

The Baroque on Lamma (BoL) - Public Engagement Forum

南丫島博寮港公眾諮詢會

Minutes of the Forum

Subject: BoL Public Engagement Forum

主題：南丫島博寮港公眾諮詢會

Time and Date: 2:00pm – 5:00pm, 8th October 2011 (Saturday)

日期：2011年10月8日（星期六）下午2時正至5時正

Location: Saint James Settlement, Wanchai, Hong Kong

地點：香港灣仔聖雅各福群會

Present: List of Participants not to be disclosed

出席者：出席者名單不予公開

No	Issue / Discussion
1.	<p data-bbox="276 1016 533 1055">Introduction 介紹</p> <p data-bbox="276 1093 1455 1205">1.1 The Facilitator thanked everyone for attending the workshop, especially those who travelled all the way from Lamma Island to Wan Chai. 諮詢會召集人感謝各位抽空蒞臨，尤其感謝由南丫島遠赴而來的出席者。</p> <p data-bbox="276 1243 1455 1512">1.2 The Facilitator explained the purpose of holding this Public Engagement Forum to the Participants, which is to ensure that the concerns related to the latest BoL proposal of local residents and wider interest/green groups are heard and to provide an opportunity for forum Participants to share their views. 召集人向各參與者解釋這次公眾諮詢會的目的，旨在提供一個機會予南丫島居民、關注此項目的團體及環保團體，聽取他們就南丫島博寮港項目的最新建議所發表之意見。</p> <p data-bbox="276 1550 1455 1944">1.3 The Facilitator also explained that some stakeholders may already be familiar with the project and would like to concentrate on the new information submitted to Town Planning Board (TPB) on 8 September 2011, which included supplementary planning information, conceptual Ideas on Conservation Corridor and the Social Impact Assessment (SIA) report. Therefore, a copied set of the submitted documents was available for inspection at the forum. 召集人亦向出席者解釋，基於部分持份者對項目已有相當的認識，所以是次諮詢會的內容將集中南丫島博寮港有限公司就項目在2011年9月8日向城市規劃委員會(城規會)所提交的最新資訊，當中包括規劃補充資料、保育走廊概念及社會影響評估報告。而會場亦備有新遞交的文件，供出席者查閱。</p> <p data-bbox="276 1982 1455 2020">1.4 The facilitator read aloud the housekeeping rules (copy attached) and reiterated that</p>

	<p>the forum would provide for communication in both English and Chinese, so as to ensure that everyone could participate equally and that a comprehensive discussion could be held. The facilitator also stated that minutes would be drafted. These minutes will be bilingual, would not reference any Participant by name and would be issued to attendees who were interested for further comment before finalisation.</p> <p>召集人向各位讀出是次諮詢會的守則(見附件)，並重申諮詢會將會提供英語與粵語的即時傳譯，確保在場所有人士均能參與及作全面的討論。召集人表示會草擬中英文版本的會議記錄，但不會會議記錄出席者之姓名。另外，出席者可留下聯絡資料，以便大會在正式發出正式會議紀錄前，提供有關草擬的會議紀錄供各出席者檢閱。</p>
<p>2.</p>	<p>Presentation 簡報</p> <p>AECOM (Planning Consultant) presented the latest progress report and the general planning procedure for the project and then elaborated on the further planning justifications that had been submitted to the TPB. This was followed by ERM (Environmental and SIA Consultant), who explained the details of Environmental Impact Assessment (EIA), the conceptual ideas of the proposed Conservation Corridor (CC) and the results of SIA report. (Presentation slides attached)</p> <p>AECOM (規劃顧問) 簡報了南丫島博寮港項目的最新情況和一般項目規劃審批流程。他們亦詳細說明了已提交至城規會的補充理據。及後，ERM (環境及社會影響評估顧問) 簡報環境影響評估(環評)的詳情、擬議的保育走廊概念和社會影響評估結果。(是次簡報的材料見附件。)</p>
<p>3.</p> <p>3.1</p>	<p>Q & A Session 公眾問答環節</p> <p>Project progress and planning procedures 項目進度及規劃過程</p> <p>A Participant asked how long the entire planning procedure typically takes. 一位出席者問及整個規劃過程通常需要多長時間。</p> <p>The Consultant explained that TPB requires three months for consideration. After submitting the S12A application, the applicant has one chance to apply for deferral and to supply any further supplementary information. Following the submission of the S16 application, the TPB requires two months for consideration. Once gained, the Project Proponent may apply for one deferment of two months. 顧問回應指出城規會會於收到申請後的三個月考慮有關S12A改變土地用途申請。申請人可申請一次延期以提供有關的補充資料。有關S16的許可申請，城規會需要兩個月時間考慮有關申請，同時，申請人亦可申請一次延期，為期兩個月。</p> <p>A follow-up question regarding clarification of the duration of the entire development process was raised by a Participant. 一位出席者繼而問及發展整個項目所需的時間。</p> <p>The Consultant explained that the whole development process, apart from the statutory period for S12A application and S16 application, could not be accurately estimated at this stage. There is a period between the two applications for the amendment of Outline</p>

	<p>Zoning Plan (OZP), public consultation and the gazetting of the amended OZP. This process could take one to two years. After the planning is approved, the land grant would depend on negotiations with Lands Department. The time needed for this would be variable and difficult to estimate at this stage.</p> <p>顧問回應指出除了S12A及S16的法定申請處理時間外，現階段很難估計全程的時間。由於在兩個申請之間會有需要修改分區計劃大綱圖（OZP）、舉行公眾諮詢及刊登修訂的OZ，而有關過程需要一至兩年的時間。另外，關於規劃申請獲批後的批地程序，所需時間則取決於與地政總署談判的進度。基於這些因素都存有很大的時間差異，所以現階段無法估計整個項目發展所需之時間。</p> <p>In addition, the Consultant explained that the EIA report is intended for submission by the end of 2012 and would require about six months thereafter for opinion collection and approval. Following this approval, an Environmental Permit that authorises the commencement of construction works would be issued.</p> <p>顧問亦指出環評報告將於明年年底提交，而有關的公眾諮詢及審批時間為六個月。當成功獲得審批後，項目會在建築工程開始前獲發環境許可證，以授權工程的進行。</p> <p>Regarding the details and the comprehensiveness of the EIA Study Brief that was issued, the Consultant added that the Study Brief included all potential environmental issues during construction and operation activities of the development. As far as the surveys were concerned, some were more stringent than the usual requirement. For example, 6 to 9 months are normally required for marine mammal survey, but the Study Brief required the survey period of 12 months as a result of AFCD taking the concerns expressed by green groups and the public into account.</p> <p>至於環境影響評估研究大綱的深度及全面性，顧問指出研究大綱已包括所有有關施工期間和項目營運時對環境帶來的潛在影響。當中大綱對某些研究的要求比一般的要求更為嚴格。例如進行海洋生物評估一般只需要6至9個月，但漁護署考慮公眾和環保團體的關注後，要求此項目的海洋生物評估需長達12個月。</p> <p>The Facilitator supplemented that, in the Study Brief, the concerns raised by stakeholders had led the government to ensure that no area would be left out of the EIA study. The purposes of this forum echo this sentiment.</p> <p>召集人補充持份者所發表的意見令有關的有研究大綱避免出現了遺漏的部分，這亦舉行這次公眾諮詢會的目的。</p>
<p>3.2</p>	<p>Supplementary planning justifications for the project 項目的補充規劃理據</p> <p>A Participant requested an update on any amendments made to the original proposal, especially in regard to the scale of the development, given that the original proposal had received numerous objections.</p> <p>一位出席者指出原定方案收到不少反對意見，故要求提供現時方案所作出的改變，特別是發展的規模。</p> <p>The Consultant explained that comparing the latest submission made on 8 September 2011 with the original proposal submitted to Development Opportunities Office (DOO) on 2 July 2009, modifications have been made based on the comments received from the</p>

	<p>DOO. Essentially, the original plan was to develop on the land that is zoned for Agriculture and Village uses, whilst the latest scheme, which took the existing site conditions into account, proposed to develop on Conservation Area (CA) and Coastal Protection Area (CPA) where the environmental impact, when reviewed versus a baseline ecological survey, was found to be relatively less significant. With regards to the scale of the project, the site area of the latest scheme had increased, but building height had been decreased from 12 to 4 storeys while the total GFA was reduced from 241,240m² to 204,800m².</p> <p>顧問解釋相對於二零零九年七月二日向發展機遇辦事處(發機辦)提交的原定方案，九月八日的方案已考慮到發機辦的意見而作出修改。基本上，原定方案會於被劃為農地及村地的土地發展，而新方案則考慮到現時當地的實際情況，建議於環境價值較低的保育區(CA)和海岸保護區(CPA)發展。雖最新方案的地盤面積有所增加，但建築高度從12層減少至4層，總建築面積從241,240平方米減至204,800平方米。</p>
<p>3.3</p>	<p>Environmental Issues 環境問題</p> <p>3.3.1 Conservation Corridor 保育走廊</p> <p>A Participant questioned the exact meaning of Conservation Corridor and its effectiveness and hence asked for more details, such as its width and the species it aimed to preserve. 一位出席者問及「保育走廊」的具體意思及成效，包括闊度及有關物種的保育。</p> <p>A Consultant responded that “Conservation Corridor” (CC) refers to an area or zone that would be designated for conservation purposes. The shape of the area concerned was an elongated oval; hence it was called a “corridor”. The proposal for the selected area for the CC was based on recent ecological baseline surveys. The CC area was relatively flat and low lying comprising mainly woodland or lowland trees with diverse wildlife. Hence, are of higher ecological value than the surrounding steep slope with shrubby grassland. 顧問回應指出保育走廊是一個被劃定為具保育功能地區/區域。而有關地區的形狀為長形，因此稱為“走廊”。有關保育走廊的位置是基於整個地區的生態基線研究之結果所定的，當中發現設定為保育走廊的地區比較平坦和低窪，及主要為林地或低地樹木，並擁有更多樣性的野生動植物，因此生態價值比周圍的陡坡高。</p> <p>The Consultant reported that Romer’s Tree Frog was found to be relatively localised in the proposed area, as they prefer a woodland habitat. Hence, the CC could be important in preserving the local habitat of the Romer’s Tree Frog. 顧問亦指出該地為發現的盧文氏樹蛙的地點。而該樹蛙傾向棲息於林地，因此保育走廊對保護盧文氏樹蛙的棲息地至為重要。</p> <p>Additionally, the Consultant explained that the Project Proponent would provide financial support for conservation efforts within the Conservation Corridor. 另外，顧問解釋了項目公司將會就保育走廊的保育工作提供經濟協助。</p> <p>3.3.2 Sham Wan and Green turtles 深灣與綠海龜</p> <p>Regarding the green turtle nesting site, Shum Wan, a Participant asked if there was a plan for ensuring that Shum Wan continued to be a nesting site for the green turtles.</p>

對於綠海龜的產卵地深灣，一位出席者問及會否有計劃確保深灣可繼續成為綠海龜的產卵地。

The Consultant explained that since Sham Wan SSSI (Site for Specific Scientific Interest) is a restricted area. There will be no development, and the major proposed residential area will be located far away to avoid directly impacting the green turtles. The proposed resort hotel will also be located at the back of a knoll to reduce impact to the turtles. Therefore, direct impact on the green turtles, who might come back to lay eggs between June and October, will be avoided.

