

Draft Yi O Outline Zoning Plan No. S/I-YO/1 (the OZP)
Summary of grounds of representations/representers' proposals and PlanD's responses

Rep. No. TPB/R/S/I-YO/-	Grounds/ Proposals of the Representation	PlanD's Responses
R1	<p>(a) Supports the gazettal of the OZP as it stipulates Yi O area under statutory planning control.</p> <p>(b) Supports the “Coastal Protection Area” (“CPA”) zoning covering land held by the representer for the preservation of the natural coastline of Yi O.</p> <p>(c) Opposes the “Green Belt” (“GB”) zoning on land held by the representer and proposes to rezone a site of about 2.68ha (comprising about 1.8ha owner by the representer, 0.73ha owned by other owners and 0.15ha government land) to “Other Specified Uses” annotated “Eco-lodge” (“OU(Eco-lodge)”) with a plot ratio of 0.2 to 0.25 and a maximum building height of 2 storeys to facilitate development of a proposed 70-room eco-lodge cum field study/education/visitor center development:</p> <p>(i) The site proposed for “OU(Eco-lodge)” (about 2.68ha comprising about 1.8ha of land owned by the representer) falls in a coastal area sloping up towards inland. About half of the site is undisturbed woodland while the remaining half had been formed and leveled which is recorded as abandoned farmland (about 5,500m²) and now predominantly covered with grass and shrub. Its southern part lines the stream named “Shui Lo Cho”. 75% of the built-up area of the proposed development will be built on the formed and leveled abandoned farmland. The field study/education/visitor centre with GFA of not less than 20% of the total GFA will open for free public visit. The proposed development will have synergy effect with the existing holiday farming activity at Yi O San Tsuen.</p> <p>(ii) The design and development framework for a resort-style eco-lodge proposal has been outlined in the Assessment Criteria for Eco-lodge Proposals of Planning Department (2010) and the Consultancy Study on the Development of New Tourism Infrastructure-Spa and Resort Facilities (2006) of the Tourism Commission.</p> <p>(iii) A 3 to 5 star-standard eco-lodge development equipped with spa-treatment-service tourism lodging facility at the scenic country will best meet the market niche and enhance the competitiveness of Hong Kong as a tourism hub for local and overseas holiday makers.</p> <p>(iv) The site situated on Section 7 of Lantau Trial, close to Tai O and beaches in South Lantau, and located in west Lantau without lodging facility, is of strategically importance in making Lantau as a genuine tourism hub for both overseas and local visitors. The proposed lodging facility will support the tourism activities in Tai O and Ngong Ping.</p>	<p>(a) Noted.</p> <p>(b) Noted.</p> <p>(c) See paras. 6.8 to 6.9 of TPB Paper No. 10130 (the paper).</p>

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	<p>(v) The site is not within Special Landscaping Area, any sensitive/conservation zoning, nor Country Park. No vehicular road, pond filling nor stream diversion is proposed.</p> <p>(vi) If the “OU(Eco-lodge)” zone is approved, private land owned by R1 within the Lantau North Country Park will be surrendered to the Government or in form of land exchange.</p> <p>Note : The representer submitted a comment (C1) on R1 to supplement that the proposed eco-lodge would be for very basic accommodation for those interested in farming and organic horticulture for successive short and overnight stays. Recognizing that it may be difficult for the Board to accept the proposed “OU(Eco-lodge)” zone, C1(R1) suggests an “AGR” zone for the site. Please see the summary of the views of C1 at Annex IV.</p>	
R2	<p>(a) Supports the provisions, spirit and intent of the OZP.</p> <p>(b) Noting that conflicts have arisen between the intention of “GB” zone and development plans proposed by the Government, the Board may consider the feasibility of according a higher degree of protection to certain land in this and other future rural OZPs so as to preserve them from construction development proposals.</p>	<p>(a) Noted.</p> <p>(b) The zonings on the rural OZPs have been carefully considered to balance natural conservation and development need.</p>
R3	<p>(a) Supports the planning direction, in particular designating “GB” and “CPA” zonings to areas with mangrove.</p> <p>(b) Rights of different stakeholders should be respected to achieve integrated planning and sustainable development.</p> <p>(c) The main stream and two other streams play an important role in the habitat of Yi O. It is necessary to ensure that they would not be diverted and covered.</p> <p>(d) The Government and concern groups should adopt a positive attitude to the farming activities at Yi O. Yi O has high degree of biodiversity. Appropriate level of agricultural development would facilitate sustainable development of Yi O. Ecological surveys conducted between 2013 to 2015 reveal that there is no significant change to the species in Yi O.</p> <p>(e) Maintaining existing wetland farming is important to the ecological environment in Yi O. Agriculture, Fisheries and Conservation Department (AFCD) should assist in protecting the source of water supply.</p>	<p>(a) Noted.</p> <p>(b) In preparing the OZP, rights of different stakeholders have been considered. See paras. 4.2 - 4.4 and 5 of the paper also.</p> <p>(c) The streams are zoned “GB” where diversion of stream and filling of land require permission from the Board.</p>

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		(d) and (e) Noted. Views conveyed to AFCD.
R4	<p>(a) Opposes the OZP. The representer is the Indigenous Inhabitant Representative of Yi O (YOIIR) who has expressed the requests for revitalization of Yi O Village to the Board and the Government in various meetings and requested for planning/provision of needed infrastructure and community facilities but no concrete solution is received.</p> <p>(b) Currently, it takes about an hour to commute between Tai O and Yi O on foot. A vehicular access should be planned connecting Tai O and Yi O to meet the demand arising from the estimated population of 1,600 persons upon village revitalization and the need for transportation of farm products/materials upon agricultural land rehabilitation.</p> <p>(c) A pier is required to provide emergency rescue and routine services. Suggests to rebuild a standard pier at 漁苗埔 and plan an vehicular access connecting the pier and Yi O village.</p> <p>(d) Upon implementation of Yi O village revitalization and agricultural land rehabilitation programme, there will be about 1,560 and 80 persons living and working in Yi O respectively, and mobile and transient population will be 2,000 and 600 per month. Thus, it is necessary to plan the water supplies, drainage and sewerage systems. Flooding occurs during typhoon and heavy raining occasions causing damage to farmland, facilities, human and animals.</p> <p>(e) The “Village Type Development” (“V”) zone with an area of 0.33 ha, equivalent to 13 Small House sites, could not meet the Small House demand and will affect the benefit of the villagers. Since the village boundary of building Small Houses has been in existence since 1970’s, land within the village environs (‘VE’) should be designated as “V” zone. The 10-year Small House forecast is 145.</p> <p>(f) Private land should not be zoned “GB” or “CPA” without agreement of villagers as it would affect their benefits.</p>	<p>(a) See paras. 4.2 - 4.4, 5 and 6.18 to 6.21 of the paper.</p> <p>(b) See paras. 6.18 and 6.19 of the paper.</p> <p>(c) See paras. 6.18, 6.20 and 6.21 of the paper.</p> <p>(d) See para. 6.18 of the paper. DSD will inspect the stream course at Yi O annually before and after the wet season, and carry out minor works when necessary.</p> <p>(e) See paras. 6.12 to 6.14 of the paper.</p> <p>(f) See paras. 6.16 and 6.17 of the paper.</p>
R5	(a) Opposes the OZP as the suggestions made by Tai O Rural Committee (TORC) and YOIIR during the consultation have not been incorporated in the OZP.	See responses to R4 above, and paras. 6.12 – 6.14, 6.16 - 6.21 of the

