

TOWN PLANNING BOARD

~~Confidential~~

Downgraded on

- 2 SEP 2011

TPB Paper No. 8899

**For Consideration by the
Town Planning Board on 26.8.2011**

**Draft Luk Wu and Keung Shan Development Permission Area Plan
No. DPA/I-LWKS/C**

[CONFIDENTIAL]

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Town Planning Board
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**CONSIDERATION OF THE
DRAFT LUK WU AND KEUNG SHAN
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-LWKS/C**

1. Introduction

1.1 The purpose of this paper is to seek Members' agreement that:

- (a) the draft Luk Wu and Keung Shan Development Permission Area (DPA) Plan No. DPA/I-LWKS/C (to be renumbered as DPA/I-LWKS/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the draft Luk Wu and Keung Shan DPA Plan and that the ES should be issued under the name of the Board.

2. Background

Location and Local Characteristics (Plans 1 to 4)

- 2.1 The Luk Wu and Keung Shan Area (the Area) (about 167 ha) is located to the west of Ngong Ping. It is a country park enclave fully enclosed by Lantau North and South Country Parks. The Area is a valley surrounded by mountain ranges and hills covered with woodland, shrubland and grassland. Sze Shan is at its north, Kwun Yam Shan in the southeast and the upland of Keung Shan in the south. Except occasional cultivation, most of the farmland is now abandoned. A number of natural streams and water bodies can be found in the Area.
- 2.2 The Area is characterised by a rural and natural setting with religious and tranquil atmosphere. There are three recognized villages namely Luk Wu, Upper Keung Shan and Lower Keung Shan. Temples, monasteries/nunneries and village houses are scattered sporadically over the Area. They are mainly one to two-storey structures and some of them are graded historic buildings.

Revised Concept Plan for Lantau

- 2.3 In the “Revised Concept Plan for Lantau” promulgated in 2007 (**Plan 5**), the Area falls within the religious node in the northwest uplands of Lantau with natural landscape setting and prominent temples of religious heritage; the Area should be protected and new developments will be permissible only if due respect has been given to the tranquil environment, natural landscape setting and unique religious character.

Need for Statutory Plan

- 2.4 The Area is one of the Country Park enclaves that needs to be covered by statutory plan. The Chief Executive in the 2010-2011 Policy Address has acknowledged the need to regulate land use of the Country Park enclaves to forestall human damage. To meet conservation and social development needs, these Country Park enclaves will be either included into Country Parks or covered by statutory plans.
- 2.5 Moreover, there have been public complaints over the conversion of Yin Hing Monastery into private columbarium and the environmental degradation caused by the associated engineering works. The public and the local religious communities have expressed serious concerns that the special religious character and the spiritual atmosphere of the Area would be adversely affected by the commercial operation of the private columbarium and the proliferation of similar development in the Area.
- 2.6 To prevent haphazard development and conserve the rural and unique religious character, it is necessary to prepare a DPA plan to cover the Area to provide planning guidance and development control pending preparation of an Outline Zoning Plan (OZP) and to enable enforcement actions to be taken against any unauthorized development to safeguard the Area from undesirable change of land use.
- 2.7 On 8.8.2011, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft plan designating Luk Wu and Keung Shan as a DPA.

3. Object of the Plan

- 3.1 The object of the draft DPA plan is to delineate the extent of the Area and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 3.2 The draft DPA plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an OZP. The draft DPA plan will be replaced by an OZP within three years.

4. The Plan Area

Existing Land Uses

- 4.1 The Plan Area with an area of about 167 ha comprises Luk Wu, Upper Keung Shan and Lower Keung Shan. It is a valley surrounded by mountain ranges and scattered with a number of natural streams and water bodies. The Area is rural and natural in character comprising woodlands, shrubland and grassland in which of mostly native species, and plantations with denser vegetation in the valleys and south-facing slopes. The habitats in the Area support various amphibian and mammal species of conservation importance.

Recognized Villages (Plans 2 and 3)

- 4.2 Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village are the three recognized villages in the Area. Luk Wu Village is located at the northeast of the Plan Area. It is a religious community to the immediate south of Yin Hing Monastery. There are numerous temples/monasteries/nunneries occupied by monks and nuns and very few village houses are found in the village. Upper and Lower Keung Shan Villages which are separated by a catchwater are small villages and located near the central and west of the Plan Area. Few village houses are found occupied while some of them are ruin and dilapidated.

Religious Clusters (Plan 4 and Site Photos on Plan 8 and 9)

- 4.3 The concentration of religious buildings gives the Area a special and unique religious character. More than 30 religious buildings scatter in the Area. There are two main religious clusters with one in the area of Luk Wu (near Yin Hing Monastery) and the other is Lower Keung Shan (near Ling Yan Monastery). Beside the relatively famous temples such as Ling Yan Monastery, Yin Hing Monastery and Kwun Yam Temple, there are many small temples/monasteries/nunneries for worshipping, retreating, meditation and accommodation of the religious communities. Most of the religious buildings were built in early half of the last century and some of them are classified as graded historic buildings.

Land Ownership

- 4.4 The majority of the land in the Area (about 82%) is Government land, and the remaining 18% is under private ownership comprising agricultural land and building lots (**Plan 2**).

Transport and accessibility

- 4.5 The Sham Wat Road, Tai O Road and Keung Shan Road connecting to the South Lantau Road and Tung Chung Road are the main accesses to the Area. There are many field tracks branching off these roads to serve the individual temples and village houses. The roads mentioned above are subject to the Closed Road Permit system due to government restrictions on the numbers of vehicles in south Lantau. There is no plan to further extend the existing road network. Some parts of the Area are accessible only by footpaths and walking trails.

5. Land Use Proposals (Appendix I)

General Planning Intention

- 5.1 The general planning intention for the Area is to protect the natural environment and the special religious and tranquil character from encroachment by development and from undesirable change of use. The planning intention is also to reflect the existing recognized villages in the Area.

Village Type Development ("V"): Total Area 0.41 ha (**Plans 2 and 3**)

- 5.2 Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern and efficient use of land.
- 5.3 The boundaries of "V" zones are drawn up around existing village clusters having regard to the "Village Environs", local topography and site characteristics. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible. According to the District Lands Officer/Islands (DLO/Is), there is currently no Small House granted and outstanding Small House application for the three recognised villages in the Area. The boundaries of the "V" zones will be further defined during the preparation of OZP stage to take account of Small House demand and developments.
- 5.4 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

Unspecified Use: Total Area 164.04 ha

(**Plan 2**, Aerial Photo on **Plan 6** and Site Photos on **Plan 7**)

- 5.5 The remaining 98% of the Plan Area is designated as "Unspecified Use" pending further and additional studies to establish the appropriate uses for the Area. This land use designation is primarily intended for giving immediate statutory protection to the Area subject to further studies. Under this land use designation, apart from the "Agricultural Use" and some uses which are permitted under the covering Notes of the Plan, all uses and developments will require planning permission from the Board. Besides, if diversion of stream, filling of land/pond or excavation of land are required for the always permitted uses except the public works implemented or coordinated by the Government, permission from the Board will be required. This control will help properly regulate and control the existing topography and natural vegetation.

5.6 To the north of Ngau Kwo Tin, a catchwater and its service road fall within an area of Lantau South Country Park. Since they run across the Plan Area, they are included and designated as "Unspecified Use" and will be given appropriate zoning in the course of the preparation of the OZP.

5.7 Detailed proposals for the Area are set out in the ES (**Appendix III**).

6. Notes of the Plan (Appendix II**)**

6.1 Attached to the draft DPA plan is a set of Notes that shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs.

6.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board whilst having regard to the peculiar characteristics of the Area.

