

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/660

<u>Applicant</u>	Mr. CHAN Kwan Kit, Andy
<u>Site</u>	Government land in D.D. 28, Lung Mei, Tai Po, New Territories
<u>Site Area</u>	About 65.03 m ²
<u>Lease</u>	Government land
<u>Plan</u>	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
<u>Zoning</u>	“Green Belt” (“GB”)
<u>Application</u>	Proposed House (New Territories Exempted House (NTEH) - Small House)

1. The Proposal

- 1.1 The applicant, who claims to be an indigenous villager¹ of Lung Mei, seeks planning permission to build an NTEH (Small House) on the application site (the Site) (**Plan A-1**). According to the Notes of the OZP, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ use within the “GB” zone requires planning permission from the Town Planning Board (the Board).
- 1.2 Details of the proposed Small House development are as follows:
- | | | |
|-------------------|---|----------------------|
| Total floor area | : | 195.09m ² |
| Number of storeys | : | 3 |
| Building height | : | 8.23m |
| Roofed over area | : | 65.03m ² |
- 1.3 Layout of the proposed development (including the septic tank) is shown on **Drawing A-1**.
- 1.4 The Site is the subject of a previous application (No. A/NE-TK/559) for Small House development submitted by the same applicant, which was rejected by the Board upon review on 11.12.2015. Subsequently, the Town Planning Appeal

¹ As advised by DLO/TP, LandsD, the applicant’s eligibility of Small House grant has yet to be ascertained.

(No. 1/2016) of application was dismissed by the Town Planning Appeal Board on 22.3.2017. As compared with the previous planning application No. A/NE-TK/559, the development parameters and footprint of the proposed Small House under the current application are the same.

- 1.5 In support of the application, the applicant has submitted an application form with attachments (**Appendix I**) on 28.11.2018.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the application form at **Appendix I**. They can be summarised as follows:

- (a) there is insufficient land within the village available for Small House application; and
- (b) the Site is considered suitable for the proposed development.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the application site involves Government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) is not applicable to the application.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines No. 10 (TPB-PG No. 10) for ‘Application for Development within “Green Belt” zone under section 16 of the Town Planning Ordinance’ is relevant to this application. The relevant assessment criteria are summarised as follows:

- (a) there is a general presumption against development in the “GB” zone;
- (b) applications for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning ground. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) applications for NTEH with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;

- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of Government, institution and community facilities in the general area; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

5. Assessment Criteria

The set of Interim Criteria for Consideration of Application for NTEH/Small House in New Territories (the Interim Criteria) was first promulgated on 24.11.2000 and had been amended four times on 30.3.2001, 23.8.2002, 21.3.2003 and 7.9.2007. On 23.8.2002, criterion (i) which requires that the application site, if located within WGG, should be able to be connected to the existing or planned sewerage system in the area was incorporated. The latest set of Interim Criteria with criterion (i) remained unchanged was promulgated on 7.9.2007 and is at **Appendix II**.

6. Previous Application

6.1 The Site is the subject of a previous application (No. A/NE-TK/559) for Small House development submitted by the same applicant, which was rejected by the Board upon review on 11.12.2015 mainly on the grounds of being not in line with the planning intention of the "GB" zone; not complying with the TPB PG-No. 10 for development within "GB" zone in that it would involve clearance of existing natural vegetation and affect the existing natural landscape on the surrounding environment; not complying with the Interim Criteria in that it would cause adverse landscape impacts on the surrounding area; and land still being available within the "V" zone of Lung Mei and Tai Mei Tuk. Subsequently, the Town Planning Appeal (No. 1/2016) was dismissed by the Town Planning Appeal Board on 22.3.2017 mainly for the reason of being not in line with the planning intention of "GB" zone; causing adverse landscape and ecological impacts on the surroundings; failing to provide strong evidence to establish that there was a shortage of land for Small House development within the "V" zone; similar approved applications being quoted by the appellant were different from the subject application; and setting of undesirable precedent. As compared with the previous planning application, the development parameters and footprint of the proposed Small House under the current application are the same.

