

申述的摘要
Gist of Representations

申述編號 Representation No.	申述人名稱 Name of 'Representer'	有關事項 Subject Matter	建議 Proposal
TPB/R/S/I-YO/1-1	Greencourt Limited.	<ul style="list-style-type: none"> • 支持二澳分區計劃大綱草圖刊憲，以及在申述人持有的土地內劃設的「海岸保護區」地帶 Support the gazettal of the draft Yi O Outline Zoning Plan (OZP) and the “Coastal Protection Area” (“CPA”) zone on land held by the representer • 反對將申述人擁有的土地劃為「綠化地帶」，因為該土地擬作發展生態旅舍附設生態教育設施，供海外及本地旅客使用 Object to the “Green Belt” (“GB”) zone on land held by the representer as the land is intended to develop an eco-lodge with ecological education facilities for overseas and local tourists 	<ul style="list-style-type: none"> • 將申述人擁有及其附近的土地由「綠化地帶」改劃為「其他指定用途」註明「生態旅舍」，並訂定最高地積比率為 0.2 至 0.25 及最高建築物高度為 2 層 To rezone the land held by the representer and its vicinity from “GB” to “Other Specified Uses” annotated “Eco-lodge” (“OU(Eco-lodge)”) with a maximum plot ratio of 0.2 to 0.25 and a maximum building height of 2 storeys
TPB/R/S/I-YO/1-2	Fabian Pedrazzini	<ul style="list-style-type: none"> • 支持二澳分區計劃大綱草圖 Support the draft Yi O OZP • 提出認為「綠化地帶」的規劃意向與政府擬 	<ul style="list-style-type: none"> • 加強對二澳分區計劃大綱圖及未來其他的鄉郊分區計劃大綱圖部分地區的保護，免受發展影響 To accord a higher degree of protection to

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		<p>議的發展計劃有矛盾的意見 Comment that conflicts have arisen between the intention of “GB” zone and development plans proposed by the Government</p>	<p>certain lands in the Yi O OZP and other future rural OZPs from construction development</p>
<p>TPB/R/S/I-YO/1-3</p>	<p>大澳環境及發展關注協會主席 何佩嫻 Ms. Ho Pui Han, Chairlady of Association for Tai O Environment and Development</p>	<ul style="list-style-type: none"> • 支持二澳分區計劃大綱圖的規劃方向，特別是兼顧區內的紅樹林，將該區劃為「綠化地帶」及「海岸保護區」地帶 Support the planning direction of Yi O OZP, in particular, taken into account the mangrove in the area by designating them with “GB” and “CPA” zonings • 需尊重及平衡各持份者的權利 Need to balance and respect the rights of different stakeholders • 需保護主溪流及其兩條支流 Need to protect the main stream and its two tributaries • 適度的農業活動是可接受的，但關注由濕地耕作轉為乾地耕作的生態影響 Appropriate level of agricultural activities is 	<ul style="list-style-type: none"> • 須保證主溪流及其兩條溪流不會被覆蓋或改道，因為它們對二澳的生態有重要影響 To ensure that the main stream and its two tributaries will not be covered or diverted as they have profound effects on the ecology of Yi O

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		acceptable but concern on the ecological impact of wet farmland to dried farmland	
TPB/R/S/I-YO/1-4	二澳村原居民村代表 龔學成 Mr. Kung Hok-sing, Yi O Village Indigenous Inhabitant Representative	<ul style="list-style-type: none"> • 反對二澳分區計劃大綱草圖 Oppose to the draft Yi O OZP • 欠缺基礎設施的支援，包括道路連接、碼頭以及供水、排水及排污系統 Lack of infrastructure support including vehicular access, pier, and water supplies, drainage and sewerage systems • 「鄉村式發展」地帶面積只有 0.33 公頃，不足以滿足小型屋宇的需求，損害村民的利益 The “Village Type Development” (“V”) zone with an area of 0.33 ha could not meet the Small House Demand, which would affect the benefit of the villagers • 將私人土地劃為「綠化地帶」及「海岸保護區」損害村民的利益 Designating private lands as “GB” and “CPA” would affect the benefit of the villagers 	<ul style="list-style-type: none"> • 規劃連接大澳及二澳的道路 To plan a vehicular access connecting Tai O and Yi O • 建議在漁苗埔重建一個標準的碼頭及規劃可供小型車輛使用，連接碼頭及二澳村的道路 To redevelop a standard pier at 漁苗埔 and designate an access road for small vehicles connecting the pier and Yi O Village • 在分區計劃大綱圖包括供水設施 To include water supply system on the OZP • 規劃排水及排污系統 To plan drainage and sewerage systems • 將鄉村範圍內的土地劃為「鄉村式發展」地帶 To designate land within the village environs as “V” zone