7. Plan Number

Upon gazetting, the draft Luk Wu and Keung Shan DPA Plan will be renumbered to DPA/I-LWKS/1.

8. Consultation

8.1 The draft DPA Plan together with the Notes and ES have been circulated to the relevant Government bureaux and departments for comments.

8.2 Comments received have been incorporated into the draft DPA plan, its Notes or ES as appropriate. On 22.8.2011, the draft DPA Plan was also endorsed by circulation by the New Territories District Planning Conference (NT DipCon) for submission to the Board.

8.3 The Islands District Council (IDC) and the Tai O Rural Committee (TORC) have not been consulted due to the confidential nature of the plan. However, the IDC and TORC will be consulted separately on the draft DPA Plan after its publication under section 5 of the Ordinance.

9. Decision Sought

Members are invited to:

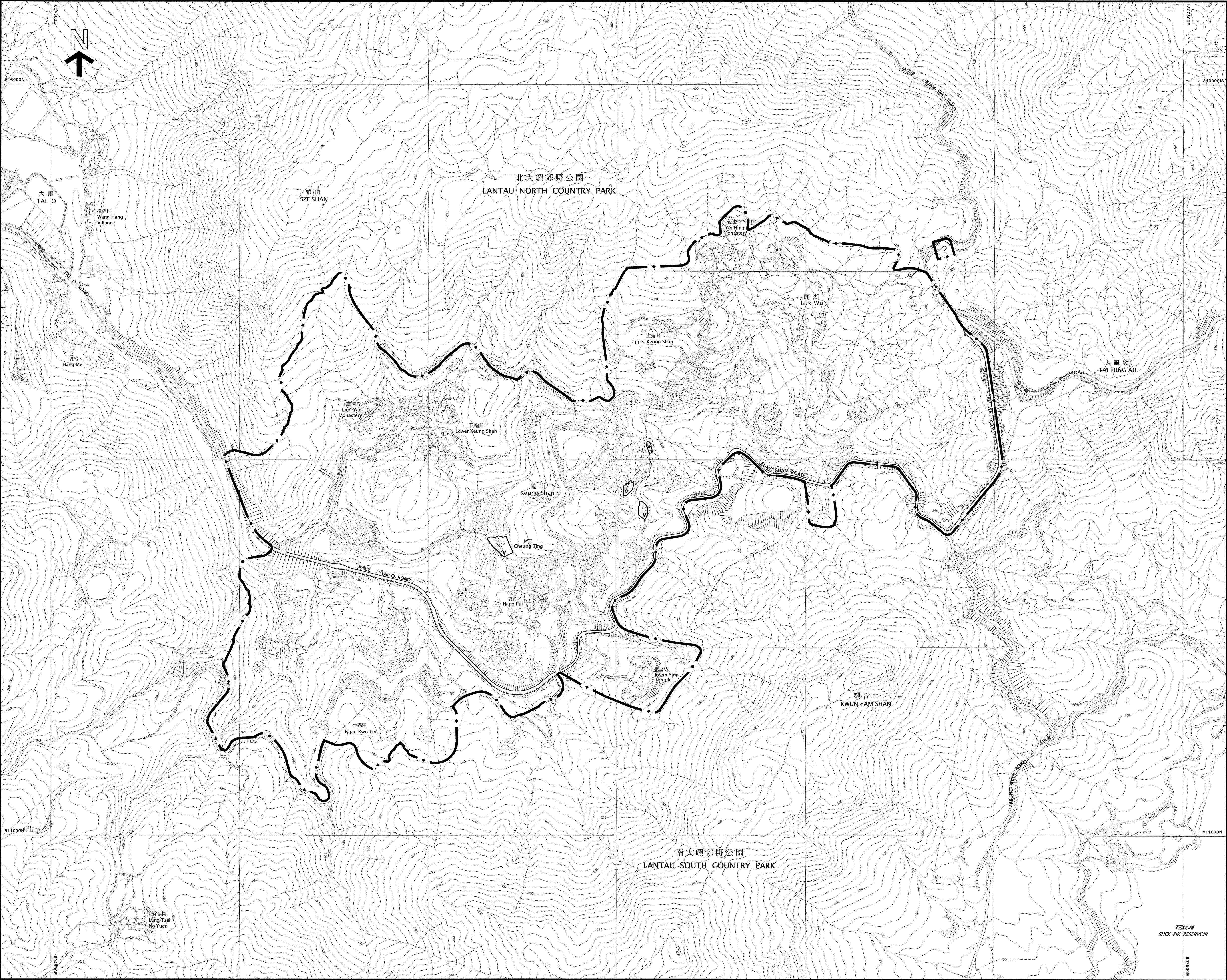
- (a) agree that the draft Luk Wu and Keung Shan DPA Plan No. DPA/I-LWKS/C (to be renumbered to DPA/I-LWKS/1)(**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;

- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the draft Luk Wu and Keung Shan DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that briefings on the draft DPA Plan will be conducted for the IDC and TORC separately after its publication under section 5 of the Ordinance.

Attachments

Appendix I	Draft Luk Wu and Keung Shan Development Permission Area Plan No. DPA/I-LWKS/C
Appendix II	Notes of the Draft Luk Wu and Keung Shan Development Permission Area Plan No. DPA/I-LWKS/C
Appendix III	Explanatory Statement of the Draft Luk Wu and Keung Shan Development Permission Area Plan No. DPA/I-LWKS/C
Plan 1	Location Plan for Luk Wu and Keung Shan Development Permission Area
Plan 2	Planning Scheme Boundary, Village Environs and Land ownership in the Luk Wu and Keung Shan Development Permission Area
Plan 3	Proposed “Village Type Development” Zone in the Luk Wu and Keung Shan Development Permission Area
Plan 4	Graded Historic Buildings and Major Religious Buildings in the Luk Wu and Keung Shan Development Permission Area
Plan 5	Revised Concept Plan for Lantau - Landscape Conservation
Plan 6	Aerial Photos
Plans 7 to 8	Site Photos
Plan 9	Graded Historic Buildings within the Luk Wu and Keung Shan Development Permission Area

PLANNING DEPARTMENT
AUGUST 2011



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	<div>V</div>	鄉村式發展
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION	<div></div>	主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA	<div></div>	發展審批地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

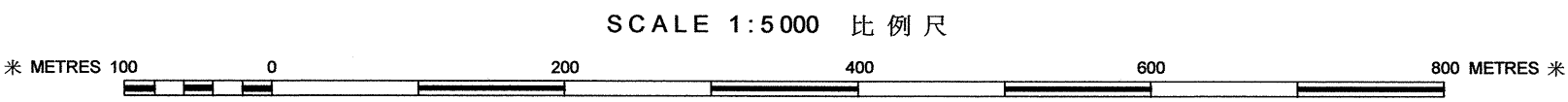
USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT MAJOR ROAD ETC.	0.41 2.48	0.25 1.48	鄉村式發展 主要道路等
UNSPECIFIED USE	164.04	98.27	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	166.93	100.00	發展審批地區總面積

按照城市規劃條例第 5 條展示的
發展審批地區草圖
DRAFT DEVELOPMENT PERMISSION AREA PLAN EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

鹿湖及羗山發展審批地區圖

LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA PLAN



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. DPA/II-LWKS/C

DRAFT LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA PLAN
No. DPA/I-LWKS/C

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) Except to the extent that paragraph (3) applies, any use or development falling within the boundaries of the Plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (5) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (6) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of the zone:
 - (a) maintenance, repair or demolition of a building;