6.2 Details of the previous application are summarized at **Appendix III**.

7. Similar Applications

- 7.1 Within the same “GB” zone, there are 79 similar applications (including 63 within “GB” zone only and 16 straddling on both “GB” and “V” zones) (**Plan A-1**) since the first promulgation of the Interim Criteria on 24.11.2000. Out of the 79 similar applications, 48 cases were approved and 31 were rejected.
- 7.2 Out of the 31 rejected applications, five of them (No. A/NE-TK/258, 263, 273, 274 and 279) were rejected by the Committee or the Board on review in 2009 mainly for reasons of not complying with the Interim Criteria and the TPB PG-No. 10 for development within “GB” zone in that they would likely involve site formation and slope stabilisation works resulting in clearance of natural vegetation and damage of existing landscape of the surrounding area. Subsequently, the concerned Small Houses were approved under applications No. A/NE-TK/ 327, 328, 344, 392 and 393 between 2010 and 2012 mainly for the reasons of complying with the Interim Criteria in that the applicants had submitted Landscape Impact Assessment Report, Geotechnical Planning Review Report and Natural Terrain Hazard Study Report to demonstrate that no cutting of slopes and no felling of trees on site or in the adjacent woodland would be required, and thus the proposed development would not cause adverse geotechnical or landscape impacts on the surrounding area.
- 7.3 The remaining 26 rejected applications (No. A/NE-TK/372, 401, 426, 443, 444, 486 – 493, 519, 520, 524, 555, 557, 558, 570*, 571*, 577, 578, 598*, 622 and 635), they were rejected by the Committee/the Board on review between 2011 and 2018 mainly for reasons of being not in line with the planning intention of “GB” zone; not complying with the Interim Criteria and the TPB PG-No. 10 for development within “GB” zone in that the applicants failed to demonstrate that the proposed Small House would not cause adverse landscape, sewage, water quality and/or geotechnical impacts on the surrounding areas. Moreover, the proposed Small House footprint under applications No. A/NE-TK/372, 443, 444, 519 and 520 fell outside both the “V” zone and the village ‘environs’ (‘VE’). Applications No. A/NE-TK/555, 557, 558, 570, 571, 577, 578, 598, 622 and 635 were also rejected as land was still available within the “V” zone for Small House development.
- 7.4 A total of 41 applications (No. A/NE-TK/140, 177, 179, 192, 204, 211, 213, 217, 226, 243, 259 – 262, 275 – 278, 294, 327, 328, 344, 362, 363, 367, 373, 375, 392, 393, 419, 425, 440, 449, 450, 473, 476, 521, 522, 531, 540 and 545) were approved with conditions by the Committee between 2002 and April 2015 before the Board’s adoption of a more cautious approach in approving applications for Small House development in August 2015. These applications were approved mainly on the considerations of generally in compliance with the Interim Criteria in that the proposed Small House footprint fell mostly within the ‘VE’; there was a general shortage of land to meet the demand for Small House development in the “V” zone of the concerned village at the time of

* Applications No. A/NE-TK/ 570, 571 and 598 are the subject of Town Planning Appeals lodged by the respective applicants in 2016 and 2017. The Appeals of applications No. A/NE-TK/ 570 and 571 were dismissed by the Town Planning Appeal Board on 17.10.2017. Decision of the Appeal of application No. A/NE-TK/598 is pending.

consideration; no significant adverse impact on the surrounding areas; and/or being the subject of previously approved application. Although some proposed Small Houses under Application No. A/NE-TK/204 (applied for 37 Small Houses) were not in line with the Interim Criteria in that less than 50% of their footprints fell within the 'VE', the application was approved on sympathetic consideration in that planning permission for Small Houses had previously been granted by the Board in 2000 before the first promulgation of the Interim Criteria on 24.11.2000 and the related Small House grant applications had been approved by LandsD in 2001.

- 7.5 After the Board's adoption of a more cautious approach, six applications (No. A/NE-TK/573, 580, 582, 585, 618 and 654) were approved between 2016 and 2018 on sympathetic considerations in that the site was the subject of previously approved application (No. A/NE-TK/580, 582, 618 and 654); the proposed house was located in close proximity to the existing village cluster (No. A/NE-TK/573, 582 and 585); and the processing of Small House land grants were at an advanced stage (No. A/NE-TK/618 and 654).
- 7.6 For the remaining approved application (No. A/NE-TK/432), it was the subject of a Town Planning Appeal (No. 5/2014) allowed by the Town Planning Appeal Board on 22.10.2015 mainly on considerations of the unique characteristics of the appeal site, i.e. located on agricultural land not covered by dense vegetation; well separated from the edge of the Pat Sin Leng Country Park; close to adjacent Small House developments; and being able to be connected to public sewer.
- 7.7 Details of the similar applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1, A-2a and photos on Plans A-3 and A-4)

8.1 The Site is:

- (a) situated at the bottom of a natural hillside partly covered with grasses and partly covered with trees; and
- (b) accessible via local track off Ting Kok Road.