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	<p>(b) Supports the views of the village representative. The OZP should be replanned to incorporate his requests and resubmitted to the Board for consideration which should include the following:</p> <p>(c) An vehicular access should be planned connecting Tai O and Yi O.</p> <p>(d) A standard pier should be planned as more people will travel to Yi O.</p> <p>(e) As village revitalization commenced several years ago, population is increasing. Water supplies and sewerage systems should be planned to meet the future need.</p> <p>(f) The village boundary of building Small Houses has been in existence since 1970s should be designated as “V” zone. The benefit of the villagers should not be affected.</p> <p>(g) Private farmland should not be designated as “GB”. “CPA” zone should be deleted as it will affect the future development of Yi O.</p>	paper.
R6	<p>(a) He received the views of local stakeholders expressing that although consultations were conducted, the requests of Yi O villagers were not reflected on the OZP and their needs were not addressed.</p> <p>(b) Yi O villagers request to plan an vehicular access connecting Tai O and Yi O, a standard pier, water supplies and sewerage systems to meet the need of increasing population due to agricultural land rehabilitation, as well as designating land falling within the ‘VE’ as “V” zone, but not to designate private land as “GB” or “CPA” zone.</p> <p>(c) In preparing the OZP, the right of the villagers should be considered, their requests should be addressed and the original use of the land should be respected.</p>	<p>(a) and (b) see responses to R4 above.</p> <p>(c) See paras. 4.2, 4.4 and 5 of the paper.</p>
R7	<p>(a) The representer is Yi O Agricultural Cooperation Ltd. who is carrying out agricultural land rehabilitation and village revitalization in Yi O. In preparing the OZP, the authority has not taken into account the need for infrastructure and facilities to support the agricultural land rehabilitation, village revitalization and agricultural operation in Yi O San Tsuen and Yi O Kau Tsuen. The lack of infrastructure and facilities make it difficult for agricultural land rehabilitation. There are 2.6ha of private farmland in Yi O San Tsuen and currently 1.8ha are under farming. Activities are also conducted for people living in the urban area to participate in farming activities in a community farm near Yi O Kau Tsuen.</p>	<p>(a) See paras. 6.18 - 6.21 of the paper.</p> <p>(b) Noted.</p> <p>(c) See paras. 6.18 - 6.21 of the paper.</p> <p>(d) DSD will inspect the stream course at Yi O annually before and after the</p>

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	<p>(b) Since the implementation of the agricultural land rehabilitation, various farm produces have been produced and there is increase in animal and insect species found in the area.</p> <p>(c) Natural water supply will not be adequate to cater for the need of increasing population and activities. Water supply and sewerage systems should be provided. There is only one footpath connecting Tai O and Yi O and it takes one hour to commute. A standard pier and a vehicular access for ambulance and village vehicles connecting to Tai O are required.</p> <p>(d) There is flooding problem during typhoon and heavy raining periods. River dredging works should be conducted regularly.</p> <p>(e) 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 may also be carried out in the village to revitalize the idle land and village.</p> <p>(f) Private farmland within Yi O San Tsuen should be zoned “AGR” to respect its original land use.</p> <p>(g) The Government land adjoining farmland should be properly maintained to prevent pest problems.</p> <p>(h) Suggests to re-route the hiking trail to avoid disturbance to the private farmland and connect it to the pier at 魚苗埔 proposed by villagers.</p>	<p>wet season and will carry out minor works when necessary.</p> <p>(e) See para. 6.27 of the paper.</p> <p>(f) See para. 6.17 of the paper.</p> <p>(g) The view has been conveyed to relevant department.</p> <p>(h) AFCD has provided an alternative hiking route of Lantau Trail Section 7 between Kau Ling Chung and Nga Ying Kok via Sham Hang Lek and Fan Shui Au for country park visitors.</p>
R8	<p>(a) Due to agricultural land rehabilitation, there is increasing number of insect, bird and animal in the area. In preparing the OZP, the Government should adopt sustainable development principles and should conduct strategic environment assessment.</p> <p>(b) Suggests to retain farmland/increase the proportion of agricultural land, designating it as “AGR” instead of “GB” so as to perform its farming function.</p> <p>(c) Suggests to impose restriction on the use of “V” zone.</p> <p>(d) Suggests to plan for the water supplies, drainage and sewerage systems to avoid discharge of untreated waste water affecting ecology and avoid flooding.</p> <p>(e) Suggests to protect the mangrove and mud flat by setting up a belt preventing ocean rubbish.</p> <p>(f) Suggests to improve the pier to enhance safety of users.</p>	<p>(a) Sustainable development principles are adopted in preparing the OZP. Apart from the “V” zone, there is no other development zone on the OZP.</p> <p>(b) See para. 6.22 of the paper.</p> <p>(c) See para. 6.15 of the paper.</p> <p>(d) See para. 6.18 of the paper.</p> <p>(e) The mangrove and mud flat in</p>

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		<p>Yi O bay are outside the OZP area. The suggestion has been conveyed to relevant department.</p> <p>(f) See paras. 6.20 - 6.21 of the paper.</p>
R9 & R10	<p>Since agricultural land rehabilitation, rich biodiversity is found in Yi O. It is an ideal place for camping, star watching and/or natural education activities but there is a lack of infrastructure. The Government should plan/provide water supply, drainage and sewerage systems and a standard pier to facilitate rural farming experience activities.</p>	<p>See paras. 6.18, 6.20 and 6.21 of the paper.</p>
R11 to R13	<p>(a) The “AGR” zone cannot reflect the reality of the ecological sensitivity of the natural stream course and its riparian zones. Two freshwater fish species of high conservation importance, <i>Metzia lineata</i> 線細鯿 and <i>Oryzias curvinoyus</i> 弓背青鱗 have been found in the main stream of Yi O. Wildlife of <i>Metzia lineate</i> are just in a few locations in Hong Kong. The habitat of <i>Oryzias curvinoyus</i> in other enclaves have been well protected on the Plans.</p> <p>(b) The areas should be protected with conservation zoning. Agriculture use is always permitted in conservation zonings. Designating such areas with conservation zoning would not affect genuine farming activities.</p> <p>(c) The lack of a conservation zoning for the main stream and its riparian zones is inconsistent with the practice of the other OZPs for Country Park enclaves.</p> <p>(d) The current farming at Yi O are restricted to a few areas in the valley, much of the lowland areas are still largely covered with vegetation or natural wetlands (which should be but are not indicated on Plan 5 of TPB Paper 9978) with no farming has taken place. These areas should not be designated as “AGR” zone.</p> <p>(e) There was very large scale vegetation clearance of lowlands and hillsides in Yi O from 2012 to 2013.</p> <p>(f) The “AGR” zoning is not sufficient to protect farmland from the development pressure of Small House. The approval rate for Small House application in “AGR” zone in the past ten years is high (63.27%).</p>	<p>See paras. 6.22, 6.24 - 6.26 of the paper.</p>

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	<p>(g) Whether genuine farming activities can be operated on a sustainable basis at such a remote enclave is in doubt.</p> <p>(h) To avoid competition from other high return uses, ensure land use certainty, manage public expectations for development and prevent incompatible surrounding land uses, appropriate conservation zonings (e.g. "GB", "GB(1)", "Conservation Area" ("CA") and/or "CPA") should be designated for :</p> <ul style="list-style-type: none"> (i) the natural streams and riparian zones; (ii) the area of wetland; and (iii) all other lowland and hillside areas now covered with vegetation/woodland and areas not under active cultivation. 	
R14	<p>(a) The "AGR" zone, especially the area within 'VE', will become reserve for future Small House development as the approval rate of Small House applications in "AGR" zone is high, i.e. about 62.5% between 2003 and 2012. Small House development in "AGR" zone will cause loss of arable farmland and impose adverse ecological and water quality impacts to nearby sensitive habitat, such as natural streams and coastal mangrove. As such, "AGR(2)" zone should be adopted by replacing 'House (New Territories Exempted House (NTEH) only)' with 'House (Redevelopment only)' in the Column 2 of the Notes to protect the ecologically sensitive habitats from development threats while supporting genuine farming activities.</p> <p>(b) Area with coastal vegetation is an ecological buffer zone between the inland agricultural activities and the sensitive coastal habitat. The area should be zoned "CPA" instead of "AGR" to offer sufficient protection to coastal habitats and landscape, and avoid potential development such as Small House.</p> <p>(c) Two freshwater fish species of conservation importance, <i>Metzia lineata</i> 線細鰻 and <i>Oryzias curvinoyus</i> 弓背青鱗 have been recorded in the main stream of Yi O. The current "AGR" zoning is insufficient in protecting the stream and the species from development. Any development on the riparian will cause loss of arable farmland, affect water quality of the stream and lead to adverse impacts on the ecologically important freshwater species.</p> <p>(d) The "AGR" zone at eastern riparian of the stream is inconsistent with the practice of offering conservation zonings like "GB" or "GB(1)" of the other OZPs for Country Park enclaves such as Chek Keng and To Kwa Peng. The natural stream should be protected by conservation zonings such as "GB" or "GB(1)".</p> <p>(e) Romer's Tree Frog has been recorded in the western part of Yi O. PlanD should verify with AFCD.</p>	See paras. 6.22, 6.24 - 6.26 of the paper.

