

# **TOWN PLANNING BOARD**

**TPB Paper No. 9704**

**for consideration by  
the Town Planning Board on 1.8.2014**

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

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**1. Introduction**

The purpose of this paper is to:

- (a) report on the results of the consultation with the Islands District Council (IsDC) and the Tai O Rural Committee (TORC), and other public views on the draft Luk Wu and Keung Shan Outline Zoning Plan (OZP) No. S/I-LWKS/B; and
- (b) seek Members agreement that the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/C, its Notes and Explanatory Statement (ES) (**Annexes I to III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

**2. Background**

- 2.1 On 16.5.2014, the Town Planning Board (the Board) gave preliminary consideration to the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B (TPB Paper No. 9593) and agreed that the draft OZP was suitable for submission to IsDC and TORC for consultation. An extract of the minutes of the Board's meeting held on 16.5.2014 and the TPB Paper No. 9593 are at **Annexes IV and V** for Members' reference.
- 2.2 For Members' easy reference, major land use proposals of the draft OZP have been highlighted in the TPB Paper No. 9593 and recapitulated below (**Plans 1 and 2**):

**"Residential (Group C)" ("R(C)") Zone (0.10 ha and 0.06%)**

- (a) The "R(C)" zone is primarily intended for low-rise, low-density residential development. An existing villa development, namely 'Glen Eagle' under building lot for non-industrial use and a residential development under building lot for private residential use to the southwest of Luk Wu area and two residential developments to the north of Ngau Kwo Tin at the southwestern part of the Luk Wu and Keung Shna area (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;

**“Village Type Development” (“V”) Zone (0.85 ha and 0.51%)**

- (b) The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Luk Wu, Upper Keung Shan and Lower Keung Shan are the recognized villages in the Area. District Lands Officer/Islands, Lands Department (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 Planning Department (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. The boundaries of the “V” zones are drawn up around existing village clusters having regard to ‘village environs’ (‘VE’), local topography, Water Gathering Grounds (WGGs) (**Plan 3**), existing settlement pattern, site characteristics, approved applications for Small House development, 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.
- (c) 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.
- (d) 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 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).
- (e) An area located outside ‘VE’ of Lower Keung Shan village at 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.

**“Government, Institution or Community” (“G/IC”) Zone (2.19 ha and 1.31%)**

- (f) 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.

- (g) This zone covers GIC facilities and public utilities, 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 the Area. The Agriculture, Fisheries and Conservation Department (AFCD)'s Keung Shan Country Park Management Centre is also under the "G/IC" zone.

**"Government, Institution or Community (1)" ("G/IC(1)") Zone (5.19 ha and 3.11%)**

- (h) 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.
- (i) As advised by the Director of Environmental Protection (DEP), the areas around Luk Wu and Upper Keung Shan are located within WGGs, any use or development within WGGs should take into consideration of the protection of water quality. The Director of Water Supplies (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 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.

**"Agriculture" ("AGR") Zone (12.72 ha and 7.62%)**

- (j) The planning intention of the "AGR" zone is 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. 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'. They are worthy of preservation from

agricultural point of view and are designated as “AGR”.

**“Green Belt” (“GB”) Zone (143.01 ha and 85.67%)**

- (k) The “GB” 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. 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.

**“Country Park” (“CP”) Zone (0.38 ha and 0.23%)**

- (l) This zone is to reflect the Country Park. 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, which was designated on 20.4.1978 under the Country Parks Ordinance (Cap. 208).

### **3. Local Consultation**

**IsDC and TORC**

- 3.1 IsDC and TORC were consulted on the draft OZP at their meetings on 23.6.2014 and 25.6.2014 respectively and both requested to revise the “V” zone to meet the updated 10-year forecast for Small House demand and expressed objection to the imposition of planning control on private land. Major points of IsDC and TORC’s concerns on land use planning on the draft OZP are highlighted below:

**Request for the revision of the “V” Zone**

- (a) The village representatives indicate that the 10-year forecast for Small House demand for the recognized villages in the Area are being updated and the “V” zone should be revised to cater for the updated Small House demand<sup>1</sup>.
- (b) TORC considers that the “V” zone should be extended to tally with the ‘VE’ (**Plan 3**) and requests that the “V” zone should cover both government land and private land such that villagers who are not land owner could also apply for Small House.

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<sup>1</sup> At the time of the preparation of the draft OZP No. S/I-LWKS/B, the total 10-year forecast for Small House demand for Upper Keung Shan and Lower Keung Shan was 22. An area of 0.55 ha has therefore been designated to cater for the development of 22 Small Houses for the two villages. As advised by TORC and DLO/Is, LandsD after the preliminary consideration for the draft OZP by the Board on 16.5.2014, the updated 10-year forecast of Small House demand in Upper Keung Shan and Lower Keung Shan villages is 31.

Objection to the imposition of planning control on private land

- (c) Some IsDC and TORC members consider that private land should not be subject to planning control.

Request for zoning all the private agricultural land to “AGR” zone

- (d) Some TORC members indicate that the agriculture land in Lower Keung Shan is abandoned because water source has been terminated for the construction of reservoir and other infrastructure. The Government should provide water supply for farmers for rehabilitation of agriculture land. Agricultural land under private ownership should be zoned “AGR” instead of “GB” to respect land owner’s entitlement under lease and to allow rehabilitation of agricultural use without the need to obtain planning permission including planning permission for excavation of land.

Request for provision of Infrastructure

- (e) Some TORC members are of the view that the lack of sewerage treatment and water supply facilities in the Area has restricted private land owners from developing their land in accordance with their land right. In particular, developments within WGGs (**Plan 3**) are strictly restricted. They request the Government to provide proper sewerage treatment and water supply facilities for the Area.

Local Religious Community

- 3.2 Upon request of a local religious community, namely Luk Wu Dharma Management Culture Foundation Ltd (LWDMCFL), a site visit to Luk Wu area with the representatives of the local religious community including some environmental specialists was held on 29.5.2014 to listen to their views on the land use proposals of the Area. The LWDMCFL has submitted a proposal on the land use zonings on the draft OZP (**Annex VI**). Their comments and proposals are summarized as follows:

Request for stricter control to protect the natural and tranquil environment in Luk Wu

- (f) They support the planning intention to protect the natural landscape and 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 the exclusion of ‘Columbarium’ use in the Notes of both “GB” and “G/IC(1)” zones.
- (g) However, they request for a stricter control on land uses around the religious buildings in Luk Wu and Upper Keung Shan area. They have the following proposals:
  - (i) the area around Luk Wu and Upper Keung Shan (**Figure 2 of**

**Annex VI)** should be rezoned from “GB” to “GB(1)” with restrictive uses to be permissible subject to the planning permission by the Board<sup>2</sup> (**Table 2 on page 10 of Annex VI**). Uses which would potentially attract more members of the public to engage in activities that would create noise, air and visual impact to the Luk Wu residents and the tranquil religious environment should not be allowed;

- (ii) all area zoned “GB” should be rezoned “Conservation Area” (“CA”) as species of conservation concern are recorded in adjacent areas of Luk Wu and Keung Shan and most likely, these species also use Luk Wu and Keung Shan as their habitats. It is necessary to designate Luk Wu and Keung Shan area as a conservation area in advance as further biodiversity survey in the area has yet to be conducted; and
- (iii) to delete ‘Columbarium’, ‘Crematorium’ and ‘Funeral Facility’ uses in Column 2 of the Notes of the “G/IC” zone (**Table 2 on page 12 of Annex VI**) as Luk Wu residents are strongly against any columbarium development in the area.

*Request for more flexibility for the provision of ancillary facilities to the existing religious uses*

- (h) The LWDMCFL proposes to revise the boundaries of the “G/IC(1)” zone to (**Figure 1 and Table 1 of Annex VI**):
  - (i) reflect the building footprints and the flat concrete surfaces that form foundations of the religious building lots;
  - (ii) reflect land that have been part of the management and custodianship of the religious institution concerned since its establishment; and
  - (iii) encompass the land that has been used for large-scale, outdoor mediation practices during festival for year.
- (i) They propose to revise the Notes of the “G/IC(1)” zone<sup>3</sup> (**Table 3 of Annex VI**) to allow cultivation by Luk Wu residents and provision of

<sup>2</sup> To delete ‘Barbecue Spot’, ‘Burial Ground’, ‘Holiday Camp’, ‘Picnic Area’, ‘Place of Recreation, Sports or Culture’, ‘Residential Institution’, ‘School’ and ‘Tent Camping Ground’ uses from Column 2 of the Notes of the “GB” zone for the “GB(1)” zone.

<sup>3</sup> To add ‘Agricultural Use’ in Column 1, to delete ‘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)’ and ‘Shop and Services (retail shop only)’ uses from Column 2, to add ‘Educational Institution’, ‘Institutional Use (not elsewhere specified)’ and ‘Government Use (not elsewhere specified)’ and ‘Field Study/Education Centre’ in Column 2, and to add ‘(only as supporting facility of religious institution)’ to ‘Religious Institution’ use in Column 2 of the Notes of the “G/IC(1)” zone.

supporting facilities of the religious institution. Luk Wu should remain a religious area and any change of existing use should not be allowed unless it is for the benefit of the Hong Kong community as a whole (such as education).

- (j) They also propose to extend the “G/IC” zone at Keung Shan Road to ensure that public facilities, such as ‘Public Convenience’ and ‘Visitor Centre’, would be permitted to serve the Luk Wu community in the future (**Figure 1 and Item J in Table 1 of Annex VI**).

*Request to rezone two sites to reflect their existing religious uses*

- (k) The LWDMCFL indicates that the properties at Lots No. 377, 388 and 393 in D.D. 310 have been managed, maintained and occupied by Mo Leung Kwong (無量光) for many years (**Item I in Table 1 of Annex VI**). The properties have been for Buddhism religious practices and as hermitages all along. These sites should all fall within the “G/IC(1)” zone. They request to rezone all these lots from “GB” and “R(C)” to “G/IC(1)” to reflect their existing religious uses.

**Green Groups**

- 3.2 Green Groups, namely the Conservancy Association, Kadoorie Farm and Botanic Garden Corporation and World Wide Fund for Nature Hong Kong, have submitted comments and proposals (**Annexes VII to IX**) on the draft OZP. They are summarized as follows:

*Suggest rezoning site of high ecological and landscape importance as “CA” or “GB” zone*

- (a) Luk Wu and Keung Shan area including the woodland near villages has high ecological and landscape importance and should be protected by conservation zonings.
- (b) Streams within or adjacent to “V”, “R(C)” and “AGR” zone should be zoned as “CA” or “GB” to better protect them and their riparian zone from development, especially village encroachment. While these zonings would also facilitate agriculture use, it would also highlight the importance to uphold the presumption against development within these areas.

*Suggest imposing planning control on the demolition of or alteration on historic buildings in Luk Wu and Keung Shan area*

- (c) The zoning should facilitate in-situ preservation of various historical religious buildings, particularly currently graded historic buildings. Planning permission from the Board should be obtained for any demolition of or alteration works on these buildings.

#### 4. Planning Department's Responses

- 4.1 In consultation with departments concerned, PlanD's responses to the above comments/proposals are as follows:

Request for the revision of the "V" Zone

- (a) The boundary of the "V" zone for Lower Keung Shan has been drawn up taking account of site conditions of the area within 'VE', existing village clusters, local topography, WGGs (**Plan 3**) and site characteristics. The Small House demand forecast is only one of the various factors in drawing up the "V" zones. Only land suitable for Small House development has been included in the "V" zone whilst areas with dense vegetation, difficult terrain and near the natural stream courses reserved for buffer area as required by the Environmental Protection Department (EPD) have been excluded. The boundary of the "V" zone at Lower Keung Shan has been further refined taking into account the geographical features (**Plans 4 and 8a**). The proposed "V" zone with an area of about 0.92 ha could provide about 30 new Small House sites which is more or less sufficient in meeting the 10-year forecast of Small House demand in Upper Keung Shan and Lower Keung Shan villages<sup>4</sup> (**Table 1**).

**Table 1: Updated 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 2014		'VE' Approx. Area (ha)	"V" zone on draft 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	4	3.17	0.08 <sup>+</sup>	0.10	0	97*
Lower Keung Shan	0	18	0	27	4.32	0.92*	0.68	0.75*	

+ As advised by DSW, only existing developments should be tolerated/reflected within WGGs in the Area. The "V" zone for Upper Keung Shan village will cover only the existing village cluster. The Small House demand will be addressed in the proposed "V" zone for Lower Keung Shan.

\* The proposed "V" zone for Lower Keung Shan village provides 30 new sites for both Upper and Lower Keung Shan villages.

- (b) The planning intention of the "V" zone is to designate both existing recognized villages and areas of land considered suitable for village expansion, irrespective of whether it is private or government land. 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. An incremental approach is adopted in

<sup>4</sup> As advised by DLO/Is, LandsD after the preliminary consideration for the draft OZP by the Board on 16.5.2014, the updated 10-year forecast of Small House demand in Upper Keung Shan and Lower Keung Shan villages is 31.

designating the “V” zone. Should there be a genuine need to cater for more Small House developments, flexibility has been provided under the planning application system that planning application for Small House development within the “AGR” zone could be submitted to the Board for consideration. Each application would be considered by the Board based on its individual merits taking account of the prevailing planning circumstances. The incremental approach could guide village expansion around the existing village settlements to achieve a more orderly development pattern, efficient use of land and provision of infrastructures and services. It would also help confine human disturbance to the areas around the existing settlements, thus minimizing unnecessary adverse impacts on the natural environment outside the villages.

- (c) Regarding the request of some TORC members that the “V” zone should cover both government and private land, it is noted that the government land within ‘VE’ of Lower Keung Shan is mostly sloping ground which is not suitable for development (**Plan 5**). The government land has therefore not been included within the “V” zone. For Upper Keung Shan, it falls within WGGs. Only the existing village clusters are zoned “V” in order to protect the water quality in WGGs.

*Objection to the imposition of planning control on private land*

- (d) It is the government policy to put those areas not covered by statutory plans under statutory planning control in the long term. Luk Wu and Keung Shan area is covered by a Development Permission Area (DPA) Plan which was approved on 5.6.2012. 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. Under the directive of the Secretary for Development, the Board prepares the draft OZP for providing a statutory planning framework to guide the long-term development of Luk Wu and Keung Shan area. The general planning intention 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 WGGs are not encouraged.
- (e) The draft OZP has been formulated based on a detailed planning report and consultation with relevant government bureaux and departments. The preparation of the draft OZP is in accordance with the provisions of the Ordinance. IsDC and TORC have been duly consulted on the draft OZP. Meetings with green groups and local religious community have also been held in the course of preparation of the OZP. All the comments received are submitted to the Board for consideration prior to the gazettal of the draft OZP. During the exhibition period of the draft

OZP, any person can make representation to the Board under section 6 of the Ordinance. Representations together with comments on the representations received will be heard by the Board. The representations and comments together with the draft OZP will be submitted to the Chief Executive in Council for a decision.

*Request for zoning all the private agricultural land to “AGR” zone*

- (f) The “AGR” 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. 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 villages. They are worthy of preservation from agricultural point of view and are zoned “AGR” on the draft OZP (**Plan 6**). For other agricultural land, it has been abandoned for a long time and is now covered by natural vegetation. These areas are therefore zoned “GB” (**Annex I and Plans 3 and 7**) to reflect the existing natural state of the area. Notwithstanding, agricultural use is always permitted in “GB” zone, agricultural activities could still be carried out in this zone (**Annex II**). AFCD has no objection to the “AGR” and “GB” zones on the draft OZP.

*Request for provision of Infrastructure*

- (g) Relevant works departments would keep in view the need for infrastructure in future subject to resources availability. Flexibility has been provided in the Notes of the draft OZP for geotechnical works, local public works and environmental improvement works co-ordinated or implemented by the Government, which are generally necessary for provision, maintenance, daily operations and emergency repairs of local facilities for the benefits of the public and/or environmental improvement (**Annex II**).

*Request for stricter control to protect the natural and tranquil environment in Luk Wu*

- (h) On the proposal to rezone area from “GB” to “GB(1)” in Luk Wu area, the Notes of the “GB” zone follow largely the Master Schedule of Notes to Statutory Plans (MSN) which include uses which may be considered by the Board under the planning application system to allow flexibility for the provision of different facilities that may be compatible with the surrounding area for public use or/and enjoyment. Each application would be considered by the Board based on its individual merits taking account of the prevailing planning circumstances. The potential adverse impacts on the surrounding area could be assessed through the planning application system. Significant environmental impacts would therefore not be expected to generate from the “GB” zone on the surrounding area. Relevant departments including AFCD have no objection to the “GB”

zoning on the draft OZP.

- (i) On the proposal to rezone area from “GB” to “CA”, according to the Director of Agriculture, Fisheries and Conservation (DAFC), the Area mainly consists of woodland (**Plan 3**), shrubland and grassland of mostly native species and plantations. 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. Most of the woodland, natural streams and areas adjoining the Lantau North and Lantau South Country Parks are zoned “GB” (**Plans 3 and 7**) to protect and preserve the natural environment and habitats. There is a general presumption against development within the “GB” zone. Any Small House development shall require planning permission from the Board, and each case shall be considered on its individual merits, taking into account views of various departments. Other than minor alteration or replacement of an existing religious building by a building with the same building bulk and for the religious use as the existing religious building, all religious uses are subject to planning permission to make sure that the potential water quality impact on the streams and the water catchment could be minimized.
- (j) For the request to delete ‘Columbarium’, ‘Crematorium’ and ‘Funeral Facility’ uses from Column 2 of the Notes of the “G/IC” zone, the planning intention of the “G/IC” zone is to provide GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. The Notes of the “G/IC” zone follows largely the MSN and the inclusion of the uses is to provide flexibility for the provision of GIC facilities through the planning application system.

*Request for more flexibility for the provision of ancillary facilities for the existing religious uses*

- (k) As the area around Luk Wu and Upper Keung Shan are located within WGGs (**Plan 3**), strict control on any new development is required to protect the water quality of the area as advised by DEP and DWS. Both do not support new development within WGGs. 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 therefore be strictly controlled in order to avoid any possible water pollution so as to safeguard the quality of the water sources.
- (l) 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 “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 (**Annex II**). 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. However, any new development for 'Religious Institution' use shall be subject to planning permission by the Board under section 16 of the Ordinance (**Annex II**) to minimize potential water quality impact on the streams and the water catchment.

- (m) The boundaries of the "G/IC(1)" zones in the Area would only reflect the major existing religious buildings and the existing clusters. The garden and park areas of these religious buildings which are mostly government land have been excluded as far as possible to ensure that the potential water quality impact on the streams and the water catchment could be minimized. The proposed extension of the "G/IC(1)" zones to cover the garden and park areas could lead to applications for new religious institution which might also result in clearance of existing vegetation. There might be undesirable cumulative visual impact and the present character of the Luk Wu area would be altered. As existing religious uses before gazettal of the draft DPA are permitted under the covering Notes and minor alteration of existing buildings are allowed under Column 1 of "G/IC(1)" zone, there is no strong justification for the proposed extension of the "G/IC(1)" zone.
- (n) For outdoor meditation practices which are short-term uses, according to the covering Notes of the draft OZP, temporary use or development of any land or building not exceeding a period of two months is always permitted in the Area provided that no site formation (filling or excavation) is carried out (**Annex II**).
- (o) Regarding the proposed amendments to the Notes of the "G/IC(1)" zone, the planning intention of the "G/IC(1)" zone is primarily for designating the existing religious uses and only selected GIC facilities are permitted with or without planning permission from the Board. The "G/IC(1)" zone covers the existing religious buildings and clusters in the Area. However, as some of the existing religious buildings/clusters fall within "VE" of Luk Wu which is a recognized village, '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)' is listed under Column 2 of the Notes of the zone to allow flexibility for application for Small House development to be considered on individual merits. Some limited small-scale commercial uses including 'Eating Place' and 'Shop and Services (Retail Shop only)' which may not be incompatible with the environment and character of the surrounding area

may be considered through the planning application system to support the religious activities in the area. Nevertheless, the “G/IC(1)” zone mainly reflects the existing religious buildings/clusters. Area adjacent to the “G/IC(1)” zones is mainly zoned “GB” where ‘Agricultural Use’ is always permitted.

- (p) For the suggestion to extend the “G/IC” zone at Keung Shan Road to allow provision of public facilities, to minimize the possible impacts on the water quality in the water catchment in the area, the “G/IC” zone covers the existing GIC facilities serving the Area. A few public facilities including ‘public convenience’ and ‘visitor centre’ are permitted or may be permitted with planning permission within the “GB” zone to allow flexibility for the provision of such facilities.

*Request for rezoning two sites to reflect their existing religious uses*

- (q) As the concerned sites at Lots No. 377 and 393 are currently used for religious purpose, it is agreed that the sites should be rezoned from “GB” and “R(C)” to “G/IC(1)” respectively to reflect the existing religious uses (**Plan 8b**).

*Suggest to rezone area of high ecological and landscape importance as “CA” or “GB” zone*

- (r) As mentioned in paragraph 4.1(i) above, 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. Most of the woodland, natural streams and areas adjoining the Lantau North and Lantau South Country Parks are zoned “GB” (**Plans 3 and 6**) to protect and preserve the natural environment and habitats. There is a general presumption against development within the “GB” zone. DAFC also advises that the major streams within the Area have already placed under “GB” zoning in the draft OZP. Any diversion of stream that may have adverse impact on the natural environment will require planning permission from the Board.
- (s) As stated paragraphs 9.2.8 and 9.2.9 of the ES of the draft OZP (**Annex III**), 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 should consult and collate comments from DAFC and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. For New Territories Exempted House/Small House redevelopment, the design and construction of sewerage proposal facilities need to comply with relevant standards and regulations, such as EPD’s Guidelines (i.e. Practice Notes for the Professional Person) ProPECC No. 5/93.

*Suggest to impose planning control on the demolition of or alteration on historic buildings in Luk Wu and Keung Shan area*

- (t) The 11 graded historic buildings in the Area are neither declared monument nor covered by any proposed or intended preservation proposal. The Antiquities and Monument Office (AMO) of the Leisure and Cultural Services Department (LCSD) has no objection to the current “G/IC(1)” zoning of these buildings on the draft OZP.
- (u) Paragraph 12.3 of the ES of the draft OZP (**Annex III**) requires that prior consultation with AMO of LCSD should be made if any development, redevelopment or rezoning proposals might affect the graded historic buildings/structures, new items pending grading assessment and their immediate environs.

4.2 In summary, except about 0.20 ha of land to be rezoned from “AGR” and “GB” to “V” at Lower Keung Shan and about 0.09 ha of land to be rezoned from “GB” and “R(C)” to “G/IC(1)” zone respectively at Luk Wu, no zoning amendments have been provided and the land use zonings on the draft OZP (No. S/I-LWKS/C) are considered appropriate.

4.3 A table comparing the land use budget of the Area covered by the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/C and the previously draft Luk Wu and Keung Shan OZP No. S/ I-LWKS/B is shown below:

Zoning	Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B (ha / %)		Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/C (ha / %)		Increase / Decrease (ha / %)	
<b>R(C)</b>	0.10	0.06%	0.02	0.01%	-0.08	-80%
<b>V</b>	0.85	0.51%	1.05 <sup>*</sup>	0.63%	+0.2	+23.53%
<b>G/IC</b>	2.19	1.31%	2.19	1.31%	No change	No change
<b>G/IC(1)</b>	5.19	3.11%	5.28	3.16%	+0.09	+1.73%
<b>AGR</b>	12.72	7.62%	12.56	7.52%	-0.16	-1.26%
<b>GB</b>	143.01	85.67%	142.97	85.65%	-0.04	-0.03%
<b>CP</b>	0.38	0.23%	0.38	0.23%	No change	No change
<b>Total Planning Area</b>	166.93 (including 2.49 ha of major road etc.)	100.00	166.93 (including 2.48 ha of major road etc. <sup>+</sup> )	100.00	No change (-0.01 ha)	No change (- 0.01%)

\* About 0.2 ha of land to be rezoned from “GB” and “AGR” to “V” to further refine the boundary of the “V” zone at Lower Keung Shan taking into account the geographical features and the 10-year forecast of Small House demand advised by DLO/Is, LandsD.

+ Minor boundaries adjustment

4.4 The proposed amendments have been incorporated into the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/C (**Annex I**). The corresponding amendments to the Notes and ES are also highlighted (***bold and italics*** for addition and ~~cross-out~~ for deletion) at **Annexes II and III** for Members’ easy recognition.

## **5. Consultation**

The IsDC and TORC will be consulted after the Board's agreement to the publication of the draft Luk Wu and Keung Shan OZP under section 5 of the Ordinance during the exhibition period of the OZP.

## **6. Decision Sought**

Members are invited to:

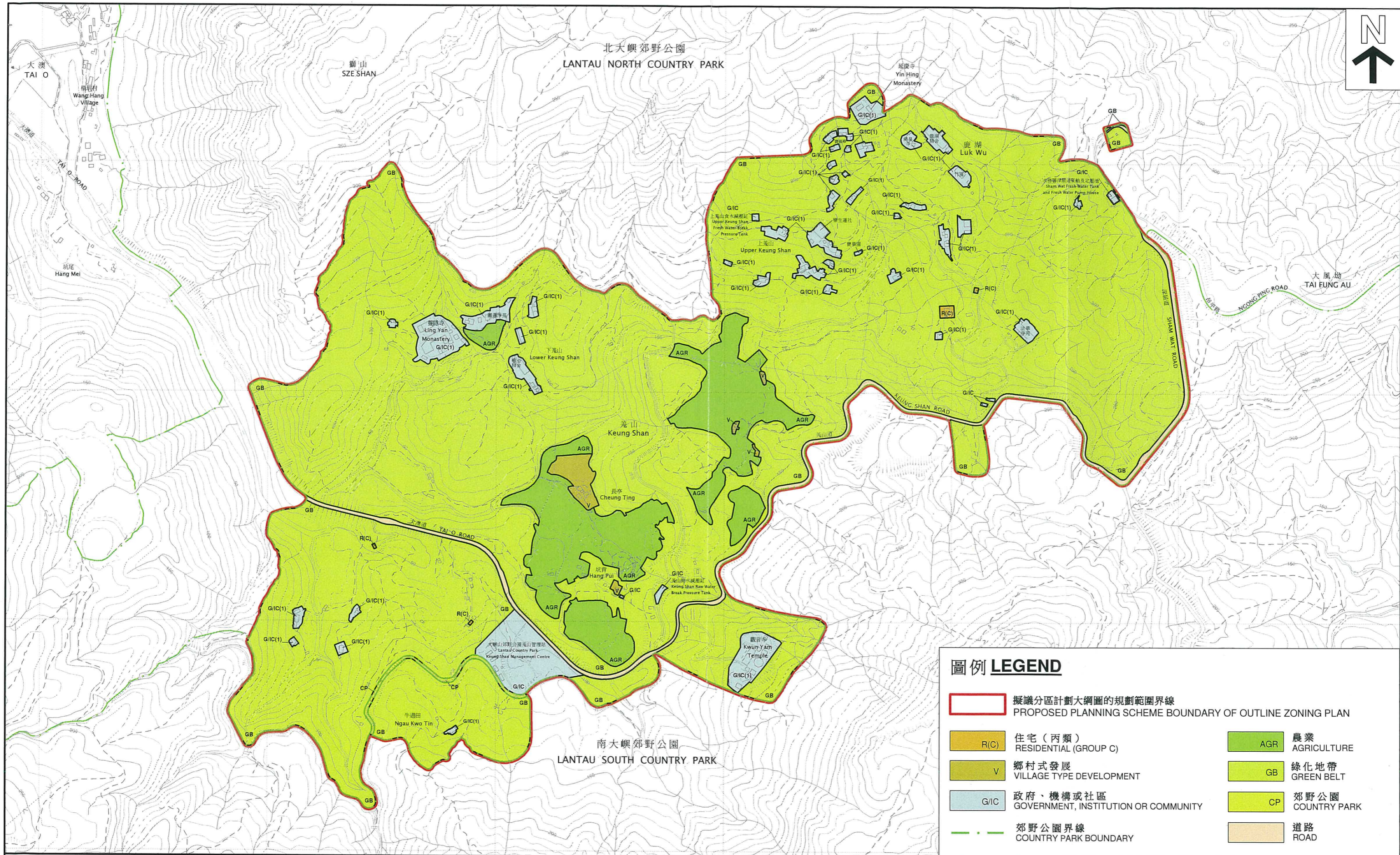
- (a) note the comments from and responses to IsDC, TORC and others on the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B;
- (b) agree that the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/C (to be renumbered as S/I-LWKS/1 upon gazetting) and its Notes (**Annexes I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the Explanatory Statement (**Annex III**) 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/LWKS/C; and
- (d) agree that the Explanatory Statement is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

## **7. Attachments**

<b>Plan 1</b>	Proposed land uses- Luk Wu and Keung Shan
<b>Plan 2</b>	Aerial photo – Luk Wu and Keung Shan
<b>Plan 3</b>	Village Environs and Existing Physical Features of Luk Wu and Keung Shan
<b>Plan 4</b>	Revised “Village Type Development” Zone
<b>Plan 5</b>	Land Ownership within Village Environs and “Village Type Development” Zone
<b>Plan 6</b>	Location of “Agriculture” Zones
<b>Plan 7</b>	Site Photos of “Green Belt” Zones
<b>Plans 8a and 8b</b>	Proposed Amendments to the Draft Luk Wu and Keung Shan Outline Zoning Plan No. S/I-LWKS/B
<b>Annex I</b>	Draft Luk Wu and Keung Shan Outline Zoning Plan No. S/I-LWKS/C
<b>Annex II</b>	Notes of the Draft Luk Wu and Keung Shan Outline Zoning Plan No. S/I-LWKS/C
<b>Annex III</b>	Explanatory Statement of the Draft Luk Wu and Keung Shan Outline Zoning Plan No. S/I-LWKS/C
<b>Annex IV</b>	Extract of Minutes of the Town Planning Board Meeting held on 16.5.2014
<b>Annex V</b>	TPB Paper No. 9593

<b>Annex VI</b>	Land Use Proposal by Luk Wu Dharma Management Culture Foundation Ltd.
<b>Annex VII</b>	Letter from the Conservancy Association
<b>Annex VIII</b>	Email from Kadoorie Farm and Botanic Garden Corporation
<b>Annex IX</b>	Letter from World Wide Fund for Nature Hong Kong

**PLANNING DEPARTMENT  
AUGUST 2014**

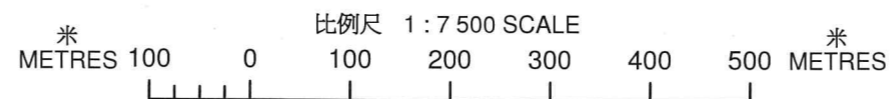


# 圖例 **LEGEND**

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

## 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

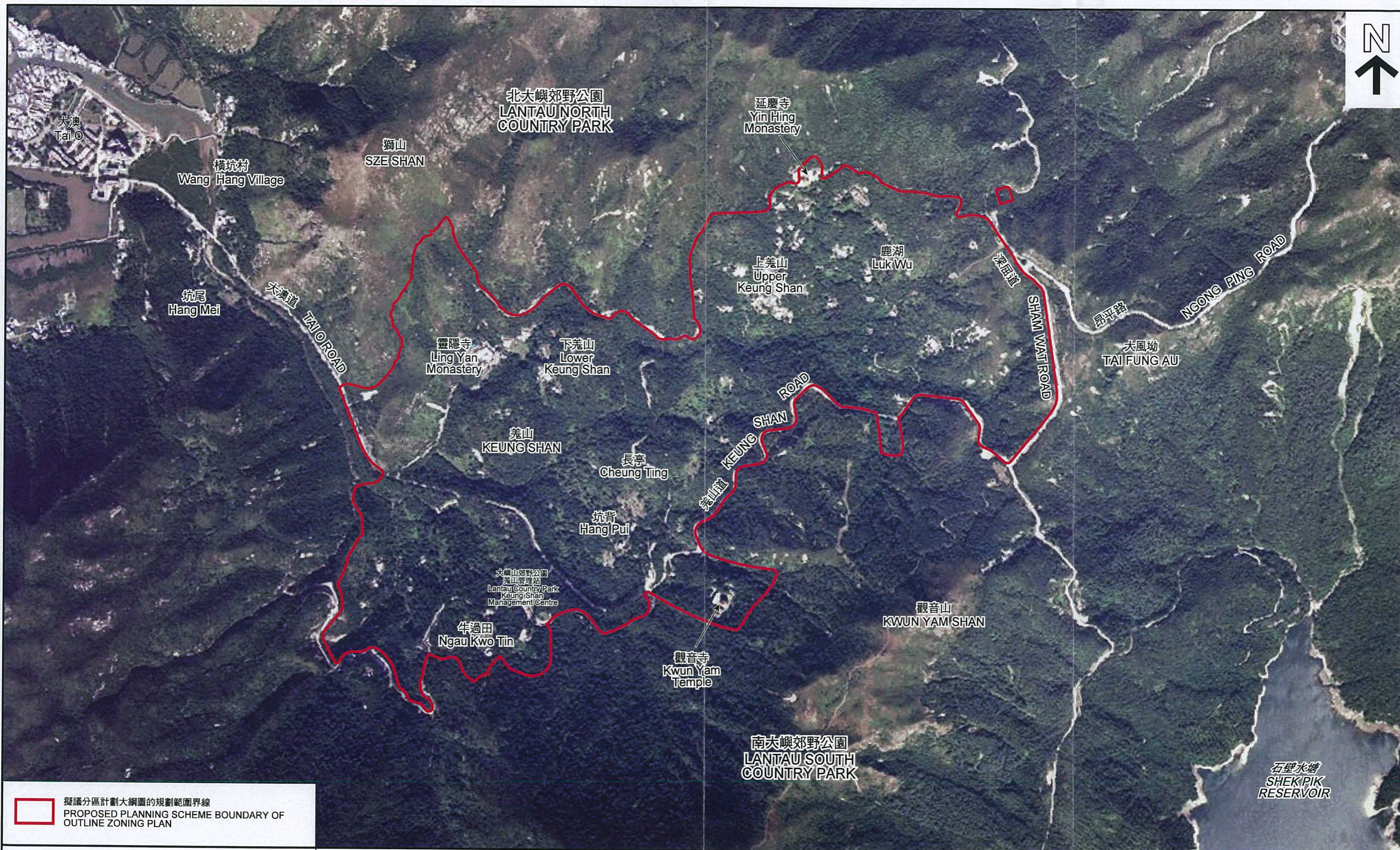


規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/14/91

圖 PLAN  
1



 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7月21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 21.7.2014 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

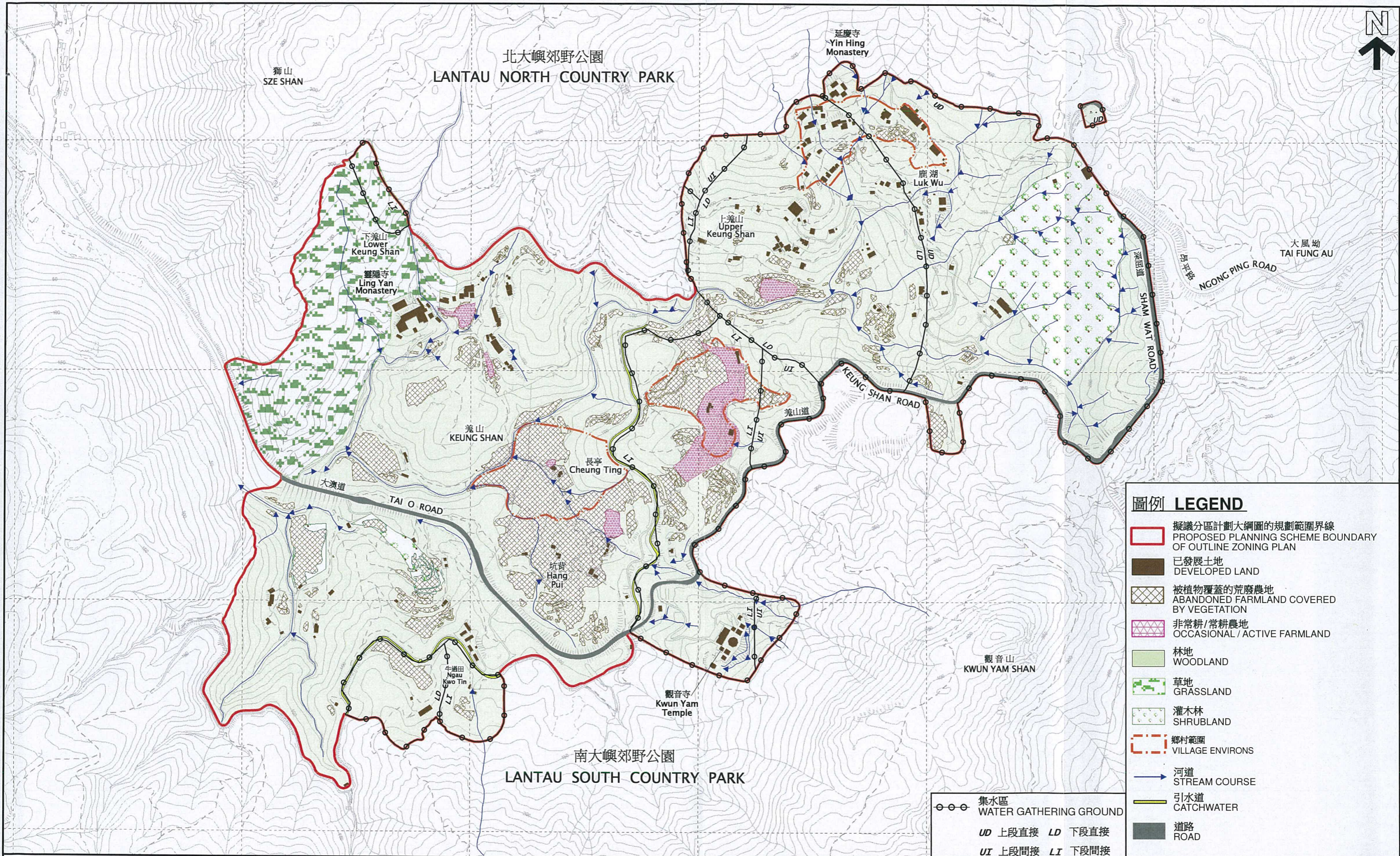
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