8.2 The surrounding areas are mainly rural in character. Village houses are located to its southeast. To its immediate southwest, there are a number of approved planning applications for Small Houses, of which the construction or Small House grants are at advanced stage (**Plan A-2a**). To its immediate north is a dense woodland forming a natural backdrop to the area.

9. Planning Intention

The planning intention of the "GB" zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as

well as to provide passive recreational outlets. There is a general presumption against development within this zone.

10. Comments from Relevant Government Departments

10.1 The application has been assessed against the assessment criteria in **Appendix II**. The assessment is summarized in the following table:

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
1.	Within "V" zone? - Footprint of the Small House - Application site		100% 100%	- Both the Small House footprint and the Site fall entirely within the "GB" zone.
2.	Within 'VE'? - Footprint of the Small House - Application site	67% 67%	33% 33%	- More than 50% of the Small House footprint and the Site fall within the village 'environs' ('VE') of Lung Mei and Tai Mei Tuk. - The District Lands Officer/Tai Po, LandsD (DLO/TP, LandsD) has no objection to the application.
3.	Sufficient land in "V" zone to meet Small House demand (outstanding Small House applications plus 10-year Small House demand)?		✓	- Land required to meet Small House demand: about 7.9 ha (equivalent to 316 Small House sites). The outstanding Small House applications are 69 ² while the 10-year Small House demand forecast is 247.
	Sufficient land in "V" zone to meet outstanding Small House applications?	✓		- Land available to meet Small House demand within the "V" zone of the village concerned: about 1.87 ha (equivalent to about 74 Small House sites) (Plan A-2b).
4.	Compatible with the planning intention of "GB" zone?		✓	- There is general presumption against development within the "GB" zone. Should there be no alternative site, the Director of Agriculture, Fisheries and Conservation (DAFC) has no strong view on the application.

² Among the 69 outstanding Small House applications, 34 of them fall within the "V" zone, 33 straddle or outside the "V" zone and 2 cannot be classified (i.e. Small House plans of 2 sites have not been provided by the applicants and the location of a Small House is yet to be confirmed by LandsD). For those 33 applications straddling or being outside the "V" zone, 9 of them have obtained valid planning approval from the Board.

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
5.	Compatible with surrounding area/ development?	✓		- The proposed Small House is not incompatible with the surrounding areas which are mainly rural in landscape character comprising of natural woodland and village houses.
6.	Within WGG?		✓	
7.	Encroachment onto planned road networks and public works boundaries?		✓	
8.	Need for provision of fire services installations and emergency vehicular access (EVA)?		✓	- The Director of Fire Services (D of FS) has no in-principle objection to the application.
9.	Traffic impact?	✓		- The Commissioner for Transport (C for T), in general, has reservation on the application but considers that the application only involves development of a Small House can be tolerated unless it is rejected on other grounds.
10.	Drainage impact?	✓		- The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no in-principle objection to the application. - Approval condition on the submission and implementation of drainage proposal is recommended.
11.	Sewerage impact?		✓	- The Director of Environmental Protection (DEP) has no objection to the application provided that the applicant shall connect the house to the existing public sewer with consent from owners of nearby land lots in granting access rights for pipe laying and future maintenance works.

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
12.	Landscape impact?	✓		<p>- The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has reservation on the application as the Site is located immediate next to existing woodland. The woodland contains diverse plant species including native trees and undergrowth forming a unique natural backdrop to the area. The approval of the application would encourage similar Small House developments within the “GB” zone, the cumulative effect of such would result in further extension of the villages houses into the “GB” zone, which cause general degradation of the surrounding environment and undermine its function to contain urban sprawl.</p> <p>- should the application be approved, no landscape condition is required.</p>
13.	Local objections conveyed by DO?		✓	

10.2 Comments from the following Government departments have been incorporated in paragraph 10.1 above. Other detailed comments are at **Appendix V**.

- (a) District Lands Officer/Tai Po, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) Chief Engineer/Mainland North, Drainage Services Department;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Director of Environmental Protection;
- (g) Director of Electrical and Mechanical Services;
- (h) Director of Fire Services; and
- (i) Chief Town Planner/Urban Design and Landscape, Planning Department.

10.3 The following Government departments have no comment on/ no objection to the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department;
- (b) Project Manager/North, Civil Engineering and Development Department;
- (c) Chief Engineer/Consultant Management, Drainage Services Department;
- (d) Head of Geotechnical Engineering Office, Civil Engineering and

- Development Department; and
(e) District Officer/Tai Po, Home Affairs Department.