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	(f) Some woodland areas which provide habitats for Romer's Tree Frog should be rezoned from "AGR" to conservation zonings such as "GB(1)".	
R15	<p>(a) It is noted that Romer's Tree Frog and <i>Oryzias curvinoyus</i> 弓背青鱗 have been recorded in Yi O. Woodlands together with the streams nearby are important habitats for them. The streams and the riparian zones on the two sides, and the woodlands at Yi O San Tsuen should be protected by conservation zonings such as "GB(1)"/"CPA" and/or "CA".</p> <p>(b) As the approval rate of Small House in "GB" zone was about 57% for the past 10 years, "GB" zone should be replaced by conservation zonings such as "GB(1)", "CPA", and/or "CA" to alleviate Small House development pressure and for the protection of natural habitats.</p> <p>(c) Diggers, wide footpaths, some recently excavated ditches and water systems are seen in the area. It is uncertain whether there is concrete, long-term and sustainable plan for farming activities in Yi O.</p> <p>(d) Eco-friendly farming activities should be adopted and wet agricultural land should be maintained to protect the biodiversity in the area. Any diversion of streams, filling of land, or excavation should not be conducted without permission from the Board and the relevant Departments.</p> <p>(e) Given 63% approval rate of Small House application in "AGR" zone, land in "AGR" zone is vulnerable to Small House development. The "AGR" zone at Yi O San Tsuen which is mostly within 'VE' would give villagers a false impression that the area is a land reserve for village development. In Column 2 of the Notes for the "AGR" zone, 'House (NTEH only)' should be replaced with 'House (Redevelopment only)' to remove the Small House development pressure and to respect the redevelopment right of villagers.</p> <p>(f) "AGR" zone should be replaced with a zoning that more accurately reflects its planning intention for cultivation only (i.e. "AGR(2)") or other conservation zonings (e.g. "GB(1)"/"CPA"/"CA") which truly respect and protect farmland, truly respect and conserve the multiple values of farmland (cultural, landscape and ecological values, and acting as open space, buffer and wildlife corridor), and truly respect and appreciate farmers.</p>	See paras. 6.22 - 6.25 of the paper.
R16	<p>(a) Objects to the OZP</p> <p>(b) Doubts on the effectiveness of the "AGR" zone encircling Yi O San Tsuen in protecting agricultural land for genuine agricultural</p>	See paras. 6.22, 6.24 - 6.26 of the paper.

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	<p>practice. The “AGR” zone is within ‘VE’ and would create false hope for Small House applications in view of the high approval rate of 62.5%.</p> <p>(c) While PlanD reiterates that each application would be considered by the Board on its individual merits, it is mentioned TPB paper No. 9978 that other zonings, including “AGR” zone, could be utilized to address Small House demand of 145.</p> <p>(d) As Yi O is surrounded by Country Parks with diverse habitats, ‘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)’ in Column 2 of “AGR” zone to prohibit development and ensure genuine agricultural practice in the area.</p> <p>(e) Woodlands in the Area provide habitat for Romer’s Tree Frog and form a continuous stretch of well-established vegetation with those located at the adjacent Country Parks. These areas should be zoned “GB”.</p> <p>(f) Some areas with coastal vegetation within “AGR” zone should be rezoned to “CPA” as no farming activities could be spotted. The designation of “CPA” zone would not violate the right to farm in the area.</p> <p>(g) Some natural streams, even not identified as Ecologically Important Stream (EIS), together with the riparian zones are zoned “GB” on other OZPs such as Ma Tso Lung and Chek Keng. The condition of the natural stream in Yi O, with abandoned farmland and backshore vegetation within its riparian zone and estuary as well as the presence of rare freshwater fishes <i>Metzia lineata</i> 線細鰻 and <i>Oryzias curvinoyus</i> 弓背青鱗, is indeed similar to these non-EIS. The riparian zone currently covered with “AGR” zone should be replaced by a conservation zoning.</p>	
R17	<p>(a) Objects to the OZP.</p> <p>(b) To ensure farming is sustainable at Yi O, the right to build house should be removed from the zoning for areas which are designated for agriculture and conservation uses:</p> <p>(i) The haphazard development of Small House should be eliminated so as to protect the value of land for farming</p> <p>(ii) the expectation on approving house development at future stage will create incentive for destruction of the ecology</p> <p>(iii) without a future development right, there is an increase in incentive for landowner to pursue sustainable farming models which maximize farming revenues from the land</p> <p>(iv) the area is not served by existing or planned road</p>	<p>(a) , (b) and (d) See para. 6.22 of the paper.</p> <p>(c) and (g) The latest site inspection revealed no excavation of land along the riparian zone of the western stream. The</p>

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	<p>infrastructures</p> <p>(v) Small House/other developments will damage the environment and surrounding Country Parks</p> <p>(vi) the owners and operators have nil intent or interest in genuine farming. There has been no attempt at farming since the destruction of local ecology commenced in 2012</p> <p>(vii) there are reports that a 30-year lease has been signed to pursue the development of a tourist centre in Yi O comprising a resort hotel, housing and a water sports/recreation centre. Some land lots are now owned by private developers</p> <p>(viii) no detailed development plan has been provided by the landowners and operators on how they are doing/might do in future in implementing sustainable agricultural practices, and what they need</p> <p>(c) The natural habitat was largely destroyed prior to the publication of the DPA plan in 2012 under the excuse of agriculture rehabilitation. This appears a “destroy first, develop later” attitude.</p> <p>(d) Suggest to adopt “AGR(2)” zone by removing ‘House (NTEH only)’ in Column 2 of the Notes, or to replace “AGR” zone with “GB(1)” or “CA”.</p> <p>(e) Some parts of the “AGR” zone in Yi O San Tsuen are covered with woodland. Romer’s Tree Frog is recorded in wooded areas. These areas should be zoned “CA” or “CPA”.</p> <p>(f) The stream and its riparian zone (30m for both sides) to the west of Yi O San Tsuen should be zoned as “CA” to protect two rare freshwater fishes.</p> <p>(g) It is informed recently that there is unauthorised tree felling and excavation along the riparian zone of the western stream. PlanD should invest the case. The area should be protected by a restrictive zoning.</p>	<p>Planning Authority will continue to monitor the area. Should any unauthorized development be detected, enforcement action will be instigated as appropriate.</p> <p>(e) and (f) See paras. 6.24 - 6.25 of the paper.</p>
R18	<p>(a) Opposes the OZP.</p> <p>(b) Concerns on the impact on trees and vegetations which are key landscape resources and connected to the adjoining Country Park, but there are no tree survey, landscape and visual impact assessment and ecological impact assessment for the OZP. Tree survey and assessment on important tree species and/or potential old and valuable trees, if any, should be carried out at the site and its periphery.</p>	<p>See paras. 6.27 of the paper.</p>
R19	<p>(a) R19 commends the Notes of the OZP which point out the setting within Country Park, the Lantau Trail, the highest Landscape Value</p>	<p>(a) Noted.</p>

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	<p>of the area and provide comprehensive information on conservation aspects. He supports the designation of the “CPA” zoning for foreshore area.</p> <p>(b) The provision of “V” zone is not realistic as there will be no development at all in view of the remote location and that the village was abandoned many years ago.</p> <p>(c) Other than 1.38ha of “CPA” zone, there are no other conservation zonings. “GB” zone can be raided for development. There is a development lease covering the entire valley in Yi O to develop a tourist centre comprising a resort hotel, housing and a water sports/recreation centre which is a latent threat to protecting this area.</p>	<p>(b) See para. 6.12 of the paper.</p> <p>(c) See paras. 6.16 and 6.22 of the paper. The mentioned tourist centre in “GB” zone requires planning permission from the Board.</p>
R20	Opposes with indecipherable content.	Noted.

