

發展前南丫島石礦場用地

Development of the  
Ex-Lamma Quarry Area

發展局  
Development Bureau

2025年4月  
April 2025



# 用地現況 The Site – Current Condition





# 擬議發展概念 Proposed Land Use Concept

## 三個發展元素

### Three Development Elements:

#### 1) 旅遊及康樂

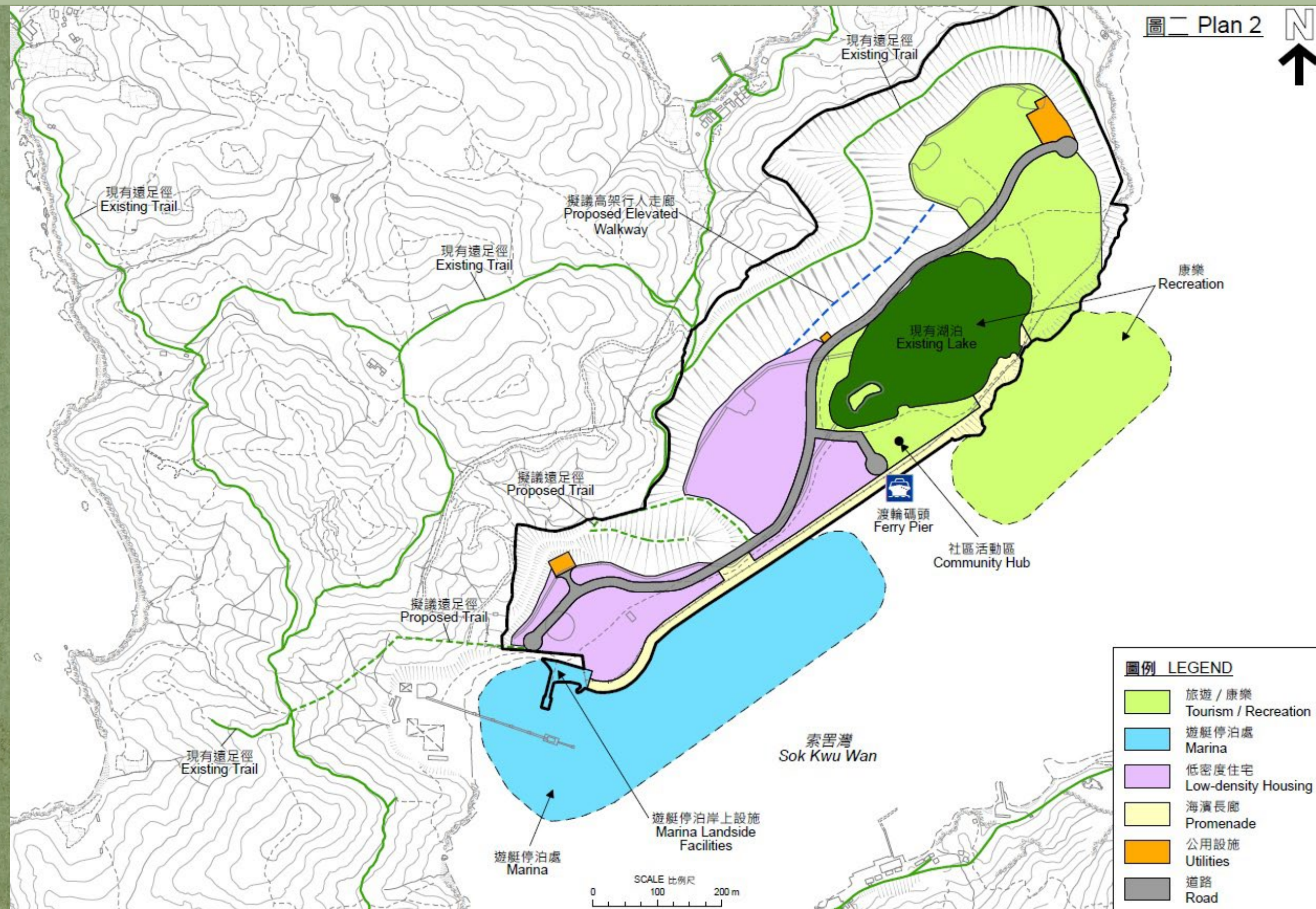
Tourism and Recreation

#### 2) 遊艇停泊處

Marina

#### 3) 低密度住宅

Low-Density Housing





# 用地未來願景 The Site – Future Vision

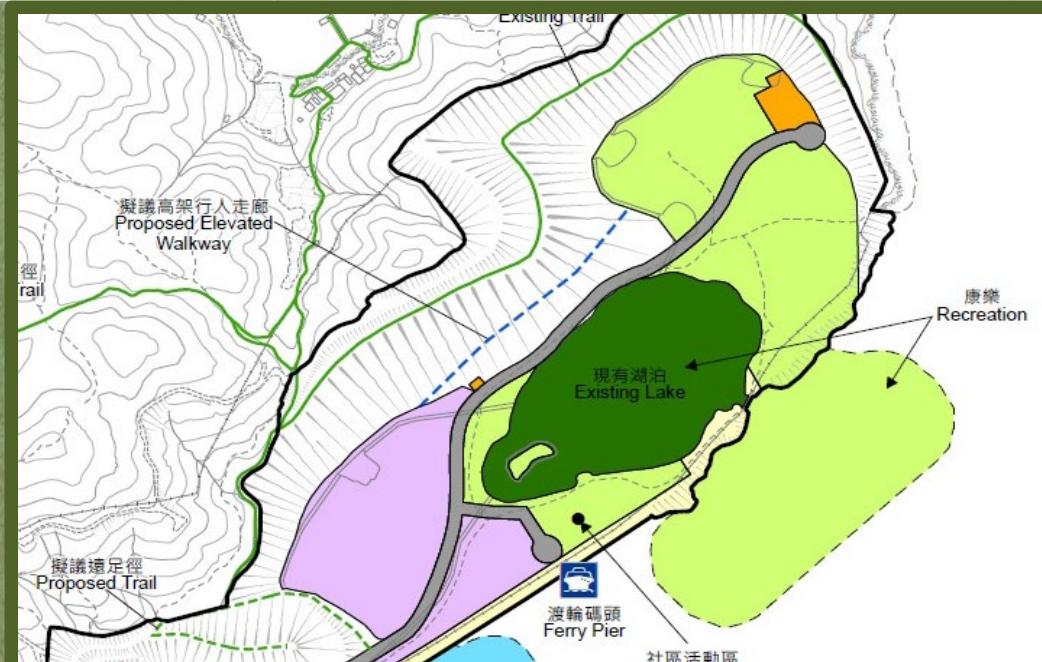


僅供說明的構想圖  
Artist's Impression for Illustrative Purpose Only