顧問解釋指出深灣特殊科學價值地區為禁區。而主要的住宅發展已經遠離該區，以避免對綠海龜構成直接影響。另外，建議的度假酒店將位於山丘的後面，因此已避免對於六月至十月回來產卵的綠海龜造成直接影響。

Lighting poses a potential indirect impact on the green turtles. However, this could be overcome through careful lighting design that includes pointing all lights away from the area. Any impact that might have during the construction and operation stages could be avoided through careful construction and architectural and landscape design. In addition, the Conservation Corridor proposal also included a research centre that would undertake research for conservation of the green turtles.

光線可能是一個潛在的間接影響，但現時特有的照明設計可解決有關問題，包括把燈光方向調整。此外，有關建築和營運期間的影響，會於工程期間及建築、景觀設計時避免。而保育走廊亦會建議設立一個關於綠海龜繁殖和保育的研究中心，以保育綠海龜。

Whilst the built accommodation would be away from Sham Wan, another Participant raised concern regarding the impact that may be posed by the nearby marina, given that boats have lights and might travel in the vicinity of Sham Wan. It was suggested, by the Participant, that an investigation into this matter be conducted in the EIA.

另一位出席者指出雖然住宅發展已遠離深灣，但並未能肯定遊艇港及船隻的燈光問題不會影響綠海龜，而且船隻有可能進入深灣地區。故出席者問及環評會否進行有關研究調查，並建議將其加入環評報告之範圍內。

A Consultant responded that a more detailed study of the impact on the green turtles would be included in the EIA report. It was found that in Australia and the USA, there are guidelines on the lighting design for development in similar areas, such as light intensity, light frequency and light angle, which could be incorporated in the architectural scheme. The EIA report would aim to quantify the potential impact, but will require more design details than the current S12A proposal.

一位顧問回應指出有關綠海龜的詳細影響評估會包括在環評報告中。在澳洲和美國，已有對類似項目的照明設計指引，如光照強度、光的頻率、角度等，並可以納入建築設計中。環評報告會嘗試量化潛在的影響，但需要有比S12A階段更詳細的設計下才可進行。

Aside from assessing these potential impacts, another Participant asked if the green turtles and other marine animals could be surveyed with regards to their nesting and migration habits, so as to collect information that could be added to the body of the EIA report. The

Participant also asked if there are any validated figures available from the government that could be further evaluated.

除了評估這類潛在影響，一位出席者提議項目公司是否可以收集關於其他海洋生物及綠海龜產卵和遷移路線的數據加入環評報告中，而政府是否有相應的數據可以用作評估之用。

It was explained by the Consultant that green turtles are difficult to survey and that the EIA report relied solely on AFCD's data (radio-tracking). Whilst AFCD gathered all information, the consultants also requested AFCD to provide nesting information on the green turtles, including the number of nests, number of eggs in each nest, the frequency for female turtles to nest, and so on.

顧問回應指出有關綠海龜的研究有一定難度，所以環評報告需要依賴漁護署所擁有有關綠海龜的數據（無線電探測）。而顧問亦已書函該署查詢有關數據，例如雌性綠海龜產卵的次數，蛋窩的數量、及產卵數量等。

In the early 2000s, AFCD did release the data regarding the radio checking of green turtles' inter-nesting activities (activities for the period in-between each nesting). It was found that their movement covered a large area. In regard to the BoL project, some areas covered are part of the activity area, but this was not the main area.

顧問再指出於2000年初，漁護署發放了有關利用無線電探測綠海龜產蛋期間活動的報告，發現綠海龜活動範圍廣泛，而擬議發展項目地是活動範圍其中之一，但並非主要的綠海龜活動範圍。

A Consultant also referred to the information released by the government in the early 2000s, which revealed other nesting sites at Tai Long Wan at Sai Kung and Tai Long Wan on Hong Kong Island. However, in the last few years, there were only occasional nesting records.

顧問指出根據政府於2000年初發放的資訊，當時其他綠海龜的產卵地點包括西貢大浪灣和香港島大浪灣。但是，近年錄得綠海龜的回歸數目只有偶然的數次。

The life cycle of a green turtle would be more than 20 years. AFCD released some hatched green turtles into the sea several years ago and still hoped they might return to nest anytime. Sham Wan is the only regular nesting site for the green turtle now; hence, even though there might only be a few of them nesting per year, it would be worth preserving the site. For the EIA that would be conducted later, Sham Wan could still be assumed to be the only regular nesting site in Hong Kong and that it would be regularly visited by the green turtles. This would be taken as the "worst case" scenario that needed to be addressed for the purpose of the EIA.

綠海龜的生育週期長達20年，數年前，漁護署曾將一些人工孵化的綠海龜放回大海，所以牠們亦有可能會回來。現時，深灣是唯一且定期供綠海龜產蛋的地點，因此，即使只有很少綠海龜會回來產蛋，該處還是有保育的價值，所以環評報告會假設綠海龜會定期回來作為研究的基礎。

3.3.3 Green credentials of the developer 發展商的綠色經驗

A Participant expressed appreciation that the Project Proponent had proposed many green

	<p>and environmentally friendly features in the project. However, the Participant questioned the experience of the developers, wondering if they possessed any experience in developing green features or if they were just ideas. 一位出席者對項目公司加入許多環保元素於項目中表示欣賞，但問及發展商有什麼相關的經驗去實行，以確保這些意念不是空談。</p> <p>A Consultant reassured the Participant that it would still be a long time before the design is finalised and that the team had done case studies of similar projects in France, Italy, etc. The Project Proponent had visited many places and gathered a team of specialists who all had experience of major projects. After the planning stage, more details and information would be available. 顧問向出席者再次保證現階段距離落實最終設計還有一段時間，並指出項目已建立了一支擁有大型項目經驗的團隊，而團隊已經到意大利和法國等地考察，並研究了許多相似的項目。項目公司會於規劃階段後，提供更詳細的資訊。</p> <p>Another question was raised by a Participant regarding whether or not the Project Proponent has any green credentials on their existing developments in China or Hong Kong. 一位出席者問及項目公司有否於現有其他國內及香港項目實踐相關的環保元素。</p> <p>The Developer replied that there would always be a “first time” for everything. That one had not done something before did not mean one would not do it in the future. Green and sustainability are the trends, and many people all over the world are doing different things to be green and sustainable. This project will take 8 to 10 years to complete and it is still at an early stage. BoL would be integrating many ideas into this project. As a matter of fact, few developers around the world had done what the Project Proponent is proposing. What would be important is that one had the heart and the determination to do it and that there were many experienced specialists out there who could help. One might not have previous experience, but it does not mean one could not learn how to do it. At the moment many projects have incorporated solar panels etc on, but few have done it in a comprehensive manner. With the heart and determination of Participants’ support, the Project Proponent is confident that he could do it. 發展商回應指出凡事總有第一次。現在未有做過，不等於今後也不會做。環保和可持續發展是一個趨勢，而世界上不少人亦正在嘗試不同的綠色可持續發展概念。這個項目將需要8至10年的時間去完成，而現在只是計劃的前期，南丫島博寮港項目希望能綜合各種不同的概念於這項目中。事實上，現時香港甚至全世界也很少有類似的先例，但最重要的是項目公司是以真誠和決心去實踐。因為有很多具相關經驗的專家可以協助。雖然缺乏經驗，但發展商可以學習。現時，發展商有很多項目加入了太陽能等元素，但還沒有一個項目提出全面的環保概念。他們相信只要有決心和真誠，以及各位的支持，這個項目定必能實行。</p>
<p>3.4</p>	<p>Cultural Heritage Issue 文化遺產問題</p> <p>A Participant asked the meaning of “mitigation of the cultural heritage”. 一位出席者問及“文化遺產緩解方案”的意思。</p> <p>A Consultant answered that this mitigation means that vibrational impact on existing buildings during the construction stage will be avoided. No valuable buildings will be</p>

	<p>removed.</p> <p>顧問回答指出“文化遺產緩解方案”是指於施工期間，避免振動對現有建築物的影響。這裏有價值的建築物將不會被拆除。</p> <p>Consultant supplemented that under the Antiquities and Monuments Ordinance any building built before 1950 could potentially be classified as a historical building. In this project’s vicinity, only a temple would potentially be in this category. The EIA study will include a historical buildings survey within the study area, which would identify all historical buildings including graves and shrines. The objective would be to avoid direct impact on these buildings/graves/shrines, and the current scheme does avoid such direct impact.</p> <p>顧問繼而補充指出於根據“古物及古蹟條例”，1950年以前建成的任何建築物均有可能被列為歷史建築。目前，只有在項目地盤附近的一間寺廟可能會歸入此類別。而環評會作出歷史建築物調查以鑑定項目範圍內的所有歷史建築物，包括墳墓和神位。其目的是在於避免對這些樓宇/墳墓/神位帶來直接影響，而目前的方案亦已避免造成任何直接影響。</p> <p>In regard to indirect impact during construction stage, detailed evaluation of potential impact would be conducted. If the impact could not be avoided, mitigation measures would be carried out, including the conducting of a structural survey of the buildings that are likely to be affected, and then carrying out the corresponding mitigation measures during construction. These measures had proven to be effective in other similar projects. 關於在施工階段的間接影響，環評會進行潛在的影響評估。如果影響未能避免，報告將會提出緩解措施，例如為受影響的建築物進行結構調查，並在施工期間進行監測。這個方法在其他類似項目已證明有效。</p>
<p>3.5</p>	<p>Indigenous villagers’ concerns/ Right of indigenous villagers 原居民的關注與權益</p> <p>3.5.1 Accessibility of Sham Wan 深灣的可達性</p> <p>A Participant explained that the villagers used to be using Sham Wan beach in the past and had seen green turtles and their eggs. Unfortunately, they had seen fewer and fewer green turtles over the years and almost none all in recent years. If there were any green turtles, they would not object to preserving them. However, when Shum Wan was set as a Restricted Area for six months each year, it inconvenienced the villagers, and they felt that the six-month period was too long. It would be reasonable to restrict access at night when the green turtle might come ashore to lay eggs, but it would not be reasonable to restrict access during daytime. It was also noted that during the restriction period, some yachts came to the bay and some people came ashore, but no one stopped them. On the other hand, the AFCD staff who stationed there stopped the villagers from going onto the beach. The villager requested that this be drawn to Government’s attention.</p> <p>一位出席者指出早年當地原居民經常到深灣，並會見到綠海龜及龜蛋。但多年來，綠海龜數目愈來愈少，近年更無蹤影。若該區有綠海龜，他們不會反對保育牠們。但是深灣於每年有長達六個月的時間被列為禁區，出席者指會對當地居民造成不便，而六個月的期限亦太長。他們認為於晚間禁止進入深灣地區防止影響海龜產蛋是合理的，但於日間似乎沒有此必要。此外，於禁止進入深灣地區期間，有遊艇進入深灣水域並上岸到沙灘玩樂，但未見有人阻止。反而漁農自然護理署(漁護署)的</p>

人員卻阻止當地居民進入深灣地區。原居民要求向政府反映有關的情況。

A Consultant explained that the restriction zone actually includes a portion of the sea area of the bay. Within the restriction period, any boats or people entering the restricted zone would be in breach of the law. One could report this to the police or to the staff of AFCD. 顧問回應指出禁區範圍包括海灣部分海域，於限制期間不許任何船隻或人物進入禁區。若發現有人違法，可向警察或漁護署人員舉報。

3.5.2 The impact on indigenous villagers' graves 對原居民的墓地的影響

One Participant expressed concern over whether or not the local burial ground would be affected by the proposed hotel.

