

Islands District Council Paper No. IDC 42/2014

Draft Luk Wu and Keung Shan Outline Zoning Plan No. S/I-LWKS/B (23.6.2014)

1. Purpose

- 1.1 The purpose of this paper is to seek Member' views on the draft Luk Wu and Keung Shan Outline Zoning Plan (OZP) No. S/I-LWKS/B together with its Notes and Explanatory Statement (**Appendices I to III**).

2. Background

- 2.1 Pursuant to section 20(5) of the Town Planning Ordinance (the Ordinance), the Luk Wu and Keung Shan Development Permission Area (DPA) Plan is effective only for a period of 3 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 areas upon expiry of the DPA Plan.
- 2.2 On 16.5.2014, the Town Planning Board (the Board) agreed that the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B was suitable for submission to the Islands District Council (IsDC) and the Tai O Rural Committee (Tai O RC) for consultation. Views of the IsDC and the Tai O RC on the draft OZP will be submitted to the TPB for further consideration prior to the gazettal of the draft OZP under section 5 of the Ordinance.

3. The Planning Scheme Area

- 3.1 The Planning Scheme Area (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.

4. General Planning Intention

- 4.1 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.

- 4.2 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.

5. Land Use Zonings

- 5.1 In the process of preparing the draft OZP, the Tai O RC and departments concerned, including Agriculture, Fisheries and Conservation Department (AFCD), Water Supplies Department (WSD), Environmental Protection Department (EPD) and Lands Department (LandsD), have been consulted. The land use zonings on the draft OZP are listed in the following paragraphs.

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

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. This zoning is to reflect the permitted development under leases and the existing situation. An existing villa development 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.

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

5.3.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. The recognized villages within the Area are Luk Wu, Upper Keung Shan and Lower Keung Shan. The boundaries of the “V” zone are drawn up having regard to the ‘village environs’ (‘VE’), the existing village clusters, 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 and streamcourses have been avoided as far as possible.

Luk Wu

5.3.2 There are no Small House development and Small House demand within Luk Wu. The village area 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 and Lower Keung Shan

5.3.3 Upper Keung Shan falls within WGGs, and the Director of Environmental Protection (DEP) and the Director of Water Supplies (DWS) do not support any new village type development within WGGs. In this connection, the “V” zone for the Upper Keung Shan will only reflect the existing village cluster. The “V” zone for Lower Keung Shan covers the existing village cluster as well as an expansion area which would be able to accommodate a total of 22 houses to cater for the Small House demand for both Upper Keung Shan and Lower Keung Shan. Besides, an area of land located outside ‘VE’ of Lower Keung Shan around Hang Pui, covering one existing village house and four Small House developments approved by District Lands Officer/Islands, LandsD (DLO/Is), is also zoned as “V” to reflect the existing/ committed developments.

5.4 “Government, Institution or Community” (“G/IC”): Total Area 7.38 ha

5.4.1 Except the area designated as “G/IC(1)” zone, 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. 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. AFCD’s Keung Shan Country Park Management Centre is also under this zoning.

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

5.4.2 This “G/IC(1)” sub-zone is intended primarily for designating the existing religious uses. Only selected GIC facilities are permitted in this sub-zone. The religious uses were established in the early half of the last century and have formed religious communities and clusters in the Area. This zoning is to reflect the existing religious uses of these clusters. As advised by DEP, the areas 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. 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.

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

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. 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'.

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

5.6.1 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.

5.6.2 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.

5.7 "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, 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 within the "CP" zone require consent from the Country and Marine Parks Authority while approval from the Board is not required.

6. Advice Sought

6.1 Members are requested to express their views on the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B and Members' views will be conveyed to the Board for consideration.

7. Attachments

Appendix I	Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B
Appendix II	Notes of the Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B
Appendix III	Explanatory Statement of the Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/B

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
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