- (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House;
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government;
 - (h) in areas not zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in the schedule forming Annex A of these Notes; and
 - (i) in areas zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in Column 1 of the relevant zoning schedule forming part of Annex B of these Notes.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:
- road and on-street vehicle park.
- (9) (a) Temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (land/pond filling or excavation) is carried out and that the use or development is a use or development specified below:
- structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in paragraph (9)(a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

DRAFT LUK WU AND KEUNG SHAN
DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-LWKS/C

Schedules of Uses

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Annex B		
	I VILLAGE TYPE DEVELOPMENT	2

Uses always permitted in an "Unspecified Use" area
(Being an area not zoned or set apart
under section 4(1) of the Town Planning Ordinance)

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Government Refuse Collection Point Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) # Residential Institution # School # Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

Village Type Development (Cont'd)

Planning Intention

The planning intention of this zone is to reflect the existing recognized villages. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-LWKS/C

EXPLANATORY STATEMENT

DRAFT LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-LWKS/C

EXPLANATORY STATEMENT

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DRAFT LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA
PLAN NO. DPA/I-LWKS/C

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Luk Wu and Keung Shan Development Permission Area Plan No. DPA/I-LWKS/1. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 8.8.2011, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Luk Wu and Keung Shan areas as a development permission area (DPA).
- 2.2 On xx.xx.2011, the draft Luk Wu and Keung Shan DPA Plan No. DPA/I-LWKS/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. **OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to delineate the extent of the Luk Wu and Keung Shan DPA (the Area) and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the planning scheme boundary, the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 The Plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an outline zoning plan (OZP).

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE EXISTING SITUATION

- 5.1 The Area is a valley surrounded by mountain ranges with Sze Shan in the north, Kwun Yam Shan in the southeast and the upland of Keung Shan in the south. The Lantau North Country Park and Lantau South Country Park embrace the whole Area.
- 5.2 The Area mainly consists of woodlands and shrubby grassland of mostly native species and plantations. Denser vegetation can be found in the valleys and south-facing slopes. A number of natural streams and water bodies, including Keung Shan Catchwater, can be found in the Area. Floral species of the Area are mostly common and widespread with scattered protected species (e.g. *Aquilaria sinensis* (土沉香) and *Pavetta hongkongensis* (香港大沙葉)), and uncommon species that are characteristic of the Lantau flora (e.g. *Gmelina chinensis* (華石梓) and *Fraxinus griffithii* (光臘樹)). The aquatic habitats in the Area support a high diversity of amphibian species, including the Romer's Tree Frog (盧氏小樹蛙). Bat recorded in the water tunnels in vicinity also utilize the woodland, grassland, and water bodies associated with the tunnel openings as foraging grounds. Though the flora species of the Area are mostly common and widespread, the wooded area form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks and are ecologically-lined to the natural habitats therein. The Area has a high landscape value which complements the overall natural setting and the landscape beauty of the surrounding of Lantau North and South Country Parks.
- 5.3 The Area is characterised by a rural, religious and tranquil ambience. There are some platforms in the Area where agricultural activities once flourished. Except occasional cultivation, most of the farmland is now abandoned. There are three recognized villages in the Area, namely Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village. Village houses of mainly one to two-storey are scattered over the Area. In the Upper and Lower Keung Shan Village, there are several village houses. Only few of them are occupied while some are ruin and dilapidated.

- 5.4 Buddhist is the major religious communities which gives the Area a special religious character. The numerous temples/monasteries/nunneries fill up the Area with a spiritual and tranquil atmosphere. There are two main religious clusters in the areas of Luk Wu (near Yin Hing Monastery) and Lower Keung Shan (near Ling Yan Monastery). The relatively larger and well known temples are Ling Yan Monastery, Yin Hing Monastery and Kwun Yam Temple. The Area is an important and holy place for monks, nuns and followers for worshipping, retreating, practising and accommodation of the religious communities. Most of the religious buildings were built in early half of the last century. Eleven of them are classified as graded historic buildings which are worthy for preservation.
- 5.5 The Sham Wat Road, Tai O Road and Keung Shan Road connecting to the South Lantau Road and Tung Chung Road are the main accesses to the Area. They are subject to the Closed Road Permit system and only franchised bus services, Lantau taxis and vehicles with permit can access to the Area.
- 5.6 A catchwater is located between Upper Keung Shan and Lower Keung Shan. Generally, the district to the east of this catchwater falls within the water gathering ground (WGG). Any development within WGG would have to be subject to careful control to avoid pollution or erosion of the WGG.
- 5.7 A catchwater and its service road to the north of Ngau Kwo Tin falls within Lantau South Country Park. Part of the Lantau Forest Track (Keung Shan Section) overlaps within the service road. The catchwater and its service road is also part of the Keung Shan Country Trail which is a popular hiking trail for public enjoyment.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

The Area has a rural and natural setting with religious and tranquil character which is unique in Hong Kong. To prevent haphazard developments and conserve the natural and religious character of the Area, it is necessary to prepare a DPA Plan to cover the Area to provide planning guidance and development control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development and undesirable change of use.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The Area covers an area of about 167 ha. It is completely encircled by the Lantau North Country Park in the north and west and Lantau South Country Park in the south and east. The boundary of the Area is shown by a heavy broken line on the Plan.

7.2 General Planning Intention

The general planning intention for the Area is to protect the natural environment and the special religious and tranquil character from encroachment by unauthorized development and from undesirable change of use. The planning intention is also to reflect the existing recognized villages.

7.3 Population

According to the estimation of the Planning Department, the population in the Area is about 200.

7.4 Land Use Zoning and Intended Uses

7.4.1 "Village Type Development" ("V"): Total Area 0.41 ha

- (a) The planning intention of this zone is to reflect the existing recognized villages. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- (b) Luk Wu, Upper Keung Shan and Lower Keung Shan are the recognized villages in the Area. The "V" zones are drawn up around existing clusters having regard to the 'village environs', the local topography and site characteristics. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible. Therefore, only existing village clusters in Upper and Lower Keung Shan Villages are zoned "V" in the Plan Area. However, the boundaries of the "V" zones will be further defined during the preparation of OZP stage to take account of Small House demand and developments.
- (c) Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of this draft DPA plan, whichever is the greater.

- (d) To provide flexibility for innovative design adapted to the characteristics of particular site, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

7.4.2 "Unspecified Use": Total Area 164.04 ha

- (a) The Luk Wu and Keung Shan Area consists mainly of woodland, plantation, grassland, shrubland, fallow and cultivated agricultural land, temples, heritage buildings and village houses. Development pressure by undesirable change of land use and unauthorized engineering works have been observed. To prevent such activities and land use changes from further deteriorating the unique religious and tranquil character of the Area and degrading the natural environment, planning guidance and development control are considered necessary. Owing to the urgency of preparing the DPA plan, the Area has been designated as "Unspecified Use" pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP. Any use and development other than the "Agricultural Use" and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.
- (b) As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government.
- (c) To the north of Ngau Kwo Tin, a catchwater and its service road fall within an area of Lantau South Country Park. Since they run across the Plan Area, they are included and designated as "Unspecified Use" and will be given appropriate zoning in the course of the preparation of the OZP.

7.5 Transport and Utility Services

7.5.1 Road Network and Footpath

The Sham Wat Road, Tai O Road and Keung Shan Road connecting to the South Lantau Road and Tung Chung Road are the main accesses to the Area. There are many field tracks branching off these roads to serve the individual temples and village houses. At present, the roads mentioned above are subject to the Closed Road Permit system due to

government restrictions on the numbers of vehicles in south Lantau. There is no plan to further extend the existing road network. Some parts of the Area are accessible only by footpaths and walking trails. They are Lantau Trail in the east of the Area near Sham Wat Road and Keung Shan Country Trail and Lantau Forest Trail in the southwest of the Area near Ngau Kwo Tin. All trails within the Area shall always be maintained free to public access, and shall be preserved from development in the future.