# (1)旅遊及康樂 Tourism and Recreation

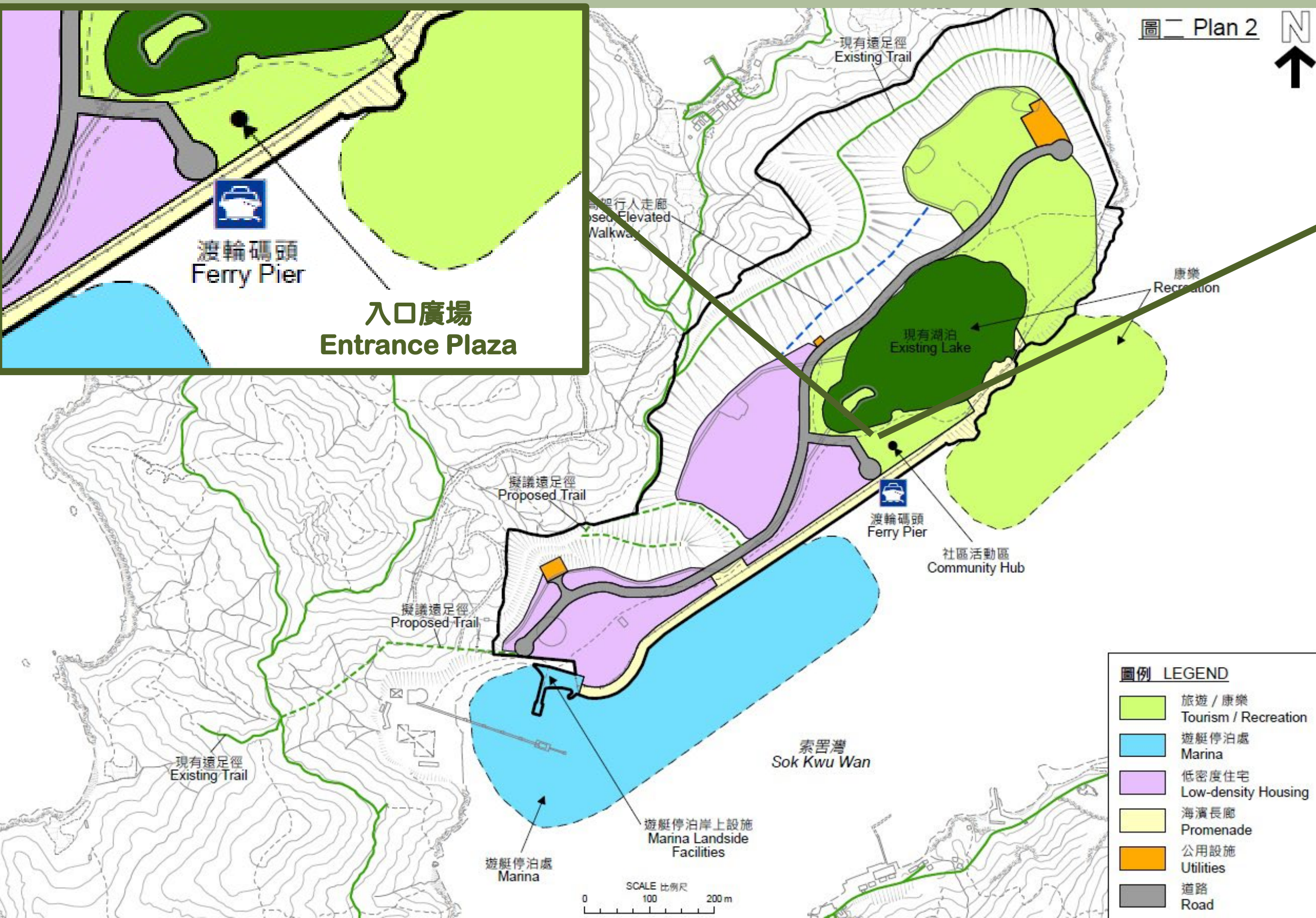
(a)用地總面積 Total site area	約204 000平方米 About 204 000 m <sup>2</sup>
(b)總樓面面積 Total GFA	約42 000平方米 About 42 000 m <sup>2</sup>
(c)地積比率 Plot ratio	假定為0.17至2.30 Assumed to be 0.17 - 2.30
(d)建築物高度 Building height	介乎1至7層 Ranging from 1 to 7 storeys
(e)估計人口 Estimated population	約1 100人 About 1 100 persons





# (1)旅遊及康樂 Tourism and Recreation

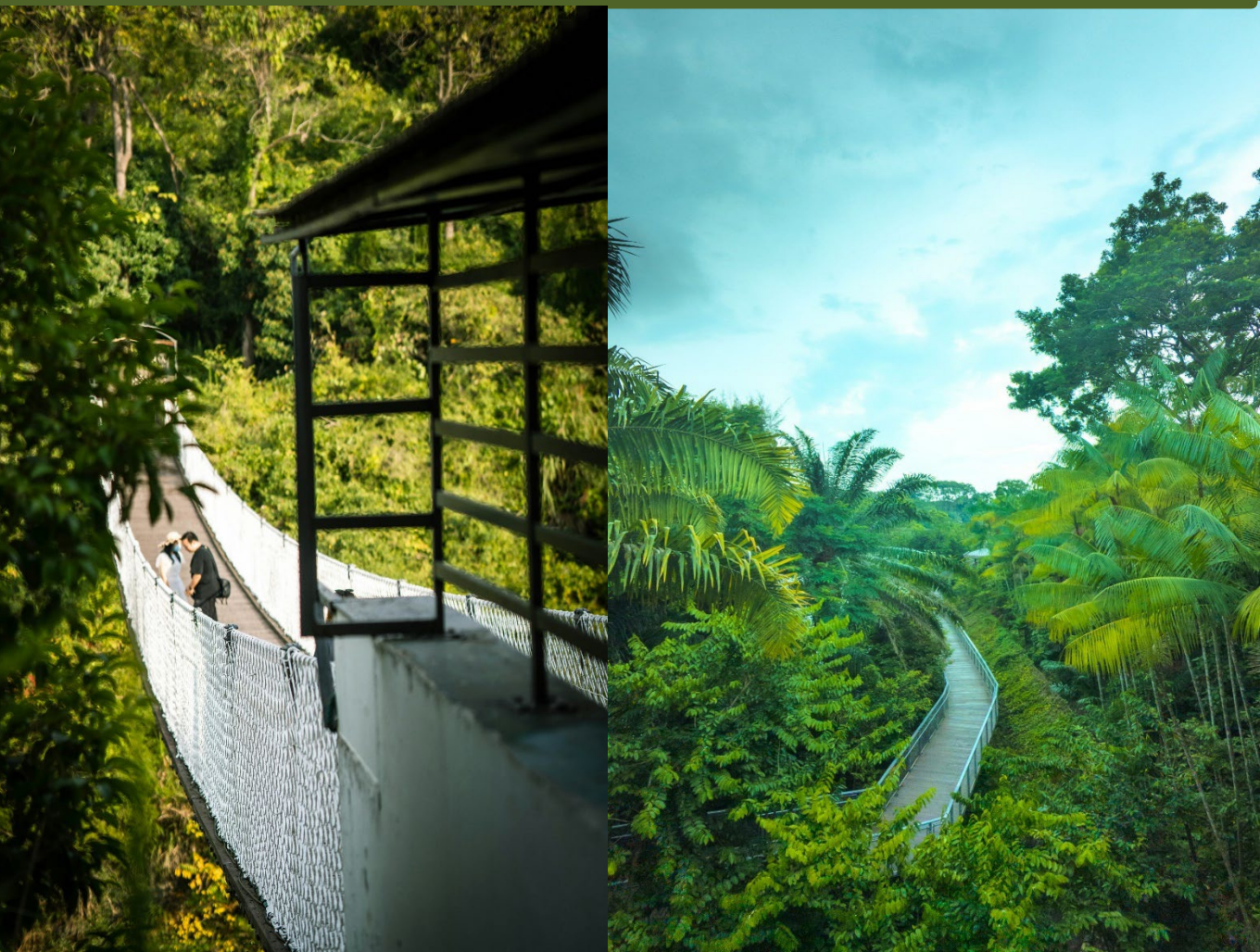
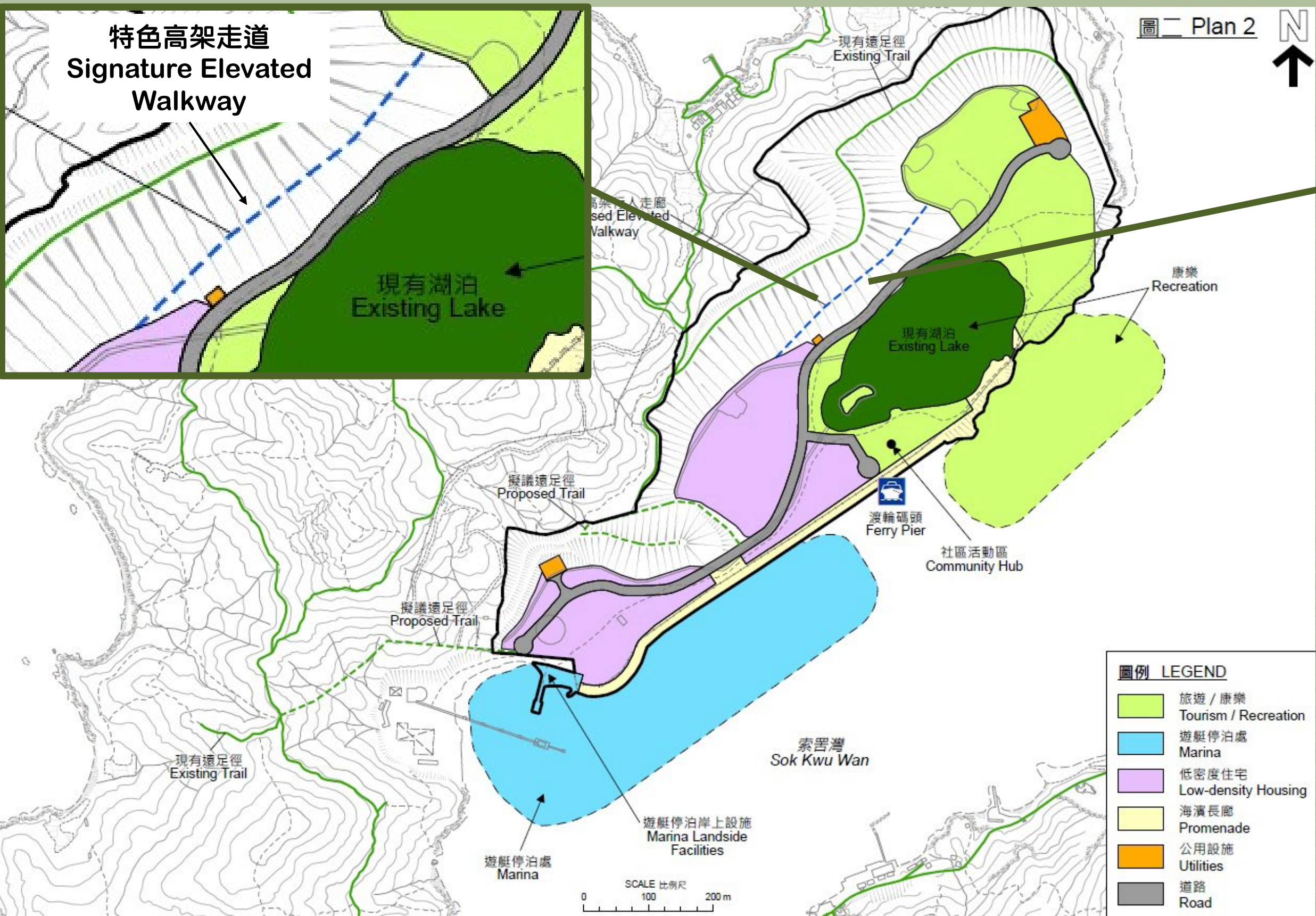
## [入口廣場 Entrance Plaza]





