

TOWN PLANNING BOARD

TPB Paper No. 9593

**for consideration by
the Town Planning Board on 16.5.2014**

**PRELIMINARY CONSIDERATION OF
THE DRAFT LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN NO. S/I-LWKS/B**

**DRAFT LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN NO. S/I-LWKS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN**

1. Purpose

The purpose of this paper is to present to Members the draft Luk Wu and Keung Shan Outline Zoning Plan (OZP) No. S/I-LWKS/B and to seek Members' agreement that it is suitable for submission to the Islands District Council (IsDC) and the Tai O Rural Committee (TORC) for consideration.

2. Background

- 2.1 On 2.9.2011, the draft Luk Wu and Keung Shan Development Permission Area (DPA) Plan No. DPA/I-LWKS/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the exhibition period, 451 representations were received. On 25.11.2011, the representations were published for three weeks for public comments. 3 comments on the representations were received. After giving consideration to the representations on 9.3.2012, the Town Planning Board (the Board) decided not to uphold the representations.
- 2.2 On 5.6.2012, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Luk Wu and Keung Shan DPA Plan, which was subsequently renumbered as DPA/I-LWKS/2. On 15.6.2012, the approved Luk Wu and Keung Shan DPA Plan No. DPA/I-LWKS/2 (**Plan 2**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Luk Wu and Keung Shan DPA Plan is effective only for a period of three years until 2.9.2014. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Luk Wu and Keung Shan area upon expiry of the DPA Plan.
- 2.4 On 14.3.2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Luk Wu and Keung Shan area.

3. Strategic Planning Context

- 3.1 The Planning Scheme Area of Luk Wu and Keung Shan (the Area) covers a total of about 167 hectares. The Area is on Lantau Island to the east of Tai O and to

the southwest of Ngong Ping, and accessible by vehicles via Sham Wat Road, Tai O Road and Keung Shan Road. The Lantau North and Lantau South Country Parks embrace the whole Area (**Plans 1 and 3**).

- 3.2 With reference to the Revised Concept Plan for Lantau (**Plan 4**) promulgated in 2007, the Luk Wu and Keung Shan area is identified as Landscape Protection Area and is a valley with dense vegetation surrounded by high landscape valued hillsides in Lantau North and Lantau South Country Parks. The Area is also recognized as a religious node in the northwest upland of Lantau Island.
- 3.3 Given the natural environment with high landscape value coupled with its inaccessibility of most of the area due to the lack of vehicular access, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural landscape. No large-scale development should be introduced in order to minimize encroachment onto the natural environment. Suitable land will be reserved for the need for Small House development. Details of the land use considerations are contained in the Planning Report on Luk Wu and Keung Shan at **Appendix IV**. Some major issues in relation to the proposed zonings are stated below.

4. Issues Arising from Consideration of the DPA Plan

- 4.1 Since the gazettal of the draft DPA Plan on 2.9.2011, there has been no planning application for Small House/New Territories Exempted House (NTEH) development in Luk Wu, Upper and Lower Keung Shan which are the three recognized villages in the Area. There is no outstanding Small House application and Small House granted in the last 10 years in the three villages. As advised by the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), Small House demand in the next 10 years is 0, 5 and 17 in Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village respectively.
- 4.2 During the exhibition period of the gazettal of the draft DPA Plan, a total of 451 representations were received. The major land use comments raised by the representers are recapitulated below:
 - (a) there were concerns on commercial columbarium development or abuse of “Religious Institution” use as commercial columbarium in the Area which would affect the natural environment and the tranquil and religious character of the Area. The representers objected to giving “Existing Use” (“EU”) status to the columbarium use in Yin Hing Monastery and suggested to confine the coverage of “EU” for Yin Hing Monastery as temple, not a temple cum columbarium, and to prohibit commercial columbarium activities to comply with the general planning intention for the Area. Future development should be compatible with the special religious and spiritual character of the Area. “Religious Institution” use should be removed from “Village Type Development” (“V”) zone to avoid the conversion of religious institution to columbarium development;

- (b) the Area should be zoned “Conservation Area” (“CA”). The conservation zonings should adopt an area-based approach and not just focus on individual buildings so that the use of the area instead of individual buildings could be put under control. “Religious Institution” use should not be included in “CA” zone. There were many incompatible uses under “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and “Green Belt” (“GB”) zones. Ecologically sensitive area should be incorporated into country parks and the Area should be zoned as “Religious Meditation and Practice Use” to maintain its long tradition of spiritual practice; and
- (c) TORC requested to reserve sufficient land for Small House development. However, other representers opined that the “V” zones of 0.41 ha should not be further enlarged. Some even suggested to rezone the land from “V” to “CA” in view of the natural environment, special religious character and tranquil ambience of the Area.

5. Town Planning Board’s Decisions and Instructions

On 9.3.2012, while the Board decided not to meet the representations and not to propose any amendment to the draft DPA Plan, it was agreed that land use zonings would be worked out during the OZP stage taking account of the representers’ proposals.

6. Object of the Plan

- 6.1 The object of the Plan is to indicate the broad land use zonings for the Luk Wu and Keung Shan area so that development and redevelopment within the Luk Wu and Keung Shan area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 6.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan, the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning and development proceed.

7. The Planning Scheme Area

- 7.1 The Area covers a total of about 167 hectares. The Area is located at the south-western part of Lantau Island with Tai O to the further northwest and Ngong Ping to the northeast. It 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 and is completely encircled by 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

(Appendix I). According to the 2011 Census, the total population of the Area is 100 persons. It is expected that the planned population of the Area would be about 250.

- 7.2 The Area has a rural and natural setting with religious and tranquil character which is unique in Hong Kong. It mainly consists of woodland, shrubland, grassland, occasional/fallow agricultural land, village houses, a few low-rise residential developments and religious building clusters (**Figure 6a of Appendix IV and Plan 5**). A number of natural streams run through the Area including a main stream with rocky stream bed connecting the water catchment area of the Lantau North and Lantau South Country Parks to Tai O. The Keung Shan Catchwater runs in a north-south axle bisecting Lower Keung Shan and Upper Keung Shan and extending to the west at Ngau Kwo Tin. A part of the Keung Shan Catchwater with its service road to the north of Ngau Kwo Tin falls within the Lantau South Country Park. Generally, the area to the east of Keung Shan Catchwater and Ngau Kwo Tin falls within the Upper Direct, Upper Indirect, Lower Direct and Lower Indirect water gathering grounds (WGGs) (**Plan 5**). Any development within WGGs would have to be subject to careful control to avoid pollution or erosion of WGGs.
- 7.3 According to the Director of Agriculture, Fisheries and Conservation (DAFC), the Area mainly consists of woodland (**Figure 5b of Appendix IV and Plan 5**), shrubland and grassland of mostly native species and plantations. Denser vegetation can be found in the valleys and south-facing slopes. A number of natural streams (**Figure 5b of Appendix IV and Plan 5**) and water bodies including Keung Shan Catchwater (**Figure 6e of Appendix IV and Plan 5**) can be found in the Area. Floral species in 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) (**Figure 9 of Appendix IV and Plan 5**). Bats recorded in the water tunnels in the vicinity also utilize the woodland, grassland and water bodies associated with the tunnel openings as foraging grounds. Though the flora in the Area are mostly common and widespread species, the wooded areas form continuous stretches of well-established vegetation with those located at the adjacent Lantau North and Lantau South Country Parks and are ecologically-linked 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 Lantau North and Lantau South Country Parks.
- 7.4 Three recognized villages, namely, Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village (**Plan 5**) are located in the Area. Major groups of development including temples/monasteries/nunneries and village houses are located around Luk Wu and Upper Keung Shan, northwest of Lower Keung Shan, and near Cheung Ting and Hang Pui (**Plan 5**). Village houses are mainly one to two storeys in height. Other than the village houses within the 'village environs' ('VE') of the villages, village houses located in the vicinity of the

temples/monasteries/nunneries in the religious clusters are used as accommodations for the religious communities, being resided by monks, nuns and their followers. There are also some residential buildings scattering in the Area. Most of the agricultural land is abandoned and covered by vegetation. However, there are some occasional/active agricultural activities ancillary to religious uses and village developments within and in the vicinity of 'VE'.

- 7.5 The Area has been inhabited by the religious communities for a long period. Buddhists believe the Area is suitable for worshipping, retreating, meditation and accommodation. Many temples, monasteries and nunneries have been established in the Area since the early half of the last century, filling up the Area with a spiritual and tranquil atmosphere.
- 7.6 There are some columbaria in the Area (**Figures 6a and 6d of Appendix IV**). Yin Hing Monastery and Ling Yan Monastery are listed in Part B of the "Information on Private columbarium" issued by the Development Bureau. Yin Hing Monastery has been partly converted into columbarium use for commercial purpose. The columbaria operated by different religious institutions including Ling Yan Monastery and Lok Sang Lin She (樂生蓮社) are mainly for the monks, nuns and followers of the subject religious institutions. The columbarium operated by Ling Yan Monastery is located on the adjoining government land. The columbarium operated by Lok Sang Lin She (樂生蓮社) is located at a site with a Government Land Licence for the purpose of Buddhish tower in Luk Wu to the northeast of the Area. The other columbarium is located near Wai Shau Yuen (慧修院) in Luk Wu.
- 7.7 According to the Revised Concept Plan for Lantau promulgated in 2007, the Luk Wu and Keung Shan area is identified as Landscape Protection Area (**Plan 4**). The Area is also recognized as the religious node in the northwest upland of Lantau Island. Extensive and large-scale development is not recommended in order to minimize disturbance to the existing natural and rural landscape. Luk Wu and Keung Shan area, with its scenic natural environment, is famous to hikers, visitors and followers participating in religious activities. Several hiking trails connecting different tourist spots on Lantau Island including Tai O and Ngong Ping are popular for public enjoyment. Existing physical features within the Area are shown on **Plan 5**.
- 7.8 Sham Wat Road, Tai O Road and Keung Shan Road connecting to South Lantau Road and Tung Chung Road are the main accesses to the Area. These roads are subject to the Closed Road Permit system and only franchised bus services, Lantau taxis and vehicles with permit can have access to the Area.

8. Development Proposals/Views Received in the Course of Preparation of the Plan

- 8.1 In the course of preparation of the Plan, the following proposals/views have been received:
- (a) the Luk Wu Dharma Management Culture Foundation (LWDMCF) submitted a land use proposal (**Plan 6**) in December 2013 proposing that

the “Unspecified Use” (“U”) area in the current DPA Plan should be rezoned to “Other Specified Uses” annotated “Religious Meditation and Nature Conservation Area” (“OU(RMNCA)”) and “CA” to protect and retain the existing rural character, religious and tranquil ambience, natural landscape and ecologically significant features of the Luk Wu area, as well as to separate sensitive natural environment and cultural heritage artifacts from the adverse effects of development. Besides, LWDMCF proposed that any “commercial columbarium operations” or expansion of the commercial columbarium should be strictly prohibited;

- (b) representatives from the Kadoorie Farm and Botanic Garden Corporation (KFBG), religious communities in Luk Wu area and the Association for Tai O Environment and Development held a meeting with Planning Department (PlanD) on 25.2.2014 to express their views on the conservation of environment including the natural stream course and the cultural heritage and unique religious character in Luk Wu and Keung Shan area. KFBG suggested that a 20m to 30m buffer area from natural streams should be provided to protect the streams and their natural habitats. The representative from the religious communities suggested that any columbarium uses and large-scale development should be prohibited, while allowance should be made in the draft OZP for the development of ancillary facilities for the existing religious uses. The Association for Tai O Environment and Development requested for better conservation of the natural environment and the cultural heritage including a historical stone path in the Area; and
- (c) a meeting between TORC and PlanD was held on 10.4.2014 to solicit the former’s views on the preparation of the draft OZP. TORC expressed their concerns on private development right and right for rehabilitation of abandoned agricultural land into agricultural use. They suggested that no development control should be imposed on private land within the Area. They also objected to designation of any private land as “Country Park” (“CP”).

8.2 Planning assessments on the above proposals/views are provided in paragraphs 3.6.2 to 3.6.5 of **Appendix IV**.

9. Land Use Planning Considerations

Environmental Conservation

- 9.1 The Area is encircled by Lantau North and Lantau South Country Parks. With the scenic setting, the Area is rural in character mainly consisting of woodland, shrubland, grassland, active/occasional/fallow agricultural land, village houses, low-rise residential developments and religious building clusters (**Figure 6a of Appendix IV**). A number of natural streams run through the Area and Keung Shan Catchwater runs in a north-south axle bisecting Lower Keung Shan and Upper Keung Shan. Protected and notable plant and animal species have been

recorded in the Area and its vicinity.

- 9.2 Concerns on the conservation of environment and ecological value of the Area have been raised by environmental concern groups and religious communities since the preparation of the DPA Plan and during the preparation of the draft OZP as mentioned in paragraphs 4.2 (b) and 8.1 (a) and (b) above. Based on the habitat map, the vegetated areas within the planning area are mainly woodlands, and natural streams are present. According to DAFC, the flora and fauna species of conservation interest that have been recorded are generally associated with woodland habitat and individuals could be present in different parts of the planning area. As such, it would be appropriate to place the vegetated areas under the same type of zoning (e.g. GB) since their habitat qualities are similar in nature.

Water Gathering Ground (WGG)

- 9.3 A substantial part of the Area covering mainly the area to the east of Keung Shan Catchwater including Luk Wu and Upper Keung Shan falls within WGGs (**Plan 5**). Luk Wu area falls within Direct WGG and Upper Keung Shan area falls partly within Direct WGG and partly within Indirect WGG. Developments inside WGGs should be subject to careful control to avoid pollution or erosion of the WGGs. As advised by the Director of Environmental Protection (DEP), any use or development within WGGs should take into consideration the protection of water quality. The Director of Water Supplies (DWS) advises that for resource water protection points of view, new development for any use including village, religious, GIC and residential uses is not acceptable as it would increase the risk of pollution to WGGs. New development within WGGs in the Area should be strictly controlled in order to avoid any possible water pollution so as to safeguard the quality of the water sources.

Religious Uses and Cultural Conservation

- 9.4 Religious-related buildings, structures and clusters have been established in the Area since 1800s and have formed religious communities and clusters in the Area. More than 40 religious buildings including temples/monasteries/nunneries (**Figures 6a and 6b of Appendix IV**) are scattered in the Area and eleven of which are graded. 35 of these religious developments (**Figure 8a and Annex 1 of Appendix IV**) have been registered with the Chinese Temples Committee (華人廟宇委員會) which is established under section 7 of the Chinese Temple Ordinance (Cap. 7). Most of the religious buildings are being used by monks, nuns and their followers for worshipping, retreating, practicing, mediation and accommodations of the religious communities. The graded historic buildings include the Main Building of Luk Wu Ching Ser (鹿湖精舍大殿) (Grade 2) and Shun Yeung Sin Yuen of Luk Wu Ching Ser (鹿湖精舍純陽仙院) (Grade 2), Fat Chuen Tsz (佛泉寺) (Grade 3), Chuk Yuen Ching Ser (竹園精舍) (Grade 3), Ng Chit (悟徹) (Grade 3), Main Building of Chi Chuk Lam (紫竹林主樓) (Grade 3) and Pavilion of Chi Chuk Lam (紫竹林涼亭) (Grade 3), Ng Chun (悟真) (Grade 3), Main Building of Po Lin Shut (寶蓮室主樓)

(Grade 3) and two Annex Blocks of Po Lin Shut (寶蓮室兩幢副樓) (Grade 3) (**Figures 8a to 8c of Appendix IV**).

- 9.5 The natural environment and topography together with the religious developments create a special religious character with spiritual and tranquil atmosphere in the Area which are worthy of preservation. As stated in paragraph 8.1 (a) above, the religious groups have proposed that the Luk Wu area should be zoned for religious meditation and nature conservation to protect and retain the existing rural character, religious and tranquil ambience, natural landscape and ecologically significant features, while allowing the development of ancillary facilities for the existing religious uses.
- 9.6 However, as explained in paragraph 9.3 above, the area around Luk Wu and Upper Keung Shan are located within the WGGs and strict control on any new development is required to protect the water quality of the area as advised by DEP and DWS. DEP and DWS do not support new development within WGGs. To conserve the special religious character and the natural landscape of the Area as well as to minimize the potential water quality impact on the streams and the water catchment, the existing religious buildings would be reflected/tolerated under the “Government, Institution or Community (1)” (“G/IC(1)”) subzone within which minor alteration or redevelopment of the religious building by a building with the same building bulk and for the same use as the existing building would be permitted. However, any new development for ‘Religious Institution’ use shall be subject to planning permission by the Board under section 16 of the Ordinance to minimize potential water quality impact on the streams and the water catchment.
- 9.7 One of the religious developments, namely Yin Hing Monastery, has been partly converted to columbarium use (**Figure 6d of Appendix IV**). As mentioned in paragraphs 4.2(a) and 8.1(a) and (b), the religious communities in the Area have expressed concerns that the commercial columbarium and large-scale development would generate adverse impacts on the tranquil environment and natural landscape of the Area. They suggested that commercial columbarium and large-scale development in the Area should be strictly prohibited. Considering that the Area is subject to limited capacity of the road network, sewerage and water supplies, that a religious character for meditation and retreat has been established and large part of the Area is located within WGGs subject to strict control on development and use, columbarium use is not permitted under the “G/IC(1)” subzone covering the existing religious buildings to prevent creating adverse impacts on the special religious character, tranquil environment, natural landscape and infrastructure provision of the Area.

Village Development

- 9.8 In general, the OZP will reflect, amongst others, the existing recognized villages and designate areas considered suitable for the provision of village expansion. For the subject OZP, the recognized villages in the Area including Luk Wu Village, Lower Keung Shan Village and Upper Keung Shan Village and their ‘VE’ cover areas of about 3.41 ha, 3.17 ha and 4.32 ha respectively (**Plan 5**).

- 9.9 Since the publication of the DPA Plan, as stated in paragraphs 4.2(c) and 8.1(c) above, the TORC has been asking for reservation of sufficient land in the Area to cope with the Small House demand. Environmental concern groups, on the other hand, suggest that the proposed “V” zones to be designated on the OZP should be confined to the existing buildings and no expansion area for “V” zones should be provided.
- 9.10 Noting the requests and concerns of both the locals and environmental concern groups as mentioned above, PlanD has assessed the Small House demand of Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village by obtaining the latest information on the 10-year forecast and outstanding Small House demand from DLO/Is, LandsD. DLO/Is, LandsD has advised that according to the Indigenous Inhabitant Representatives (IIRs) of Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village, the 10-year forecast for Small House demand for these three villages are 0, 5 and 17 respectively. There is no outstanding Small House application being processed by DLO/Is, LandsD. Based on PlanD’s preliminary estimate, the total land area required for meeting the total Small House demand of 22 houses of the three villages (the outstanding and the 10-year forecast for Small House demand for the recognized villages are 0 and 22) equates to about 0.55 ha.
- 9.11 As stated in paragraph 9.3 above, the area around Luk Wu and Upper Keung Shan is located within the WGGs and strict control on any new development is required to protect the water quality of the area. DEP and DWS do not support new village type development within WGGs. With reference to the Small House demand and ‘VE’ for the recognized villages as enumerated above, PlanD has analyzed the site conditions of the area within ‘VE’ taking account of the existing village clusters, the local topography, WGGs, the existing settlement pattern, site characteristics, the approved applications for Small House development as well as the outstanding Small House applications. Areas of difficult terrain, dense vegetation, burial grounds and streamcourses have been avoided as far as possible. Consolidation of Small House development at suitable locations could avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

Luk Wu Village

- 9.12 Luk Wu Village is one of the three recognized villages in the Area. However, there are no Small House development and Small House demand within this village, and the village is at present occupied by temples, monasteries, nunneries and accommodations for the monks, nuns and their followers which have formed a religious cluster since the early last century. No “V” zone is designated for this village.

Upper Keung Shan Village and Lower Keung Shan Village

- 9.13 Upper Keung Shan Village and Lower Keung Shan Village are the two recognized villages in the Area with Small House demand. Nevertheless, Upper Keung Shan Village falls within WGGs, and DEP and DWS do not support any new village type development within WGGs. In this connection, the “V” zone for the Upper Keung Shan Village (about 0.08 ha) will only reflect the existing village cluster. The Small House demand of the Upper Keung

Shan Village (5 houses) will be catered for in the proposed “V” zone for the Lower Keung Shan Village. The “V” zone for Lower Keung Shan Village covers the existing village cluster (about 0.22 ha) as well as an expansion area (about 0.55 ha) which would be able to accommodate a total of 22 houses (i.e. 5 houses for the Upper Keung Shan Village and 17 houses for the Lower Keung Shan Village) (**Table 1 and Plan 8**). Besides, an area (0.05 ha) of land located outside ‘VE’ of Lower Keung Shan Village around Hang Pui, covering one existing village house and four Small House developments approved by DLO/Is, LandsD in 1981, is also zoned as “V” to reflect the existing/committed developments.

- 9.14 The currently proposed “V” zones cover a total 0.85 ha, mainly comprising the existing village settlements, the area approved for Small House/NTEH developments and the land suitable for new Small House development. Planning application provides another measure for the villagers to apply for Small House development outside “V” zone subject to the Board’s approval.

Table 1: Small House Demand for the Recognized Villages within Luk Wu and Keung Shan OZP

Recognized Villages	Demand figures for TPB hearing in 2011		New demand figures in 2013		‘VE’ Approx. Area (ha)	“V” zone on daft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand (ha)	Percentage of the new demand met by available land (%)
	Outstanding Demand	10-year forecast	Outstanding Demand	10-year forecast					
Luk Wu	0	0	0	0	3.41	0	0	0	-
Upper Keung Shan	0	2	0	5	3.17	0.08 ⁺	0.12	0	100*
Lower Keung Shan	0	18	0	17	4.32	0.72*	0.43	0.55*	

+ As advised by DWS, only existing developments should be tolerated/reflected within WGGs in the Area. In this connection, area of the “V” zone for Upper Keung Shan Village has been reduced to exclude the vacant land. The Small House demand will be addressed in the proposed “V” zone for the Lower Keung Shan Village.

* The proposed “V” zone for Lower Keung Shan Village provides 22 new sites for both Upper and Lower Keung Shan Villages.

Land for Agriculture

- 9.15 Fallow arable land with good potential for rehabilitation for cultivation and agricultural land with occasional/active cultivation are mainly found in area near the religious clusters and village houses within and in the vicinity of the ‘VE’. The fallow arable land is considered having good potential for rehabilitation into agricultural use (**Plan 5**). The land should be retained for agricultural use and is recommended to be designated as “Agriculture” (“AGR”) (**Plan 9 and Appendix I**).

10. Planning Intention

- 10.1 The general planning intention for the Area is to protect the natural landscape and the special religious and tranquil character which complements the overall naturalness and the landscape beauty of the surrounding Lantau South and Lantau North Country Parks and to make provision for future Small House development for the indigenous villagers of the Area. Developments which would cause adverse impacts on the water quality and water resources of the water gathering ground are not encouraged.
- 10.2 In the designation of various zones in the Area, consideration has been given to protect the natural habitats in the Area such as the wooded areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau South Country Parks and some natural streams connecting with Lantau North and Lantau South Country Parks and Tai O. Fallow and occasional/active agricultural land is retained in view of the good potential for agricultural use.

11. Land Use Zonings

11.1 “Residential (Group C)” (“R(C)”): Total Area 0.10 ha

- 11.1.1 This zone is intended primarily for low-rise, low-density residential developments. To conserve the existing character and intensity of the residential development so as to blend in well with the surrounding natural environment and not to adversely affect the limited infrastructure in the Area, development in this zone is subject to a maximum plot ratio of 0.4, site coverage of 25% and building height not exceeding 2 storeys (7.62m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication of the DPA Plan, whichever is the greater.
- 11.1.2 An existing villa development, namely ‘Glen Eagle’ under building lot for non-industrial use, a residential development to the southwest of Luk Wu area under building lot for private residential use and two residential developments to the north of Ngau Kwo Tin at the southwestern part of the Area under building lots for non-industrial uses are under this zoning. These existing residential developments are accessible by road or/and footpath. This zoning is to reflect the permitted development under leases and the existing situation (**Plan 9 and Photos 16 and 17 of Figure 6c of Appendix IV**).
- 11.1.3 Minor relaxation of plot ratio, site coverage and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

11.2 “Village Type Development” (“V”) : Total Area 0.85 ha

- 11.2.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. 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 New Territories Exempted House. Other commercial and community uses may be permitted on application to the Board.
- 11.2.2 Luk Wu, Upper Keung Shan and Lower Keung Shan are the recognized villages in the Area. The boundaries of the “V” zones are drawn up around existing village clusters having regard to ‘VE’, the local topography, WGGs (**Plan 5**), the existing settlement pattern, site characteristics, the approved applications for Small House development, the outstanding Small House application, as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible. However, since Luk Wu Village is now occupied by temples, monasteries, nunneries and accommodations for the monks, nuns and their followers which have formed a religious cluster and there is no existing village cluster in the area, no “V” zone is designated for the village.
- 11.2.3 As explained in paragraph 9.13 above, as Upper Keung Shan Village falls within WGG, the “V” zone for this village will cover only the existing village cluster. The Small House demand of this village (5 houses) will be catered for in the “V” zone for Lower Keung Shan Village (**Plans 8 and 9**) which covers the existing village developments as well as an expansion area which would be able to accommodate a total of 22 houses (i.e. 5 houses for the Upper Keung Shan Village and 17 houses for the Lower Keung Shan Village).
- 11.2.4 An area located outside ‘VE’ of Lower Keung Shan Village around Hang Pui for Small House development was approved by DLO/Is, LandsD in 1981. This area is included in this zone to reflect the committed/existing developments (**Plans 8 and 9**).
- 11.2.5 In order to ensure that any future development or redevelopment within the village would retain the village character, a maximum building height of 3 storeys (8.23 m) or the height of the building(s), whichever is the greater, is imposed under this zoning. To provide flexibility for characteristics of particular sites, 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.