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		<ul style="list-style-type: none"> • 將海岸地區劃為「海岸保護區」會鼓勵非法種植紅樹林 Designating the coastal areas as “CPA” would encourage the illegal planting of mangrove 	<ul style="list-style-type: none"> • 在未獲二澳村民的同意下，不能將私人土地／農地劃為「綠化地帶」及「海岸保護區」 Not to designate private farmland and land as “GB” and “CPA” without the consensus from the Yi O villagers
TPB/R/S/I-YO/1-5	大澳鄉事委員會 Tai O Rural Committee	<ul style="list-style-type: none"> • 反對二澳分區計劃大綱草圖以及支持二澳村原居民的要求 Oppose to the draft Yi O OZP in support of the requests of the indigenous villagers of Yi O Village 	<ul style="list-style-type: none"> • 按二澳村代表要求重新規劃大綱圖 To replan the OZP based on the request of the Yi O Village Representative • 在分區計劃大綱圖規劃連接大澳及二澳的道路及一個標準的碼頭 To plan a vehicular access connecting Tai O and Yi O, and a standard pier on the OZP • 在分區計劃大綱圖包括供水設施 To include water supply system on the OZP • 規劃排污系統 To plan sewerage system • 將鄉村範圍內的土地劃為「鄉村式發展」地帶

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			<p>To designate land within the village environs as “V” zone</p> <ul style="list-style-type: none"> • 不能將私人農地劃為「綠化地帶」 Not to designate private agricultural land as “Green Belt” • 刪除「海岸保護區」 To delete the “CPA” zone
<p>TPB/R/S/I-YO/1-6</p>	<p>離島區議員 余漢坤 Mr. Yu Hon-kwan, Islands District Council Member</p>	<ul style="list-style-type: none"> • 二澳分區計劃大綱草圖未有回應二澳村民的需要及尊重他們的意見 The draft Yi O OZP does not respond to the needs of Yi O villagers and respect to their views. • 二澳村持份者要求把連接大澳的道路、標準的碼頭、供水、排水及排污系統納入規劃、將鄉村範圍內的土地劃為「鄉村式發展」地帶，但不能將私人土地劃為「綠化地帶」或「海岸保護區」 Stakeholders in Yi O village request to incorporate the vehicular access to Tai O, a standard pier, water supplies and sewerage 	<ul style="list-style-type: none"> • 在擬訂大綱圖時考慮村民的權益，尊重土地原來用途 To consider the right of the villagers and to respect the original land use in preparing the OZP