規劃署  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.  
 M/LI/14/91

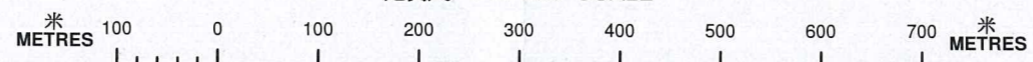
圖 PLAN  
 2



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

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



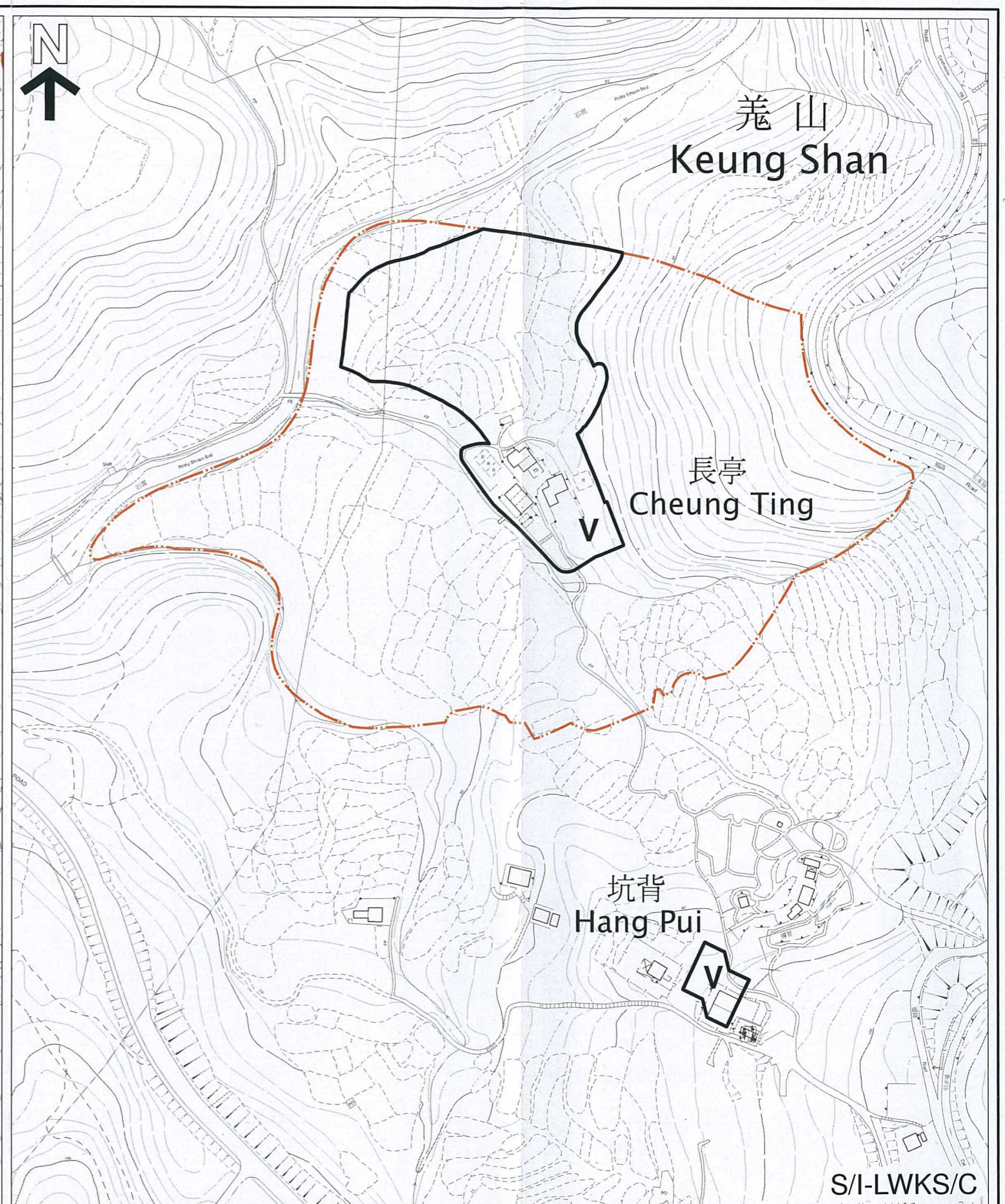
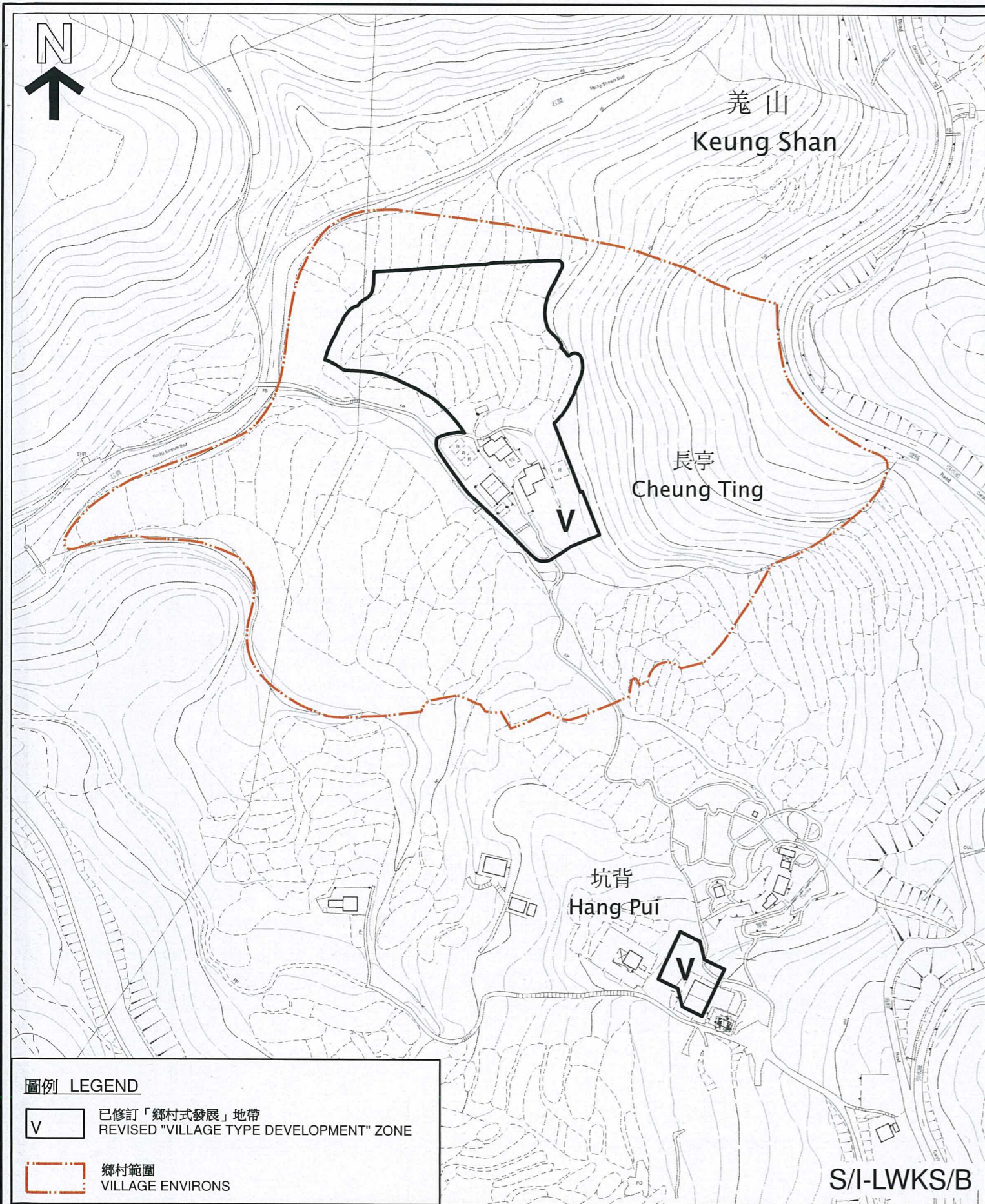
本摘要圖於2014年7月21日擬備  
EXTRACT PLAN PREPARED ON 21.7.2014

規劃署  
PLANNING DEPARTMENT



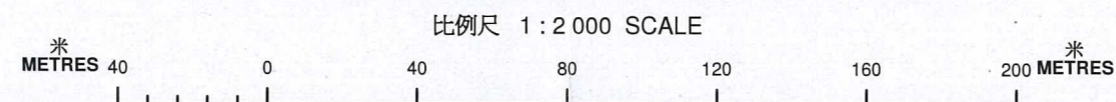
參考編號  
REFERENCE No.  
M/LI/14/91

圖 PLAN  
3



擬議「鄉村式發展」地帶和已修訂擬議「鄉村式發展」地帶的比較  
COMPARISON OF PROPOSED "V" ZONE AND REVISED PROPOSED "V" ZONE  
鹿湖及羗山分區計劃大綱圖  
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

本摘要圖於2014年7月29日擬備  
EXTRACT PLAN PREPARED ON 29.7.2014

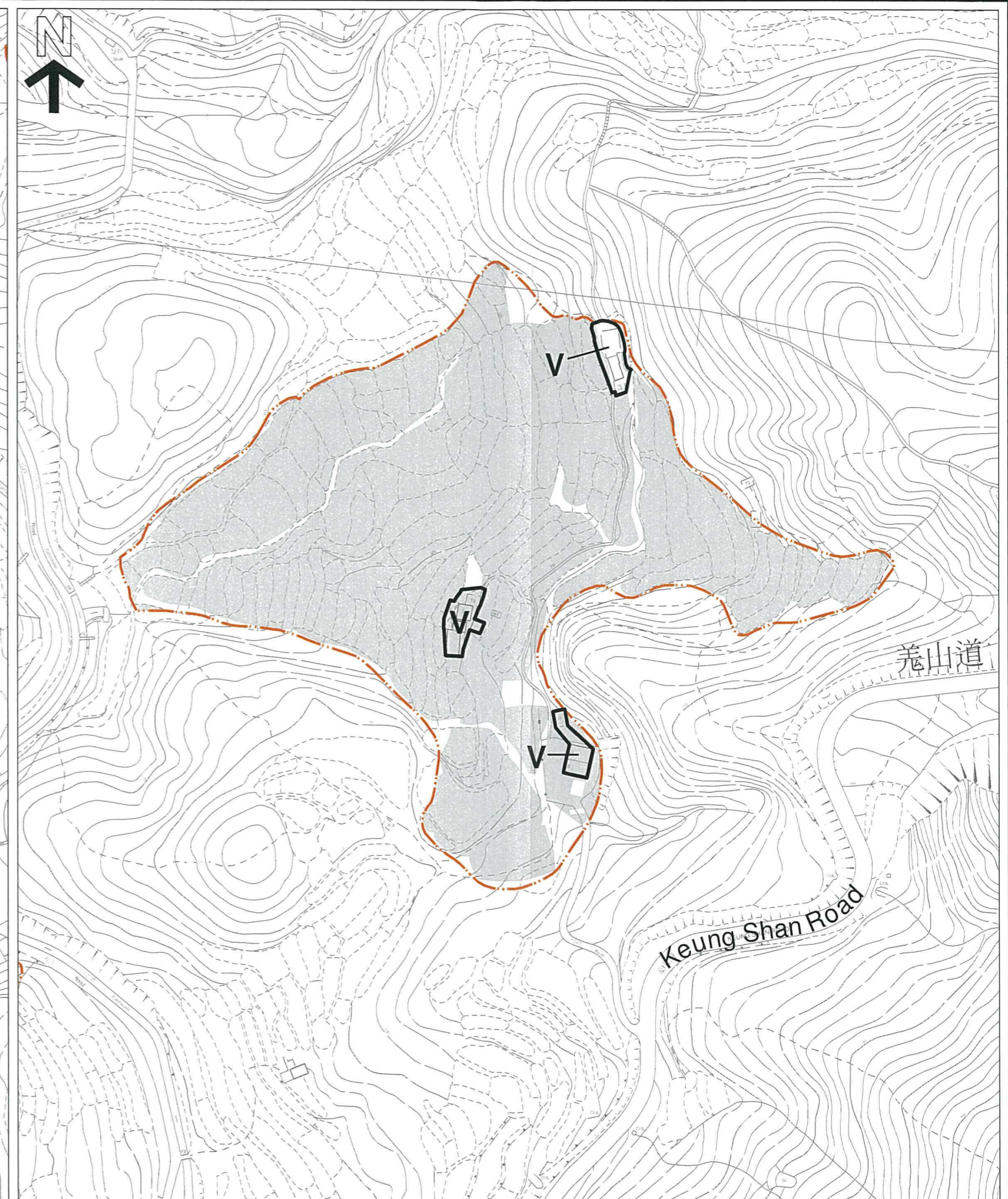
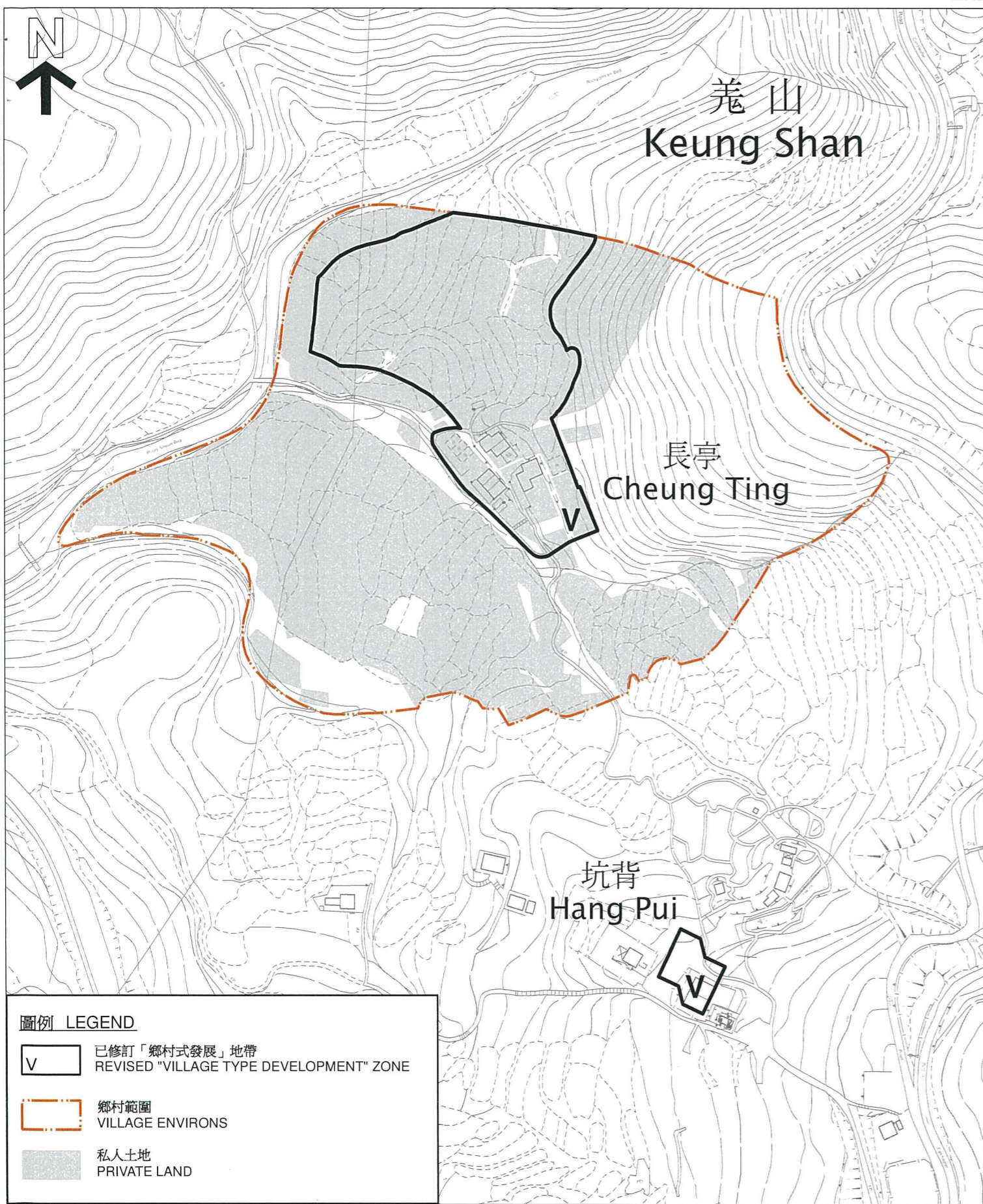


規劃署  
PLANNING DEPARTMENT

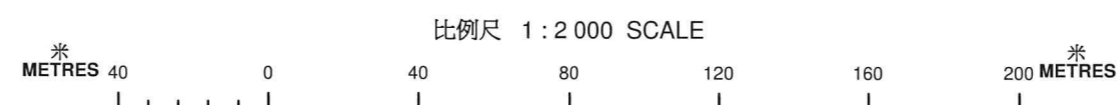


參考編號  
REFERENCE No.  
M/LI/14/91

圖PLAN  
4



鄉村範圍內土地業權及已修訂「鄉村式發展」地帶  
 LAND OWNERSHIP WITHIN VILLAGE ENVIRONS AND REVISED "VILLAGE TYPE DEVELOPMENT" ZONE  
 鹿湖及羗山分區計劃大綱圖  
 LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

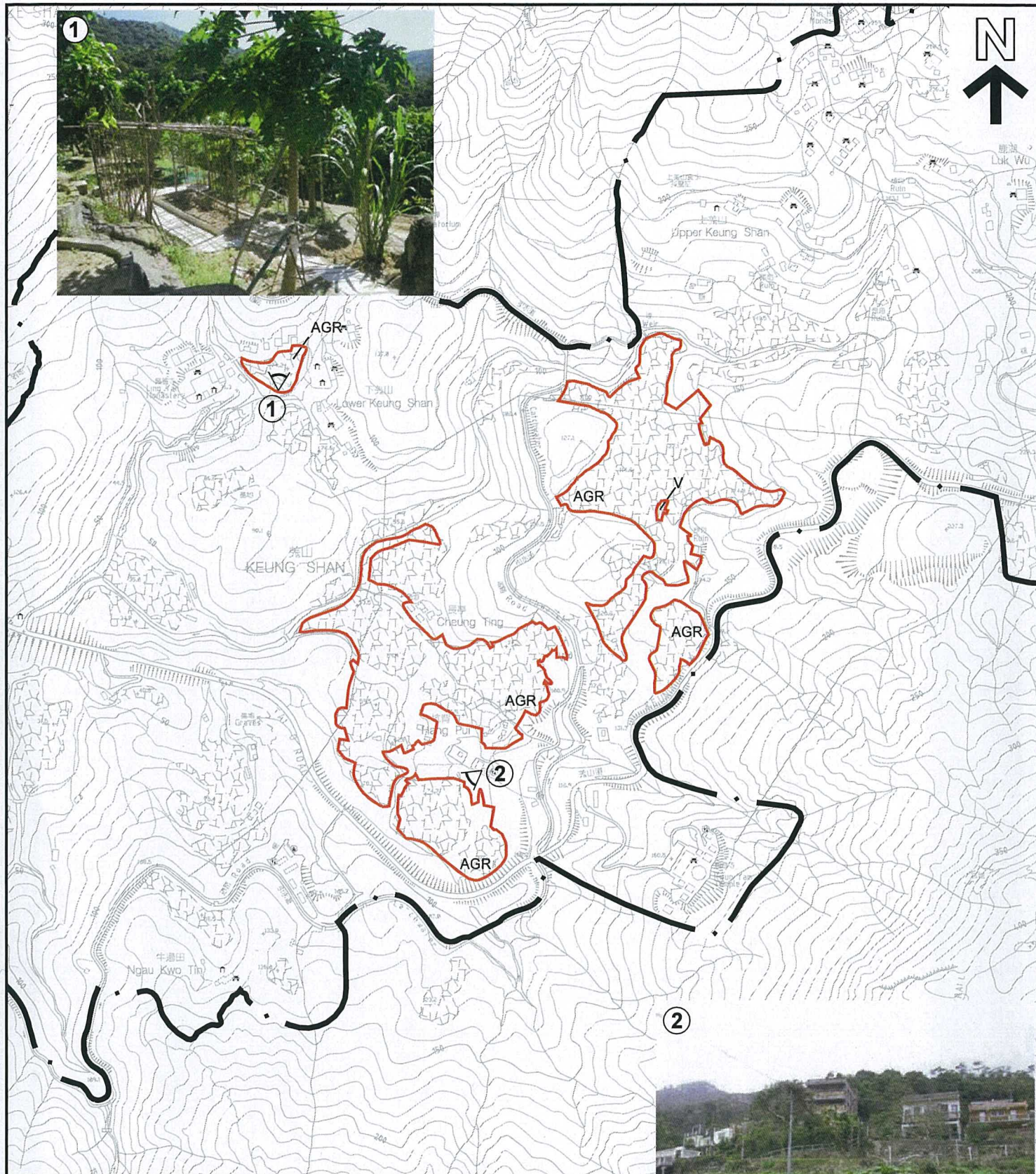


規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/14/91

圖PLAN  
5



**圖例 LEGEND :**



擬議規劃範圍界線

PROPOSED PLANNING SCHEME BOUNDARY

**「農業」地帶位置  
LOCATION OF "AGRICULTURE" ZONE**

**鹿湖及荳山分區計劃大綱圖  
LUK WU AND KEUNG SHAN  
OUTLINE ZONING PLAN**

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

本摘要圖於2014年7月21日擬備，  
所根據的資料測量圖編號9-SW-D  
和13-NW-B

EXTRACT PLAN PREPARED ON 21.7.2014  
BASED ON SURVEY SHEETS  
No. 9-SW-D & 13-NW-B

**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**M/LI/14/91**

**圖 PLAN  
6**



河道 STREAM COURSE



林地區 WOODLAND AREA

「綠化地帶」實地照片  
SITE PHOTOS OF "GREEN BELT" ZONES

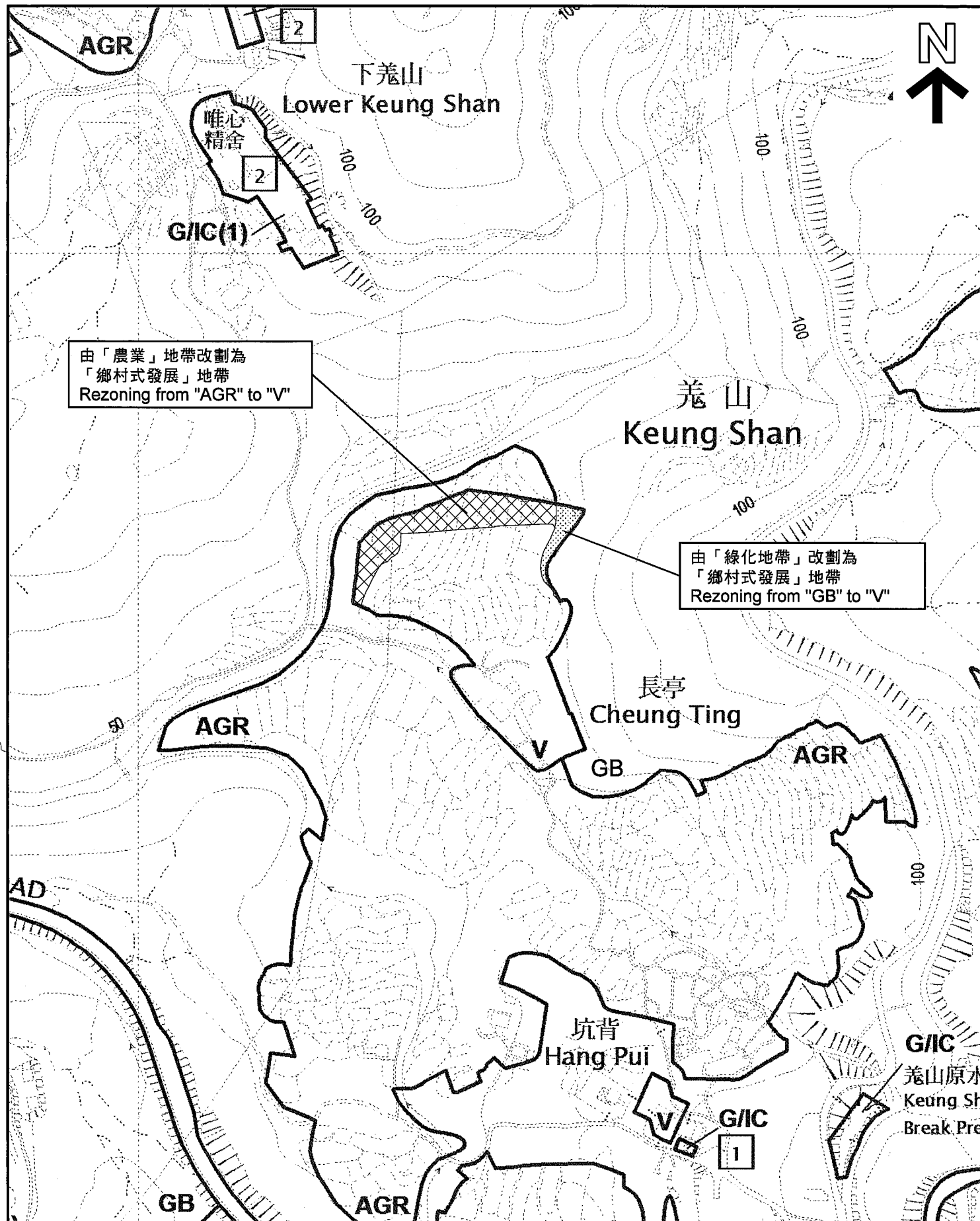
鹿湖及羗山分區計劃大綱圖  
LUK WU AND KEUNG SHAN  
OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/14/91

圖PLAN  
7



本摘要圖於2014年7月28日擬備，  
所根據的資料為分區計劃大綱草圖  
編號S/I-LWKS/C  
EXTRACT PLAN PREPARED ON 28.7.2014  
BASED ON THE DRAFT OUTLINE ZONING  
PLAN No. S/I-LWKS/C

鹿湖及羗山分區計劃大綱草圖編號S/I-LWKS/B的擬議修訂

PROPOSED AMENDMENTS TO  
THE DRAFT LUK WU AND KEUNG SHAN  
OUTLINE ZONING PLAN No. S/I-LWKS/B

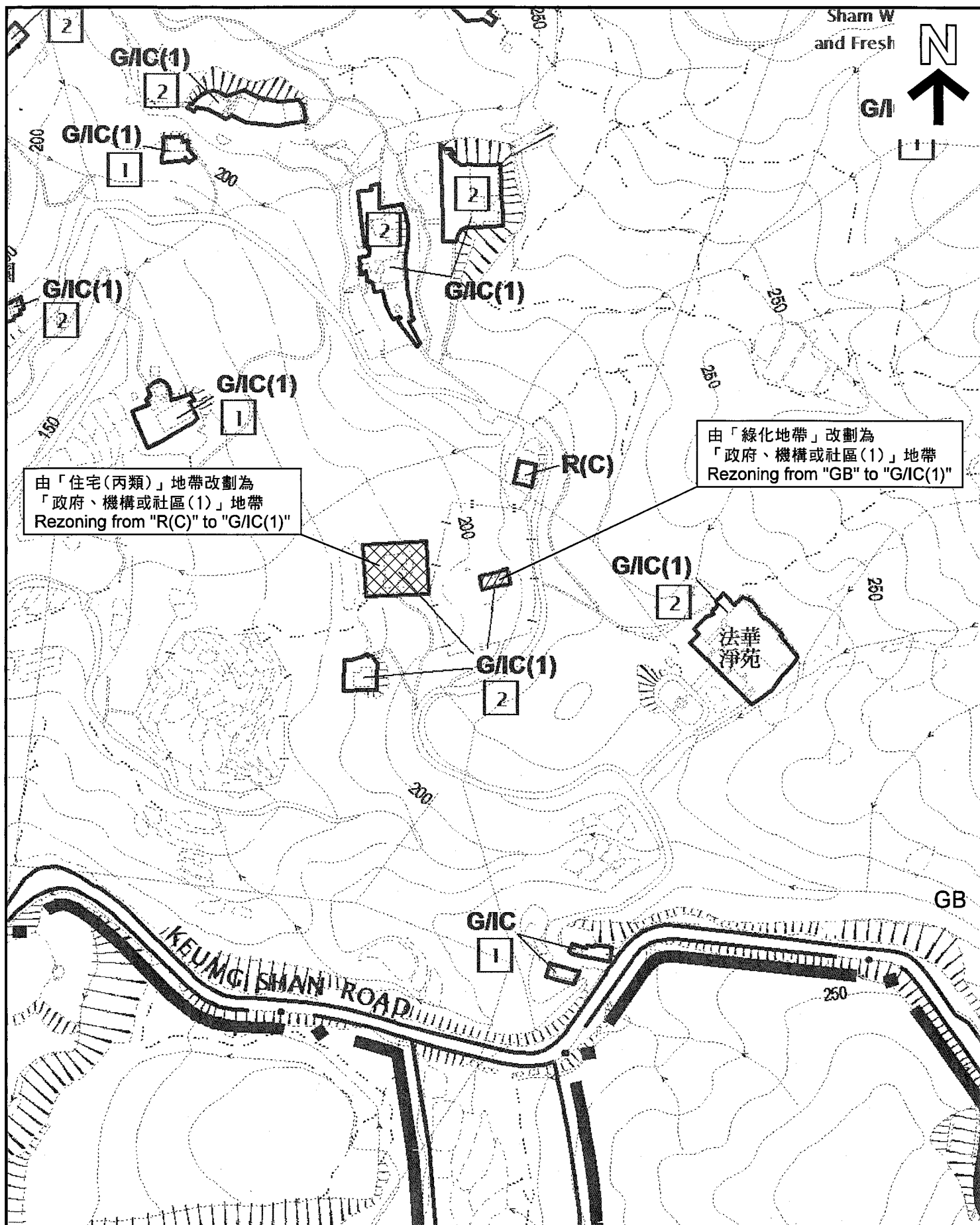
SCALE 1 : 2 500 比例尺  
米 METRES 50 0 50 100 米 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/14/91

圖 PLAN  
8a



本摘要圖於2014年7月28日擬備，  
所根據的資料為分區計劃大綱草圖  
編號S/I-LWKS/C  
EXTRACT PLAN PREPARED ON 28.7.2014  
BASED ON THE DRAFT OUTLINE ZONING  
PLAN No. S/I-LWKS/C

鹿湖及羌山分區計劃大綱草圖編號S/I-LWKS/B的擬議修訂

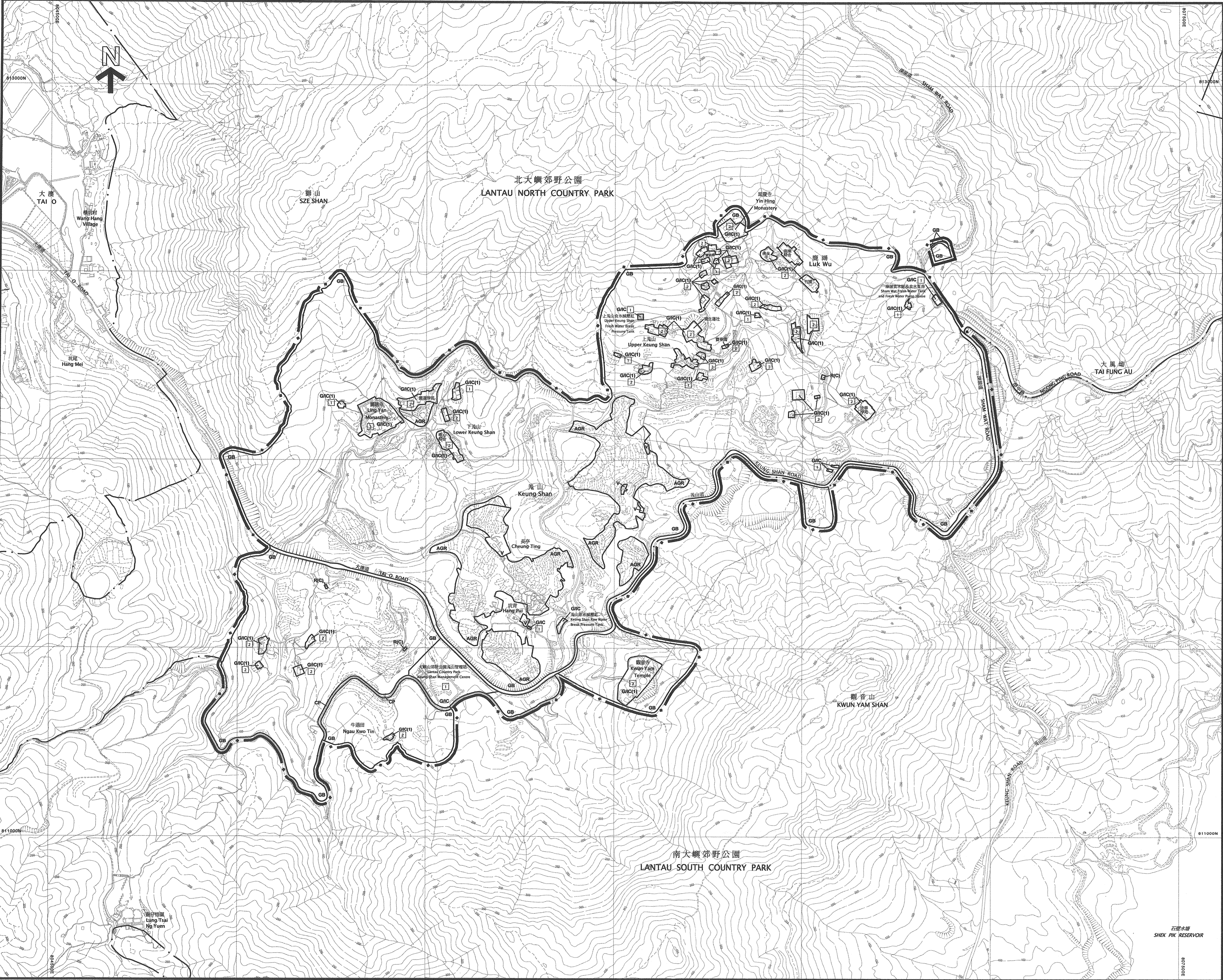
PROPOSED AMENDMENTS TO  
THE DRAFT LUK WU AND KEUNG SHAN  
OUTLINE ZONING PLAN No. S/I-LWKS/B

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/14/91

圖 PLAN  
8b



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	G/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)	0.02	0.01	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	1.05	0.63	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	7.47	4.47	政府、機構或社區
AGRICULTURE	12.56	7.52	農業
GREEN BELT	142.97	85.55	綠化地帶
COUNTRY PARK	0.38	0.23	郊野公園
MAJOR ROAD ETC.	2.48	1.49	主要道路等
TOTAL PLANNING SCHEME AREA	166.93	100.00	規劃範圍總面積

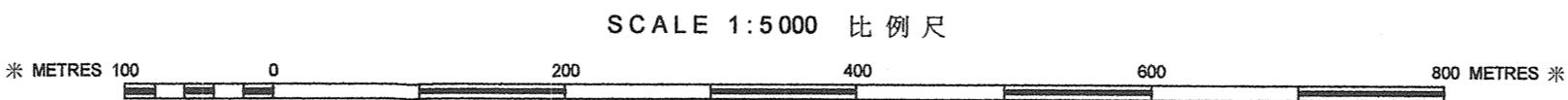
夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

草圖  
DRAFT PLAN EXHIBITED UNDER SECTION 6 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

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



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

圖則編號  
PLAN No. S/I-LWKS/C

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

(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)(e) and (8)(h) 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/BC**

Schedule of Uses

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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.

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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 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.

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 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.

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/BC**

**EXPLANATORY STATEMENT**

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

EXPLANATORY STATEMENT

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

(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/BC. 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 (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.

- 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, Upper Keung Shan and Lower Keung Shan. Village houses of mainly one to two storeys are scattered over the Area. In the Upper and Lower Keung Shan, 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~~**310**.

## 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~~***There are three monasteries and temples that are relatively larger in scale***, namely Ling Yan Monastery, Yin Hing Monastery and Kwun Yam Temple. 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, ***large-scale religious development is not compatible with the existing landscape character and*** 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 on the existing landscape character. In order to ensure minimal deterioration of the present high *natural, religious and scenic* landscape value, new developments should take into account the natural landscape and rural setting and tranquil character of the Area. ***Moreover, large-scale development and/or development with bulky structures should be avoided.***

### 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 in 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 designated 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 0.0240 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 1.050-85 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 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 and Lower Keung Shan are the two recognized villages in the Area with Small House demand. Nevertheless, Upper Keung Shan 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 covers only the existing village houses. The Small House demand of the Upper Keung Shan will be catered for in the “V” zone for Lower Keung Shan.
- 9.2.4 Besides, an area located outside ‘VE’ of Lower Keung Shan 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 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 7.4738 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. ***The design of the proposed development within the "G/IC" zone should be compatible with the surrounding landscape context.***
- 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 ~~5.2849~~ 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 ~~12.5672~~ha

- 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 ~~142.97~~<sup>143.04</sup> 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 *environmental and* drainage impacts on the adjacent areas and ~~adverse impacts on the natural environment~~ *and the existing fauna and flora habitats*, 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.