# (1)旅遊及康樂 Tourism and Recreation

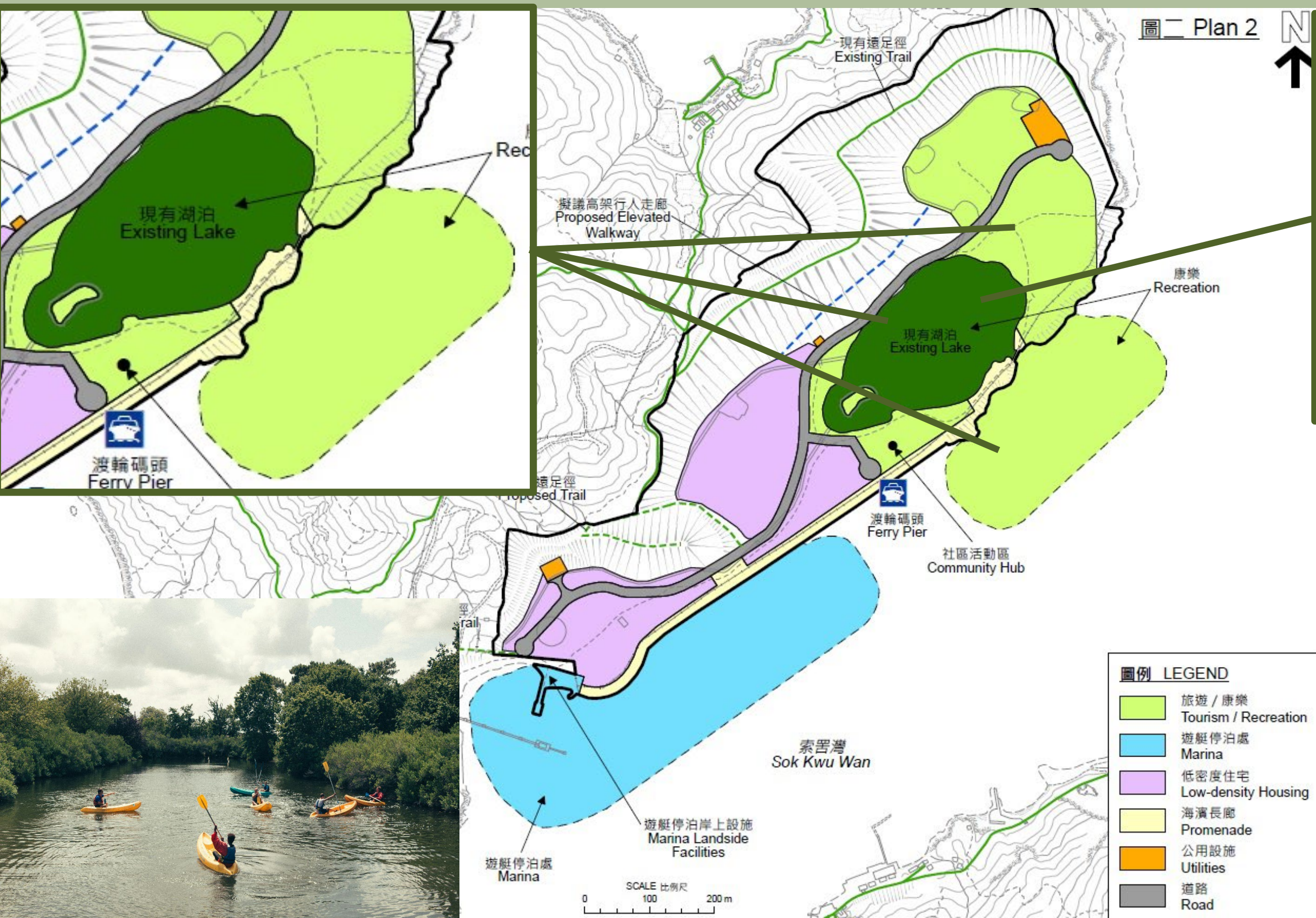
## [特色高架走道 Signature Elevated Walkway]