一位出席者問及擬議的酒店會否影響當地的墓地。

In response, a Consultant pointed out that the presence of indigenous villagers' graves had been taken into account in the design and the proposed hotel would be located further up the knoll away from these graves. The construction method selected will minimise impact on the existing environment. However, the proposed development was still in planning stage and details were not yet finalised, hence it could take into account Participant's opinions.

顧問回應指出有關設計已考慮到現存的原居民墳墓，而擬議的酒店位置是處於山丘上，並遠離墳墓的位置。擬議酒店亦會盡量選擇對現有環境帶來最少影響的施工方法。另外，項目現在處於規劃階段，細節還未落實，到時仍可參考出席者的意見。

Besides the proposed hotel, a Participant noted that there would be excavation and rock blasting during the construction period. This Participant further wondered if rock blasting could be avoided and if the process would impact the graves.

一位出席者指出興建酒店一般需要挖土及爆石工程，故他提出有關工程能否避免及會否對墳墓造成影響。

A Consultant explained that the hotel mainly comprised of 2- or 3-storeyed buildings that would follow the site topography so as to avoid major site formation works. Therefore, the construction of the hotel would not require major rock blasting, because these rocks were also regarded as features that should be preserved as far as possible. The EIA would assess the construction impact including noise, dust and surface runoff and devise mitigation measures to minimise impacts, where necessary.

顧問指出擬建酒店樓高兩至三層，會依地形興建以避免大規模地形平整工程，所以不需要大量爆石。而且那些石頭會被視為項目的一大特色，所以會盡量保留。環評報告亦會評估一系列施工所帶來的影響，包括噪音、塵埃和排水等，及在有需要時提出緩解措施以減少影響。

A Participant further enquired the accessibility of these graves after the completion of the development. The Participant also emphasised that the villagers of southern Lamma should be aware of this and discuss among themselves.

一位出席者繼而查詢在項目發展完成後，村民前往這些墳墓的方法。該位出席者亦強調南丫島南段的村民應該關注這問題，並進行討論。

	<p>A Consultant answered that the EIA included a Cultural and Heritage Impact Assessment, which will address this issue. The design process of the development has already endeavoured to avoid impact on the graves. If it did impact on some, necessary amendments or mitigation measures could be proposed. The proposed layout for the S12A application was tentative for the purpose of the land-use rezoning exercise, so the final layout and road alignment will be further considered. The Project Proponent will work with the villagers to resolve any problems, such as the road planning. The consultants are well aware of this issue, but the development area did not include the designated cemetery area near the hotel.</p> <p>顧問回應指出環評包括了文物古蹟的影響評估，有關評估會包括處理關於墓地的問題。而項目發展已盡量避免對當地墳墓的影響。若發展真的影響到墓地，項目公司將會提出修訂方案或解決方案。在S12A申請階段所提交的規劃設計只是初步，目的為修改土地用途之用，有關項目的最終方案及道路規劃仍有待修改和發展，而項目公司亦會與村民共同解決問題。目前來說，顧問公司已注意到酒店附近的墳基地區，但現時的項目範圍並不包括該地區。</p> <p>3.5.3 Accessibility of the developed area 發展範圍的可達性</p> <p>A Participant asked if the villagers and visitors would be allowed to access the developed area when it is completed.</p> <p>一位出席者問及博寮港發展項目完成後，會否開放予村民和遊客。</p> <p>Referring to the Plan (Private and Public Area) in the presentation (copy attached), it was explained that the area hatched in blue was within the proposed development, but it was proposed to be freely open to public. This includes the proposed Conservation Corridor, the existing footpath through which would remain open to the public and so would the new road from the marina to Tung O Wan. As far as access to Sham Wan was concerned, the footpath leading to it would not be altered and could still be used by the villagers and the public. However, whether the Sham Wan beach would be opened or not would be the AFCD's decision. Presently, the access to the beach is prohibited during the summer months.</p> <p>顧問回應指出參考簡報中的圖則(公共及私人空間)(見附件)，圖中藍色部份為擬議發展範圍中開放予公眾的地區。這部分亦包括擬建的保育走廊。保育走廊範圍內現有的行人路將繼續開放予公眾，而從遊艇港往東澳灣的新道路亦會供公眾使用。有關通往深灣的行人路將不會受影響，並會繼續開放給村民和公眾。不過深灣海灘會否開放的決定權則屬於漁護署。目前海灘在夏季時分仍是禁止進入的。</p> <p>In terms of new facilities constructed in the project, the villagers and the public could use the new roads, the pier and other transport facilities, such as the ferry service; the price of which would needed to be determined.</p> <p>有關項目所建成的新設施，回應指出項目範圍內的道路、碼頭和其他交通設施，如渡輪服務，將開放予村民使用。但有關價格需再相討。</p>
<p>3.6</p>	<p>Arrangement of transportation 交通安排</p> <p>A Participant questioned the necessity of constructing roads in this project. In the Participant's opinion, there was no such need.</p>

一位出席者問及項目建議的道路網絡和車輛的使用是否必要。該位出席者認為道路和車輛是不必要的。

A Consultant appreciated the Participant's concern and respected that Lamma residents are used to being without cars, stating that the use of only bicycles had been considered. However, the conclusion was that, without cars, the accessibility of the whole area would be lessened, given the size of the development area. In addition, the provision of roads would also improve the accessibility of the three villages, which are currently only linked by footpath. However, in terms of the number of roads, the scope of the car movement and any licensing arrangements, further discussion with the Transport Department (TD) and a more concrete proposal would be necessary in the future S16 submission.

顧問回應指出項目公司瞭解有不少人均欣賞南丫島沒有車輛的特色，也考慮過在項目範圍內是否可以使用單車。然而，由於項目範圍比較大，在沒有車輛的情況下，整個範圍的交通可達性會十分弱。此外，項目所提供的道路可改善現時只依賴行人路連接的三條村莊的連接性。至於道路及車輛數目、電動汽車會否只可在項目範圍內活動和發牌安排等問題，項目公司會與運輸署作進一步討論。具體計劃將於S16申請時一併提交。

As a follow-up to the previous response, a Participant said that 184 car parking spaces plus a coach and taxi parking area were proposed within the development and wondered how many cars the Project Proponent would use. Moreover, the construction of roads that cut across the proposed CC would divide it into multiple parks rather than a corridor. Besides, all the proposed roads and cars themselves would have major impact on the existing ecology.

一位出席者跟進之前的問題，指出項目公司建議在項目範圍內提供184個泊位，以及穿梭巴士和的士停車泊位，那麼項目公司會於發展中提供多少部車輛。另外，有關圖則上顯示會有三條道路貫穿保育走廊，令所謂的保育走廊變成個別公園而非一個生態走廊。再者，擬建的道路和汽車對現有生態會構成重大影響。

A Consultant responded saying that the design of roads needed to meet the minimum requirements of the Fire Services Department and that only electric cars would be used in the area. There will be no taxis.

一位顧問回應指出項目中所計劃的道路設計是為符合緊急車輛的最低要求，如消防車和救護車。此外，項目範圍內只限於電動車行駛，而不包括的士。

The Consultant further explained that the CC runs along low-lying land in a valley, whilst the roads would be higher level and would cross the CC in the form of bridges, so as to minimise the impact on the plants and animals within the CC.

該位顧問再解釋保育走廊實際位於地勢較低的山谷，而擬議的道路則處較高位置，所以跨越保育走廊的地方會以拱橋的形式建造，對保育走廊內動植物的影響會減至最低。

Regarding the use of electric cars, Discovery Bay was cited as an example. The cars will not generate air pollution on site or become a noise nuisance to the villagers. This number of cars (184) proposed was reasonable considering the size of the development. However, further review and study would be carried out for the S16 application. The EIA will also include an assessment of operational noise impact on the residents and villagers.

	<p>關於電動車方面，顧問提出了愉景灣作為例子。有關的電動車不會排放廢氣，也不會製造噪音滋擾村民。以項目的發展規模，184部車輛是合理的，但項目公司會在提交S16申請時再作檢討。而提交環保署的環評報告亦將包括對居民和村民的噪音影響評估。</p> <p>A follow-up question was asked about the arrangement of the existing footpaths. It was answered that the existing footpaths would be retained for the use of villagers and the public, especially hikers.</p> <p>一位出席者繼而問及現有行人徑的安排。有回應指出村民及公眾仍可使用這些現有行人徑，特別是行山人士。</p> <p>For the transport arrangements outside the development site, during the Social Impact Assessment (SIA) workshop, villagers had expressed their desire for a connecting road between Sok Kwu Wan and the development site so that villagers could enjoy the facilities there. This desire was reflected in the SIA Report. However, at the moment, the development could not include any road network outside the development site. In regard to whether the new road network could be expanded and linked up with that of the rest of the island, further discussion with the government would be needed.</p> <p>顧問指出早前於社會影響評估會議中，有村民表示希望有道路連接索罟灣與項目地區，以便他們享用項目的設施。此建議已於社會影響評估中反映，但現階段項目建議未能包括項目範圍外的道路。所以有關如何擴大新道路網絡或連接南丫島的其他地方，項目公司需要與政府作進一步討論。</p>
<p>3.7</p>	<p>Land use and land possession in the project area 項目範圍內的土地用途與土地擁有權</p> <p>A Participant said that since the Project Proponent does not own the proposed hotel site, it is speculated that the developer intended to swap land with government so that they would have the right to develop on the site.</p> <p>一位出席者指出博寮港有限公司現時沒有項目中酒店位置的土地擁有權，他繼而發問發展商是否打算與政府交換土地作發展用途。</p> <p>A Consultant answered that the developer proposed swapping the land with the government, but that the details would need to be worked out.</p> <p>顧問回應指出項目公司有提議與政府交換土地，但細節有待進一步研究。</p> <p>Based on the map shown in the forum, a Participant questioned what land the developer possessed.</p> <p>一位出席者問及規劃圖(見附件)中項目公司擁有的土地。</p> <p>A Consultant further elaborated that the land marked on the Plan (Private and Public Area) in red (copy attached) belongs to the Project Proponent, and the land marked in blue is government land. Of course, all sea areas associated with the marina belong to the government.</p> <p>顧問指出規劃圖中，紅色標記範圍是項目公司擁有的土地，而藍色標記範圍是政府擁有的土地。當然海面上的土地（包括遊艇港）都屬於政府。</p>

