

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

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	1
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	2
6. POPULATION	3
7. OPPORTUNITIES AND CONSTRAINTS	4
8. GENERAL PLANNING INTENTION	8
9. LAND-USE ZONINGS	
9.1 Residential (Group C)	8
9.2 Village Type Development	8
9.3 Government, Institution or Community	10
9.4 Agriculture	11
9.5 Green Belt	12
9.6 Country Park	12
10. COMMUNICATIONS	12
11. UTILITY SERVICES	13
12. CULTURAL HERITAGE	13
13. IMPLEMENTATION	13
14. PLANNING CONTROL	14

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

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Luk Wu and Keung Shan Outline Zoning Plan (OZP) No. S/I-LWKS/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

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

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings for the area of Luk Wu and Keung Shan so that development and redevelopment within the area of Luk Wu and Keung Shan can be put under statutory planning control.

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

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

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

- 5.1 The Area, covering a total area of about 167 ha, is located on Lantau Island to the east of Tai O and to the southwest of Ngong Ping, and accessible by vehicles via Sham Wat Road, Tai O Road and Keung Shan Road. It is completely encircled by the Lantau North Country Park in the north and west and Lantau South Country Park in the south and east.
- 5.2 The Area mainly consists of woodland, shrubland and grassland of mostly native species and plantations. Denser vegetation can be found in the valleys and south-facing slopes. A number of natural streams and water bodies, including Keung Shan Catchwater, can be found in the Area. According to the Director of Agriculture, Fisheries and Conservation (DAFC), floral species in the Area are mostly common and widespread with scattered protected species (e.g. *Aquilaria sinensis* (土沉香) and *Pavetta hongkongensis* (香港大沙葉)), and uncommon species that are characteristic of the Lantau flora (e.g. *Gmelina chinensis* (華石梓) and *Fraxinus griffithii* (光臘樹)). The aquatic habitats in the Area support a high diversity of amphibian species, including the Romer's Tree Frog (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.

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 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 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.