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		<p>systems on the OZP, as well as designating land falling within the village environs as “V” zone, but not to designating private land as “GB” or “CPA” zone</p>	
TPB/R/S/I-YO/1-7	二澳農作社 Yi O Agricultural Cooperation Ltd.	<ul style="list-style-type: none"> • 分區計劃大綱草圖未有考慮復耕復村對基礎建設及社區設施的需要。有關規劃未有考慮到二澳的農業活動運作 The draft OZP has not taken into account the infrastructures and community facilities required for the rehabilitation of agricultural land and revitalization of the village. The planning has not considered the operation of agriculture activities in Yi O. • 2014 至 2016 年進行的生態調查紀錄了大量的物種，證明保育及農業可以共存 The abundance of the species recorded in the ecological survey conducted from 2014 to 2015 has proved that conservation and agriculture can co-exist • 政府可擔當整合的角色，結合農圃、民宿、農家菜等休閒體驗，在農村中可進行在地加 	<ul style="list-style-type: none"> • 為二澳農業發展加設供水系統、標準碼頭以及連接大澳的車輛道路 For agricultural development of Yi O, providing water supplies system, a standard pier and a vehicular access connecting to Tai O. • 更改郊遊人士使用路線，連接村民建議位於魚苗埔的碼頭 To re-route the hiking trail, connect to the pier at 魚苗埔 proposed by local villagers • 將私人農地劃作農業用途 To designate the private farm land for agricultural use • 定期進行疏浚工作，以改善排水及排污情況 To undertake river training works regularly for improving drainage and discharge of

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		<p>工、倉存管理、運輸及包裝</p> <p>The government could play the role of integration, integrating leisure experiences including farm, bed and breakfast and restaurant. Processing and assembling, stock management, logistic and packaging could be allowed in the village</p>	<p>wastewater</p>
TPB/R/S/I-YO/1-8	蘇文英	<ul style="list-style-type: none"> • 二澳有多種紅樹林品種。自進行濕地耕作後，物種數目有所上升 <p>Comment that Yi O has rich mangrove resources and the abundance of species increases with the commencement of wet agricultural practice.</p>	<ul style="list-style-type: none"> • 應採納可持續發展的原則，以及在規劃土地用途前進行策略性環評 <p>To adopt the sustainable development principles and to conduct strategic environment assessment before formulating the land use plan</p> <ul style="list-style-type: none"> • 保留農地及增加用作農業發展的土地比例 <p>To retain agricultural land and to increase the proportion agricultural land</p> <ul style="list-style-type: none"> • 為鄉村式發展施加限制 <p>To impose restriction on village type development</p> <ul style="list-style-type: none"> • 為供水、排水及排污系統進行規劃

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			To plan for the water supplies, drainage and sewerage systems <ul style="list-style-type: none"> • 保護紅樹林及泥灘 To protect the mangrove and mud flat • 重建標準的碼頭 To redevelop a standard pier
TPB/R/S/I-YO/1-9	星人公社 Alien United	<ul style="list-style-type: none"> • 二澳可舉辦不同的鄉郊耕作及生態導遊活動 Yi O could conduct various activities for experiencing rural farming and eco tour. 	<ul style="list-style-type: none"> • 為二澳區規劃標準碼頭、供水、排水及排污系統 To plan for a standard pier, water supplies, drainage and sewerage systems in Yi O area
TPB/R/S/I-YO/1-10	川歷樂活協會 Trinity Trail Association	<ul style="list-style-type: none"> • 同上 Ditto 	<ul style="list-style-type: none"> • 同上 Ditto
TPB/R/S/I-YO/1-11	嘉道理農場既植物園有限公司 Kadoorie Farm and Botanic Garden Corporation	<ul style="list-style-type: none"> • 反對大部分二澳分區計劃大綱草圖的擬議土地用途地帶 Oppose to the most of the proposed zoning in the draft Yi O OZP • 「農業」地帶未能反映河溪及河岸敏感的生 	<ul style="list-style-type: none"> • 劃設保育相關用途地帶（例如「綠化地帶」、「綠化地帶(1)」、「自然保育區」及／或「海岸保護區」）於(i)河溪及其河岸地帶、(ii)濕地以及(iii)現時長有植被／林木及沒有農業活動的其他低窪地區及山邊地區 To designate appropriate conservation zonings