- 11.2.6 As diversion of streams 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. There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served by its own on-site septic tank/soakaway pit system. In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from DAFC and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the LandsD, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including Environmental Protection Department (EPD), Agriculture, Fisheries and Conservation Department (AFCD) and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 11.2.7 As advised by DEP, for development outside WGGs, septic tank and soakaway systems may be considered for small rural populations resided in locations suitable for operation of the system. For any village type development within the "V" zone within WGGs, it should be demonstrated that the water quality within WGGs will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in WGGs. There should be demonstrably effective means (such as proper sewage treatment plant) to ensure that the effluent water quality is acceptable to concerned government departments such as EPD and Water Supplies Department (WSD). For NTEH/Small House redevelopment, the design and construction of sewage proposal facilities need to comply with relevant standards and regulations, such as the EPD's ProPECC PN 5/93, for protection of the water quality of the Area.

11.3 "Government, Institution or Community" ("G/IC"): Total Area 7.38 ha

- 11.3.1 Except the area designated as "G/IC(1)", the "G/IC" zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, on land under this zoning, no development or redevelopment should exceed the building height restrictions set out in the Notes of

the Plan.

11.3.2 This zone covers GIC facilities and public utility, like electricity substation, water pump house, fresh water tank, fresh / raw water break pressure tanks, refuse collection point and public toilets, serving mainly the community in Luk Wu and Keung Shan. The AFCD's Keung Shan Country Park Management Centre is also under the "G/IC" zone (**Plan 9**).

11.3.3 Minor relaxation of building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

"Government, Institution or Community (1)" ("G/IC(1)"): Total Area 5.19 ha

11.3.4 The planning intention of the "G/IC(1)" sub-zone is primarily for designating the existing religious uses. Only selected GIC facilities are permitted in this sub-zone. There are a number of monasteries/temples and religious uses scattering at the north of Luk Wu, southwest of Lower Keung Shan and south and east of Upper Keung Shan area. Most of these religious uses have been established in the area for decades. They have also formed religious clusters and communities in the Area. To better reflect their existing uses, these sites are designated as a "G/IC(1)" sub-zone with only limited permitted uses.

11.3.5 The religious uses have been established in the early half of the last century and formed religious communities and clusters in the Area. As advised by DEP, the areas around Luk Wu and Upper Keung Shan are located within WGGs (**Plan 5**), any use or development within WGGs should take into consideration of the protection of water quality. DWS advises that for resource water protection points of view, new development within WGGs is not acceptable as it would increase the risk of pollution to WGGs. In this connection, strict control on any new development has been imposed in this zone to protect the water quality of the area. Since the existing religious buildings have been existing in the area for a long time, they would be reflected/tolerated under the "G/IC(1)" sub-zone (**Plans 7 and 9**) and minor alteration or redevelopment of the religious building by a building with the same building bulk and for the same use as the existing building is always permitted. However, any new development for 'Religious Institution' use shall be subject to planning permission by the Board under section 16 of the Ordinance to minimize the potential water quality impact on the streams and the water catchment.

11.3.6 Developments within this sub-zone are subject to building height restrictions as stipulated on the Plan 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 DPA Plan, whichever is the greater. Minor relaxation of building height restriction may be considered by the

Board through the planning permission system. Each proposal will be considered on its individual planning merits.

11.4 “Agriculture” (“AGR”) : Total Area 12.72ha

- 11.4.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 11.4.2 Fallow arable land with good potential for rehabilitation for cultivation and agricultural land with active/occasional cultivations are mainly found in area near the religious clusters and village developments within and in the vicinity of the ‘VE’ (**Plan 5**). They are worthy of preservation from agricultural point of view.
- 11.4.3 As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

11.5 “Green Belt” (“GB”) : Total Area 143.01 ha

- 11.5.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 11.5.2 The “GB” zone covers the natural vegetated areas which consist of streamcourse, dense woodlands on some knolls in Keung Shan and relatively disturbed young woodlands that have developed from abandoned agricultural land. Most of the woodland, natural streams and areas adjoining the Lantau North and Lantau South Country Parks are within this zone (**Plans 5 and 9**).
- 11.5.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land 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.

11.6 “Country Park” (“CP”): Total Area 0.38 ha

11.6.1 This zone is to reflect the Country Park which is to protect the natural features and to provide outlets for outdoor recreation for public enjoyment of the countryside. This zone comprises part of Keung Shan Catchwater and its service road to the north of Ngau Kwo Tin area and connected with the Lantau South Country Park (**Plan 9**), which was designated on 20.4.1978 under the Country Parks Ordinance (Cap. 208). All uses and developments within the “CP” zone shall consult and may require consent from the Country and Marine Parks Authority and approval from the Board is not required.

11.7 Detailed land use zoning proposals are described in Section 9 of the Explanatory Statement (ES) (**Appendix III**) and Section 4.4 of the Planning Report (**Appendix IV**).

11.8 A comparison of land use zonings reserved in the approved Luk Wu and Keung Shan DPA Plan No. DPA/I-LWKS/2 and the draft OZP No. S/I-LWKS/B is shown in the table below:

Land Use Zoning	Area on approved DPA Plan	Area on draft OZP
“V”	0.41 ha (0.25%)	0.85 ha (0.51%)
“Unspecified Use”	164.04 ha (98.27%)	-
“R(C)”	-	0.10 ha (0.06%)
“G/IC”	-	7.38 ha (4.42%)
- “G/IC”		- 2.19 ha (1.31%)
- “G/IC(1)”		- 5.19 ha (3.11%)
“AGR”	-	12.72 ha (7.62%)
“GB”	-	143.01 ha (85.67%)
“CP”	-	0.38 ha (0.23%)
Total area	166.93 (including 2.48 ha of major road etc.)	166.93 (including 2.49 ha of major road etc.)

12. Notes of the Plan

12.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and 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.

12.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board. Deviations from MSN are summarized at **Appendix V**.

13. Consultation

- 13.1 The draft OZP together with its Notes and ES and the Planning Report have been circulated to the relevant Government bureaux and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES and Planning Report as appropriate.
- 13.2 Subject to the agreement of the Board, the draft OZP No. S/I-LWKS/B will be submitted to the IsDC and the TORC for consultation. Comments from the IsDC and the TORC will be submitted to the Board for further consideration in due course.

14. Decision Sought

Members are invited to:

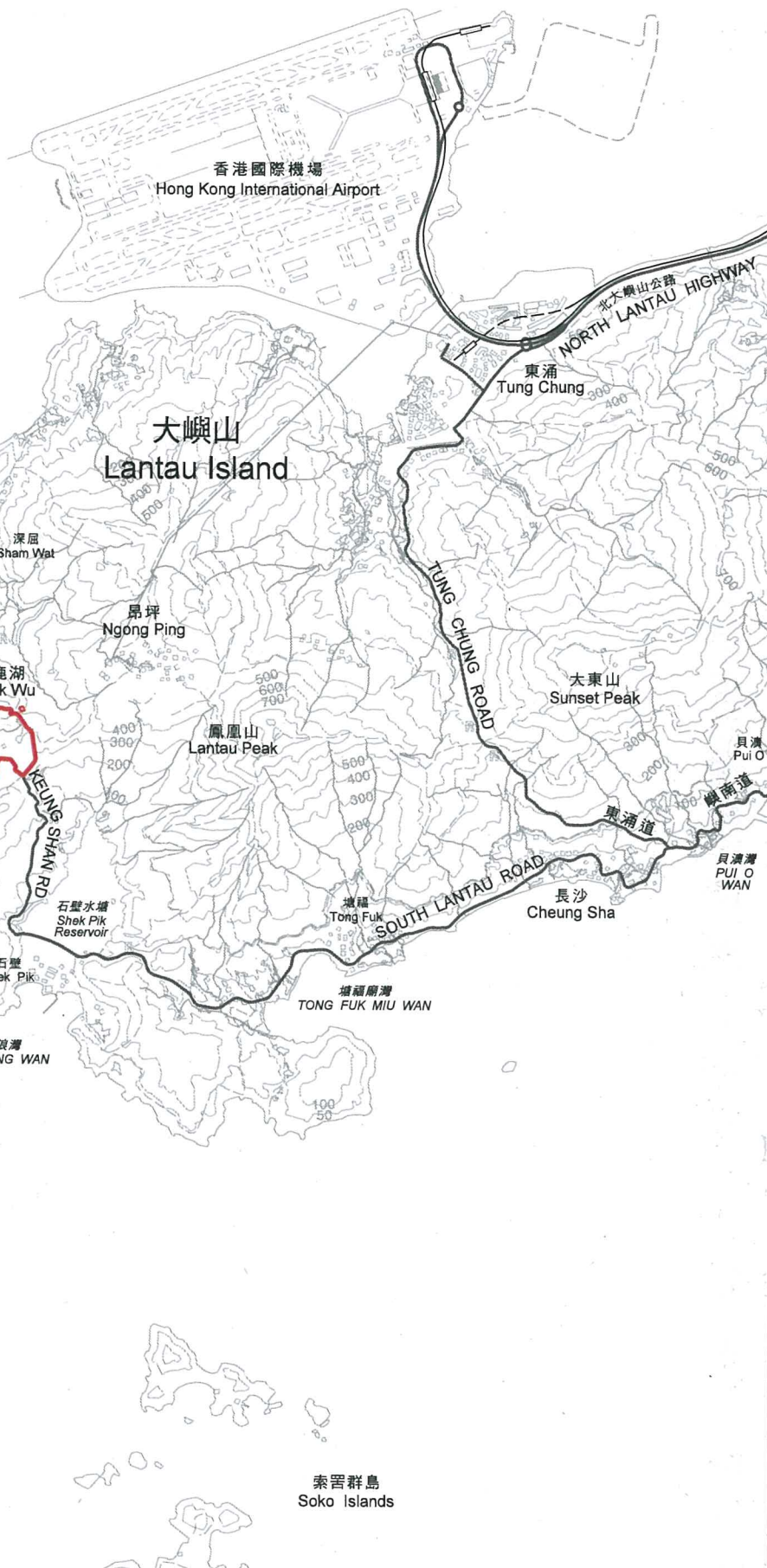
- (a) consider the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B together with its Notes and ES and the Planning Report (**Appendices I to IV**);
- (b) adopt the ES as an expression of the planning intention and objectives of the Board for various land use zonings of the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B; and
- (c) agree that draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B together with its Notes and ES (**Appendices I to III**) are suitable for submission to the IsDC and the TORC for consultation.

15. Attachments

Plan 1	Location Plan
Plan 2	Luk Wu and Keung Shan Development Permission Area Plan
Plan 3	Aerial Photo
Plan 4	“Revised Concept Plan for Lantau – Landscape Conservation”
Plan 5	Village Environs and Existing Physical Features of Luk Wu and Keung Shan
Plan 6	Land Use Proposal by Luk Wu Dharma Management Culture Foundation
Plan 7	Existing Religious Buildings
Plan 8	Proposed “Village Type Development” Zone
Plan 9	Proposed Land Use Pattern
Appendix I	Draft Luk Wu and Keung Shan Outline Zoning Plan No. S/I-LWKS/B
Appendix II	Notes of the Draft Luk Wu and Keung Shan Outline Zoning Plan No. S/I-LWKS/B
Appendix III	Explanatory Statement of the Draft Luk Wu and Keung Shan Outline Zoning Plan No. S/I-LWKS/B
Appendix IV	Planning Report on Luk Wu and Keung Shan

Appendix V Summary of Deviations from the Master Schedule of Notes

**PLANNING DEPARTMENT
MAY 2014**



大嶼海峽
LANTAU CHANNEL

索罟群島
Soko Islands

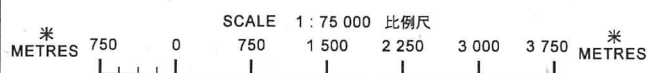


擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE
ZONING PLAN

位置圖 LOCATION PLAN

鹿湖及羌山地區
LUK WU AND KEUNG SHAN AREA

本摘要圖於2014年3月20日擬備
EXTRACT PLAN PREPARED ON 20.3.2014

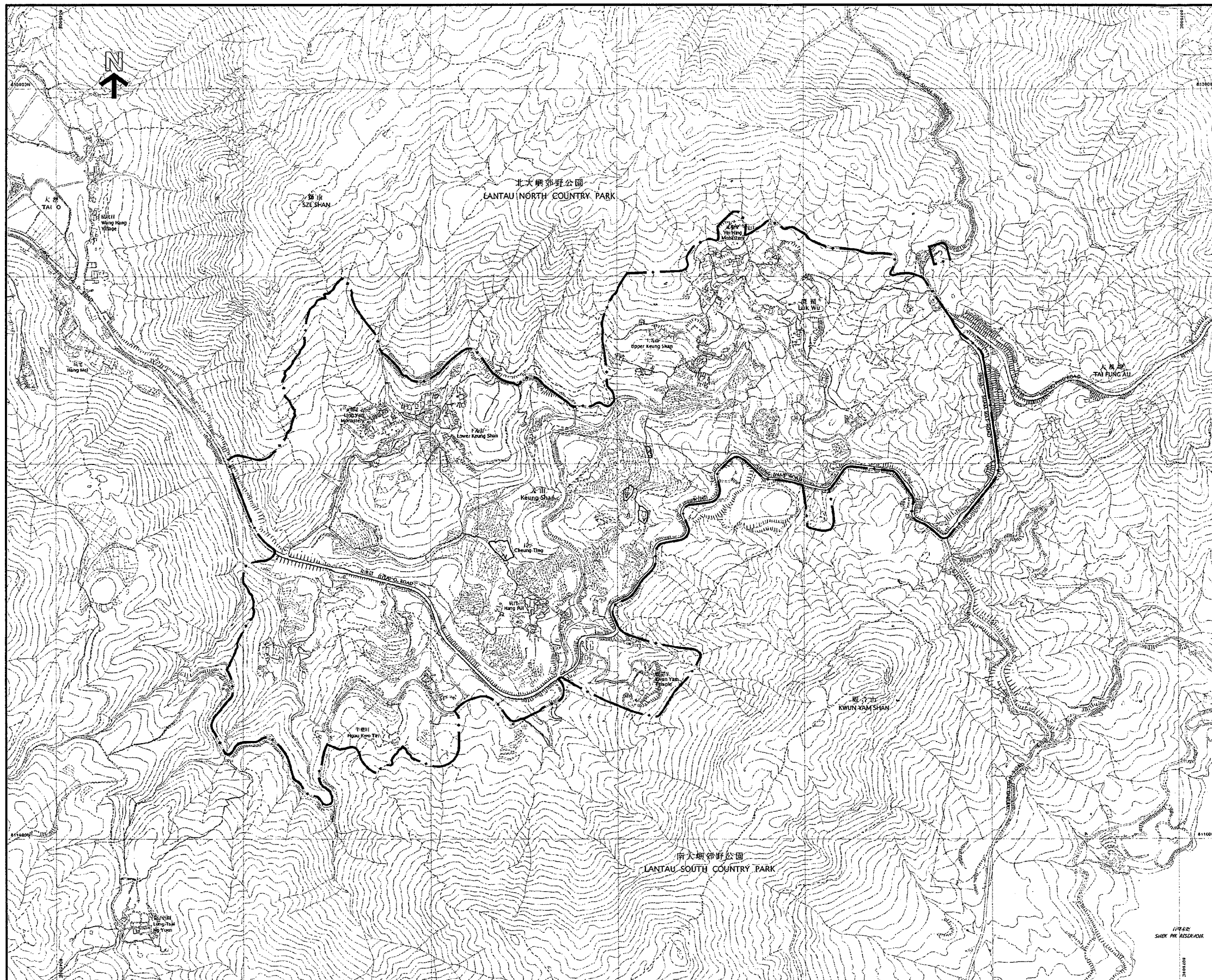


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/156

圖 PLAN
1



圖例
NOTATION

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

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	0.41	0.25	鄉村式發展
MAJOR ROAD ETC.	2.40	1.40	主要道路等
UNSPECIFIED USE	164.04	98.27	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	166.83	100.00	發展審批地區總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2012年6月5日 根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 5 JUNE 2012

Signed Ms Manda CHAN 陳詠雯女士 簽署
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

鹿湖及羗山發展審批地區圖
LUK WU AND KEUNG SHAN DEVELOPMENT PERMISSION AREA PLAN

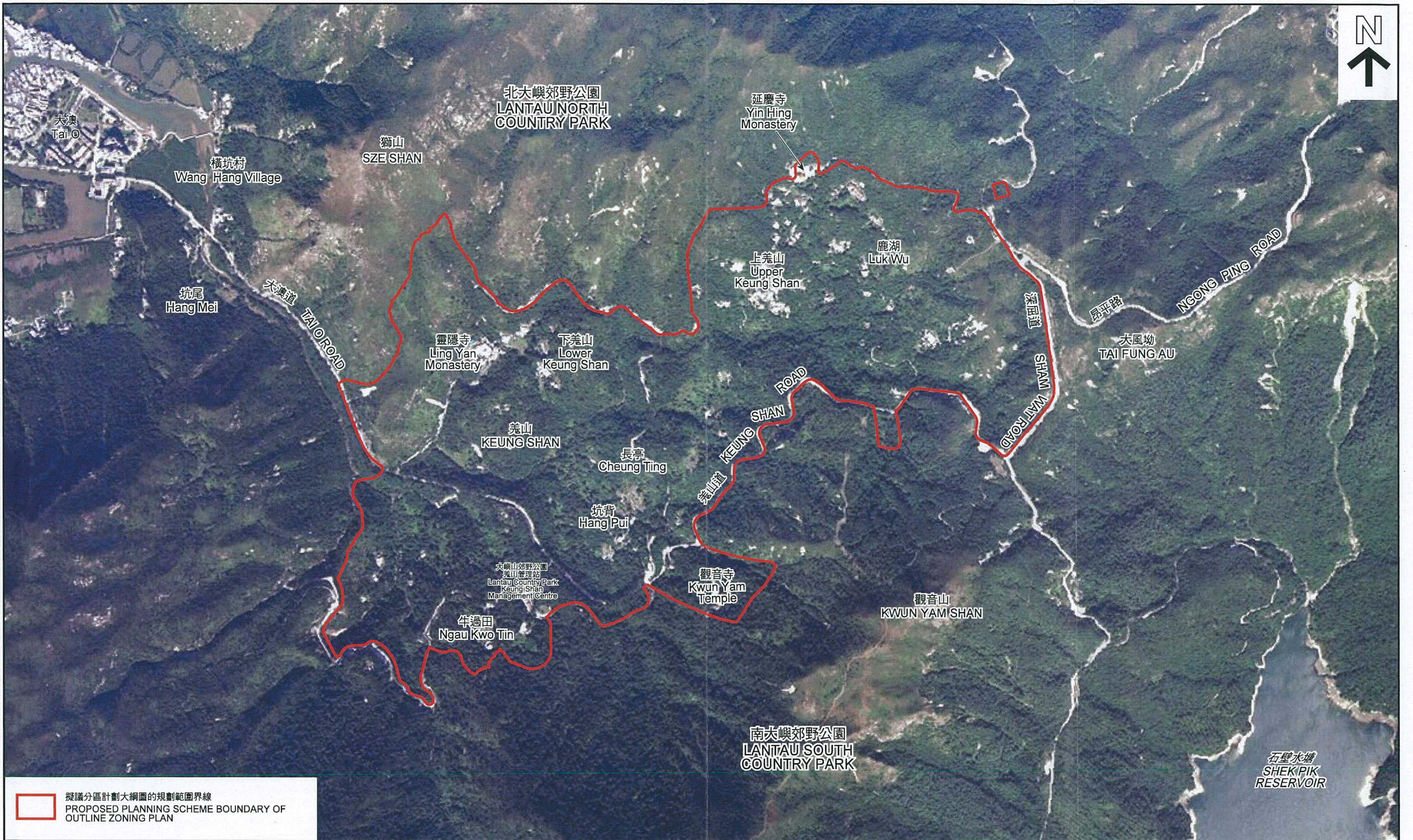
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規劃署遵照城市規劃委員會指示製備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. DPA/I-LWKS/2

參考編號
REFERENCE No.
M/LI/13/156

圖 PLAN
2



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF
OUTLINE ZONING PLAN

本摘要圖於2014年4月29日擬備，所根據的資料為地政總署
於2013年11月29日拍得的航攝照片編號CW104580
EXTRACT PLAN PREPARED ON 29.4.2014 BASED ON AERIAL
PHOTO No. CW104580 TAKEN ON 29.11.2013 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

鹿湖及羌山分區計劃大綱圖

LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

規劃署
PLANNING DEPARTMENT














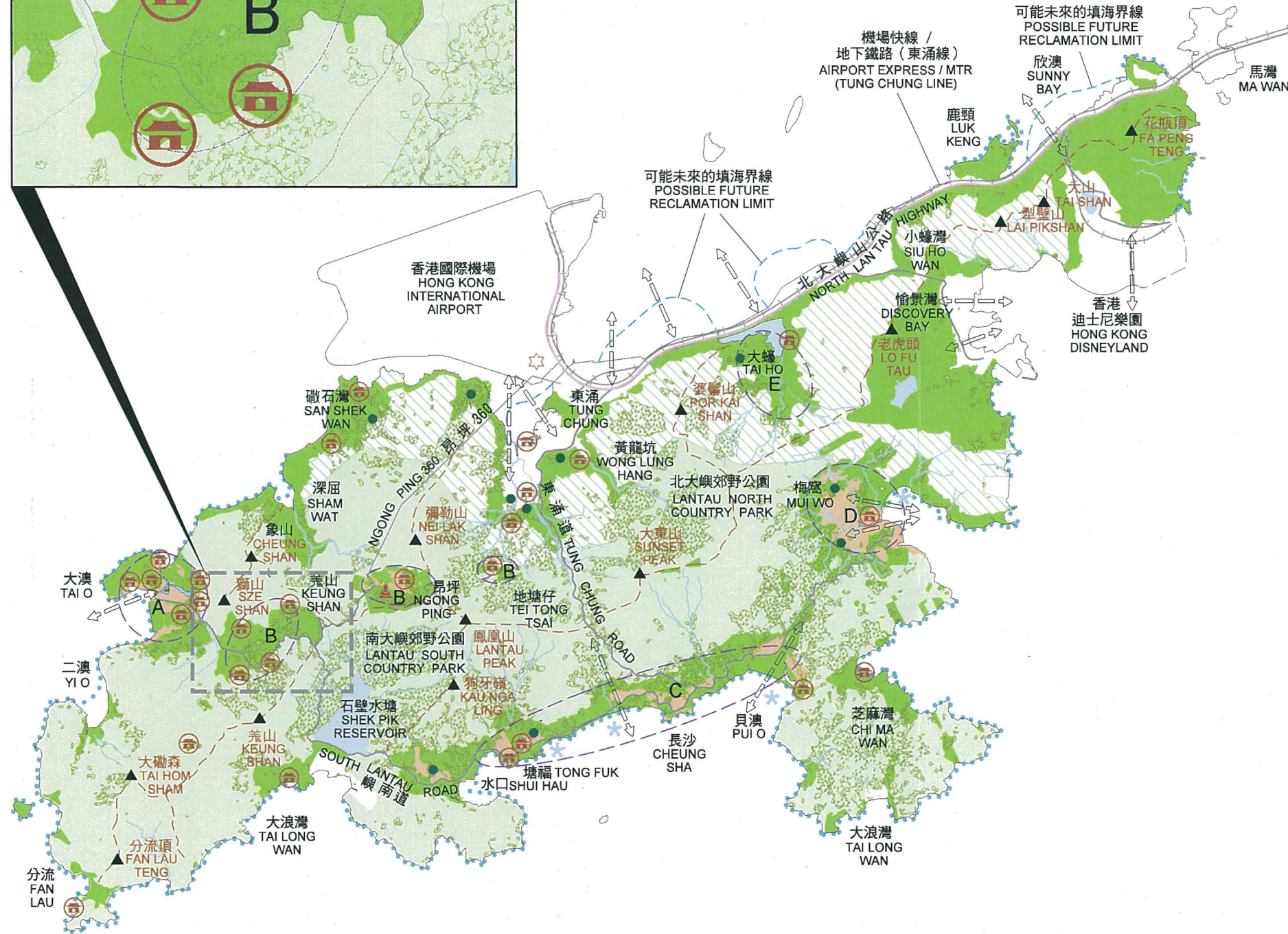
參考編號
REFERENCE No.
M/LI/13/156

圖 PLAN
3

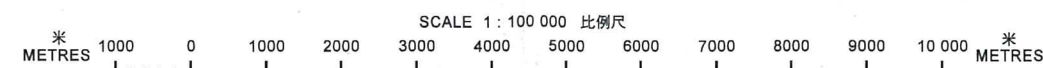


圖例
LEGEND

-  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



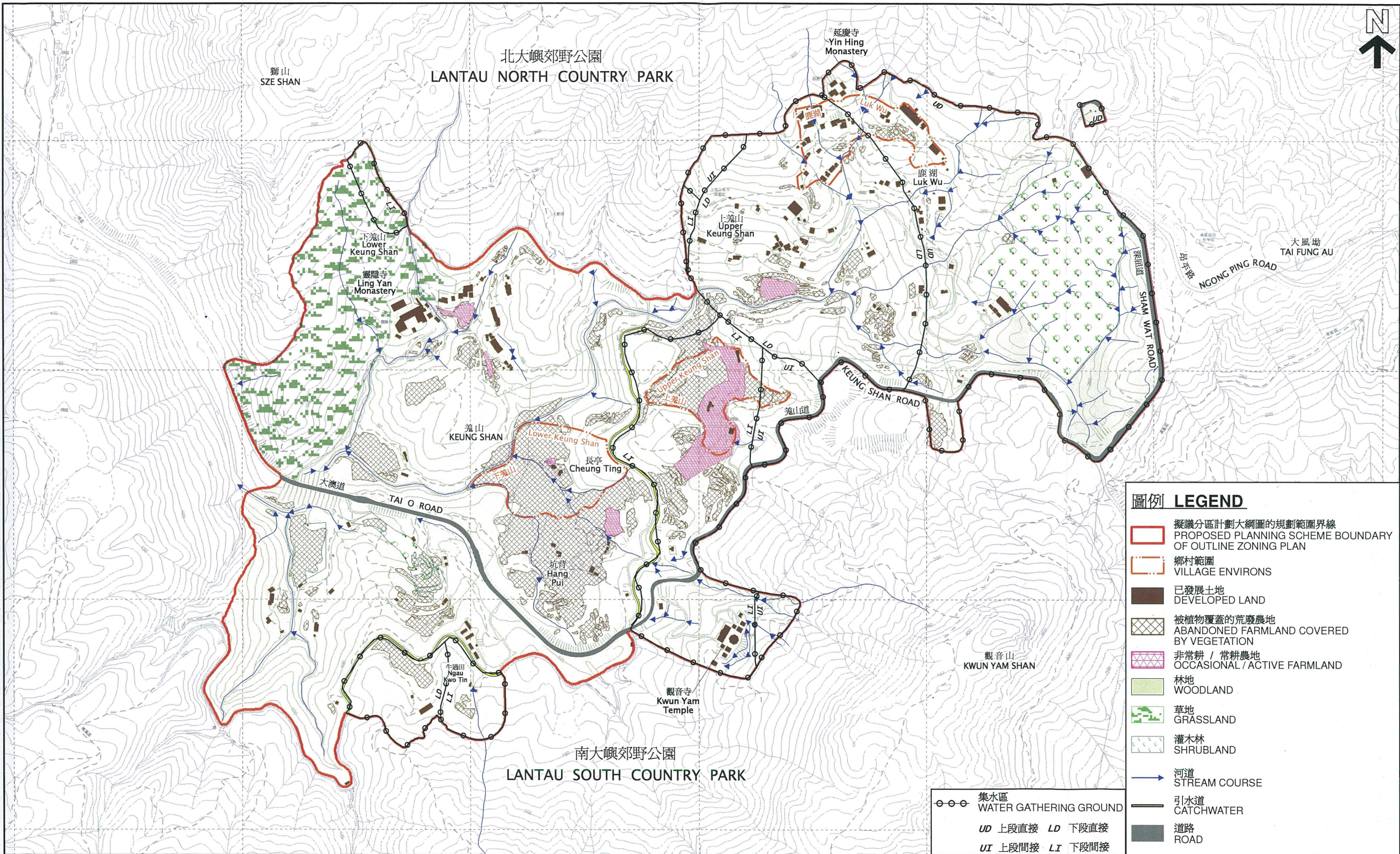
本摘要圖於2014年4月29日擬備
EXTRACT PLAN PREPARED ON 29.4.2014

