

Islands District Council Paper No. IDC 72/2014

Draft Luk Wu and Keung Shan Outline Zoning Plan No. S/I-LWKS/1

1. Purpose

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/1 together with its Notes and Explanatory Statement (ES) (**Annexes 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. An OZP has to be prepared to replace the DPA Plan to maintain statutory planning control over the Luk Wu and Keung Shan areas upon expiry of the DPA Plan.

2.2 The draft OZP was preliminarily considered and agreed by the Board on 16 May 2014. The draft OZP was submitted to the Islands District Council (IsDC) and the Tai O Rural Committee (Tai O RC) for consultation on 23 June 2014 and 25 June 2014 respectively. Views of the IsDC and the Tai O RC together with other public comments on the draft OZP were then submitted to the TPB for further consideration on 1 August 2014. After considering all the views and comments received, the Board decided to publish the draft OZP under section 5 of the Ordinance. The two-month statutory procedure on the exhibition of the draft OZP for public inspection is commenced.

3. The Planning Scheme Area

3.1 The Planning Scheme Area (the Area) covers a total of about 167 hectares. The Area is located on Lantau Island to the east of Tai O and to the southwest of Ngong Ping. 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 recognized villages in the Area include Luk Wu, Upper Keung Shan and Lower Keung Shan.

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 According to the draft OZP, about 0.02 ha (0.01%) of land is zoned “Residential (Group C)” for low-rise, low-density residential developments and to reflect the permitted development under leases and the existing situation; about 0.85 ha (0.51%) of land is zoned “Village Type Development” for designating both existing recognized villages and areas of land considered suitable for village expansion; except the area designated as “Government, Institution or Community(1)” (“G/IC(1)”), about 2.19 ha (1.31%) of land is zoned “Government, Institution or Community” 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; about 5.28 ha (3.16%) of land is zoned “G/IC(1)” for designating the existing religious uses; about 12.72 ha (7.62%) of land is zoned “Agriculture” for retaining and safeguarding good quality agricultural land/farm for agricultural purposes; about 143 ha (85.66%) of land, covering the natural vegetated areas which consist of streamcourse, dense woodlands on the knolls in Keung Shan and relatively disturbed young woodlands that have developed from abandoned agricultural land, is zoned “Green Belt” 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; and about 0.38 ha (0.23%) of land is zoned “Country Park” to reflect the extent of the country parks which are designated for the purposes of nature conservation, countryside recreation and nature education.

6. Advice Sought

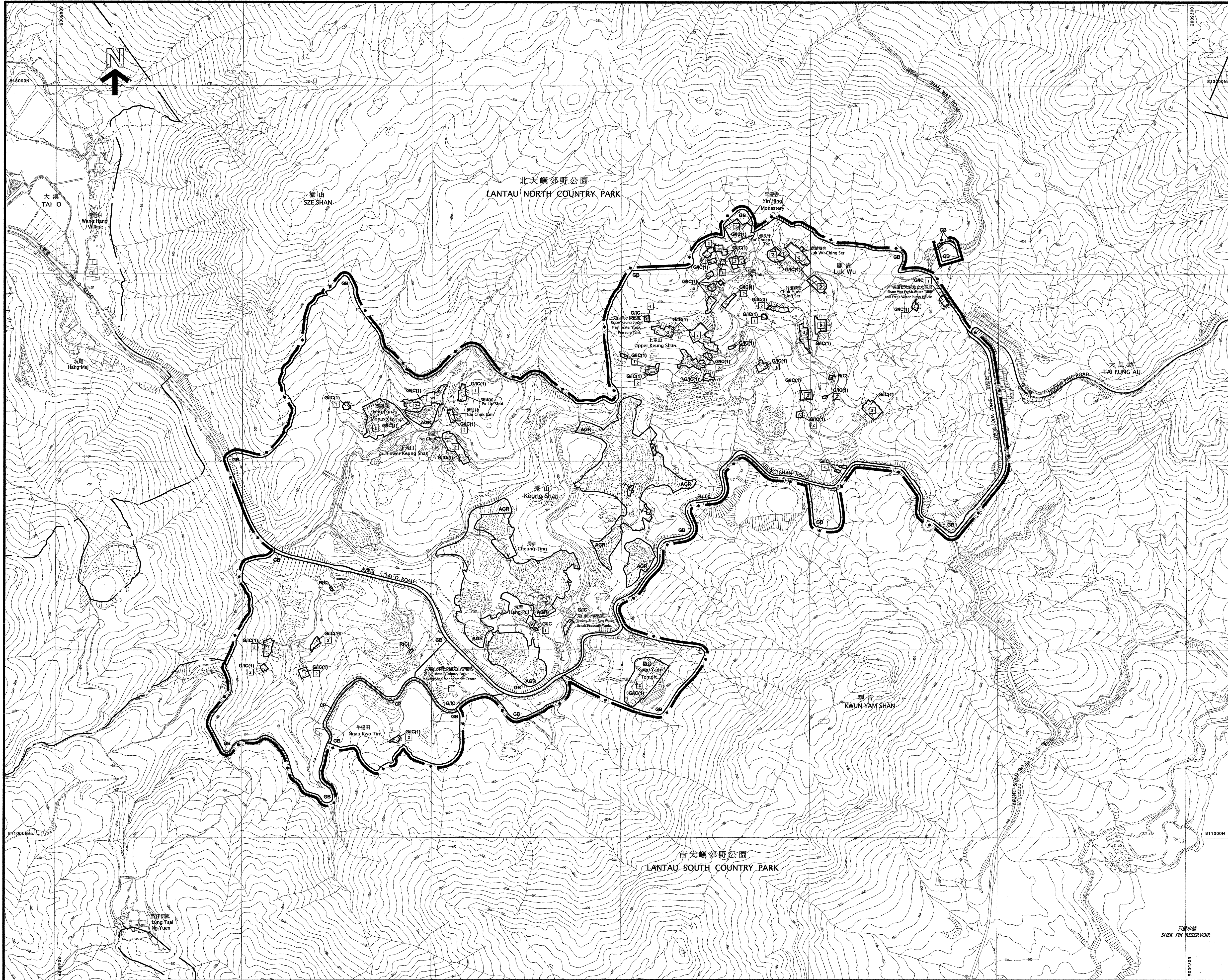
Pursuant to section 5 of the Ordinance, the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/1 together with the Notes and the ES (**Annexes I to III**) is exhibited for public inspection for a period of two months from 22 August 2014 to 22 October 2014. During this exhibition period, any person may make written representation to the Board in respect of the draft OZP. The address and email address of the Board are as follows:

Address: 15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Email: tpbpd@pland.gov.hk

7. Attachments

Annex I	Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/1
Annex II	Notes of the Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/1
Annex III	Explanatory Statement of the Draft Luk Wu and Keung Shan OZP No. S/I-LWKS/1

SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
AUGUST 2014



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

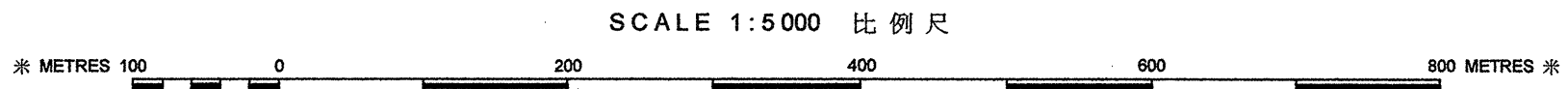
USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
RESIDENTIAL (GROUP C)	0.02	0.01	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	0.85	0.51	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	7.47	4.47	政府、機構或社區
AGRICULTURE	12.72	7.62	農業
GREEN BELT	143.00	85.66	綠化地帶
COUNTRY PARK	0.38	0.23	郊野公園
MAJOR ROAD ETC.	2.49	1.50	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

2014年8月22日 按照城市規劃條例第5條展示的
草圖
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN
PLANNING ORDINANCE ON 22 AUGUST 2014

Raymond LEE 李啟榮
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/1

DRAFT LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN NO. S/I-LWKS/1

(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 AND KEUNG SHAN OUTLINE ZONING PLAN NO. S/I-LWKS/1

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/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 and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided 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 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

<hr/> <p>Column 1</p> <p>Uses always permitted</p> <hr/>	<p>Column 2</p> <p>Uses that may be permitted with or without conditions on application to the Town Planning Board</p> <hr/>
<p>Agricultural Use</p> <p>Government Use (Police Reporting Centre only)</p> <p>Nature Reserve</p> <p>Nature Trail</p> <p>On-Farm Domestic Structure</p> <p>Public Convenience</p> <p>Wild Animals Protection Area</p>	<p>Barbecue Spot</p> <p>Burial Ground</p> <p>Field Study/Education/Visitor Centre</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Holiday Camp</p> <p>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)</p> <p>Picnic Area</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Utility Installation</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>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)</p> <p>Residential Institution</p> <p>Rural Committee/Village Office</p> <p>School</p> <p>Service Reservoir</p> <p>Social Welfare Facility</p> <p>Tent Camping Ground</p> <p>Utility Installation for Private Project</p>

(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/1

EXPLANATORY STATEMENT

DRAFT LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN NO. S/I-LWKS/1

EXPLANATORY STATEMENT

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DRAFT LUK WU AND KEUNG SHAN
OUTLINE ZONING PLAN NO. S/I-LWKS/1

(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/1. 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 22 August 2014, the draft Luk Wu and Keung Shan OZP No. S/I-LWKS/1 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 the 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 Country Parks and are ecologically-linked to the natural habitats therein. The Area has a high landscape value which complements the overall natural setting and the landscape beauty of the surrounding Lantau North and Lantau South Country Parks.

- 5.3 The Area is characterised by a rural, religious and tranquil ambience. There are some platforms in the Area where agricultural activities once flourished. Except occasional/active cultivation, most of the farmland is now abandoned. There are three recognized villages in the Area, namely Luk Wu, Upper Keung Shan and Lower Keung Shan. Village houses of mainly one to two storeys are scattered over the Area. In 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. Part of Keung Shan Catchwater and its service road to the north of Ngau Kwo Tin fall within Lantau South Country Park and part of the Lantau Forest Track (Keung Shan Section) overlaps with the service road. Keung Shan Catchwater and its service road also form 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

The 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 Area are mainly woodlands. 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. 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 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 the Environmental Protection Department (EPD) and the Water Supplies Department (WSD). For New Territories Exempted House (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 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 limits 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 60m 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 with 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 the Lantau Trail in the east of the Area near Sham Wat Road, and the 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 North and Lantau South 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 WGG 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 0.02 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’ to the south of the Luk Wu area, and two residential developments to the north of the 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 NTEH. 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 and hence no “V” zone is designated for this 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 the ‘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 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.

9.3 "Government, Institution or Community ("G/IC")": Total Area 7.47 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, including 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 covered by 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)”)

- 9.3.4 The planning intention of the “G/IC(1)” sub-zone is primarily for designating the existing religious uses. A total area of 5.28 ha is under this sub-zone. 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, and 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 existed 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 12.72 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 the 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 143.00 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 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 park which is 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 limits for WSD tunnel traversing the eastern and southeastern edge of the Area. In general, no excavation, drilling or filling shall be carried out within 60m 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.

TOWN PLANNING BOARD
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