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		<p>態實況，以及未能穩固地保育整條自然的河道</p> <p>The “Agriculture” (“AGR”) zone cannot reflect the reality of the ecological sensitivity of the stream course and its riparian zones, and cannot meet the need for a robust protective natural corridor along its entire length</p> <ul style="list-style-type: none"> • 未有為二澳的主河溪及河岸劃設保育相關地帶，與其他郊野公園不包括土地的分區大綱圖的做法不同 <p>The lack of a conservation zoning of the main stream and its riparian zones in Yi O is inconsistent with the practice of the other OZPs for Country Park Enclaves</p> <ul style="list-style-type: none"> • 不應將低窪地區劃為「農業」地帶，因為大部分低窪地區（特別是河岸地區）都有植被覆蓋，部分更有自然濕地 <p>The lowland areas should not be designated as “AGR” zone as much of the lowland areas (e.g. the riparian zone) are covered with vegetation and even with some natural wetlands</p>	<p>(e.g. “GB”, “GB(1)”, “Conservation Area” (“CA”) and/or “CPA”) for (i) the natural streams and riparian zone, (ii) the area of wetland, and (iii) all other lowland and hillside areas now covered with vegetation/woodland and areas not under active cultivation</p>

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		<ul style="list-style-type: none"> 「農業」地帶並未能保護農地免受小型屋宇發展的壓力。保育相關地帶不會影響或排除現時正在二澳進行的農業或復耕活動 <p>The “AGR” zone is not sufficient to protect farmlands from the development pressure of Small House. The conservation zonings will not affect, discourage or preclude any kind of genuine farming activities or ‘farming restoration’ currently taking place in Yi O</p>	
TPB/R/S/I-YO/1-12	Tony Nip	<ul style="list-style-type: none"> 同上 Ditto 	<ul style="list-style-type: none"> 同上 Ditto
TPB/R/S/I-YO/1-13	Dr Chiu Sein Tuck	<ul style="list-style-type: none"> 同上 Ditto 	<ul style="list-style-type: none"> 同上 Ditto
TPB/R/S/I-YO/1-14	世界自然基金會（香港分會） World-Wide Fund, Hong Kong	<ul style="list-style-type: none"> 關注以下地點的「農業」地帶： Concern on the “AGR” zone at the following locations : <p>(i) 坐落在「鄉村範圍」的地區，因為該地區會成為未來小型屋宇發展的土地儲備 area falling within village ‘environs’</p>	<ul style="list-style-type: none"> 採納「農業(2)」地帶，即取代《註釋》第二欄用途的「屋宇（只限新界豁免管制屋宇）」用途為「屋宇（只限重建）」 To adopt “AGR(2)” zone by replacing ‘House (New Territories Exempted House (NTEH) only)’ in the Column 2 of the Notes with ‘House (Redevelopment only)’.

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		<p>(‘VE’), as it will become reserve for future Small House development;</p> <p>(ii) 長有植被的海岸地區，因為會受未來發展的潛在威脅 coastal areas with vegetation as they will be potentially threatened by future development.</p> <p>(iii) 位於二澳西邊的一條自然河溪的東面河岸，因為「農業」地帶不足以保護該河溪及具生態保育價值的物種免受發展影響。此外，劃設「農業」地帶的做法，亦與其他郊野公園不包括土地的分區大綱圖的做法（為自然河溪及其河岸地帶劃設保育相關用途地帶，例如「綠化地帶」／「綠化地帶(1)」）有所不同 the eastern riparian of a natural stream at the west Yi O as the “AGR” zoning is insufficient in protecting the stream and the species of ecological importance from development. Also, the “AGR” zone is not consistent to the approach of designating conservation zonings (e.g.</p>	<ul style="list-style-type: none"> • 將長有植被的海岸地區劃為「海岸保護區」地帶 To designate the coastal areas with vegetation as “CPA” zone • 將位於二澳西面的自然河溪劃為「綠化地帶」／「綠化地帶(1)」 To designate the natural stream at the west of Yi O as “GB” / “GB(1)” zone • 將作為盧文氏樹蛙生境的林地劃為「綠化地帶(1)」 To designate the woodland areas which is the habitats for Romer’s Tree Frog as “GB(1)” zone