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/156

圖 PLAN
4



鄉村範圍及現存狀況 VILLAGE ENVIRONS AND EXISTING PHYSICAL FEATURES

鹿湖及羌山分區計劃大綱圖
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN
比例尺 1 : 7 500 SCALE



規劃署
PLANNING DEPARTMENT

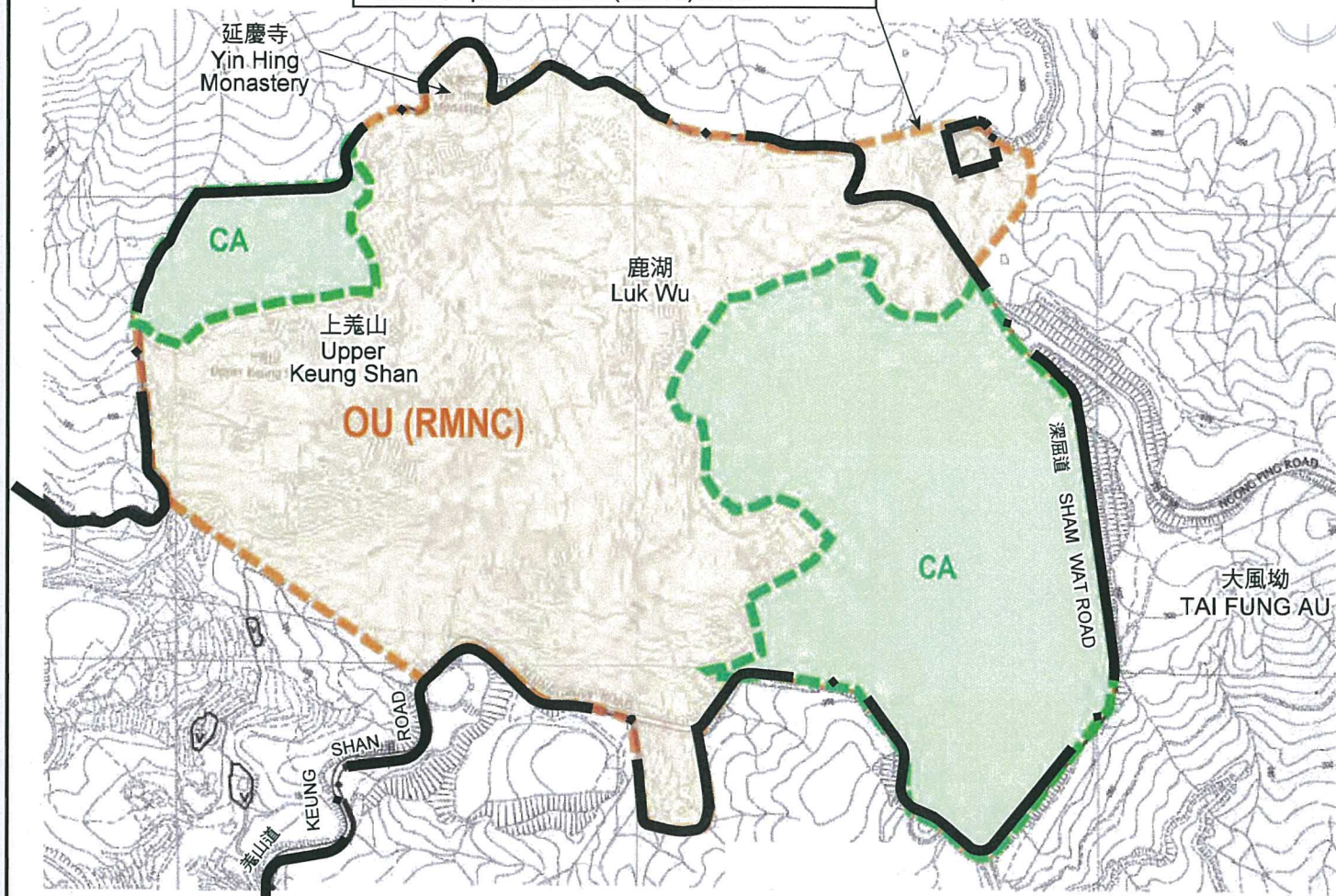


參考編號
REFERENCE No.
M/LI/13/156

圖PLAN
5



伸延界線地區將劃為「其他指定用途」
註明「宗教靜修及自然保育區」地帶的一部份
Extended boundary Area that
would be part of the OU(RMNC) zone



圖例 LEGEND :



擬議分區計劃大綱圖的規劃範圍界線

PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN



擬議「其他指定用途」註明「宗教靜修及自然保育區」地帶

PROPOSED "OTHER SPECIFIED USES" ANNOTATED "RELIGIOUS MEDITATION AND NATURE CONSERVATION AREA" ZONE



擬議「保育區」地帶

PROPOSED "CONSERVATION AREA" ZONE

本摘要圖於2014年5月12日擬備，
所根據的資料由申請人提供的行政
摘要(2013年12月)。

EXTRACT PLAN PREPARED ON 12.5.2014
BASED ON EXECUTIVE SUMMARY
(DEC 2013) SUBMITTED BY APPLICANT

由法護鹿湖文化基金會提議的土地用途
LAND USE PROPOSAL BY LUK WU DHARMA
MANAGEMENT CULTURE FOUNDATION

鹿湖及羗山分區計劃大綱圖
LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN

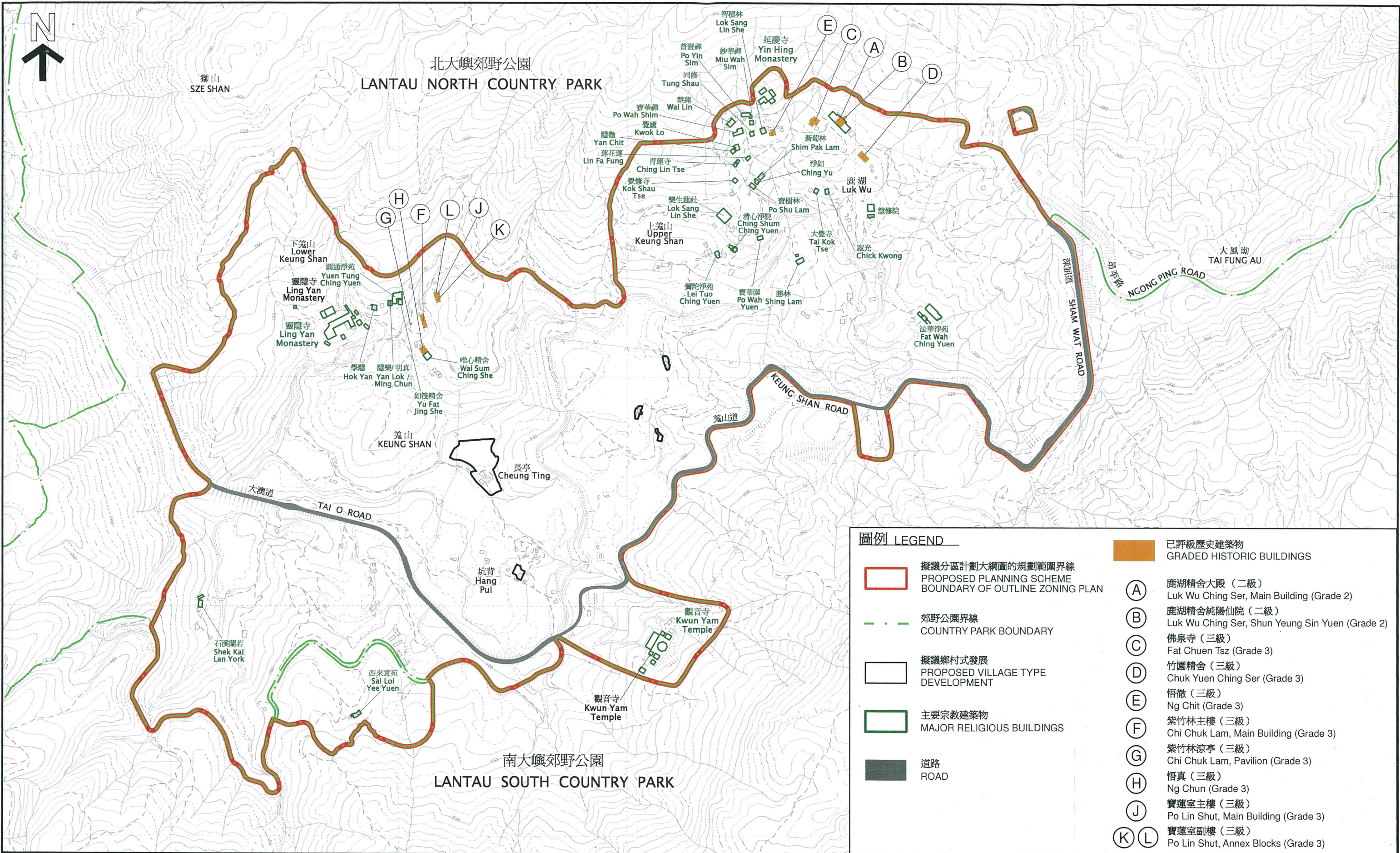
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規劃署
PLANNING
DEPARTMENT



參考編號
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M/LI/13/156

圖 PLAN
6

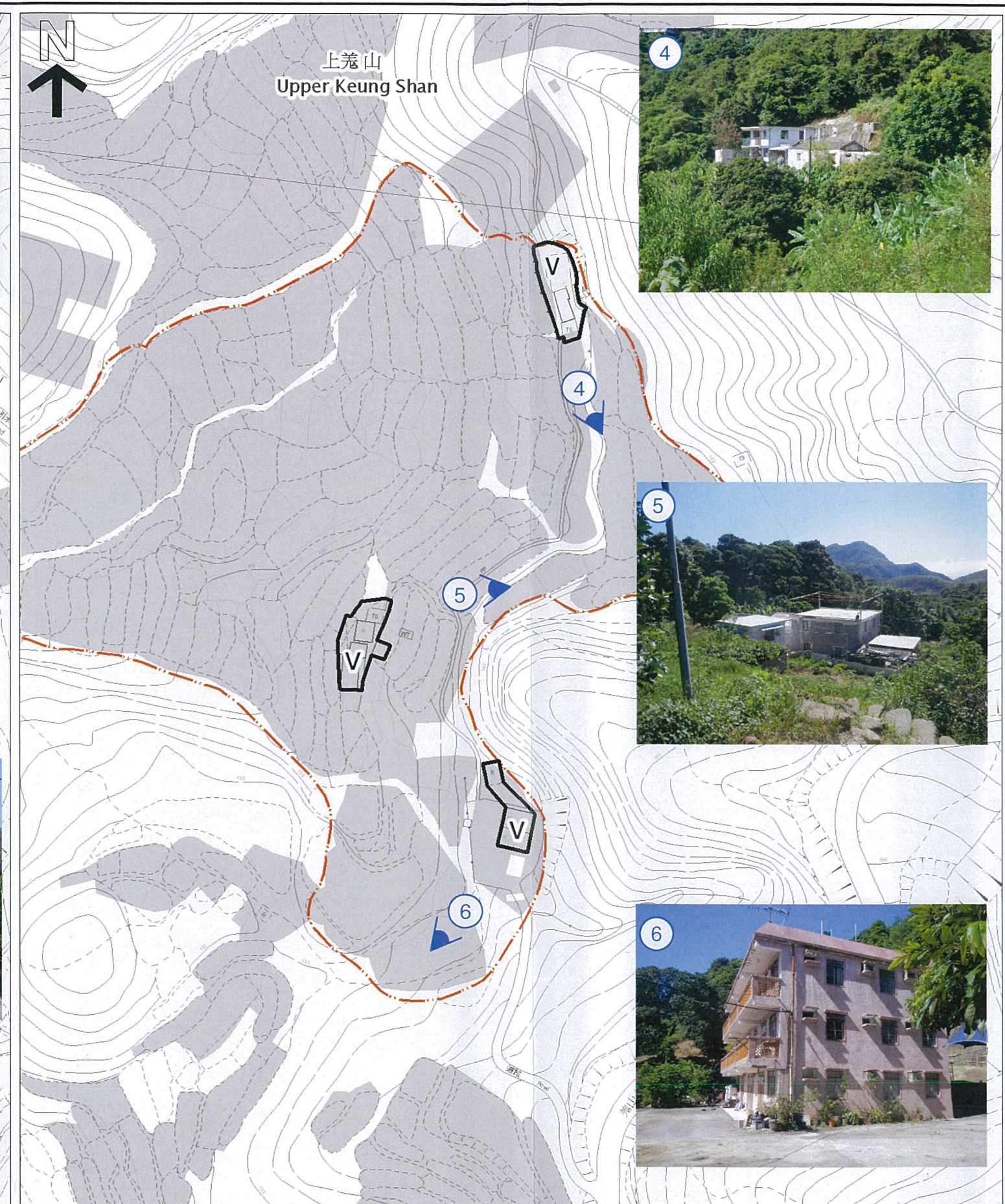
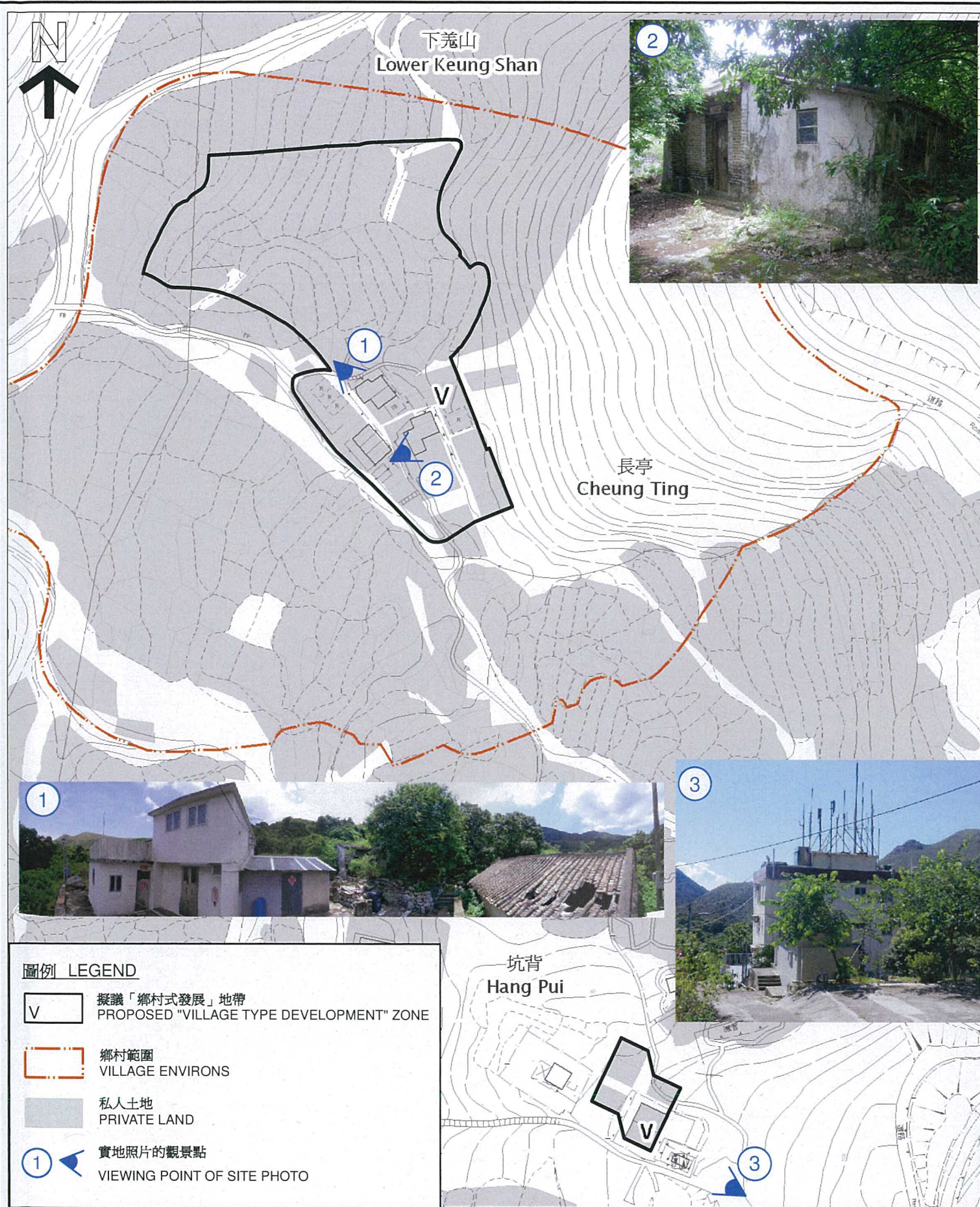


圖例 LEGEND

- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT
- 主要宗教建築物
MAJOR RELIGIOUS BUILDINGS
- 道路
ROAD

**已評級歷史建築物
GRADED HISTORIC 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)
- (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) (L) 寶蓮室副樓 (三級)
Po Lin Shut, Annex Blocks (Grade 3)



擬議「鄉村式發展」地帶
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE
鹿湖及羗山分區計劃大綱圖
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

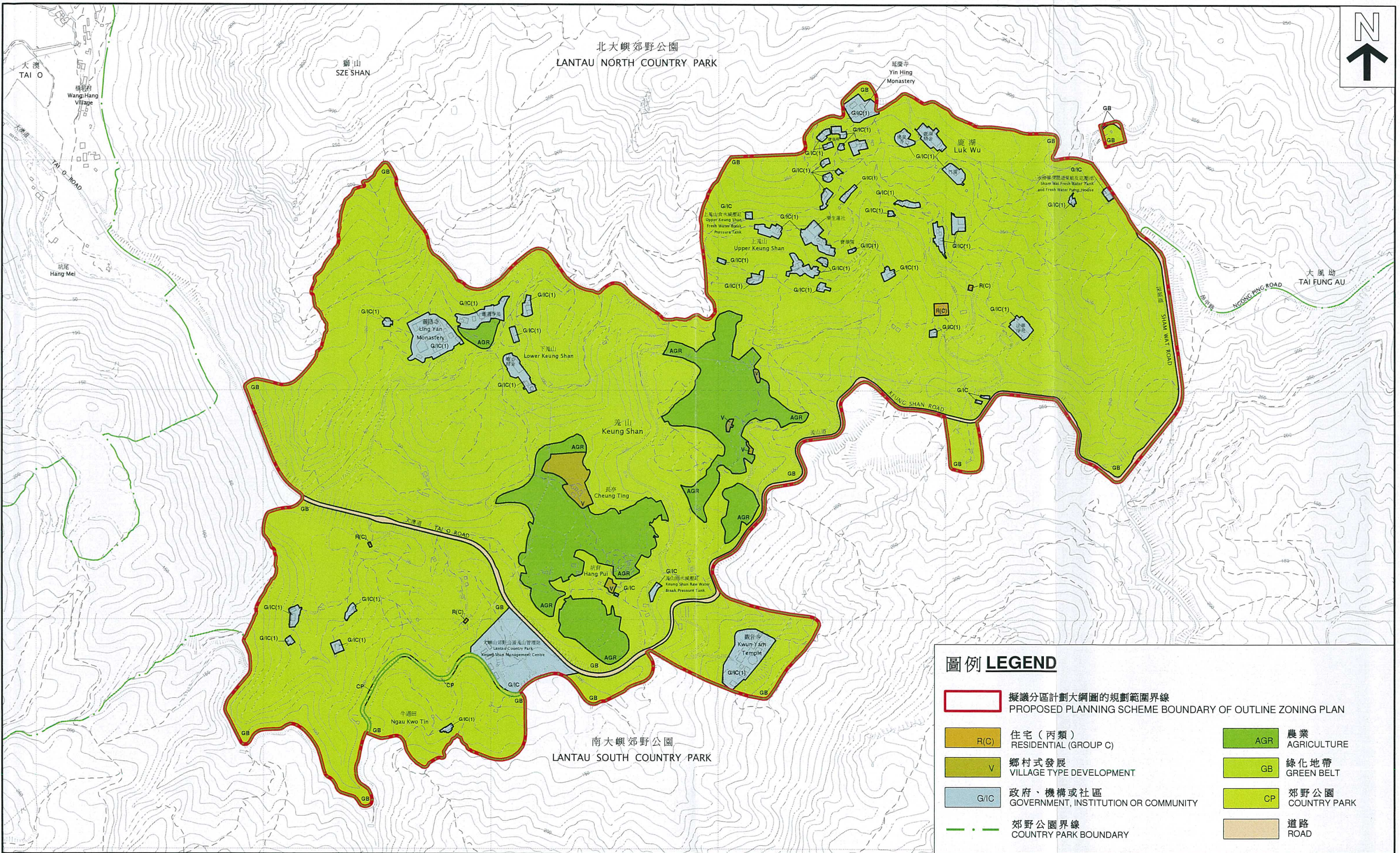
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規劃署
PLANNING DEPARTMENT



參考編號
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M/LI/13/156

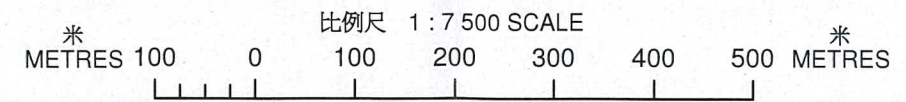
圖PLAN
8



圖例 **LEGEND**

- | | | |
|--|--|-----------------------|
| 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN | R(C) 住宅（丙類）
RESIDENTIAL (GROUP C) | AGR 農業
AGRICULTURE |
| V 鄉村式發展
VILLAGE TYPE DEVELOPMENT | G/I/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY | GB 綠化地帶
GREEN BELT |
| G/I/C 郊野公園界線
COUNTRY PARK BOUNDARY | CP 郊野公園
COUNTRY PARK | 道路
ROAD |

擬議土地用途模式 PROPOSED LAND USE PATTERN
鹿湖及羌山分區計劃大綱圖
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

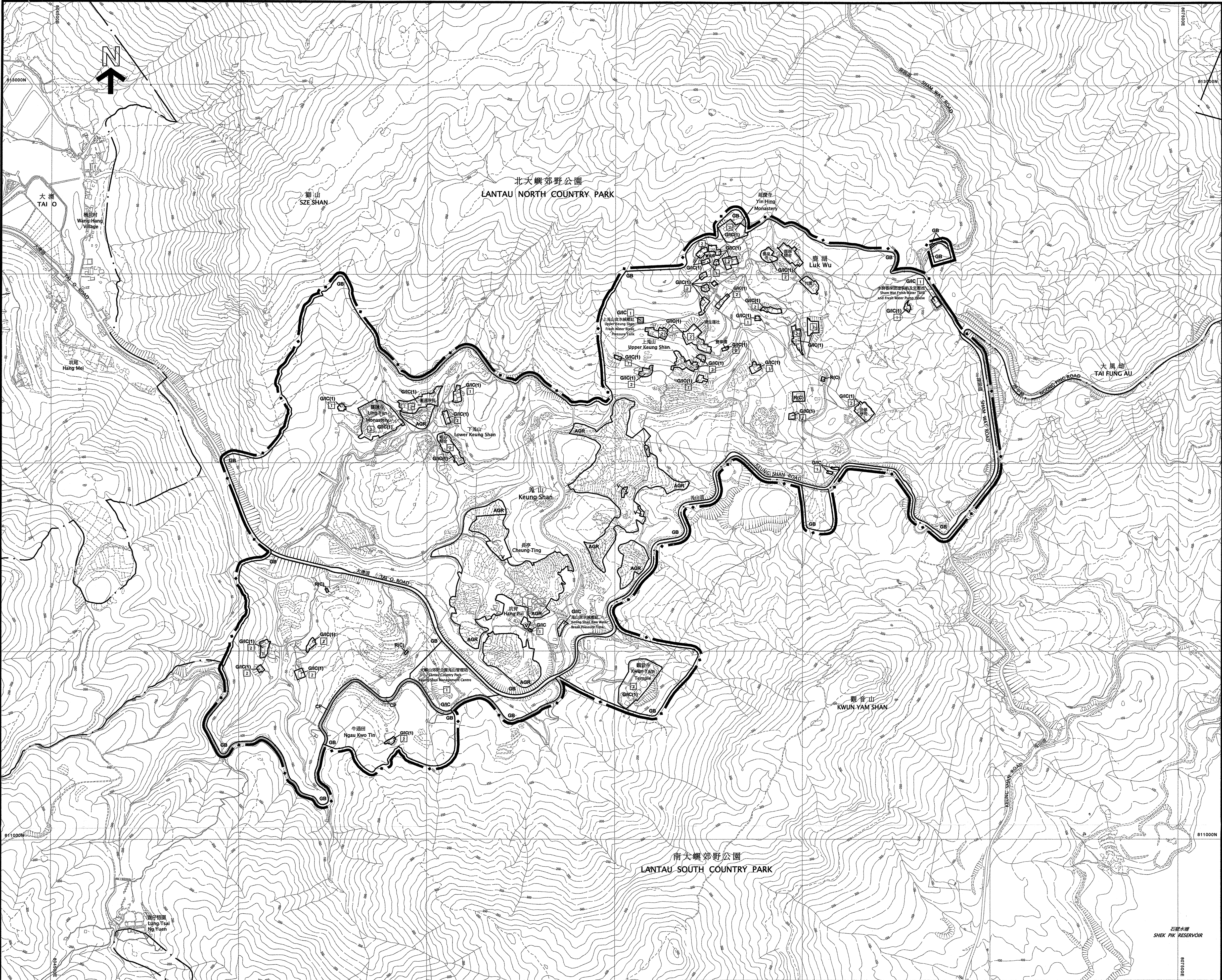


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/156

圖 PLAN
9



圖例
NOTATION

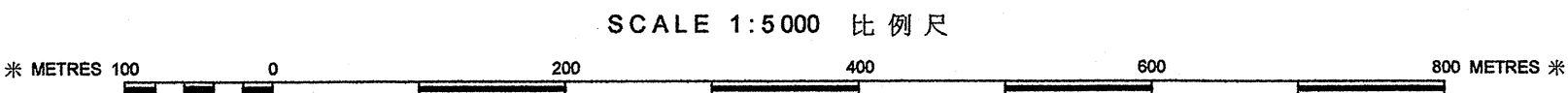
ZONES		地帶
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC/C	政府、機構或社區
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA		郊野公園 / 特別地區界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度（樓層數目）

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	
RESIDENTIAL (GROUP C)	0.10	0.06	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	0.85	0.51	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	7.38	4.42	政府、機構或社區
AGRICULTURE	12.72	7.62	農業
GREEN BELT	143.01	85.67	綠化地帶
COUNTRY PARK	0.38	0.23	郊野公園
MAJOR ROAD ETC.	2.49	1.49	主要道路等
TOTAL PLANNING SCHEME AREA	166.93	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

香港城市規劃委員會依據城市規劃條例擬備的鹿湖及羗山分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
LUK WU AND KEUNG SHAN - OUTLINE ZONING PLAN



圖則編號
PLAN No. S/I-LWKS/B

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



DRAFT LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN NO. S/I-LWKS/B

(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) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building 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.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area 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.
- (6) 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.