Sai Kung and Islands DistrictAgenda Item 20

[Open Meeting]

Preliminary Consideration of the Draft Luk Wu and Keung Shan Outline Zoning Plan  
No. S/I-LWKS/B

(TPB Paper No. 9593)

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[The meeting was conducted in Cantonese.]

187. Mr Ivan M.K. Chung, District Planning Officer/Sai Kung and Islands, Planning Department (DPO/SKIs, PlanD), was invited to the meeting at this point. The Chairman extended a welcome and invited Mr Ivan M.K. Chung to present the Paper. Members noted the replacement page for the Paper being tabled at the meeting.

188. With the aid of a powerpoint presentation, Mr Chung made a presentation covering the following main points as detailed in the Paper:

Purpose

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

Background

- (b) 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 periods of the DPA Plan

and the representations, 451 representations and 3 comments on the representations were received. On 9.3.2012, after giving consideration to the representations, the Town Planning Board (the Board) decided not to uphold them;

- (c) on 5.6.2012, the Chief Executive in Council approved the draft Luk Wu and Keung Shan DPA Plan which was subsequently renumbered as DPA/I-LWKS/2;
- (d) the Luk Wu and Keung Shan DPA Plan was effective only for a period of three years until 2.9.2014. An OZP had to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Luk Wu and Keung Shan area (the Area) upon expiry of the DPA Plan;
- (e) 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 Area;

#### Strategic Planning Context

- (f) the Area was 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 embraced the Area;
- (g) with reference to the Revised Concept Plan for Lantau promulgated in 2007, the Luk Wu and Keung Shan area was identified as Landscape Protection Area and was a valley with dense vegetation surrounded by high landscape valued hillsides in Lantau North and Lantau South Country Parks. The Area was also recognized as a religious node in the northwest upland of Lantau Island;

- (h) given the natural environment with high landscape value and that most of the area was inaccessible due to the lack of vehicular access, the planning framework for the Area should fundamentally be for 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 would be reserved for the need for Small House development;

Issues Arising from Consideration of the DPA Plan

- (i) since the gazettal of the draft DPA Plan on 2.9.2011, there had been no planning application for Small House/New Territories Exempted House (NTEH) development in the three recognized villages, Luk Wu, Upper and Lower Keung Shan. There was no outstanding Small House application and no Small House granted in the last 10 years in the three villages;
- (j) as advised by the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), Small House demand in the next 10 years was 0, 5 and 17 in Luk Wu Village, Upper Keung Shan Village and Lower Keung Shan Village respectively;
- (k) 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 were recapitulated below:
  - (i) there were concerns on commercial columbarium development or abuse of "Religious Institution" use as commercial columbarium in the Area would affect the natural environment and the tranquil and religious character of the Area;
  - (ii) the representers objected to giving 'Existing Use' ('EU') status

to the columbarium use in Yin Hing Monastery and suggested confining the coverage of 'EU' for Yin Hing Monastery as temple, not a temple cum columbarium, and prohibiting commercial columbarium activities to comply with the general planning intention for the Area;

(iii) future development should be compatible with the special religious and spiritual character of the Area;

(iv) 'Religious Institution' use should be removed from "Village Type Development" ("V") zone to avoid the conversion of religious institution to columbarium development;

(v) the Area should be zoned "Conservation Area" ("CA"). The conservation zonings should adopt an area-based approach and not just focus on individual buildings but on the use of the area. 'Religious Institution' use should not be included in "CA" zone;

(vi) to conserve the natural environment including the natural stream courses, the cultural heritage and unique religious character in Luk Wu and Keung Shan. A 20m to 30m buffer area from natural streams should be provided to protect the streams and their natural habitat;

(vii) 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;

(viii) the Area should be zoned as "Religious Meditation and Practice Use" to maintain its long tradition of spiritual practice; and

- (ix) TORC requested that sufficient land be reserved for Small House development. However, other representers opined that the “V” zones of 0.41 ha should not be further enlarged. Some even suggested rezoning the land from “V” to “CA” in view of the natural environment, special religious character and tranquil ambience of the Area;
- (l) on 9.3.2012, while the Board decided not to propose any amendment to the draft DPA Plan to meet the representations, it was agreed that land use zonings would be worked out during the OZP stage taking account of the representers’ proposals;

The Planning Scheme Area of the draft OZP

- (m) the character and land uses in the Area were highlighted in section 7 of the Paper and summarised below:
  - (i) the Area, about 167 ha, was 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 was completely encircled by Lantau North Country Park in the north and west and Lantau South Country Park in the south and east;
  - (ii) according to the 2011 Census, the total population of the Area was 100 persons. It was expected that the planned population of the Area would be about 250;
  - (iii) the Area had a rural and natural setting with religious and tranquil character which was unique in Hong Kong. The Area had a high landscape value which complemented the overall natural setting and the landscape beauty of the surrounding Lantau North and Lantau South Country Parks;

- (iv) three recognized villages, namely, Luk Wu, Upper Keung Shan and Lower Keung Shan were located in the Area;
- (v) major groups of development including temples/monasteries/nunneries and village houses were located around Luk Wu and Upper Keung Shan, northwest of Lower Keung Shan, and near Cheung Ting and Hang Pui;
- (vi) the Area had been inhabited by the religious communities for a long period. Many temples, monasteries and nunneries had been established in the Area since the early half of the last century, filling up the Area with a spiritual and tranquil atmosphere; and
- (vii) there were some columbaria in the Area, namely Yin Hing Monastery, Ling Yan Monastery, Lok Sang Lin She and Wai Shau Yuen;

Land Use Considerations and the Draft OZP

- (n) based on the land use planning considerations in paragraph 9 of the Paper, the following land use zonings were proposed on the draft OZP as highlighted in paragraph 11 of the Paper and summarised below:

*"Residential (Group C)" ("R(C)") (0.10 ha)*

- (i) 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 were under this zoning;

- (ii) 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 was 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 was the greater;

*“V” (0.85 ha)*

- (iii) Luk Wu, Upper Keung Shan and Lower Keung Shan were the recognized villages in the Area. The boundaries of the “V” zones were drawn up around existing village clusters having regard to the village ‘Environs’ (‘VE’), the local topography, water gathering grounds (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 stream courses had been avoided where possible;
- (iv) since Luk Wu was now occupied by temples, monasteries, nunneries and accommodations for the monks, nuns and their followers which had formed a religious cluster and there was no existing village cluster in the area, no “V” zone was designated for the village;
- (v) as Upper Keung Shan fell within a WGG, the “V” zone for

this village would cover only the existing village cluster. The Small House demand of this village (5 houses) would be catered for in the "V" zone for Lower Keung Shan Village which covered 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);

- (vi) an area located outside 'VE' of Lower Keung Shan around Hang Pui for Small House developments was approved by DLO/Is, LandsD in 1981. This area was included under the "V" zone to reflect the committed/existing developments;
- (vii) 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 was the greater, was imposed under this zoning;

*"G/IC" (7.38 ha)*

- (viii) the "G/IC" zone covered Government, institution or community (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. AFCD's Keung Shan Country Park Management Centre was also under the "G/IC" zone;

*"G/IC(1)" (5.19 ha)*

- (ix) the planning intention of the "G/IC(1)" sub-zone mainly covered the existing religious uses and only selected GIC

facilities were permitted in this sub-zone. A number of monasteries/temples and religious uses scattered to the north of Luk Wu, southwest of Lower Keung Shan, and south and east of Upper Keung Shan area were under this zoning to better reflect their existing uses;

- (x) the religious uses had been established in the early half of the last century and formed religious communities and clusters in the Area. The areas around Luk Wu and Upper Keung Shan were located within WGGs, and there would be strict control on any new development in this zone to protect the water quality of the area;
- (xi) since the existing religious buildings had been existing in the Area for a long time, they would be reflected/tolerated under the "G/IC(1)" 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 was always permitted. However, any new development for 'Religious Institution' use should 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;

*"Agriculture" ("AGR") (12.72ha)*

- (xii) fallow arable land with good potential for rehabilitation for cultivation and agricultural land with active/occasional cultivations were under this zoning, and they were mainly found in areas near the religious clusters and village developments within and in the vicinity of the 'VE'. They were zoned "AGR" for preservation from agricultural point of view;

*"Green Belt" (43.01 ha)*

- (xiii) the "GB" zone covered the natural vegetated areas which consisted of streamcourse, dense woodlands on some knolls in Keung Shan and relatively disturbed young woodlands that had developed from abandoned agricultural land. Most of the woodland, natural streams and areas adjoining the Lantau North and Lantau South Country Parks were within this zone;
- (xiv) there was a general presumption against development within this zone. Development in this zone would be strictly controlled. Development proposals would be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines;

*"Country Park" ("CP") ( 0.38 ha)*

- (xv) this zone comprised 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, which was designated on 20.4.1978 under the Country Parks Ordinance (Cap. 208). All uses and developments within the "CP" required consultation/consent from the Country and Marine Parks Authority. Approval from the Board was not required; and

Public Consultation

- (o) the draft OZP together with its Notes and Explanatory Statement (ES) and the Planning Report had been circulated to the relevant Government bureaux and departments for comments. Comments received had been incorporated into the draft OZP, its Notes and ES

and Planning Report as appropriate.

189. As the presentation was completed, the Chairman invited questions from Members. Members had no question to raise.

190. After deliberation, Members agreed that the draft OZP No. S/I-LWKS/B was suitable for consultation with the IsDC and the TORC. After the consultation, comments from the IsDC and the TORC would be submitted to the Board for further consideration in due course.

191. The Chairman thanked Mr Chung for the presentation and he left the meeting temporarily at his point.

TPB Paper No. 9593  
for Consideration by  
the Town Planning Board  
on 16.5.2014

**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 draft 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 <sup>+</sup>	0.12	0	100*
Lower Keung Shan	0	18	0	17	4.32	0.72*	0.43	0.55*	

<sup>+</sup> 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**

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

**Appendix V**    Summary of Deviations from the Master Schedule of Notes

**PLANNING DEPARTMENT  
MAY 2014**



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  
鹿湖及羗山地區  
LUK WU AND KEUNG SHAN AREA

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

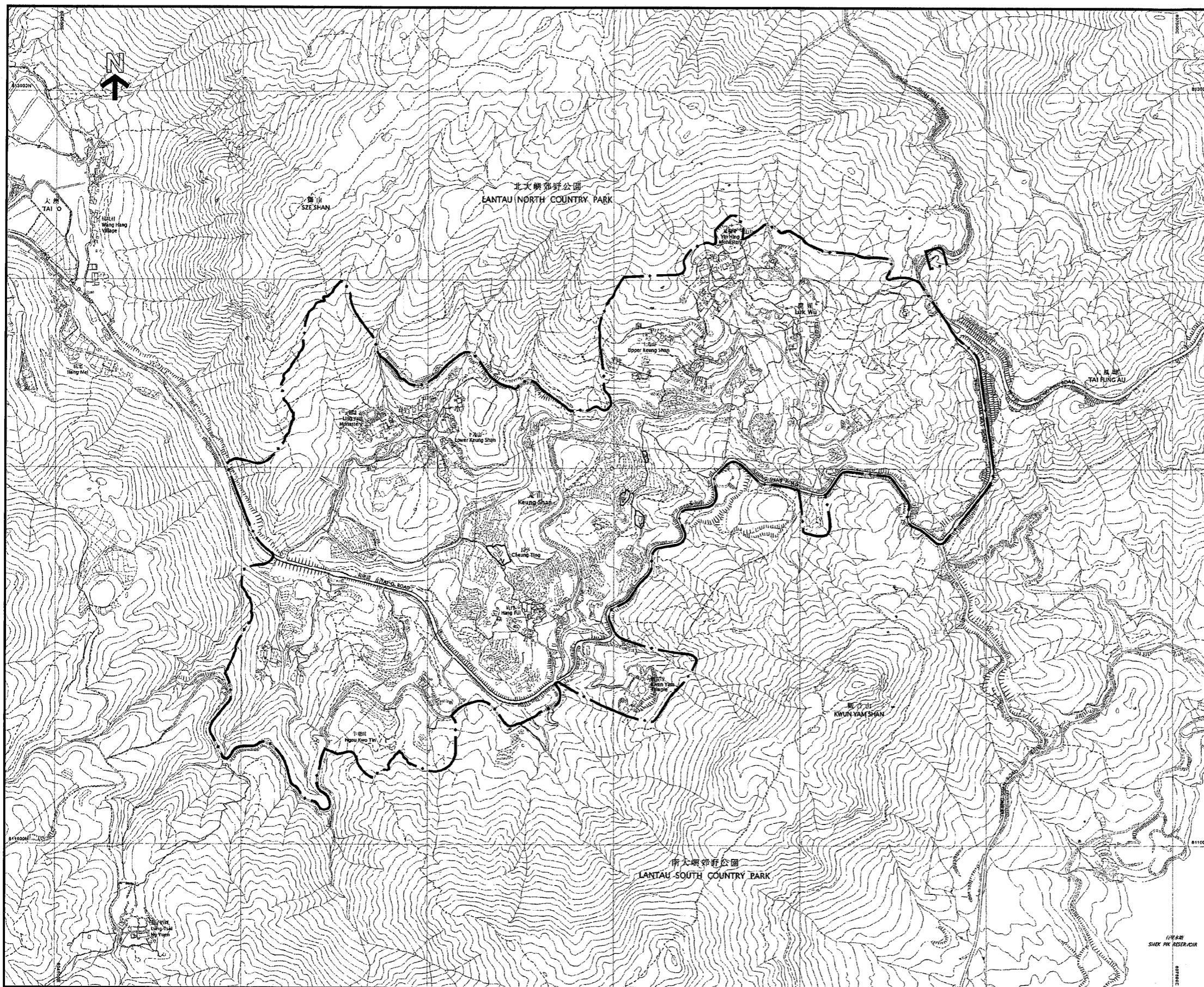
本摘要圖於2014年3月20日擬備  
EXTRACT PLAN PREPARED ON 20.3.2014

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	%	
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	184.04	98.27	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	186.93	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 陳詠雯女士 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

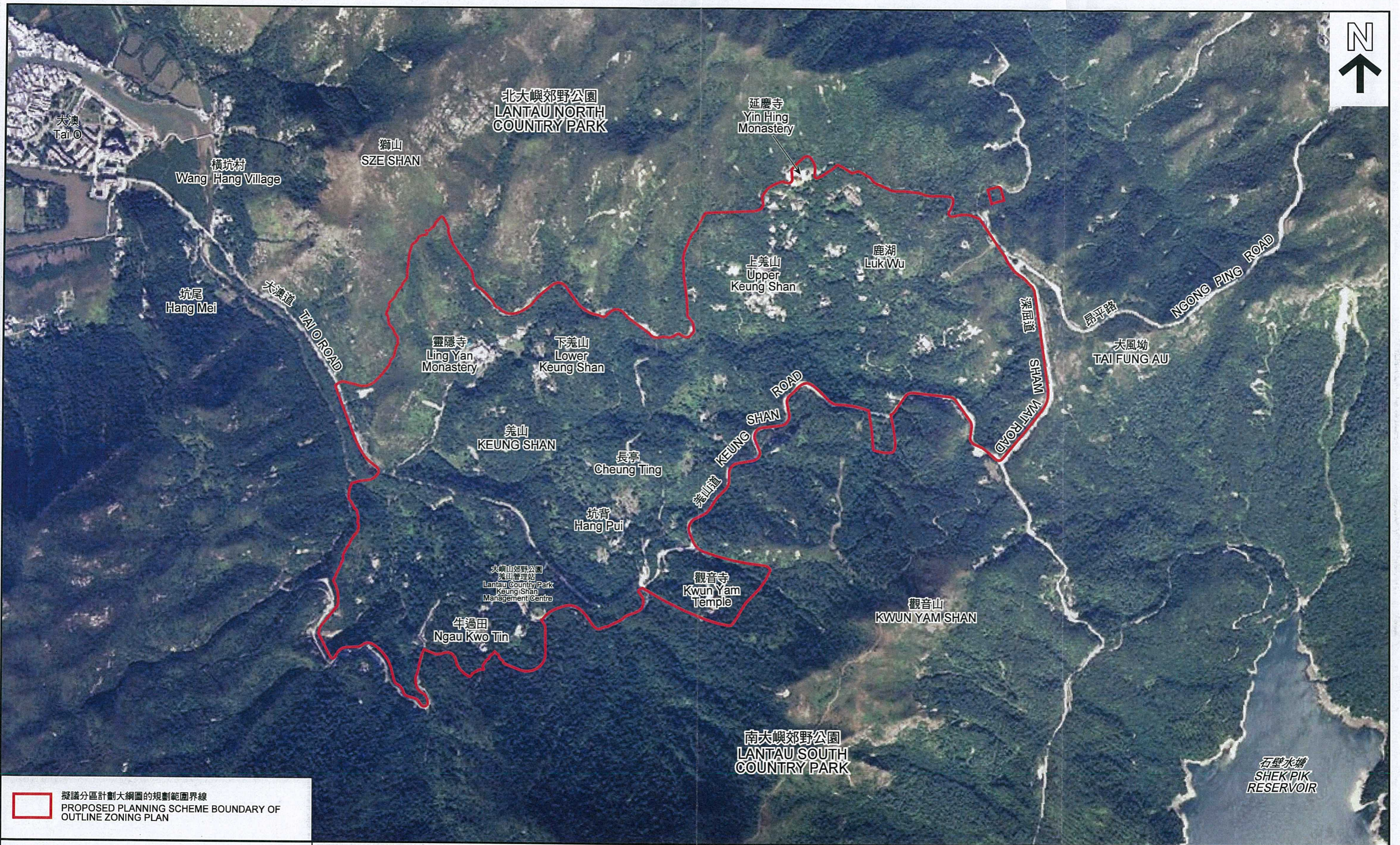
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規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

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



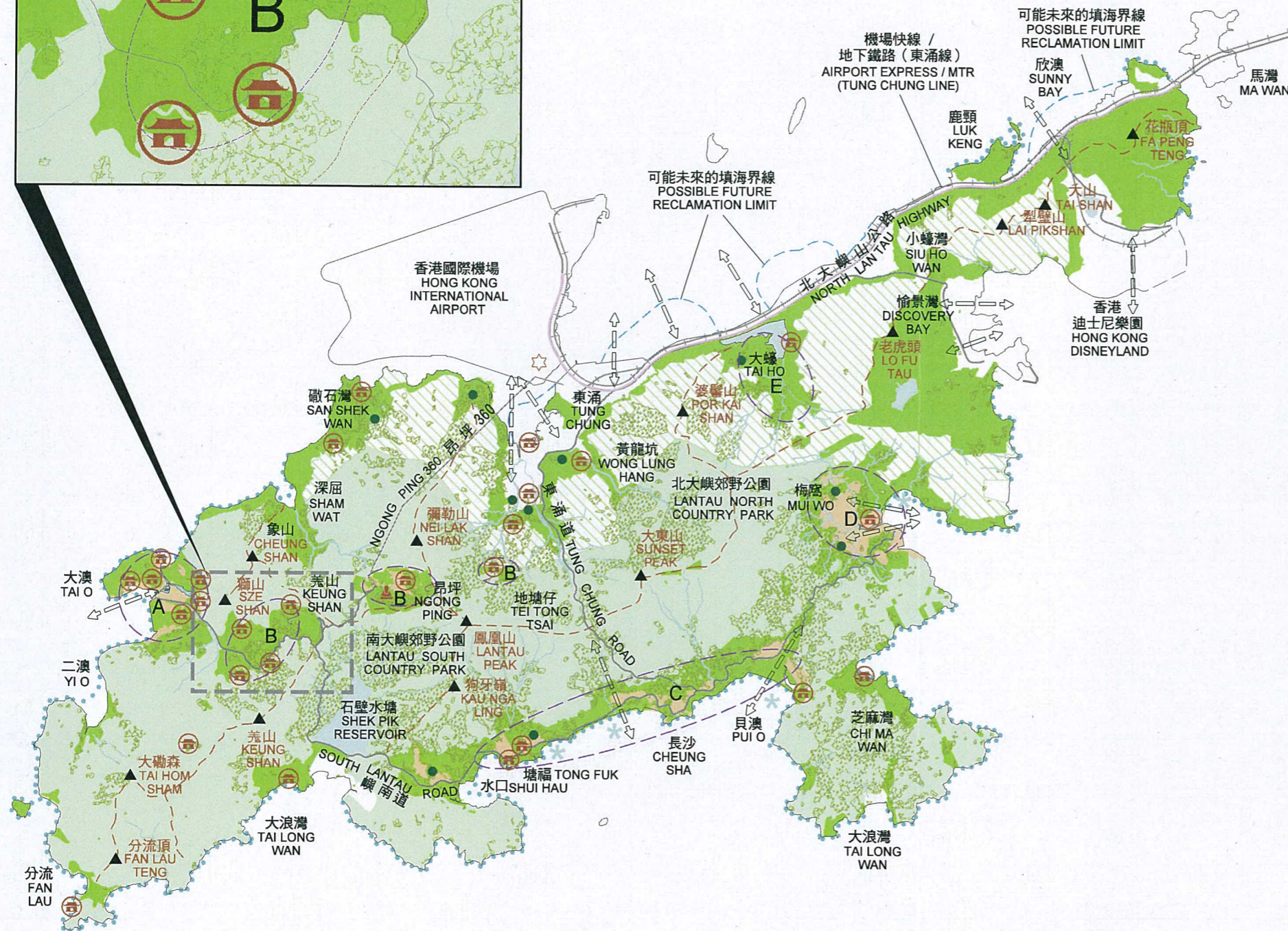
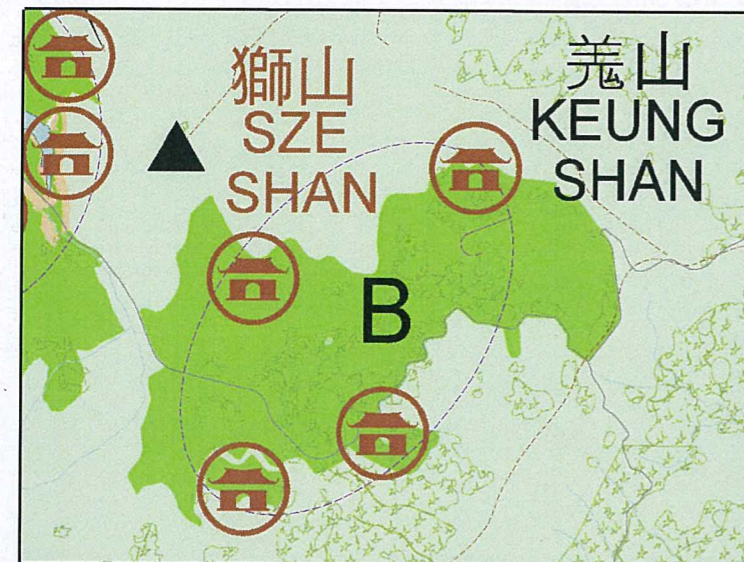
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 REFERENCE No.  
 M/LI/13/156

圖 PLAN  
 3



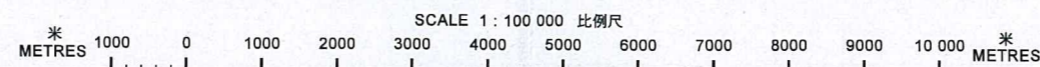
圖例  
LEGEND

-  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 大嶼谷 - 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

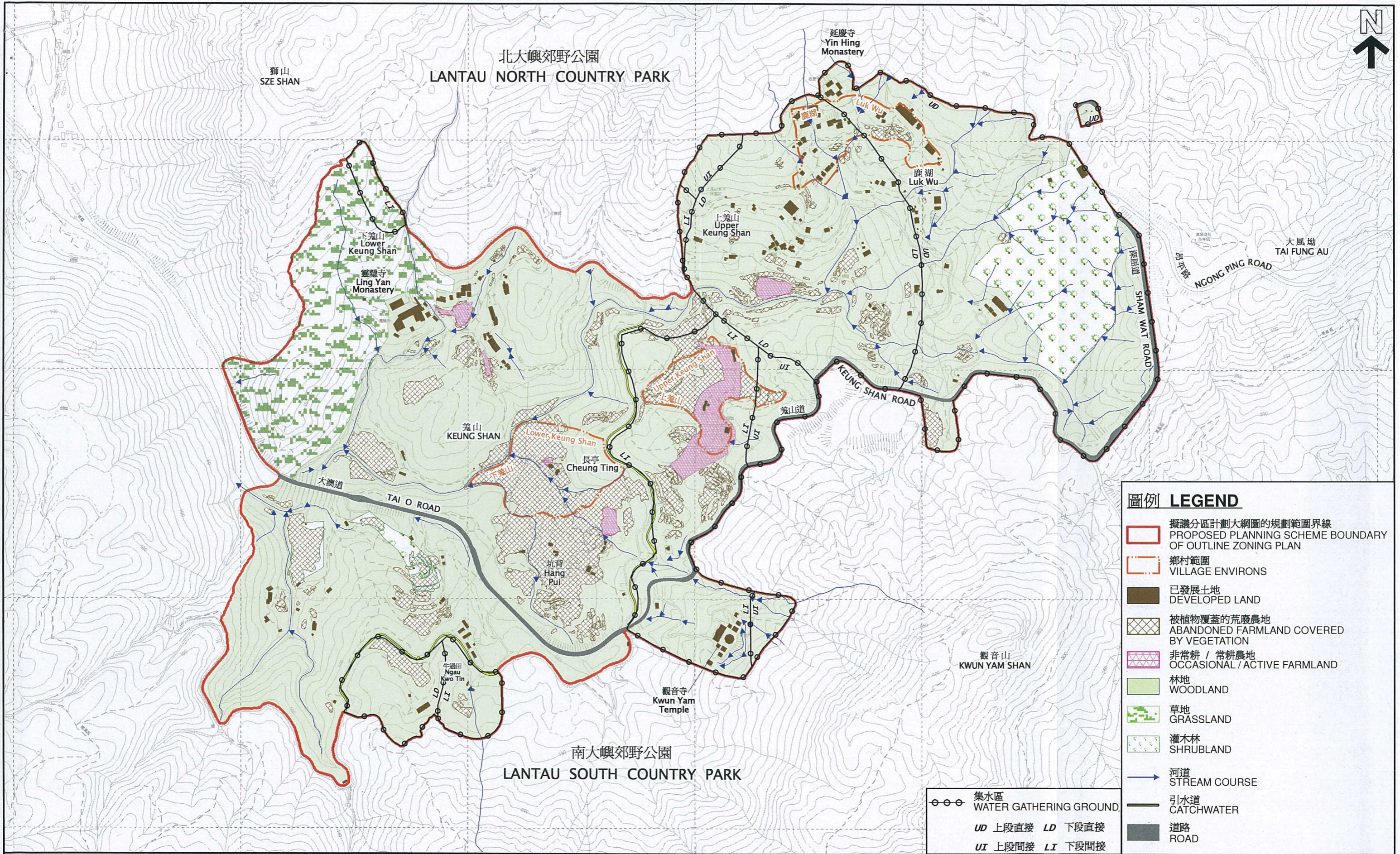


規劃署  
PLANNING DEPARTMENT



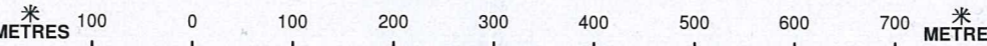
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REFERENCE No.  
M/LI/13/156

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

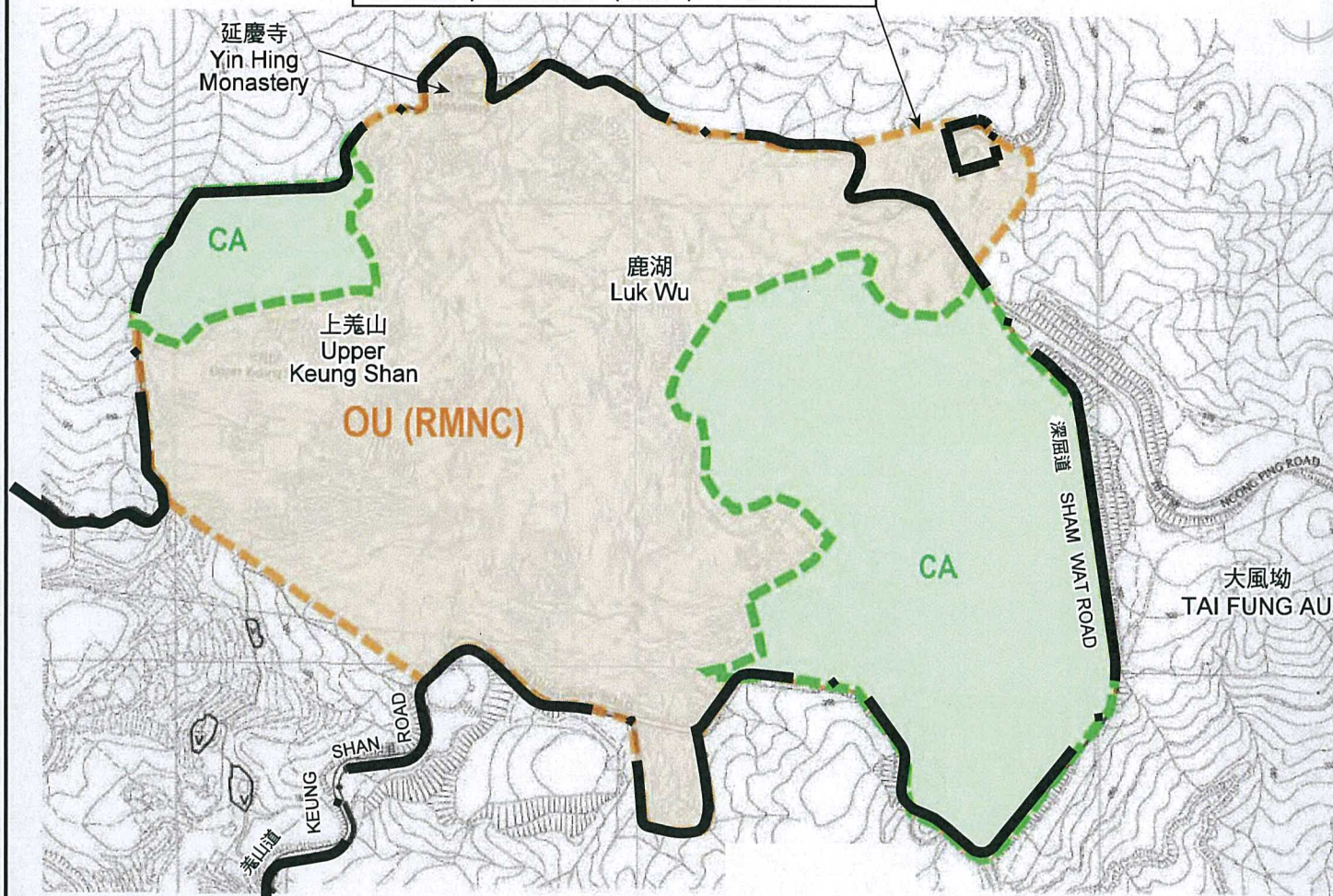
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REFERENCE No.  
M/LI/13/156

圖PLAN  
5

本摘要圖於2014年5月12日擬備  
EXTRACT PLAN PREPARED ON 12.5.2014



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

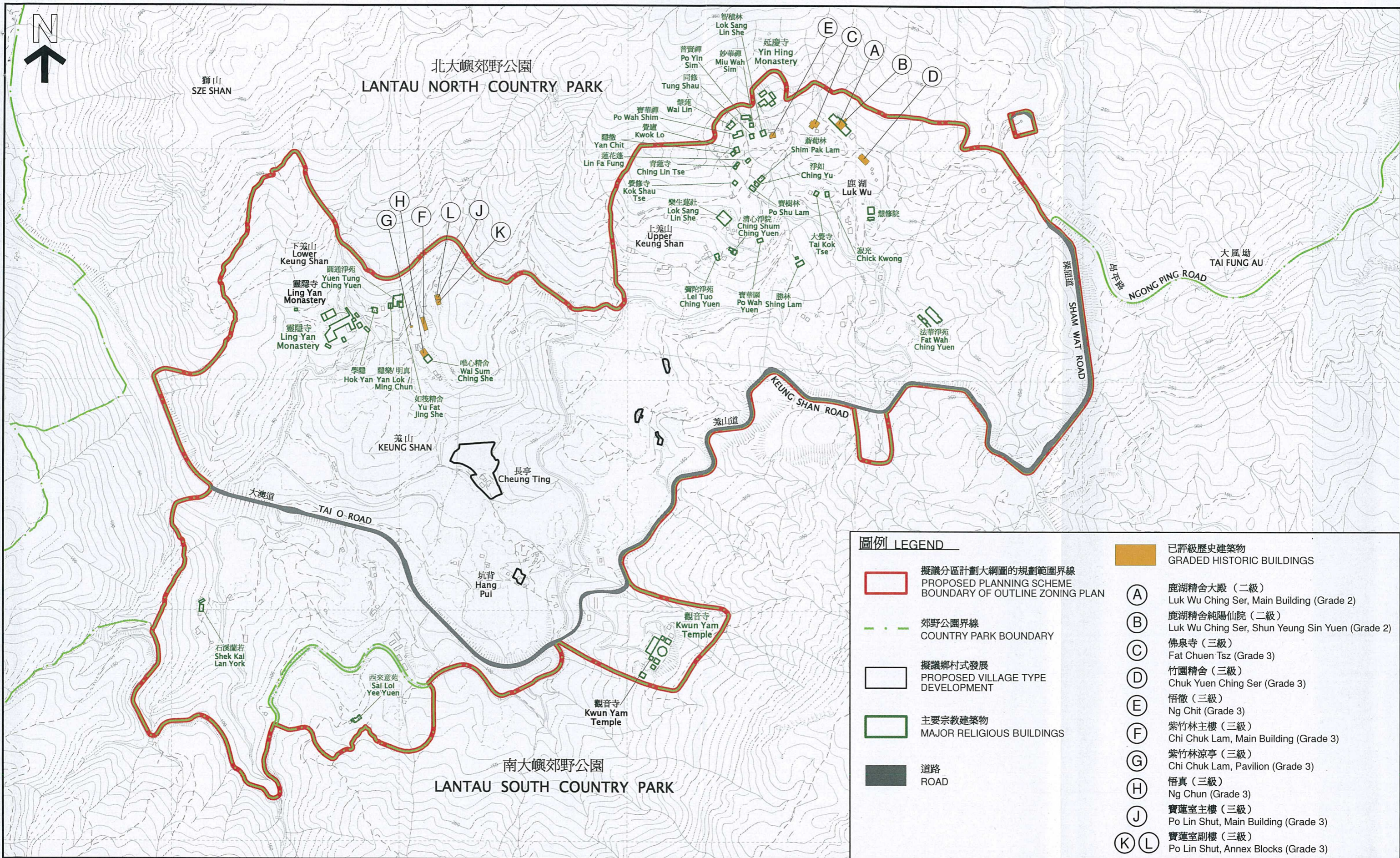
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
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M/LI/13/156