# (1)旅遊及康樂 Tourism and Recreation

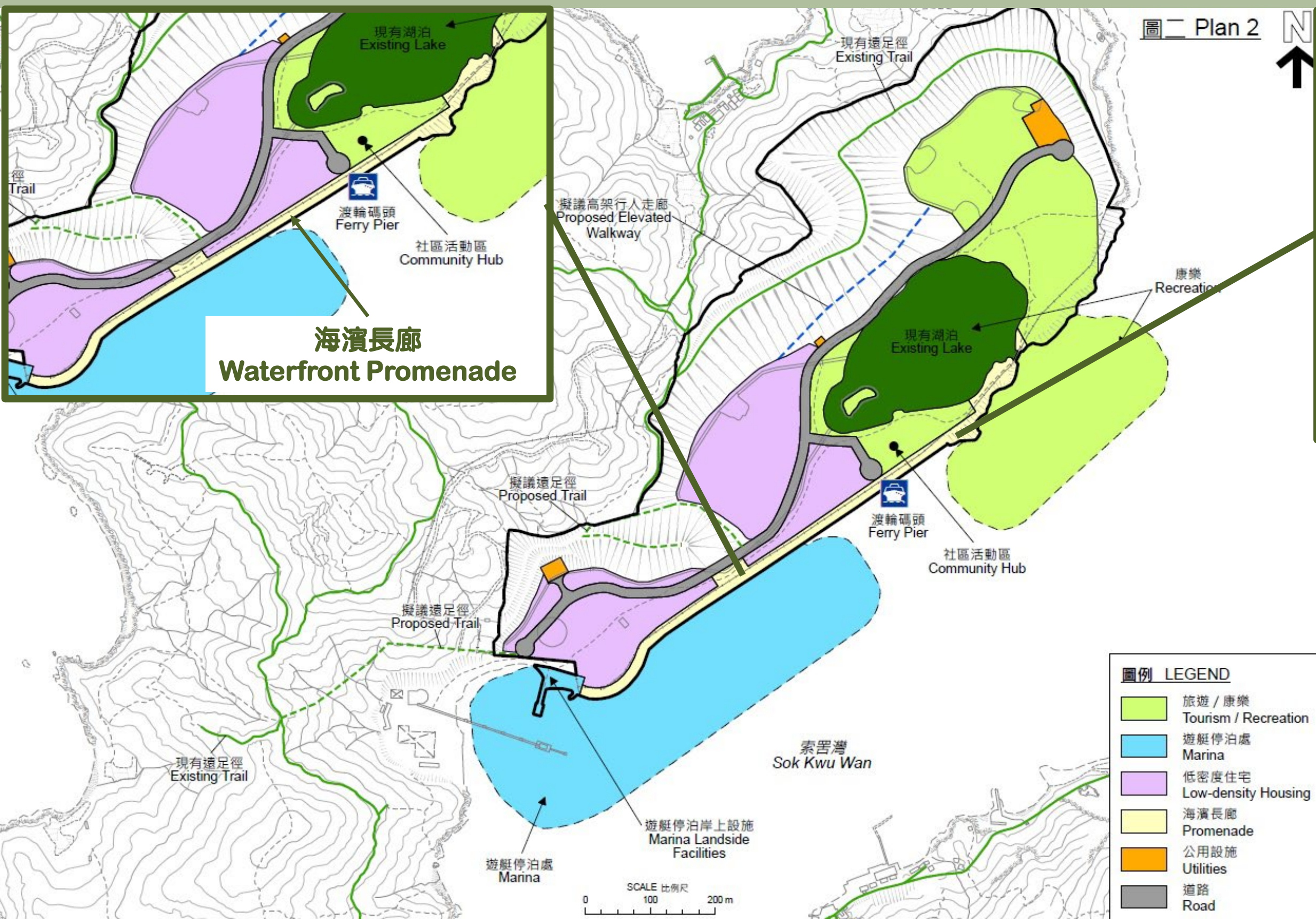
## [水上運動及陸上康樂設施 Water Sports and Land-based Recreation Facilities]





# (1)旅遊及康樂 Tourism and Recreation

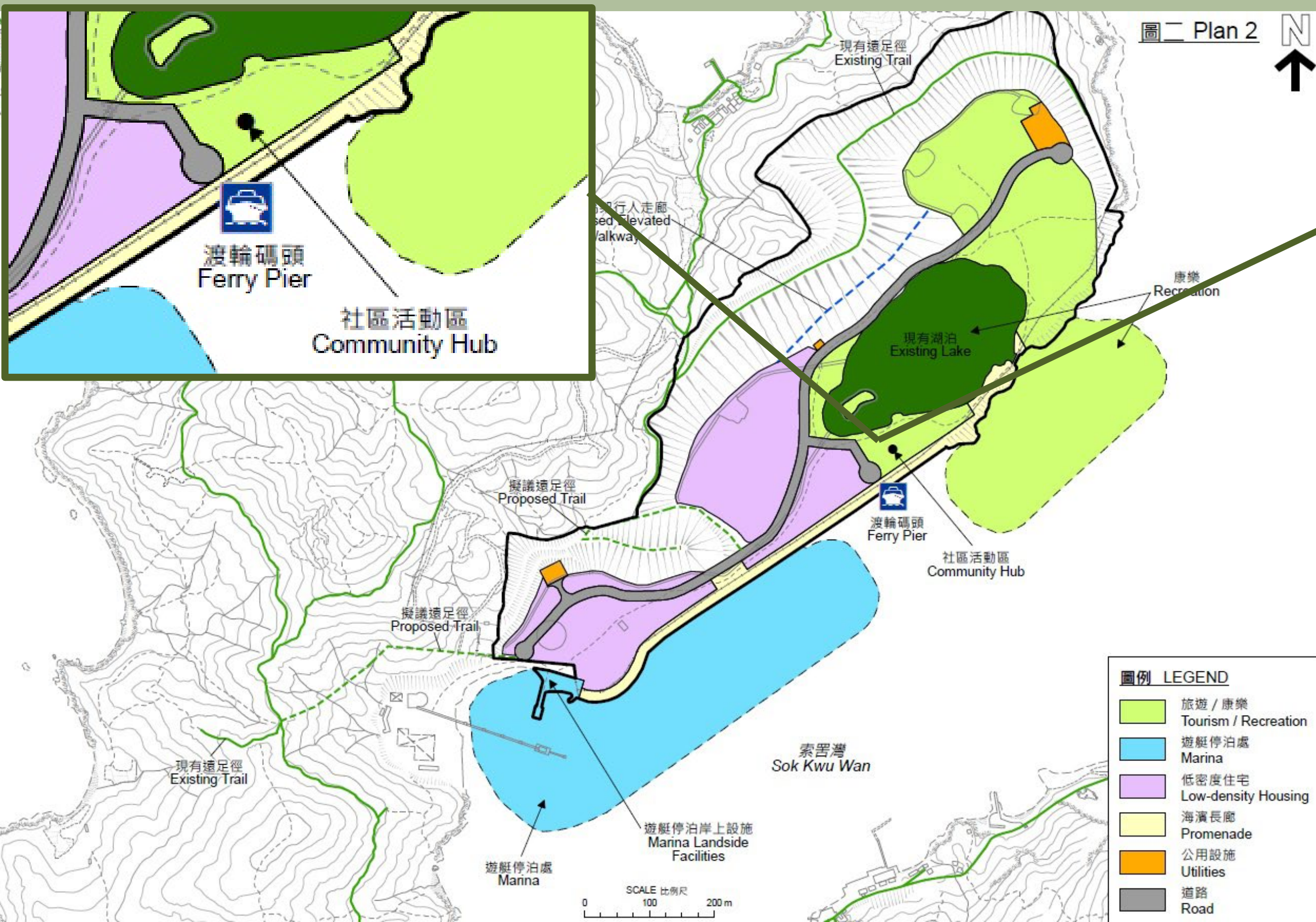
## [海濱長廊 Waterfront Promenade]