	<p>(Post-meeting clarification by the Project Proponent: The Project Proponent owned most of the private land within the land marked red. Detailed figures were provided in the Planning Statement section 4 and Supplementary Information Appendix VII.)</p> <p>諮詢會後項目公司澄清:項目公司在紅色標記的範圍內擁有大部份私人土地。詳細的資料見於規劃聲明中第四節和補充資料的附錄七。)</p>
<p>3.8</p>	<p>Employment opportunities 就業機會</p> <p>A Participant said that the Hong Kong Sea School has, over the years, trained many young people on marine-related subjects, including sea rescue, ship repair and yacht management. For the young people who are interested in these kinds of careers, the Participant asked if any employment opportunities would be available for them in this development.</p> <p>一位出席者說明香港航海學校多年致力於培育年輕人各種海事相關的技能，如海上搜救、船舶修理及遊艇管理。對於這些熱心從事與相關職業的年輕人，項目發展可提供甚麼的就業機會。</p> <p>A Consultant said that the marina included a sailing school that would need to employ teachers. The marina itself would also need maintenance and other services for the yachts. So, there will be employment opportunities from the development. It was estimated that about 1,900 jobs would be created, excluding jobs indirectly generated.</p> <p>顧問指出項目中的遊艇港將包括一所航海學校，學校需要聘請導師，而遊艇港本身亦需要遊艇維修和其他服務，因此會產生大量的就業機會。據初步估計，項目將產生約 1,900個直接的就業機會。</p>
<p>3.9</p>	<p>Comments on consultation process of the project 項目諮詢過程中的意見</p> <p>A Participant asserted that on 1st October 2011, the Project Proponent sent a team to meet the villagers of Tung O Village and Yung Shue Ha Village to explain the development scheme and to ask the villagers to sign a letter in support of the development. Participant said these villagers might not fully understand the development, so asking them to sign was not appropriate.</p> <p>一位出席者聲稱於2011年10月1日，項目公司派隊伍與東澳村和榕樹下村的村民進行了會議，他們解釋項目內容，並要求村民簽署支持發展的信件。出席者認為這些村民並沒有充分了解整個計劃，因此要求他們簽署是不恰當的。</p> <p>In response, the Developer explained that BoL representatives were invited by the Village Head of Tung O to attend the meeting to explain the development proposal and to answer questions in a forum, similar to today's stakeholder event. The Village Head had explained to the villagers that the project was in the public consultation stage and they could make comments. The villagers were asked to read the letter carefully and, if they agreed with it and supported the proposals, they could sign it to show their support.</p> <p>發展商回應指出當天是受東澳村村長邀請，作為博寮港代表出席該會議，並解釋該項目內容及回答問題，其性質與是次諮詢會類近。村長已向村民解釋當時是正值項目的公眾諮詢階段，村民可以提出意見。他們亦有要求村民們仔細閱讀信件內容，如果同意就簽署支持信。</p>

	<p>A Participant further asked why, in this forum (which is similar in nature), Participants were not asked to sign such a support letter. 一位出席者繼而問及為何是次諮詢會的參與者並沒有被要求簽署信件。</p> <p>The Facilitator replied that the purpose of this forum was for the Consultants to explain the project to the attendees and to receive Participants' comments and opinions, whether they were opposed to or supportive of the proposals. The purpose of this forum was not to seek support, and it had been made clear prior to the forum in the invitation letter that forum attendance was not an indication of support or non-support of the proposed development. 召集人回應指出是次諮詢會的目的是讓項目顧問向與會者解釋項目內容，並收集持份者的意見，而不是尋求支持。這已經清楚列明在本諮詢會的邀請函內。出席是次諮詢會亦不反映參與者之立場為支持上述計劃。</p> <p>Minutes of the forum will be distributed to all attendees for any comments, so as to ensure that their opinions were fully reflected. Only then will the agreed minutes be posted on the Project Proponent's website for perusal by those who were not able to attend the forum. 是次諮詢會的會議紀錄將會發給所有與會者檢閱或更正，以確保紀錄能適當地反映他們的意見。其後，會議紀錄會被上載至南丫島博寮港之網站內以供不能出席是次諮詢會的人士檢閱。</p> <p><i>Finally, the Facilitator read aloud a written comment (copy attached) from a stakeholder who was not present at the forum.</i> 最後，召集人讀出一位缺席持份者的意見，詳情見附件。</p>
4	<p>The forum was adjourned at 4:45pm. 諮詢會於 下午4時45分完結。</p>

List of attachments included:

本會議紀錄所包括之附件：

- Attachment I: Housekeeping rules
附件一：諮詢會規則
- Attachment II: Presentation slides
附件二：演說材料
- Attachment III: Stakeholder written statement
附件三：持份者的書面意見

Attachment 1

附件一

The Baroque on Lamma Stakeholder Engagement Forum 南丫島博寮港計劃公眾諮詢會

House Rules

規則

1. Please turn off mobile phones or switch them to silent mode.
請將手提電話關掉或調較至靜音模式。
2. To ensure that all participants to have fair chance to share their views, the following procedures will be followed in the sharing session:
為了確保所有參加者均有平等的發言機會，本諮詢會的分享環節安排如下：
 - a. Participants wishing to share views or ask questions should write their name clearly in English on the small card provided and drop it in the transparent box near the stage. A helper will also be circulating around to collect the cards during the sharing session (if necessary raise your hand to be seen by the helper).
有意發言的參加者請將英文姓名清楚地填在大會所提供的小咭紙上，然後投進位於台側的透明意見收集箱中。（或向工作人員舉手示意）
 - b. The facilitator will randomly draw out the card in the box and will read each name aloud.
主持人會隨機抽出咭紙並朗讀出咭紙上的名字。
 - c. Participants who have had their card drawn will have a chance to speak when the facilitator reads out his/her name. Participants will speak one at a time for a maximum of 5 minutes.
被抽中的參加者可隨即展開發言，每次發言時間最多為5分鐘。
 - d. Consultants' replies should be less than 5 minutes in length.
顧問的回應亦以不多於5分鐘為限。
 - e. Participants need to submit a new card if they have further questions or opinions.
參加者如想表達更多意見或發問，需再次將姓名投於箱子內。
3. Anyone who would rather not read out a concern or a question can write it down on the card and it can be read out by the Facilitator.
參加者亦可選擇將問題或意見寫下，並交由主持人讀出。
4. Please be polite and respectful.
請保持禮貌及尊重大會。
5. Please do not interrupt others who are speaking or responding.
請勿中斷他人的講話。
6. Video recording is NOT allowed in this engagement forum to honour peoples' privacy.
為保障個人私隱，本諮詢會嚴禁錄影。

7. Forum minutes will be prepared and circulated among participants for agreement and to ensure a record of all concerns and views. Please provide your email address for the minutes circulation.
為了確保會上的所發表的關注及意見得以正確地紀錄，並於會後製作議紀錄。請提供閣下之電郵地址以便傳閱。
8. There will be an audio recording of this engagement forum made by the Facilitator for the purpose of minutes drafting.
為方便製作會議紀錄，本諮詢會過程將會被錄音。
9. If your opinions or questions cannot be addressed during the forum, please leave your comments at the reception table after the forum. They will be included as a post meeting note and addressed in the forum minutes. (They will remain anonymous and your name/organisation will not be posted)
假如閣下在會上未能發表意見或問題，請將意見交到接待處。有關意見或問題將會以不記名方式被紀錄在會議紀錄上。
10. This engagement forum is closed to media to honour peoples' privacy and only open to registered participants.
本諮詢會不設傳媒採訪，並只開放予已註冊人士。
11. The forum will close promptly at 5 pm.
本諮詢會完結時間約為下午5時正。

Attachment II: Presentation slides

附件二：演說材料

The Baroque on Lamma



Stakeholder Engagement Workshop

8 October 2011

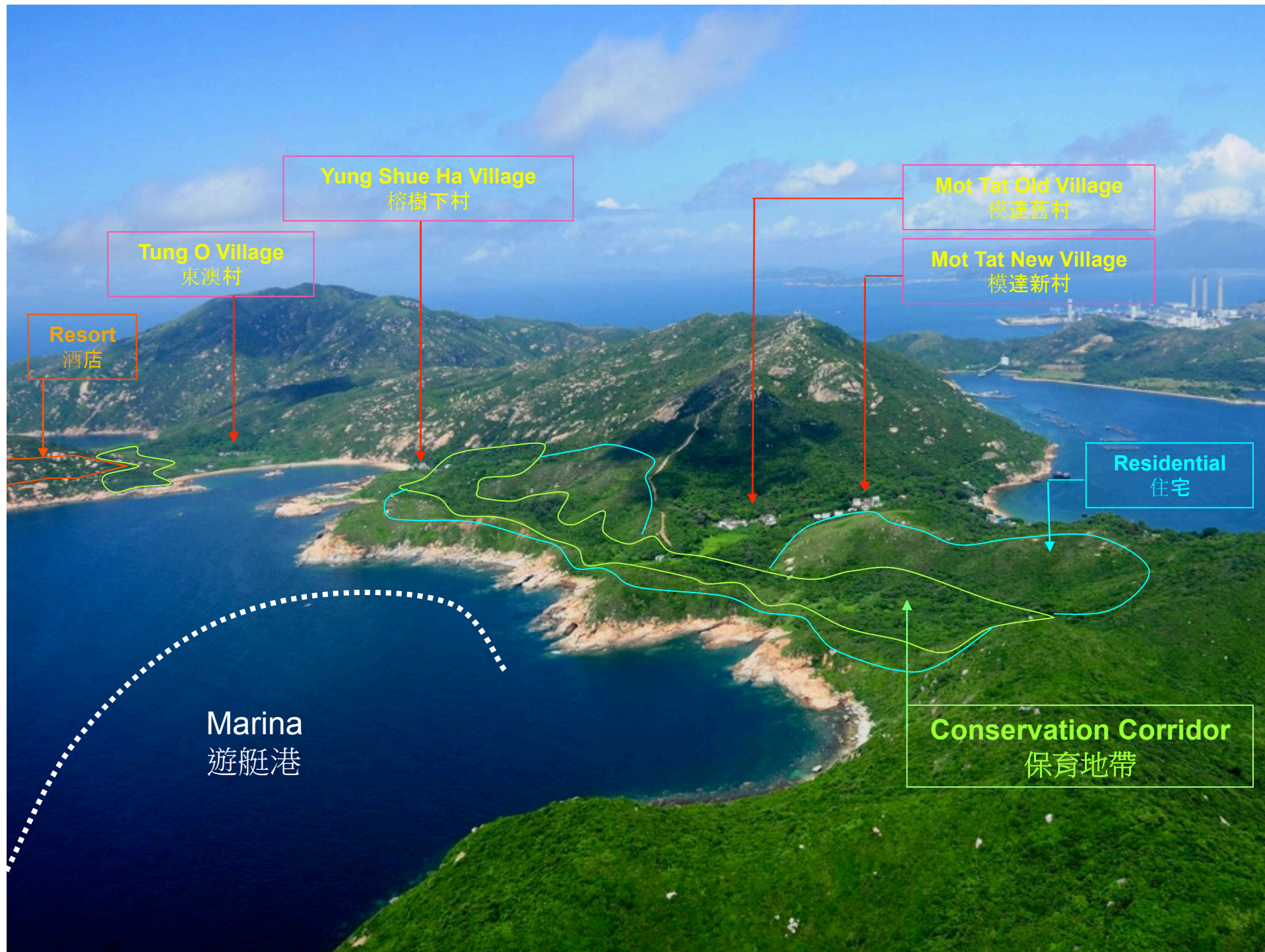
Project Background

項目背景

- Project was submitted to the Development Opportunities Office in 2009. Further refinements with advices received, further technical studies were also conducted