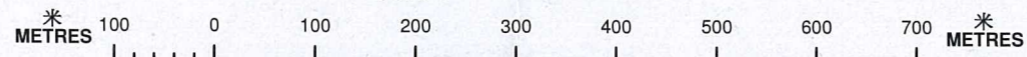
圖 PLAN  
6



現存宗教建築物 EXISTING RELIGIOUS BUILDINGS

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



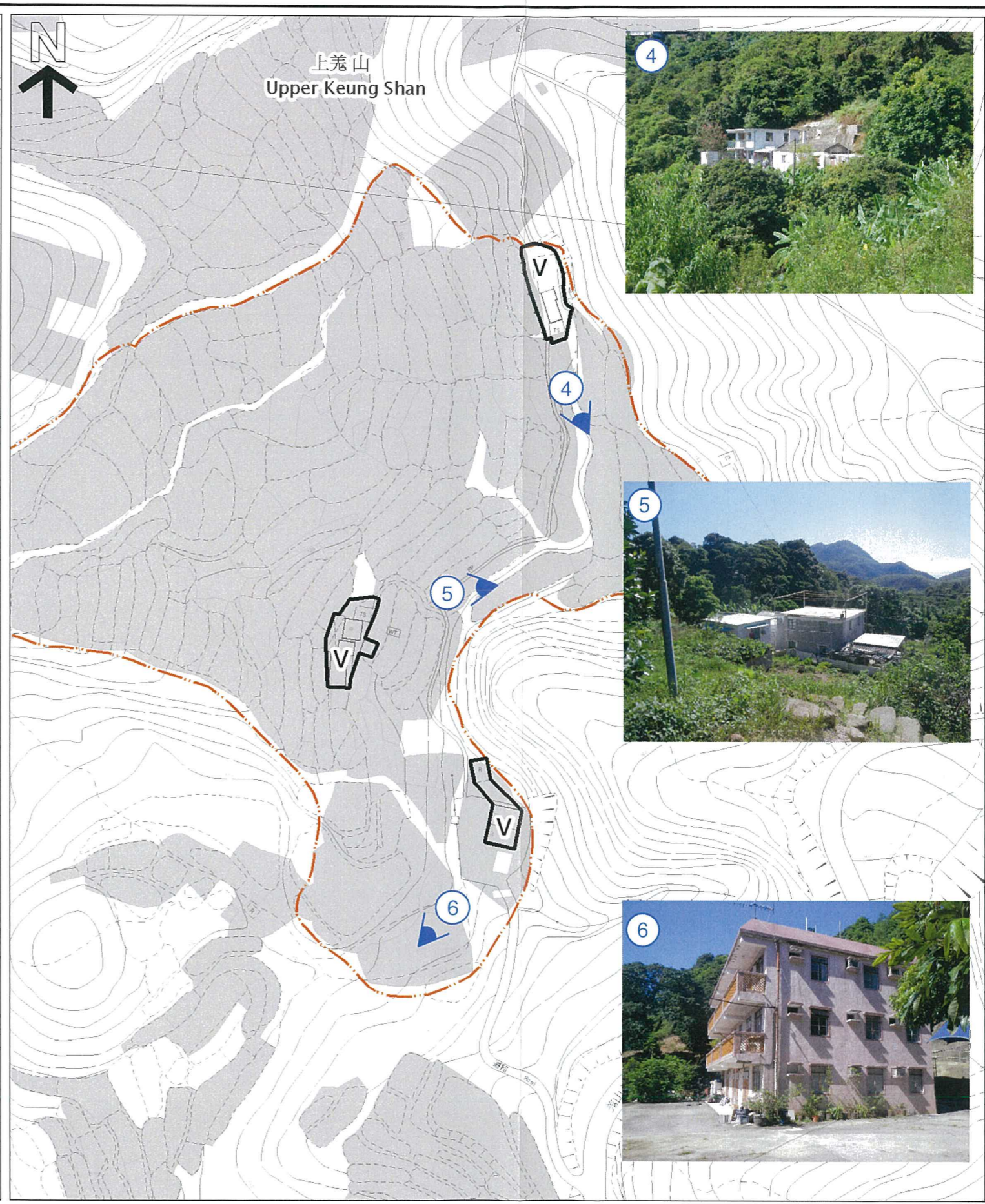
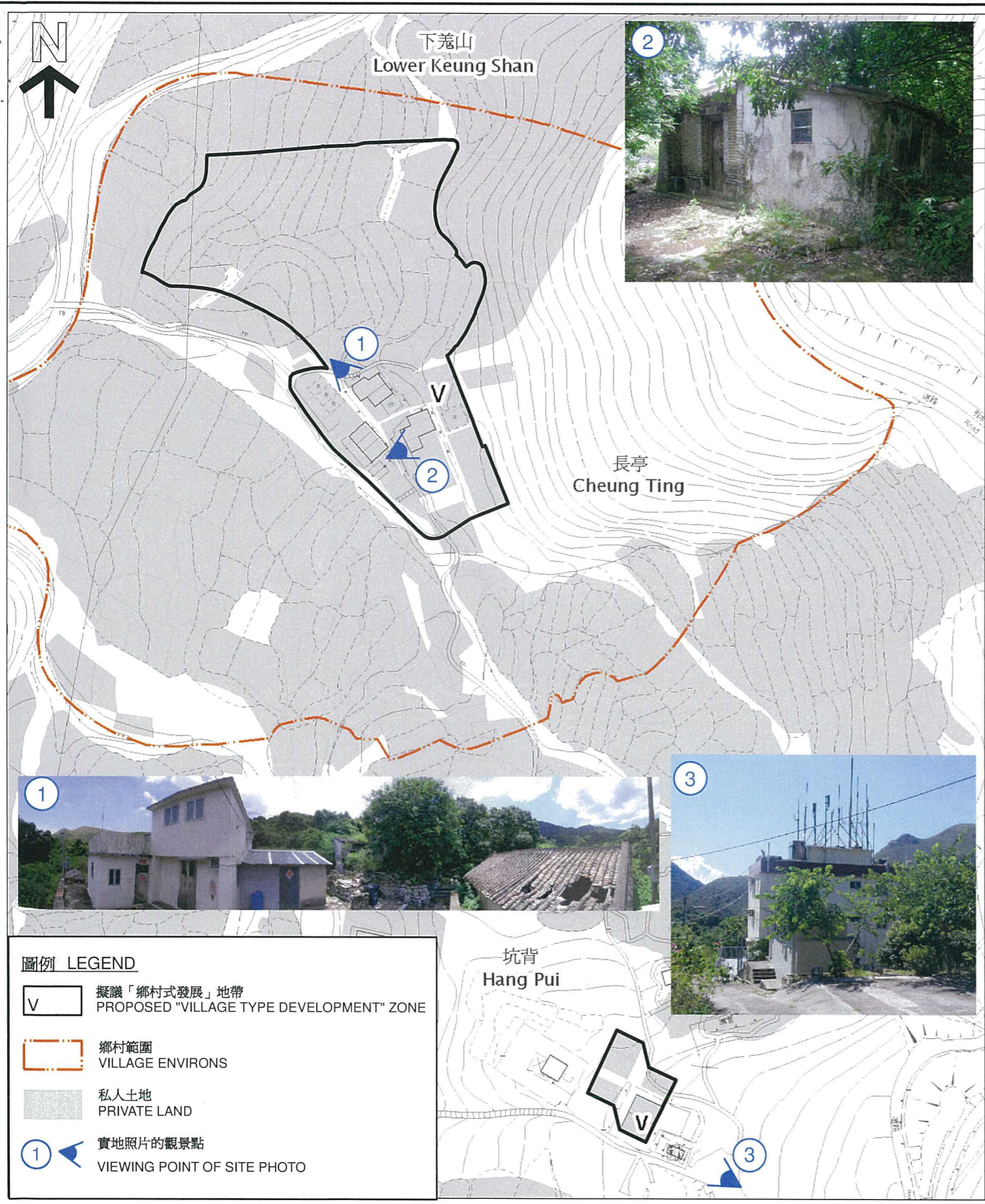
本摘要圖於2014年5月2日擬備  
EXTRACT PLAN PREPARED ON 2.5.2014

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖 PLAN  
7



- 圖例 LEGEND
- V 擬議「鄉村式發展」地帶  
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE
  - 鄉村範圍  
VILLAGE ENVIRONS
  - 私人土地  
PRIVATE LAND
  - 1 ▶ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

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

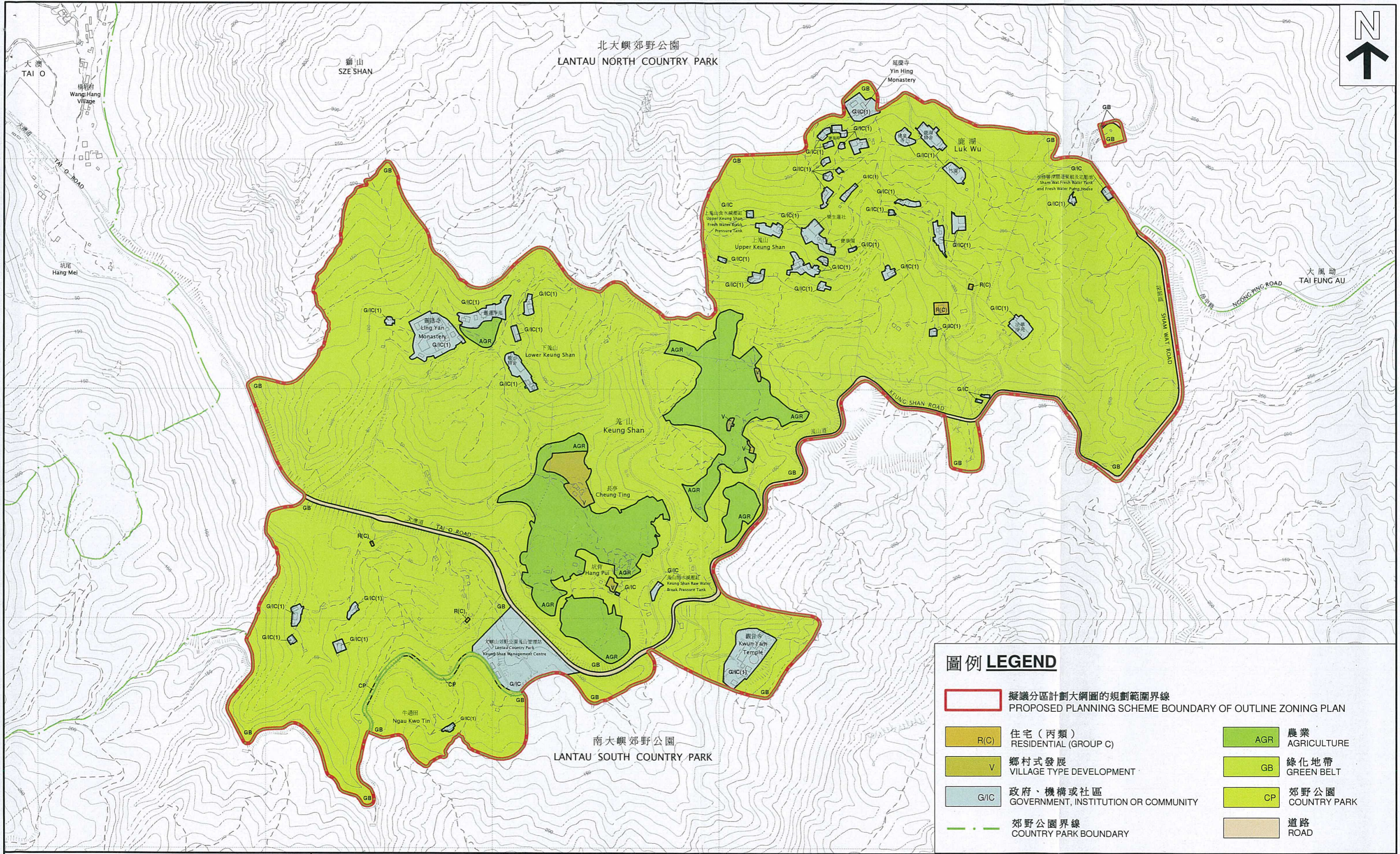


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PLANNING DEPARTMENT



參考編號  
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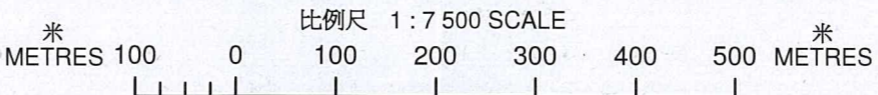
圖 PLAN  
8



**圖例 LEGEND**

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

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

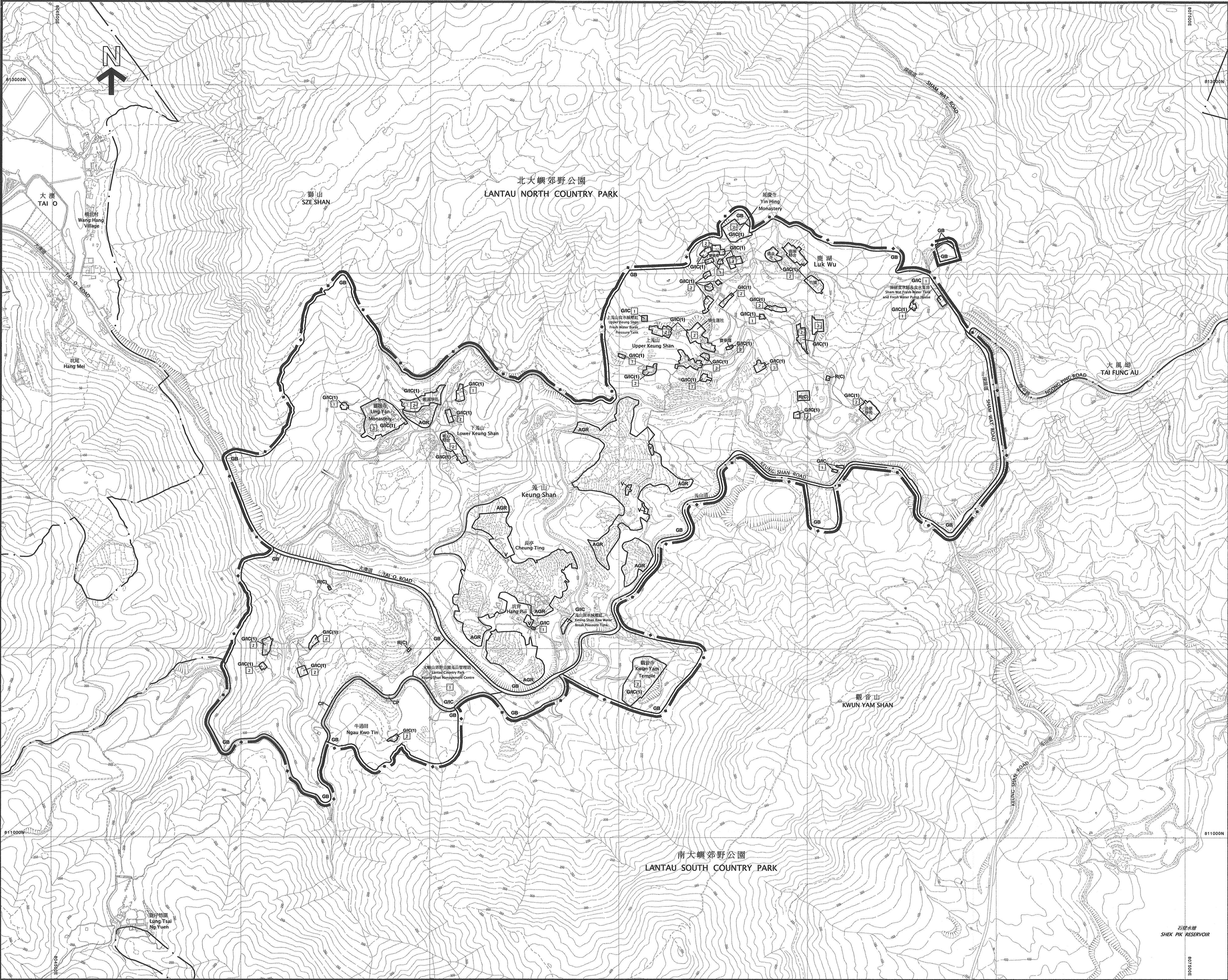


規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖PLAN  
9



圖例  
NOTATION

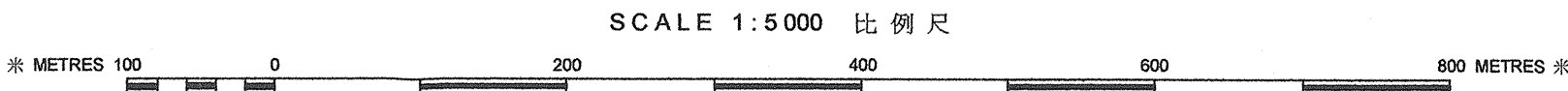
ZONES		地帶
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY 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



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

圖則編號  
PLAN No. S/I-LWKS/B

**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**

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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. *XXXXXX* 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 (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.

- 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**

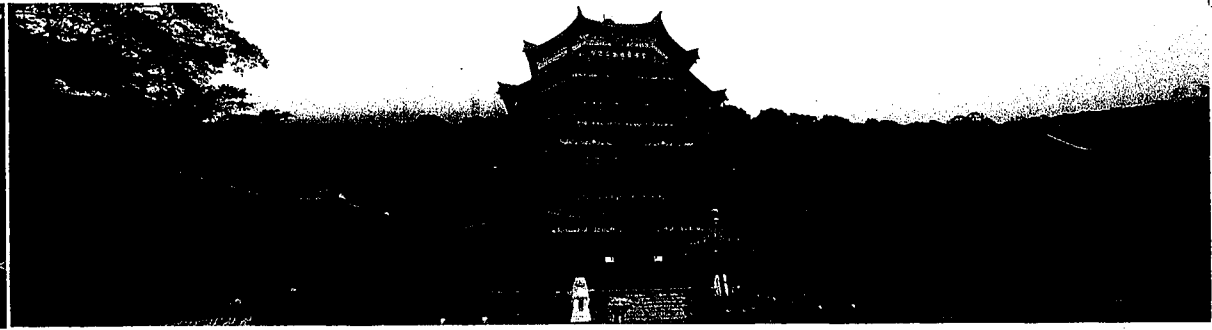
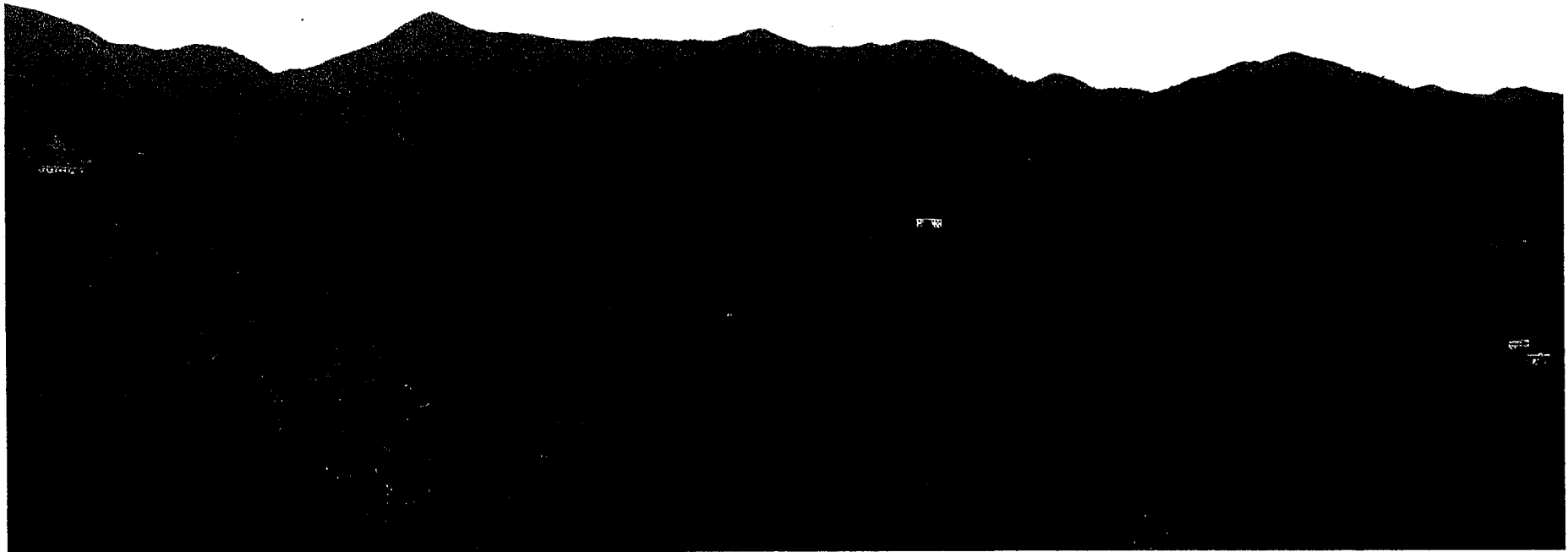
- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the provision of 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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## 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 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.

#### 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
覺廬
蓮花蓬
慧蓮
寂光
鹿湖精舍
佛泉寺
蒼葛林

妙華禪
隱廬
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



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  
鹿湖及羗山地區  
LUK WU AND KEUNG SHAN AREA

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

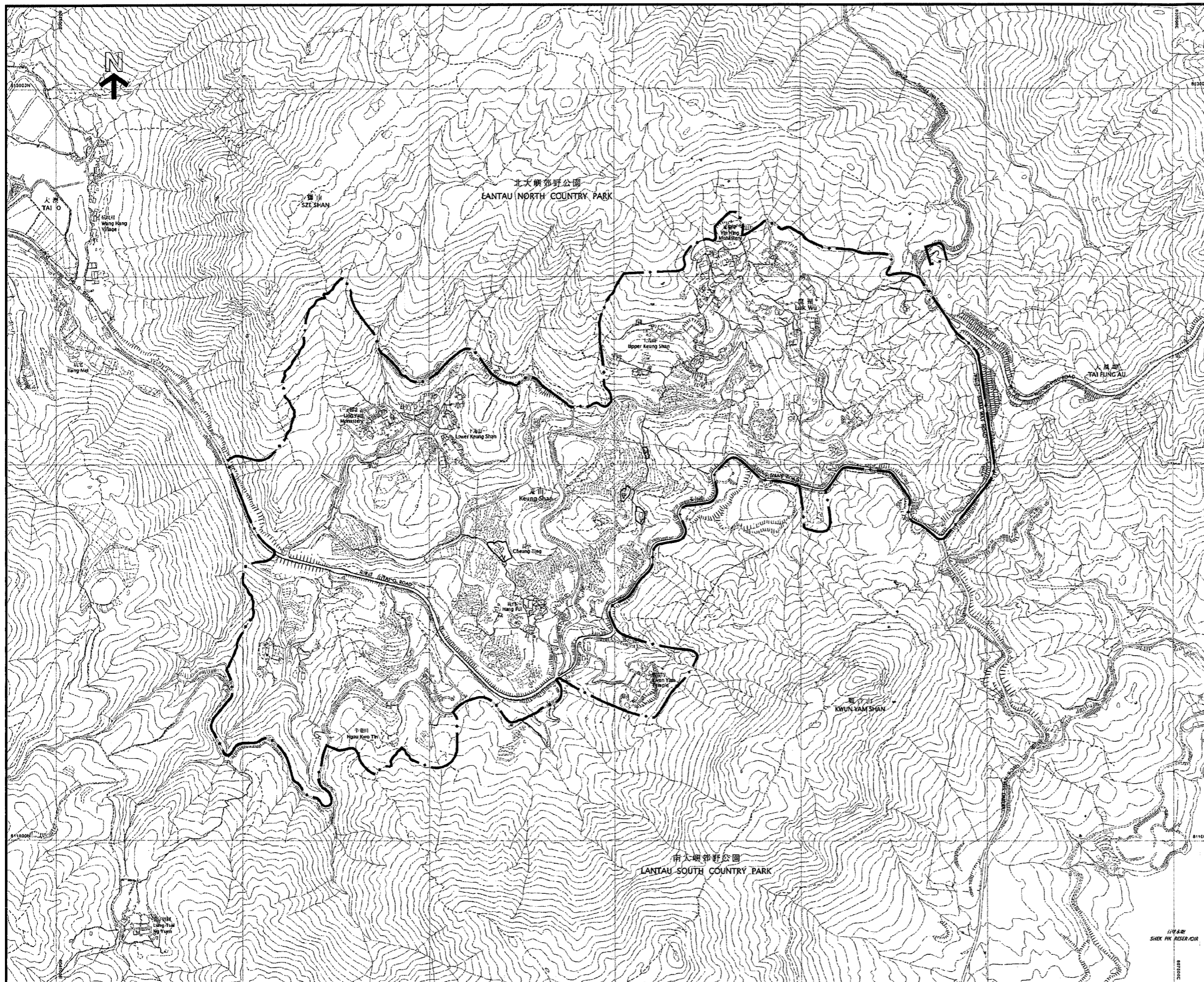
SCALE 1 : 75 000 比例尺  
米 METRES 750 0 750 1 500 2 250 3 000 3 750 米 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/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	百分比 %	
VILLAGE TYPE DEVELOPMENT	0.41	0.25	鄉村式發展
MAJOR ROAD ETC.	2.46	1.46	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 陳詠嫻女士 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

SCALE 1:5000 比例尺

\* METRES 100 0 200 400 600 METRES \*

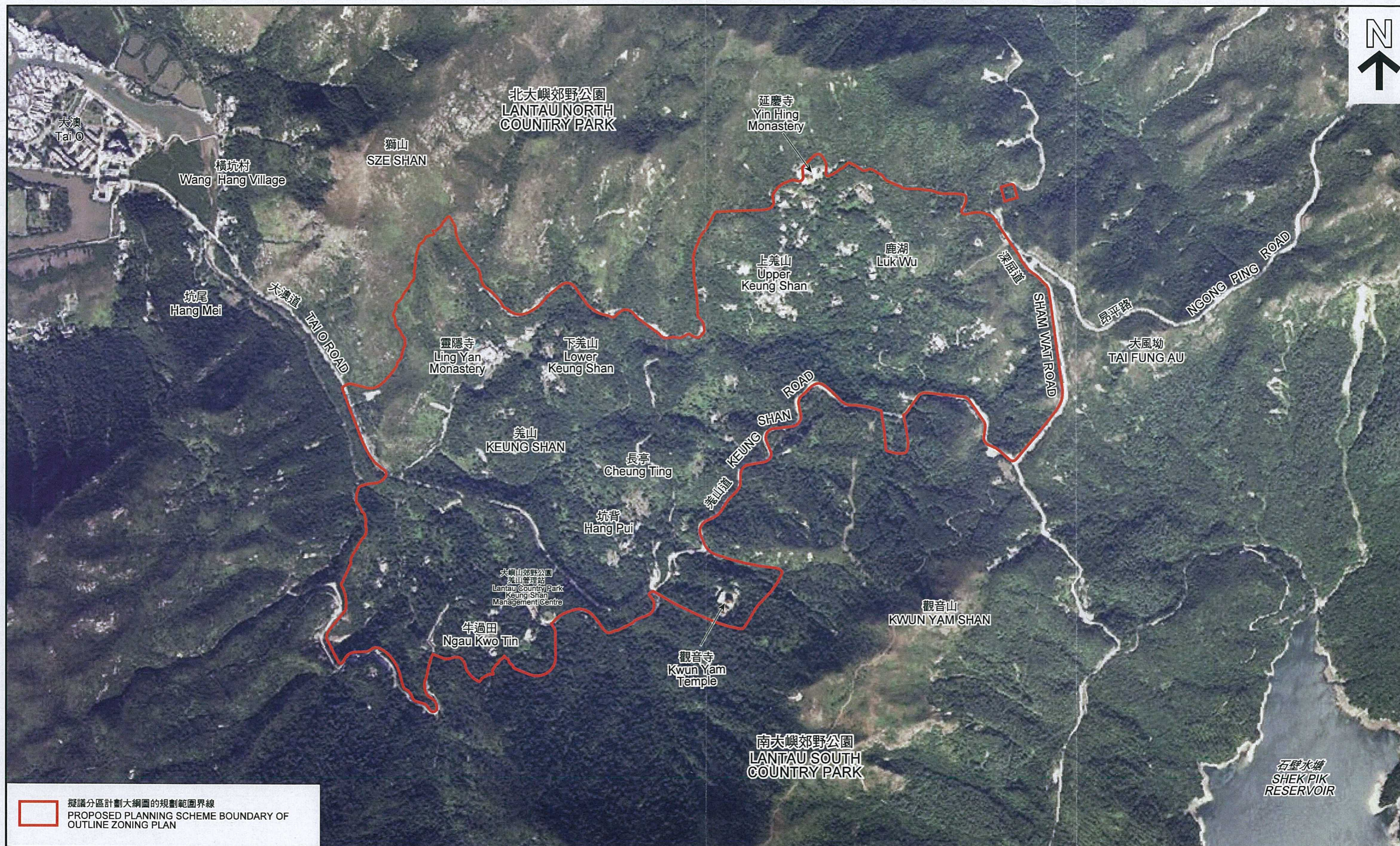
規劃署遵照城市規劃委員會指示發備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD



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

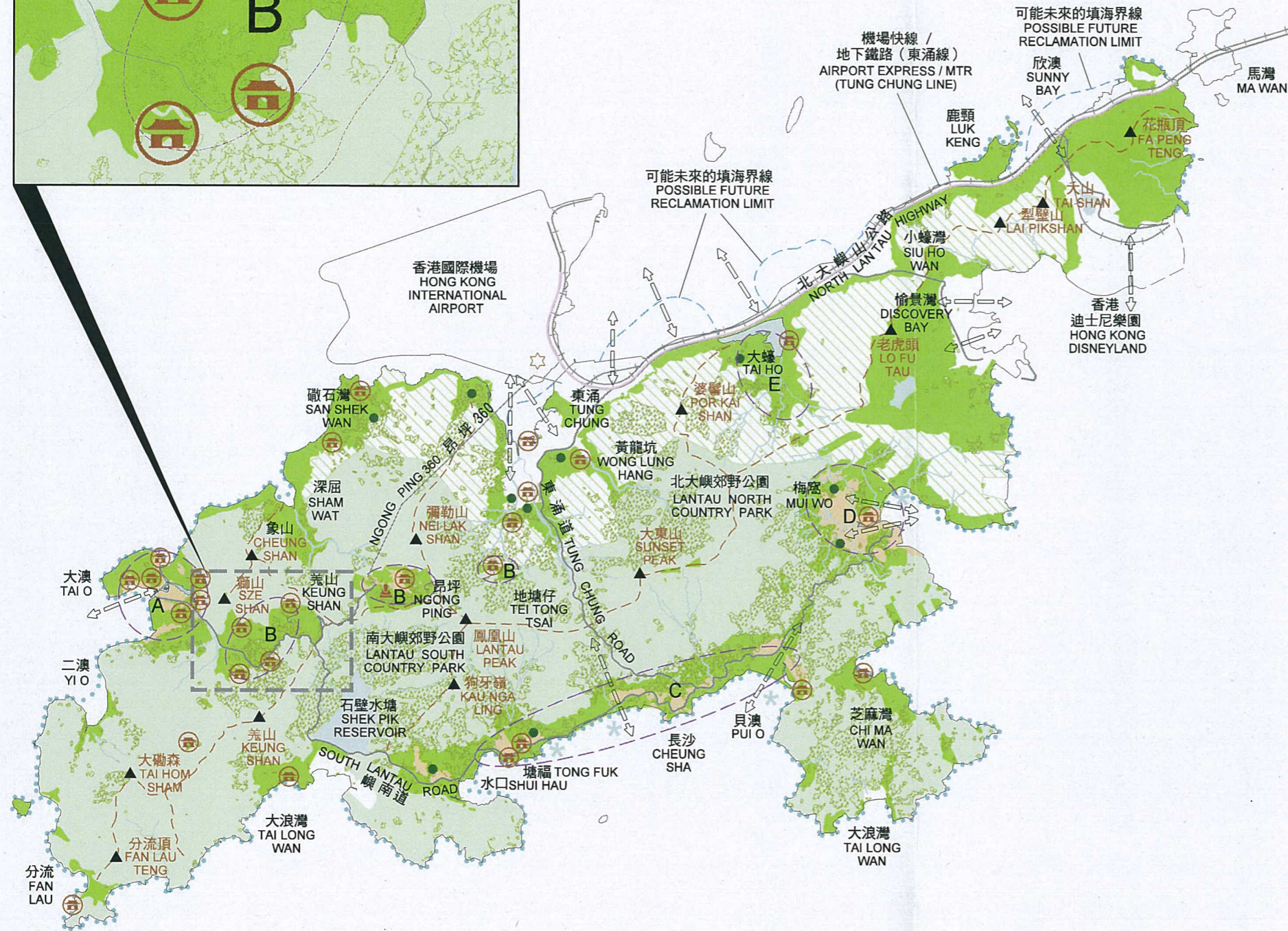
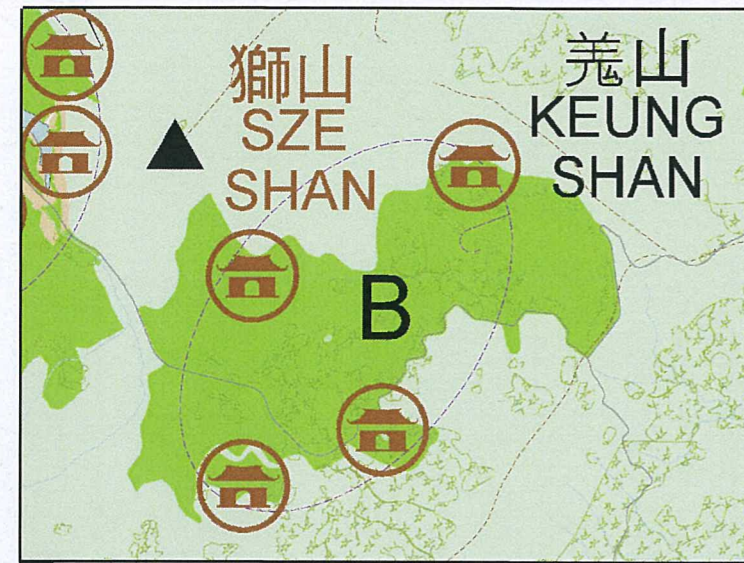
LUK WU AND KEUNG SHAN OUTLINE ZONING PLAN

規劃署  
 PLANNING DEPARTMENT








參考編號  
 REFERENCE No.  
 M/LI/13/156

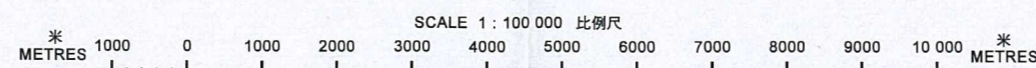
圖表 Figure  
 3



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 / 羗山 - 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



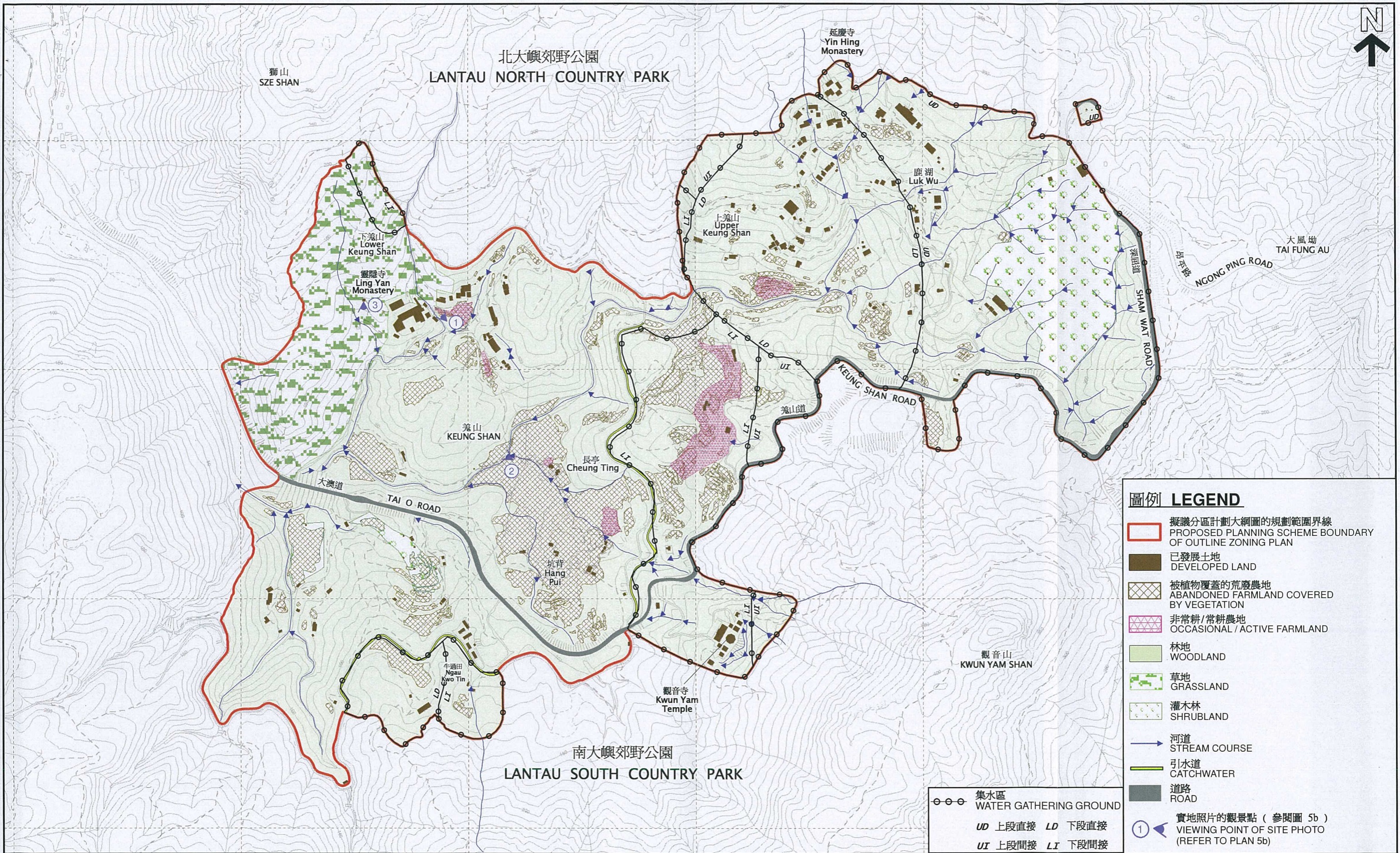
本摘要圖於2014年3月19日擬備  
EXTRACT PLAN PREPARED ON 19.3.2014