# (1)旅遊及康樂 Tourism and Recreation

## [社區活動區 Community Hub]





# (1)旅遊及康樂 Tourism and Recreation

## [住所類型 Types of Accommodation]

別墅  
Villa



度假酒店  
Resort Hotel



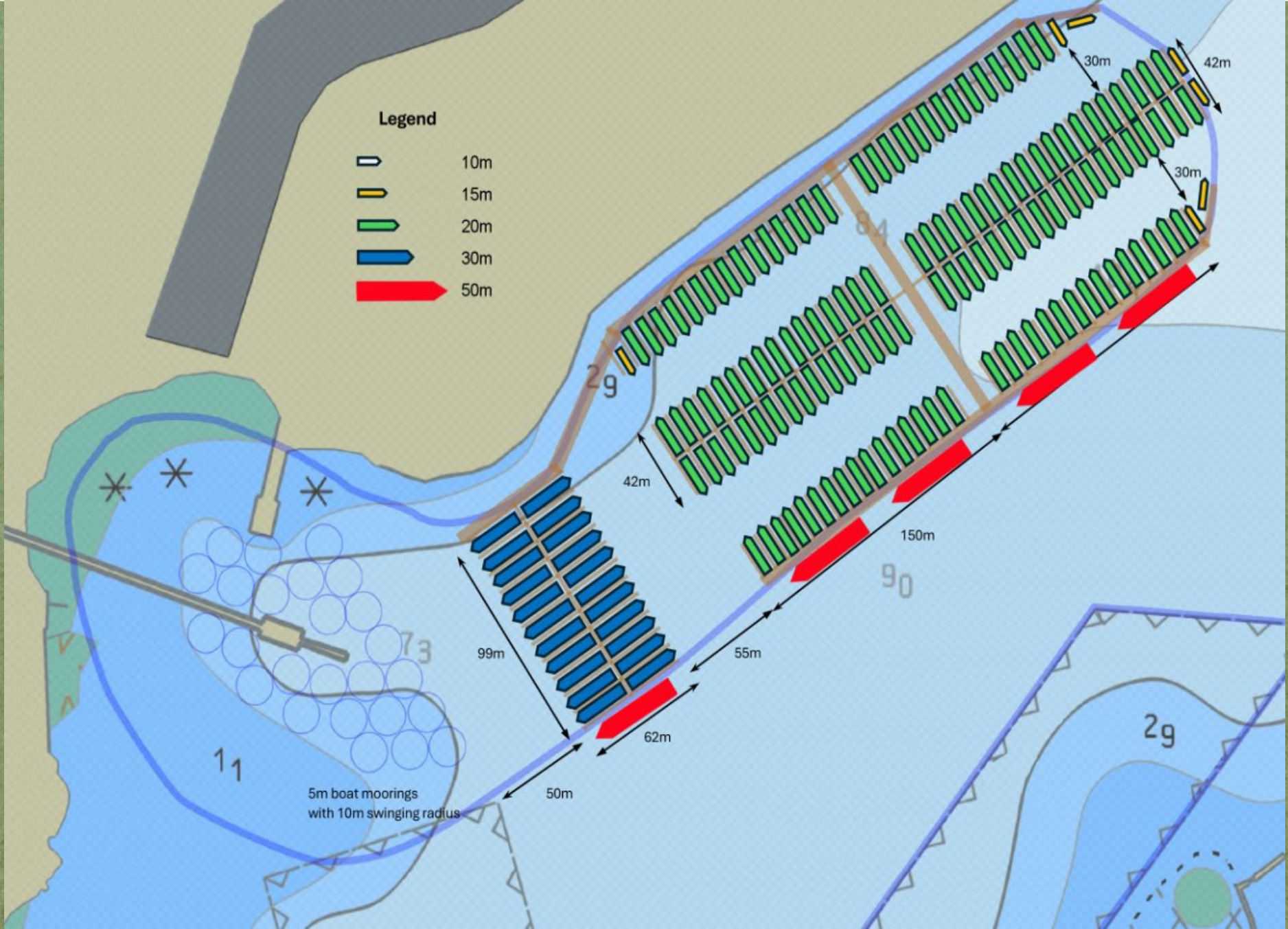
豪華露營營地  
Glamping Sites





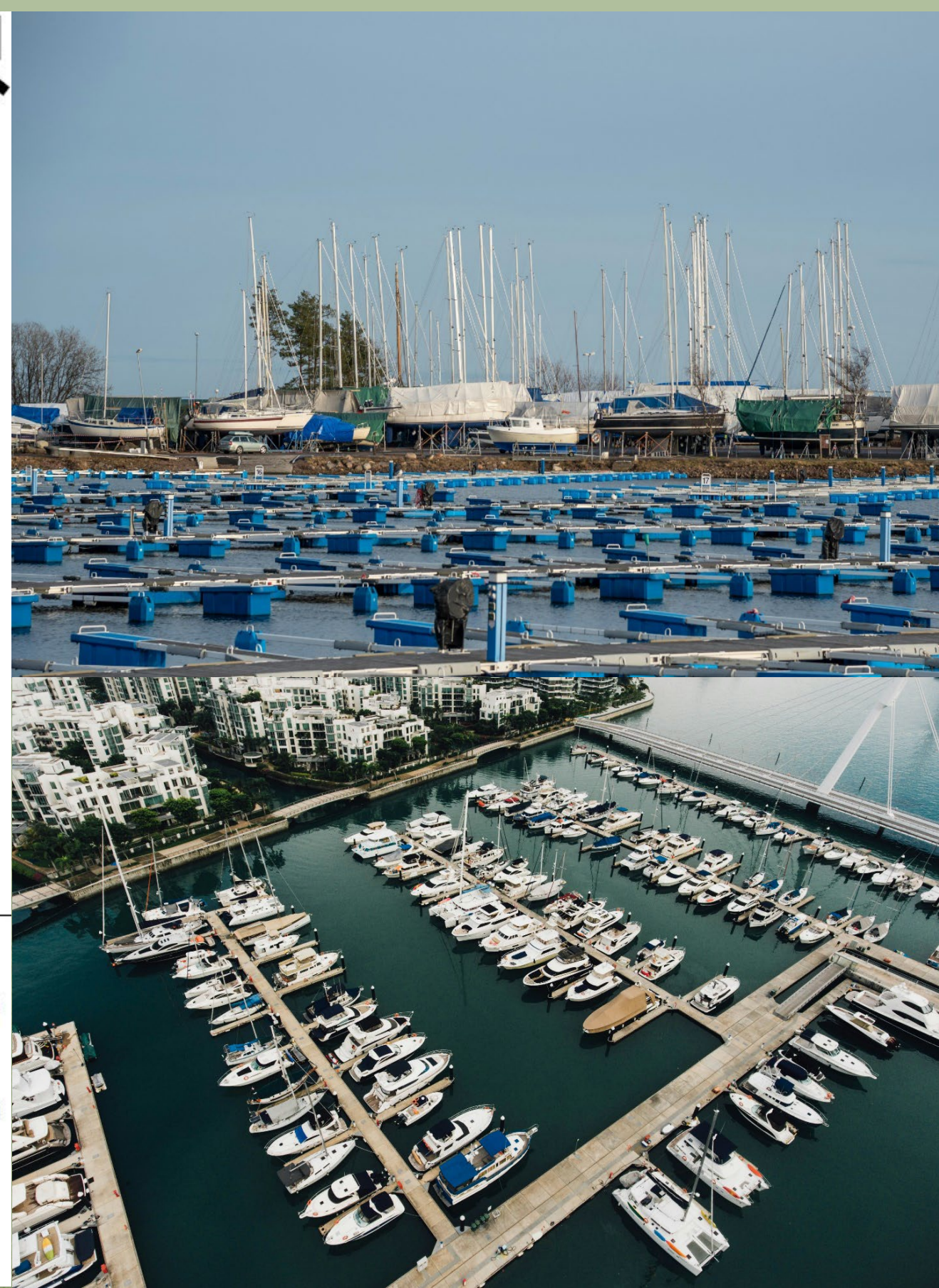
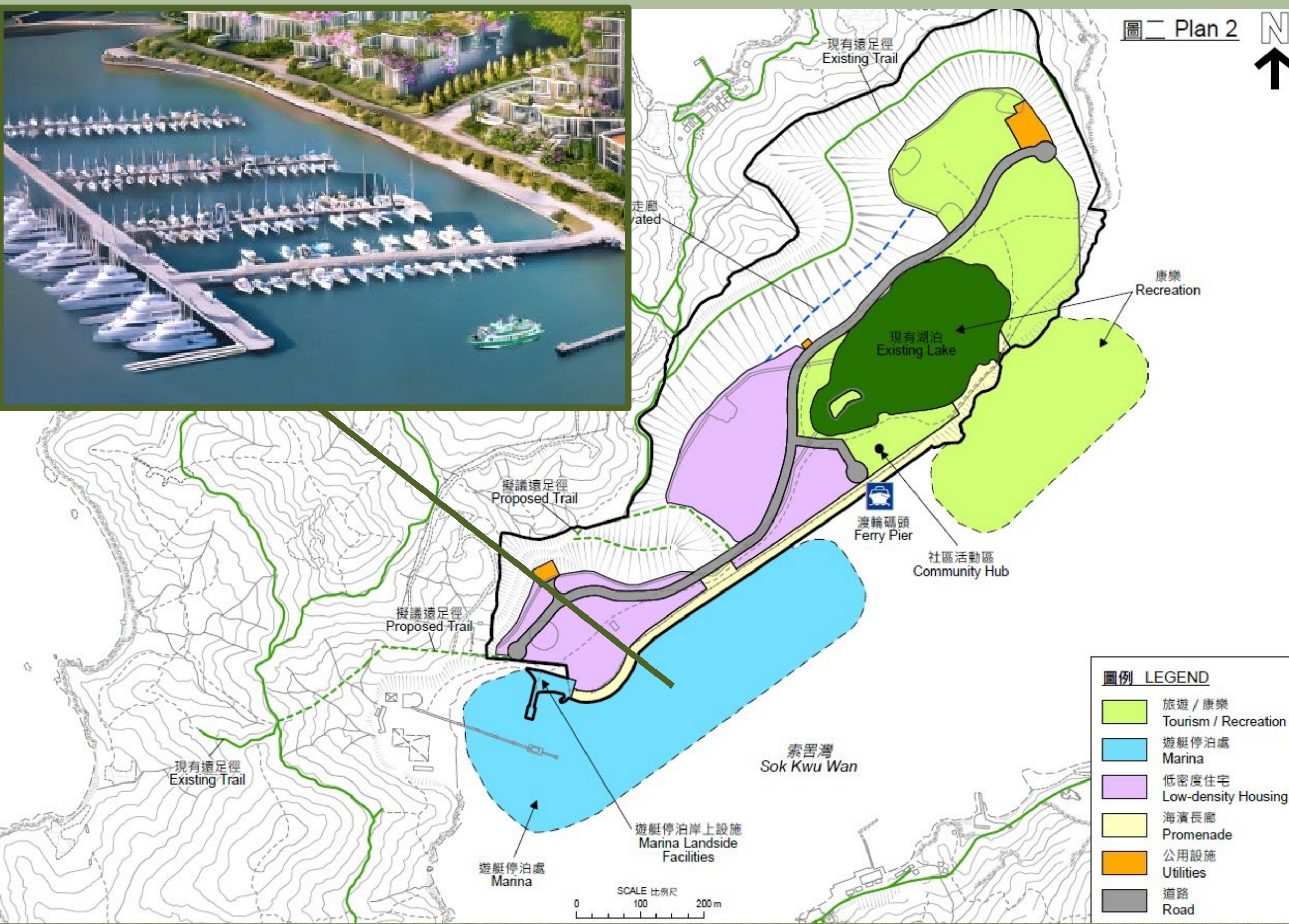
# (2)遊艇停泊處 Marina