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C1	<p>Submitted by R1.</p> <p>(a) Supplements the information provided under R1:</p> <ul style="list-style-type: none"> - The proposed eco-lodge is within the commenter's land. It is not intended for five star resort but for very basic accommodation for those interested in farming and organic horticulture. All accommodation would be located on land previously developed with rural type housing. - The proposed development is to provide the general public of farming experience. Simple and rudimentary style self-catering accommodation will be provided for successive short overnight stays given the remote location of and limited accessibility to Yi O. Moderate scale cloche and greenhouse structures would likely be required. The "OU(Eco-lodge)" zone proposed under R1 is to allow the proposed facilities which would be subject to obstruction and criticism under the current "GB" zoning. - Recognizing that it may be difficult for the Board to accept the proposed "OU(Eco-lodge)" zone, the commenter suggests an "AGR" zoning for the site which would ensure the use of the land for agricultural use and related ancillary uses. Ancillary accommodation could be listed as a Column 2 use. The Board could impose various conditions on the operation of the facilities. - Changing to "AGR" zone (with the imposition of specific planning controls) would ensure that land owners have an obligation to operate/undertake uses and development that is conducive to the retention of the rural character of the area. - A vegetation survey was conducted. No rare species and species of ecological significance were observed. However, <i>Aquilaria sinensis</i> (土沉香) is reported as present. The areas intended for eco-lodge, agricultural use and accommodation are generally made up of regenerated scrub of no major landscape or horticultural value and would not pose a restriction on the range of activities proposed. - Objects to the "GB" zoning of his site since it has defeated the purpose of what has been stipulated under 	<p>See para. 6.11 of TPB Paper No. 10130 (the paper).</p>

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>the land lease such as Padi, dry cultivation, house, or threshing uses.</p> <p>(b) Supports R4's requests for a standard pier/upgrading the existing pier and water supply service in Yi O. The upgrading of the existing pier is to provide a safe landing point to visitors. The current facility is substandard and not safe. A pier and water supply service are essential for supporting hobby farming/weekend farming activities at Yi O.</p> <p>(c) Supports R5 and R6's proposals to upgrade the existing pier and reinstate/enhance water supply service to Yi O and their objection to rezoning private land to "GB".</p> <p>(d) Supports R7's view that the OZP should be revised to promote modern sustainable farming at a scale consistent with and sympathetic to the prevailing character of Yi O.</p> <p>(e) Comments on R8's views that development should be sustainable and technical assessments should be carried out prior to any substantial development. Considers that placing "Eco-lodge" under Column 2 allows the Board to control the development. Other related agricultural uses might also be placed in Column 2. Supports the expansion of agricultural land with sustainable well planned and conceived agricultural development. The area and his land should be zoned "AGR" instead of "GB". The imposition of "GB" strips the original land use rights of the owners.</p>	
C2	<p>Submitted by R7 and comments on R17:</p> <ul style="list-style-type: none"> Provides information on the integrated farming plan adopted in Yi O. Different areas in Yi O are planned to produce different crops. Ecological surveys are conducted regularly. Various agricultural products and processed products have been produced after farming operation in the past 3 years. The statement of R17 on "operators have nil intent or interest in genuine farming" is unfair since the representer has not communicated with Yi O Agricultural Cooperation Ltd (R7, C2). R17 claims that "there are reports that a 30 year lease has been signed between indigenous villagers (family name Kung) and a company to pursue the development of a tourist centre in Yi O comprising a resort hotel, housing and a water sports/recreation centre". However, no lease contract has been signed between C2 and the villagers. There is no plan to develop 	Noted.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>leisure hotel and tourist centre in Yi O.</p> <ul style="list-style-type: none"> The detailed plan on operation, planning and development of Yi O Agricultural Cooperation Ltd. are provided in C2 and R7. The statement of R17 that “no detailed development plan has been provided” is incorrect. The ecological survey conducted in 2014 and 2015 (as mentioned in R7) has demonstrated that a lot of species were recorded in Yi O. R17's view that “with much of the ecology of the area removed in what appears ‘fake agriculture usage’ of the land” is incorrect. C2 plans to upload the result of ecological surveys to their website and create a page on social media introducing the ecology of Yi O. 	
C3	<ul style="list-style-type: none"> Not mention which representation commenting on, but appears to support R4. Supports all the requests suggested by Yi O villagers. The planning of Yi O is not related to other people/groups. Under the planning, all the right of the village should be protected/should not be affected. 	See responses to R4 in Annex III .
C4 to C11, C13 to C1377, C1387 to C1396	<p>Object to R1's proposal to rezone the site from “GB” to “OU (Eco-lodge)” and the proposal for a 70-room eco-lodge. The comments contain one or more of the views as summarised below:</p> <ul style="list-style-type: none"> The proposal is not in line with the general intention of the OZP and the planning intention of the “GB” zone. The proposed development will destroy the continuity of Country Parks from ecological, geological, aesthetical, landscape and recreational points of view, and affect the natural trail to Shui Lo Cho. There are Marin Park and Country Park which belong to all Hong Kong people, as well as rare species near Yi O. Mangrove and some coastal shrubs which have high ecological value are within the site. In addition, there is a rare plant species-<i>Tetragonia tetragonioides</i>. The proposal would cause irreversible damage on the environment/adverse ecological and landscape impacts and affect the existing habitat. Detailed proposal and assessments on environmental, landscape, traffic, drainage and sewerage impacts are not provided. The proposed development would affect the woodlands, coastal vegetation, freshwater marsh and natural streams of the area, and have adverse and 	See paras. 6.8 and 6.9 of the paper.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>irreversible impacts on Romer's Tree Frog and its habitat.</p> <ul style="list-style-type: none"> • The proposed development is located at the estuary of Shui Lo Cho which is an undamaged estuary and a water catchment area. The area and the entire eco-system on Lantau should be protected. Shui Lo Cho stream is one of the famous scenic sites in Hong Kong. The proposed development would damage it and affect water quality of Shui Lo Cho which provides fresh water to Tai O. • Increasing the number of visitors to the inter-tidal flats and 'eco-tourism' activities at Yi O would pose a direct threat to horseshoe crab. • The originality of Yi O should not be destroyed. • A building with 70 rooms is a hotel not a lodge. Such development is not necessary in view of Yi O's proximity to Tai O where lodgings may be provided. • The eco-lodge may eventually turn into a large resort with gambling facilities and sex industry. • The eco-lodge will require more transport to the area, ruining the peace on that part of the island. • Approval of the development of eco-lodge may lead to further development in the area such as residential use. • Construction of the proposed development would damage the green belt as well as affect slope safety. • The green belt will lose its function as a transition zone to prevent disturbance towards the country park environment once the lodge is built within it. • Objects to resort but support camping. • More construction in the inappropriate region will aggravate pollution. • The proposed development should be halted until the LanDAC has reached an acceptable sustainable development strategy of Lantau. • Development of eco-lodge will be using public resources. • The proposal is completely without merit. • Indigenous villagers sell land to outside individuals and companies, make money at the expense of the environment. • Should consider using other land such as golf course and People's Liberation Army' land. 	
C5, C6, C8, C12 ,C14 to C1394	Object to representers' proposals for a pier and vehicular access connecting the pier, Tai O and Yi O.	See paras. 6.18 to 6.21 of the paper.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>(C5 and C14 to C1394 comment on R4, R5, R7, R9 and R10; C6 on R4, R5 and R7; and C8 and C12 on R4 to R7). The comments contain one or more of the main views as summarised below:</p> <ul style="list-style-type: none"> Any development will cause adverse environmental, ecological, landscape and/or traffic impacts on the area, the woodland, tranquil trail as well as Lantau North and Lantau South Country Parks, affecting existing habitat and natural environment. Both the pier and road will increase accessibility and development pressure. Another pier will pollute the water and affect marine life. There is no intention of having large-scale development in Yi O. The existing footpath is considered adequate for visitors and villagers. Agricultural activities have been undertaken in Yi O which means necessary transportation has been fulfilling the needs and extra facilities (e.g. standard pier and road connects to Tai O) is not essential. Allowing the proposals for road and pier, etc would be a catastrophic failure. Vehicular access is not compatible with the existing and surrounding developments. The representer's estimated future population of Yi O is over 4,000 people that would well exceed the carrying capacity of Yi O. Question on whether the Government will allocate land for and finance a road or should the developers pay for it. The proposed pier may become attractive destination for illegal entry to Hong Kong. 	
C11	<ul style="list-style-type: none"> Also objects to a road from Tai O to Fan Lau which would run through "GB" and Country Park, entailing destruction. Also supports farming and a pier to facilitate access by those involved in the farming project. 	<ul style="list-style-type: none"> No road is proposed from Tai O to Fan Lau. Noted.
C1377	<p>Also objects to other points of R4, R5, R7, R9 and R10:</p> <ul style="list-style-type: none"> Opposes expanding the "V" zone and reserving more land for Small House development. The outstanding Small House demand in 2015 was 6 only, and the 10-year forecast of Small House demand was 40. Most of the private farmland was abandoned and covered with "GB" zone. 'Agricultural Use' is always 	See paras. 6.12 and 6.22 of the paper.