7.5.2 Public Transport

The Area can be accessible by franchised buses, Lantau taxis and vehicles with Closed Road Permit. Regular bus services to and from Tai O, Ngong Ping, Tung Chung and Mui Wo are provided along Tai O Road and Keung Shan Road.

7.5.3 Utility Services

There are no sewerage and drainage systems in the Area. Potable water supply is provided to the villages in the Area.

7.6 Cultural Heritage

7.6.1 Apart from the three recognized villages, there are eleven graded historic buildings in the Area:

- (1) Luk Wu Ching Ser, Main Building (Grade 2);
- (2) Luk Wu Ching Ser, Shun Yeung Sin Yuen (Grade 2);
- (3) Fat Chuen Tsz (Grade 3);
- (4) Chuk Yuen Ching Ser (Grade 3);
- (5) Ng Chit (Grade 3);
- (6) Chi Chuk Lam, Main Building (Grade 3);
- (7) Chi Chuk Lam, Pavilion (Grade 3);
- (8) Ng Chun (Grade 3);
- (9) Po Lin Shut, Main Building (Grade 3); and
- (10) & (11) Two Annex Blocks of Po Lin Shut, (Grade 3 respectively).

7.6.2 These graded historic buildings / structures are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) and Commissioner for Heritage's Office of Development Bureau should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings / structures and their immediate environs.

7.7 Water Gathering Ground

The eastern part and a small portion of the southern part of the Area fall within the WGG. To protect the water resources from being contaminated by wastes and pollutants, developments in this area would be strictly controlled.

7.8 Others

The Area comprises natural hillsides with history of instability, and is subject to potential landslide hazards. For any future development in the Area including those in "V" zones, the developer may require to carry out natural terrain hazard study to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

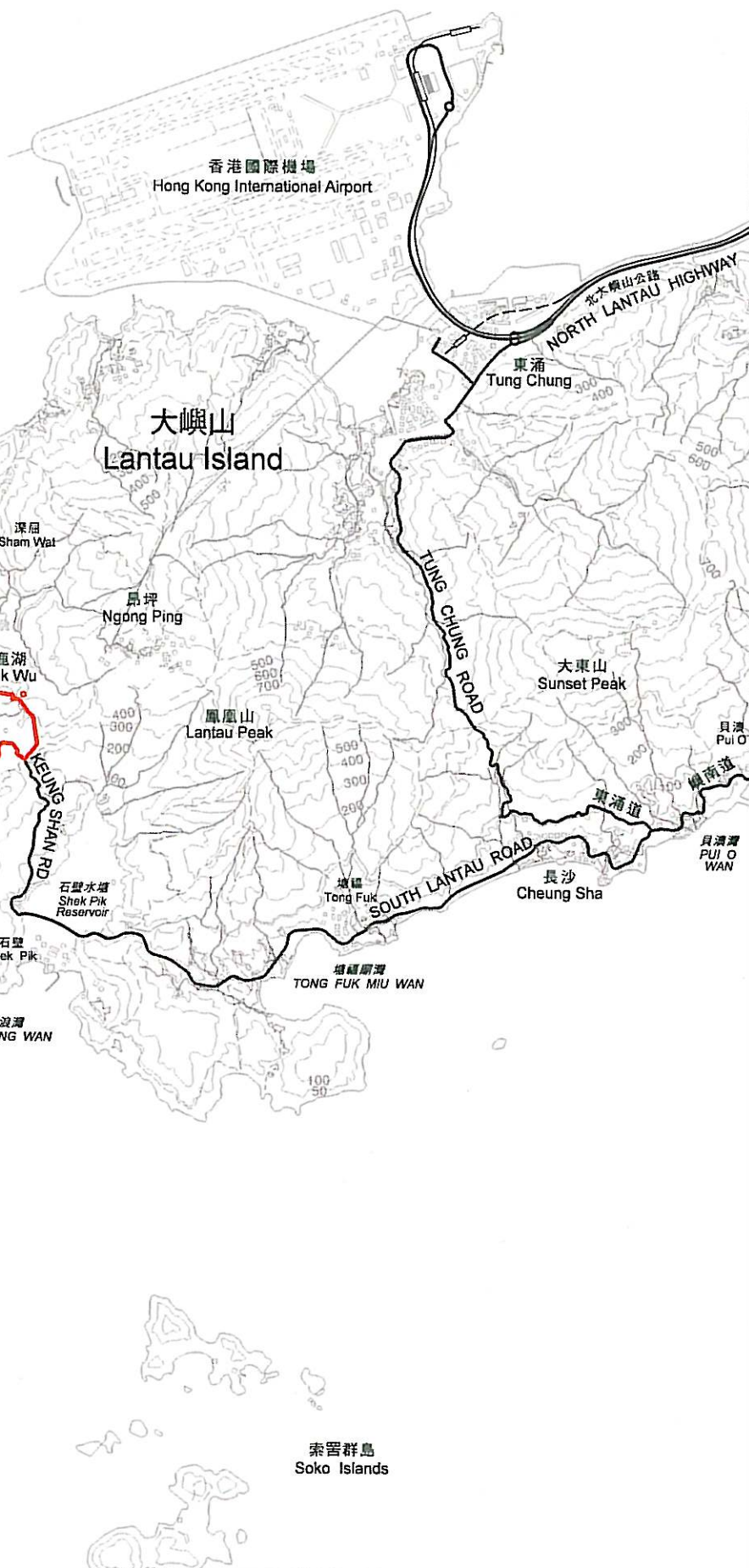
- 8.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 8.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 8.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 8.4 Any development, other than those referred to in paragraph 8.1 above or in conformity with this draft DPA Plan or with the permission of the Board, undertaken or continued on or after the date of the first publication in the Gazette of the notice on land included in the DPA Plan may be subject to

enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within land designated "Unspecified Use" and diversion of streams or filling of pond within "V" zones on or after the first publication in the Gazette of the notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings.

- 8.5 It is intended that the DPA plan published by the Board will be replaced, within three years, by an OZP. Under the provisions of section 20(5) of the Ordinance, a draft DPA plan is effective for a period of three years after the notification in the Gazette. Extension of one additional year may be given by the Chief Executive in Council. The provision of enforcement will continue to be applicable to the Area after the DPA plan is replaced by an OZP.