- (7) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) 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 individual zones:
 - (a) maintenance, repair or demolition of a building;
 - (b) minor alteration or replacement of an existing building i.e. a 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 building with the same building bulk and for the same use as the existing building;
 - (c) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light 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;
 - (d) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (e) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (f) rebuilding of New Territories Exempted House;
 - (g) 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; and
 - (h) 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.
- (9) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.
- (10) (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 (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 (10)(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.
- (11) 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.
- (12) 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 KEUNG SHAN OUTLINE ZONING PLAN NO. S/I-LWKS/B

Schedule of Uses

	<u>Page</u>
RESIDENTIAL (GROUP C)	1
VILLAGE TYPE DEVELOPMENT	2
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COUNTRY PARK	11

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat House Utility Installation for Private Project	Government Use (not elsewhere specified) Public Convenience Public Utility Installation Religious Institution Residential Institution

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments.

Remarks

- (a) 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 plot ratio of 0.4, a maximum site coverage of 25%, and a maximum building height of 2 storeys (7.62m), or the plot ratio, site coverage and 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) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided that such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application 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	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) # Residential Institution # Shop and Services 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

Planning Intention

The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. 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 and community uses may be permitted on application to the Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)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, 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.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Crematorium Eating Place (not elsewhere specified) Funeral Facility Holiday Camp Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Recyclable Collection Centre Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

- (a) 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 the maximum building heights, in terms of number of storey(s), as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of 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.

GOVERNMENT, INSTITUTION OR COMMUNITY (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Religious Institution (minor alteration or replacement of an existing religious 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 building with the same building bulk and for the religious use as the existing religious building)	Eating Place House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House, or minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the covering Notes) Public Utility Installation Religious Institution (not elsewhere specified) Residential Institution Shop and Services (Retail Shop only) Social Welfare Facility Utility Installation for Private Project

Planning Intention

This sub-zone is intended primarily for designating the existing religious uses. Only selected Government, institution or community facilities are permitted in this sub-zone.

Remarks

- (a) 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 the maximum building heights, in terms of number of storey(s), as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of 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.

AGRICULTURE

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 only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House, or minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (other than minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the covering Notes) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)Remarks

Any diversion of streams or filling of land, 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. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

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 only) Nature Reserve Nature Trail On-Farm Domestic Structure Public Convenience Wild Animals Protection Area	Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House, or minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution (other than minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the covering Notes) Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Tent Camping Ground Utility Installation for Private Project

(Please see next page)

GREEN BELT (Cont'd)Planning Intention

This zone is primarily intended for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any diversion of streams, filling of land or excavation of land, 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.

COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

DRAFT LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN NO. S/I-LWKS/B

EXPLANATORY STATEMENT

DRAFT LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN NO. S/I-LWKS/B

EXPLANATORY STATEMENT

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DRAFT LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN NO. S/I-LWKS/B

(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 Outline Zoning Plan (OZP) No. S/I-LWKS/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 8 August 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 area as a development permission area (DPA).
- 2.2 On 2 September 2011, the draft Luk Wu and Keung Shan DPA Plan No. DPA/I-LWKS/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, 451 representations were received. When the representations were published, 3 comments were received. After giving consideration to the representations and comments on 9 March 2012, the Board decided not to uphold the representations and not to propose any amendment to the draft DPA Plan.
- 2.3 On 5 June 2012, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Luk Wu and Keung Shan DPA Plan, which was subsequently renumbered as DPA/I-LWKS/2. On 15 June 2012, the approved Luk Wu and Keung Shan DPA Plan No. DPA/I-LWKS/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 14 March 2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Luk Wu and Keung Shan area.
- 2.5 On *XX August 2014*, the draft Luk Wu and Keung Shan OZP No. XXXXX 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 indicate the broad land-use zonings for the area of Luk Wu and Keung Shan so that development and redevelopment within the area of Luk Wu and Keung Shan can be put under statutory planning control.

It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan, the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning and development proceed.

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 Planning Scheme Area (the Area) and in particular zones and 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 PLANNING SCHEME AREA

- 5.1 The Area, covering a total area of about 167 ha, is located on Lantau Island to the east of Tai O and to the southwest of Ngong Ping, and accessible by vehicles via Sham Wat Road, Tai O Road and Keung Shan Road. 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.
- 5.2 The Area mainly consists of woodland, shrubland and 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. According to the Director of Agriculture, Fisheries and Conservation (DAFC), floral species in 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 (廬氏小樹蛙). Bats recorded in the water tunnels in the vicinity also utilize the woodland, grassland and water bodies associated with the tunnel openings as foraging grounds. Though the flora in the Area are mostly common and widespread species, the wooded areas form continuous stretches of well-established vegetation with those located at the adjacent Lantau North and Lantau South Country Parks and are ecologically-linked 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 Lantau North and Lantau 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/active 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 storeys are scattered over the Area. In the Upper and Lower Keung Shan Villages, there are several village houses. Only a few of them are occupied while some are ruined and dilapidated.
- 5.4 The religious communities practising Buddhism give 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) respectively. 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 their followers for worshipping, retreating, practising and accommodations of the religious communities. Most of the religious buildings were built in the early half of the last century. Eleven of them are graded historic buildings which are worthy of preservation.
- 5.5 Sham Wat Road, Tai O Road and Keung Shan Road connecting to South Lantau Road and Tung Chung Road are the main accesses to the Area. These roads are subject to the Closed Road Permit system and only franchised bus services, Lantau taxis and vehicles with permit can have access to the Area.
- 5.6 A catchwater (Keung Shan Catchwater) is located between Upper Keung Shan and Lower Keung Shan. Generally, the area to the east of this catchwater falls within the water gathering grounds (WGGs). Any development within WGGs would have to be subject to careful control to avoid pollution or erosion of WGGs. A part of Keung Shan Catchwater and its service road to the north of Ngau Kwo Tin fall within Lantau South Country Park. Part of the Lantau Forest Track (Keung Shan Section) overlaps with the service road. Keung Shan Catchwater and its service road are also part of the Keung Shan Country Trail which is a popular hiking trail for public enjoyment.

6. POPULATION

According to the 2011 Census, the total population of the Area is 100 persons. It is expected that the planned population of the Area would be about 250.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation Potential

Luk Wu and Keung Shan area has high scenic, landscape and ecological value which complements the natural landscape and ecologically links up with the natural habitats of the surrounding Lantau North and Lantau South Country Parks. Based on the habitat map, the vegetated areas within the planning area are mainly woodlands, and natural streams are present. The natural landscape, continuous stretch of well-established vegetation and the aquatic habitats which support some fauna and flora species of conservation importance are worthy of protection, and the scale of development in the Area should be compatible with the natural environment and rural setting.

The religious culture has been developed in the Area for a long time. Monks, nuns and their followers have been inhabiting in the Area for different religious purposes. The historic buildings, eleven of which are graded, highlight the history of the local religious culture. Though the religious communities are scattered in the Area, the general historical culture, especially the Buddhist character, is worth protecting. If any proposed development will expand to the heavily wooded area connected to Country Parks and immediate environs of graded historic buildings and religious clusters, prior consultation with relevant government departments should be undertaken in order to protect the natural environment of the Area and the tranquil ambience and character of the local culture.

7.1.2 Potential for a Religious Node

The Area, with its scenic natural environment, is famous to hikers, visitors as well as religious communities participating in religious activities. Several hiking trails connecting different spots on Lantau Island including Tai O and Ngong Ping are popular for public enjoyment. The three larger-scale monasteries and temples, namely Ling Yan Monastery, Yin Hing Monastery and Kwun Yam Temple, as well as several historic buildings are scattered in the Area. With the natural and tranquil environment, the Area may have potential for worshipping, retreating, meditation and accommodations of the religious communities. Ancillary accommodations for retreating purpose are organized by some operators of the temples. The existing rural setting, unique religious clusters and tranquil atmosphere provide opportunity to develop the Area as a religious spot mainly for meditation and practicing to promote the religious character and culture. However, the provision of utilities and infrastructure is insufficient for any large-scale religious development.

7.2 Constraints

7.2.1 Ecological Significance

The Area is well vegetated and ecologically-linked with the adjacent Lantau North and Lantau South Country Parks. There are records of fauna and flora species of conservation importance as described in paragraph 5.2 above. According to DAFC, the fauna and flora species of conservation interest that have been recorded are generally associated with woodland habitat and individuals could be present in different parts of the planning area. Any proposed developments that may have adverse impact on the important species and habitats should be carefully considered.

7.2.2 Landscape Character

The Area is identified as Landscape Protection Area under the Revised Concept Plan for Lantau promulgated in 2007. It comprises the naturalness and landscape beauty of the surrounding Lantau North and Lantau South Country Parks. According to the “Landscape Value Mapping of Hong Kong” promulgated in 2005, the natural setting of a densely vegetated valley surrounded by mountain ranges with some religious development clusters on slopes in Luk Wu and Keung Shan area creates a tranquil landscape character and high landscape value to the Area. Developments in the Area may create impacts to the existing landscape character. In order to ensure minimal deterioration of the present high landscape value, new developments should take into account the natural landscape and rural setting and tranquil character of the Area.

7.2.3 Cultural Heritage

The Area has been inhabited by the religious communities for a long period and Buddhists believe the Area is suitable for worshipping, retreating, meditation and accommodations. Many temples, monasteries and nunneries have been established in the Area since the early half of the last century. Large-scale development should be avoided in order to protect the rural setting and tranquil atmosphere of the Area and preserve the local character of the religious communities.

The Area contains eleven graded historic buildings which are worthy of preservation. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) and Commissioner for Heritage’s Office of the Development Bureau should be consulted on any development or redevelopment proposals which might affect the historic buildings or structures and their immediate environs.

7.2.4 Water Gathering Grounds and Streamcourses

A substantial part of the Area covering mainly the area to the east of

Keung Shan Catchwater falls within the Upper Direct, Upper Indirect, Lower Direct and Lower Indirect WGGs. There is no existing or planned public sewer available for the Area. New development within the Area should be strictly controlled in order to avoid any possible water pollution so as to safeguard the quality of the water sources of the Area. The Director of Water Supplies (DWS) advises that for resource water protection points of view, new development is not acceptable as it would increase the risk of pollution to WGGs. According to the Director of Environmental Protection (DEP), for any village type development within the “Village Type Development” (“V”) zone, it should be demonstrated that the water quality within WGGs will not be affected by the proposals. In general, the use of septic tank and soakaway system for sewage treatment and disposal is not acceptable for new developments located within WGGs. There should be demonstrably effective means (such as proper sewage treatment plant) to ensure that the effluent water quality is acceptable to concerned government departments such as Environmental Protection Department (EPD) and Water Supplies Department (WSD). For New Territories Exempted House/ Small House redevelopment, the design and construction of sewage proposal facilities need to comply with relevant standards and regulations, such as the EPD’s Practice Note for Professional Persons (ProPECC PN) 5/93, for protection of the water quality of the Area. There are also two 120m wide no blasting limit for WSD’s tunnel traversing the eastern and southeastern edge of the Area. In general, no excavation, drilling or filling shall be carried out within 60 metres on plan from the centre line of any waterworks tunnel unless the proposed works will not adversely affect the integrity of the tunnel.

Some natural streams run through the Area. The main stream with rocky stream bed in the Area connects the water catchment area of Lantau North and Lantau South Country Parks to Tai O. The natural streams and their tributaries within the Area, particularly those connected to Keung Shan Catchwater and the main stream, should be protected. Developments and any activities near Keung Shan Catchwater and streams would have to be subject to careful control to avoid pollution of Keung Shan Catchwater and natural streams. According to DEP, to ensure that the construction of the septic tank and soakaway systems for the village houses complies with the requirement in ProPECC PN 5/93, the boundaries of the “V” zones should be at least 15m away from the existing watercourses outside WGGs (or 30m away from the existing watercourses within WGGs for those existing developments).

7.2.5 Burial Grounds

The three permitted burial grounds located in Lower Keung Shan and Luk Wu are proposed to be retained and should be protected from development.

7.2.6 Water Supply

Fresh water supply is available to the three recognized villages and the religious clusters. The existing fresh water supply system is a village supply system with limited capacity. For provision of water supply to relatively high level or remote sites within the Area, new sump and pump systems are needed. Currently there is no plan to expand the water supply network within the Area. The limited capacity of the water supply infrastructure may pose a constraint to further increase in population or development in the Area.

7.2.7 Sewerage

There is no existing or planned drainage or sewerage provision within the Area. Any increase in population, number of visitors to the Area or further developments would require additional facilities. For any development or redevelopment, the design and construction of the on-site septic tank/soakaway pit systems need to comply with relevant standards and regulations, such as EPD's ProPECC 5/93, for the protection of the water quality and the natural streams flowing through the Area.

7.2.8 Geotechnical Constraint

The Area comprises natural hillsides with history of instability, and is subject to potential landslide hazards. For any future developments in the Area including the delineated village zones, natural terrain hazard study would be required to assess the potential hazards and constraints arising from natural terrain and man-made features, and suitable upgrading works and mitigation measures should be provided if found necessary.

7.2.9 Accessibility

Development of South Lantau, including the Area, is severely constrained by the limited capacity of the road network, and the Closed Road Permit System which restricts the numbers of vehicles entering the Area. Public transport including franchised buses, Lantau taxis and vehicles with Closed Road Permit is the major option for most visitors to access the Area. Some parts of the Area are only accessible by footpaths and walking trails including 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 protected from development in the future.

8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention for the Area is to protect the natural landscape and the special religious and tranquil character which complements the overall naturalness and the landscape beauty of the surrounding Lantau South and Lantau North Country Parks and to make provision for future Small House development for the indigenous villagers of the Area. Developments which would cause adverse impacts on the water quality and water resources of the water gathering ground are not encouraged.
- 8.2 In the designation of various zones in the Area, consideration has been given to protect the natural habitats in the Area such as the wooded areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau South Country Parks and some natural streams connecting with Lantau North and Lantau South Country Parks and Tai O. Fallow and occasional/active agricultural land is retained in view of the good potential for agricultural use.

9. LAND-USE ZONINGS

- 9.1 “Residential (Group C)” (“R(C)”): Total Area 0.10 ha
- 9.1.1 This zone is intended primarily for low-rise, low-density residential developments. To conserve the existing character and intensity of the residential development so as to blend in well with the surrounding natural environment and not to adversely affect the limited infrastructure in the Area, development in this zone is subject to a maximum plot ratio of 0.4, site coverage of 25% and building height not exceeding 2 storeys (7.62m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication of the DPA Plan, whichever is the greater.
- 9.1.2 An existing villa development, namely ‘Glen Eagle’ and a residential development to the south of Luk Wu area and two residential developments to the north of Ngau Kwo Tin area at the southwestern part of the Area are under this zoning.
- 9.1.3 Minor relaxation of plot ratio, site coverage and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.2 “Village Type Development” (“V”): Total Area 0.85 ha
- 9.2.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. 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 and community uses may be permitted on application to the Board.

- 9.2.2 Luk Wu, Upper Keung Shan and Lower Keung Shan are the recognized villages in the Area. The boundaries of the “V” zones are drawn up around existing clusters having regard to the ‘village environs’ (‘VE’), the local topography, WGGs, the existing settlement pattern, site characteristics, the approved applications for Small House development, the outstanding Small House applications, as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds and streamcourses have been avoided where possible. However, since Luk Wu Village is now occupied by temples, monasteries, nunneries and accommodations for the monks, nuns and their followers which form a religious cluster. There is no existing village cluster in the area. No “V” zone is designated for the area.
- 9.2.3 Upper Keung Shan Village and Lower Keung Shan Village are the two recognized villages in the Area with Small House demand. Nevertheless, Upper Keung Shan Village falls within WGGs with strict control on development. DEP and DWS do not support new village type development in this area. In this connection, the “V” zone boundary of Upper Keung Shan Village covers only the existing village houses. The Small House demand of the Upper Keung Shan Village will be catered for in the “V” zone for Lower Keung Shan Village.
- 9.2.4 Besides, an area located outside ‘VE’ of Lower Keung Shan Village around Hang Pui for Small House development has been approved by the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD). This area is included in this zone to reflect the committed/existing developments.
- 9.2.5 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 the DPA plan, whichever is the greater.
- 9.2.6 Minor relaxation of the building height restriction may be considered by the Board through the planning permission application system. Each proposal will be considered on its individual planning merits.
- 9.2.7 As diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the WGGs and the natural environment, permission from the Board is required for such activities.

- 9.2.8 In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from DAFC and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including EPD, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.2.9 There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served by its own on-site septic tank/soakaway pit system. For New Territories Exempted House/ Small House redevelopment, the design and construction of sewage proposal facilities need to comply with relevant standards and regulations, such as the EPD's ProPECC PN 5/93, for protection of the water quality of the Area.

9.3 "Government, Institution or Community ("G/IC")": Total Area 7.38 ha

- 9.3.1 Except the area designated as "G/IC(1)", the "G/IC" zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, on land under this zoning, no development or redevelopment should exceed the building height restrictions as stipulated on the Plan, 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 DPA Plan, whichever is the greater.
- 9.3.2 This zone covers the GIC facilities and public utility, like electricity substation, water pump house, fresh water tank, fresh / raw water break pressure tanks, refuse collection point and public toilets, serving mainly the community in Luk Wu and Keung Shan. The AFCD's Keung Shan Country Park Management Centre is also under the "G/IC" zone.
- 9.3.3 Minor relaxation of building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

“Government, Institution or Community (1)” (“G/IC(1)”):
Total Area 5.19 ha

- 9.3.4 The planning intention of the “G/IC(1)” sub-zone is primarily for designating the existing religious uses. Only selected GIC facilities are permitted in this sub-zone. There are a number of monasteries/temples and religious uses scattering at the north of Luk Wu, southwest of Lower Keung Shan and south and east of Upper Keung Shan area. Most of these religious institutions have been established in the area for decades. They have also formed religious clusters in the Area. To better reflect their existing uses, these sites are designated as a “G/IC(1)” sub-zone with only limited permitted uses. Developments within this sub-zone are subject to building height restrictions as stipulated on the Plan 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 DPA Plan, whichever is the greater.
- 9.3.5 The sites of existing religious developments in the Area fall within this zoning. The religious uses were established in the early half of the last century and have formed religious communities and clusters in the Area. The “G/IC(1)” zoning is to reflect the existing religious uses of these clusters. As advised by DEP, the area around Luk Wu and Upper Keung Shan are located within WGGs, any use or development within the WGGs should take into consideration of the protection of water quality. DWS advises that for resource water protection points of view, new development is not acceptable as it would increase the risk of pollution to WGGs. In this connection, strict control on any new development has been imposed in this sub-zone to protect the water quality of the area. The existing religious buildings which have been existing in the area for a long time would be reflected/tolerated under this sub-zone and minor alteration or redevelopment of the religious building by a building with the same building bulk and for the same use as the existing building is always permitted. However, any new development for ‘Religious Institution’ use shall be considered by the Board on application under section 16 of the Ordinance to minimize the potential water quality impact on the streams and the water catchment.
- 9.3.6 Minor relaxation of building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.4 “Agriculture” (“AGR”) : Total Area 12.72ha

- 9.4.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.4.2 Fallow arable land with good potential for rehabilitation for cultivation and agricultural land with occasional/active cultivation are mainly found

in area near the religious uses and village houses within and in the vicinity of the 'VE'. They are worthy of preservation from agricultural point of view.

- 9.4.3 As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from LandsD is exempted from the control.

9.5 "Green Belt" ("GB") : Total Area 143.01 ha

- 9.5.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.5.2 The "GB" zone covers the natural vegetated areas which consist of streamcourse, dense woodlands on some knolls in Keung Shan and relatively disturbed young woodlands that have developed from abandoned agricultural land. Most of the woodland and areas adjoining the Lantau North and Lantau South Country Parks are within this zone.
- 9.5.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land 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.

9.6 "Country Park" ("CP") : Total Area 0.38 ha

This zone is to reflect the extent of the country parks which are designated for the purposes of nature conservation, countryside recreation and nature education. The zone covers part of the Lantau South Country Park which was designated on 20 April 1978, namely a section of the southern portion of the Keung Shan Catchwater and its service road to the north of Ngau Kwo Tin. All uses and development require consent from the Country and Marine Parks Authority while approval from the Board is not required.

10. COMMUNICATIONS

The Area is accessible by vehicles via Tai O Road, Keung Shan Road and Sham Wat Road.

11. UTILITY SERVICES

- 11.1 The Area is supplied with potable water, electricity and telephone services. There are neither committed/planned sewerage and drainage systems nor gas supply projects for the Area.
- 11.2 The Area falls within WGGs and there are also two 120m wide no blasting limit for WSD tunnel traversing the eastern and southeastern edge of the Area. In general, no excavation, drilling or filling shall be carried out within 60 metres on plan from the centre line of any waterworks tunnel unless the proposed works will not adversely affect the integrity of the tunnel.

12. CULTURAL HERITAGE

- 12.1 Within the boundary of the Plan, there are eleven historic buildings i.e. (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). All the above graded historic buildings/structures are worthy of preservation.
- 12.2 The Antiquities Advisory Board (AAB) has also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 12.3 Prior consultation with AMO of LCSD should be made if any development, redevelopment or rezoning proposals might affect the above graded historic buildings/structures, new items pending grading assessment and their immediate environs.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works

Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 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.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the DPA Plan and which are not in compliance with the terms of the Plan may have adverse impacts 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.
- 14.3 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 including guidelines published by the Board. 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, and the Technical Services Division and the 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.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 2 September 2011 on land included in a plan of the Luk Wu and Keung Shan DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land or excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

PLANNING REPORT ON LUK WU AND KEUNG SHAN AREA



SAI KUNG & ISLANDS
DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
May 2014

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of Preparation of the Plan

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Planning Report on Luk Wu and Keung Shan

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1. INTRODUCTION

1.1 Purpose of the Planning Report

1.1.1 The purpose of this planning report is to give an account of the background and an appraisal of the existing conditions, characteristics and development requirements of Luk Wu and Keung Shan (the Area). It also aims at providing a basis for the preparation of an Outline Zoning Plan (OZP) and the formulation of a planning framework for the future development of the Area.