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖表 Figure  
4



現存狀況 EXISTING PHYSICAL FEATURES

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



本摘要圖於2014年5月2日擬備  
EXTRACT PLAN PREPARED ON 2.5.2014

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

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

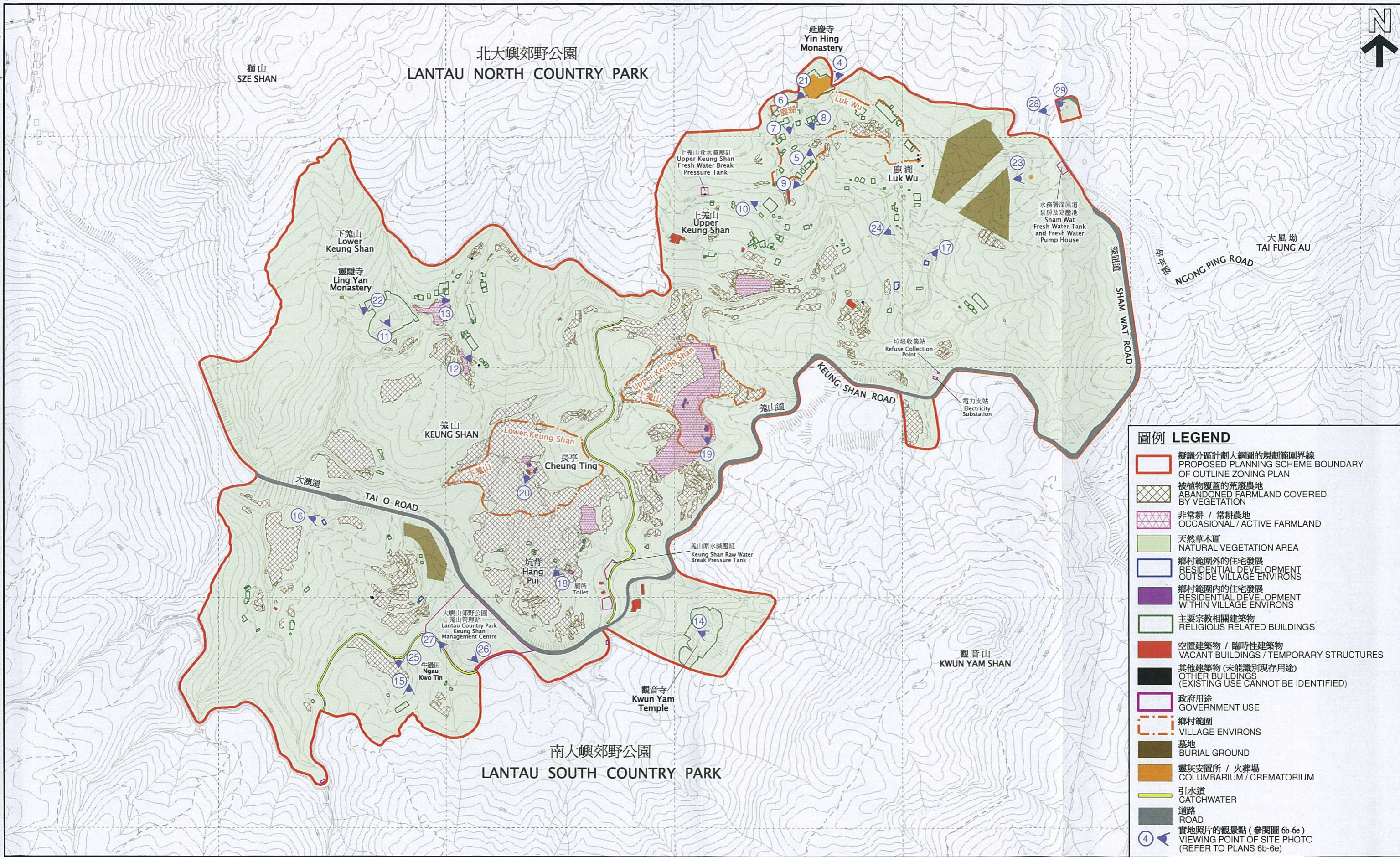
鹿湖及羗山分區計劃大綱圖  
LUK WU AND KEUNG SHAN  
OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖表  
Figure  
5b



現存土地用途 EXISTING LAND USES

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 0 100 200 300 400 500 600 700 米 METRES

本摘要圖於2014年5月7日擬備  
EXTRACT PLAN PREPARED ON 7.5.2014

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖表 Figure  
6a

4 延慶寺  
YIN HING MONASTERY



5 蒼菊林  
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 蒼菊林 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



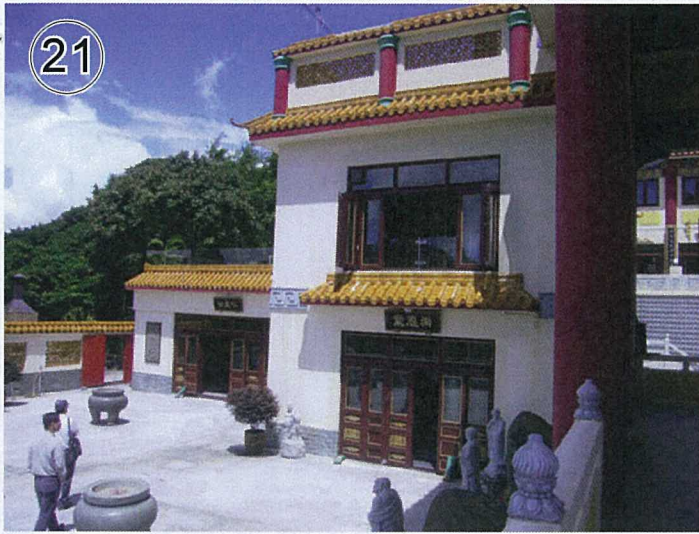
實地照片 SITE PHOTOS  
鹿湖及羗山分區計劃大綱圖  
LUK WU AND KEUNG SHAN  
OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖表  
Figure  
6c



靈灰安置所/火葬場 COLUMBARIUM / CREMATORIUM

實地照片 SITE PHOTOS

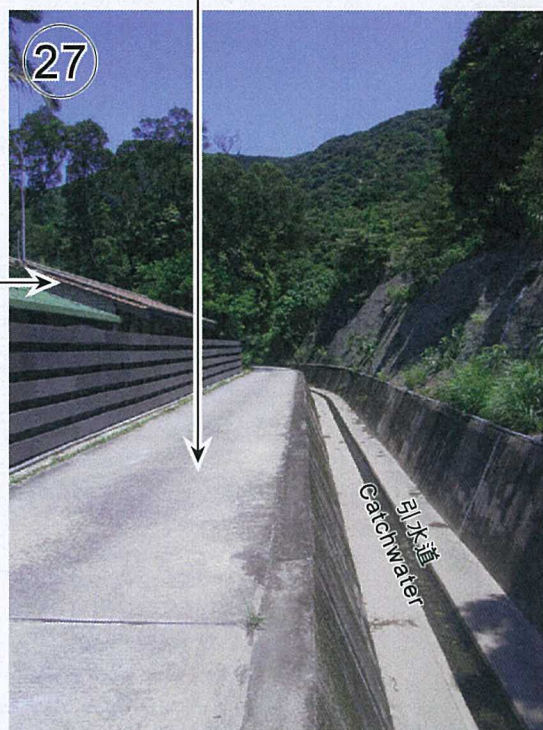
鹿湖及羌山分區計劃大綱圖  
LUK WU AND KEUNG SHAN  
OUTLINE ZONING PLAN

規劃署  
PLANNING  
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

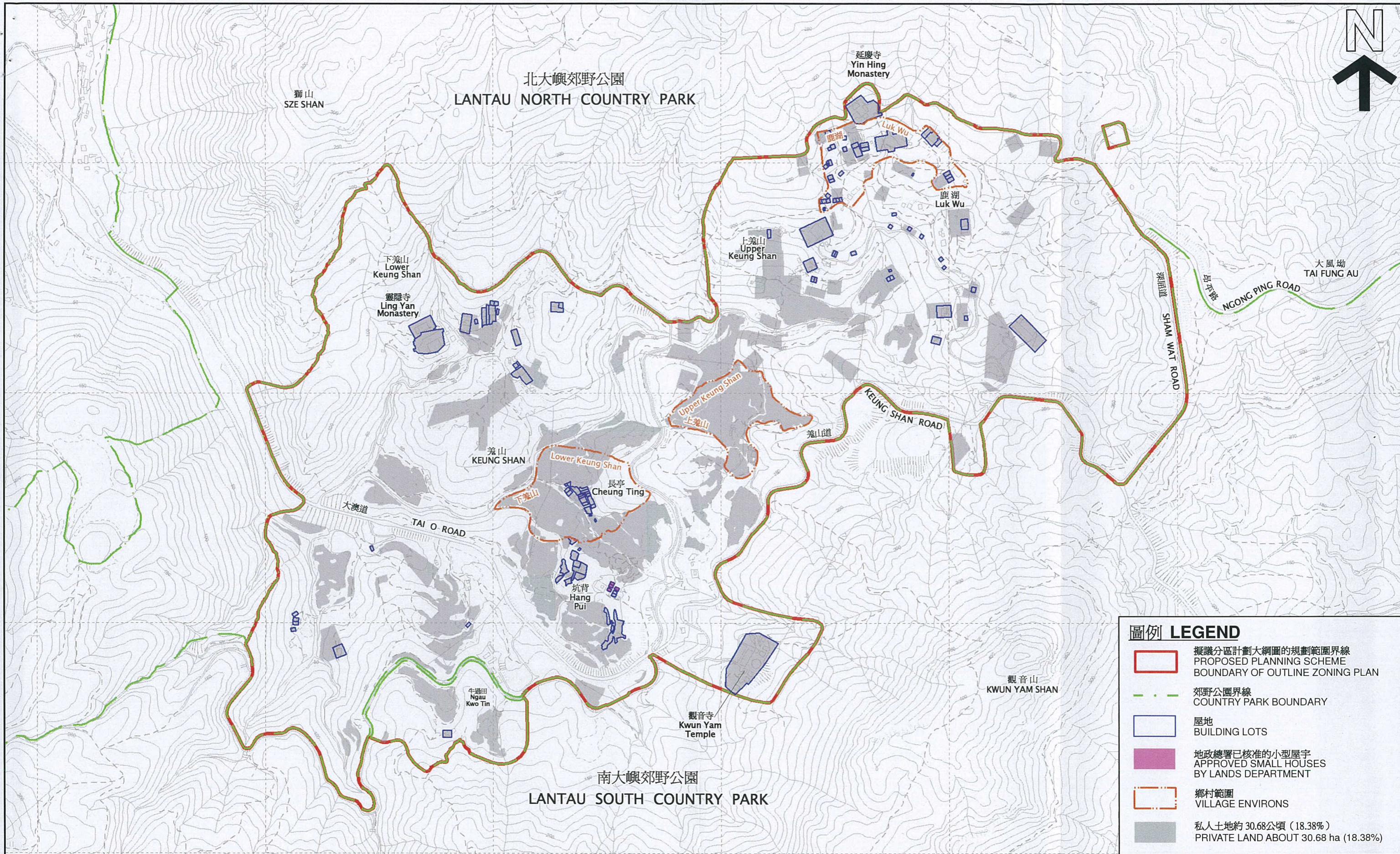
實地照片 SITE PHOTOS  
鹿湖及羌山分區計劃大綱圖  
LUK WU AND KEUNG SHAN  
OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
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M/LI/13/156

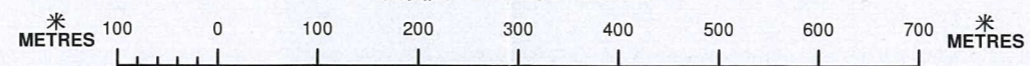
圖表  
Figure  
6e



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

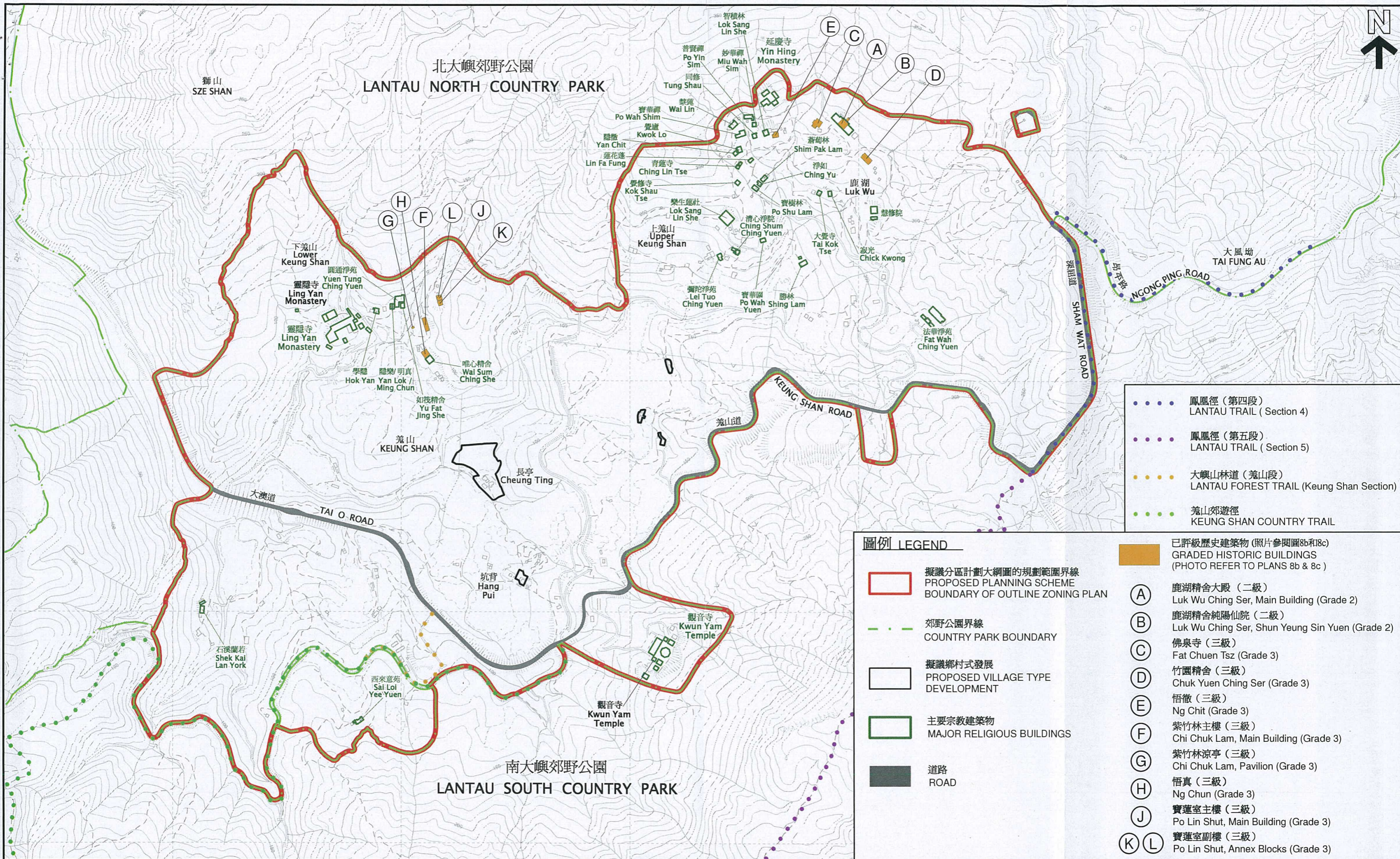


規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖表 Figure  
7



**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

**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)



已評級歷史建築物  
GRADED HISTORIC 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  
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)



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 Block (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

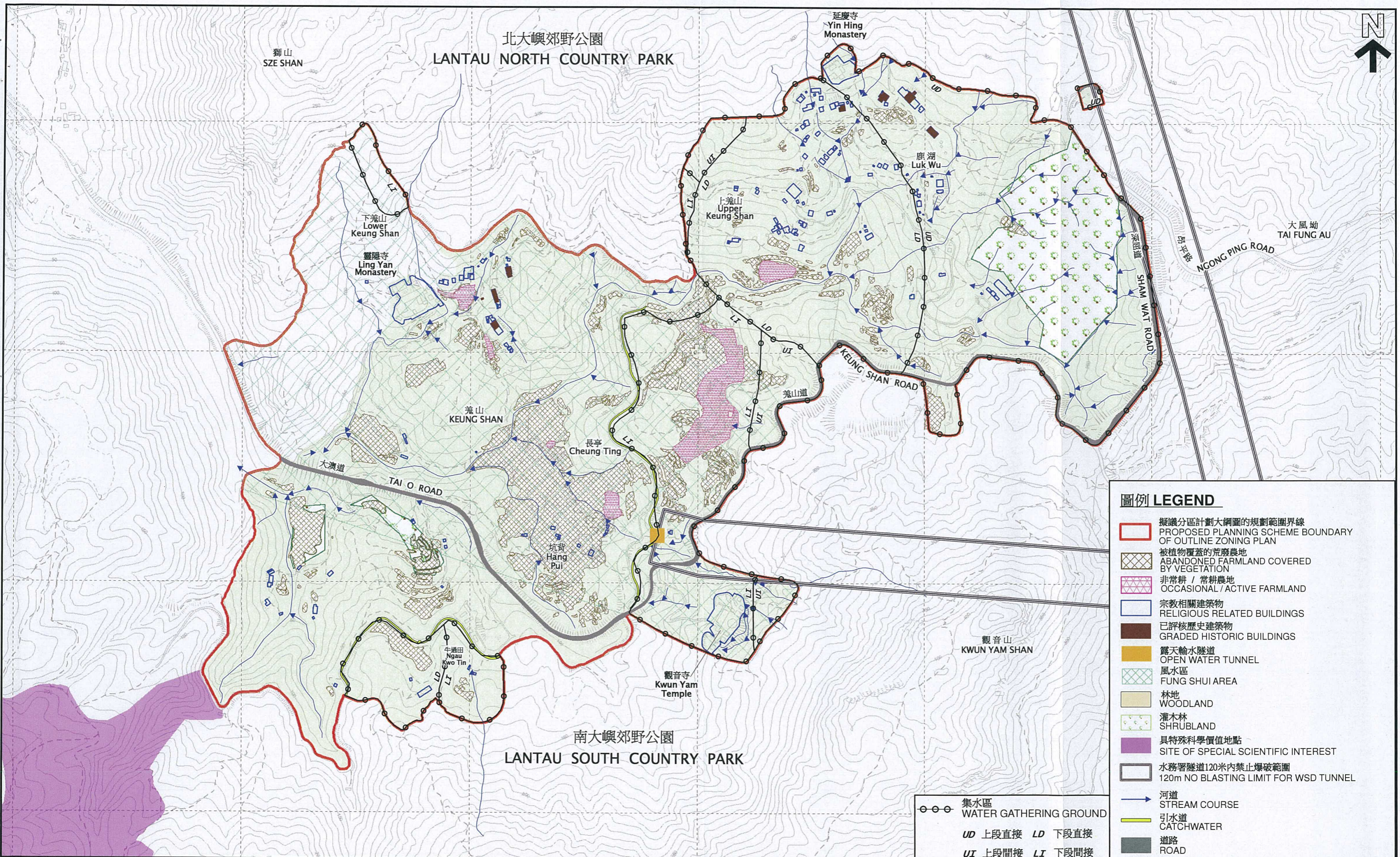
規劃署  
PLANNING  
DEPARTMENT



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，  
圖片擷自古物古蹟辦事處網站  
EXTRACT PLAN PREPARED ON 12.5.2014  
BASED ON INFORMATION OF ANTIQUITIES  
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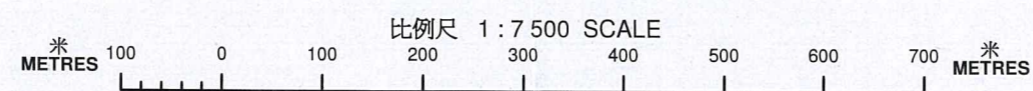


- 圖例 LEGEND**
- 擬議分區計劃大綱圖的規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
  - 被植物覆蓋的荒廢農地  
ABANDONED FARMLAND COVERED BY VEGETATION
  - 非常耕 / 常耕農地  
OCCASIONAL / ACTIVE FARMLAND
  - 宗教相關建築物  
RELIGIOUS RELATED BUILDINGS
  - 已評核歷史建築物  
GRADED HISTORIC BUILDINGS
  - 露天輸水隧道  
OPEN WATER TUNNEL
  - 風水區  
FUNG SHUI AREA
  - 林地  
WOODLAND
  - 灌木林  
SHRUBLAND
  - 具特殊科學價值地點  
SITE OF SPECIAL SCIENTIFIC INTEREST
  - 水務署隧道120米內禁止爆破範圍  
120m NO BLASTING LIMIT FOR WSD TUNNEL
  - 河道  
STREAM COURSE
  - 引水道  
CATCHWATER
  - 道路  
ROAD

- 集水區  
WATER GATHERING GROUND
- UD 上段直接 LD 下段直接
- UI 上段間接 LI 下段間接

**發展限制 DEVELOPMENT CONSTRAINTS**

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



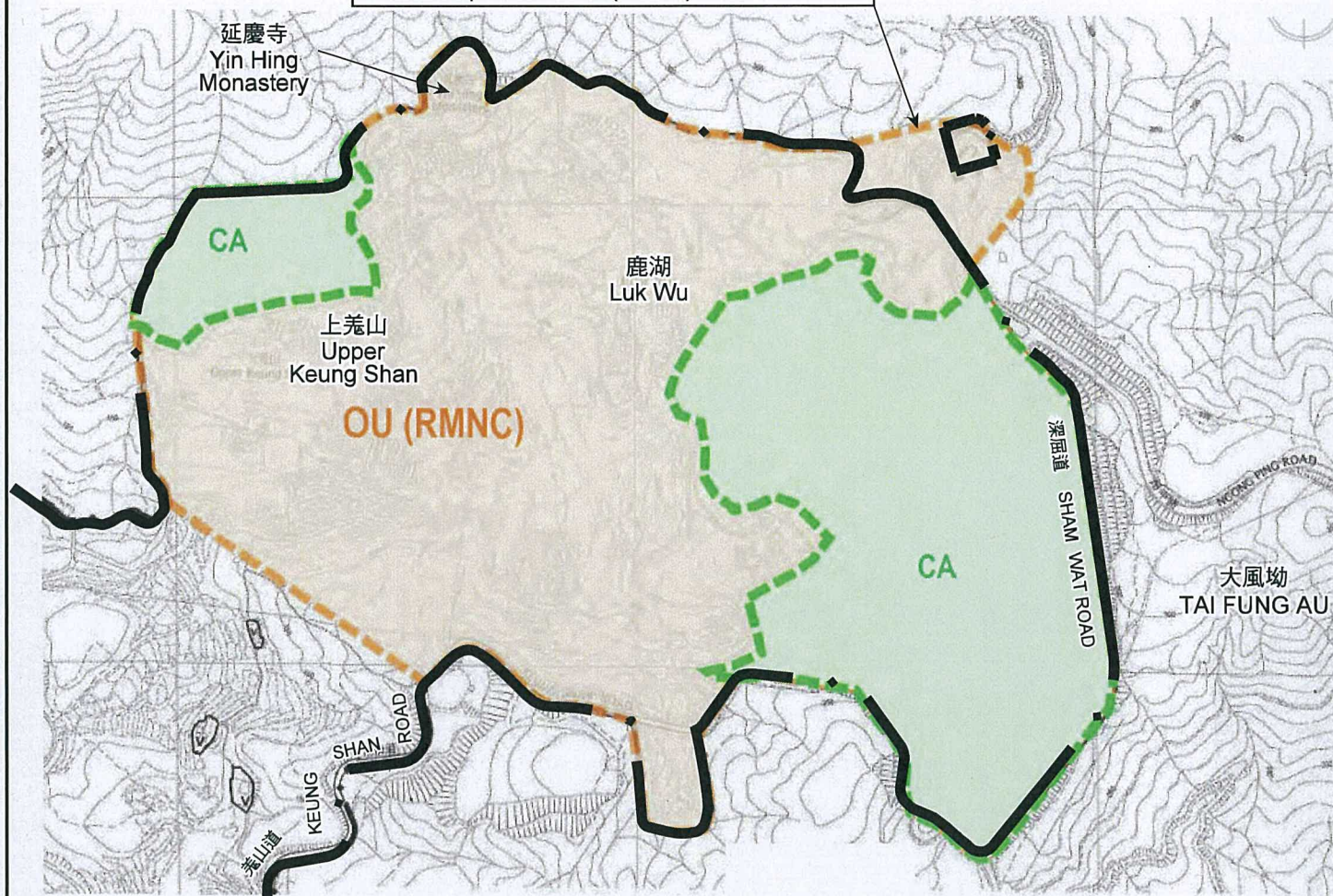
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PLANNING DEPARTMENT

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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

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

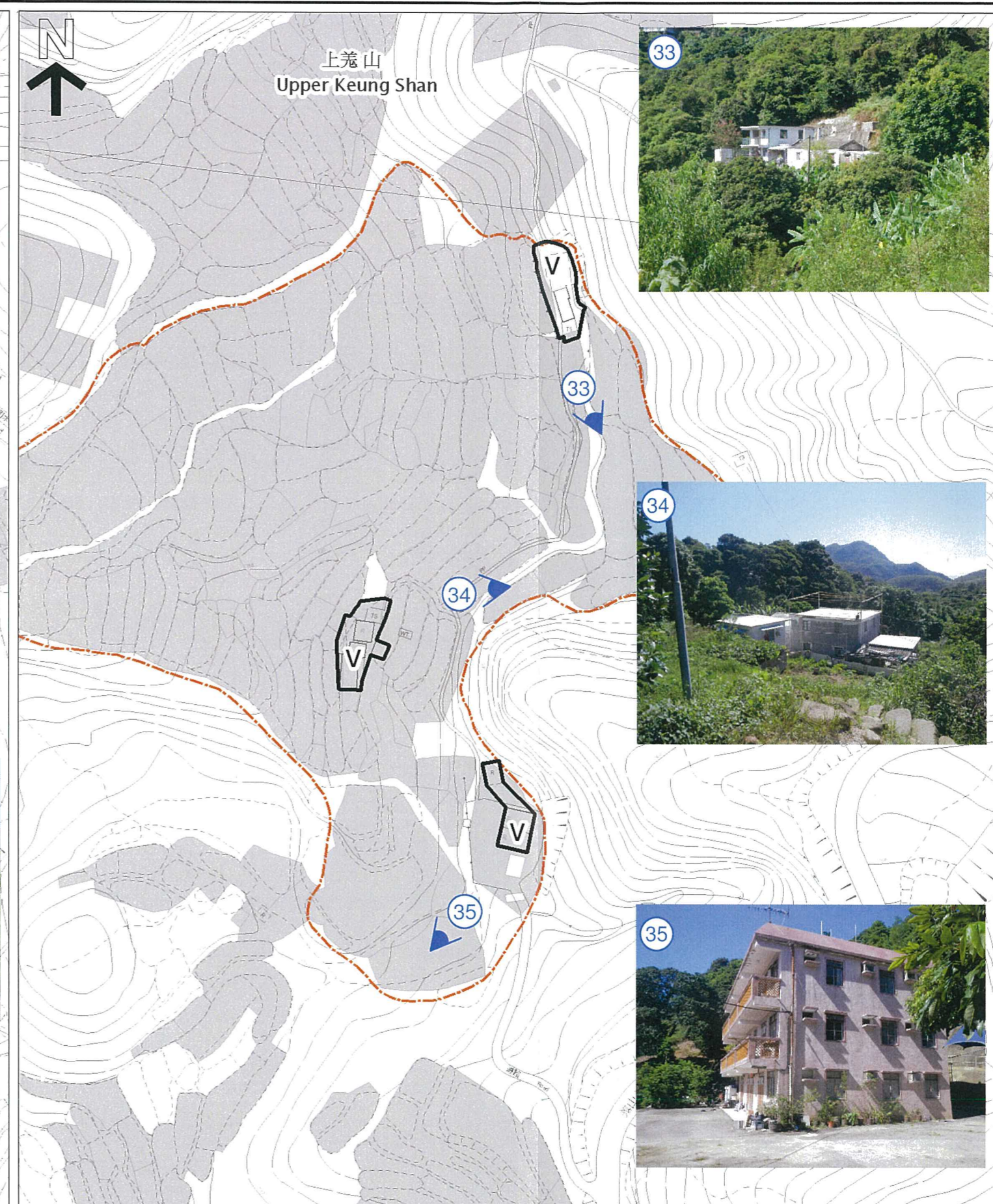
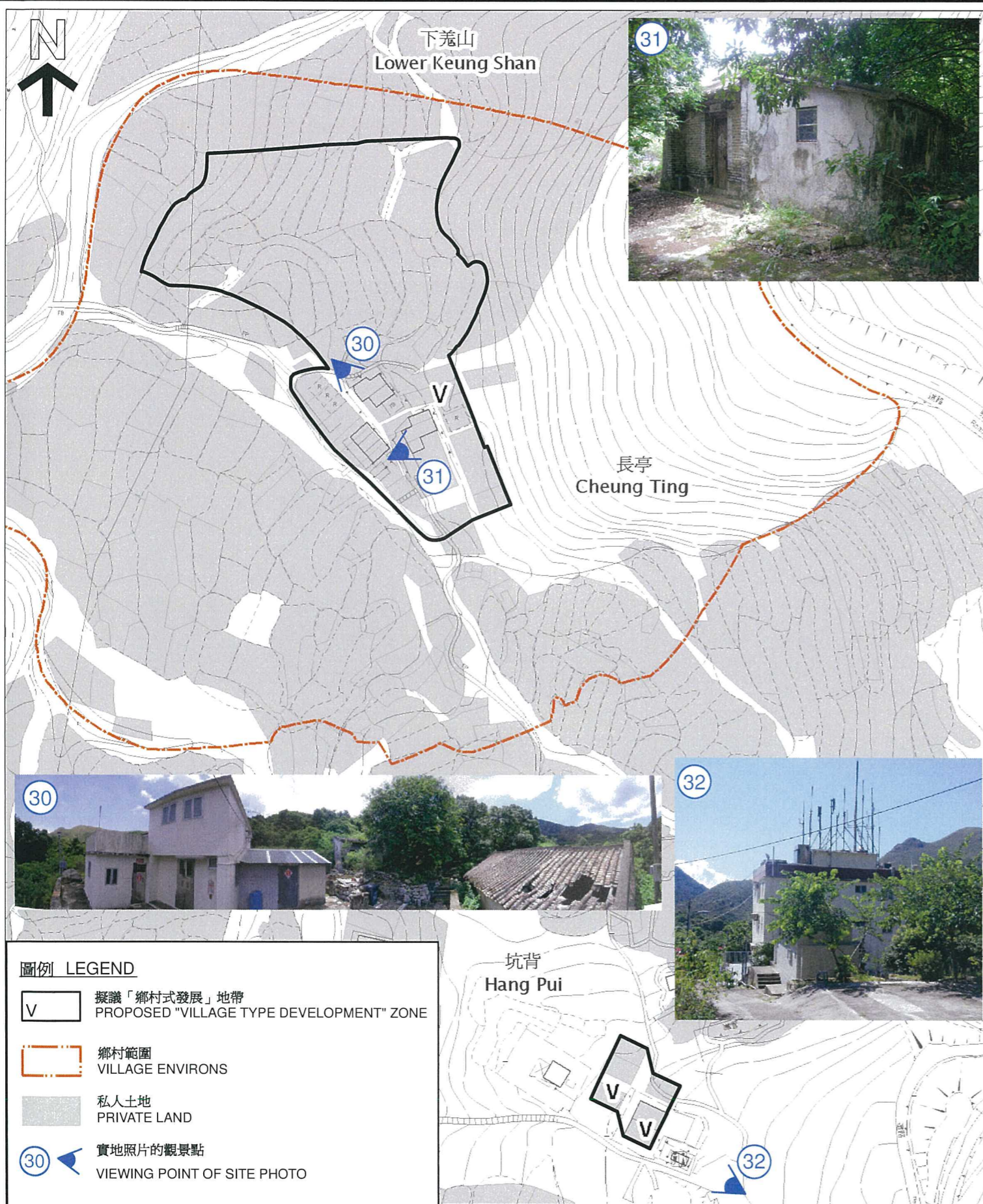
SCALE 1 : 7 500 比例尺  
METRES 100 0 100 200 300 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖表  
Figure  
10



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

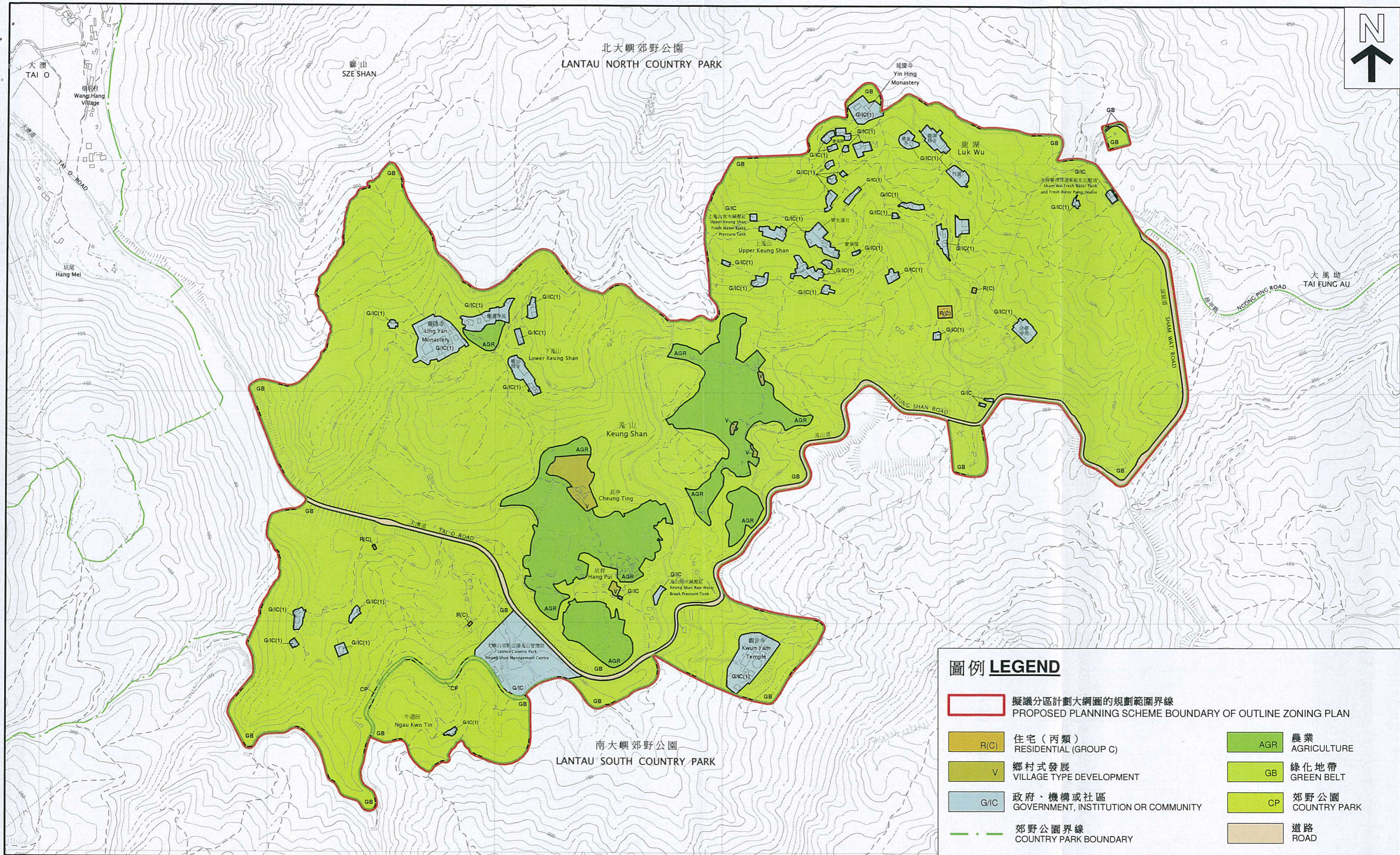
比例尺 1:1 500 SCALE  
米 METRES 20 0 20 40 60 80 100 120 米 METRES

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖表Figure  
11



# 圖例 LEGEND

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

## 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

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

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/156

圖表 Figure  
12

Summary of Deviations from the Master Schedule of Notes

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

Zonings	Column 1 Uses	Column 2 Uses
	<p>Amended: -</p> <ul style="list-style-type: none"> <li>- 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)</li> </ul>	<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"> <li>- Shop and Services (Retail Shop only)</li> </ul>
Agriculture	-	<p>Amended: -</p> <ul style="list-style-type: none"> <li>- 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)</li> <li>- 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)</li> </ul>

Zonings	Column 1 Uses	Column 2 Uses
Green Belt	Remove:- - Picnic Area - Tent Camping Ground	Remove:- - 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)  Added: - - Barbecue Spot - Picnic Area - Tent Camping Ground  Amended: - - 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"> <li>- 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)</li> </ul>

# 法護鹿湖文化基金會有限公司

Luk Wu Dharma Management Culture Foundation Ltd.

Your Ref.: S/I-LWKS/B

Planning Department  
District Planning Branch  
New Territories District Planning Division  
Sai Kung & Islands District Planning Office  
15/F, Sha Tin Government Offices,  
No. 1 Sheung Wo Che Road, Sha Tin, N.T.

Date: 14 July, 2014

By Email & Hand

Dear Sir or Madam,

**Re: Supplementary Information in response to the  
Preliminary Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B**

**1. Background**

- 1.1 We, the Luk Wu Dharma Management Culture Foundation Ltd., would like to submit supplementary information to the Planning Department in response to the Preliminary Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B (the "Prelim OZP") that was published and presented to the Town Planning Board on 16 May, 2014.
- 1.2 In general, we support the Prelim OZP intention to "protect the natural landscape and 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 we appreciate the effort that PlanD has made to address most of our concerns in our proposal (dated 3 December, 2013). In particular, we acknowledge that development is strictly controlled in Luk Wu to protect the religious, tranquil and natural environment; columbarium development is not permitted at the religious cluster of buildings in Luk Wu; while flexibility would be permitted for minor alteration of the existing religious buildings to accommodate ancillary facilities.
- 1.3 However, we have reservation on the accuracy and effectiveness of some aspects of the Prelim OZP. This includes the inappropriate zoning boundaries of the GIC(1) zones, which we have discovered when we overlaid the lot plan boundaries with the Prelim OZP; incompatible land use listed in the schedule of Green Belt ("GB") zone; and incompatible land use listed in the schedule of GIC(1) zone. These aspects are discussed further below.