TOWN PLANNING BOARD

_____ 2011



 擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY

本摘要圖於2011年8月4日擬備
EXTRACT PLAN PREPARED ON 4.8.2011

位置圖 LOCATION PLAN
鹿湖及羌山發展審批地區
LUK WU AND KEUNG SHAN
DEVELOPMENT PERMISSION AREA

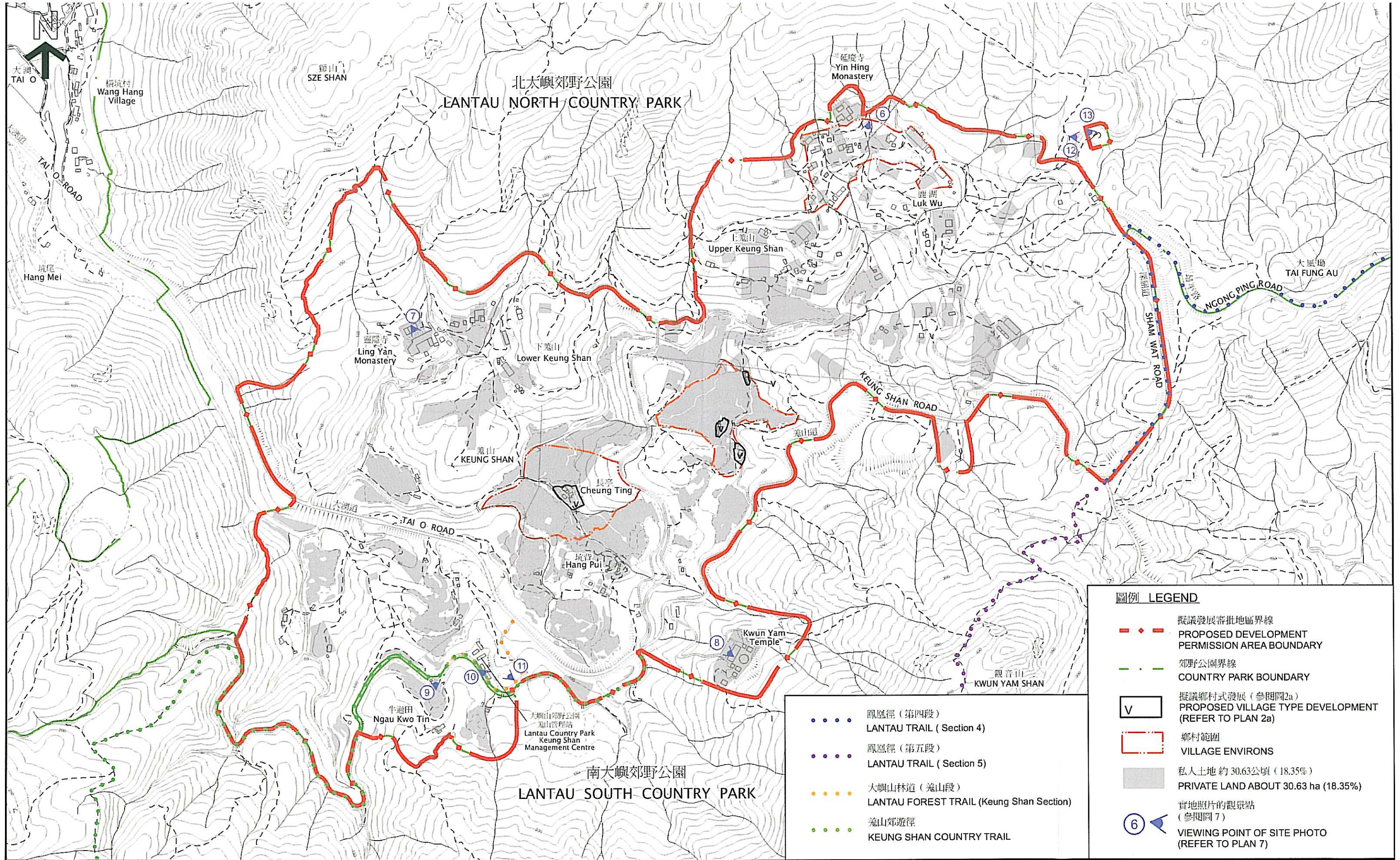
SCALE 1 : 75 000 比例尺
米 METRES 750 0 750 1 500 2 250 3 000 3 750 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/11/79

圖 PLAN
1



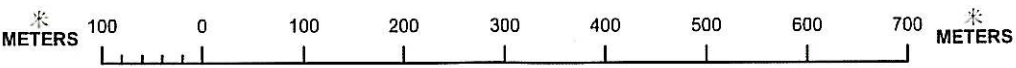
圖例 LEGEND

- 擬議發展審批地區界線
PROPOSED DEVELOPMENT PERMISSION AREA BOUNDARY
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 擬議鄉村式發展 (參閱圖2a)
PROPOSED VILLAGE TYPE DEVELOPMENT (REFER TO PLAN 2a)
- 鄉村範圍
VILLAGE ENVIRONS
- 私人土地 約 30.63公頃 (18.35%)
PRIVATE LAND ABOUT 30.63 ha (18.35%)
- 實地照片的觀景點 (參閱圖7)
VIEWING POINT OF SITE PHOTO (REFER TO PLAN 7)

- 鳳凰徑 (第四段)
LANTAU TRAIL (Section 4)
- 鳳凰徑 (第五段)
LANTAU TRAIL (Section 5)
- 大嶼山林道 (菴山段)
LANTAU FOREST TRAIL (Keung Shan Section)
- 菴山郊遊徑
KEUNG SHAN COUNTRY TRAIL

本摘要圖於2011年8月11日擬備
EXTRACT PLAN PREPARED ON 11.8.2011

規劃範圍界線、鄉村範圍及土地業權
鹿湖及菴山發展審批地區
PLANNING SCHEME BOUNDARY, VILLAGE ENVIRONS AND LAND OWNERSHIP
LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA
比例尺 1:7 500 SCALE



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/11/79

圖 PLAN
2



下羗山
Lower Keung Shan

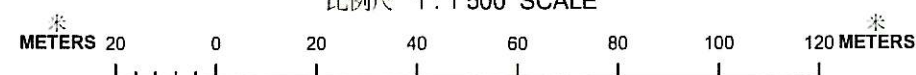


圖例 LEGEND

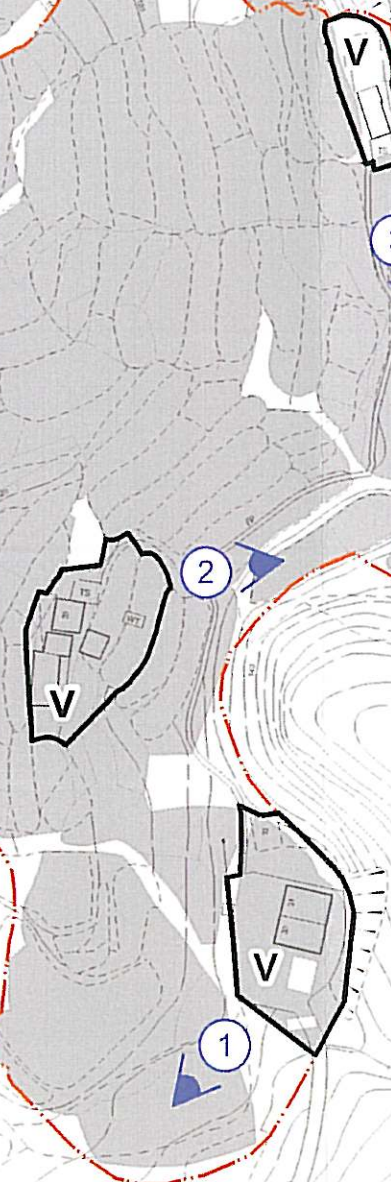
-  擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT
-  鄉村範圍
VILLAGE ENVIRONS
-  私人土地
PRIVATE LAND
-  實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2011年8月11日擬備
EXTRACT PLAN PREPARED ON 11.8.2011

擬議「鄉村式發展」地帶
鹿湖及羗山發展審批地區圖
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE
LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA
比例尺 1:1 500 SCALE