項目倡議人於2009年曾向發展機遇辦事處提交項目概念，就發展機遇辦事處收到的意見回應，進行了技術研究及修訂了項目計劃

- A revised scheme was formed and submitted to Town Planning Board for S12A Rezoning Application consideration in March 2011
項目計劃經修訂後，於本年3月向城市規劃委員會提交第12A條修訂圖則申請



Yung Shue Ha Village
榕樹下村

Tung O Village
東澳村

Resort
酒店

Mot Tat Old Village
模達舊村

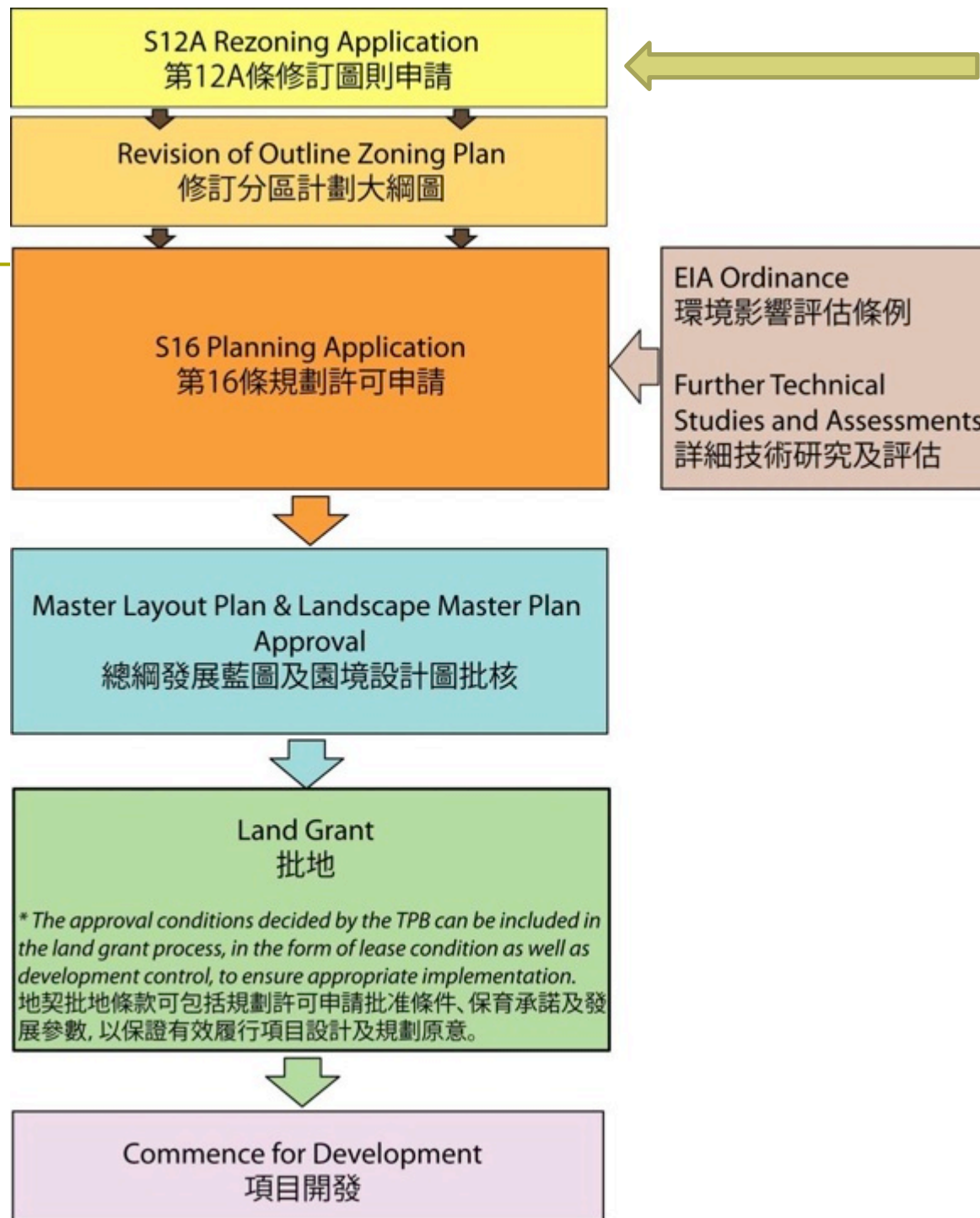
Mot Tat New Village
模達新村

Residential
住宅

Conservation Corridor
保育地帶

Marina
遊艇港

Town Planning Procedures 規劃程序



Project Status

項目概況

- Rezoning application (Y/I-LI/1) was submitted to Town Planning Board in March 2011
項目於本年3月向城市規劃委員會提交第12A條修訂圖則申請 (Y/I-LI/1)
- Further assessments and studies were conducted during the deferment period in order to provide requested information in response to comments received.
於延遲考慮期間進行了進一步的技術研究及評估以回應收到的意見
- Further information package was submitted to Town Planning Board on 8th September 2011.
已於9月8日向城市規劃委員會提交補充資料

Project Status

項目概況

- Public inspection period started since 23rd September 2011, and will last till 14th October.
是次公眾查閱階段由9月23日開始, 至10月14日結束
- The Town Planning Board meeting for consideration of the application is tentatively scheduled on 2nd December 2011.
申請擬訂於本年12月2日供城市規劃委員會會議討論

Further Information Package Submitted

補充資料

- Supplementary Planning Justification
補充規劃申請理據申述
- Revised sections of Landscape and Visual Impact Assessment, Terrestrial Ecological Assessment, Marine Ecological Assessment and Fisheries Impact
修訂的園境及視覺影響評估、陸域生態系統評估、海域生態系統評估及漁業影響
- Land Area Involved and Proposed Uses
項目範圍及擬議用途

Further Information Package Submitted

補充資料

- Technical supplements: Calculation on Existing and Proposed Catchment Runoff, Revised Drainage Plans with Topographic Information and Amended Page for Sewerage Impact Assessment
補充技術資料：現有和擬議流域徑流計算，排水計劃的地形資料和排污影響評估的修訂頁
- Social Impact Assessment
社會影響評估
- Consolidated Frequently Asked Questions from Public and Answers
公眾常設問題及回應

Planning Justifications

規劃理據

- In support of Government Policy to Promote Tourism, Sustain Economy and Encourage Sports Development
與政府推動旅遊、可持續經濟發展及鼓勵體育發展的政策一致
- Facilitate Lamma to be evolved into a local destination, with the integration of the Hong Kong Island South Tourism Node development
有助南丫島與港島南旅遊區一同發展，成為本地的主要景點
- Exploration of potential site for new residential development in response to growing housing demand
發掘具條件的新住宅發展用地，以迎合不斷上升的住屋要求
- Suitable site for a new marina which can satisfy the increasing demand for yacht berthing and attracts yachting event based tourism
項目地點適合新船會碼頭發展，以迎合近年不斷增加的遊艇泊位需求及吸引遊艇活動為主的旅客

Planning Justifications

規劃理據

- Proposed hotel allows for new opportunities for spa hotel development in Hong Kong
擬議酒店發展為香港的水療酒店開創發展機會
- Introduction of an environmental sensitive approach in development
為本港的發展項目引入尊重現有環境的發展手法
- Improve access, infrastructures and services in the area
改善當地的可達性、公共設施及服務配套
- Re-creating an active community in southern Lamma
為南丫島南部重建一個活躍的社區



Environmental Impact Assessment

環境影響評估(環評)

- **Project Profile: submitted in May 2011**
工程項目簡介已於二零一一年五月遞交
- **EIA Study Brief: issued in July 2011**
環評研究概要已於二零一一年七月發出

Environmental Impact Assessment

環境影響評估(環評)

- Comprehensive coverage of environmental issues:
全面覆蓋了環境議題：
 - air quality (dust, gaseous emission, odour) 空氣質素 (塵、氣體排放、氣味)
 - noise (construction, fixed plant, traffic) 噪音(建築噪音、固定設備、交通)
 - water quality (water quality, hydrodynamic) 水質(水質和水動力學)
 - waste management and land contamination 廢物管理和土地污染
 - ecology (terrestrial and marine) – specifically highlighted the requirement for assessment of impact on Green Turtle, Romer’s Tree Frog, White-bellied Sea Eagle Finless Porpoises and horseshoe crabs 生態(陸地和海洋) - 特別強調針對綠海龜、盧文氏樹蛙、白腹海雕、江豚、馬蹄蟹作影響評估
 - fisheries 漁業
 - landscape and visual 景觀與視覺
 - cultural heritage (built heritage and archaeology)文化遺產 (文物建築和考古)
 - environmental monitoring and audit (環境監測和審核)
 - cumulative impact (累積影響)

Environmental Impact Assessment

環境影響評估(環評)

- EIA Study Brief requires comprehensive survey works:
環評研究概要要求進行全面性的調查：
 - 9-month ecological baseline survey covering wet and dry seasons (habitat, vegetation, terrestrial mammal, bird, amphibian, reptile, butterfly, dragonfly, stream fauna and coral)
為期九個月的生態基線調查以涵蓋雨季和旱季(生境、植被、陸地哺乳類動物、鳥類、兩棲類動物、爬行類動物、蝴蝶、蜻蜓、河溪的動物和珊瑚)
 - 12-month marine mammal survey (finless porpoise)
為期十二個月的海洋哺乳類動物調查(江豚)
 - Build heritage and archaeological investigation (scope to be agreed with AMO)
文物建築和考古調查 (會先徵求古物古蹟辦事處同意調查範圍)

Environmental Impact Assessment

環境影響評估(環評)