# 法護鹿湖文化基金會有限公司

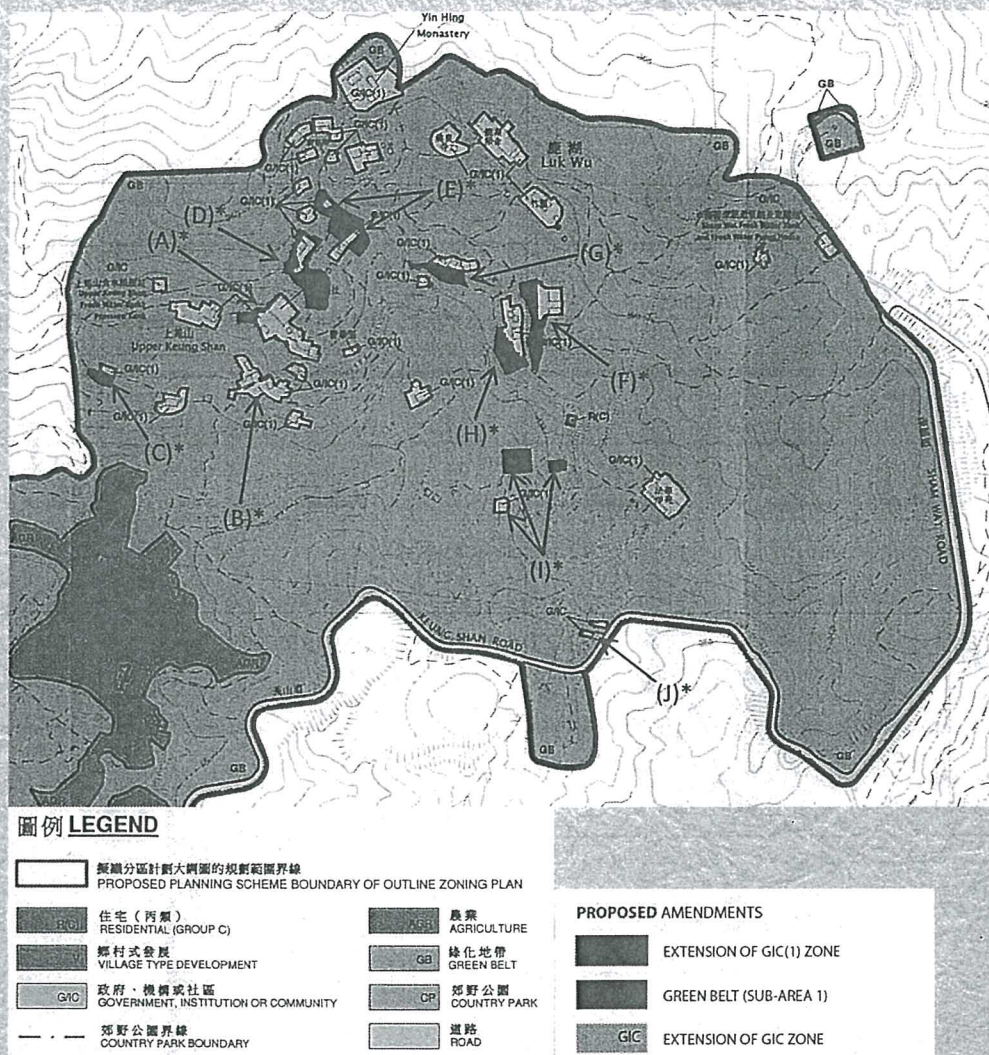
Luk Wu Dharma Management Culture Foundation Ltd.

## 2. Proposed Amendments to the Prelim OZP

- 2.1 In view of the above, we propose to extend the boundaries of some of the GIC(1), based on the following rationale (**Figure 1** and **Table 1**):
- (i) To accurately reflect the building footprints and the flat concrete surfaces that form foundations of the religious building lots;
  - (ii) To reflect land areas that have been part of the management and custodianship of the religious institution concerned since its establishment, especially adjacent garden and park areas that are outside of the building lots;
  - (iii) To encompass the land area that has already been used for large-scale (50-100 people), outdoor meditation practices during festival for years.
- 2.2 We also propose a new "Green Belt (1)" ("GB(1)") zone, which is a modification of the GB zone, with more strict control to protect the natural and tranquil environment in Luk Wu. (**Figure 2**) The proposed changes to the list of Column 1 and 2 uses in the schedules of GB (to reflect the proposed GB(1) zone), GIC and GIC(1) are presented below. (**Table 2, 3 and 4**)
- 2.3 We wish to provide a preliminary research document to propose that the GB zones in the Prelim OZP would be upgraded to Conservation Area (CA) zone. Enclosed, **Annex 1** contains information for the consideration of relevant government departments. Furthermore, our research team plans to conduct site surveys of the ecological and biodiversity in the Luk Wu area and make our submission in due course.

法護鹿湖文化基金會有限公司  
Luk Wu Dharma Management Culture Foundation Ltd.

**Figure 1: Context map showing the proposed amendments to GIC(1) zone boundaries**


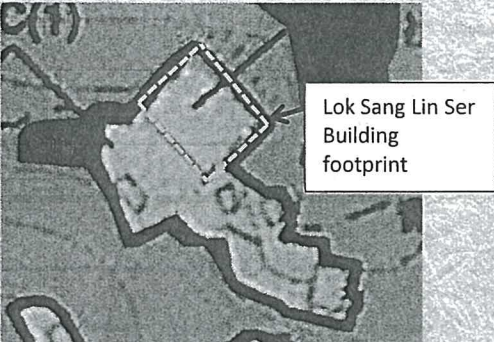
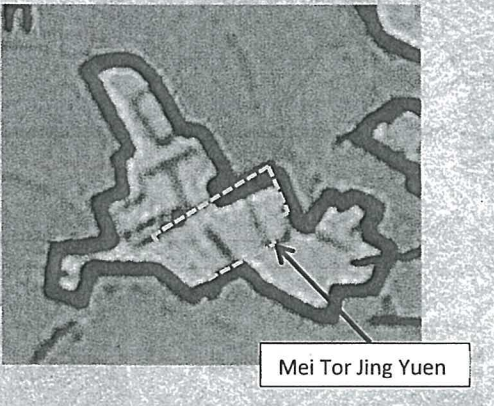
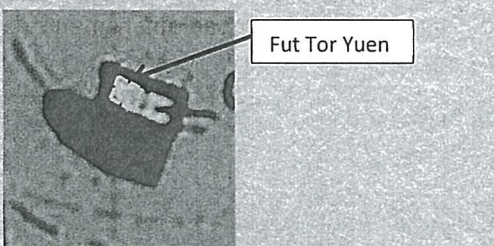


**Remark:** \* Please refer to **Table 1** for details and justifications of proposed amendments.

# 法護鹿湖文化基金會有限公司


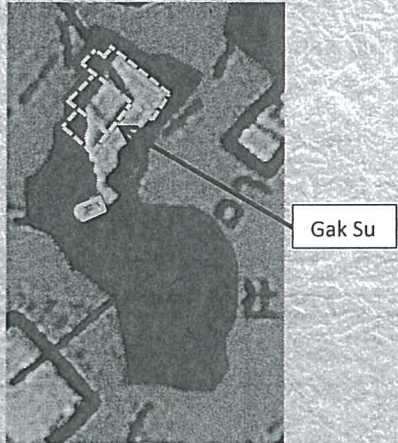

Luk Wu Dharma Management Culture Foundation Ltd.

**Table 1: Explanations for the proposed amendments to the GIC(1) and GIC zones in the Prelim OZP**

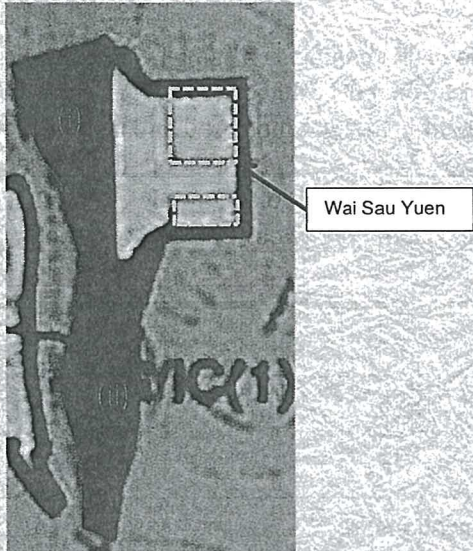
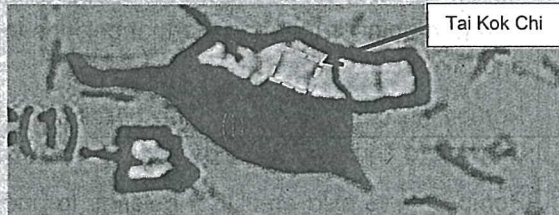
<b>(A) Lok Sang Lin Ser (LSLS) 樂生蓮社</b>	<b>Justifications:</b>
<p><b>PROPOSED AMENDMENTS</b></p> <p> EXTENSION OF GIC(1) ZONE</p>  <p>Lok Sang Lin Ser Building footprint</p>	<p>Portion (i) proposed to extend the GIC(1) to accurately encompass LSLS building footprint, and to include a property that has a garden and statues that are maintained and owned by LSLS.</p> <p>The two proposed extended portions at the south are to include the flat, concrete road there as part of the foundation extent.</p>
<b>(B) Mei Tor Jing Yuen (MTJY) 彌陀淨院</b>	<b>Justifications:</b>
 <p>Mei Tor Jing Yuen</p>	<p>Proposed to extend the GIC(1) to accurately encompass the north-east corner building footprint of MTJY.</p>
<b>(C) Fut Tor Yuen (FTY) 佛陀苑</b>	<b>Justifications:</b>
 <p>Fut Tor Yuen</p>	<p>Portion (i) proposed to extend the GIC(1) to encompass existing flat concrete surface area, that is maintained and used for meditation practices and events by FTY. There are plans to provide landscaping and garden in this portion, with pagoda.</p>

# 法護鹿湖文化基金會有限公司

Luk Wu Dharma Management Culture Foundation Ltd.


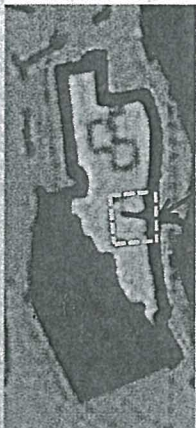
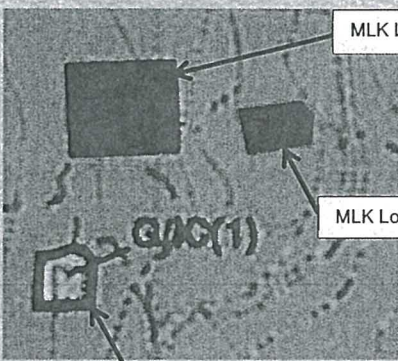
<p><b>(D) Gak Su (GS) 覺修寺</b></p>	<p><b>Justifications:</b></p>
<p><b>PROPOSED AMENDMENTS</b></p> <p> EXTENSION OF GIC(1) ZONE</p> 	<p>Portion (i) contains a small forest on the road side, which has been taken care of by GS and used as a meditation area.</p> <p>Portion (ii) contains a small garden and shack, and pots with water full of lily pads and plants, that are managed and maintained by GS. The GIC(1) in portion (ii) is also proposed to extend to accurately encompass the existing north-west building footprint of GS.</p>
<p><b>(E) Lin Fa Fung (Lotus Shelter) 蓮花蓬 &amp; Sim Pak Lam (SPL) 蒼菊林</b></p>	<p><b>Justifications:</b></p>
	<p>Portion (i) is the flat concrete surface area with gardening and a pagoda that belongs to and taken care of by SPL.</p> <p>Portion (ii) contains an existing building that belongs to and taken care of by SPL.</p> <p>Portion (iii) is also area that belongs to and taken care of by Lotus Shelter.</p>

**法護鹿湖文化基金會有限公司**  
Luk Wu Dharma Management Culture Foundation Ltd.

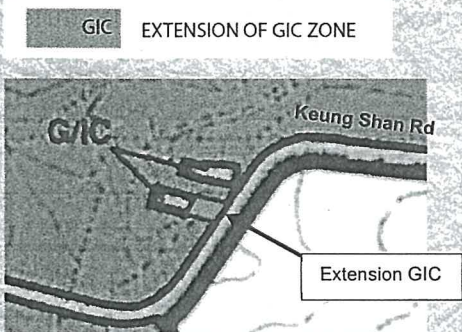
<p><b>(F) Wai Sau Yuen (WSY) 慧修院</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>PROPOSED AMENDMENTS</b></p> <p><span style="display: inline-block; width: 20px; height: 10px; background-color: black; margin-right: 5px;"></span> EXTENSION OF GIC(1) ZONE</p> </div> 	<p><b>Justifications:</b></p> <p>Portion (i) is land held by WSY under license, which is now well taken care of.</p> <p>Portion (ii) though no land title, but has been occupied and taken care of by WSY with landscaping features connected to portion (i).</p>
<p><b>(G) Tai Kok Chi 大覺寺</b></p> 	<p><b>Justifications:</b></p> <p>Portion (i) is flat concrete service area, where TKC has held meditation and religious events. This portion of land is managed and occupied by TKC. Future plans include placing statues and landscaping and outdoor furniture.</p>

# 法護鹿湖文化基金會有限公司

Luk Wu Dharma Management Culture Foundation Ltd.

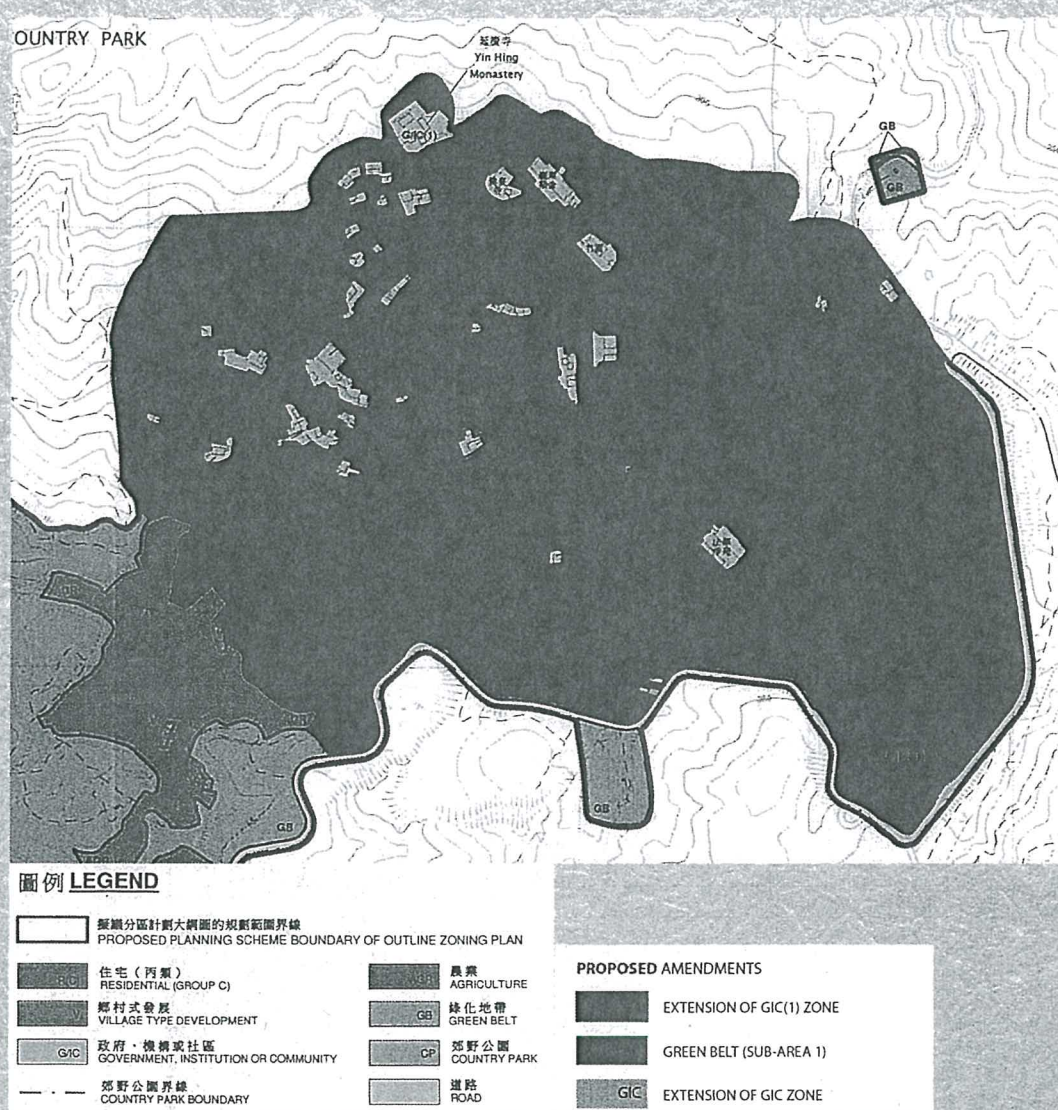
<p><b>(H) Cheung Kwong Yuen 祥光苑</b></p> <p><b>PROPOSED AMENDMENTS</b></p> <p> EXTENSION OF GIC(1) ZONE</p>  <p>Cheung Kwong Yuen Building Footprint</p>	<p><b>Justifications:</b></p> <p>Portion (i) has existing small agricultural plots close to the footpath for cultivation of vegetables and is taken care of by CKY. There are plans to extend the plots to the land on parts of the gentle slope to the west. The soil there is in good condition for agricultural cultivation of plants, fruits and vegetables for CKY.</p>
<p><b>(I) Mo Leung Kwong (MLK) (Lots no. 377, 388, and 393) 無量光</b></p>  <p>MLK Lot 393</p> <p>MLK Lot 377</p> <p>MLK Lot 388</p>	<p><b>Justifications:</b></p> <p>The properties at lots 377, 388 and 393 have been managed, maintained and occupied by MLK for many years. The properties have been for Buddhism religious practices and as hermitages all along. They should all fall within the GIC(1).</p> <p>The building footprint and surrounding flat concrete surface at Lot 388 is accurately covered in GIC(1).</p> <p>However, Lot 377 should be covered by GIC(1), and not by GB, to reflect the religious use there.</p> <p>Lot 393 is incorrectly zoned as R(C), because the property is primarily used by MLK to support the Buddhist religious practices in the area and as used as living quarters for these practitioners.</p>

法護鹿湖文化基金會有限公司  
Luk Wu Dharma Management Culture Foundation Ltd.

(J) At access road into Luk Wu from Keung Shan Road	Justifications:
 <p>The map illustrates the proposed extension of the GIC zone. A legend at the top left identifies the dark grey area as 'GIC' and the lighter grey area as 'EXTENSION OF GIC ZONE'. The map shows 'Keung Shan Rd' running horizontally across the top. A road labeled 'GIC' leads from the left towards the center. An 'Extension GIC' area is shown as a lighter grey region extending from the main GIC area towards the bottom right, following the path of the access road.</p>	<p>Extension of the GIC at the road access location is proposed. This would ensure public facilities, such as "public convenience", visitor center, would be permitted to serve the Luk Wu community in the future.</p>

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**Figure 2: Luk Wu Context Map with the proposed GB(1) and proposed extensions of GIC(1).**



**Please Note:** This Figure contains all of our proposed amendments to the Prelim OZP map.

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**Table 2: Proposed New Special Zoning modified from the GB zone**

## GREEN BELT (1)

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	<del>Barbecue Spot</del> <del>Burial Ground</del> Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) <del>Holiday Camp</del> 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) <del>Picnic Area</del> <del>Place of Recreation, Sports or Culture</del> 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) <del>Residential Institution</del> Rural Committee/Village Office <del>School</del> Service Reservoir Social Welfare Facility <del>Tent-Camping Ground</del> Utility Installation for Private Project
EXPLANATIONS	<p>The above uses are proposed to be removed from the GB so to reflect a more stringent control of land uses in a special GB(1) that surrounds the sensitive religious buildings GIC(1) area. They are incompatible with the intention of keeping the environment noise-free and with minimal impact to the existing natural area. These uses would potentially attract more members of the public to engage in activities that would create noise, air, visual impact to the Luk Wu residents and tranquil, religious environment.</p>

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**Table 3: Proposed changes to the GIC(1) zone**

## 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
<p>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)</p> <p><i>Suggest to add:</i> <i>- Agricultural Use</i></p>	<p><del>Eating Place</del> <del>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)</del> Public Utility Installation Religious Institution (not elsewhere specified) Residential Institution (<i>only as supporting facility of religious institution</i>) <del>Shop and Services (Retail Shop only)</del> Social Welfare Facility Utility Installation for Private Project</p> <p><i>Suggest to add:</i> <i>Field Study/Education/ Centre</i> <i>Government Use (not elsewhere specified)</i> <i>Institutional Use (not elsewhere specified)</i> <i>Educational Institution</i></p>
<b>EXPLANATIONS</b>	
<p>The above use is proposed to be added to reflect the existing character of the land around the religious buildings. The soil in the area is suitable and good potential for agricultural use. Some Luk Wu residents carry out cultivation of fruit trees and vegetables in the vicinity of their buildings. Such use should be permitted, provided that the land is clear of valuable trees.</p>	<p>The above uses are proposed to be removed from the GIC(1). The Luk Wu residents would not require the commercial uses such as “eating place” or “shop and services (retail shop only)”, as there is no need for these uses and no intention to provide these in their properties in the future. Conversion to private houses is not appropriate and should not be entertained. Applications for “Residential Institution” should be considered <u>only</u> as supporting facility of religious institution. Further, it is our conviction that Luk Wu should remain a religious place. As such, any change of existing use should not be allowed unless it is for the benefit of the Hong Kong community as a whole (such as education).</p>

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**Table 2: Proposed changes to the GIC zone**

## 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 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) <del>Columbarium</del> <del>Crematorium</del> Eating Place (not elsewhere specified) <del>Funeral Facility</del> Holiday Camp Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo
EXPLANATIONS	
	The above “columbarium” “crematorium” and “funeral facility” uses are proposed to be removed. The Luk Wu residents are <i>strongly</i> against any columbarium development in the area.

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**3. Closing Remarks**

- 3.1 The proposed amendments are the wish of Luk Wu residents to ensure that the existing setting is protected under the OZP, in order for the residents there to continue their religious meditation practices. The proposed amendments would ensure that no further deterioration to the natural environment would result from undesirable development or redevelopment activities. It would also ensure the sustainable development through upgrading of ancillary facilities to support the religious meditation functions.
- 3.2 Therefore, the Board and relevant Government departments are invited to consider the proposed amendments favorably.
- 3.3 Should you have any query, please do not hesitate to contact us at 2587 7238. Thank you for your kind attention.

Sincerely yours,



Mr. Leo King Kwan (Ven. Hin King)  
Chairman of the Luk Wu Dharma Management Culture Foundation  
法護鹿湖文化基金會主席

Encl.

# **Biodiversity in Luk Wu and Keung Shan Area**

Dr. Teresa C. H. Tao and Dr. Shuwen Liu

Department of Geography, University of Hong Kong

## **Summary**

In order to prove the ecological significance of Luk Wu and Keung Shan area, first-hand information from experts in related fields, such as ecology, biodiversity, zoology, physical geography, and human geography and secondary data from various sources, including official reports (e.g. Environmental Impact Assessment reports from 1998 to 2013), Agriculture, Fisheries and Conservation Department (AFCD)'s publications and biodiversity database, academic papers, books and pamphlets of Lantau, have been collected and compiled to generate this report.

Since the 1990s, many biodiversity surveys have been carried out in Lantau Island by AFCD and scholars, but most of the survey sites were located in country park areas. In some surveys, Keung Shan was selected as one of the survey sites. However, because Keung Shan covers a large area, including Upper Keung Shan, Lower Keung Shan and catchwater area, it is difficult to tell whether the survey site cover the enclave area (i.e. Luk Wu and Keung Shan Area). Except for the Draft Luk Wu and Keung Shan Development Permission Area Plan (DPA) provided by the Town Planning Board (2011), which is specifically written for the area, currently there is no other reference providing biodiversity information of Luk Wu and Keung Shan.

Experts in related fields were consulted in order to obtain biodiversity information of Luk Wu and Keung Shan area. From April 22, 2014 to May 28, 2014, inquiries were sent out to Professor David Dudgeon (Chair Professor of Ecology and Biodiversity, School of Biological Science, HKU), Dr. Billy Hau (Honorary Assistant Professor, The Kadoorie Institute, HKU), Mr. Vor Yiu (Chairman of Hong Kong Entomological Society), Mr. James Young (Chairman of Hong Kong Lepidopterists' Society), Dr. Michael Lau (Senior Head of Local Biodiversity and Regional Wetlands Programme, WWF) and Mr. Fabian Pedrazzini (spokesman of Green Lantau Association). However, the above experts all indicated that they and their associations had not undertaken any systematic survey in Luk Wu and Keung Shan area. Consultations with Dr. Gary Ades (Department Head of Fauna Conservation Department, Kadoorie Farm & Botanic Garden) and Mr. Tony Nip (Senior Ecologist, Ecological Advisory Programme, Kadoorie Farm and Botanic Garden) revealed that experts in Kadoorie Farm and Botanic Garden did not have any specific data regarding wild mammals on Lantau except for bats. However, several experts have emphasized the ecological importance of Luk Wu and Keung Shan area. Dr. Cho Nam Ng (Associate Professor, Department of Geography, HKU), Mr. Tony Nip and Mr. Dee

Hwa Chong (President of Ichthyological Society of Hong Kong) have highlighted that Luk Wu and Keung Shan area contains a complex stream network that should not receive pollutants as it drains into the Conservation Area downstream in Tai O. Dr. Cho Nam Ng has also emphasized the landscape ecological value of Luk Wu. He pointed out that the valley of Luk Wu is part of the ecosystem because rivers there flow into Tai O. While the ecological significance of the downstream area (i.e. Tai O) has been well recognized, Luk Wu as the upstream area, its ecological significance shall not be neglected.

Due to a lack of data, this report not only incorporates the biodiversity information of Keung Shan, but also the information in adjacent areas of Luk Wu and Keung Shan. The adjacent areas include Ngong Ping, Shek Pik Reservoir and its catchments, and Man Cheung Po in the South Lantau Country Park. The reason for covering the adjacent areas is because for some species, such as avifauna and mammals, their habitats are larger than the areas of survey site. For example, some of the bat species are “aerial feeding bats which basically means they can fly distances of several kilometers during the evening when they forage high in the sky for insects” (Ades, 2014). Because the species of conservation concern are recorded in adjacent areas of Luk Wu and Keung Shan, most likely these species also use Luk Wu and Keung Shan as their habitats. Therefore, it is necessary to designate Luk Wu and Keung Shan area as a conservation area in advance as further biodiversity survey in the area has yet to be conducted.

Table 1 provides a summary of species of conservation concern in Luk Wu, Keung Shan and adjacent areas.

**Table 1 Species of Conservation Concern in Luk Wu, Keung Shan and Adjacent Areas**

Type	Name of Species	Conservation Status	Location	Source
Vegetation (See Appendix 1)	Incense Tree <i>Aquilaria sinensis</i> (Lour.) <i>Spreng.</i> (土沉香)	IUCN Red List Status: Vulnerable China Red Data Book Status: Vulnerable Scheduled under Cap. 586 Protection of Endangered Species of Animals and Plants Ordinance	Luk Wu and Keung Shan	Town Planning Board (2011)
	Hong Kong Pavetta <i>Pavetta hongkongensis</i> (香港大沙葉)	Listed under Cap. 96 Forests and Countryside Ordinance		
	Little-leaved Rourea <i>Gmelina chinensis</i> (華石梓)	AFCD Assessment: Uncommon Status in China: Vulnerable		
	Formosan Ash <i>Fraxinus griffithii</i> (光臘樹)	AFCD Assessment: Uncommon		
	<i>Neuwiedia singapureana</i> (三蕊蘭)	Vulnerable in China and Endangered in Hong Kong	Keung Shan forests	Noffke & Yip (2014)
	Common Swamp Pitcher-Plant <i>Nepenthes mirabilis</i> (豬籠草)	Rare and protected plant species	Keung Shan woodland area	
	<i>Camellia euryoides</i> (柃葉茶)	Rare and protected plant species		
Avifauna (see Appendix 2)	Crested Goshawk <i>Accipiter trivirgatus</i> (鳳頭鷹)	China Red Data Book Status: Rare	Man Cheung Po (萬丈 布) in South Lantau Country Park (see Appendix 1)	AFCD (2012a)
	Lesser Coucal <i>Centropus bengalensis</i> (小鴉鵂)	China Red Data Book Status: Vulnerable		
	Greater Coucal <i>Centropus sinensis</i> (褐翅鴉鵂)	China Red Data Book Status: Vulnerable		
	Rufous-capped Babbler <i>Stachyridopsis ruficeps</i> (紅頭穗鵂)	Fellowes et al. (2002): Local Concern		
	Peregrine Falcon <i>Falco peregrines</i> (遊隼)	Fellowes et al. (2002): Local Concern		

**Table 1 Species of Conservation Concern in Luk Wu, Keung Shan and Adjacent Areas (continued)**

Type	Name of Species	Conservation Status	Location	Source
Avifauna (see Appendix 2)	Common Emerald Dove <i>Chalcophaps indica</i> (綠翅金鳩)	China Red Data Book Status: Vulnerable	Man Cheung Po (萬丈布) in South Lantau Country Park (see Appendix 1)	AFCD (2012a)
	Black Kite <i>Milvus migrans</i> (黑鸢)	Fellowes et al. (2002): Regional Concern	Man Cheung Po (萬丈布) in South Lantau Country Park (see Appendix 1)	AFCD (2012a)
			Ngong Ping	EPD (2012)
	Bonelli's Eagle <i>Aquila fasciata</i> (白腹隼鷂)	China Red Data Book Status: Rare Fellowes et al. (2002): Regional Concern	Ngong Ping	EPD (2012)
	Eastern Cattle Egret <i>Bubulcus coromandus</i> (牛背鷺)	Fellowes et al. (2002): Local Concern		
	White-bellied Sea Eagle <i>Haliaeetus leucogaster</i> (白腹海鷗)	Fellowes et al. (2002): Regional Concern		
	Eurasian Eagle Owl <i>Bubo bubo</i> (鵰鴞)	China Red Data Book Status: Rare Fellowes et al. (2002): Regional Concern		
	Crested Serpent Eagle <i>Spilornis cheela</i> (蛇鵂)	China Red Data Book Status: Vulnerable Fellowes et al. (2002): Local Concern	Plantation in Keung Shan; calling for territories	EPD (2002)
Butterflies (see Appendix 3)	Common Awl <i>Hasora badra badra</i> (三斑趾弄蝶, 豆弄蝶)	AFCD Assessment: Very Rare Fellowes et al. (2002): Local Concern	Keung Shan stream area	Noffke & Yip (2014)
	Common Birdwing <i>Troides helena spilota</i> (裳鳳蝶)	AFCD Assessment: Uncommon; Species of Conservation Concern.	Ngong Ping	AFCD (2013)
				Young (1998)

**Table 1 Species of Conservation Concern in Luk Wu, Keung Shan and Adjacent Areas (continued)**

Type	Name of Species	Conservation Status	Location	Source
Butterflies (see Appendix 3)	Golden Birdwing <i>Troides aeacus aeacus</i> (金裳鳳蝶)	AFCD Assessment: Rare; Species of Conservation Concern. Fellowes et al. (2002): Local Concern	Ngong Ping	AFCD (2013) Wong (1999, 2000)
	Common Rose <i>Pachliopta aristolochiae</i> (紅珠鳳蝶)	AFCD Assessment: Rare	Ngong Ping	AFCD (2013) Young (1998)
	White Dragontail <i>Lamproptera curius</i> (燕鳳蝶)	AFCD Assessment: Rare Fellowes et al. (2002): Local Concern	Ngong Ping	MTRC (2003)
	Red Lacewing <i>Cethosia biblis phanaroia</i> (紅鋸蛺蝶)	AFCD Assessment: Uncommon	Ngong Ping	MTRC (2003)
Dragonflies	Yellow-spotted Shadowdamsel <i>Sinosticta ogatai</i> (緒方華扁蝽)	AFCD Assessment: Uncommon Fellowes et al. (2002): Global Concern	Keung Shan (forested mountain streams)	Wilson (1997)
			Keung Shan	Green Lantau Association et al. (1998)
			Ngong Ping	MTRC (2003)
			Keung Shan stream area	Tam et al. (2011)
	Short-winged Shadowdamsel <i>Protosticta beaumonti</i> (黃頸原扁蝽)	Fellowes et al. (2002): Global Concern	Keung Shan (forested mountain streams) Keung Shan	Wilson (1997) AFCD (2014)
	Blue-spotted Dusk-hawker <i>Gynacantha japonica</i> (日本長尾蜓)	Fellowes et al. (2002): Local Concern	Ngong Ping	MTRC (2003)
	Guangdong Hooktail <i>Melligomphus guangdongensis</i> (廣東彎尾春蜓)	Fellowes et al. (2002): Global Concern	Keung Shan (streams)	Wilson (1997)

Table 1 Species of Conservation Concern in Luk Wu, Keung Shan and Adjacent Areas (continued)

Type	Name of Species	Conservation Status	Location	Source
Dragonflies	Small Clubtail <i>Stylogomphus chunliuae</i> (純鑿尖尾春蜓)	Fellowes et al. (2002): Local Concern	Keung Shan (forested streams)	Wilson (1997)
	Tiger Hawker <i>Polycanthagyna erythromelas</i> (朱黛波蜓)	Fellowes et al. (2002): Local Concern	Keung Shan (forested mountain streams)	Wilson (1997)
	Chinese Yellowface <i>Agriomorpha fusca</i> (白尾野蟴)	Fellowes et al. (2002): Local Concern	Keung Shan (forested streams)	Wilson (1997)
	Hong Kong Clubtail <i>Leptogomphus elegans</i> , a subspecies of <i>Leptogomphus hongkongensis</i> (香港纖春蜓)	AFCD Assessment: Endemic to Hong Kong Fellowes et al. (2002): Local Concern	Keung Shan (stream ponds)	Wilson (1997)
Freshwater Fish (see Appendix 4)	<i>Acrossocheilus beijiangensis</i> (北江光唇魚)	AFCD Assessment: Species of Conservation Concern Fellowes et al. (2002): Global Concern	Shek Pik Reservoir and its catchments (see Appendix 3)	AFCD (2012b)
	Predaceous Chub <i>Parazacco spilurus</i> (異鱲)	IUCN Red List Status: Data Deficient China Red Data Book Status: Vulnerable		
	Wild Carp <i>Hemiculter leucisculus</i> (藍刀)	AFCD Assessment: Uncommon		
Herpetofauna (see Appendix 5)	Romer's Tree Frog <i>Liuixalus romeri</i> , <i>Philautus romeri</i> (盧氏小樹蛙)	IUCN Red List Status: Endangered Fellowes et al. (2002): Potential Global Concern	aquatic habitats in Luk Wu and Keung Shan	Town Planning Board (2011)
	Short-legged Toad <i>Megophrys brachykolos</i> (短腳角蟾)	AFCD: Species of Conservation Concern IUCN Red List Status: Endangered Fellowes et al. (2002): Potential Global Concern	Keung Shan Catchwater area (see Appendix 4)	Lau & Dudgeon (1999)
			Stream near Keung Shan	EPD (2002)

**Table 1 Species of Conservation Concern in Luk Wu, Keung Shan and Adjacent Areas (continued)**

Type	Name of Species	Conservation Status	Location	Source
Herpetofauna (see Appendix 5)	Lesser Spiny Frog <i>Rana exilispinosa</i> (小棘蛙)	IUCN Red List Status: Vulnerable Fellowes et al. (2002): Potential Global Concern	Keung Shan Catchwater area (see Appendix 4)	Lau & Dudgeon (1999)
			Catchment of Shek Pik Reservoir and streams near the reservoir	Jiang & Xie (2003)
			Stream near Ngong Ping	EPD (2012)
	Chinese Cobra <i>Naja atra</i> (眼鏡蛇)	China Red Data Book Status: Vulnerable Fellowes et al. (2002): Potential Regional Concern	Ngong Ping	DSD (2002)
	Copperhead Racer <i>Elaphe radiata</i> (三索錦蛇)	China Red Data Book Status: Endangered Fellowes et al. (2002): Potential Regional Concern	Ngong Ping	DSD (2002)
	Indo-Chinese Rat Snake <i>Ptyas korros</i> (灰鼠蛇)	China Red Data Book Status: Endangered Fellowes et al. (2002): Potential Global Concern	Ngong Ping	DSD (2002)
Mammals (see Appendix 6)	King Cobra <i>Ophiophagus Hannah</i> (眼鏡王蛇)	IUCN Red List Status: Vulnerable China Red Data Book Status: Critically Endangered Fellowes et al. (2002): Potential Global Concern	Grassland areas near Nei Lak Shan, Ngong Ping	MTRC (2003)
			Keung Shan	Chen & Lin (2003)
			Ngong Ping	EPD (2012)
	Himalayan Leaf-nosed Bat <i>Hipposideros armiger</i> (大蹄蝠)	Fellowes et al. (2002): Local Concern	forested and wetland areas adjacent to the Shek Pik Reservoir, include Keung Shan	Ades (2014)