1.2 Background

1.2.1 The Area is located at the south-western part of Lantau Island with Tai O to the further northwest and Ngong Ping to the northeast (**Figure 1**). It 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 and Lantau South Country Parks embrace the whole Area. The

Area mainly consists of woodlands, shrubland and grassland of mostly native species and plantations. A number of natural streams and water bodies, including Keung Shan Catchwater (**Figure 5a**), are found in the Area.

1.2.2 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, namely, Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village and a number of temples/monasteries/nunneries in the Area.

1.2.3 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, a Development Permission Area (DPA) Plan to cover the Area has been prepared 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.

1.2.4 The draft Luk Wu and Keung Shan DPA Plan No. DPA/I-LWKC/1 was exhibited for public inspection on 2.9.2011. During the plan exhibition period, 451 representations were received. When the representations were published, 3 comments were received. After giving consideration to the representations and comments on 9.3.2012, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.

1.2.5 On 5.6.2012, the Chief Executive in Council (CE in C) approved the draft Luk Wu and Keung Shan DPA Plan, which was subsequently renumbered as DPA/I-LWKS/2 (**Figure 2**). On 15.6.2012, the approved Luk Wu and Keung Shan DPA Plan No. DPA/I-LWKS/2 was exhibited for public inspection under section 9(5) of the Town Planning Ordinance (the Ordinance).

1.2.6 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 2.9.2014. On 14.3.2014, under the power delegated by the Chief Executive (CE), the Secretary of Development pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2. THE STUDY AREA

2.1 Location

2.1.1 The Area covers an area of about 167 ha of land. It is encircled by Lantau North Country Park in the north and west and Lantau South Country Park in the south and east. It is a country park enclave. The location of the Area is shown in **Figure 1**.

2.2 Natural Features

Physical Setting and Topography

- 2.2.1 An overview of the Area is shown in **Figure 3**. The Area is a valley mainly consisting of woodlands, shrubland and grassland (**Figure 5a**). Denser vegetation can be found in the valleys and on the south-facing slopes. Dense woodland vegetation is mainly found along two sides of streams running from the upper hill to the valley basin and some knolls in Keung Shan. A number of natural streams and water bodies, including Keung Shan Catchwater, are found in the Area.
- 2.2.2 Major groups of development including temples/monasteries/nunneries and village houses are located around Luk Wu and Upper Keung Shan, northwest of Lower Keung Shan, and near Cheung Ting and Hang Pui. Two main religious clusters can be found in Luk Wu (near Yin Hing Monastery) and Lower Keung Shan (near Ling Yan Monastery) respectively (**Figure 6a**). Some religious related developments, village houses and

low-rise residential developments are scattered over the Area.

Natural Habitats

- 2.2.3 According to the Director of Agriculture, Fisheries and Conservation (DAFC), floral species in 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). Bats recorded in the water tunnels in the vicinity also utilize the woodland, grassland and water bodies associated with the tunnel openings as foraging grounds. Though the flora in the Area are mostly common and widespread species, the wooded areas form continuous stretches of well-established vegetation with those located at the adjacent Lantau North and Lantau South

County Parks and are ecologically-linked 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 Lantau North and Lantau South Country Parks.

2.3 Historical Development

2.3.1 Three recognized villages, namely, Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village are situated in the Area.

2.3.2 Besides, there are numerous temples/monasteries/nunneries which create a spiritual and tranquil atmosphere. Most of the religious buildings were built in the early half of the last century. Some were established in late 1800s and redeveloped in early last century. For example, Chi Chuk Lam (紫竹林) (built in the Guangxu (光緒) reign) was redeveloped in 1918 and Luk Wu Ching Ser (鹿湖精舍) (built in 1883) was redeveloped in 1955. There are eleven graded historic buildings (**Figures 8a to 8c**) with

grading endorsed by the Antiquities Advisory Board (AAB). They include the Main Building of Luk Wu Ching Ser (鹿湖精舍大殿) (Grade 2) and Shun Yeung Sin Yuen of Luk Wu Ching Ser (鹿湖精舍純陽仙院) (Grade 2), Fat Chuen Tsz (佛泉寺) (Grade 3), Chuk Yuen Ching Ser (竹園精舍) (Grade 3), Ng Chit (悟徹) (Grade 3), Main Building of Chi Chuk Lam (紫竹林主樓) (Grade 3) and Pavilion of Chi Chuk Lam (紫竹林涼亭) (Grade 3), Ng Chun (悟真) (Grade 3), Main Building of Po Lin Shut (寶蓮室主樓) (Grade 3) and two Annex Blocks of Po Lin Shut (寶蓮室兩幢副樓) (Grade 3).

2.3.3 Other than the graded historic buildings, there are other elements with historical value. Besides, there is an abandoned incinerator which was used for 'private crematorium' for the monks and nuns in the Area (**Photo 29 in Figure 6e**).

2.4 Population and Employment

2.4.1 According to the 2011 Census, the total population of the Area is 100 persons. It is

expected that the planned population of the Area would be about 250. The major population in the Area consists of monks, nuns and their followers living in the religious related buildings and some village houses.

- 2.4.2 As the Area is mainly occupied by religious institutions, the major activities are religious related. Other economic activities are minimal. Besides, the Agriculture, Fisheries and Conservation Department's (AFCD) Keung Shan Country Park Management Centre (**Figure 6a and Photo 26 in Figure 6e**) is located in the Area, where staff is deployed for the day-to-day management of Country Parks on Lantau Island, including management and maintenance of the Country Park facilities, hiking trails and recreational sites, cleansing and vegetation maintenance as well as serving as a station for fire crews performing stand-by duty during fire season to detect and fight hill fire within Country Parks.

2.5 Existing Land Uses

- 2.5.1 The major existing land uses shown in **Figure 6a** include the following:

Religious Institution

- 2.5.2 More than 40 religious buildings including temples/monasteries/nunneries (**Figures 6a and 6b**) are scattered in the Area. 35 of these religious developments (**Figure 8a and Annex 1**) have been registered with the Chinese Temples Committee (華人廟宇委員會) which is established under section 7 of the Chinese Temple Ordinance (Cap. 7). The religious buildings form two main religious clusters, one in the northeastern part of Luk Wu (near Yin Hing Monastery (延慶寺)) and the other in the southwestern part of Lower Keung Shan (near Ling Yan Monastery (靈隱寺)). The relatively larger and well-known temples are Ling Yan Monastery, Kwun Yam Temple (觀音寺) and Yin Hing Monastery. Most of these religious developments are for monks, nuns and their

followers for worshipping, retreating, practicing, mediation and accommodations of the religious communities. Yin Hing Monastery has been partly converted to columbarium use (**Figure 6d**).

Village Type Development

- 2.5.3 There are three recognized villages, namely, Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village. The ‘village environs’ (‘VE’) of the three villages are shown on **Figure 6a**. Luk Wu Village to the immediate south of Yin Hing Monastery at the northeast part of the Area is occupied by religious uses (**Figure 6b**). A number of temples/monastery/nunneries, religious related buildings and very few village houses are found in this village. Upper and Lower Keung Shan Villages (**Figure 6c**) which are separated by Keung Shan Catchwater are small villages located at the central part of the Area. Only a few village houses are found occupied while the others are ruins and dilapidated. According to the information provided by the District Lands Officer/Islands,

Lands Department (DLO/Is, LandsD), there are no outstanding Small House applications and Small House granted in the last 10 years in the three villages. According to the information provided by the Indigenous Inhabitant Representatives (IIRs) as at 1.1.2013, Small House demands in the next 10 years are 0, 5 and 17 (as at 1.1.2013) in Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village respectively.

- 2.5.4 Some areas at Hang Pui outside ‘VE’ of Lower Keung Shan Village were approved by DLO/Is, LandsD for Small House developments in 1981 (**Figures 6c and 7**).

Residential development

- 2.5.5 There are also village houses of one to two storeys located in the vicinity of the temples/monasteries/nunneries in the religious clusters mostly used as accommodations for the religious communities, residing by monks, nuns and followers (**Figures 6a to 6c**).

- 2.5.6 There are also some domestic buildings (**Figures 6a and 6c**) scattered in the Area. Many of these residential developments are only accessible by footpaths and a few of them are accessible by roads. These residential developments are on building lots for different uses including private residential and non-industrial uses under leases.

Government, Institution or Community (GIC) Facilities

- 2.5.7 Major GIC facilities in the Area (**Figure 6a**) to meet the community needs include public toilets, electricity substation, refuse collection point, water tunnels, fresh water pump house, fresh water tank, fresh / raw water break pressure tanks and catchwater tunnel in-between Upper and Lower Keung Shan (Keung Shan Catchwater) and AFCD's Keung Shan Country Park Management Centre (**Figure 6e**) near Ngau Kwo Tin at the southwestern part of the Area. There are also two temporary GIC uses (**Figure 6a**) including a maintenance depot of the Highways Department to the north of Tai O Road and to the south of the

Keung Shan raw water break pressure tank and a site at the southwestern corner of the Area.

Agricultural Land

- 2.5.8 There are about 20.88 ha agricultural land in the Area (**Figure 5a**). A large amount of the agricultural land (about 18.23 ha) is abandoned and covered by vegetation. However, there are some occasional/active agricultural activities (about 2.65 ha) ancillary to the temples/nunneries and villages within and in the vicinity of the 'VE' and some religious uses.

Burial Grounds/Columbarium/Crematorium

- 2.5.9 There are three permitted burial grounds including Lower Keung Shan Burial Ground (No.7) next to Tai O Road, Luk Wu Burial Grounds (No.8) and (No.9) on slope in Luk Wu (**Figure 6a**). Besides, some existing graves are scattered over the area.
- 2.5.10 There are some columbaria in the Area (**Figures**

6a and 6d). Yin Hing Monastery and Ling Yan Monastery are listed in Part B of the “Information on Private columbarium” issued by the Development Bureau. Yin Hing Monastery has been partly converted into columbarium use for commercial purpose. The columbaria operated by different religious institutions including Ling Yan Monastery and Lok Sang Lin She (樂生蓮社) are mainly for the monks, nuns and followers of the subject religious institutions. The columbarium operated by Ling Yan Monastery is located on the adjoining government land. The columbarium operated by Lok Sang Lin She (樂生蓮社) is located at a site with a Government Land Licence for the purpose of Buddhist tower in Luk Wu to the northeast of the Area. The other columbarium is located near Wai Shau Yuen (慧修院) in Luk Wu.

Others

- 2.5.11 An abandoned incinerator (**Figures 6a and 6e**) which is covered by dense woodland vegetation is located at the northeast part of the Area across

Sham Wat Road. It was under short term tenancy issued in 1990 and held by Tai O Rural Committee (RC) for a non-profit making crematorium.

Water Gathering Ground (WGG) and Catchwater

- 2.5.12 Keung Shan Catchwater runs in north-south direction bisecting Lower Keung Shan and Upper Keung Shan (**Figures 6a and 6e**) and extending to the west at Ngau Kwo Tin. A part of Keung Shan Catchwater with its service road falls within the Country Park.
- 2.5.13 A substantial part of the Area falls within the WGG (**Figure 9**). Parts of the Lower Keung Shan area and the Upper Keung Shan area fall within the Lower Indirect, Lower Direct and Upper Direct WGGs respectively. Part of the Luk Wu area falls within Lower Direct and Upper Direct WGGs. There are also two 120m wide no blasting limit for WSD’s tunnel traversing the eastern and southeastern edge of the Area (**Figure 9**).

2.6 Land Ownership

2.6.1 Majority of land in the Area (about 82%) is government land. The remaining 18% is private land comprising mainly agricultural lots and some buildings lots and including New Territories Exempted Houses (NTEHs) (**Figure 7**) in the north-eastern and north-western parts of the Area. There are some lots with licenses issued by LandsD for different uses including Buddhist tower and private crematorium.

2.7 Transportation and Access

2.7.1 The major roads in the Area including Sham Wat Road, Tai O Road and Keung Shan Road connecting to South Lantau Road, Tung Chung Road and Ngong Ping Road, are subject to Closed Road Permit system due to government restrictions on the number of vehicles accessing South Lantau. Only franchised bus services, Lantau taxis and vehicles with permit can access these roads. Regular bus services to and from Tai O, Tung Chung, Ngong Ping and Mui Wo are

provided along Tai O Road and Keung Shan Road.

2.7.2 Many field tracks branching off the roads serve individual temples and village houses while some parts of the Area can only be accessed by footpaths. Hiking trails (**Figure 8a**) in the Area connect to different parts of Lantau Island. They are Lantau Trail in the east of the Area near Sham Wat Road, Keung Shan Country Trail and Lantau Forest Trail in the southwest of the Area near Ngau Kwo Tin.

2.8 Infrastructure and Utility Services

2.8.1 There are no sewerage and drainage systems in the Area. Fresh water supply is available to some parts of the Area including the existing village clusters of Luk Wu, Upper Keung Shan and Lower Keung Shan. The existing fresh water system is a village supply system with limited capacity.

3. PLANNING ANALYSIS

3.1 Planning Contexts

3.1.1 The Area, located at the northwest of the Lantau Island, is a country park enclave and is part of the wider natural system of the Lantau countryside. Religious buildings and structures for the purposes of worshipping, retreating, meditation and accommodations of the religious communities are found in the Area. Most of these religious buildings were built in the early half of the last century. Due to the high ecological, landscape and cultural value of the Area, the planning framework for the Area should fundamentally be the preservation of the natural environment, rural setting and tranquil and religious ambience.

3.1.2 According to the Revised Concept Plan for Lantau promulgated in 2007 (**Figure 4**), the Luk Wu and Keung Shan area is identified as Landscape Protection Area. The Area is also recognized as the religious node in the northwest

upland of Lantau Island. Extensive and large-scale development is not recommended in order to minimize disturbance to the existing natural and rural landscape.

3.2 Environment and Cultural Conservation

3.2.1 The Area is encircled by Lantau North and Lantau South Country Parks. With the scenic setting, the Area is rural in character mainly consisting of woodland, shrubland, grassland, occasional/fallow agricultural land, village houses, low-rise residential developments and religious building clusters. A number of natural streams run through the Area and Keung Shan Catchwater runs in a north-south axle bisecting Lower Keung Shan and Upper Keung Shan. Protected and notable plant and animal species have been recorded in the Area and its vicinity.

3.2.2 According to AFCD, most of the wooded areas within the Area are young woodland and plantations. Although some flora of conservation interest have been recorded in these

areas, their distribution are scattered in nature. There are two tree species recorded in the Area which are uncommon in Hong Kong as their distribution are limited to Lantau Island. These flora species are generally associated with woodland type of habitats. The wooded areas should be preserved.

3.2.3 The natural streams and their tributaries within the Area particularly those connected to the Keung Shan Catchwater, should also be protected as they provide important habitats for fauna species of conservation importance such as Romer's Tree Frogs which have been recorded in the Area.

3.2.4 The religious-related buildings, structures and clusters have been established up in the Area since 1800s. They include eleven graded historic buildings (**Figures 8a to 8c**). The natural environment and topography together with the religious developments create a special religious character with spiritual and tranquil atmosphere to the Area which are worthy of preservation.

3.2.5 Upper Keung Shan Village and Lower Keung Shan Village are the two recognized villages in the Area with Small House demand. Nevertheless, Upper Keung Shan Village falls within WGGs, strict control on the development in WGGs should be imposed to minimize the potential water quality impact. The Director of Environmental Protection (DEP) does not support new village type development in this area and the Director of Water Supplies (DWS) advises that for resource water protection points of view, new development is not acceptable as it would increase the risk of pollution to WGGs.

3.3 Development Constraints (Figure 9)

Ecological Significance

3.3.1 The Area is well vegetated and ecologically-linked with the adjacent Lantau North and Lantau South Country Parks. There are records of fauna and flora species of conservation importance as described in paragraph 2.2.3 above. According to DAFC, these species are generally

associated with woodland habitat and individuals could be present in different parts of the planning area. Any proposed developments that may have adverse impact on the important species and habitats should be carefully considered.

Landscape Character

- 3.3.2 The Area is identified as Landscape Protection Area under the Revised Concept Plan for Lantau promulgated in 2007 (**Figure 4**). It comprises the naturalness and landscape beauty of the surrounding Lantau North and Lantau South Country Parks. According to the “Landscape Value Mapping of Hong Kong” promulgated in 2005, the natural setting of a densely vegetated valley surrounded by mountain ranges with some religious development clusters on slopes in Luk Wu and Keung Shan area creates a tranquil landscape character and high landscape value to the Area. Developments in the Area may create impacts to the existing landscape character. In order to ensure minimal deterioration of the present high landscape value, new developments

should take into account the natural landscape and rural setting and tranquil character of the Area.

Cultural Heritage

- 3.3.3 The Area has been inhabited by the religious communities for a long period and Buddhists believe the Area is suitable for worshipping, retreating, meditation and accommodation. Many temples, monasteries and nunneries have been established in the Area since the early half of the last century. Large-scale development should be avoided in order to protect the rural setting and tranquil atmosphere of the Area and preserve the local character of the religious communities.
- 3.3.4 The Area contains eleven graded historic buildings, as described in paragraph 2.3.2, which are worthy of preservation. AMO of LCSD and Commissioner for Heritage’s Office of the Development Bureau should be consulted on any development or redevelopment proposals which might affect the historic buildings or structures and their immediate environs.

- 3.3.5 Some locals regard Kwun Yam Temple and the Area that the temple is facing as an area of Fung Shui importance/value (**Figure 9**). Developments within the area should be well located and designed to meet the aspiration of locals.

WGGs and Streamcourses

- 3.3.6 A substantial part of the Area covering mainly the area to the east of Keung Shan Catchwater falls within the Upper Direct, Upper Indirect, Lower Direct and Lower Indirect WGGs (**Figure 9**). There is no existing or planned public sewer available for the Area. Luk Wu, Upper Keung Shan and Ngau Kwo Tin fall entirely within WGGs. The existing village type development and religious buildings which have been existing in the area for a long time would be reflected/tolerated. New development within the Area should be strictly controlled in order to avoid any possible water pollution so as to safeguard the quality of the water sources of the Area. DWS advises that for resource water protection points of view, new development is not

acceptable as it would increase the risk of pollution to WGGs. According to the DEP, for any village type development within the “Village Type Development” (“V”) zone, it should demonstrate that the water quality within WGGs will not be affected by the proposals. In general, the use of septic tank and soakaway system for sewage treatment and disposal is not acceptable for new developments located within WGGs. There should be demonstrably effective means (such as proper sewage treatment plant) to ensure that the effluent water quality is acceptable to concerned government departments such as Environmental Protection Department (EPD) and Water Supplies Department (WSD). For New Territories Exempted House/ Small House redevelopment, the design and construction of sewage proposal facilities need to comply with relevant standards and regulations, such as the EPD’s Practice Note for Professional Persons (ProPECC PN) 5/93, for protection of the water quality of the Area. There are also two 120m wide no blasting limit for WSD’s tunnel traversing the eastern and southeastern edge of the Area. In

general, no excavation, drilling or filling shall be carried out within 60 metres on plan from the centre line of any waterworks tunnel unless the proposed works will not adversely affect the integrity of the tunnel.

- 3.3.7 Some natural streams run through the Area. The natural streams and their tributaries within the Area, particularly those connected to Keung Shan Catchwater, as mentioned in paragraphs 2.2.3 and 3.3.2 above, should be protected. Developments and any activities near Keung Shan Catchwater and streams would have to be subject to careful control to avoid pollution of Keung Shan Catchwater and natural streams. According to EPD, to ensure that the construction of the septic tank and soakaway systems for the village houses complies with the requirement in ProPECC PN 5/93, the boundaries of the “V” zones should be at least 15m away from the existing watercourses outside WGGs (or 30m away from the existing watercourses within WGGs for those existing developments).

Burial Grounds

- 3.3.8 The three permitted burial grounds located in Lower Keung Shan and Luk Wu are proposed to be should be protected from development.

Water Supply

- 3.3.9 Fresh water supply is available to the three recognized villages and the religious clusters. The existing fresh water supply system is a village supply system with limited capacity. For provision of water supply to relatively high level or remote sites within the Area, new sump and pump system are needed. Currently there is no plan to expand the water supply network within the Area. The limited capacity of the water supply infrastructure may pose a constraint to further increase in population or development in the Area.

Sewerage

- 3.3.10 There is no existing or planned drainage or

sewerage provision within the Area. Any increase in population, number of visitors to the Area or further developments would require additional facilities. For any development or redevelopment, the design and construction of the on-site septic tank/soakaway pit systems need to comply with relevant standards and regulations, such as EPD's ProPECC 5/93, for the protection of the water quality and the natural streams flowing through the Area.

Geotechnical

- 3.3.11 The Area comprises natural hillsides with history of instability, and is subject to potential landslide hazards. For any future developments in the Area including the delineated village zones, natural terrain hazard study would be required to assess the potential hazards and constraints arising from natural terrain and man-made features, and suitable upgrading works and mitigation measures should be provided if found necessary.

Accessibility

- 3.3.12 Development of South Lantau, including the Area, is severely constrained by the limited capacity of the road network, and Closed Road Permit System which restricts the numbers of vehicles entering the Area. Public transport including franchised buses, Lantau taxis and vehicles with the Closed Road Permit are the major options for most visitors to access the Area. Some parts of the Area are only accessible by footpaths and walking trails including Lantau Trail near Sham Wat Road and Keung Shan Country Trail and Lantau Forest Trail in Ngau Kwo Tin. All trails within the Area shall always be maintained for free public access, and shall be protected from development in the future.

3.4 Development Opportunities

Conservation Potential

- 3.4.1 Luk Wu and Keung Shan area has high scenic, landscape and ecological value which

complements the natural landscape and ecologically links up with the natural habitats of the surrounding Lantau North and Lantau South Country Parks. Based on the habitat map, the vegetated areas within the planning area are mainly woodlands, and natural streams are present. The natural landscape, continuous stretch of well-established vegetation and the aquatic habitats which support some fauna and flora species of conservation importance are worthy of protection, and the scale of development in the Area should be compatible with the natural environment and rural setting.

- 3.4.2 The religious culture has been developed in the Area for a long time. Monks, nuns and their followers have been inhabiting in the Area for different religious purposes. The historic buildings, eleven of which are graded, highlight the history of the local religious culture. Though the religious communities are scattered in the Area, the historical culture, especially the Buddhist character, is worth protecting.

Potential for a Religious Node (Figure 8a)

- 3.4.3 The Area, with its scenic natural environment, is famous to hikers, visitors as well as their followers participating in religious activities. Several hiking trails connecting different spots on Lantau Island including Tai O and Ngong Ping are popular for public enjoyment. The three larger-scale monasteries and temples, namely Ling Yan Monastery, Yin Hing Monastery and Kwun Yam Temple, as well as several historic buildings are scattered in the Area. With the natural and tranquil environment, the Area may have potential for worshipping, retreating, meditation and accommodations of the religious communities. Ancillary accommodations for retreating purpose are organized by some operators of the temples. The existing rural setting, unique religious clusters and tranquil atmosphere provide opportunity to develop the Area as a religious spot mainly for meditation and practicing to promote the religious character and culture. However, the provision of utilities and infrastructure is insufficient for any large-scale

religious development.

3.5 Development Pressure

3.5.1 The replacement OZP will reflect, amongst others, the existing recognized villages and areas considered suitable for village expansion. The Tai O RC has been asking for reservation of sufficient land in the Area to meet the Small House demand. Three applications for Small House development received in 1998 at Lower Keung Shan Village were all rejected as the sites fall outside the 'VE'. Besides, the RC has raised concern about the development right of the private land especially area under building lots and the possibility on rehabilitation for cultivation and other agricultural purposes in the Area.

3.5.2 Environmental concern groups and the religious associations have raised concerns that developments in the Area would degrade the natural and cultural environment and ecological values of the Area. They consider that the environment of the Area should be protected from

any change and suggest to maintain the existing landscape and religious character, especially for visitors and religious practitioners as it is famous internationally with its religious value. However, they also worry that developing the area as a tourism spot would destroy the ambience and tranquil environment of the Area.

3.5.3 Noting the requests and concerns of the Tai O RC, environmental concern groups and the religious associations as mentioned above, the Small House demands of the three recognised villages have been further assessed. As advised by DLO/Is, LandsD, according to the IIRs of Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village, the 10-year forecast of Small House demand for Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village are 0, 5 and 17 respectively. As the Upper Keung Shan Village falls within WGG, it is considered that consolidation of Small House developments at suitable locations could avoid undesirable disturbances to the natural environment affecting water quality and overtaxing the limited

infrastructure in the Area.

3.5.4 As Luk Wu and Upper Keung Shan and Ngau Kwo Tin fall within WGGs, strict control on development would be imposed to protect water quality and to avoid pollution or erosion of the WGGs. However, the existing residential development under building lots for private residential or non-industrial uses, village type development and religious buildings which have been existing in the area for a long time would be reflected/tolerated.

3.5.5 Fallow arable land mainly locates in and adjacent to the 'VE' of Upper Keung Shan Village and Lower Keung Shan Village and agricultural land with occasional/active cultivations mainly locates near the religious uses and village houses within and in the vicinity of the 'VE'. The land is of good potential for rehabilitation for cultivation and other agricultural purposes. They are worthy of preservation for agricultural uses.

3.5.6 Some of the existing religious buildings have

been converted to columbarium use, in which the columbarium in Yin Hing Monastery is for commercial purpose. There are also concerns on commercial columbarium development in the Area which would affect the natural environment, tranquil and religious character and overtax supporting infrastructure. In this connection, further conversion of existing religious institutions to columbarium use should be avoided.