(a)索罟灣面積 Picnic Bay area	約108 100平方米 (水體)	About 108 100m <sup>2</sup> (water area)
(b)陸上配套設施 Supporting land facilities	約2 300平方米	About 2 300 m <sup>2</sup>
(c)預計泊位數目 Estimated no. of berths	約150至200 (總長度10米至50米的遊艇) (size of yachts ranging from 10m to 50m)	About 150 to 200





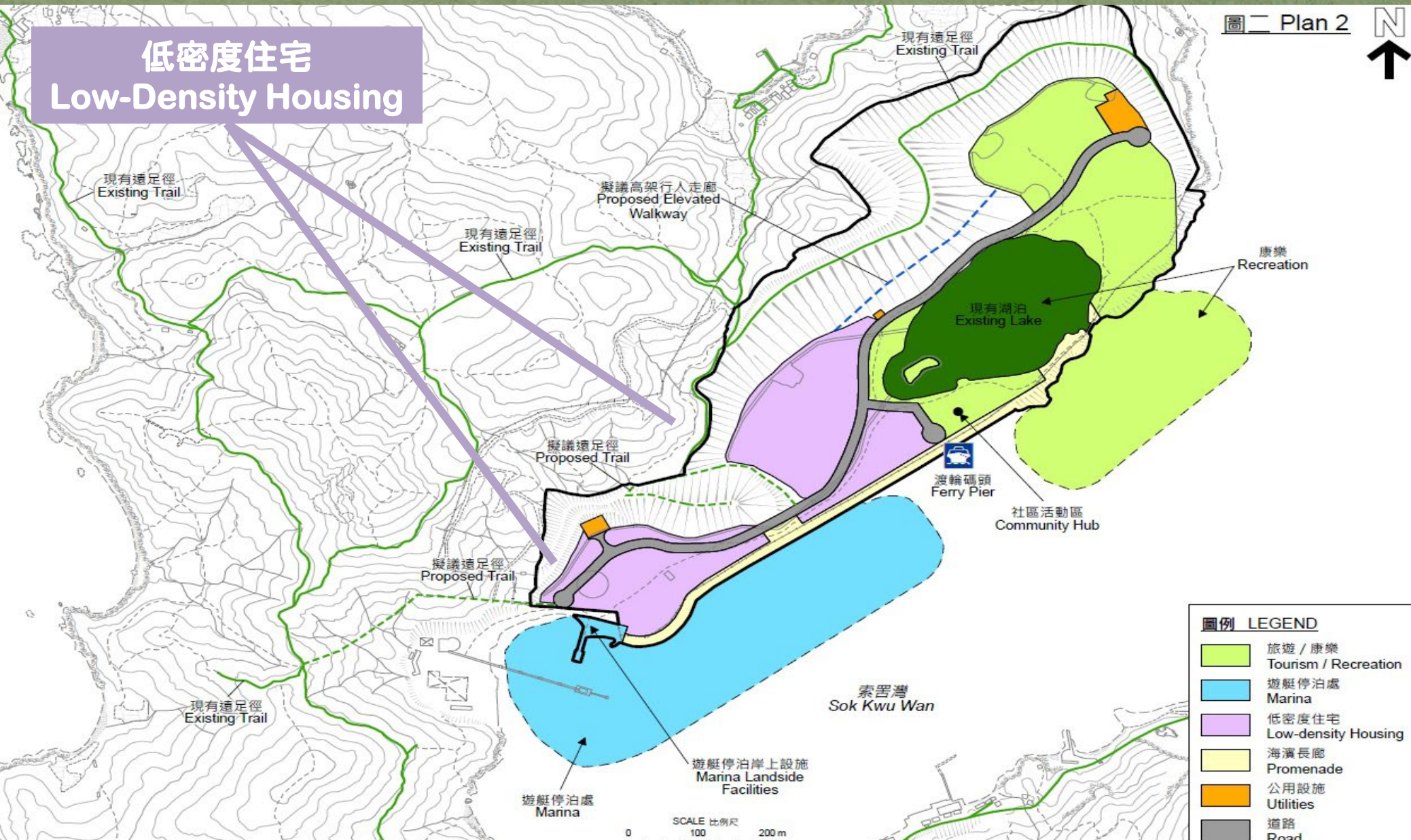
## (2)遊艇停泊處 Marina





# (3)低密度住宅 Low-Density Housing

(a) 用地總面積 Total site area	約74 300平方米 About 74 300 m <sup>2</sup>
(b) 總樓面面積 Total gross floor area (GFA)	約136 000平方米 About 136 000m <sup>2</sup>
(c) 地積比率 Plot ratio	假定為0.8 - 2.4 Assumed to be 0.8 - 2.4
(d) 建築物高度 Building height	介乎3至8層 Ranging from 3 to 8 storeys
(e) 估計人口 Estimated population	約 3 100人 About 3 100 persons





# (3)低密度住宅 Low-Density Housing

住宅 (獨立屋)  
Residential (House)



住宅 (複式公寓)  
Residential (Duplex)