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		<p>“GB”/ “GB(1)”) for natural streams and riparian zones in other Country Park Enclaves.</p> <p>(iv) 部分林地為盧文氏樹蛙的生境，劃為「農業」地帶不足以保護該區免受發展威脅</p> <p>some woodland areas providing habitat for Romer’s Tree Frog as the “AGR” zoning is less protective against development threats.</p>	
TPB/R/S/I-YO/1-15	香港觀鳥會 Hong Kong Bird Watching Society	<ul style="list-style-type: none"> • 就二澳分區計劃大綱草圖提出意見 Raise comment on the draft Yi O OZP • 林地、河溪及其河岸地區都值得受保護 The woodland, stream and the riparian zones are worthy of protection • 應進行環保的農業活動，並維持濕地耕作，以保護區內的生物多樣性 Eco-friendly farming activities should be adopted and wet agricultural lands should be maintained to protect the biodiversity in the 	<ul style="list-style-type: none"> • 將林地、河溪及其河岸地區劃為「綠化地帶(1)」、「海岸保護區」及／或「自然保育區」 To rezone the woodland, streams and their riparian zones to “GB(1)”, “CPA”, and/or “CA” • 以「綠化地帶(1)」、「海岸保護區」及／或「自然保育區」取代「綠化地帶」 To replace “GB” zone by “GB(1)”, “CPA”, and/or “CA” • 加設任何改變河道、填土或挖土工程都需要

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		<p>areas.</p> <ul style="list-style-type: none"> 「農業」地帶容易受小型屋宇發展影響 “AGR” zoning is vulnerable to Small House development 	<p>取得規劃許可的要求 To impose the planning permission requirement for any diversion of streams, filling or excavation of land</p> <ul style="list-style-type: none"> 在「農業」地帶的《註釋》內，以「屋宇（只限重建）」取代第二欄用途的「屋宇（只限新界豁免管制屋宇）」 To replace ‘House (NTEH only)’ with ‘House (Redevelopment only)’ in the column 2 of the “AGR” zone 以更準確反映規劃意向的土地用途地帶（即「農業(2)」地帶）或其他保育相關地帶如（「綠化地帶(1)」／「海岸保護區」／「自然保育區」）取代「農業」地帶 To replace “AGR” zone with a zoning that more accurately reflects its planning intention (i.e. “AGR(2)”) or other conservation zonings (e.g. “GB(1)”/“CPA”/“CA”)
TPB/R/S/I-YO/1-16	長春社 The Conservancy Association	<ul style="list-style-type: none"> 反對二澳分區計劃大綱草圖 Object to the draft Yi O OZP 	<ul style="list-style-type: none"> 以更嚴格的土地用途地帶取代「農業」地帶，該地帶的規劃意向應著重禁止發展及保證農業活動

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		<ul style="list-style-type: none"> • 質疑「農業」地帶保護農地作耕作活動的成效，因為接近整個「農業」地帶都坐落在鄉村範圍內，使小型屋宇可通過規劃申請制度在該地帶內發展。 Doubt on the effectiveness of the “AGR” zone in protecting agricultural land for genuine agricultural practice, as nearly the entire “AGR” zone falls within the ‘VE’ which would allow Small House development through the planning application system. • 部分不宜進行耕作及作農業用途的林地及沿岸植物地區，現時都被劃為「農業」地帶 Some woodland and coastal vegetation, currently zoned “AGR”, may not suitable for cultivation and other agricultural purposes • 在其他分區計劃大綱圖，部分自然河溪（即使未被指定為具重要生態價值河溪）及其河岸地區均會劃為「綠化地帶」，但二澳西面的自然河溪卻未有跟從這做法 Some natural streams, even not identified as Ecological Important Stream, together with the riparian zones are zoned “GB” on other OZPs, 	<p>To replace “AGR” zone with more restrictive zone and highlights the planning intention to prohibit development and ensure genuine agricultural practice in the area</p> <ul style="list-style-type: none"> • 在更嚴格的土地用途地帶的《註釋》內，「屋宇（只限重建）」應取代「屋宇（只限新界豁免管制屋宇，根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外）」 In the Notes of the more restrictive zone, ‘House (NTEH only, other than rebuilding of NETH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ should be replaced with ‘House (Redevelopment only)’ • 將林地及沿岸植物地區分別劃為「綠化地帶」及「海岸保護區」 To rezone the woodland and coastal vegetation area to “GB” and “CPA” zones respectively • 為位於二澳西面的自然河溪劃設保育相關地帶