- EIA Study 環評研究
 - Assessment based on EIA Study Brief and EIAO-TM requirements
根據環評研究概要和環評程序的技術備忘錄進行
 - Robust assessment with proven method e.g. wet and dry season complex water quality and hydrodynamic modelling
以成熟的方法估算影響，如包含雨季和旱季的複雜水質和水力模型來進行詳細的評估
 - EIA Report will be submitted to the Authority (EPD, AFCD, AMO, PlanD) for approval
環評報告會交予有關政府部門作批核(環境保護署、漁農自然護理署、古物古蹟辦事處、規劃署)
 - EIA Report will be exhibited for public inspection and comment
環評報告會展出以作公眾查閱和給予意見
 - Recommendations in the EIA Report will be implemented and monitored under a comprehensive EM&A programme
環評報告內的建議會於項目上實施，並進行全面的環境監測和審核
- Expected to submit the EIA Report to the EPD by end 2012
預計於2012年尾提交環評研究予環保署審批

Conservation Corridor

保育走廊

PURPOSES 目的：

- To preserve and present Lamma Island's indigenous Flora and Fauna habitats

向大眾展示和保育南丫島現有的本土生態

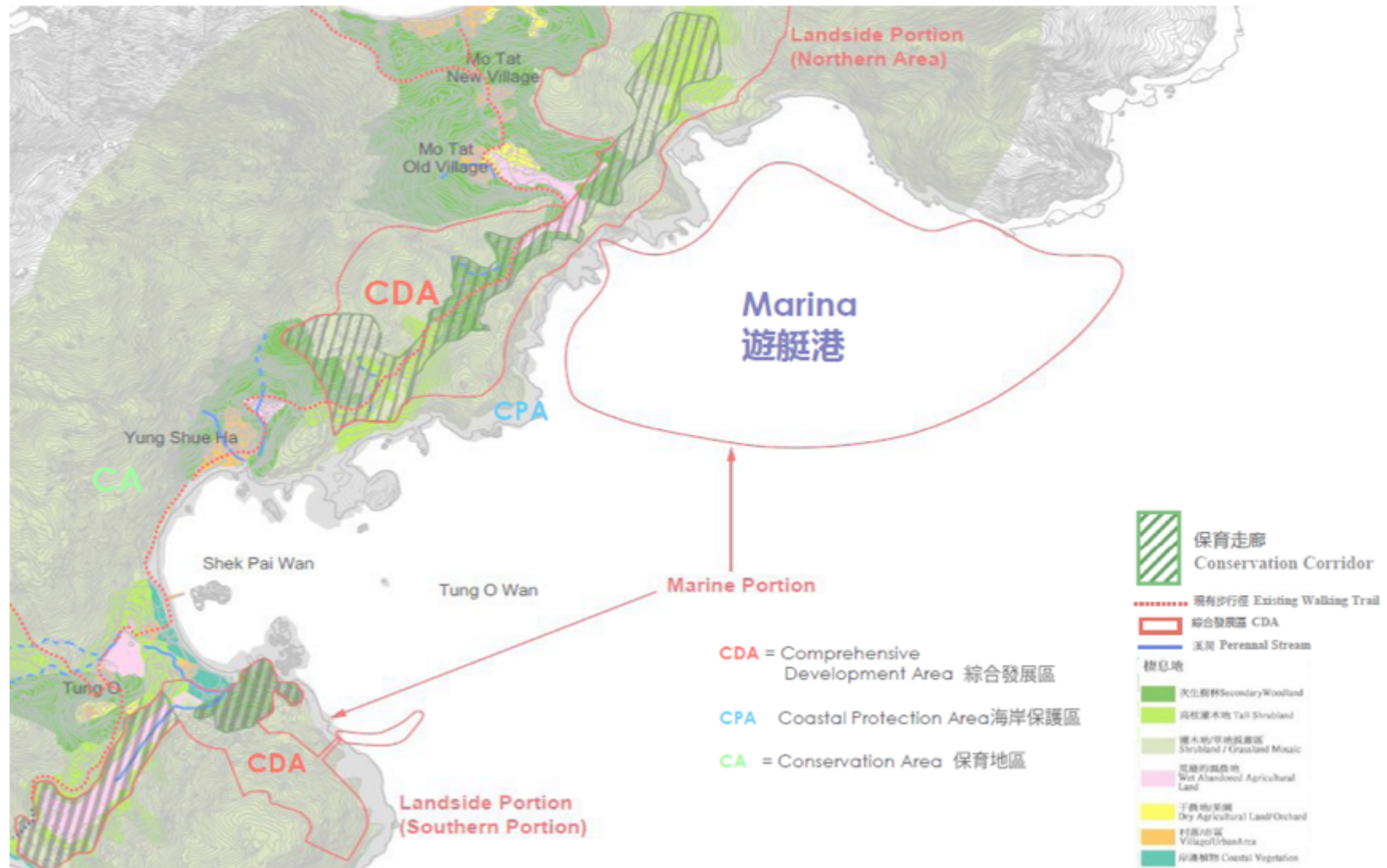
- To preserve and present Lamma Island's heritage

向大眾展示和保育南丫島的文化遺產

- To promote eco-tourism and eco-education live

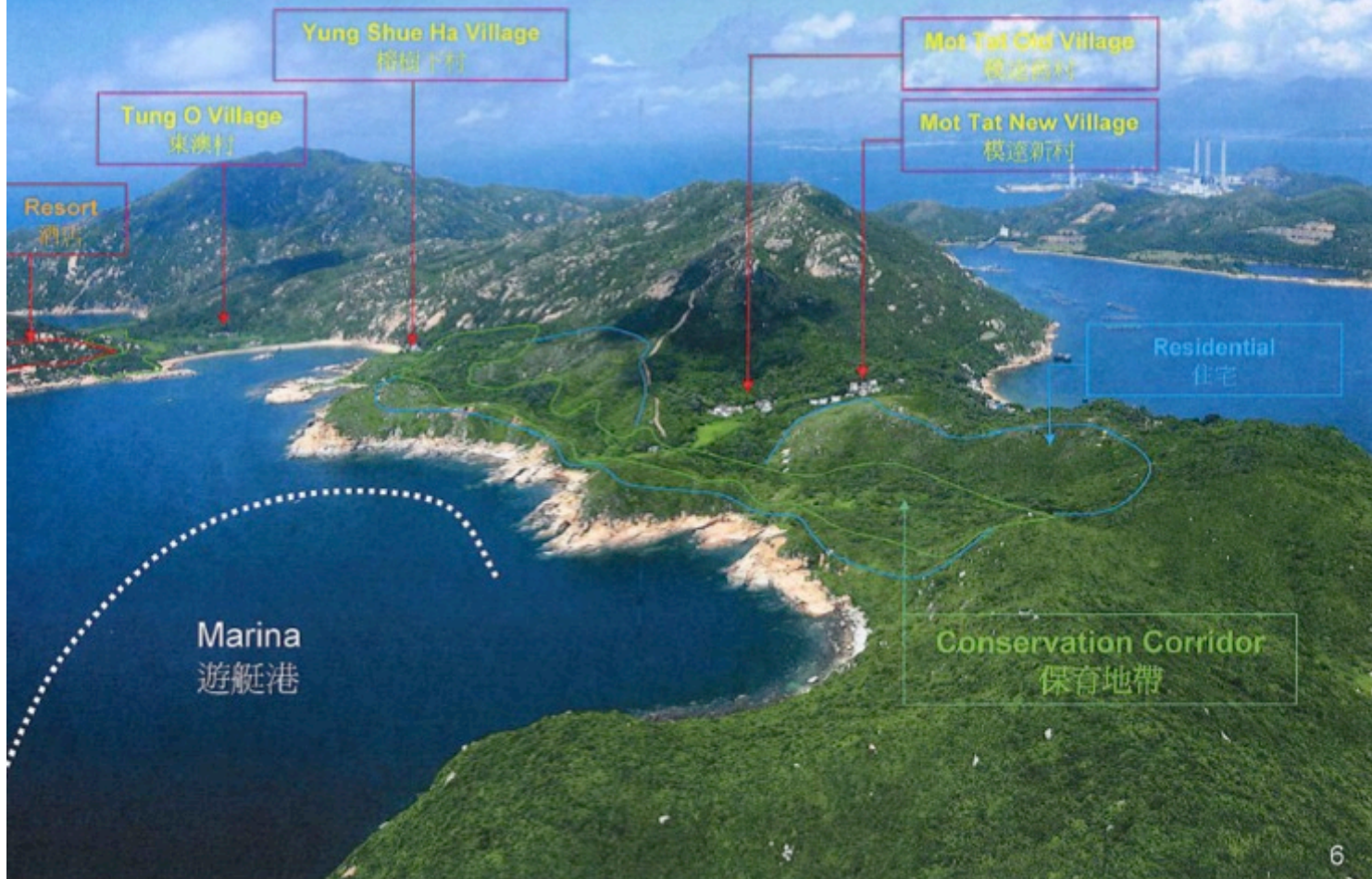
促進生態旅遊和生態教育

Conservation Corridor 保育走廊



Conservation Corridor 保育走廊

The **Conservation Corridor (CC)** comprises existing agricultural land and foot slopes of surrounding hills, a zone rich with Flora and Fauna habitats and Bio-diversity
保育走廊主要沿現有農地及兩旁生態茂盛的山麓而設



Conservation Corridor

保育走廊

BOL's Vision and Preliminary ideas:

博寮港的願景和初步構想：

- ❑ Restore/regenerate pockets that are under threat from invasive species or from misuses
還原受到從外來入侵物種**威脅**或使用**不當**的地方
- ❑ Construction of an Artificial Wetland at abandoned farmland
於荒廢農地建一個人工濕地
- ❑ Organic farming at abandoned farmland
於荒廢農地進行有機耕種
- ❑ Set up plant nursery centre at abandoned agricultural land
於荒廢農地設立苗圃中心
- ❑ Set up research and education centre and organise eco-tours by NGOs
由非政府組織**設立研究和教育中心**，並舉辦生態旅遊

Conservation Corridor

保育走廊

- A Conservation Management Plan (CMP) will be drawn up incorporating ideas, suggestions, and recommendations from various stakeholders including academic institutions/societies, scientists, NGO interested in nature conservation and local organizations
將會籌備一個保育管理計劃（CMP）。該計劃會吸納不同持份者的構思、意見及建議。該等持份者將包括學術機構、學術團體、科學家、致力自然保育的非牟利組織和地區組織等預備一個保育管理計劃，並會考慮專業人士、非政府組織和公眾的建議
- Design and implementation can be overseen by a Conservation Committee with wide representation
這個保育管理計劃將成立一個有廣泛代表性的保育管理委員會監察
- BoL to fund the preparation and implementation of the CMP, incl initial researches and investigations
博寮港有限公司會撥出基金作為整個計劃的籌備、設計及執行的費用
- BoL to provide assistance to the participation organizations during the initial establishment period
博寮港有限公司會於實施初期為有關合作組織提供援助