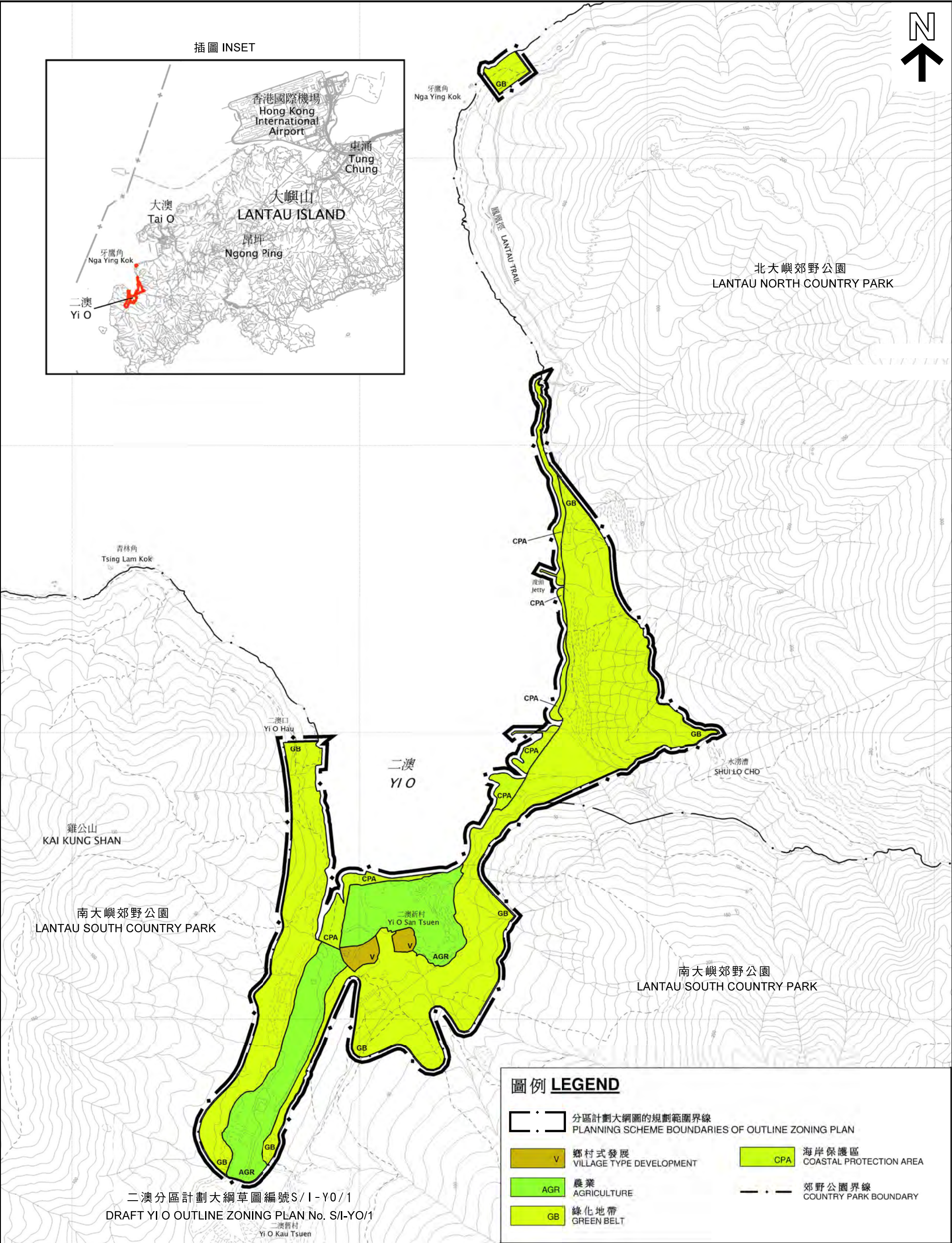
Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	permitted under "GB" zone and it is not necessary to designate the area for "AGR" zone.	
C5 to C10, C14 to C1386, C1393, C1395 and C1396	<p>Support representers' proposal to replace 'House (NTEH' only)' with 'House (Redevelopment only)' in the Column 2 of the "AGR" and/or "GB" zones, i.e. not allowing new house in "AGR" and/or "GB" zones.</p> <p>(C4 to C1386, C1393, C1395 and C1396 comment on R14 to R17; C5, C7, C8, C10 and C1377 on R11 to R17; C6 on R14, R16 and R17; and C9 on R11 and R15).</p> <p>The comments contain one or more of the views as summarised below:</p> <ul style="list-style-type: none"> • Support genuine farming. If the land owners are truly interested in farming, they should welcome the proposal to protect farming by removing the right to build house and removing the incentive to destroy the ecological value of their land. • Against 'fake farming' trick. • "AGR" zone is inadequate in protecting farming and cannot prevent Small House development. • Restrictive zoning would truly protect the farmland by limiting its use, conserve values of farmland and respect the farmers. • Developments would affect Country Park, natural environment and/or habitat. • The originality of Yi O should not be destroyed by developments. • Oppose house development beyond redevelopment of existing premises. • More construction in the inappropriate region will aggravate pollution. • There is no case for "modern" Small House development in this isolated enclave, with its typically destructive construction methods, septic tank etc.. • Low-density housing does not help housing supply. • There is adequate "V" land as the village has been abandoned for many years. • Small House Policy should be abolished. There needs to be a complete review of the indigenous housing as this is an outdated concept that is not fair to Hong Kong people. 	See para. 6.22 of the paper.
C5, C7 to C10, C1377 and C1383	<p>Support representers' view(s)/suggestion(s) to protect ecologically sensitive areas/ habitats in Yi O.</p> <p>(C5, C7, C8, C10 and C1377 comment on R11 to R17; C9</p>	See paras. 6.22, 6.24 - 6.26 of the paper.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>on R11; C1383 not mentioned which representation commenting on.) Main views are summarised:</p> <ul style="list-style-type: none"> • Low-lying area should not be zoned as “AGR” since most of it is covered by vegetation. • The woodland areas in Yi O San Tsuen/that are the habitats for Romer's Tree Frog/not suitable for agricultural use should be zoned as “GB(1)”, “CA” or “CPA” and old and valuable tree assessment should be conducted. • The natural stream at the west of Yi O San Tsuen and its riparian zone (30m from the stream) should be zoned as “CA”, “GB” or “GB(1)” instead of “AGR”. • The coastal areas that covered by vegetation/serve as an ecological buffer zone between the inland agricultural activities and the sensitive coastal habitats of Yi O Bay should be zoned as “CPA”. 	
C8	Also suggests greater protection to the area by requiring planning permission for any works within the area.	See para. 6.23 of the paper.
	<p>In addition to the above views, some of the above comments also provide one or more of the following general views supporting conservation and opposing destroy the natural environment, as summarised below:</p> <ul style="list-style-type: none"> • Natural environment/ecology of Lantau should be maintained/should not be destroyed. • All country parks should be protected. Developments would affect Lantau Country Parks in long term. • Against ‘destroy first-develop later’. • Remaining unchanged is the best way for preservation. • Should not use the name of ‘ecology’, ‘farming’, ‘rehabilitation’ or ‘preservation’ to destroy the nature/destroy Lantau or to make profit. • Preserve the environment for the next generations. • It is difficult to restore the land to its former condition once damage occurs. • No effective environmental protection in Hong Kong. • Oppose development in Yi O. • The valley and river were destroyed a few years ago. • Farmland should be preserved and brownfield sites should be used for development ahead of all greenfields. • Development on country park land is not the solution for insufficient land supply. • Against privatisation of natural landscape and 	Noted.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>conservation areas.</p> <ul style="list-style-type: none"> • Development of Lantau for economic development, tourism and housing, if necessary, should be contained in the areas of Tung Chung and Discovery Bay. The remaining area should be retained to their natural state as much as possible for environmental concern as well as variety of life style. • Opposes any consumer-led ecotourism in Lantau Island which would damage the environment and culture. • The Government should purchase the private land and preserve the area making reference to the mode of preserving Hong Kong Wetland Park and Mai Po Nature Reserve. 	
In addition to the above, some of the above comments provide the following other views:		
C1109	<ul style="list-style-type: none"> • The formation of Lantau Development Advisory Committee (LanDAC) is lack of transparency which disregarded the comments of residents from Lantau Island. • Suggests forming a LanDAC with elected member. 	The Board is not in a position to handle matter relating to LanDAC.
C1145	TPB should prosecute those unauthorized developments/destruction to Country Park.	Prosecution of unauthorised development is under the purview of Planning Authority, i.e. Director of Planning. PlanD would continue the tasks.
C5, C1106, C1120, C1370	Andrew Lam Siu Lo, being a member of LanDAC and has connection to developers, involves in a conflict of interest in Yi O development.	Mr. Lam Siu Lo is not a member of the Board. The Board is not in a position to handle the matter.
C1151, C1179, C1213, C1282, C1291, C1337	Yi O villagers have closed the part of Lantau Trail within Yi O. The relevant government departments should take action against it. Open the trail to the public.	AFCD has provided an alternative hiking route of Lantau Trail Section 7 between Kau