**Table 1 Species of Conservation Concern in Luk Wu, Keung Shan and Adjacent Areas (continued)**

Type	Name of Species	Conservation Status	Location	Source
Mammals (see Appendix 6)	Pomona Leaf-nosed Bat <i>Hipposideros pomona</i> (小蹄蝠)	Fellowes et al. (2002): Local Concern	Keung Shan	Chen & Lin (2003)
			forested and wetland areas adjacent to the Shek Pik Reservoir, include Keung Shan	Ades (2014)
	Intermediate Horseshoe Bat <i>Rhinolophus affinus</i> (中菊頭蝠)	AFCD Assessment: Uncommon Fellowes et al. (2002): Local Concern	Keung Shan	Chen & Lin (2003)
			forested and wetland areas adjacent to the Shek Pik Reservoir, include Keung Shan	Ades (2014)
	Least Horseshoe Bat <i>Rhinolophus pusillus</i> (小菊頭蝠)	AFCD Assessment: Uncommon Fellowes et al. (2002): Potential Regional Concern	Keung Shan	Chen & Lin (2003)
			forested and wetland areas adjacent to the Shek Pik Reservoir, include Keung Shan	Shek (2006) Ades (2014)
	Greater Bent-winged Bat <i>Miniopterus magnater</i> (大長翼蝠)	Fellowes et al. (2002): Potential Regional Concern	Keung Shan	Chen & Lin (2003)
	Lesser Bent-winged Bat <i>Miniopterus pusillus</i> (南長翼蝠)	AFCD Assessment: Uncommon Fellowes et al. (2002): Local Concern	Keung Shan	Chen & Lin (2003)
			forested and wetland areas adjacent to the Shek Pik Reservoir, include Keung Shan	Shek (2006) Ades (2014)

**Table 1 Species of Conservation Concern in Luk Wu, Keung Shan and Adjacent Areas (continued)**

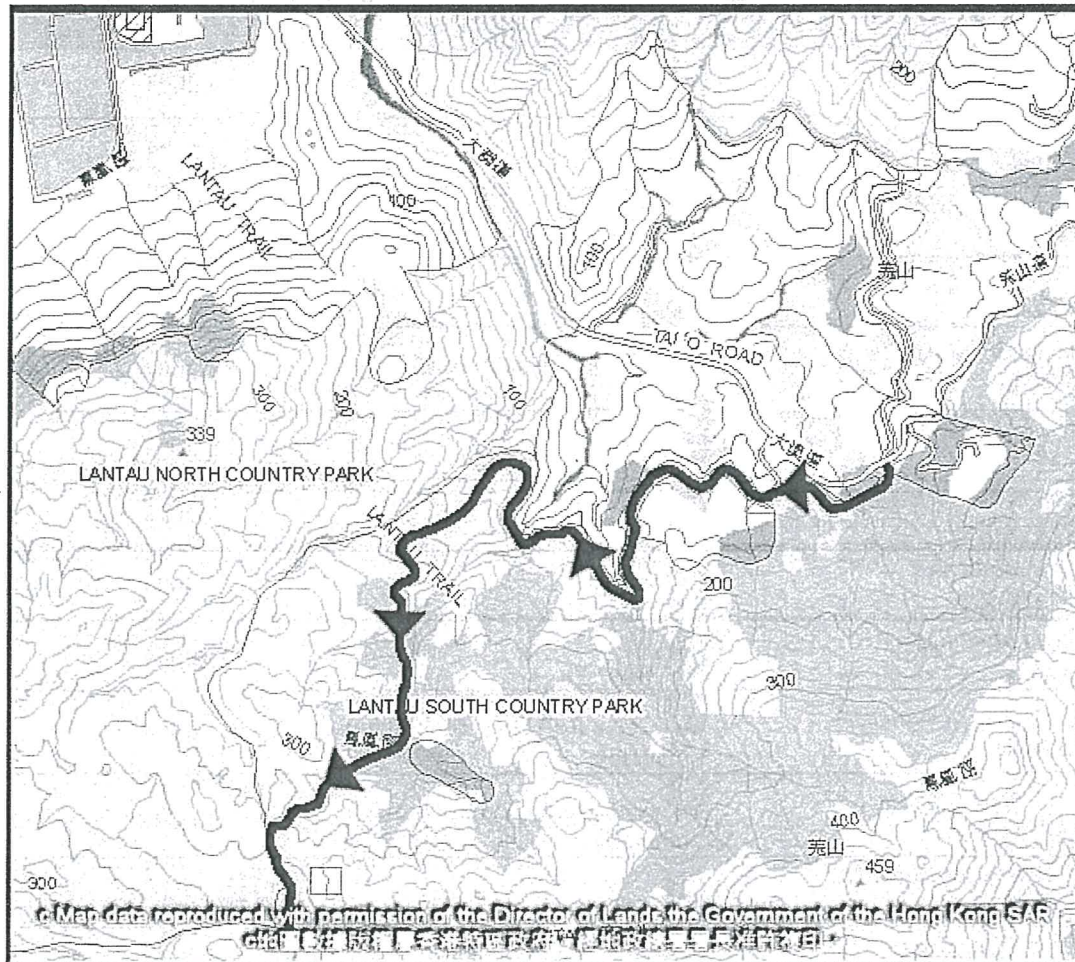
Type	Name of Species	Conservation Status	Location	Source
Mammals (see Appendix 6)	Rickett's Big-footed Bat <i>Myotis ricketti</i> (大足鼠耳蝠)	IUCN Red List Status: Near Threatened Fellowes et al. (2002): Local Concern	Keung Shan forested and wetland areas adjacent to the Shek Pik Reservoir, include Keung Shan	Chen & Lin (2003)  Ades (2014)
	Chinese Myotis <i>Myotis chinensis</i> (中華鼠耳蝠)	AFCD Assessment: Uncommon China Red Data Book Status: Vulnerable Fellowes et al. (2002): Local Concern	forested and wetland areas adjacent to the Shek Pik Reservoir, include Keung Shan	Shek (2006) Ades (2014)
	Least Pipistrelle <i>Pipistrellus tenuis</i> (小伏翼)	AFCD Assessment: Uncommon	Shek Pik	Shek (2006)
	Grey Shrew <i>Crocidura attenuata</i> (灰麝鼯)	AFCD Assessment: Uncommon	Keung Shan in South Lantau Country Park	Shek (2006)
	Greater Bandicoot Rat <i>Bandicota indica</i> (板齒鼠)	AFCD Assessment: Rare Fellowes et al. (2002): Local Concern	Keung Shan in South Lantau Country Park	Shek (2006)

## Appendix 1 Vegetation in Keung Shan

Noffke & Yip (2014, p.37) indicated that several protected plant species have been recorded in Keung Shan:

“The mature secondary forests of Keung Shan are an important habitat for the unusual, primitive orchid *Neuwiedia singapureana* (S. Gale, pers. comm.). It is considered Vulnerable in China and Endangered in Hong Kong (Barretto et al. 2011; S. Gale, pers. comm.). Rare and protected plant species such *Nepenthes mirabilis* and *Camellia euryoides* have also been recorded within Keung Shan woodland area (S. Gale and F.W. Xing, pers. comm.).”

## Appendix 2 Birds in Man Cheung Po, Lantau



**Figure 1 Survey Route at Man Cheung Po**

Source: AFCD (2012a)

**Table 2 Description and Protection Status of the Survey Site (i.e. Man Cheung Po)**

Site Description	The site is located at southwest Lantau Island and falls within the Lantau South Country Park. The survey route starts from Keung Shan Catchwater and passes through Lung Tsai Ng Yuen, before finishing at Man Cheung Po. The dominant habitat for the survey route is hillside shrub, with the exception of Lung Tsai Ng Yuen where a small abandoned pool provides an artificial wetland and garden.
Site Protection	The site is within Lantau South Country Park.

Source: AFCD (2012a)

**Table 3 Species Recorded in the Survey Site (i.e. Man Cheung Po)**

<i>Dicaeum cruentatum</i> 朱背啄花鳥		2003
<i>Dicrurus hottentottus</i> 髮冠卷尾		2003
<i>Emberiza pusilla</i> 小鷦		2003
<i>Hierococcyx sparveroides</i> 大鸚鵡		2003
<i>Accipiter trivirgatus</i> 鳳頭鷹	 China Red Data Book Status: Rare	2004
<i>Acridotheres cristatellus</i> 八哥		2004
<i>Aethopyga christinae</i> 叉尾太陽鳥		2004
<i>Apus nipalensis</i> 小白腰雨燕		2004
<i>Buteo japonicus</i> 普通鵟		2004
<i>Centropus bengalensis</i> 小鸚鵡	 China Red Data Book Status: Vulnerable	2004
<i>Centropus sinensis</i> 褐翅鸚鵡	 China Red Data Book Status: Vulnerable	2004
<i>Corvus macrorhynchos</i> 大嘴烏鴉		2004
<i>Cyornis hainanus</i> 海南藍仙鶺		2004
<i>Eudynamys scolopaceus</i> 噪鶺		2004
<i>Eurystomus orientalis</i> 三寶鳥		2004
<i>Francolinus pintadeanus</i> 中華鸚鵡		2004
<i>Garrulax canorus</i> 畫眉		2004
<i>Hirundo rustica</i> 家燕		2004
<i>Horornis borealis</i> 遠東樹鶺		2004
<i>Lanius cristatus</i> 紅尾伯勞		2004
<i>Lanius schach</i>		2004

棕背伯勞		
<i>Lonchura striata</i> 白腰文鳥		2004
<i>Luscinia calliope</i> 紅喉歌鵪		2004
<i>Milvus migrans</i> 黑鳶	 Fellowes et al. (2002): Regional Concern	2004
<i>Motacilla cinerea</i> 灰鵲鵪		2004
<i>Muscicapa latirostris</i> 北灰鵪		2004
<i>Myophonus caeruleus</i> 紫嘯鵪		2004
<i>Orithotomus sutorius</i> 長尾縫葉鵪		2004
<i>Parus cinereus</i> 蒼背山雀		2004
<i>Phoenicurus auroreus</i> 北紅尾鵪		2004
<i>Phylloscopus borealis</i> 極北柳鵪		2004
<i>Phylloscopus fuscatus</i> 褐柳鵪		2004
<i>Phylloscopus inornatus</i> 黃眉柳鵪		2004
<i>Phylloscopus proregulus</i> 黃腰柳鵪		2004
<i>Prinia flaviventris</i> 黃腹鷓鴣		2004
<i>Pycnonotus jocosus</i> 紅耳鵪		2004
<i>Pycnonotus sinensis</i> 白頭鵪		2004
<i>Saxicola stejnegeri</i> 黑喉石(即鳥)		2004
<i>Spilopelia chinensis</i> 珠頸斑鳩		2004
<i>Urocissa erythroryncha</i> 紅嘴藍鵪		2004
<i>Zosterops japonicus</i> 暗綠繡眼鳥		2004
<i>Anthus hodgsoni</i> 樹鵪		2005
<i>Copsychus saularis</i> 鵪		2005

<i>Ficedula albicilla</i> 紅喉姬鶲		2005
<i>Ficedula zanthopygia</i> 白眉姬鶲		2005
<i>Glaucidium cuculoides</i> 斑頭鴝鵒		2005
<i>Lonchura punctulata</i> 斑文鳥		2005
<i>Monticola solitarius</i> 藍磯鶲		2005
<i>Motacilla alba</i> 白鵲鶲		2005
<i>Muscicapa sibirica</i> 烏鶲		2005
<i>Phylloscopus tenellipes</i> 淡腳柳鶲		2005
<i>Zoothera sibirica</i> 白眉地鶲		2005
<i>Emberiza spodocephala</i> 灰頭鶲		2006
<i>Garrulax pectoralis</i> 黑領噪鶲		2006
<i>Hemixos castanonotus</i> 栗背短腳鶲		2006
<i>Stachyridopsis ruficeps</i> 紅頭穗鶲	 Fellowes et al. (2002): Local Concern	2006
<i>Streptopelia orientalis</i> 山斑鳩		2006
<i>Turdus cardis</i> 烏灰鶲		2008
<i>Turdus hortulorum</i> 灰背鶲		2008
<i>Falco peregrinus</i> 遊隼	 Fellowes et al. (2002): Local Concern	2009
<i>Zoothera aurea</i> 虎斑地鶲		2011
<i>Chalcophaps indica</i> 綠翅金鳩	 China Red Data Book Status: Vulnerable	2012
<i>Eumyias thalassinus</i> 銅藍鶲		2012
<i>Dicaeum cruentatum</i> 朱背啄花鳥		2003
<i>Dicrurus hottentottus</i> 髮冠卷尾		2003

<i>Emberizapusilla</i> 小鷀		2003
<i>Hierococcyx sparveroides</i> 大鷹鵒		2003
<i>Accipiter trivirgatus</i> 鳳頭鷹	 China Red Data Book Status: Rare	2004
<i>Acridotheres cristatellus</i> 八哥		2004
<i>Aethopygachristinae</i> 叉尾太陽鳥		2004
<i>Apus nipalensis</i> 小白腰雨燕		2004
<i>Buteo japonicus</i> 普通鵟		2004
<i>Centropus bengalensis</i> 小鴉鵒	 China Red Data Book Status: Vulnerable	2004
<i>Centropus sinensis</i> 褐翅鴉鵒	 China Red Data Book Status: Vulnerable	2004
<i>Corvus macrorhynchos</i> 大嘴烏鴉		2004
<i>Cyornis hainanus</i> 海南藍仙鶺鴒		2004
<i>Eudynamis scolopacea</i> 噪鶺鴒		2004
<i>Eurystomus orientalis</i> 三寶鳥		2004
<i>Francolinus pintadeanus</i> 中華鸚鵡		2004
<i>Garrulax canorus</i> 畫眉		2004
<i>Hirundo rustica</i> 家燕		2004
<i>Horornis borealis</i> 遠東樹鶺鴒		2004
<i>Lanius cristatus</i> 紅尾伯勞		2004
<i>Lanius schach</i> 棕背伯勞		2004
<i>Lonchura striata</i> 白腰文鳥		2004
<i>Luscinia calliope</i> 紅喉歌鶺鴒		2004
<i>Milvus migrans</i> 黑鵟	 Fellowes et al. (2002): Regional Concern	2004

<i>Motacillacinerea</i>		2004
灰鵲鴿		
<i>Muscicapalatirostris</i>		2004
北灰鵲		
<i>Myophonuscaeruleus</i>		2004
紫嘯鵲		
<i>Orthotomussutorius</i>		2004
長尾縫葉鶯		
<i>Paruscinereus</i>		2004
蒼背山雀		
<i>Phoenicurusauroreus</i>		2004
北紅尾鴝		
<i>Phylloscopus borealis</i>		2004
極北柳鶯		
<i>Phylloscopus fuscatus</i>		2004
褐柳鶯		
<i>Phylloscopus inornatus</i>		2004
黃眉柳鶯		
<i>Phylloscopus proregulus</i>		2004
黃腰柳鶯		
<i>Prinia flaviventris</i>		2004
黃腹鷦鶯		
<i>Pycnonotus jocosus</i>		2004
紅耳鵲		
<i>Pycnonotus sinensis</i>		2004
白頭鵲		
<i>Saxicolastejneri</i>		2004
黑喉石(即鳥)		
<i>Spilopeliachinensis</i>		2004
珠頸斑鳩		
<i>Urocissa erythroryncha</i>		2004
紅嘴藍鵲		
<i>Zosterops japonicus</i>		2004
暗綠繡眼鳥		
<i>Anthus hodgsoni</i>		2005
樹鵲		
<i>Copsychus saularis</i>		2005
鵲鴿		
<i>Ficedula albicilla</i>		2005
紅喉姬鵲		
<i>Ficedula zanthopygia</i>		2005
白眉姬鵲		
<i>Glaucidium cuculoides</i>		2005
斑頭鵲鴿		
<i>Lonchura punctulata</i>		2005
斑文鳥		

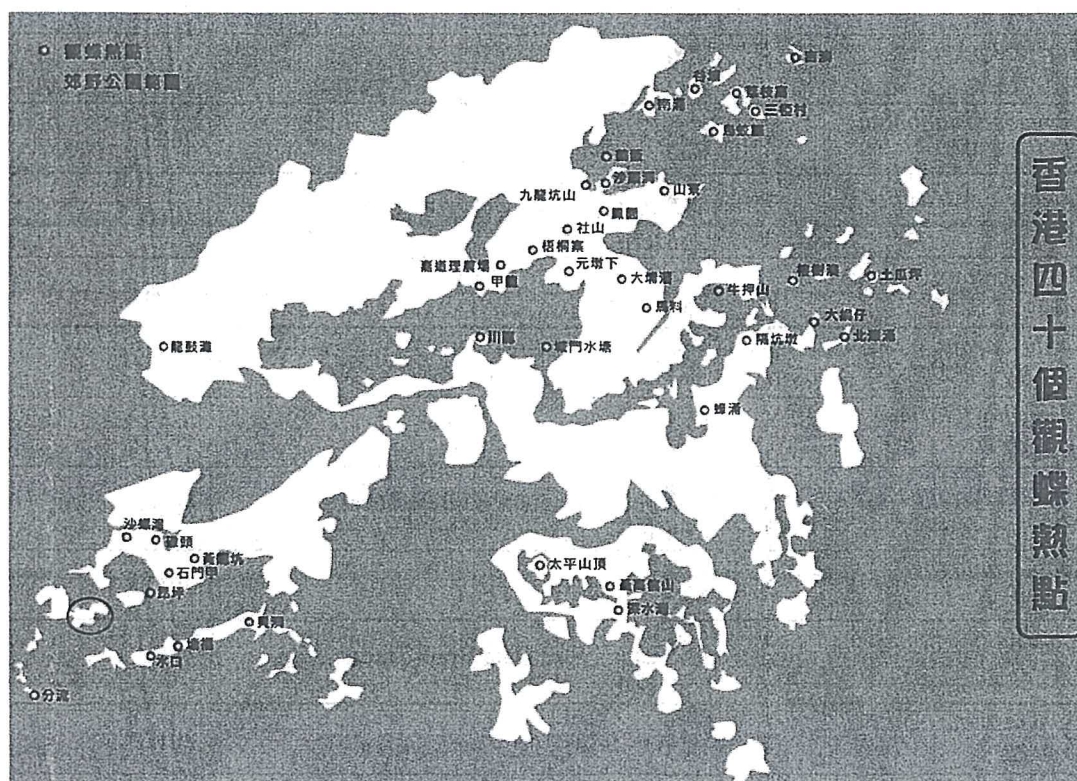
<i>Monticola solitarius</i> 藍磯鸚		2005
<i>Motacilla alba</i> 白鶺鴒		2005
<i>Muscicapasibirica</i> 烏鶺鴒		2005
<i>Phylloscopus tenellipes</i> 淡腳柳鶯		2005
<i>Zootherasibirica</i> 白眉地鸚		2005
<i>Emberizaspodocephala</i> 灰頭鸚		2006
<i>Garrulaxpectoralis</i> 黑領噪鸚		2006
<i>Hemixoscastanonotus</i> 栗背短腳鸚		2006
<i>Stachyridopsis ruficeps</i> 紅頭穗鸚	 Fellowes et al. (2002): Local Concern	2006
<i>Streptopelia orientalis</i> 山斑鳩		2006
<i>Turdus cardis</i> 烏灰鸚		2008
<i>Turdus hortulorum</i> 灰背鸚		2008
<i>Falco peregrinus</i> 遊隼	 Fellowes et al. (2002): Local Concern	2009
<i>Zoothera aurea</i> 虎斑地鸚		2011
<i>Chalcophaps indica</i> 綠翅金鳩	 China Red Data Book Status: Vulnerable	2012
<i>Eumyias thalassinus</i> 銅藍鸚		2012

Source: AFCD (2012a)

Note. Items with yellow highlight mean with local concern or vulnerable.

### Appendix 3 Butterflies in Ngong Ping and Its Adjacent Areas

According to Yip's analysis (2002) and the information provided by Hong Kong Lepidopterists' Society (2014), Ngong Ping is a hotspot of butterflies (see Figure 2, the red circle indicates the location of Luk Wu and Keung Shan Area). Academic reports (Young 1998; Wong 1999; Wong 2000) and EIA reports (DSD 2002; MTRC 2003; EPD 2012) indicate that several uncommon butterfly species were recorded in Ngong Ping and its adjacent areas.



**Figure 2 Hotspots of Butterflies in Hong Kong**

Source: Hong Kong Lepidopterists' Society (2014)

According to AFCD (2013), uncommon species Common Birdwing (*Troideshelena*) and rare species Golden Birdwing (*T. aeacus*) are the largest butterflies in Hong Kong. Both species are listed as butterflies of local conservation concern by Fellowes *et al.* (2002). They share similar habits and occur in areas where India Birthwort (*Aristolochiatagala*) grows. Adults often sip nectar from the flowers, and males display significant territorial behavior (AFCD, 2013). The Indian Birthwort is a climbing vine found in shrublands. It

is the food plant of Birdwing larvae (AFCD, 2013). Attracted by its special scent, female Birdwings lay eggs on its stems and leaves. When hatched, the caterpillars feed on new shoots, buds and leaves (AFCD, 2013). After maturing, caterpillars usually pupate and hang their chrysalises on the stem of Indian Birthwort. In fact, Birdwings spend a good part of their life on Indian Birthwort (AFCD, 2013). Both of the species have been recorded in Ngong Ping.

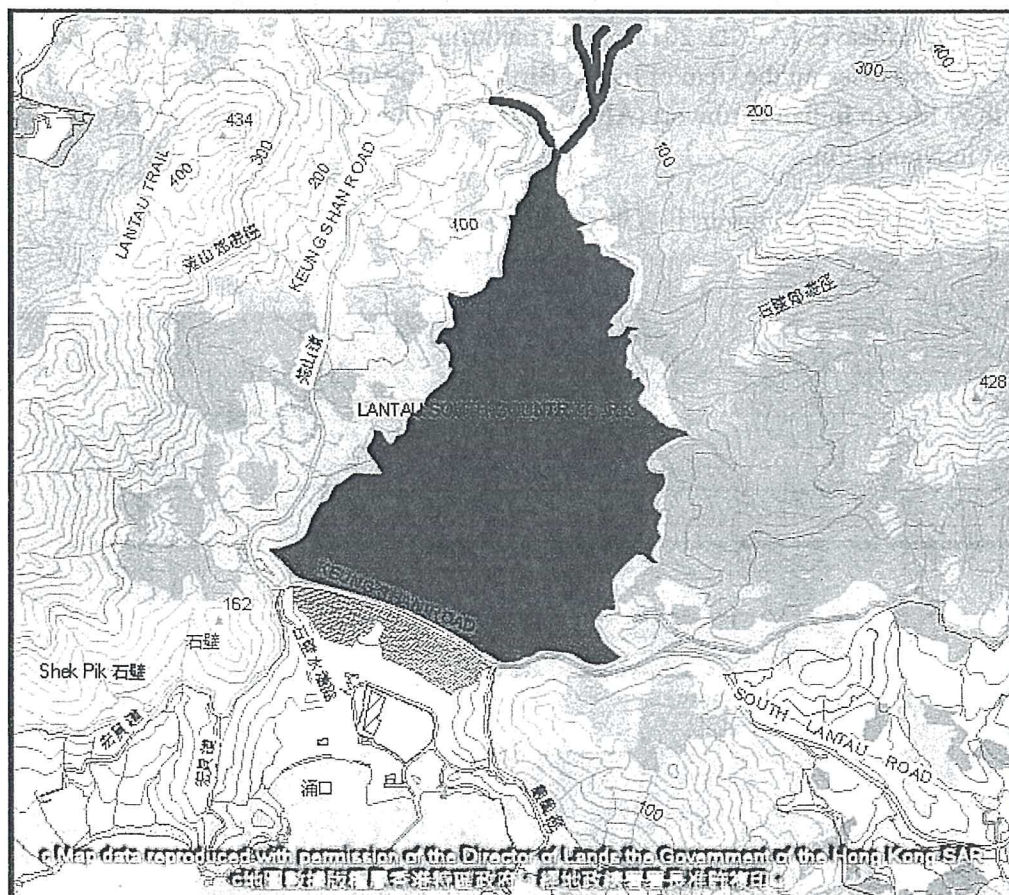
*Aristolochiatagala* (India Birthwort 印度馬兜鈴).



**Comments from Dr. Lewis Cheung:**

Because birdwings (both Common Birdwing and Golden Birdwing) spend a good part of their life on Indian Birthwort (AFCD, 2013), if the vegetation of Indian Birthwort could be found in Luk Wu and Keung Shan, it will be a strong proof that the area provides a habitat for the two endangered butterfly species (i.e. *Troides* species).

## Appendix 4 Freshwater Fish in Shek Pik Reservoir and its catchments



**Figure 3 Shek Pik Reservoir and its catchments**

Source: AFCD (2012b)

**Table 4 Description and Protection Status of the Survey Site (i.e. Shek Pik Reservoir and its catchments)**

Site Description	Shek Pik is located in a drainage basin southwest of Lantau Peak. The water sources of the reservoir come from pristine streams on Lantau Peak, Keung Shan, Kau Nga Ling and Kwun Yam Shan, as well as from numerous streams of the South Lantau area via the catchwater. The area uphill of the reservoir is mostly mature plantation woodland, established for decades. The water quality of the reservoir is very good and water depth varies across the reservoir. This environmental setting provides ideal conditions for different fish species.
Site Protection	The site is within Lantau South Country Park.

Source: AFCD (2012b)

**Table 5 Species Recorded in the Survey Site (i.e. Shek Pik Reservoir and its catchments)**

Species Name	Conservation Status	Year of Record
<i>Acrossocheilus beijiangensis</i> 北江光唇魚	 AFCD Assessment: Species of Conservation Concern Fellowes et al. (2002): Global Concern	2004
<i>Oreonectes platycephalus</i> 平頭嶺鯪		2004
<i>Parazacco spilurus</i> 異鱗	 IUCN Red List Status: Data Deficient; China Red Data Book Status: Vulnerable	2004
<i>Pseudogastromyzon myersi</i> 麥氏擬腹吸鯪		2004
<i>Pterocryptis anomala</i> 糙稔鰱鯪		2004
<i>Rhinogobius duospilus</i> 溪吻鰕虎魚		2004
<i>Schistura fasciolata</i> 橫紋南鰕		2004
<i>Cirrhinus molitorella</i> 鰲		2006
<i>Ctenopharygodon idellus</i> 草魚		2006
<i>Hemichromis stellifer</i> 星點伴麗魚		2006
<i>Hemiculter leucisculus</i> 藍刀	 AFCD Assessment: Uncommon	2006
<i>Liniparhomaloptera disparis</i> 擬平鰕		2006
<i>Monopterus albus</i> 黃鱔		2006
<i>Oreochromis niloticus</i> 尼羅河口孵非鯽		2006

Source: AFCD (2012b)

Note. Items with yellow highlight mean with local concern or vulnerable.

## Appendix 5 Amphibians in Keung Shan and Adjacent Areas

From November 1991 to December 1996, an amphibian survey was carried out covering all terrestrial and aquatic habitats throughout Hong Kong (Lau & Dudgeon, 1998, p.3). Figure 4 shows the survey sites of the study.

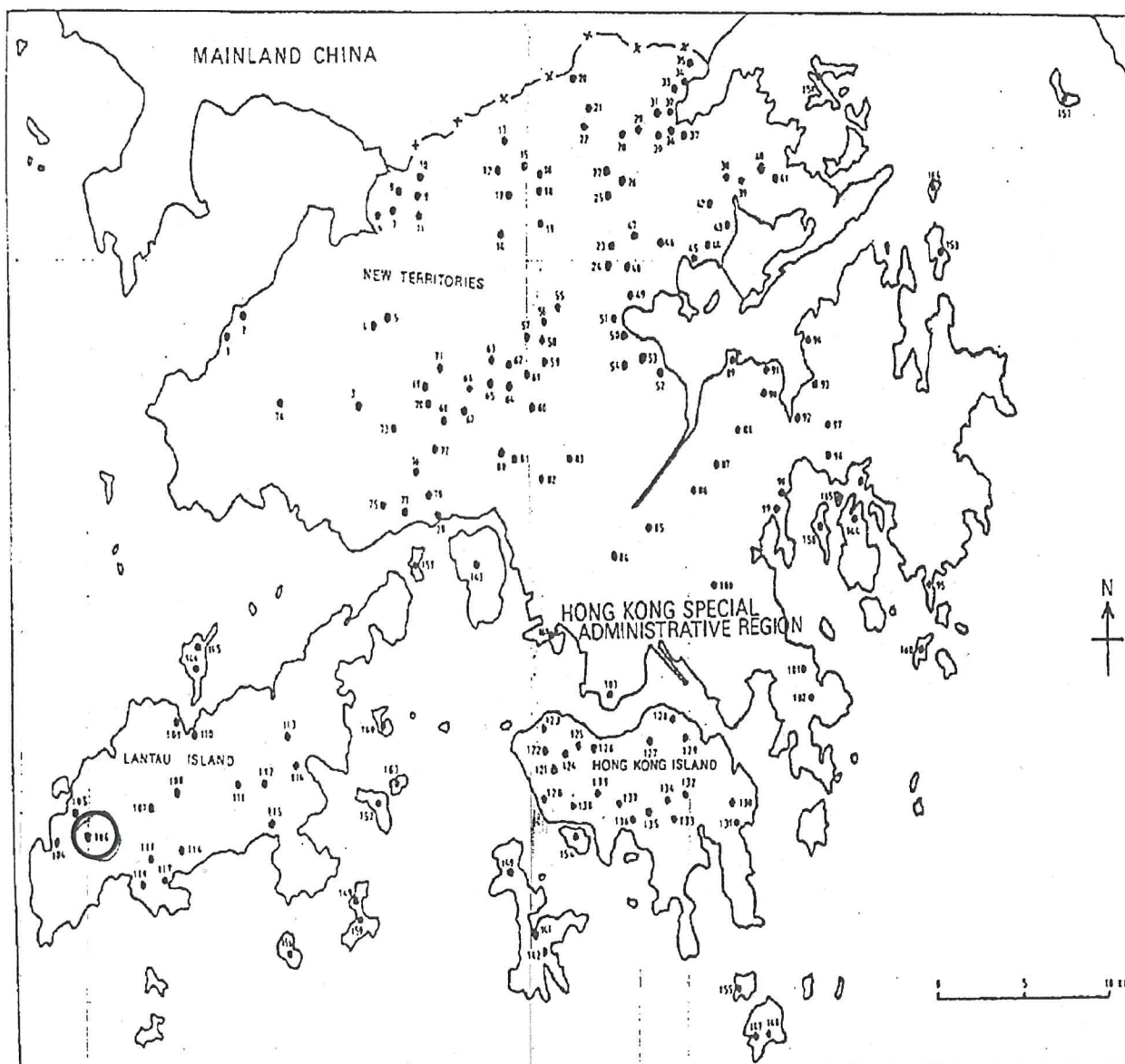


Figure 4 The Survey Sites for Amphibians in Hong Kong

Source: Lau & Dudgeon (1999)

Among 165 survey sites, one of the sites was located at Keung Shan (Site No.106, which is highlighted in Figure 4). Table 6 shows the information of this site, and Table 7 lists the amphibian species found at the site.

**Table 6 Information of the Survey Site at Keung Shan in Lau & Dudgeon's Study (1999)**

Locality	Code	Grid Reference	Habitats	Altitude	Survey Date
Keung Shan Catchwater area	106	49QQQ9562, 49QQQ9662	Forest, Shrubland, Catchwater, Stream	100-120m	4/9/92, 4/6/94

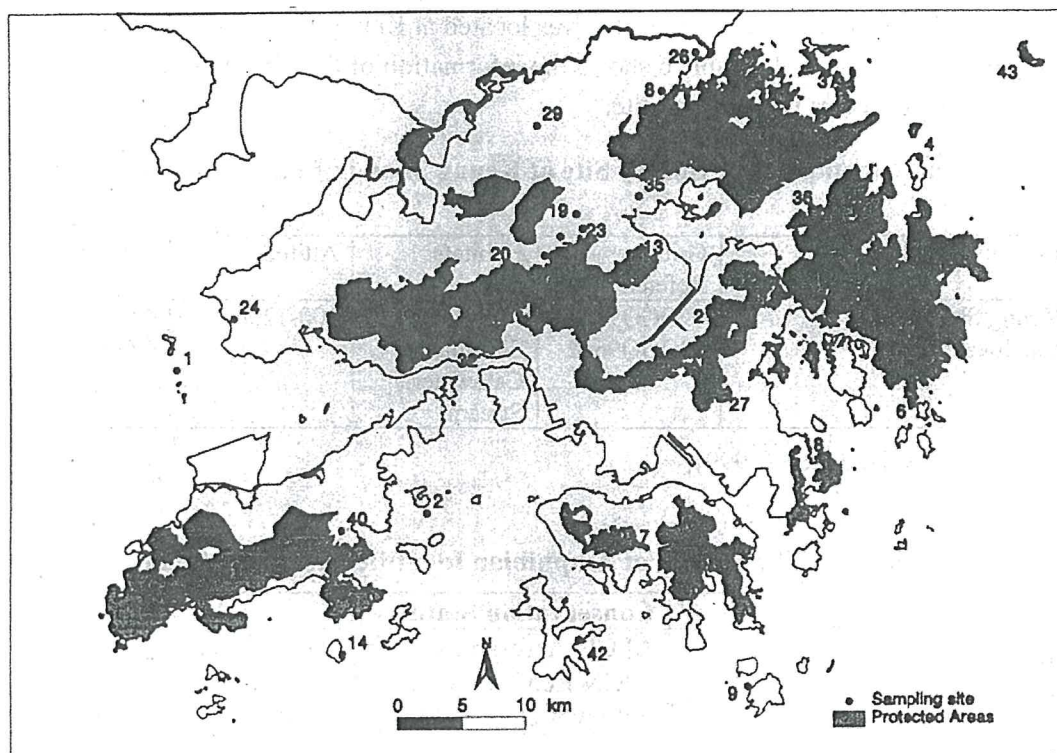
Source: Lau & Dudgeon (1999)

**Table 7 The Species of Amphibian Identified at Keung Shan**

Species	Conservation Status
<i>Megophrys brachykolos</i> (短腳角蟾)	AFCD Assessment: Species of Conservation Concern IUCN Red List Status: Endangered Fellowes et al. (2002): Potential Global Concern
<i>Rana exilispinosa</i> (小棘蛙)	IUCN Red List Status: Vulnerable Fellowes et al. (2002): Potential Global Concern
<i>Bufo melanostictus</i> (癩蝦蟆)	Common
<i>Rana guentheri</i> (沼水蛙)	
<i>Rana limnocharis</i> (田雞)	
<i>Rana livida</i> (大綠臭蛙)	
<i>Rana macrodactyla</i> (長趾蛙)	
<i>Polypedates megacephalus</i> (斑腿泛樹蛙)	
<i>Kaloulapulchrapulchra</i> (花狹口蛙)	
<i>Microhyla ornata</i> (小雨蛙)	
<i>Microhylapulchra</i> (花姬蛙)	

Source: Lau & Dudgeon (1999)

Yip (2002) conducted a spatial analysis of the terrestrial biodiversity of Hong Kong. In Yip's study (2002), 43 core sampling sites were selected and Keung Shan was one of them (Site No.38 highlighted in Figure 5).



**Figure 5** Locations of the 43 Core Sampling Sites

Source: Yip (2002)

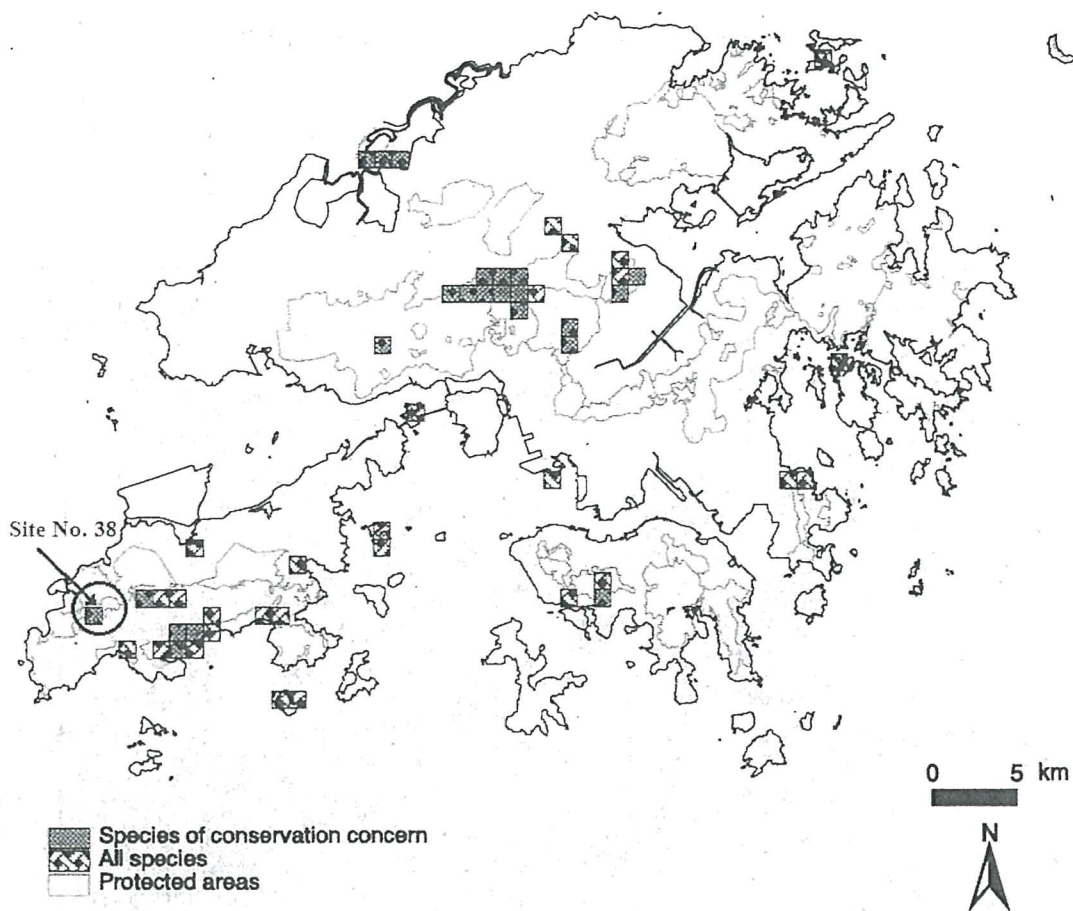
Figure 5 indicates that Site No.38 located at the boundary of the Lantau South Country Park, which is right next to the country park enclave (i.e. Luk Wu and Keung Shan Area). The information of the survey site is provided in Table 8.