上羗山
Upper Keung Shan

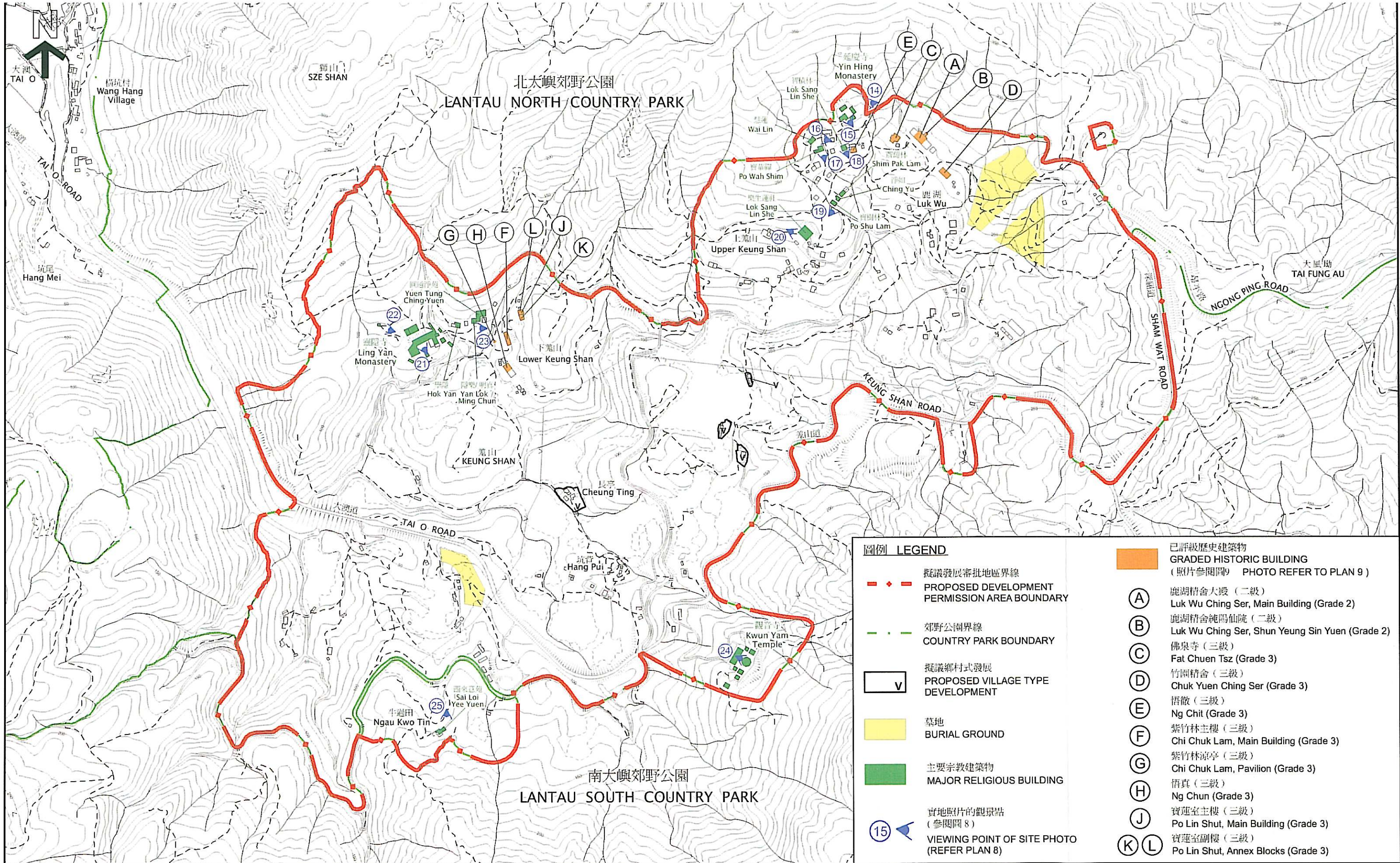


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參考編號
REFERENCE No.
M/LI/11/79



圖 PLAN
3



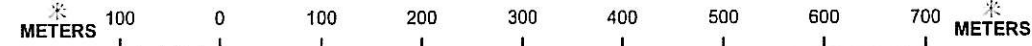
圖例 LEGEND

- 擬議發展審批地區界線
PROPOSED DEVELOPMENT PERMISSION AREA BOUNDARY
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT
- 墓地
BURIAL GROUND
- 主要宗教建築物
MAJOR RELIGIOUS BUILDING
- 實地照片的觀景點
(參閱圖8)
VIEWING POINT OF SITE PHOTO
(REFER PLAN 8)

- 已評級歷史建築物
GRADED HISTORIC BUILDING
(照片參閱圖9 PHOTO REFER TO PLAN 9)
- (A) 鹿湖精舍大殿 (二級)
Luk Wu Ching Ser, Main Building (Grade 2)
- (B) 鹿湖精舍純陽仙院 (二級)
Luk Wu Ching Ser, Shun Yeung Sin Yuen (Grade 2)
- (C) 佛泉寺 (三級)
Fat Chuen Tsz (Grade 3)
- (D) 竹園精舍 (三級)
Chuk Yuen Ching Ser (Grade 3)
- (E) 悟徹 (三級)
Ng Chit (Grade 3)
- (F) 紫竹林主樓 (三級)
Chi Chuk Lam, Main Building (Grade 3)
- (G) 紫竹林涼亭 (三級)
Chi Chuk Lam, Pavilion (Grade 3)
- (H) 悟真 (三級)
Ng Chun (Grade 3)
- (J) 寶蓮室主樓 (三級)
Po Lin Shut, Main Building (Grade 3)
- (K) 寶蓮室副樓 (三級)
Po Lin Shut, Annex Blocks (Grade 3)
- (L)