3.6 Development Proposals/Views Received in the Course of Preparation of the Plan

3.6.1 In the course of preparation of the Plan, the following proposals/views have been received:

- (a) the Luk Wu Dharma Management Culture Foundation (LWDMCF) submitted a land use proposal in December 2013 proposing that the "Unspecified Use" ("U") area in the current DPA Plan should be rezoned to "Other Specified Uses" annotated "Religious Meditation and Nature Conservation Area"

(“OU(RMNCA)”) and “Conservation Area” (“CA”) to protect and retain the existing rural character, religious and tranquil ambience, natural landscape and ecologically significant features of the Luk Wu area, as well as to separate sensitive natural environment and cultural heritage artifacts from the adverse effects of development (**Figure 10**). Besides, LWDMCF proposes that any “commercial columbarium operations” or expansion of the commercial columbarium should be strictly prohibited. According to LWDMCF’s submission, the proposed “OU(RMNCA)” zone is to protect and retain the existing rural, religious, and tranquil ambience; the natural landscape; and ecologically significant features of the Luk Wu environment. The zone is for the purpose of heritage and nature conservation, public education and research, as well as to separate sensitive natural environment and cultural heritage artifacts from the adverse effects of development. There is strong presumption against any development in this zone. In general, only

developments that are needed to support the conservation of the existing natural landscape, scenic landscape quality of the area, or for the religious meditative and educational functions and use, may be considered. Commercial columbarium development is not permitted under any circumstances;

- (b) representatives from the Kadoorie Farm and Botanic Garden Corporation (KFBG), religious communities in Luk Wu area and the Association for Tai O Environment and Development held a meeting with Planning Department (PlanD) on 25.2.2014 to express their views on the conservation of environment including the natural stream course and the cultural heritage and unique religious character in Luk Wu and Keung Shan area. KFBG suggests that a 20m to 30m buffer area from natural streams should be provided to protect the streams and their natural habitats. The representative from the religious communities suggests that any columbarium uses and large-scale

development should be prohibited, while allowance should be made in the draft OZP for the development of ancillary facilities for the existing religious uses. The Association for Tai O Environment and Development requests for better conservation of the natural environment and the cultural heritage including a historical stone path in the Area; and

- (c) a meeting between Tai O RC and PlanD was held on 10.4.2014 to solicit the former's views on the preparation of the draft OZP. Tai O RC expressed their concerns on private development right and right for rehabilitation of abandoned agricultural land into agricultural use. They suggested that no development control should be imposed on private land within the Area. They also objected to designation of any private land as "Country Park" ("CP").

3.6.2 The proposed "OU(RMNCA)" zone suggested by LWDMCF is considered too conceptual without

supporting assessment. The planning intention of "OU(RMNCA)" to facilitate the application for institutional developments that are needed for religious meditation and educational uses with ancillary facilities including living accommodations may encourage undesirable change of use in undeveloped area. In addition, the proposed zone covers an extensive area including existing natural landscape surrounding the religious clusters. It contradicts with the general planning intention to protect the natural landscape, special religious and tranquil landscape character in the Area. As Luk Wu and Upper Keung Shan area falling within WGGs is subject to strict control on any new development to protect the water quality in the Area. A more stringent and specific zoning and planning intention for the zone covering the religious clusters only would be more appropriate. An extensive "OU(RMNCA)" zone covering the whole general area may induce a large number of planning applications for religious uses and generate cumulative impacts on transport, environment and landscape of the Area.

3.6.3 For the proposed “CA” zone suggested by LWDMCF, DAFC considers that there is no basis to justify the proposed “CA” zone since “GB” zoning will also serve the purpose. As regards the suggestion of buffer area from natural streams by KFBG, since most of the areas within the boundary of the OZP are proposed to be zoned “GB” to conserve the natural landscape including the natural streams and their adjoining habitats, the provision of additional buffer areas to protect the streams would not be necessary.

3.6.4 For the conservation of cultural heritage including a historical stone path in the Area suggested by the Association for Tai O Environment and Development, as most of the existing religious buildings are zoned “Government, Institution or Community (1)” (“G/IC(1)”) to reflect the existing religious clusters and other areas are mainly zoned “GB”, which is intended to preserve the existing natural landscape as well as to provide passive recreational outlets and is generally presumed to be against development within this zone, the existing religious character

and natural landscape in the Area would be preserved.

3.6.5 The Area has a rural and natural setting with religious and tranquil character and high natural landscape value, any development should be compatible with this character and setting to prevent degrading of the natural landscape and the religious character in the Area. Most of the agricultural land which is in good potential for rehabilitation for agricultural uses would be reflected as appropriate. As mentioned in paragraph 3.3.7 above, a large portion of the Area falls within WGGs, strict control on any new development is imposed to avoid any possible water pollution so as to safeguard the quality of the water sources of the Area. While existing village development and religious buildings would be reflected/tolerated, new development should be strictly controlled.

4. PLANNING PROPOSALS

4.1 The Outline Zoning Plan

4.1.1 The draft Luk Wu and Keung Shan OZP prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the approved Luk Wu and Keung Shan DPA Plan No. D/I-LWKS/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 15.6.2012. Uses and developments that are always permitted and those for which the Board's permission must be sought in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land-use zonings.

4.2 Planning Objectives

4.2.1 The development of the Area should gear towards

the following objectives:

- (a) to provide a comprehensive planning framework to guide the development on an integrated and co-ordinated basis;
- (b) to conserve high natural landscape and ecological value in safeguarding the natural habitats and natural system of the wider area;
- (c) to preserve the natural and rural character and the cultural environment including historic buildings and religious characteristics of the Area; and
- (d) to meet the Small House demand of the recognized villages within the Area.

4.3 Planning Principles

4.3.1 The main planning principles below are adopted for preparation of the planning and development proposals of the Area:

- (a) the Area is part of the wider natural system with continuous stretches of woodland and aquatic habitats of the Lantau countryside. Areas to the east of Keung Shan Catchwater and in Ngau Kwo Tin are WGGs. Due to its high sensitivity and surrounding Country Parks, the rural setting, natural landscape and environment and water quality of the Area should be preserved and protected;
- (b) the Area contains a long history of religious development with some graded historic buildings. The cultural value of these religious clusters and historic buildings should be preserved. Developments that have adverse impact to the existing religious character, community and historic buildings should be avoided; and
- (c) Small House developments will be concentrated at suitable locations in order to preserve the rural character of the Area. A few low-rise residential developments will also be allowed to reflect the existing

situation. Future development and redevelopment should demonstrate such a low-rise characteristic and not to overtax the limited infrastructure or generate adverse impact to the natural environment.

4.4 Land Use Proposals

4.4.1 In designation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, existing land use pattern, demand for Small Houses and availability of infrastructure. It also takes into account the comments from relevant departments and the infrastructure provisions in the Area. The following land use zones are proposed to be designated on the OZP (**Figure 12**).

4.4.2 “Residential (Group C)” (“R(C)”) (0.10 ha or 0.06 %)

- (a) The planning intention of this zone is primarily for low-rise and low-density residential developments to conserve the

existing character and intensity of the residential development. Development within this zone is subject to a maximum plot ratio of 0.4, site coverage of 25% and building height not exceeding 2 storeys (7.62m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication of the DPA Plan, whichever is the greater, to ensure that the development is compatible with the surrounding natural environment and not to adversely affect the limited infrastructure in the Area.

- (b) The area within this zone is mainly under building lots for private residential use or/and for non-industrial use with existing residential developments accessible by road and/or footpath. The “R(C)” zoning is to reflect the existing entitlement under leases and/or the existing situation.
- (c) An existing villa development, namely ‘Glen Eagle’ and a residential development to the

south of Luk Wu area and two residential developments to the north of Ngau Kwo Tin area at the southwestern part of the Area are under this zoning.

- (d) Minor relaxation of plot ratio, site coverage and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

4.4.3 “Village Type Development” (0.85 ha or 0.51 %) **(Figures 11 and 12)**

- (a) The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. 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 and community uses may be permitted on application to the Board.

- (b) The boundaries of the “V” zones are drawn up around existing clusters having regard to ‘VE’, the local topography, the WGGs, the existing settlement pattern, site characteristics, the approved applications for Small House development, the outstanding Small House applications, as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible.

- (c) Luk Wu Village is one of the three

recognized villages in the Area. However, since there is no Small House development and Small House demand within its ‘VE’ and the area is occupied by temples, monasteries, nunneries and accommodations for the monks, nuns and their followers which have formed a religious cluster since early last century and there is no existing village cluster in the area, no “V” zone is designated for the area.

- (d) Upper Keung Shan Village and Lower Keung Shan Village are the two recognized villages in the Area with Small House demand. Nevertheless, Upper Keung Shan Village falls within the WGGs, strict control on development in WGGs should be imposed to minimize the potential water quality impact. DEP and DWS do not support new village type development in this area. In consideration of the site constraint of Upper Keung Shan Village and to satisfy the Small House demand of Upper Keung Shan Village, the proposed “V” zone at Upper Keung Shan

Village (**Figure 11**) will only reflect the existing village houses and the Small House demand of the Upper Keung Shan Village (5 houses) will be catered for in the proposed “V” zone for Lower Keung Shan Village. The “V” zone for Lower Keung Shan Village would be able to accommodate a total of 22 houses (5 houses for Lower Keung Shan Village and 17 houses for Upper Keung Shan Village) (**Figure 11**).

- (e) Besides, an area located outside ‘VE’ of Lower Keung Shan Village around Hang Pui was approved by DLO/Is, LandsD for Small House development. This area is included in this zone to reflect the committed developments/existing situation.
- (f) In order to ensure that any future development or redevelopment within the village would retain the village character, no new development, or additional 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(s), whichever is greater. 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.

- (g) As diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the WGG and the natural environment, permission from the Board is required for such activities.
- (h) As advised by DEP, any village type development within the “V” zone within WGG, should demonstrate that the water quality within WGG will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in WGG. There should

be demonstrably effective means (such as proper sewage treatment plant) to ensure that the effluent water quality is acceptable to concerned government departments such as EPD and WSD. For development outside WGG, septic tank and soakaway systems may be considered in location suitable to cater for small rural population for operation of the system.

4.4.4 “Government, Institution and Community”
 (“G/IC”) (7.38 ha or 4.42 %)

- (a) Except the area designated as “G/IC(1)”, this zone is intended primarily for the provision of GIC facilities serving the needs of local residents and/or the wider district, region or the territory. Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, development in this zone is subject to a maximum building height, in terms of number of storey(s), as stipulated

on the OZP (**Figure 12**), 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 DPA Plan, whichever is the greater.

- (b) Except the area designated as “G/IC(1)”, the “G/IC” zone covers the major GIC facilities and public utility, including the AFCD’s Keung Shan Country Park Management Centre, electricity substation, water pump house, fresh water tank, fresh / raw water break pressure tanks, refuse collection point, public toilets. However, temporary government uses have not been included in this zone due to its temporary nature.
- (c) Minor relaxation of building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (d) This zone also covers areas occupied by

existing religious uses and its ancillary uses. These areas are designated as the “G/IC(1)” sub-zone:

- (i) “Government, Institution and Community (1)” (“G/IC(1)”) (5.19 ha or 3.11%) – this sub-zone covers existing religious uses. The planning intention of this sub-zone is primarily for designating the existing religious uses. This sub-zone is to preserve the religious characteristic of the Area and as such only limited uses are permitted. Developments within this sub-zone are subject to building height restrictions as stipulated on the OZP 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 DPA Plan, whichever is the greater.
- (ii) The sites of existing religious developments in the Area fall within this zoning. These religious uses are

established in the early half of the last century and have formed religious communities and clusters in the Area. The “G/IC(1)” zoning is to reflect the existing religious uses of these clusters. As advised by DEP, the area around Luk Wu and Upper Keung Shan are located within WGGs, any use or development within the WGGs should take into consideration of the protection of water quality. In this connection, strict control on any new development has been imposed in this sub-zone to protect the water quality of the area. The existing religious buildings would be reflected/tolerated under this zone and minor alteration or redevelopment of the religious building by a building with the same building bulk and for the same use as the existing building would be permitted. However, any new development for ‘Religious Institution’ use shall be subject to planning permission by the Board under section

16 of the Ordinance to minimize the potential water quality impact on the streams and the water catchment.

- (iii) The existing religious uses include temples and monasteries of different scale. Some of these have been converted to columbarium uses. There are three well-known temples in the Area, namely, Yin Hing Monastery (延慶寺), Ling Yan Monastery (靈隱寺) and Kwun Yam Temple (觀音寺). Other temples and religious uses include Luk Wu Ching Ser (鹿湖精舍), Fat Chuen Tsz (佛泉寺), Lok Sang Lin She (樂生蓮社), Chuk Yuen Ching Ser (竹園精舍), Ng Chit (悟徹), Chi Chuk Lam (紫竹林), Ng Chun (悟真) and Sai Loi Yee Yuen (西來意苑) (**Figure 8a**). Taking into account the special religious character, natural environment and infrastructure provision of the Area, columbarium use would be avoided in these sub-areas.

- (iv) Minor relaxation of building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

4.4.5 “Agriculture” (“AGR”) (12.72 ha or 7.62 %)

- (a) This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow and occasional/active arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- (b) Fallow arable land mainly locates in and adjacent to the ‘VE’ of Upper Keung Shan Village and Lower Keung Shan Village and agricultural land with occasional/active cultivations mainly locates near the religious uses and village houses within and in the vicinity of the ‘VE’. The land has good potential for rehabilitation for cultivation and

other agricultural purposes. They are worthy of preservation.

- (c) As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

4.4.6 “Green Belt” (“GB”) (143.01 ha or 85.67 %)

- (a) The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational

outlets. There is a general presumption against development within this zone.

- (b) The “GB” zone covers the natural vegetated areas which consist of streamcourse, dense woodlands on some knolls in Keung Shan and relatively disturbed young woodlands that have developed from abandoned agricultural land. Most of the woodland and areas adjoining the Lantau North and Lantau South Country Parks are within this zone.
- (c) There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land 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.

4.4.7 “Country Park” (“CP”) (**Figure 9**) (0.38 ha or 0.23 %)

- (a) This zone is to reflect the extent of the country parks which are designated for the purposes of nature conservation, countryside recreation and nature education. The zone covers part of the Lantau South Country Park which was designated on 20.4.1978, namely a section of the southern portion of the Keung Shan Catchwater and its service road to the north of Ngau Kwo Tin. All uses and development require consent from the Country and Marine Parks Authority while approval from the Board is not required.

5. **IMPLEMENTATION**

5.1 **Utilities Services**

- 5.1.1 The Area is supplied with electricity and telephone services. In respect of other utility services, potable water supply to existing

facilities and villagers of the Area is provided, but there are neither committed/planned sewerage and drainage systems nor gas supply projects for the Area. However, project works for replacement and rehabilitation of existing water main, and project works for “Improvement of water supply for Tai O facelift” would be carried out within the Area.

- 5.1.2 Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities. The design and construction of the on-site septic tank/soakaway pit systems need to comply with relevant standards and regulations, such as EPD’s ProPECC PN 5/93, for the protection of the water quality and the natural streams flowing through the Area. In addition, Luk Wu and Upper Keung Shan areas also fall entirely within WGG. For any village type development within the “V” zone, it should be demonstrated that the water quality within WGG will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is

considered as an unacceptable means for new village developments located in WGG. There should be demonstrably effective means (such as proper sewage treatment plant) to ensure that the effluent water quality is acceptable to concerned government departments such as EPD and WSD. There are also two 120m wide no blasting limit for WSD's tunnel traversing the eastern and southeastern edge of the Area. In general, no excavation, drilling or filling shall be carried out within 60 metres on plan from the centre line of any waterworks tunnel unless the proposed works will not adversely affect the integrity of the tunnel.

5.2 Statutory Development Control

5.2.1 The OZP provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments. The type of permitted developments and uses on land within the Area are listed in the Notes of the Plan. All

uses directly related and ancillary to the permitted developments and uses are also permitted.

5.2.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.

5.2.3 Footpaths, utility services installation and public works projects will be implemented through the Public Works Programme, the Rural Public Works Programme, and Local Public Works Improvement Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the OZP, provided that their proposals meet Government requirements.

5.2.4 Any development, or in conformity with this Plan or with the permission of the Board, undertaken

or continued on or after 2.9.2011 on land included in a plan of the Draft Luk Wu and Keung Shan Area DPA, may be subject to enforcement proceedings under the Ordinance.

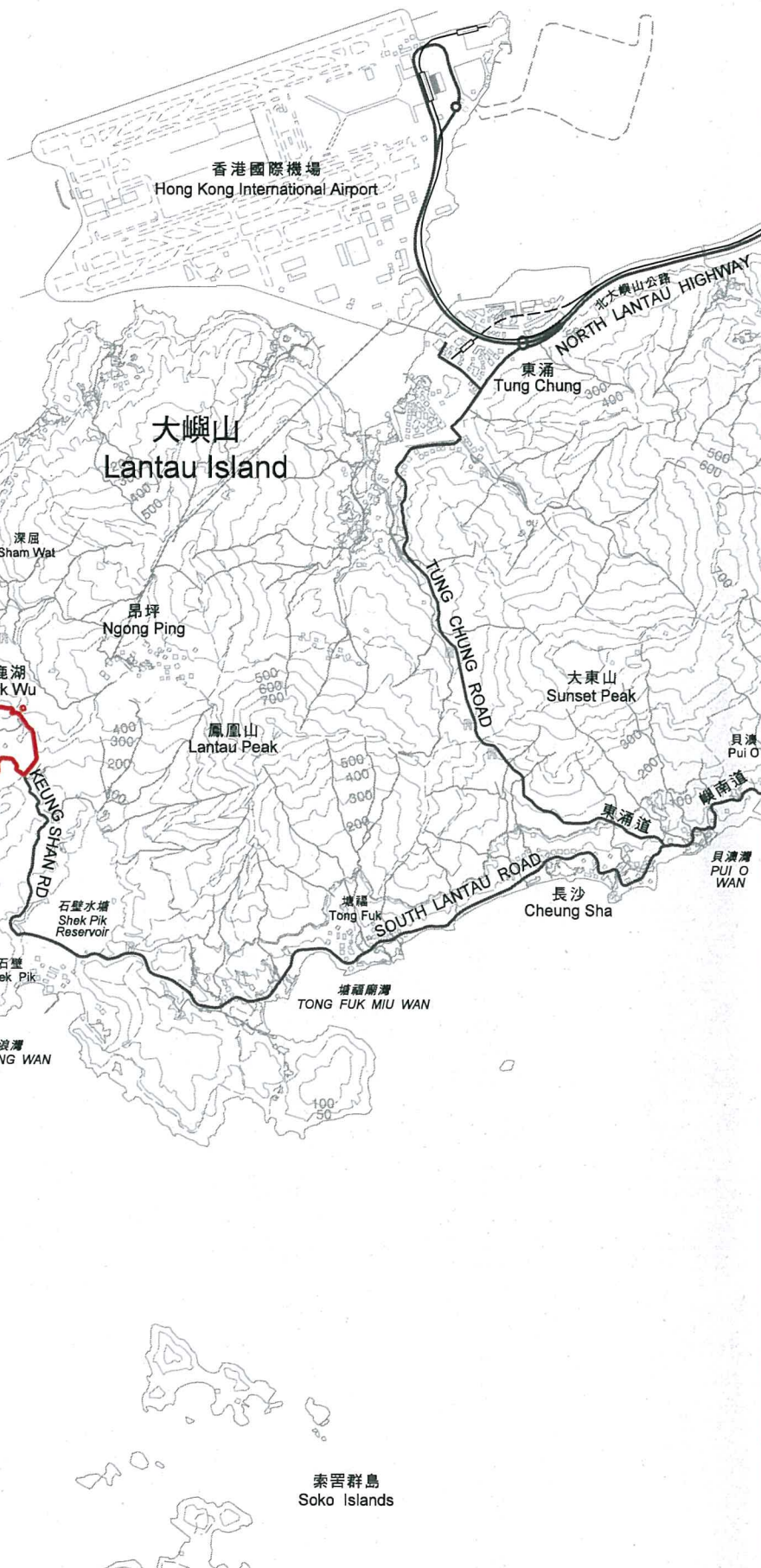
PLANNING DEPARTMENT

MAY 2014

List of temples registered with Chinese Temples Committee fall within the boundary of the draft Luk Wu and Keung Shan OZP

Name of Temples
華嚴菴
普賢禪
勝林
隱徹
靜如
寶華禪
覺修
智積林
華嚴
悟徹
覺盧
蓮花蓬
慧蓮
寂光
鹿湖精舍
佛泉寺
蒼葛林

妙華禪
隱盧
同修
寶樹林
慧修院
竹園
法華苑
佛陀苑
大覺寺
延慶寺
唯心精舍
寶蓮室
紫竹林
觀音寺
悟真寺
如筏精舍
西來意佛堂
靈隱寺



大嶼海峽
LANTAU CHANNEL



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE
ZONING PLAN

本摘要圖於2013年12月16日擬備
EXTRACT PLAN PREPARED ON 16.12.2013

位置圖 LOCATION PLAN

鹿湖及羌山地區
LUK WU AND KEUNG SHAN AREA

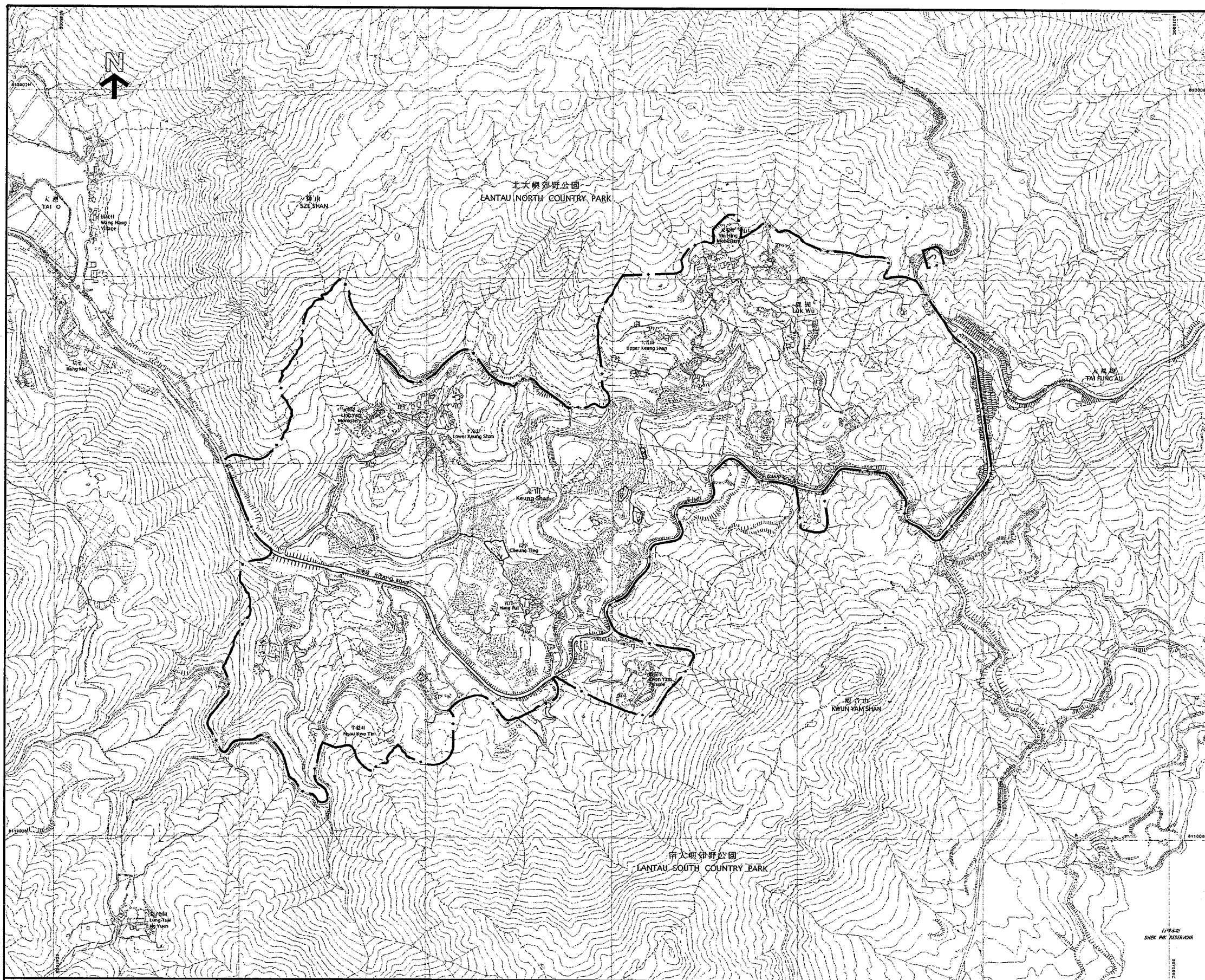
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/156

圖表
Figure
1



圖例
NOTATION

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

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	%	
VILLAGE TYPE DEVELOPMENT	0.41	0.25	鄉村式發展
MAJOR ROAD ETC.	2.48	1.48	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

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2012年6月5日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
5 JUNE 2012

Signed Ms Manda CHAN 陸詠雯女士 簽署
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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