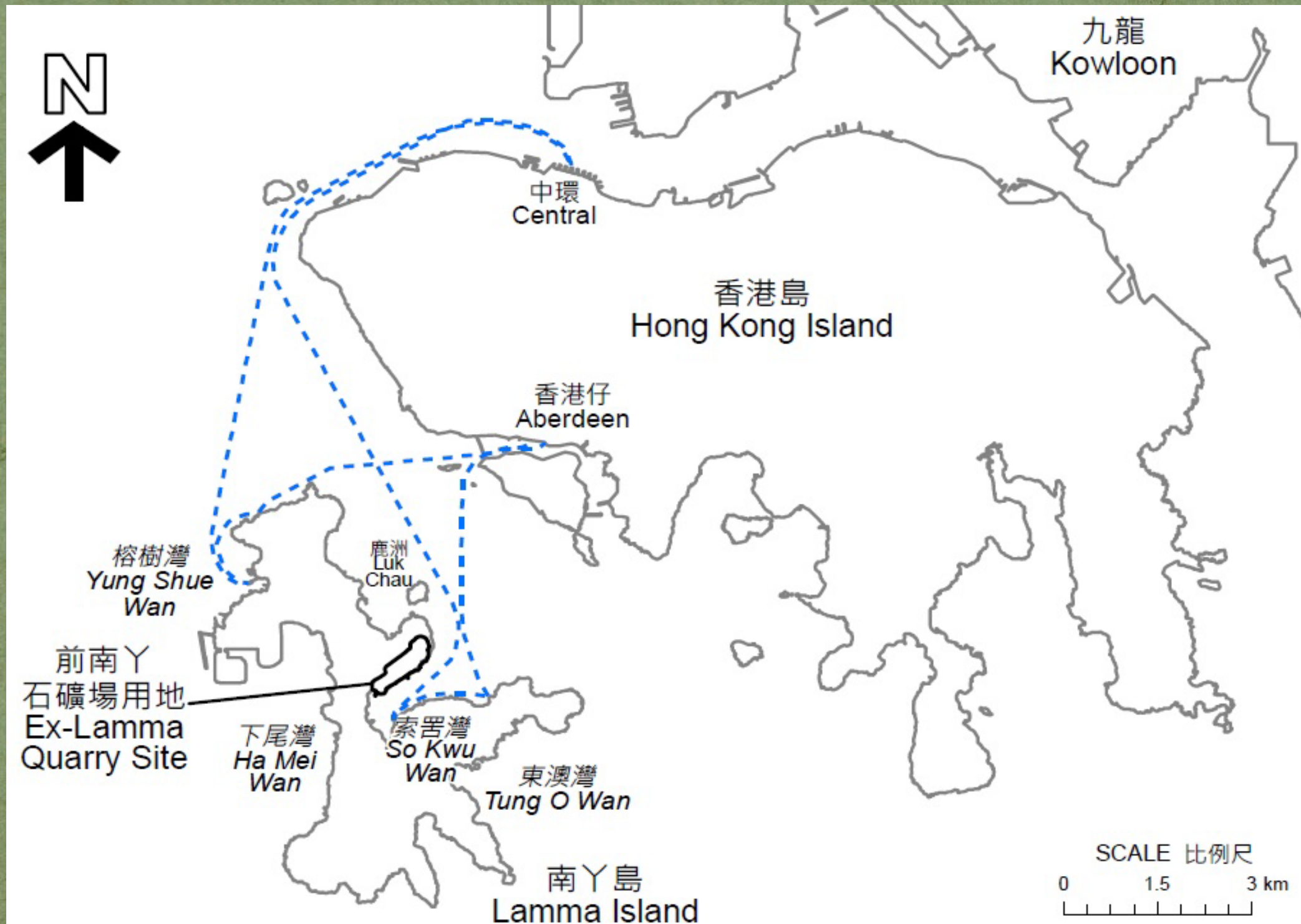
住宅 (分層單位)  
Residential (Flat)





# 改善工程 Improvement Works

- (1) 設置渡輪碼頭以提高用地的交通暢達程度  
For accessibility of the site, future developer may build a ferry pier

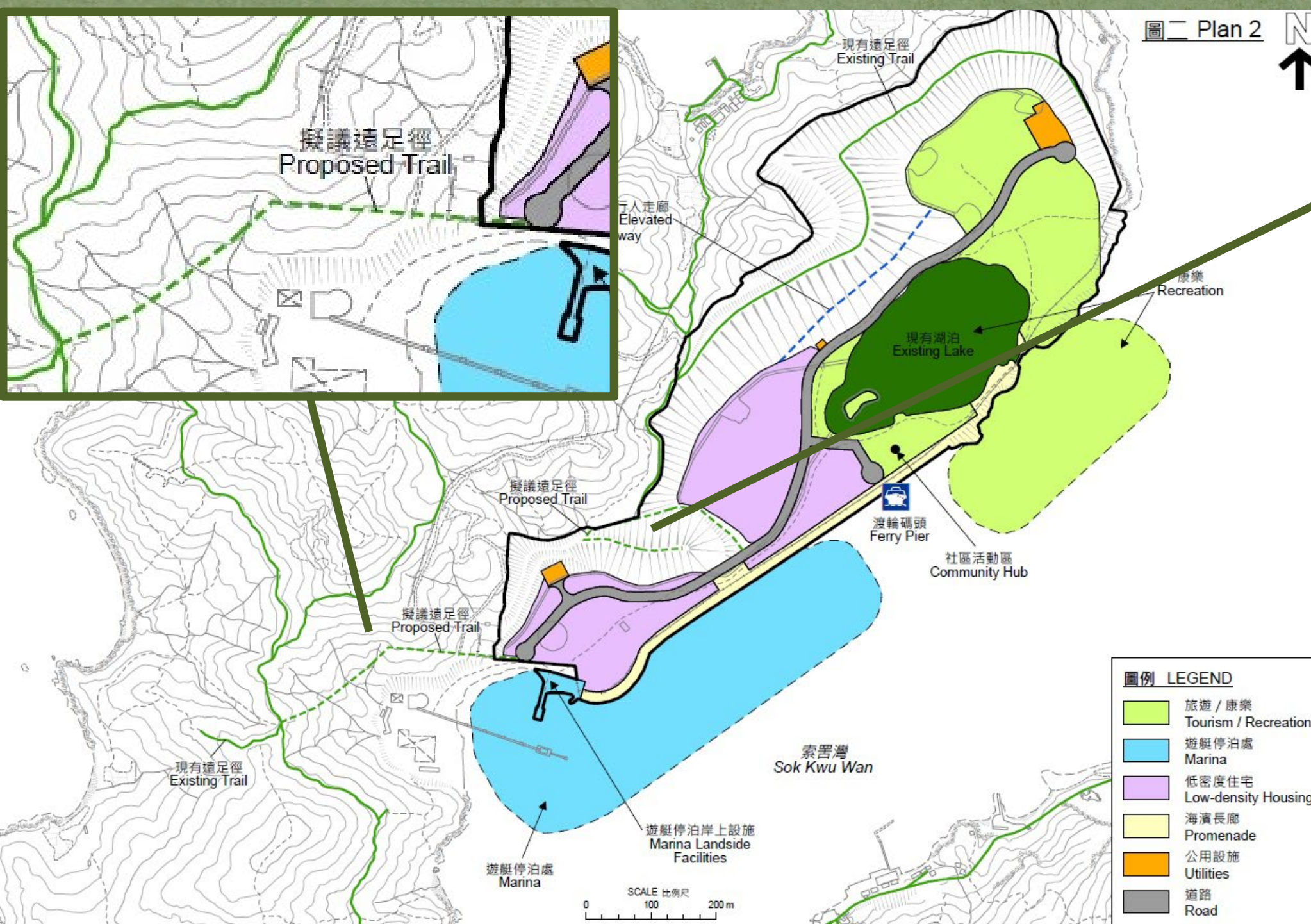




# 改善工程 Improvement Works

(2) 設置小徑連接現有行人道至南丫島其他地方

In order to improve connections with other parts of Lamma, the developer may build trails leading to existing trails/walkways