本摘要圖於2011年8月19日擬備
EXTRACT PLAN PREPARED ON 19.8.2011

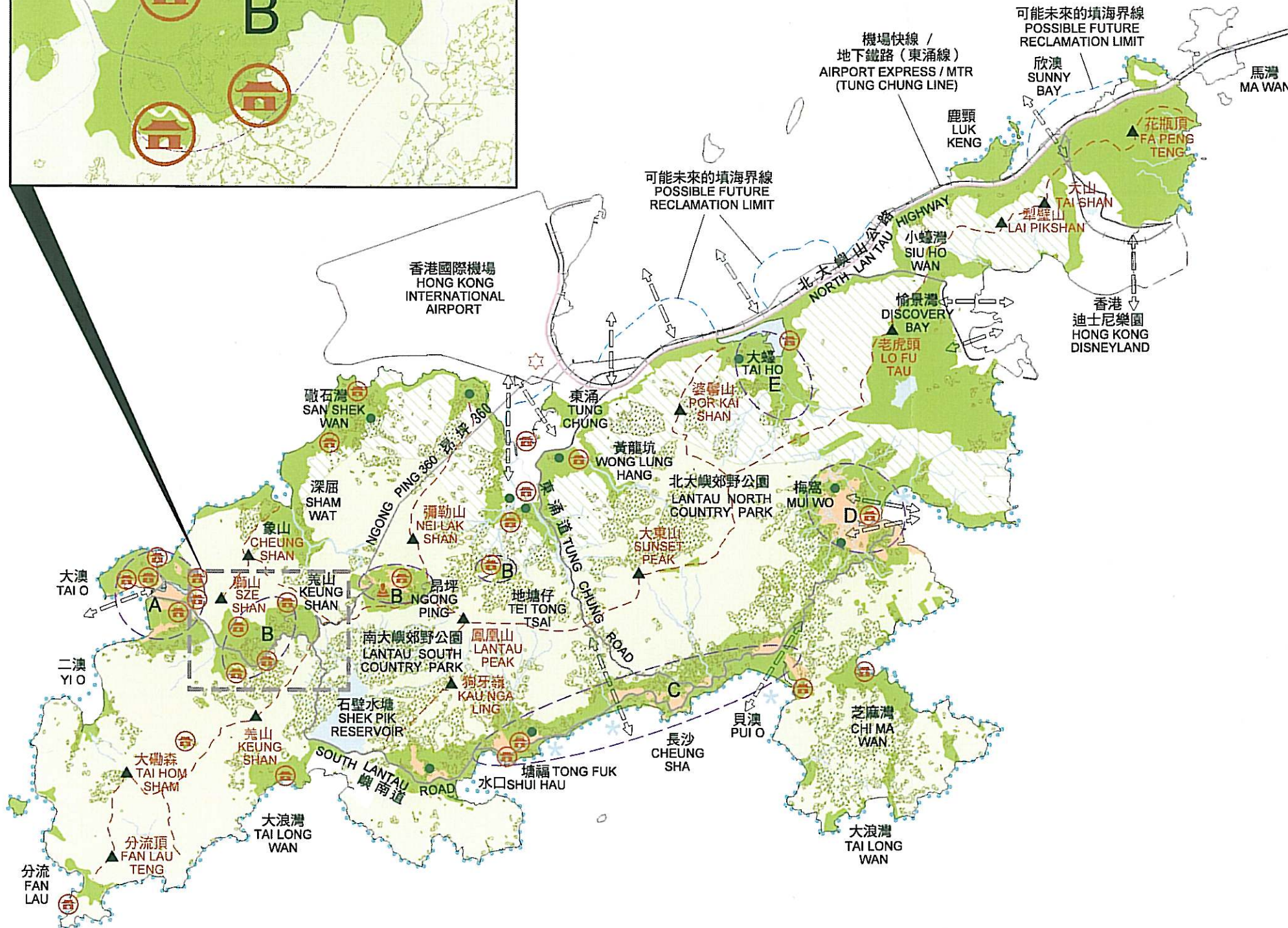
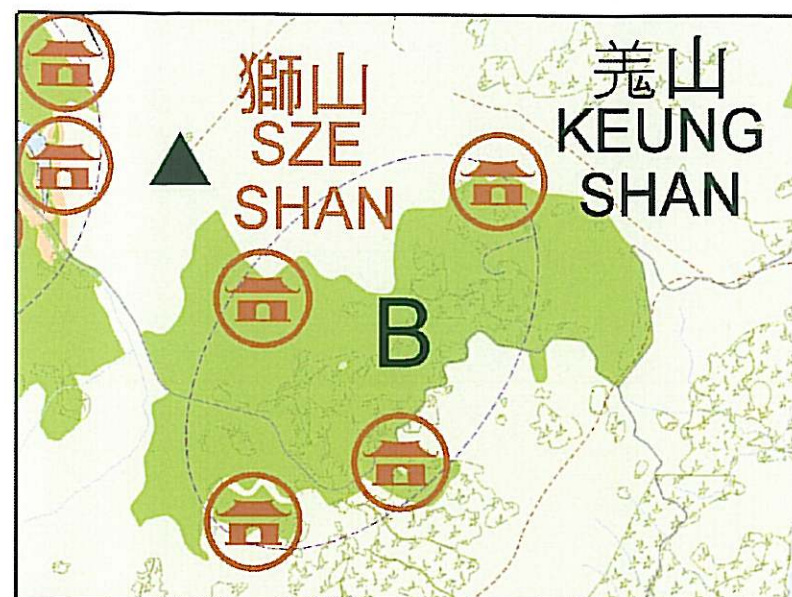
已評級歷史建築物及主要宗教建築物
鹿湖及菟山發展審批地區
GRADED HISTORIC BUILDING AND MAJOR RELIGIOUS BUILDING
LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA
比例尺 1:7 500 SCALE



規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/LI/11/79

圖 PLAN
4



圖例
LEGEND

- 現有的郊野公園
EXISTING COUNTRY PARK
- 擬議的郊野公園擴建部分
PROPOSED COUNTRY PARK EXTENSION
- 景觀保護區
LANDSCAPE PROTECTION AREA
- 海岸景觀保護區
COASTAL LANDSCAPE PROTECTION AREA
- 具特殊景觀價值地區
AREA WITH SPECIAL LANDSCAPE CHARACTERS

- A 大澳 - 傳統漁村
Tai O - Traditional Fishing Village
- B 昂坪 / 地塘仔 / 羌山 - 宗教社區
Ngong Ping / Tei Tong Tsai / Keung Shan - Religious Community
- C 貝澳 / 長沙 / 塘福 - 沿海灘住宅
Pui O / Cheung Sha / Tong Fuk Beachside Settlements
- D 梅窩 - 歷史鄉鎮
Mui Wo - Historical Rural Township
- E 大蠔谷 - 具生態價值的自然溪流
Tai Ho Valley - Natural Stream of Ecological Significance

- 北大嶼山公路
NORTH LANTAU HIGHWAY
- 山峰 / 山脊
PEAK / RIDGELINE
- 林地
WOODLAND
- 風水林
FUNG SHUI WOODLAND
- 溪流
STREAM
- 寺廟
TEMPLE
- 天壇大佛
BUDDHA STATUE
- 已刊登憲報的泳灘
GAZETTED BEACH
- 機場島上的觀景山
SCENIC HILL ON AIRPORT ISLAND
- 主要景觀 / 觀景廊
MAJOR VIEW / VIEW CORRIDOR
- 主要鄉郊住宅
MAJOR RURAL SETTLEMENT



經修訂的大嶼山發展概念計劃 - 景觀保育
REVISED CONCEPT PLAN FOR LANTAU - LANDSCAPE CONSERVATION

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/11/79

圖 PLAN
5



 擬議發展審批地區界線
PROPOSED DEVELOPMENT PERMISSION AREA
BOUNDARY

本摘要圖於2011年8月22日擬備，所根據的資料為地政總署
於2010年12月19日拍得的航攝照片編號CW88795
EXTRACT PLAN PREPARED ON 22.8.2011
BASED ON AERIAL PHOTO No. CW88795
TAKEN ON 19.12.2010 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

