hope that this introduction would provide Members with the initial idea about the content of the Study. Members are welcomed to provide comments on the Study and the future land use of the ex-Lamma Quarry Area.







#### Attachments

Plan 1 Location Plan of the Study Area

Plan 2 Flow Chart of Major Tasks



# 圖例

-  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)
-  未決定用途  
UNDETERMINED
-  綠化地帶  
GREEN BELT
-  綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
-  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 THE PLANNING AND ENGINEERING STUDY ON THE FUTURE LAND USE OF EX-LAMMA QUARRY AREA AT SOK KWU WAN, LAMMA ISLAND

策劃處 西貢及離島策劃處  
SAI KUNG AND ISLANDS  
DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT

本摘要圖於2011年1月18日通過，所載圖則資料為  
於2007年8月3日核准的分區計劃大綱圖編號S/I-L/1/9  
EXTRACT PLAN PREPARED ON 18.1.2011 BASED ON  
OUTLINE ZONING PLAN No. S/I-L/1/9 APPROVED ON 5.8.2007

參考圖號  
REFERENCE No.  
M/LI/10/125

圖 PLAN 1

SCALE 1:7,500 METRES  
0 100 200 300 400 500 600 700 METRES

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**Flow Chart of Major Tasks**