# 改善工程 Improvement Works

(3) 透過城市設計特色、標誌性藝術裝置和/或花卉的使用，可進一步提高該場地作為未來目的地的吸引力

To further improve the attractiveness of the Site as a future destination through urban design features, use of iconic art installations and/or use of flora





# 落實方案 Implementation Approach

## 單一發展商 Single Developer Approach

- 建議招標批予單一發展商或財團

The site is recommended to be sold to one single developer or consortium

- 買方就用地上的土地用途可享彈性

The buyer could enjoy high degree of flexibility in terms of land use within the site

- 買方須負責相關基礎建設工程費用

The buyer would have to shoulder almost all of the associated infrastructure costs for works within the site



# 發展商須進行的工程

## Works Required on the Part of the Developer

- 土地平整工程／斜坡工程 Site Formation Works / Slopeworks
- 道路工程 Road Works
- 污水處理、食水供應及電力供應  
Sewage Treatment, Freshwater Supply and Electricity Supply
- 海堤工程 Seawall Works
- 警崗及消防局暨救護站  
Police Post and Fire Station cum Ambulance Depot



# 落實方案 Implementation Approach

- 日後的發展商將在取得該用地後進行一些法定程序，包括：

Upon acquisition of the Site, the future developer will have to conduct some statutory procedures, including:

- 與環境影響評估 (環評) 相關的法定程序

Those relevant to the Environmental Impact Assessment Ordinance (EIAO)

- 須提交碼頭及遊艇停泊處的資料，以供地政總署根據《前濱及海床 (填海工程) 條例》刊憲

Need to submit information on the pier and marina for gazettal by the Lands Department under the Foreshore and Sea-bed (Reclamations) Ordinance

- 須提交道路資料 (包括私家路) 及公共道路，以供路政署根據《道路 (工程、使用及補償) 條例》刊憲

Need to submit information on roads (including private roads) and public roads for gazettal by the Highways Department under the Road Traffic Ordinance and Roads (Works, Use and Compensation) Ordinance



# 落實時間表 Implementation Programme

- 在考慮徵集意向書時收到的意見和建議後，當局會啟動所須的城市規劃程序及擬備土地契約，目標於2026年下旬賣地  
After collation of views from the EOI exercise, the Government would start town planning process for developing the Site and preparation of land lease for estimated land disposal in late 2026
- 我們正考慮應採用「價高者得制」或「雙信封制」的招標方式  
We are considering the tendering arrangement of either “the highest premium offered” approach or the two-envelope approach



# 提交意見書 Submission of Reply Form

- 指定回覆表格可見於「邀請提交意向書」文件內的附件1，希望大家不吝賜教，就當中C部份的問題提供真知灼見
- 期待有興趣的人士於2025年7月2日（星期三）中午十二時或之前，將密封的信封投遞至位於添馬政府總部東翼2樓入口的投遞箱

- The reply form can be found in Annex 1 of the “Invitation for Expression of Interest” document. We hope that everyone will share with us their insights on the questions in Part C
- Interested parties could submit sealed plain envelopes and deposit in the drop-in box at 2/F Entrance, East Wing, Central Government Offices, Tamar by 12:00 noon on 2 July 2025 (Wednesday)

發展南丫石礦場地區	邀請提交意向書 2025年4月	發展南丫石礦場地區	邀請提交意向書 2025年4月	Development of the Ex-Lamma Quarry Area	Invitation for Expression of Interest April 2025	Development of the Ex-Lamma Quarry Area	Invitation for Expression of Interest April 2025
有其他連接的路徑嗎？		<div></div>		<div></div>		launch the public tender after substantial completion of statutory planning procedures while facilitating the future developer to complete the remaining statutory procedures after tender award?	
<div></div>		<div></div>		<div></div>		<div></div>	
<b>落實模式</b>				<b>Accessibility</b>			
20. 對於第 VI 部的擬議落實模式，包括(i) 透過公開招標讓單一發展商取得該用地及鄰近水體以進行綜合發展，並負責因該發展而產生的工程費用，包括發展項目不可或缺，但在該用地以外的工程；(ii) 在大致完成法定規劃程序後，政府會進行公開招標，並在批出標書後，政府會促成日後的發展商完成餘下的法定程序，你有沒有意見？		23. 你對於第 37 段所載列的暫定推行時間表有何意見？你可以在回覆表格內夾附你所傾向的推行時間表。		18. Would you support the proposal to build a public ferry pier for the Site and if so, do you think the proposed location in <b>Plan 2</b> is a good choice? What connection points in other parts of Hong Kong would you regard as essential for the pier to reach / receive residents / visitors? Would you suggest making use of existing ferry routes? If so, which route and how would you suggest the new routing to be? Alternatively, do you see a business case for the future developer to operate private ferry services for residents / visitors?		21. As mentioned in paragraph 32 above, one advantage of a two-envelope tender approach over conventional cash tender is that through vetting the technical (non-premium) proposals, Government can better assess bidders' ability in realising the branding of "a high-end lakefront and hillside resort complemented by a world-class marina and low-rise luxury housing". Do you have any views on the two-envelope approach?	
<div></div>		<div></div>		<div></div>		<div></div>	
21. 如上文第 32 段所述，「雙信封制」的招標方式比起傳統「價高者得制」的優勢之一為政府可審批技術(非標金)方案，而可更好評估投標者實現「毗臨湖畔，背靠山嶺的高端度假村，並附設世界級遊艇停泊處及低密度名貴宅第」定位的能力。你對於「雙信封制」有沒有意見？		24. 你會如何分期發展此項目？你認為整個項目需要分多少期發展？而每期會在什麼時候開始及完成，而每期會包括哪些建議土地用途？		19. On connectivity to other parts of Lamma, would you agree to the proposal of constructing a trail leading to the existing hiking trail and further connecting the Site to Lo So Shing Village/Beach and a footpath to Sok Kwu Wan. We have also proposed another trail to be built within the Site leading up to a vantage point overlooking Sok Kwu Wan that would also make connection with the existing hiking trail. Would you also agree to that? Do you have in mind other connections to be made?		22. As compared to the traditional upfront lump-sum payment approach, what are your views on allowing the successful tenderer to make premium payment through alternative arrangements such as payment by instalments with interest charged on a certain percentage or a revenue- or profit-sharing arrangement with lower upfront payment? For payment by instalments, do you have any views on the interest rate payable (fixed or variable interest rate) and the number of years of instalments? For revenue-or profit-sharing mechanism, what will be the appropriate level of upfront payment as well as ratio, timing and duration of revenue- or profit-sharing?	
<div></div>		<div></div>		<div></div>		<div></div>	
22. 對比傳統的一次性付款方式，你對於允許中標者可透過其他安排（例如分期付款但就一定比例的款額收取利息，引入收入或利潤攤分安排但可付較低的墊支費用）？就分期付款而言，你對應付利率（固定或浮動利率）和分期年數有何看法？對於收入或利潤攤分安排，你對適當的墊支費用、收入或利潤攤分的比例、時間和期限有什麼意見？		25. 你對於該用地的擬議建築規約期限為 6 至 7 年有沒有意見？你對於旅遊及康樂發展、遊艇停泊處發展及住宅發展有不同的建築規約期限；以及旅遊及康樂發展不能遲於遊艇停泊處及住宅發展有沒有意見？		20. Do you have any views on the proposed implementation approach in <b>Section VI</b> , including (i) granting through public tender the Site and nearby waterbody to a single developer for integrated development, who will be responsible for the costs of works arising from the development including works outside the Site boundary that are required to support the development; (ii) Government to		23. What are your views on the tentative implementation programme in paragraph 37? Your preferred implementation programme could be attached to your Reply Form.	
<div></div>		<div></div>		<div></div>		<div></div>	
vi		vii		vi		vii	



謝謝

Thank you