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
		Ling Chung and Nga Ying Kok via Sham Hang Lek and Fan Lau Au for country park visitors.
C1162	To develop agricultural industry in Yi O and to provide agricultural products to local people to safeguard their health.	Noted. Agricultural use is allowed in Yi O.
C1158	The problem on housing shortage is the uncontrollable immigration and poor land planning. Strongly opposes using green land to develop "New Town".	No New Town is proposed in Yi O.
C1187	If the developers hoard land for many years, the Government should resume the land.	Land resumption is not under the purview of TPB.
C1211	Transportation infrastructure should be improved before developing Lantau Island.	This will be taken into account in the Lantau Development Strategy under preparation by DEVB.
C1291	Should designate the route of Lantau Trail within Yi O as "Road" and prohibit villagers from blocking or closing the route.	The route is a trail not a road. AFCD has provided an alternative hiking route of Lantau Trail Section 7 between Kau Ling Chung and Nga Ying Kok via Sham Hang Lek and Fan Lau Au.
C1342	Even if recreational or leisure facilities to be developed in Lantau, crowd control measures should be implemented to avoid the residents and environment suffering from excessive disturbance.	The receiving capacity will be taken into account in the Lantau Development

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
		Strategy under preparation by DEVB.
C1345	A comprehensive overall plan covering Lantau for the next 30 to 50 years should be designed. OZP layouts of specific areas should be designed in accordance to this master plan. The OZP should be shelved until completion of the consultation on long-term development of Lantau.	DEVB is preparing the Lantau Development Strategy. In order to ensure that planning control can be maintained and enforcement action can continue to be taken against any unauthorized developments, it is necessary to prepare an OZP for Yi O area.
The following comments do not mention which representation is related to:		
C1397 to C1400	Object to destroy the natural environment and/or Country Park.	Noted.
C1401	Supports development. Hong Kong does not need so many country parks.	Noted.



本摘要圖於2016年6月29日擬備，
所根據的資料為於2015年11月13日
展示的分區計劃大綱圖編號S/I-YO/1
EXTRACT PLAN PREPARED ON 29.6.2016
BASED ON OUTLINE ZONING PLAN No.
S/I-YO/1 EXHIBITED ON 13.11.2015

就二澳分區計劃大綱草圖編號S/I-YO/1
提出的申述個案編號1-20號
以及相關意見個案編號C1-C1401作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 20
AND RELATED COMMENTS No. C1 - C1401
DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

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DEPARTMENT















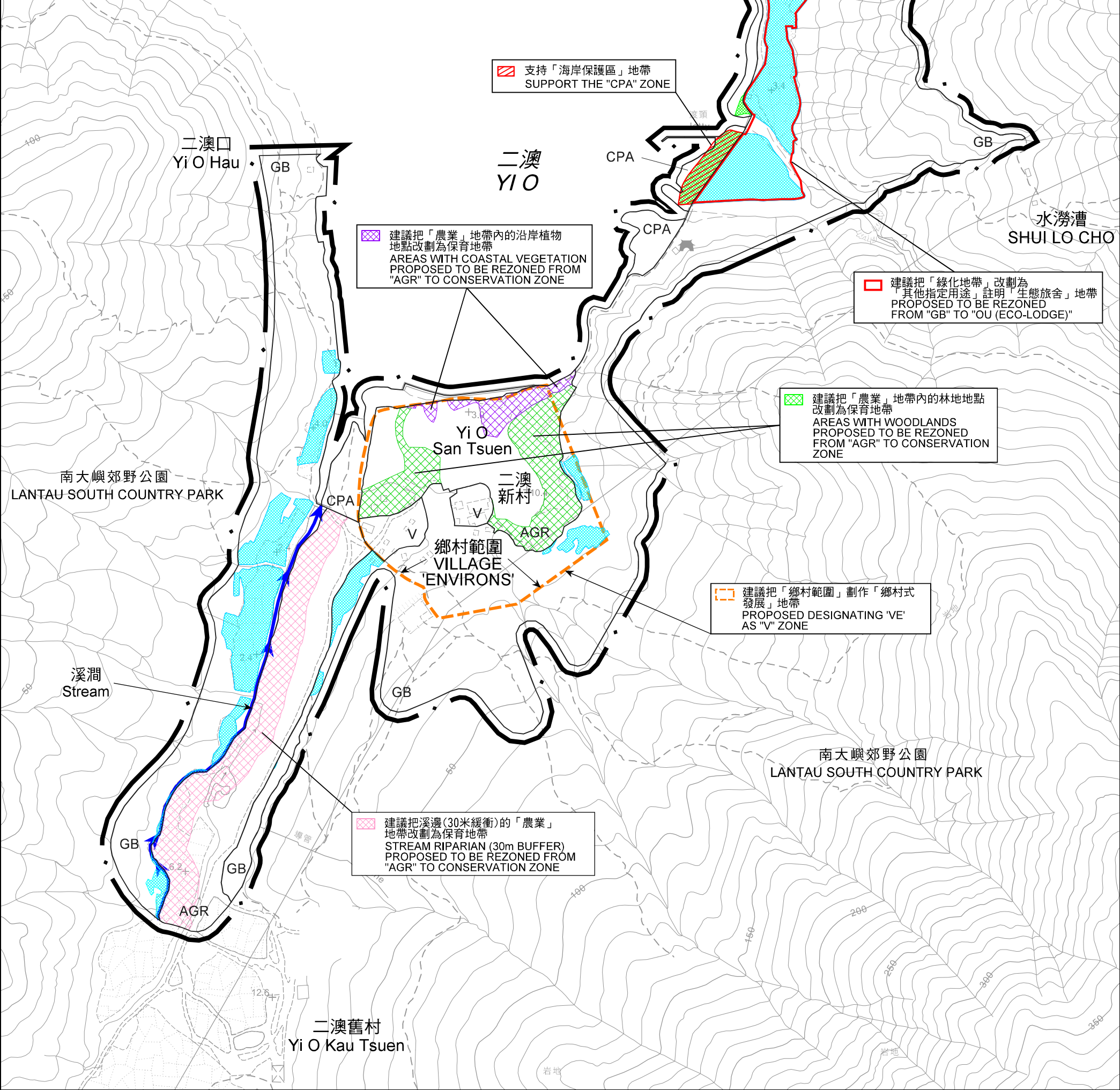
參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖 PLAN
H - 1