鹿湖及羌山發展審批地區
LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



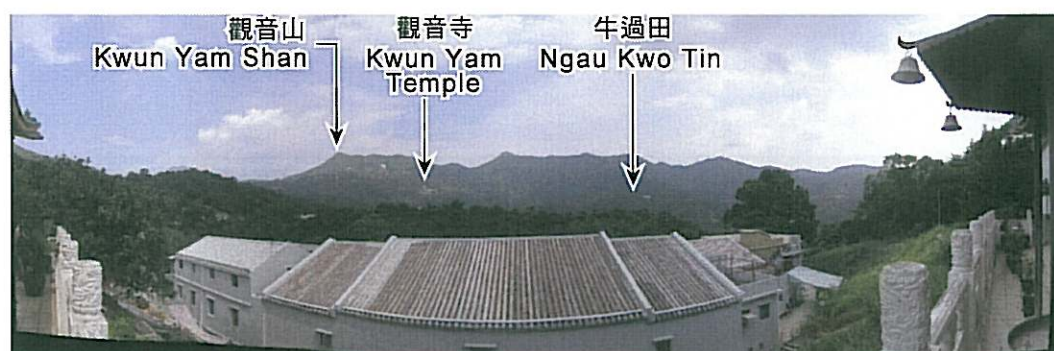
參考編號
REFERENCE No.
M/LI/11/79

圖 PLAN
6

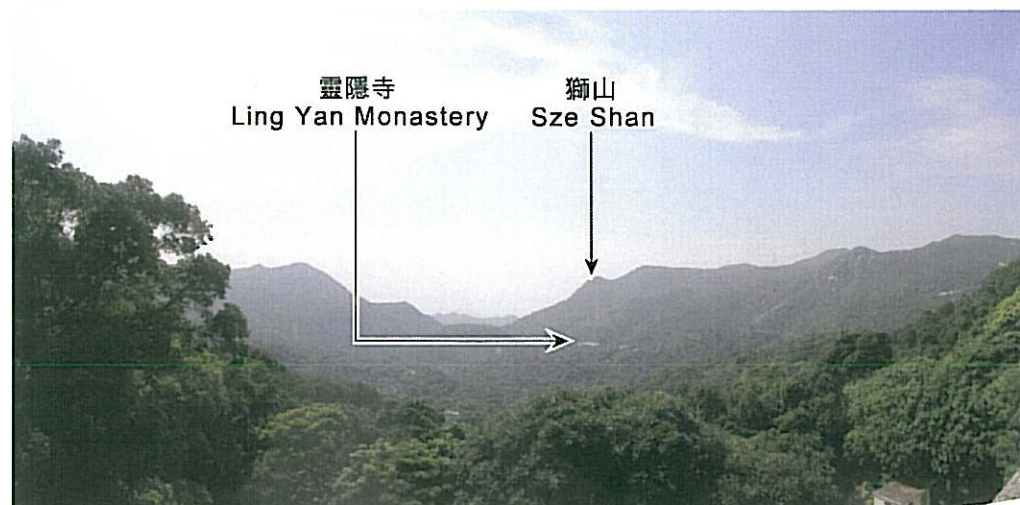
6 由延慶寺眺望
View From Yin Hing Monastery



7 由靈隱寺眺望
View From Ling Yan Monastery

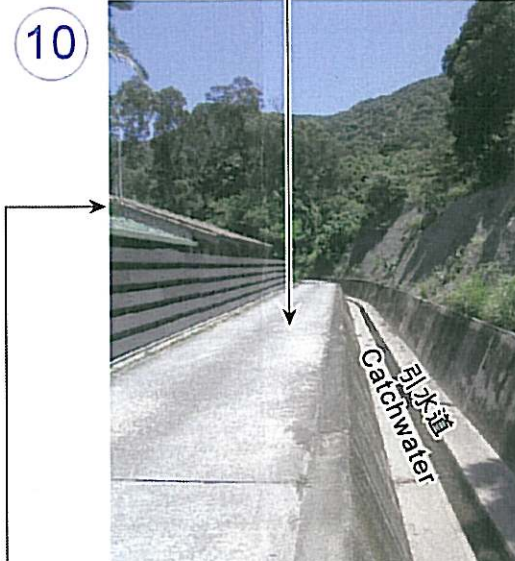


8 由觀音寺眺望
View from Kwun Yam Temple



區域景觀
REGIONAL VIEWS

9 引水道
Catchwater
引水道的輔助道路(羌山郊遊徑部份)
Service Road for Catchwater
(Portion of Keung Shan Country Trail)



大嶼山郊野公園羌山管理站
Lantau Country Park
Keung Shan
Management Centre



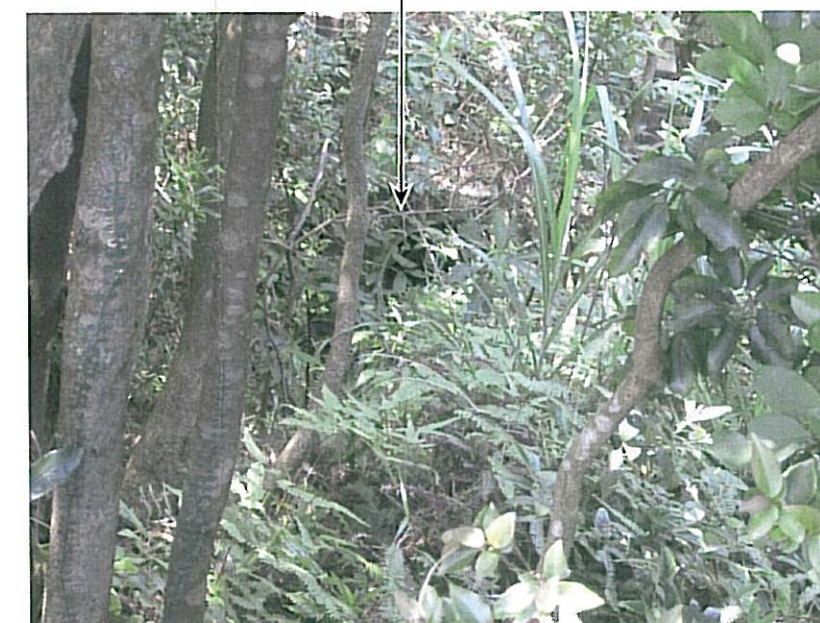
由牛過田眺望
VIEW FROM NGAU KWO TIN

12



13

已棄置的焚化爐
Abandoned Incinerator

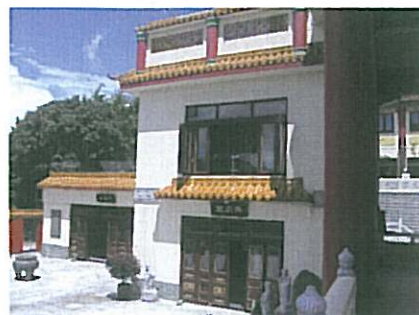


位於深屈道未被郊野公園範圍覆蓋的地方
AREA AT SHAM WAT ROAD
NOT COVERED BY COUNTRY PARK

14 延慶寺
YIN HING MONASTERY



15 延慶寺
YIN HING MONASTERY



16 慧蓮
WAI LIN



17 寶華禪
PO WAH SHIM



18 智積林
CHI CHIK LAM



19 寶樹林
PO SHU LAM
淨如
CHING YU
蕭菊林
SHIM PAK LAM



20 樂生蓮社
LOK SANG LIN SHE



宗教群 (鹿湖)
RELIGIOUS CLUSTERS (LUK WU)

21 靈隱寺
LING YAN MONASTERY



22 靈隱寺
LING YAN MONASTERY



23 靈隱寺
LING YAN MONASTERY
學隱
HOK YAN
隱樂 / 明其
YAN LOK / MING CHUN
圓通淨苑
YUEN TUNG CHING YUEN



宗教群 (下羗山)
RELIGIOUS CLUSTERS (LOWER KEUNG SHAN)

24



觀音寺
KWUN YAM TEMPLE

25



西來意苑
SAI LOI YEE YUEN

其他宗教建築物
OTHER RELIGIOUS BUILDINGS

A 鹿湖精舍大殿 (二級)
Luk Wu Ching Ser, Main Building (Grade 2)



B 鹿湖精舍純陽仙院 (二級)
Luk Wu Ching Ser,
Shun Yeung Sin Yuen (Grade 2)



C 佛泉寺 (三級)
Fat Chuen Tsz (Grade 3)



D 竹園精舍 (三級)
Chuk Yuen Ching Ser (Grade 3)



E 悟徹 (三級)
Ng Chit (Grade 3)



位於鹿湖
LOCATED AT LUK WU

F 紫竹林主樓 (三級)
Chi Chuk Lam, Main Building (Grade 3)



G 紫竹林涼亭 (三級)
Chi Chuk Lam, Pavilion (Grade 3)



H 悟真 (三級)
Ng Chun (Grade 3)



位於下羗山
LOCATED AT LOWER KEUNG SHAN

J 寶蓮室主樓 (三級)
Po Lin Shut, Main Building (Grade 3)



K 寶蓮室副樓 (三級)
Po Lin Shut, Annex Block (Grade 3)



L 寶蓮室副樓 (三級)
Po Lin Shut, Annex Block (Grade 3)