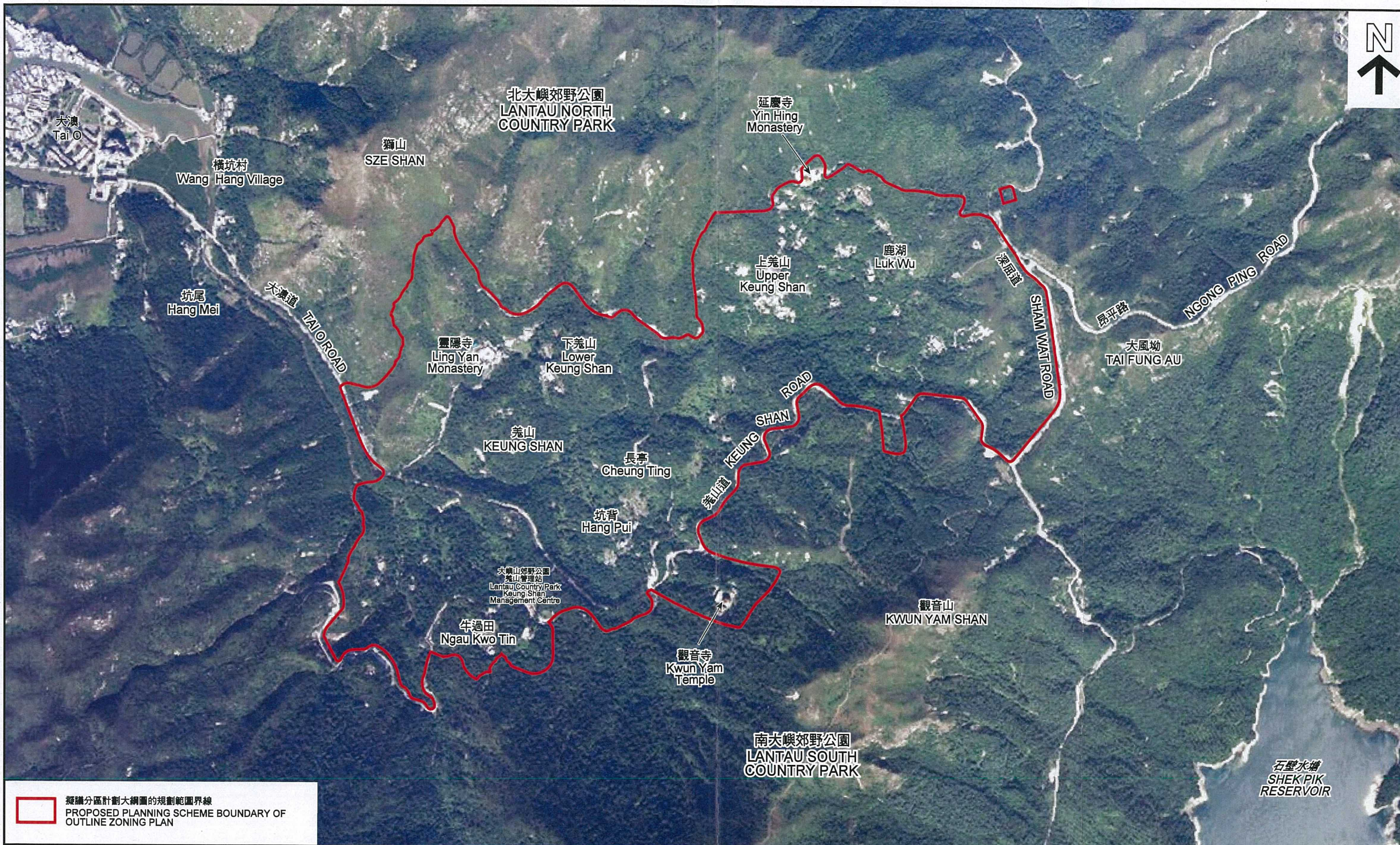
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規劃署遵照城市規劃委員會指示製備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. DPA/I-LWKS/2

參考編號
REFERENCE No.
M/LI/13/156

圖表
Figure
2



 擬議分區計劃大綱圖的規劃範圍界線
 PROPOSED PLANNING SCHEME BOUNDARY OF
 OUTLINE ZONING PLAN

本摘要圖於2014年5月9日擬備，所根據的資料為地政總署
 於2013年11月29日拍得的航攝照片編號CW104580
 EXTRACT PLAN PREPARED ON 9.5.2014 BASED ON AERIAL
 PHOTO No. CW104580 TAKEN ON 29.11.2013 BY LANDS
 DEPARTMENT

航攝照片 AERIAL PHOTO

鹿湖及羌山分區計劃大綱圖
 LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

規劃署
 PLANNING DEPARTMENT



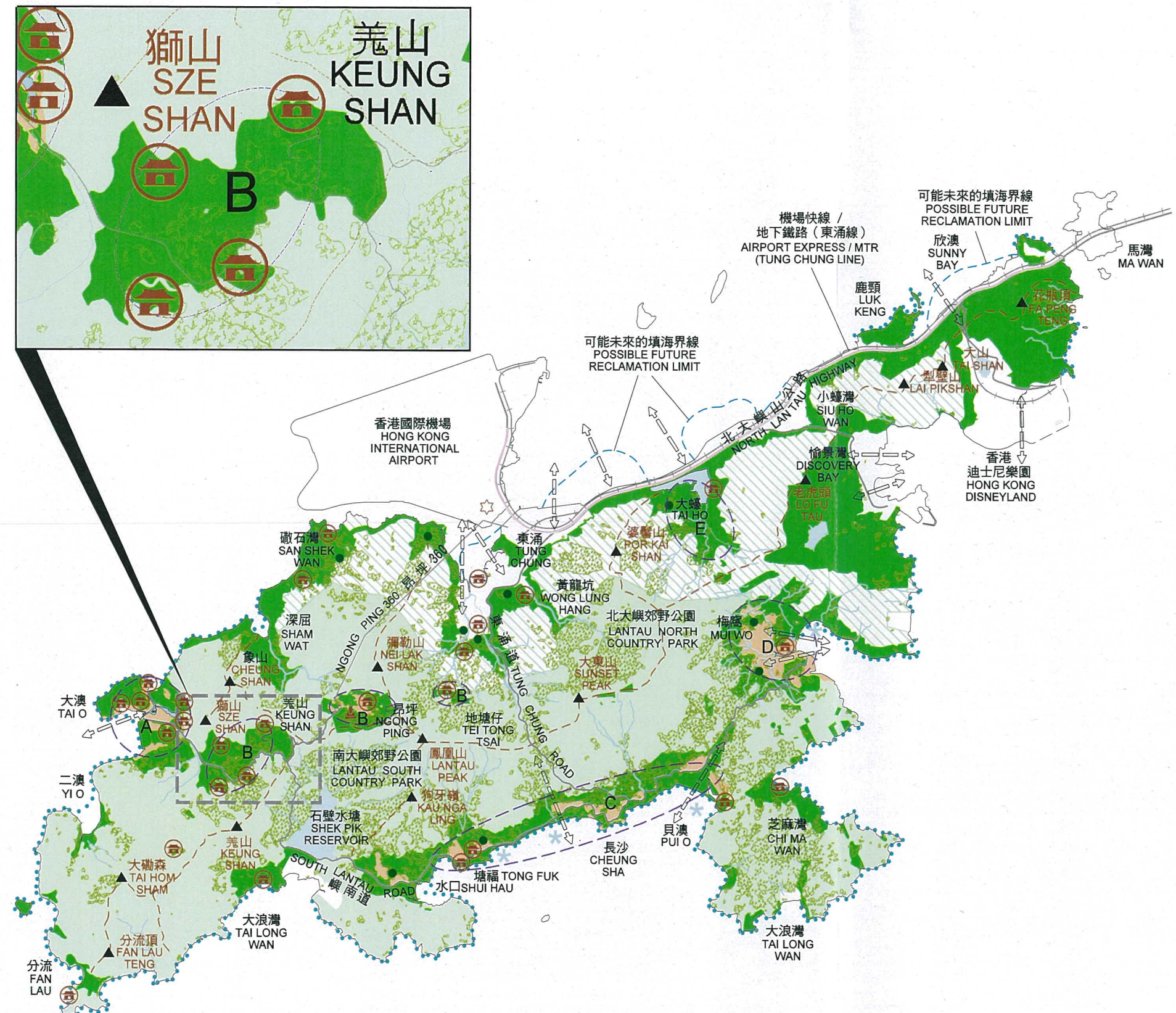
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 REFERENCE No.
 M/LI/13/156

圖表 Figure
 3

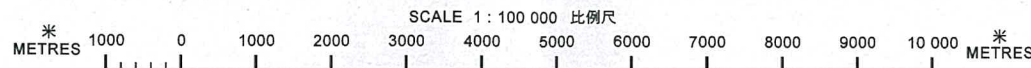


圖例
LEGEND

- 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 / 荳山 - 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



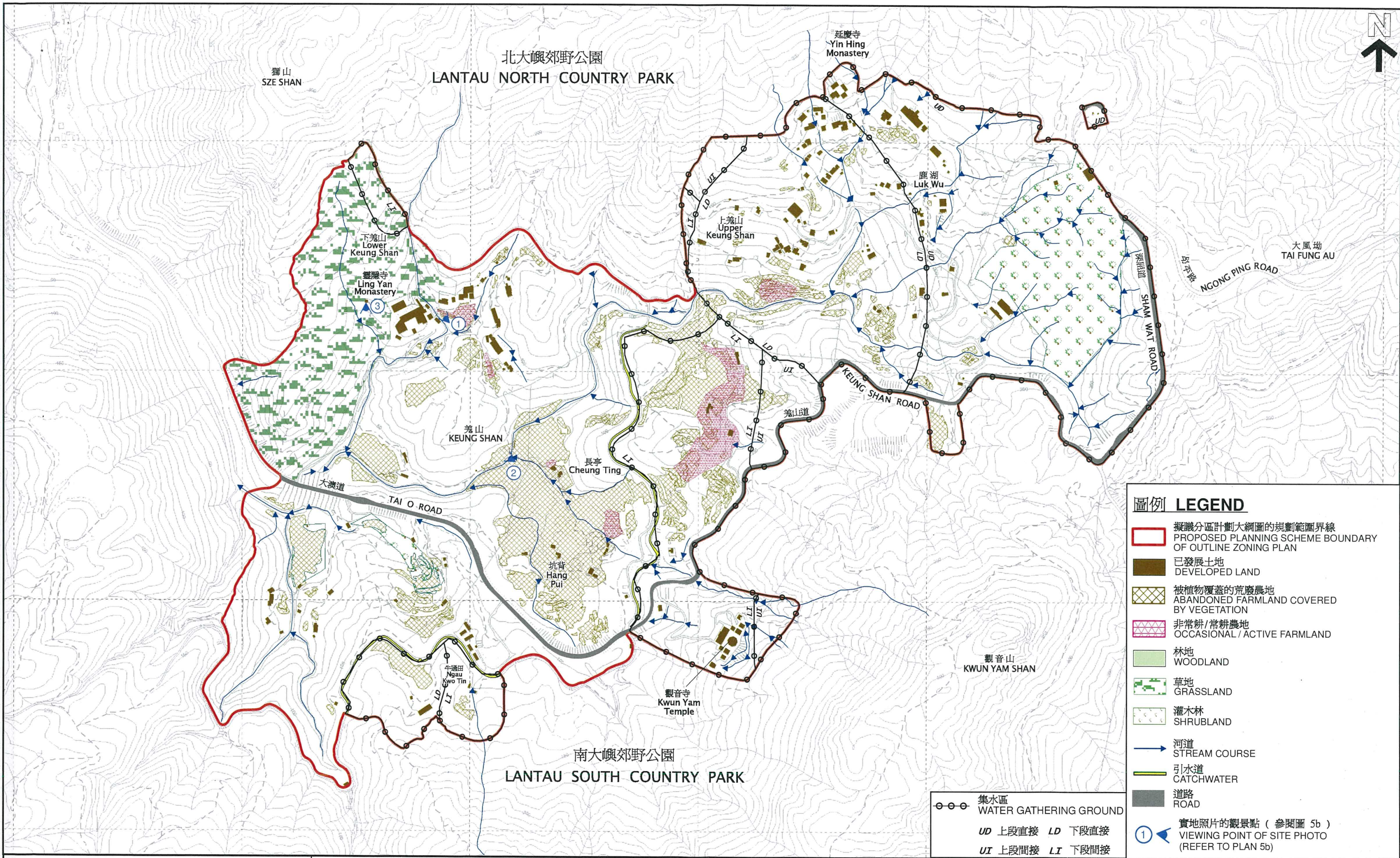
本摘要圖於2014年3月19日擬備
EXTRACT PLAN PREPARED ON 19.3.2014

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參考編號
REFERENCE No.
M/LI/13/156

圖表 Figure
4



現存狀況 EXISTING PHYSICAL FEATURES

鹿湖及羌山分區計劃大綱圖
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

比例尺 1 : 7 500 SCALE

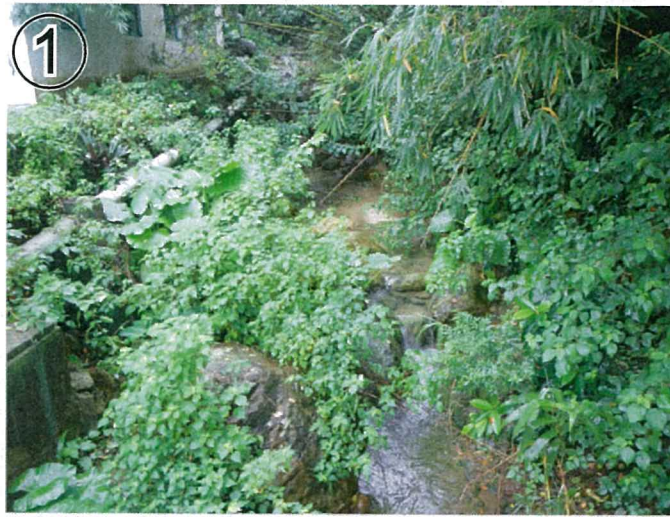
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PLANNING DEPARTMENT



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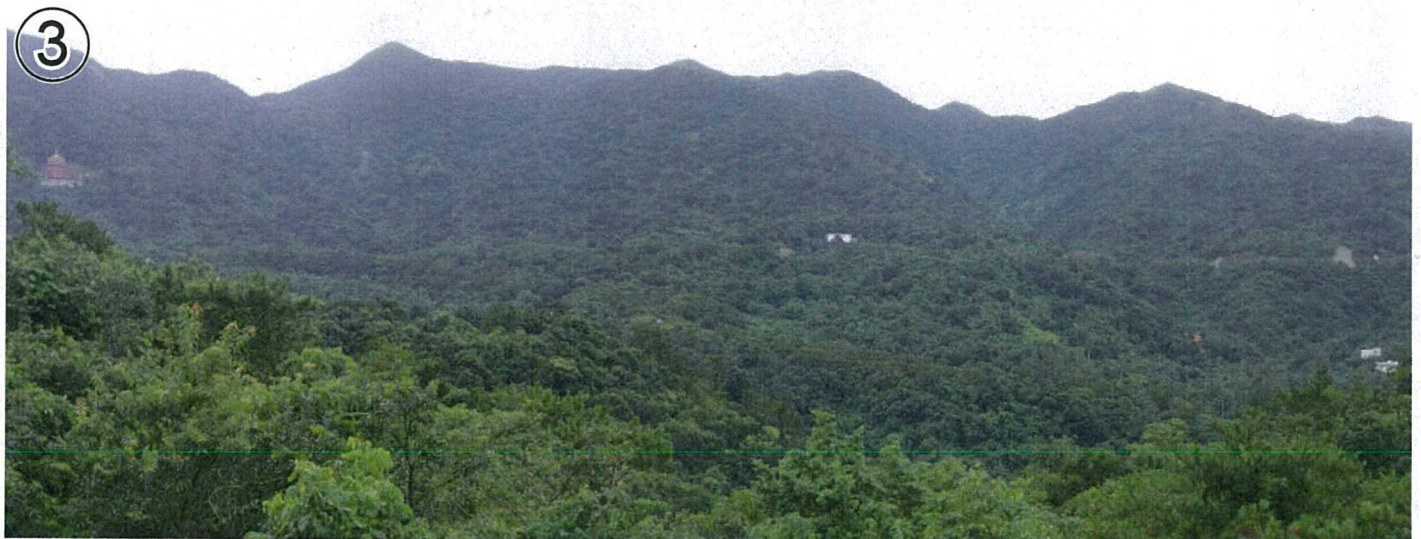
圖表 Figure
5a



河道 STREAM COURSE



被植物覆蓋的荒廢農地 ABANDONED FARMLAND COVERED BY VEGETATION



林地區 WOODLAND AREA

實地照片 SITE PHOTOS
鹿湖及羌山分區計劃大綱圖
LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN

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圖表
Figure
5b

4 延慶寺
YIN HING MONASTERY



5 舊葡林
SHIM PAK LAM



6 慧蓮
WAI LIN



7 寶華禪
PO WAH SHIM



8 智積林
CHI CHIK LAM



9 寶樹林
PO SHU LAM
淨如
CHING YU
舊葡林
SHIM PAK LAM



10 樂生蓮社
LOK SANG LIN SHE



宗教群（鹿湖）
RELIGIOUS CLUSTERS (LUK WU)

11 靈隱寺
LING YAN MONASTERY



12 唯心精舍



13



宗教群（下羌山）
RELIGIOUS CLUSTERS (LOWER KEUNG SHAN)

14



觀音寺
KWUN YAM TEMPLE

15



西來意苑
SAI LOI YEE YUEN

其他宗教建築物
OTHER RELIGIOUS BUILDINGS

現存宗教建築物
EXISTING RELIGIOUS RELATED BUILDINGS

鹿湖及羌山分區計劃大綱圖
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/156

圖表 Figure
6b



住宅發展
RESIDENTIAL DEVELOPMENT



村屋
VILLAGE HOUSE



實地照片 SITE PHOTOS
鹿湖及羌山分區計劃大綱圖
LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN

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DEPARTMENT



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M/LI/13/156

圖表
Figure
6c



靈灰安置所/火葬場 COLUMBARIUM / CREMATORIUM

實地照片 SITE PHOTOS

鹿湖及羗山分區計劃大綱圖
LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN

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DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/156

圖表
Figure
6d



由牛過田眺望
VIEW FROM NGAU KWO TIN



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

實地照片 SITE PHOTOS

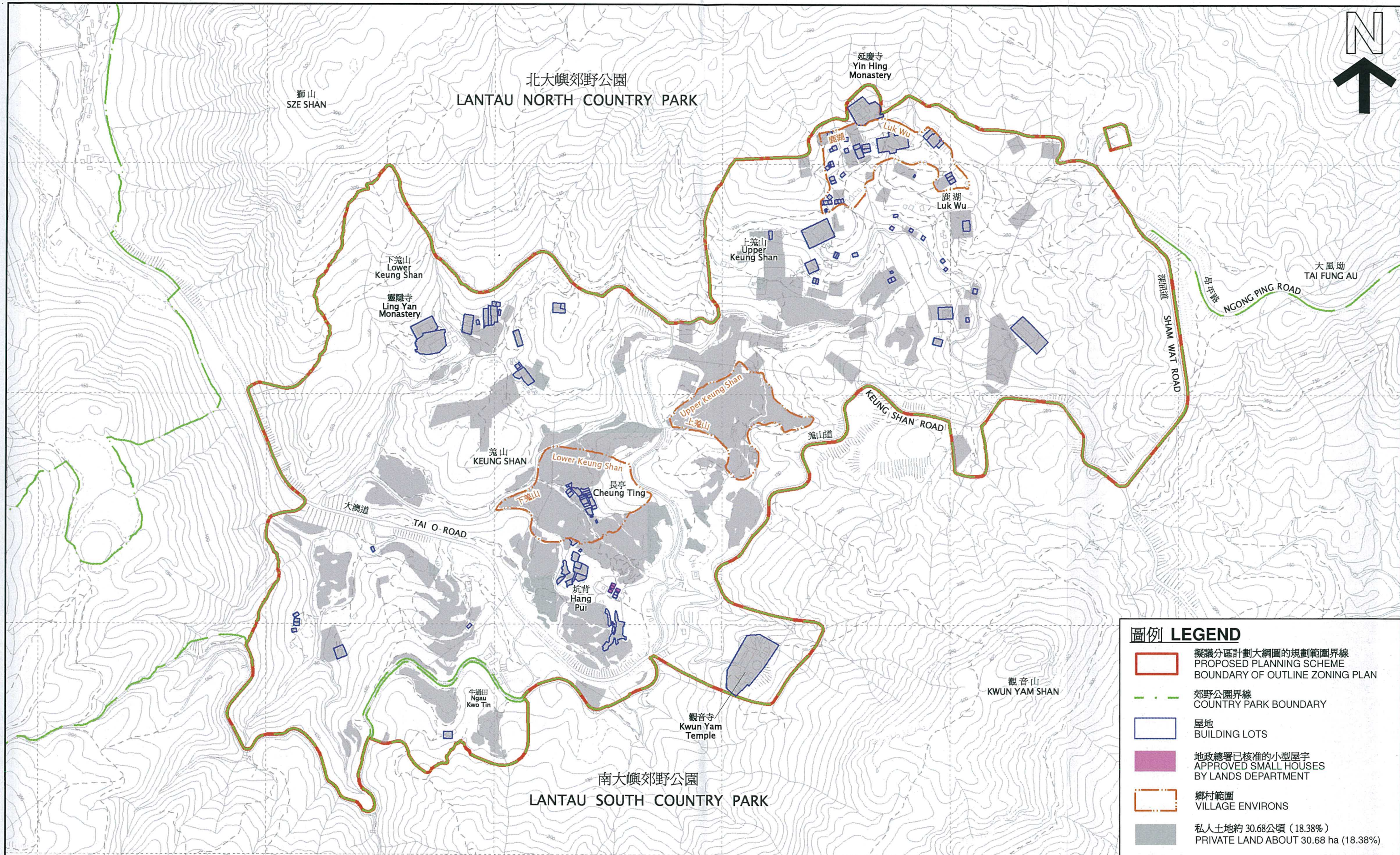
鹿湖及羗山分區計劃大綱圖
LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
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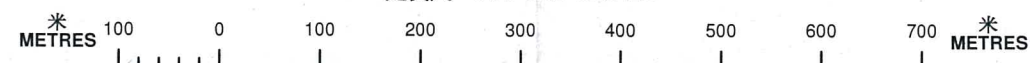
圖表
Figure
6e



鄉村範圍及土地業權 VILLAGE ENVIRONS AND LAND OWNERSHIP

鹿湖及羌山分區計劃大綱圖
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

比例尺 1:7 500 SCALE

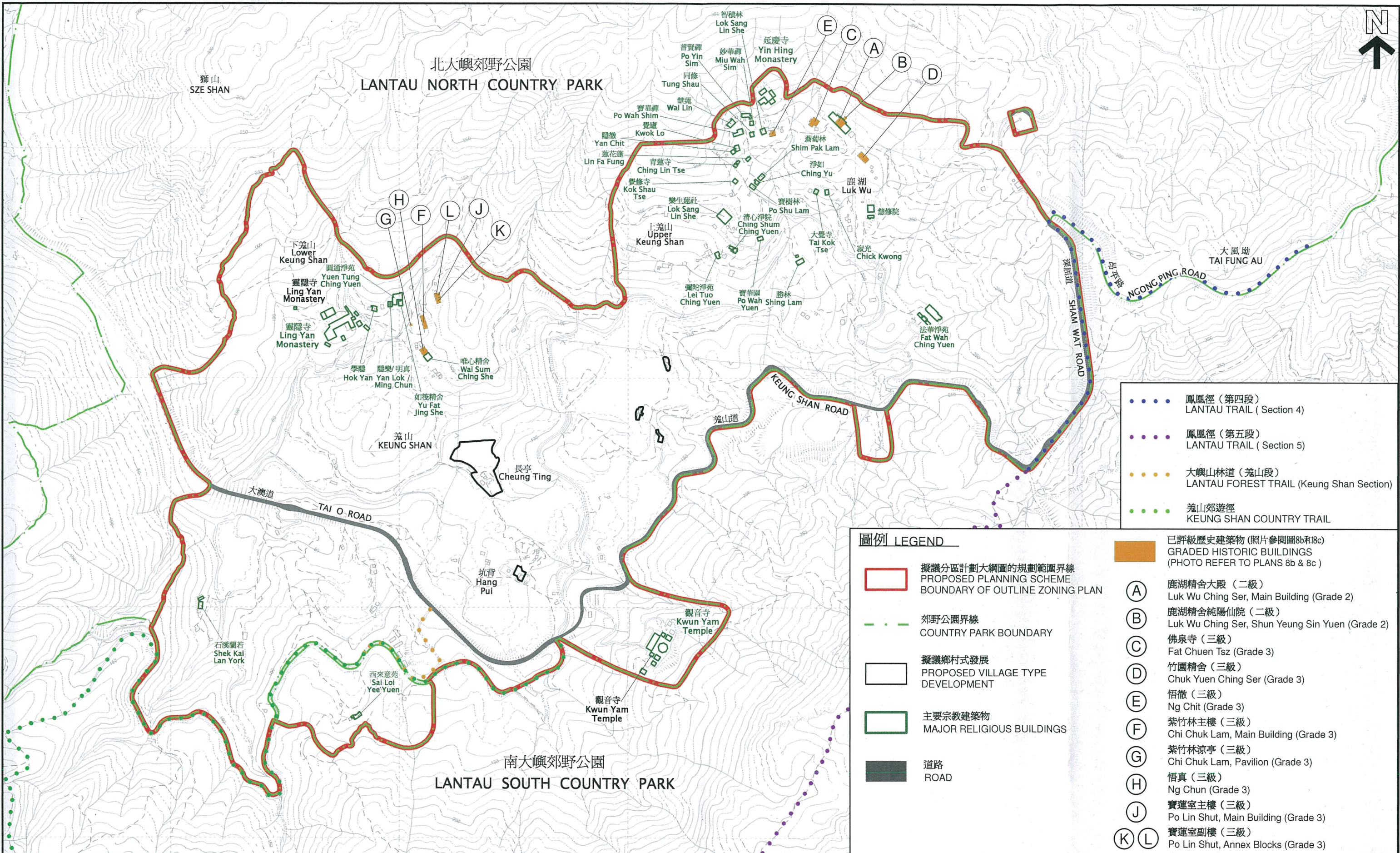


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/156

圖表 Figure
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 (羌山段)
LANTAU FOREST TRAIL (Keung Shan Section)
- 羌山郊遊徑
KEUNG SHAN COUNTRY TRAIL

圖例 LEGEND

- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 擬議鄉村式發展
PROPOSED VILLAGE TYPE
DEVELOPMENT
- 主要宗教建築物
MAJOR RELIGIOUS BUILDINGS
- 道路
ROAD

**已評級歷史建築物 (照片參閱圖8b和8c)
GRADED HISTORIC BUILDINGS
(PHOTO REFER TO PLANS 8b & 8c)**

- (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)

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

已評級歷史建築物
GRADED HISTORIC BUILDINGS

鹿湖及羗山分區計劃大綱圖
LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/156

圖表
Figure
8b

本摘要圖於2014年5月12日擬備，
圖片攝自古物古蹟辦事處網站
EXTRACT PLAN PREPARED ON 12.5.2014
BASED ON INFORMATION OF ANTIQUITIES
AND MONUMENTS OFFICE WEB SITE