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		<p>but not the natural stream to the west of Yi O San Tsuen</p>	<p>To designate the riparian zone of the natural stream to the west of Yi O San Tsuen with a conservation zoning</p>
<p>TPB/R/S/I-YO/1-17</p>	<p>創建香港 Designing Hong Kong Limited</p>	<ul style="list-style-type: none"> • 反對二澳分區計劃大綱草圖 Oppose to the draft Yi O OZP • 反對在劃為農業及保育用途的地區，容許發展屋宇 Oppose to allow the right to build houses in the zones for areas which are designated for agriculture and conservation uses. • 反對將二澳新村的林地及二澳新村西面的河溪劃為「農業」地帶，因為有關林地有有盧文氏樹蛙的紀錄，以及「農業」地帶未能有效地保護有關河溪內具高生態保育價值的物種 Oppose to the “AGR” zoning in the woodland of Yi O San Tsuen, the stream and its riparian zone to the west. Romer’s Tree Frog has been recorded in the concerned wooded areas and as the “AGR” zoning provides insufficient protection to the species with high 	<ul style="list-style-type: none"> • 採納「農業(2)」地帶，即刪除《註釋》內第二欄用途的「屋宇（只限新界豁免管制屋宇）」用途，或以「綠化地帶(1)」或「自然保育區」取代「農業」地帶 To adopt “AGR(2)” zone by removing ‘House (NTEH only)’ in the Column 2 of the Notes , or to replace “AGR” zone with “GB(1)” or “CA” • 將二澳新村西面的自然河溪及其河岸地區（每邊 30 米）劃為「自然保育區」 To designate the natural streams at the west of Yi O San Tsuen and its riparian zone (30 m from both sides) as “CA” • 將二澳新村的林地劃為「自然保育區」或「海岸保護區」 To designate the woodland in Yi O San Tsuen to “CA” or “CPA”

<p>申述編號 Representation No.</p>	<p>申述人名稱 Name of 'Representer'</p>	<p>有關事項 Subject Matter</p>	<p>建議 Proposal</p>
		<p>conservation value in the concerned stream.</p>	
<p>TPB/R/S/I-YO/1-18</p>	<p>Ms Lam</p>	<ul style="list-style-type: none"> • 反對二澳分區計劃大綱草圖 Oppose to the draft Yi O OZP • 關注對樹木及植物的影響，但未有就分區計劃大綱圖進行相關的樹木調查、景觀及視覺影響評估以及生態影響評估 Concern on the impact on trees and vegetations, but there are no tree survey, landscape and visual impact assessment and ecological impact assessment for the OZP 	<ul style="list-style-type: none"> • 為重要的樹木品種及／或具價值的古樹進行樹木調查 To carry out tree survey and assessment on important tree species and/or potential old and valuable trees
<p>TPB/R/S/I-YO/1-19</p>	<p>Clive Noffke</p>	<ul style="list-style-type: none"> • 提供「鄉村式發展」地帶不符現況，因為該村落已被荒廢多年 The provision of “V” zone is not realistic as the village was abandoned many years ago • 除卻 1.38 公頃的土地被劃為「海岸保護區」，並沒有其他保育相關用途地帶。「綠化地帶」會被入侵用作發展 Other than 1.38ha of “CPA” zone, there are no other conservation zonings. “GB” zone can be raided for development. 	<ul style="list-style-type: none"> • 沒有 Nil

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TPB/R/S/I-YO/1-20	Mr Lee Lo Mo	<ul style="list-style-type: none"> • 反對二澳分區計劃大綱草圖，但內容難以解讀 Oppose with indecipherable content	<ul style="list-style-type: none"> • 內容難以解讀 indecipherable content