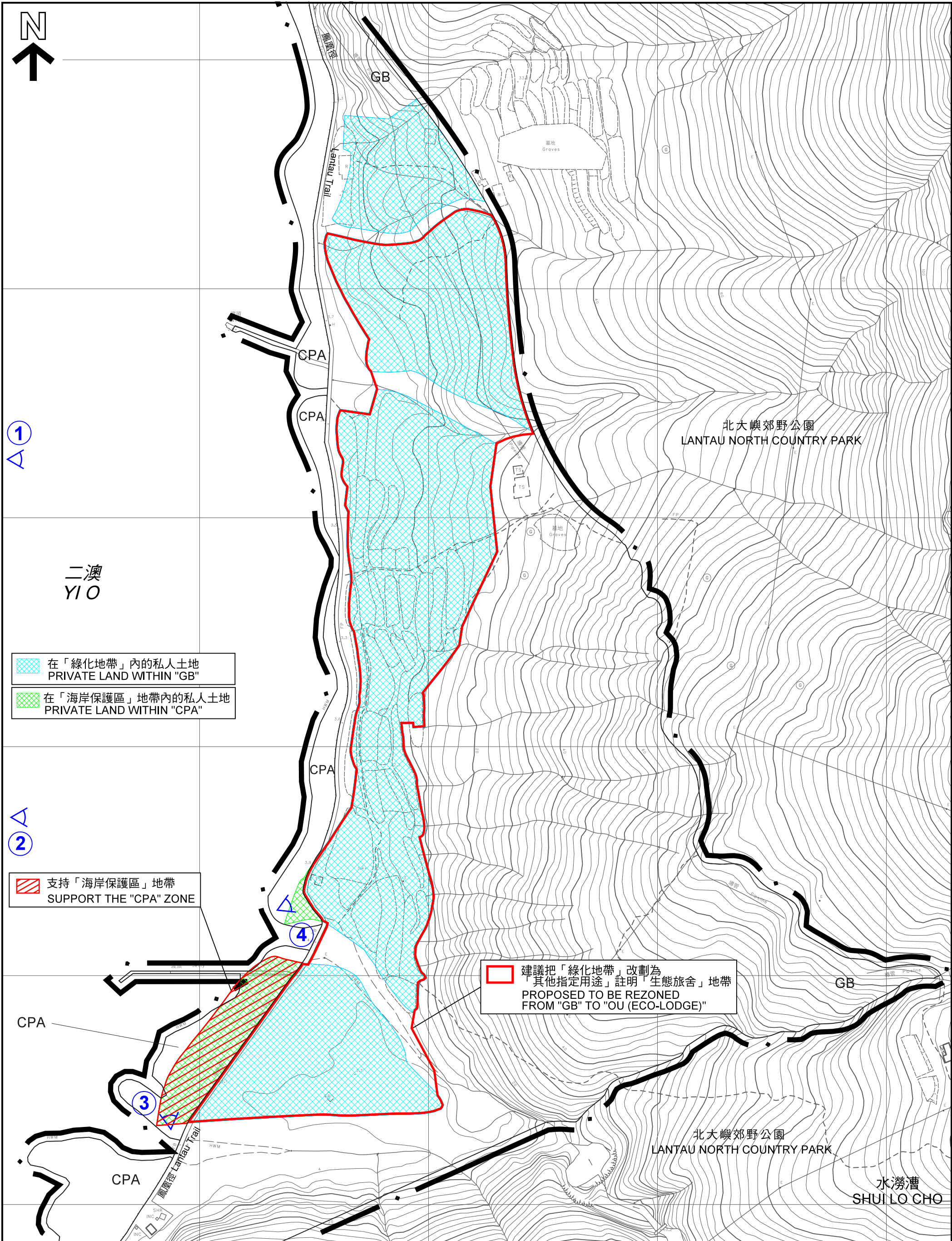


<p>本摘要圖於2016年6月29日擬備， 所根據的資料為地政總署於2015年1月16日 拍得的航攝照片編號CW112567及CW112680 EXTRACT PLAN PREPARED ON 29.6.2016 BASED ON AERIAL PHOTOS No. CW112567 & CW112680 TAKEN ON 16.1.2015 BY LANDS DEPARTMENT</p>	<p>航攝照片 AERIAL PHOTO 就二澳分區計劃大綱草圖編號S/I-YO/1 提出的申述個案編號1-20號 以及相關意見個案編號C1-C1401作出考慮 CONSIDERATION OF REPRESENTATIONS No. 1 - 20 AND RELATED COMMENTS No. C1 - C1401 DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1</p>	<p>規劃署 PLANNING DEPARTMENT</p>	 圖 PLAN H - 2
		<p>參考編號 REFERENCE No. R/S/I-YO/1-1 to 20</p>	

申述個案 REPRESENTATIONS	
地點 Sites	編號 Nos.
 	R1
  	R4 - R6
 	R7
  	R11 - R14 & R16
 	R15 & R17
申述個案編號R2, R3, R8-R10&R18-R20：沒有指明特定地點 REPRESENTATIONS No. R2,R3,R8-R10 & R18-R20： NOT INDICATE ANY SPECIFIC SITE	
相關意見C1 - C1401（參閱附件III） RELATED COMMENTS C1 - C1401 (REFER TO ANNEX III)	



<p>本摘要圖於2016年6月29日擬備， 所根據的資料為測量圖編號13-NW-A EXTRACT PLAN PREPARED ON 29.6.2016 BASED ON SURVEY SHEET No. 13-NW-A</p>	<p>位置圖 LOCATION PLAN 就二澳分區計劃大綱草圖編號S/I-YO/1 提出的申述個案編號1-20號 以及相關意見個案編號C1-C1401作出考慮 CONSIDERATION OF REPRESENTATIONS No. 1 - 20 AND RELATED COMMENTS No. C1 - C1401 DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1</p> <p>SCALE 1: 4 000 比例尺</p> <p>米 METRES 100 0 100 200 300 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> 
		<p>參考編號 REFERENCE No. R/S/I-YO/1-1 to 20</p>



<p>① 實地照片的觀景點 (參閱圖H-4a和H-4b) VIEWING POINT OF SITE PHOTO (REFER TO PLANS H-4a & H-4b)</p> <p>本摘要圖於2016年6月29日擬備， 所根據的資料為測量圖 編號13-NW-2D、3C、7B和8A EXTRACT PLAN PREPARED ON 29.6.2016 BASED ON SURVEY SHEETS No. 13-NW-2D, 3C, 7B & 8A</p>	<p>平面圖 SITE PLAN (1) (申述個案編號 REPRESENTATIONS No. R1 & R4 to R7)</p> <p>就二澳分區計劃大綱草圖編號S/I-YO/1 提出的申述個案編號1-20號以及相關意見個案編號C1-C1401作出考慮 CONSIDERATION OF REPRESENTATIONS No. 1 - 20 AND RELATED COMMENTS No. C1 - C1401 DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1</p> <p>SCALE 1:1500 比例尺</p> <p>米 20 0 20 40 60 80 100 120 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. R/S/I-YO/1-1 to 20</p> <p>圖 PLAN H - 4</p>
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觀景點 VIEWING POINT 1



觀景點 VIEWING POINT 2



申述個案編號R1建議改劃為「其他指定用途」註明「生態旅舍」地帶的地點
REPRESENTATION No. R1 PROPOSES TO REZONE TO "OU (ECO-LODGE)"