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



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



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



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



H 悟真（三級）
Ng Chun (Grade 3)



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



位於下羗山
LOCATED AT LOWER KEUNG SHAN

已評級歷史建築物
GRADED HISTORIC BUILDINGS

鹿湖及羗山分區計劃大綱圖
LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN

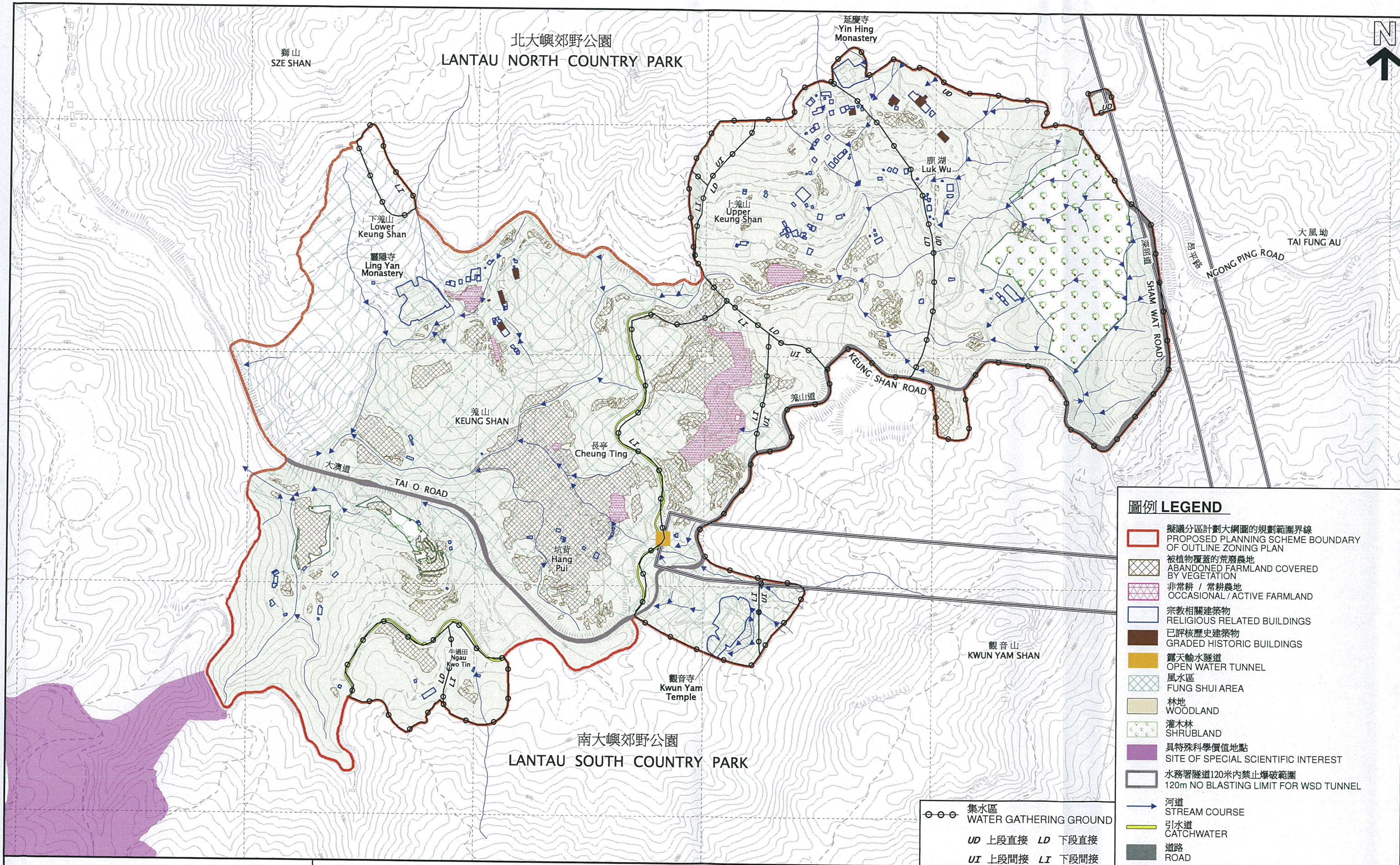
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/156

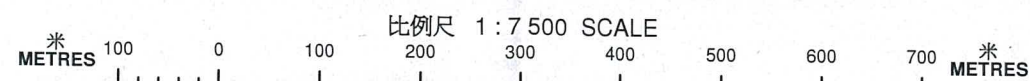
圖表
Figure
8c

本摘要圖於2014年5月12日擬備，
圖片攝自古物古蹟辦事處網站
EXTRACT PLAN PREPARED ON 12.5.2014
BASED ON INFORMATION OF ANTIQUITIES
AND MONUMENTS OFFICE WEB SITE



發展限制 DEVELOPMENT CONSTRAINTS

鹿湖及羌山分區計劃大綱圖
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN



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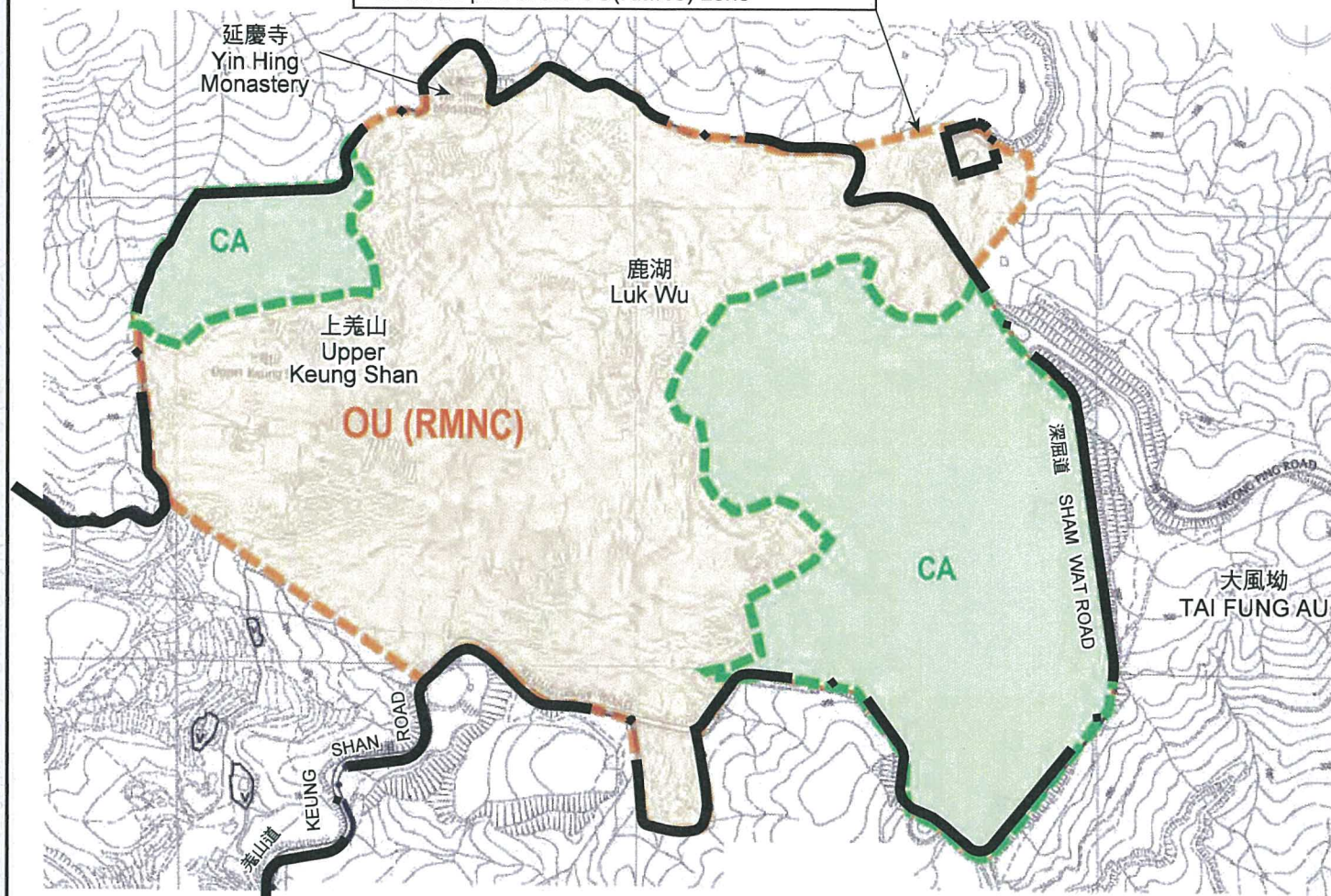


參考編號
REFERENCE No.
M/LI/13/156

圖表 Figure
9



伸延界線地區將劃為「其他指定用途」
註明「宗教靜修及自然保育區」地帶的一部份
Extended boundary Area that
would be part of the OU(RMNC) zone



圖例 LEGEND :

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
-  擬議「其他指定用途」註明「宗教靜修及自然保育區」地帶
PROPOSED "OTHER SPECIFIED USES" ANNOTATED "RELIGIOUS MEDITATION AND NATURE CONSERVATION AREA" ZONE
-  擬議「保育區」地帶
PROPOSED "CONSERVATION AREA" ZONE

本摘要圖於2014年5月12日擬備，
所根據的資料由申請人提供的行政
摘要(2013年12月)。

EXTRACT PLAN PREPARED ON 12.5.2014
BASED ON EXECUTIVE SUMMARY
(DEC 2013) SUBMITTED BY APPLICANT

由法護鹿湖文化基金會提議的土地用途
LAND USE PROPOSAL BY LUK WU DHARMA
MANAGEMENT CULTURE FOUNDATION

鹿湖及羌山分區計劃大綱圖
LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN

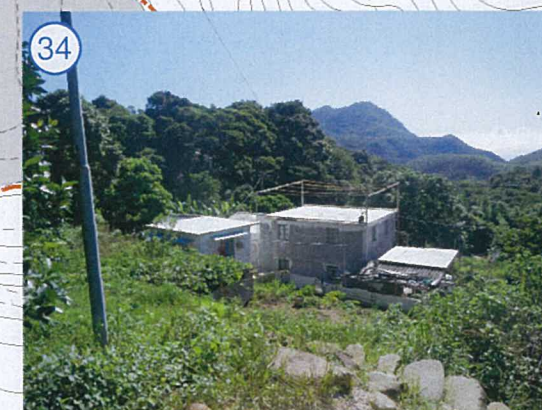
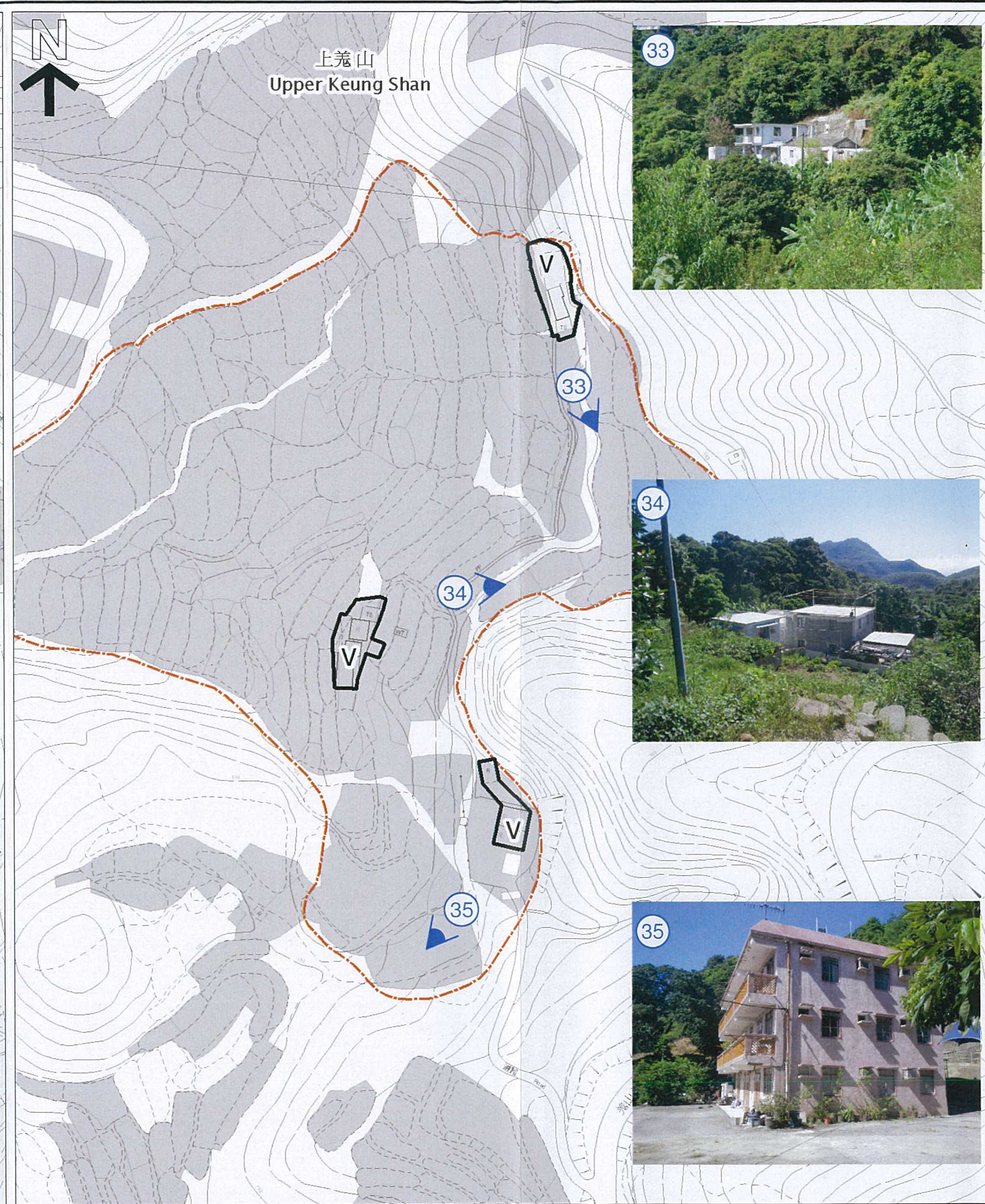
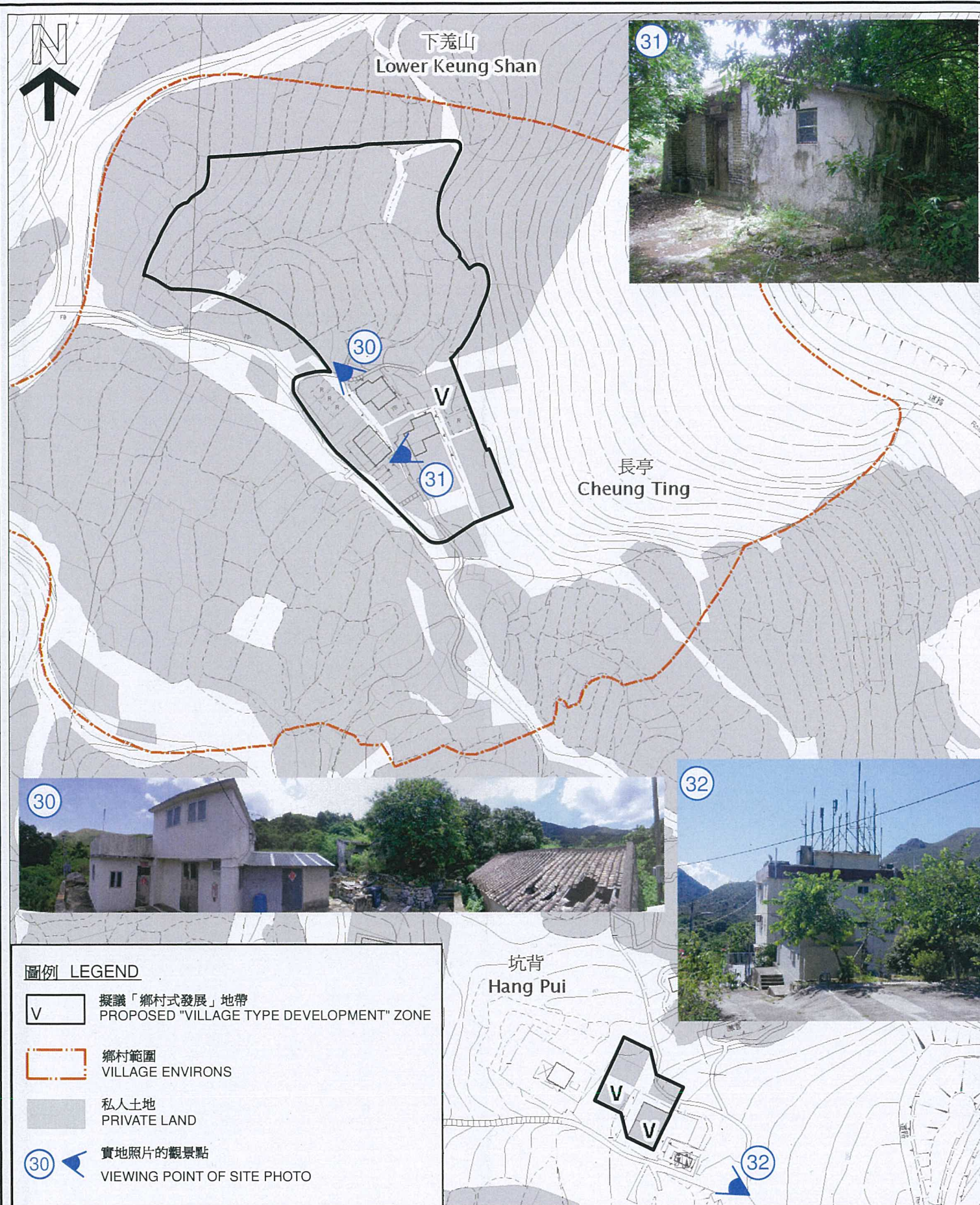
SCALE 1 : 7 500 比例尺
METRES 100 0 100 200 300 METRES

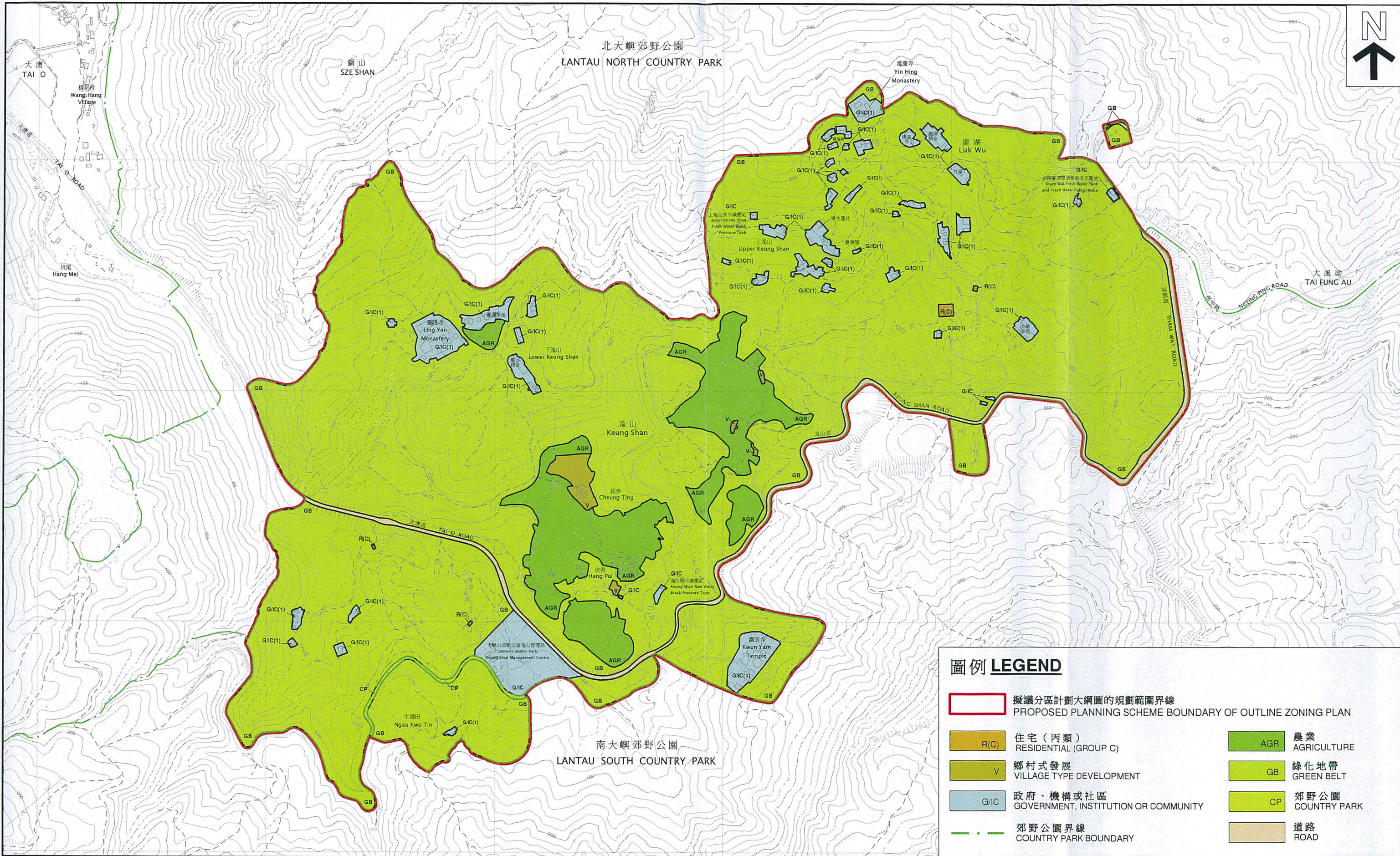
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圖表
Figure
10





擬議土地用途模式 PROPOSED LAND USE PATTERN
鹿湖及羗山分區計劃大綱圖
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

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

規劃署
PLANNING DEPARTMENT



參考編號
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圖表 Figure
12

Summary of Deviations from the Master Schedule of Notes

Zonings	Column 1 Uses	Column 2 Uses
Residential (Group C)	Remove:- - Government Use (Police Reporting Centre, Post Office only)	Remove:- - Eating Place - Educational Institution - Government Refuse Collection Point - Institutional Use (not elsewhere specified) - Library - Place of Recreation, Sports or Culture - Private Club - Public Clinic - Public Transport Terminus or Station - Recyclable Collection Centre - School - Shop and Services - Social Welfare Facility - Training Centre
Village Type Development	-	Remove:- - Institutional Use (not elsewhere specified)# - Place of Recreation, Sports or Culture - Public Clinic - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle) - School #
Government, Institution or Community	Remove:- - Ambulance Depot - Exhibition or Convention Hall - Hospital - Recyclable Collection Centre	Remove:- - Correctional Institution - Driving School - Off-course Betting Centre Added:- - Recyclable Collection Centre

Zonings	Column 1 Uses	Column 2 Uses
	<ul style="list-style-type: none"> - Wholesale Trade 	
Government, Institution or Community (1)	<p>Remove:-</p> <ul style="list-style-type: none"> - Ambulance Depot - Animal Quarantine Centre (in Government building only) - Broadcasting, Television and/or Film Studio - Eating Place (Canteen, Cooked Food Centre only) - Educational Institution - Exhibition or Convention Hall - Field - Study/Education/Visitor Centre - Hospital - Institutional Use (not elsewhere specified) - Library - Market - Place of Recreation, Sports or Culture - Public Clinic - Public Transport Terminus or Station - Public Utility Installation - Public Vehicle Park (excluding container vehicle) - Recyclable Collection Centre - Research, Design and Development Centre - School - Service Reservoir - Social Welfare Facility - Training Centre - Wholesale Trade 	<p>Remove:-</p> <ul style="list-style-type: none"> - Animal Boarding Establishment - Animal Quarantine Centre (not elsewhere specified) - Columbarium - Correctional Institution - Crematorium - Driving School - Funeral Facility - Holiday Camp - Off-course Betting Centre - Office - Petrol Filling Station - Place of Entertainment - Private Club - Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation - Sewage Treatment/Screening Plant - Zoo <p>Added: -</p> <ul style="list-style-type: none"> - Public Utility Installation - Religious Institution (not elsewhere specified) - Social Welfare Facility <p>Amended: -</p> <ul style="list-style-type: none"> - Eating Place - House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing

Zonings	Column 1 Uses	Column 2 Uses
	<p>Amended: -</p> <ul style="list-style-type: none"> - Religious Institution (minor alteration or replacement of an existing religious 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 building with the same building bulk and for the religious use as the existing religious building) 	<p>domestic building by New Territories Exempted House, or minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the covering Notes)</p> <ul style="list-style-type: none"> - Shop and Services (Retail Shop only)
Agriculture	-	<p>Amended: -</p> <ul style="list-style-type: none"> - House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House, or minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the covering Notes) - Religious Institution (other than minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the covering Notes)

Zonings	Column 1 Uses	Column 2 Uses
Green Belt	<p>Remove:-</p> <ul style="list-style-type: none"> - Picnic Area - Tent Camping Ground 	<p>Remove:-</p> <ul style="list-style-type: none"> - Animal Boarding Establishment - Broadcasting, Television and/or Film Studio - Columbarium (within a Religious Institution or extension of existing Columbarium only) - Crematorium (within a Religious Institution or extension of existing Crematorium only) - Petrol Filling Station - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle) <p>Added: -</p> <ul style="list-style-type: none"> - Barbecue Spot - Picnic Area - Tent Camping Ground <p>Amended: -</p> <ul style="list-style-type: none"> - House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House, or minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the

Zonings	Column 1 Uses	Column 2 Uses
		<p>covering Notes)</p> <ul style="list-style-type: none"> - Religious Institution (other than minor alteration or replacement of an existing building by a building with the same building bulk and for the same use as the existing building permitted under the covering Notes)