**Table 8** Information of the Survey Site at Keung Shan in Yip's Study (2002)

Site Code	Starting Date	Site Name	Plot Code	Habitat	UTM (WGS84 Datum)	Traps
38	2 Sep 1997	Keung Shan	KS1	shrubland	49QGE 958 622	MTs, YPs
			KS2	bamboo/forest	49QGE 960 619	MTs, YPs, IT
			KS3	boggy forest	49QGE 970 623	MTs, YPs, LT

Source: Yip (2002)

According to Yip (2002), Site No.38 was not only a hotspot for all amphibian species, but also a hotspot for retile species with conservation concern (see Figure 6, the red circle indicates the location of Luk Wu and Keung Shan Area, whereas Site No.38 locates at the boundary of the Lantau South Country Park).

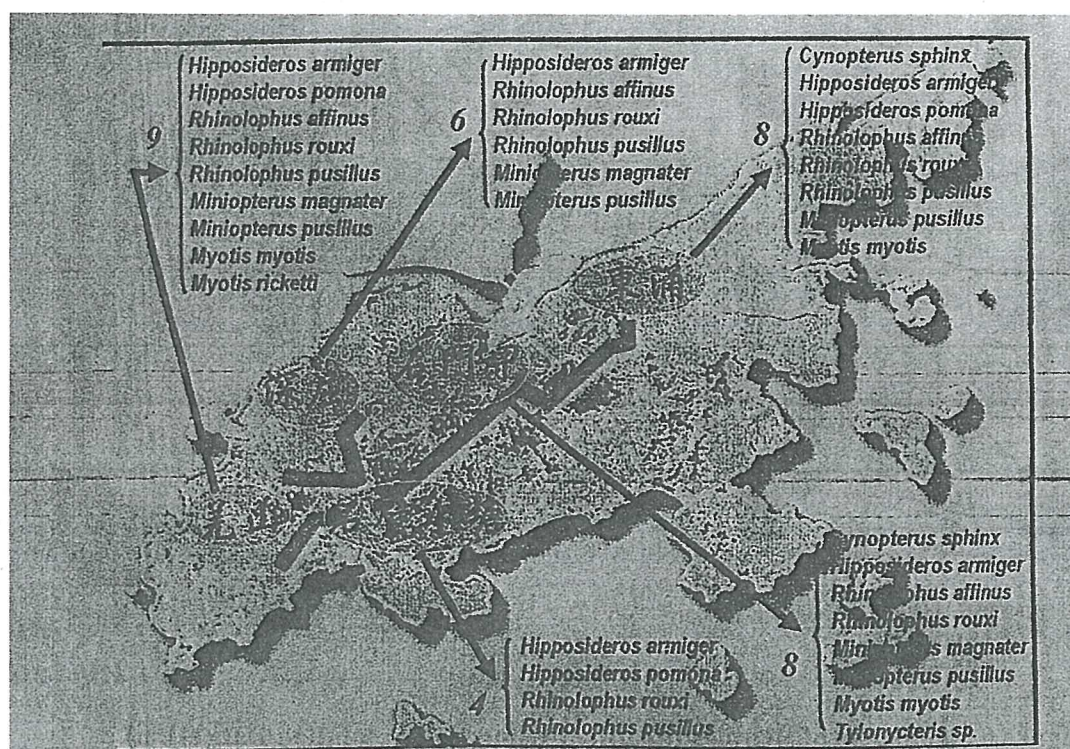


**Figure 6 Hotspots of Reptiles Identified Using Low-resolution Data (1km)**

Source: Yip (2002)

## Appendix 6 Mammals in Keung Shan and Adjacent Areas

Chen and Lin (2003) conducted a bat survey in 2003 in Lantau Island and identified 9 species at Keung Shan (see Figure 7 and Table 9).



**Figure 7 The Distribution of Bats in Lantau Island**

Source: Chen & Lin (2003)

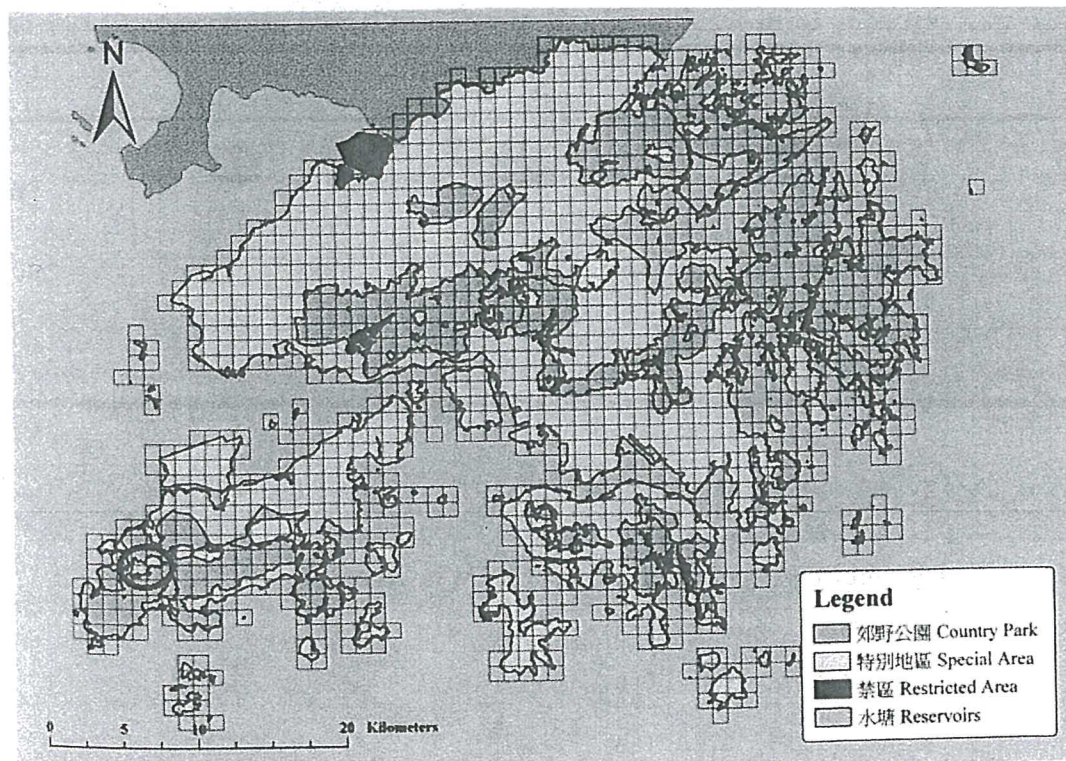
**Table 9 The Bat Species Recorded in Keung Shan**

Species	Status
<i>Hipposideros armiger</i> (大蹄蝠)	Fellowes et al. (2002): local concern
<i>Hipposideros Pomona</i> (小蹄蝠)	Fellowes et al. (2002): local concern
<i>Rhinolophus affinis</i> (中菊頭蝠)	AFCD Assessment: uncommon Fellowes et al. (2002): local concern
<i>Rhinolophus rouxi</i> (魯氏菊頭蝠)	
<i>Rhinolophus pusillus</i> (小菊頭蝠)	AFCD Assessment: uncommon Fellowes et al. (2002): potential regional concern
<i>Miniopterus magnater</i> (大長翼蝠)	Fellowes et al. (2002): potential regional concern
<i>Miniopterus pusillus</i> (南長翼蝠)	AFCD Assessment: uncommon Fellowes et al. (2002): local concern

<i>Myotis myotis</i> (大鼠耳蝠)	
<i>Myotis ricketti</i> (大足鼠耳蝠)	IUCN Red List Status: near threatened Fellowes et al. (2002): local concern

Source: Chen & Lin (2003)

Shek (2006) provided a field guide to the Terrestrial Mammals of Hong Kong based on AFCD's survey from 2002 to 2005. In AFCD's survey, the distribution of each species is presented in a 1km<sup>2</sup> grid system (see Figure 8), "in which all records of the species found within the same grid are indicated as 'present' by different colours of the grids which indicate records by different survey methods" (Shek, 2006, p.93). "The grids display the colour of more accurate method, if more than one survey methods with records within the same grid" (Shek, 2006, p.93). The red circle in Figure 8 indicates the location of Luk Wu and Keung Shan Area.



**Figure 8 Map of Hong Kong in 1km<sup>2</sup> Grid System**

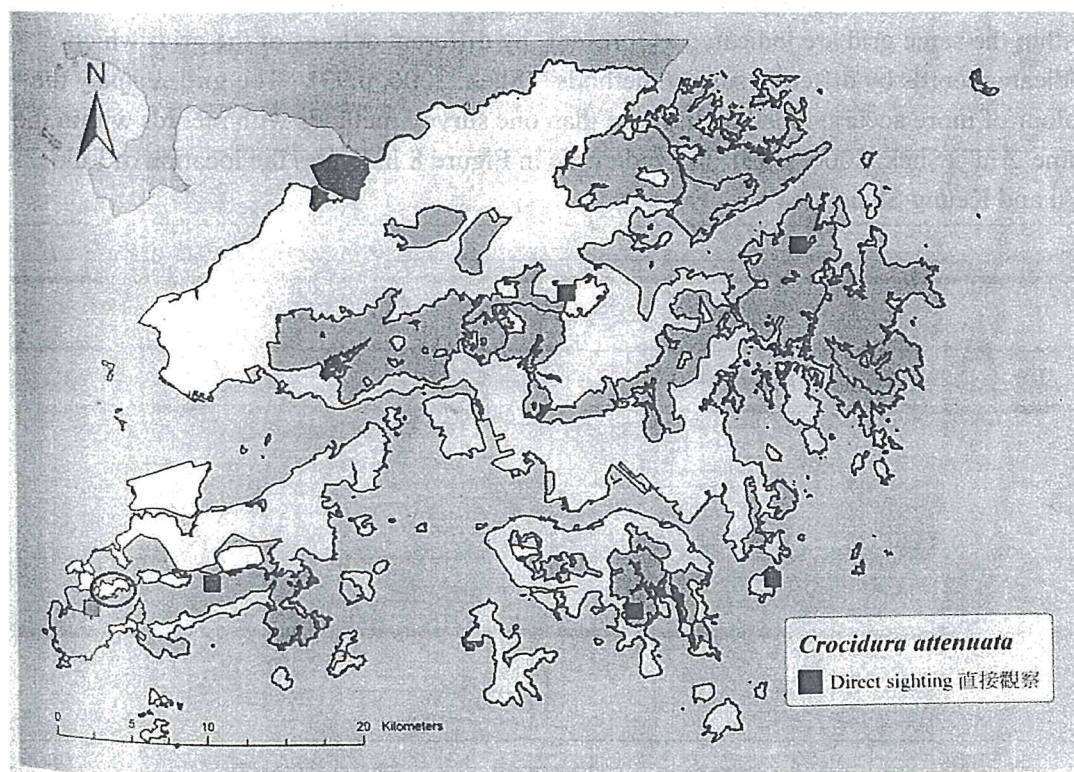
Source: Shek (2006)

According to Shek's study (2006), several uncommon mammal species, including Grey Shrew *Crocidura attenuata* (Figure 9), Least Horseshoe Bat *Rhinolophus pusillus* (Figure

10), Chinese Myotis *Myotis chinensis* (Figure 11), Lesser Bent-winged Bat *Miniopterus pusillus* (Figure 12) and Greater Bandicoot Rat *Bandicota indica* (Figure 13), have been found in the adjacent areas of Luk Wu and Keung Shan. The distribution of these species and their conservation status are listed below. The red circle in Figure 9 - 13 indicates the location of Luk Wu and Keung Shan Area.

1. Grey Shrew *Crocidura attenuata* (灰麝鼯)

AFCD Assessment: Uncommon



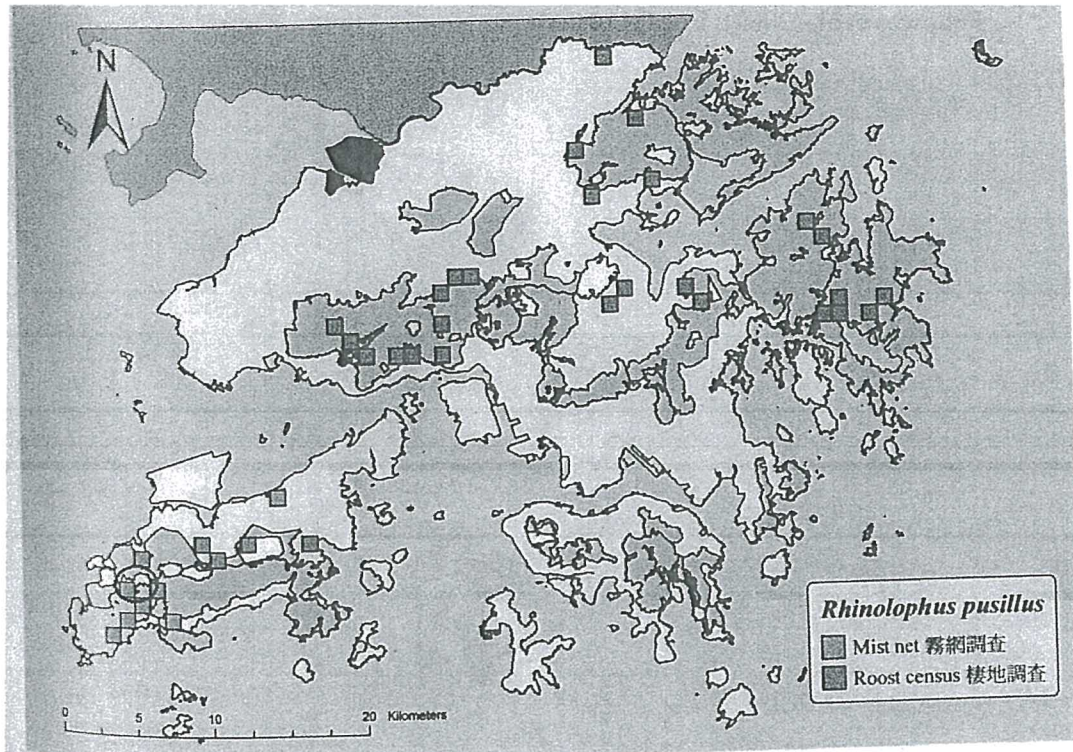
**Figure 9 Distribution Record of the Grey Shrew in Hong Kong**

Source: Shek (2006)

2. Least Horseshoe Bat *Rhinolophus pusillus* (小菊頭蝠)

AFCD Assessment: Uncommon

Fellowes et al. (2002): Potential Regional Concern



**Figure 10 Distribution Record of the Least Horseshoe Bat in Hong Kong**

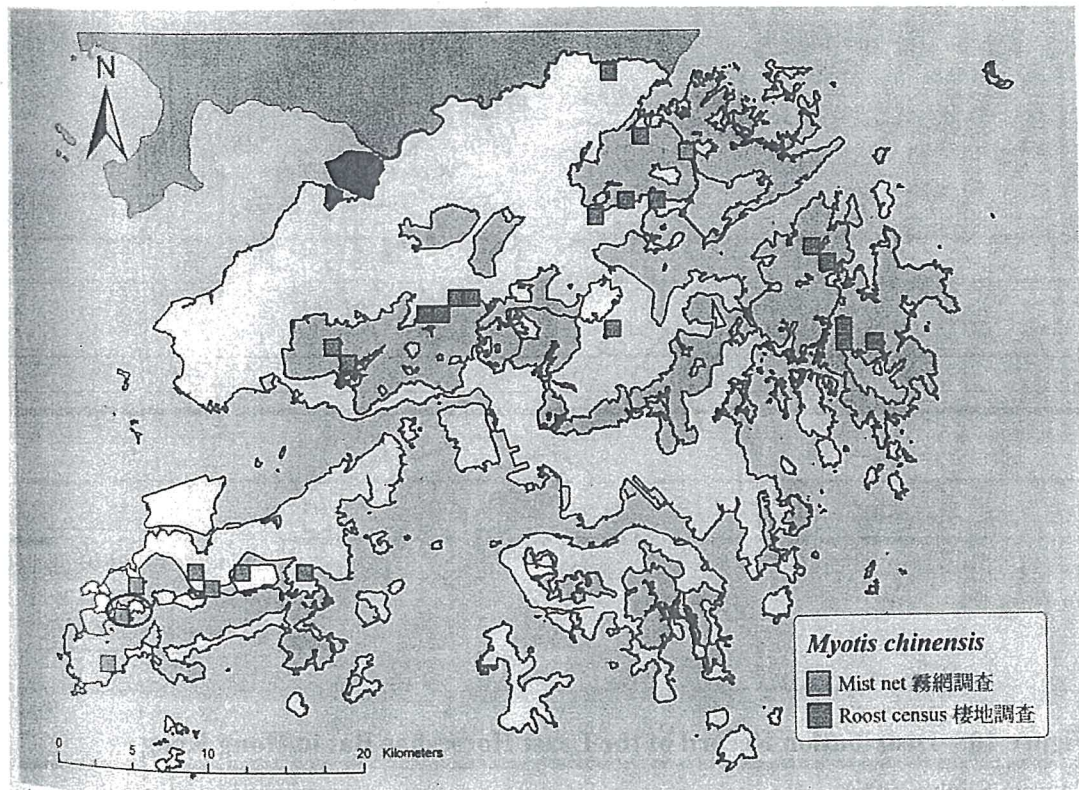
Source: Shek (2006)

3. Chinese Myotis *Myotis chinensis* (中華鼠耳蝠)

AFCD Assessment: Uncommon

China Red Data Book Status: Vulnerable

Fellowes et al. (2002): Local Concern



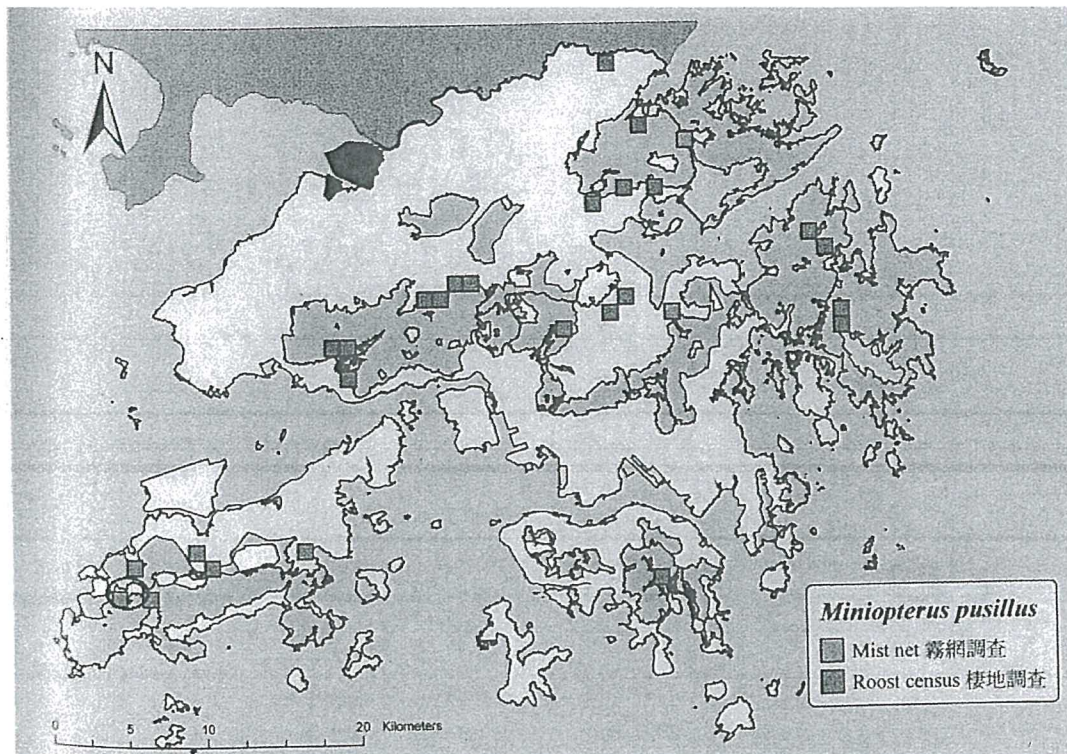
**Figure 11** Distribution Record of the Chinese Myotis in Hong Kong

Source: Shek (2006)

4. Lesser Bent-winged Bat *Miniopterus pusillus* (南長翼蝠)

AFCD Assessment: Uncommon

Fellowes et al. (2002): Local Concern



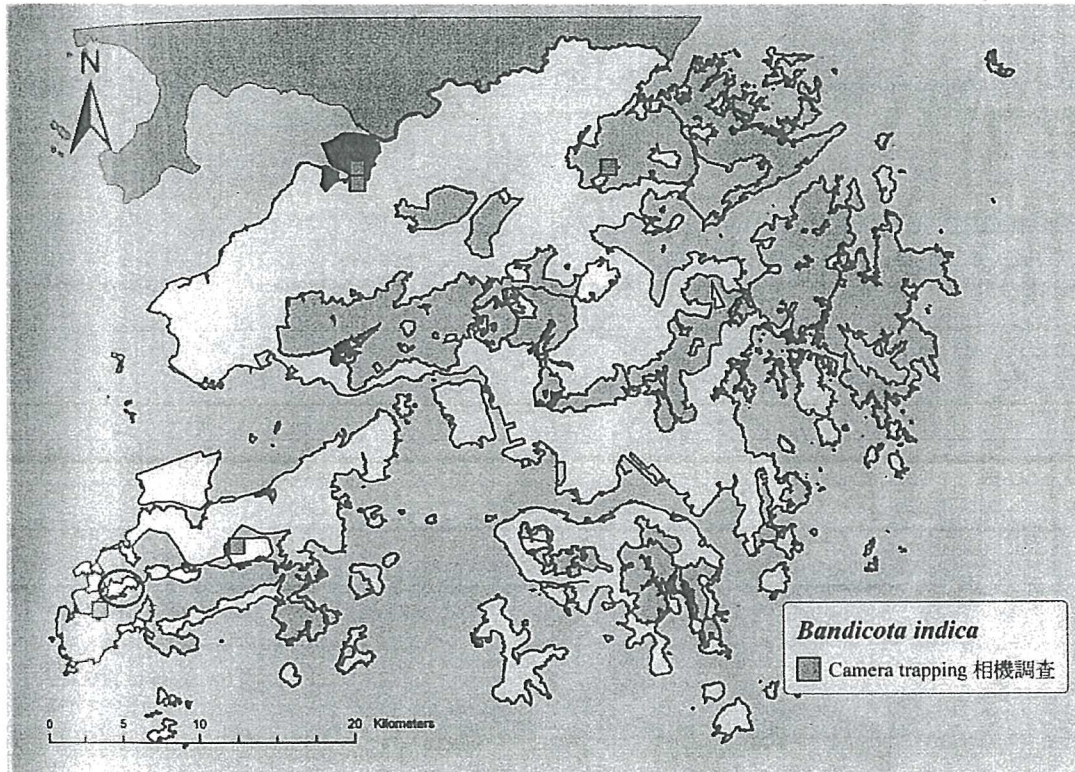
**Figure 12** Distribution Record of the Lesser Bent-winged Bat in Hong Kong

Source: Shek (2006)

5. Greater Bandicoot Rat *Bandicota indica* (板齒鼠)

AFCD Assessment: Rare

Fellowes et al. (2002): Local Concern



**Figure 13 Distribution Record of the Greater Bandicoot Rat in Hong Kong**

Source: Shek (2006)

Through email communication on May 7, 2014, Dr. Gary Ades, who is an expert in bats, indicated that “some bat species are likely to forage around forested and wetland areas adjacent to the Shek Pik Reservoir, this would include Keung Shan”. Dr. Ades provided a list of 10 bats in the area, and indicated the rarest species below are species No.2 and No.10:

1. Chinese Horseshoe bat (*Rhinolophus sinicus*)
2. Least Horseshoe bat (*Rhinolophus pusillus*)
3. Intermediate Horseshoe bat (*Rhinolophus affinis*)
4. Pomona Roundleaf bat (*Hipposideros pomona*)
5. Greater Roundleaf bat (*Hipposideros armiger*)
6. Chinese Myotis (*Myotis chinensis*)

7. Rickett's Big-footed bat (*Myotis ricketti*)
8. Greater Bent-winged bat (*Miniopterus magnater*)
9. Small Bent-winged bat (*Miniopterus pusillus*)
10. Least Pipistrelle (*Pipistrellus tenuis*)

According to Ades (2014):

"6,7,8, and 9 are aerial feeding bats which basically means they can fly distances of several kilometres during the evening when they forage high in the sky for insects (they occupy the night time niche of birds like swallows and swifts).

1 to 5 are species that generally forage close to woodland or open wetland areas, they tend to remain closer to the daytime roost but can make long journeys if they need to. The Great roundleaf bat is large (10cm body length) and is a strong flyer, it will forage over abandoned agriculture areas and on woodland edge sometimes several kms from the roost site.

The Least Pipistrelle was discovered by CT Shek in 2005 and is present in Shek Pik.

Rickett's big-footed bat is generally found close to water as it feeds on small fish as well as insects.

Although these bat species are not endangered they are sensitive to land use changes which might affect their foraging areas and also to disturbance to their daytime roosts. Because of their vulnerability all bats are protected under the Wild Animal Protection Ordinance (Cap 170) in Hong Kong."

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The Conservancy Association

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11<sup>th</sup> July 2014

**Planning Department**

**District Planning Branch**

**New Territories District Planning Division**

**Sai Kung & Islands District Planning Office**

**(email: dyptam@pland.gov.hk)**

Dear Ms Tam,

Comments on Draft Luk Wu and Keung Shan Outline Zoning Plan (OZP) (No: S/I-LWKS/B)

Referring to the Town Planning Board (TPB) Paper No.9593, The Conservancy Association (CA) would like to express our initial comment on the captioned.

Luk Wu and Keung Shan, encircled by Lantau North and Lantau South Country Park, is such a site of high ecological and landscape importance that require careful planning. CA would support that the area should be protected by conservation zonings, including woodland area near the village.

We note from the TPB paper that some streams can be identified within or adjacent to AGR zone (see figure). To better protect these streams and their riparian zone from development, especially village encroachment, we suggest that they should be zoned as Conservation Area ("CA") or Green Belt (GB). While these zonings would also facilitate proposed use such as agriculture, it would also highlight the importance to uphold the presumption against development within these areas.

For various religious buildings within the subject area, we hope to reiterate that the proposed zoning should also facilitate in-situ preservation of various historical religious buildings, particularly current graded historic building. Any demolitions of, or alteration works on these building should obtain planning permission from Town Planning Board. We agree that columbarium use should not be permitted under G/IC(1) subzone to prevent

further adverse environmental impacts on the tranquil environment in Luk Wu and Keung Shan.

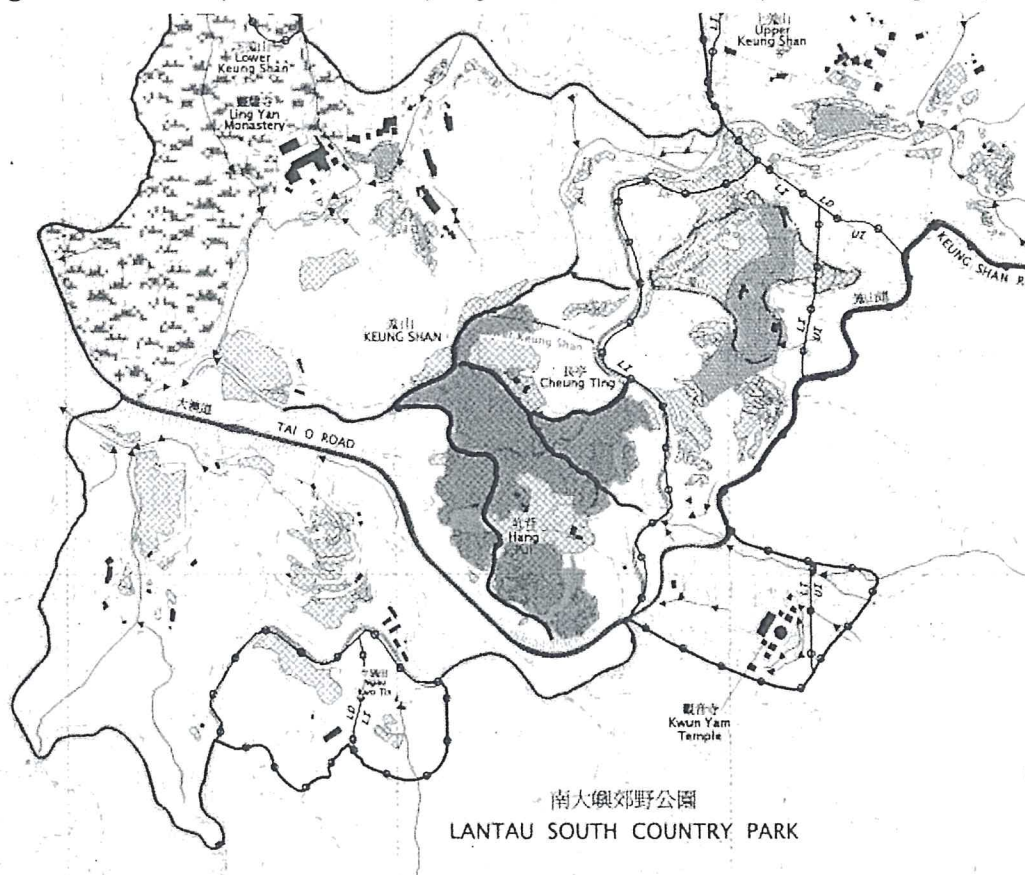
Yours faithfully,



Ng Hei Man  
Assistant Campaign Manager

Cc  
Association for Tai O Environment and Development  
Designing Hong Kong  
Kadoorie Farm and Botanic Garden  
WWF – Hong Kong

**Figure Streams (marked in blue) adjacent to AGR zones (marked in green)**



From: "Tony Nip" < >  
To: < >,  
Cc: "'Chiu Sein Tuck'" < >, "'Ming Chuan Woo'" < >  
Date: 15/07/2014 15:07  
Subject: RE: Town Planning Board paper on Luk Wu and Keung Shan OZP

Dear Donna,

At this moment we have no specific comments on the draft plan, given that most of the V, R(c) and G/IC are mostly existing structures. However, we would like to see the GB to be turned into GB(1). Only the V zone at Cheung Ting is close to the stream and this seems to be a problem. But I guess there is already an existing structure, is that correct?

Any enquires please feel free to discuss.

Best Regards,

Tony

From: "Tony Nip" < >  
To: < >,  
Cc: < >, "Debby Chan" < >, "Andrew Chan" < >,  
"Roy Ng" < >, "Ming Chuan Woo" < >, "Chiu Sein Tuck" < >  
>  
Date: 15/07/2014 15:10  
Subject: RE: Comment on Luk Wu and Keung Shan Outline Zoning Plan (No.S/I-LWKS/B)

Dear Donna,

Re. my another email sent to you just few minutes ago.

I would also like to point out that we in general support the points made by Conservancy Association in their letter of concern.

Best Regards,

Tony



世界自然基金會  
香港分會

WWF-Hong Kong

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Our Ref.: SHK /LDD 10/14  
29 July 2014

**Chairman and members  
Town Planning Board**  
15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Preliminary consideration on Draft Luk Wu and Keung Shan Outline Zoning Plan**  
**No. S/I-LWKS/B**

With reference to Section 3.2.3 of the Draft Plan, stream courses within the study area (the Area) are suggested to 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.*" However, it is noted that some streams, particularly in and around the Cheung Ting and Luk Wu area, are running through along or in the vicinity of the proposed Village Environs and Residential (Group C) zonings of the new plan. In the view of having proper protection to the streams, we consider that riparian zone of the streams in the areas should be zoned as conservation zonings such as "Green Belt" so as to safeguard the water quality and ecology of the streams which is in line with the planning intention of the Development Permission Area Plan and facilitates the restriction and regulation of incompatible developments on the ecologically sensitive areas.

We would be grateful if our views can be considered by the Board.

Yours faithfully,

Tobi Lau (Mr.)  
Conservation Officer, Local Biodiversity

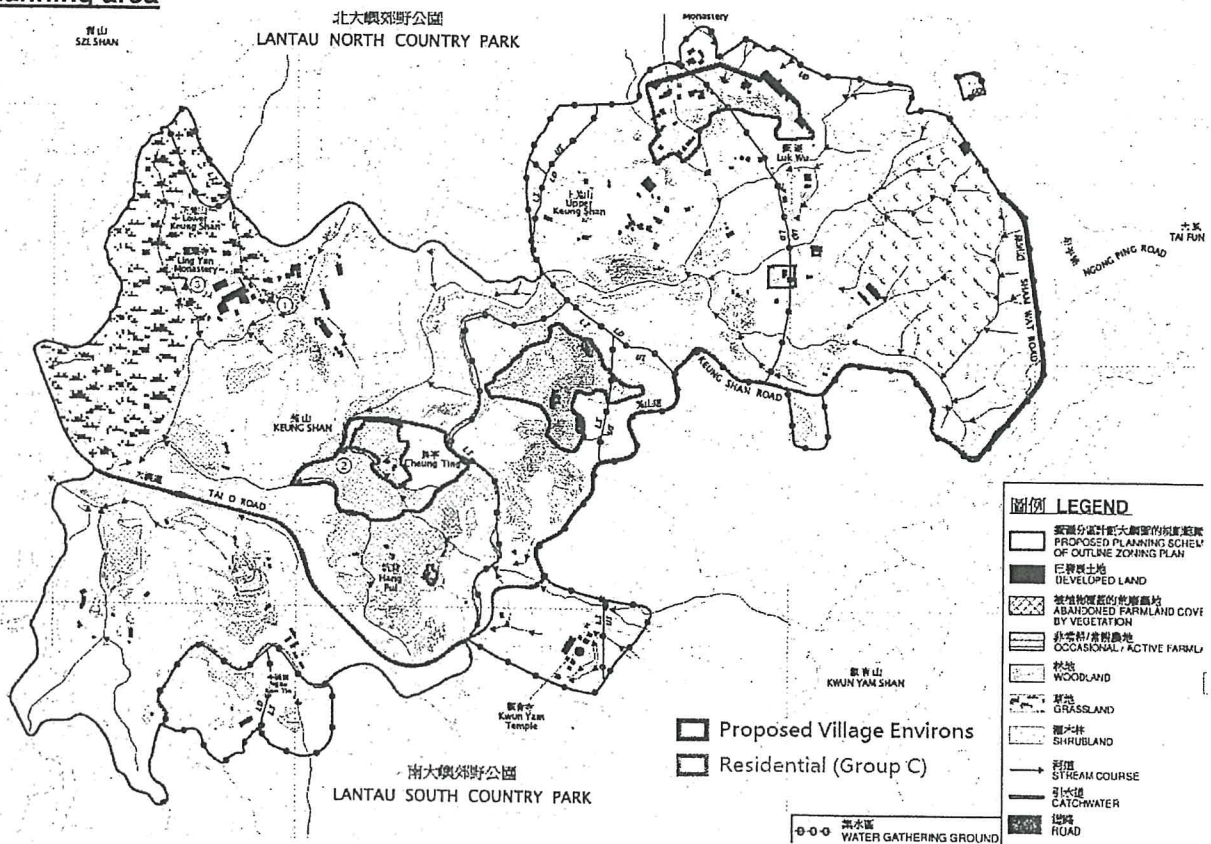
贊助人：香港特區行政長官  
梁振英先生, GBM, GBS, JP  
主席：楊子信先生  
行政總裁：顧志翔先生

義務核數師：香港立信德業會計師事務所有限公司  
義務公司秘書：嘉信秘書服務有限公司  
義務律師：孖士打律師行  
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Chief Executive of the HKSAR  
Chairman: Mr Trevor Yang  
CEO: Mr Adam Koo

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McCabe Secretarial Services Limited  
Honorary Solicitors: Mayer Brown JSM  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

**Fig 1 Stream courses associated with Village Environs and Residential (C) within the Planning area**



**Fig 2 A natural stream in the vicinity of Cheung Ting (Photo taken on 24 Jan 2014)**