BOL welcomes NGOs and professionals to participate in formulating the CMP

博寮港歡迎非政府組織和專業人士參與制訂保育管理計劃

Social Impact Assessment (SIA)

社會影響評估

- Voluntary assessment initiated by BOL
博察港自願進行的評估
- Study Approach
研究方法
 - Baseline desk-based data gathering
桌面數據和基線採集
 - Interviews
訪問
 - Three workshops (5-6 July 2011)
三個工作坊 (2011年7月5-6日)
 - Assessment process
評估

Key SIA Findings

社會影響評估結果重點

Potential negative impacts

潛在的負面影響

- ❑ Loss of 48ha fishing ground and impact to livelihood of fishermen
失去48公頃的捕漁地方和影響漁民的生計
- ❑ Impact of construction works on custom at local restaurants and shops
於施工期時對當地餐館和商店業務的影響
- ❑ Impact on access during construction
施工期時對出入的影響
- ❑ Community structure and conflict and community organisation
社區結構和衝突，以及社會組織

- ❑ Increased rents as land prices rise
租金會因土地價格的上升而上升
- ❑ Change in Sense of Place
歸屬感的影響
- ❑ Potential impact on places used for education
對用作教育的地方的潛在影響
- ❑ Population influx could encourage local people to move away
新人口的湧入可能使當地人搬走
- ❑ Emissions & health
排放與健康
- ❑ Locally significant cultural heritage
當地具意義的文化遺產

SIA Recommendations

社會影響評估的建議

To address negative impacts 以回應負面影響

- ❑ Construction site management to address potential reduction in visitors
實施工地管理以解決潛在遊客減少的問題
- ❑ Compensation for fishermen in line with AFCD procedures
根據漁護署的程序向漁民作出合適的補償
- ❑ Liaison with HK police to address safety/security matters
與警方聯絡以解決安全/保安事宜

- ❑ Further develop design concept to ensure that design minimises/ aims to help maintain quiet environment (conservation of existing flora and fauna and cultural heritage)
進一步制訂設計概念，以確保設計盡量保持現時安靜的環境並將影響減至最少（保育現有的動植物和文化遺產）
- ❑ Mitigation measures for cultural heritage
對文化遺產影響施以緩解措施

Key SIA Findings

社會影響評估結果重點

Potential positive benefits

潛在的正面影響

- Employment once project operational – est. HK\$460m per year.
於運作期時帶來的就業機會，預計每年約4.6億
- Employment during construction
於施工期時的就業機會
- Employment in yacht/ship repair sector
遊艇/船舶修理行業的就業機會
- Presence of construction workers stimulating custom at local restaurants/shops
建築工人會刺激當地餐館/商店的業務
- Increase in tourism bringing increases in employment during operation
運作期旅遊業的增長能增加就業人數

- Improved access during operation
於運作期時已改善的出入通道
- Improved services
更完善的服務
- Increase in land prices for local people
土地價格上升
- Improvement to ferry /kaido access to southern Lamma/commuting services
改善的來往南丫島南部的渡輪/街渡服務
- Generation of education/training opportunities
更多教育/培訓的機會
- Population influx/new opportunities could result in families moving back to Lamma
新人口的湧入和新的機會可能使已搬走的家庭回遷

SIA Recommendations

社會影響評估的建議

To maximise positive outcomes

將正面成果放至最大

- Training for local residents to access employment
為當地居民提供合適的就業培訓
- Support to encourage visitors to the area
支持和鼓勵遊客前往該區
- Monitoring impact of breakwater on fisheries
監察防波堤對漁業的影響
- Ferry: concessionary fares, additional stop
渡輪方面提供票價優惠，並於額外地點停站

- Essential services at commercial/
reduced rent for clinic
於商業地點提供基本服務和減免診所的租金
- Proposals for protection/restoration
of cultural heritage
對保育/恢復文化遺產的提議



Your views are welcomed!
歡迎您們的意見！



Backup Slides 備份投影片

Comparison between previous and current scheme

發展計劃修訂前後比較

Scheme submitted to DOO

向發展機遇辦公室提交的发展計劃

- Confined within “Agriculture” and “Village” zone where development is allowed under current zoning
集中於在現行分區規劃大綱圖中容許發展的「農業」及「鄉村式發展」地帶內

- Proposed CDA(1) Area: about 611,810 sq. m.

- Developable Area: about 219,500 sq. m.
- Marina Area: about 392,310 sq. m.

擬議的「綜合發展區(1)」地帶面積：約611,810 平方米

- 發展範圍面積：約219,500 平方米
- 遊艇港範圍面積：約392,310 平方米

Current Scheme

經修訂後的現時發展計劃

- In respect to existing site condition, proposing development in environmentally less sensitive area, which are zoned “Conservation Area” and “Coastal Protection Zone”

就項目範圍的現況，於環境價值相對較小但被劃為「自然保育區」及「海岸保護區」地帶範圍內

- Proposed CDA(1) Area: about 853,520 sq. m.

- Developable Area: about 260,000 sq. m.
- Marina Area: about 430,000 sq. m.
- Conservation Corridor: about 163,520 sq. m.

擬議的「綜合發展區(1)」地帶面積：約853,520 平方米

- 發展範圍面積：約260,000 平方米
- 遊艇港範圍面積：約430,000平方米
- 保育走廊面積：約163,520平方米

Comparison between previous and current scheme

發展計劃修訂前後比較

Scheme submitted to DOO

向發展機遇辦公室提交的發展計劃

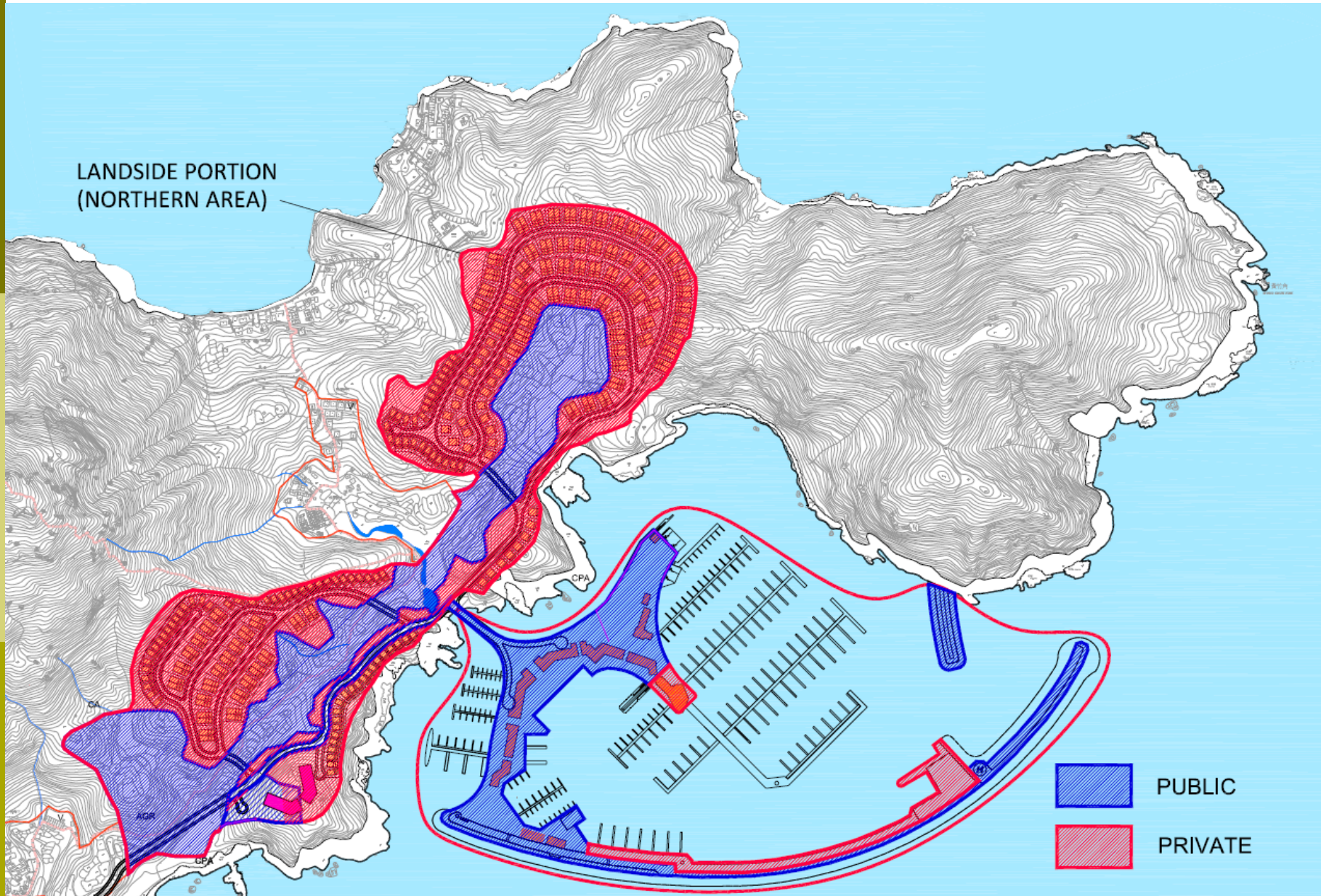
- Proposed Building height: Not more than 12 storeys
擬議樓高：不超過12層
- Proposed GFA: about 241,240 sq.m
擬議總樓面積：約241,240平方米
- Proposed size of Marina: 300 berths
擬議遊艇泊位：300個