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
 提出的申述個案編號1-20號
 以及相關意見個案編號C1-C1401作出考慮
 CONSIDERATION OF REPRESENTATIONS No. 1 - 20
 AND RELATED COMMENTS No. C1 - C1401
 DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 R/S/I-YO/1-1 to 20

圖PLAN
 H - 4a

本圖於2016年6月2日擬備，所根據的
 資料為攝於2016年4月21日的實地照片
 PLAN PREPARED ON 2.6.2016
 BASED ON SITE PHOTOS TAKEN
 ON 21.4.2016

觀景點 VIEWING POINT 3



觀景點 VIEWING POINT 4



在「海岸保護區」地帶內的私人土地
PRIVATE LAND FALLING WITHIN "COASTAL PROTECTION AREA"

申述個案編號 REPRESENTATIONS No. R1 & R4-6

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
提出的申述個案編號1-20號
以及相關意見個案編號C1-C1401作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 20
AND RELATED COMMENTS No. C1 - C1401
DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

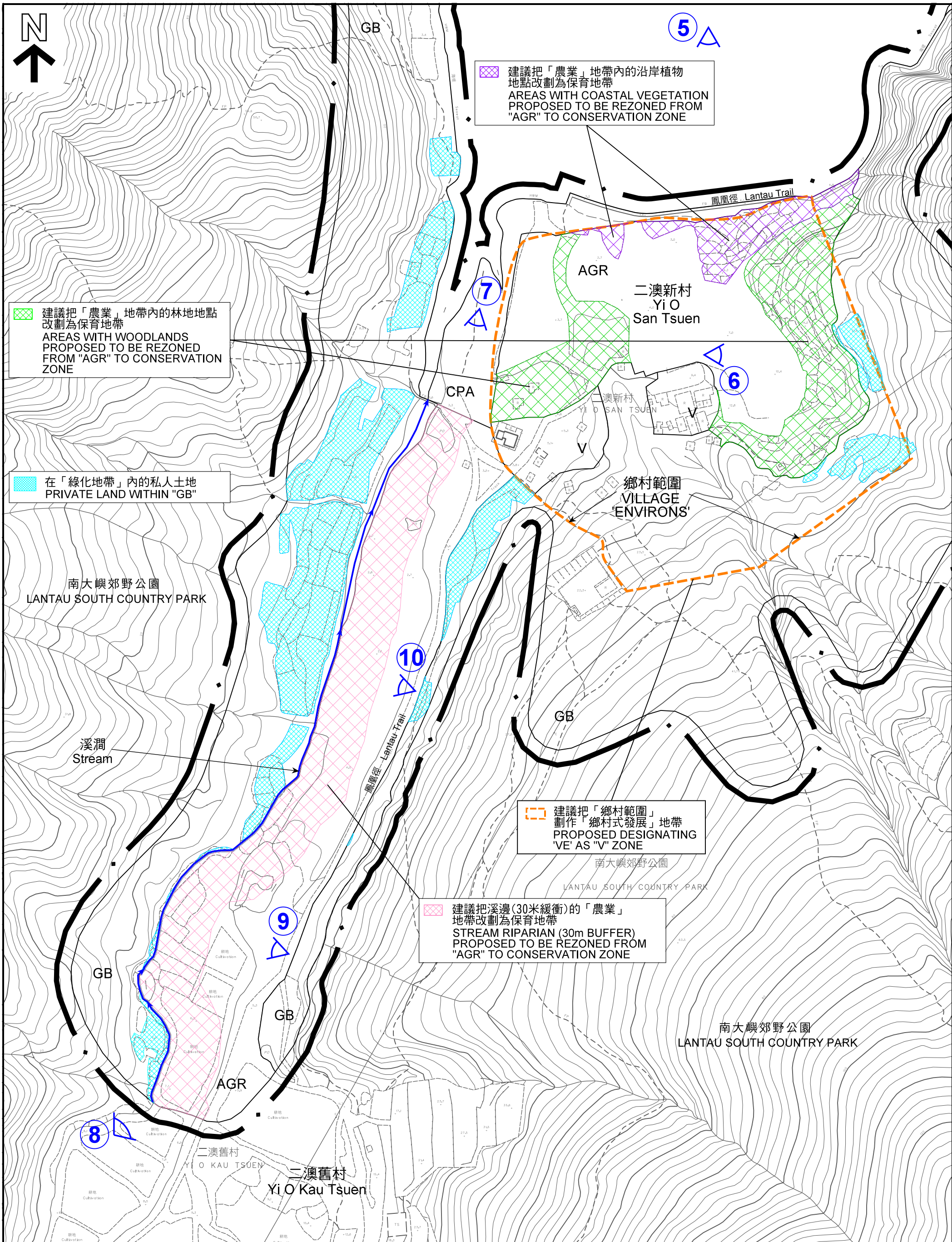
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖PLAN
H - 4b

本圖於2016年6月2日擬備，所根據的
資料為攝於2016年4月21日的實地照片
PLAN PREPARED ON 2.6.2016
BASED ON SITE PHOTOS TAKEN
ON 21.4.2016



<p>5 實地照片的觀景點 (參閱圖H-5a至H-5c) VIEWING POINT OF SITE PHOTO (REFER TO PLANS H-5a - H-5c)</p> <p>本摘要圖於2016年6月29日擬備， 所根據的資料為測量圖 編號13-NW-7A、7B、7C和7D EXTRACT PLAN PREPARED ON 29.6.2016 BASED ON SURVEY SHEETS No. 13-NW-7A, 7B, 7C & 7D</p>	<p>平面圖 SITE PLAN (2)</p> <p>(申述個案編號 REPRESENTATIONS No. R4 to R7 & R11 to R17)</p> <p>就二澳分區計劃大綱草圖編號S/I-YO/1 提出的申述個案編號1-20號以及相關意見個案編號C1-C1401作出考慮 CONSIDERATION OF REPRESENTATIONS No. 1 - 20 AND RELATED COMMENTS No. C1 - C1401 DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1</p> <p>SCALE 1:2 000 比例尺</p> <p>米 40 0 40 80 120 160 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. R/S/I-YO/1-1 to 20</p> <p>圖 PLAN H - 5</p>
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觀景點 VIEWING POINT 5



林地
WOODLAND

沿岸植物
COASTAL VEGETATION

林地
WOODLAND

觀景點 VIEWING POINT 6



申述個案編號 REPRESENTATIONS No. R11-17

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
提出的申述個案編號1-20號
以及相關意見個案編號C1-C1401作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 20
AND RELATED COMMENTS No. C1 - C1401
DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖PLAN
H - 5a

本圖於2016年4月29日擬備，所根據的
資料為攝於2016年4月21日的實地照片
PLAN PREPARED ON 29.4.2016
BASED ON SITE PHOTOS TAKEN
ON 21.4.2016

觀景點 VIEWING POINT 7



觀景點 VIEWING POINT 8



溪澗的東面
EASTERN SIDE OF THE STREAM

申述個案編號 REPRESENTATIONS No. R11-17

溪澗 (只作識別用)
STREAM
(FOR IDENTIFICATION PURPOSE ONLY)

本圖於2016年6月2日擬備，所根據的
資料為攝於2016年4月21日的實地照片
PLAN PREPARED ON 2.6.2016
BASED ON SITE PHOTOS TAKEN
ON 21.4.2016

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
提出的申述個案編號1-20號
以及相關意見個案編號C1-C1401作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 20
AND RELATED COMMENTS No. C1 - C1401
DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖PLAN
H - 5b

觀景點 VIEWING POINT 9



觀景點 VIEWING POINT 10



溪澗的東面
EASTERN SIDE OF THE STREAM

申述個案編號 REPRESENTATIONS No. R11-17

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
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參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖PLAN
H - 5c

本圖於2016年6月2日擬備，所根據的
資料為攝於2016年4月21日的實地照片
PLAN PREPARED ON 2.6.2016
BASED ON SITE PHOTOS TAKEN
ON 21.4.2016