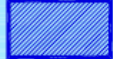

Current Scheme

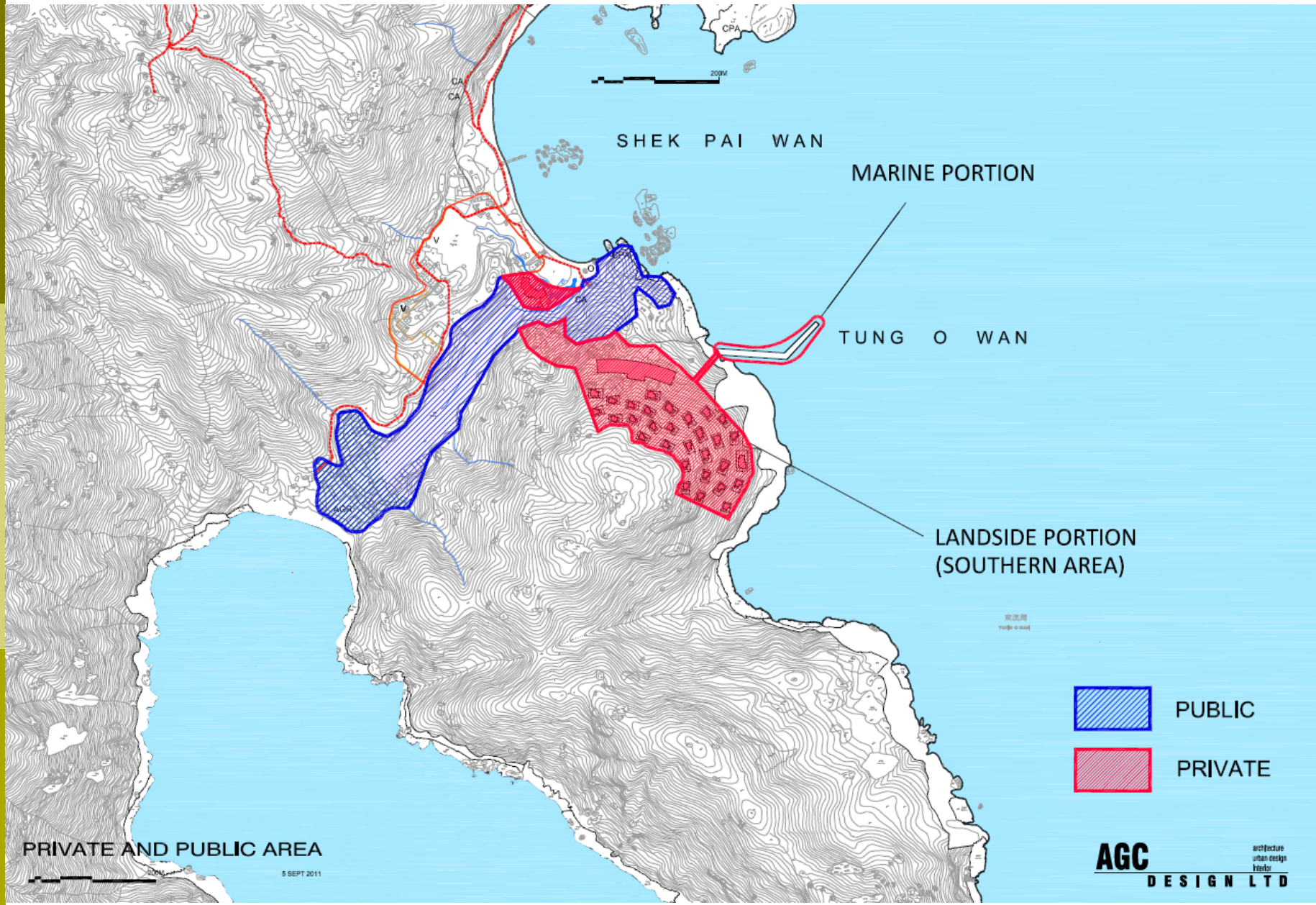
經修訂後的現時發展計劃

- Proposed Building Height: not more than 4 storey
擬議樓高：不超過4層
- Proposed GFA: about 204,800 sq. m.
擬議總樓面積：約204,800平方米
- Proposed size of Marina: 500 berths
擬議遊艇泊位：500個
- Proposed Car Parking Space: 184
擬議停車位：184個

LANDSIDE PORTION
(NORTHERN AREA)



-  PUBLIC
-  PRIVATE



SHEK PAI WAN

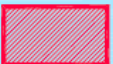
MARINE PORTION

TUNG O WAN

LANDSIDE PORTION
(SOUTHERN AREA)



PUBLIC



PRIVATE

PRIVATE AND PUBLIC AREA

5 SEPT 2011

AGC

architecture
urban design
interior

DESIGN LTD

Key Issues – Landscape & Visual

關鍵問題 – 景觀及視覺

- Adopt blend-in and organic design
採納融為一體的有機設計
- Accommodating existing undulating landscape
顧及現有起伏不平的景觀
- Use material and colour scheme following the natural features in the Project Site
於工程項目範圍使用切合自然特徵的材料和配色
- Preserve unique rocky coastline
保留獨特的岩石海岸線

Key Issues – Landscape & Visual

關鍵問題 – 景觀及視覺



View of residential site and marina from the sea
從海上望向住宅用地和遊艇會

Key Issues – Landscape & Visual

關鍵問題 – 景觀及視覺



View of resort hotel from the sea
從海上望向酒店用地

Key Issues – Landscape & Visual 關鍵問題 – 景觀及視覺



View of residential development and marina from the hiking trail
從遠足小徑望向住宅用地和遊艇會

Key Issues – Landscape & Visual

關鍵問題 – 景觀及視覺



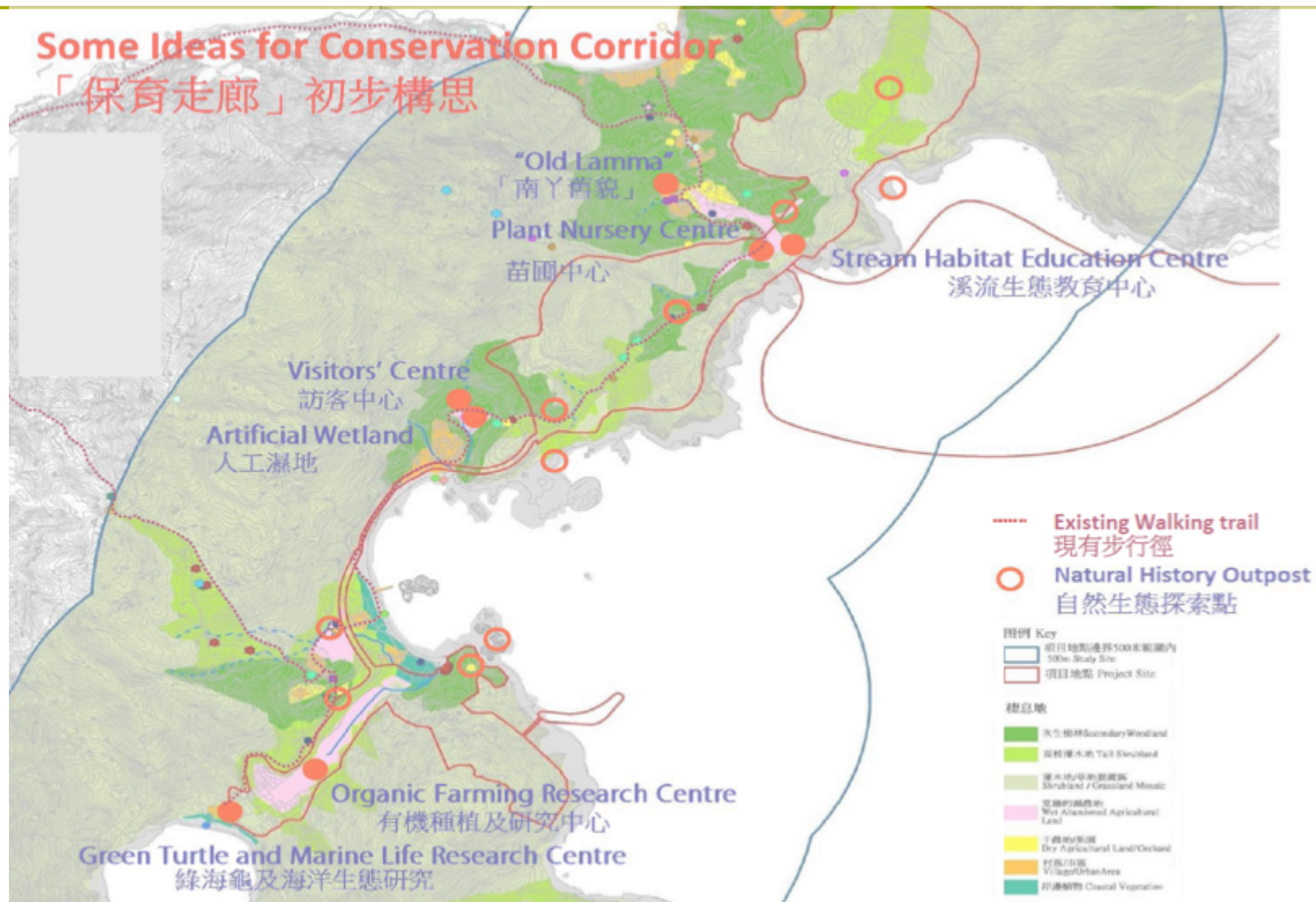
Aerial view of the whole development
發展項目鳥瞰圖

Key Issues – Ecology

關鍵問題 – 生態

- Sensitive species: e.g. Romer's Tree Frog, Green Turtle, Finless Porpoise
敏感的物種：如盧文氏樹蛙、綠海龜、江豚
- Key measures to protect sensitive species
保護敏感物種的主要措施
 - Avoid SSSI and preserve majority of secondary woodland within Project Site
保護並避免於項目範圍內的具特殊科學價值區和大部份的次生林區進行工程
 - Designation of Conservation Corridor
設立保育走廊
 - Designation of marine exclusion zone during construction
於施工期設立海事管制區
 - Stringent lighting control
嚴格的照明控制
 - Transplantation and translocation if necessary
於有須要時移植樹木或移位
 - Good site management
良好的項目範圍管理
 - Implementation of environmental monitoring and audit
實施環境監測與審核

Conservation Corridor 保育走廊



Attachment III

附件三

Stakeholder written statement

持份者的書面意見

Living Lamma has already made submissions to the Town Planning Board to oppose the rezoning of land that is zoned for conservation, coastal protection and agricultural use to land that is zoned for development for the private profit of the BoL. We have taken part in a Social Impact Assessment workshop organised by ERM, consultants for the Baroque. We found the methodology of the SIA to be inadequate and our observations are contained in a 17 page submission to the TPB, as well as on our website: www.livinglamma.com.

We have declined to participate in the forum organised by BoL today, along with the following groups: WWF, Designing Hong Kong, Kadoorie Farm and Botanic Garden, The Conservancy Association, The Hong Kong Bird Watching Society, ABLE Charity, The South Lamma Concern Group, Association for Tai O Environment and Development, Green Lamma Group, Association for Geoconservation, Oceanic Love, Sea Shepherd Conservation Society, Linking Individuals for Nature Conservation (LINC), Living Islands Movement, Green Lantau, Save Our Shorelines, Lamma Happy Dragons and Lamma Ladies Dragon Boat Clubs, and Lamma Outrigger Canoe Club.

Certain elements of BoL's plans are wholly unacceptable under town planning, EIA and conservation law. These are explained at length within the 1107 TPB submissions that have objected to the project so far. The approach of BoL shows no understanding or respect for the environment of southern Lamma, or for the views contained in any of the 1107 objections.

BoL's latest newsletter and additional information to the TPB seems to be trying to pass the entire development off as some kind of philanthropic green venture. No mention is made of the the development in the newsletter - neither the disruption that will be caused by putting in the water, electricity and sewage systems that will be required, nor the concrete needed for the construction of the resort, shopping plaza, 500 berth marina or car parking that will forever alter the landscape of one of Hong Kong's truly unspoiled places.

Despite the involvement of various consultants, we still feel the plan is unacceptable and any attempt by BoL to seek approval from the TPB and other advisory bodies will be firmly opposed.

On the other hand, should the developer wish to incorporate green features into their existing development on north Lamma or on a site that is already earmarked for development, we would very much like to speak to them.

Best regards

Jo Wilson
Chairperson
Living Lamma

Saturday 8th October