11. Public Comments Received During Statutory Publication Period (Appendix VI)

On 7.12.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, three public comments from The Hong Kong Bird Watching Society, World Wide Fund for Nature Hong Kong and an individual were received objecting to the application mainly on the grounds of being not in line with the planning intention of “GB” zone; not complying with TPB PG-No. 10 for development within “GB” zone; setting undesirable precedent; causing adverse landscape, environmental and ecological impacts; and previous application being rejected.

12. Planning Considerations and Assessments

- 12.1 The Site falls entirely within an area zoned “GB” (**Plan A-2a**). The proposed development is not in line with the planning intention of “GB” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. DAFC advises that the Site is partly covered with grasses and partly covered with trees near a wooded hill slope and has no strong view on the application should there be no alternative site.
- 12.2 According to the DLO/TP, LandsD’s record, the total number of outstanding Small House applications for Lung Mei and Tai Mei Tuk is 69 while the 10-year Small House demand forecast for the concerned villages is 247. Based on the latest estimate by the PlanD, about 1.87 ha of land (equivalent to about 74 Small House sites) are available within the “V” zone of Lung Mei and Tai Mei Tuk. As more than 50% of the proposed Small House footprint falls within the ‘VE’ of the concerned villages, DLO/TP, LandsD has no objection to the application.
- 12.3 The Site is situated at the bottom of a natural hillside partly covered with grasses and partly covered with trees. The surrounding areas are mainly rural in character. Village houses are located to its southeast. (**Plan A-2a**). To its immediate north is a dense woodland forming a natural backdrop to the area. (**Plan A-3**). CTP/UD&L, PlanD considers that the Site is located immediate next to existing woodland. The woodland contains diverse plant species including native trees and undergrowth forming a unique natural backdrop to the area. Approval of the application would encourage similar Small House developments within the “GB” zone, the cumulative effect of such would result in further extension of the villages houses into the “GB” zone, which cause general degradation of the surrounding environment and undermine its function to contain urban sprawl. Hence, he has reservation on the application from the landscape planning point of view. C for T in general has reservation on the application but considers that the application only involves development of a Small House can be tolerated unless it is rejected on other grounds.

- 12.4 DEP has no objection to the application provided that the applicant shall connect the house to the existing public sewer with consent from owners of nearby land lots in granting access rights for pipe laying and future maintenance works. Other relevant Government departments including CE/MN of DSD, CE/C of WSD, CHE/NTE of HyD and D of FS have no objection to or adverse comment on the application.
- 12.5 Regarding the Interim Criteria (**Appendix II**), more than 50% of the proposed Small House footprint is located within the 'VE' of Lung Mei and Tai Mei Tuk. Whilst land available within the "V" zone for Small House development (about 1.87 ha or equivalent to 74 Small House sites) (**Plan A-2b**) is insufficient to fully meet the future Small House demand, it is capable to meet the 69 outstanding Small House applications. It should be noted that the Board has adopted a more cautious approach in approving applications for Small House development in recent years. Amongst others, in considering whether there is a general shortage of land in meeting Small House demand, more weighting has been put on the number of outstanding Small House applications provided by LandsD. As such, it is considered more appropriate to concentrate the proposed Small House development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services. Moreover, as pointed out by CTP/UD&L, PlanD, the proposed development would cause general degradation of the surrounding environment within the "GB" zone. The proposed development also does not comply with the TPB PG-No. 10 for development within "GB" zone in that the proposed development involving clearance of existing natural vegetation would result in deterioration of landscape quality in the subject "GB" zone.
- 12.6 The Site is the subject of a previous application (No. A/NE-TK/559) for Small House development submitted by the same applicant, which was rejected by the Board upon review on 11.12.2015 mainly on the grounds of being not in line with the planning intention of the "GB" zone; not complying with the TPB PG-No. 10 for development within "GB" zone as it would involve clearance of existing natural vegetation and affect the existing natural landscape on the surrounding environment; not complying with the Interim Criteria in that it would cause adverse landscape impacts on the surrounding area; and land being still available within the "V" zone of Lung Mei and Tai Mei Tuk. Subsequently, the Town Planning Appeal (No. 1/2016) was dismissed by the Town Planning Appeal Board on 22.3.2017 mainly for the reason of being not in line with the planning intention of "GB" zone; causing adverse landscape and ecological impacts on the surroundings; failing to provide strong evidence to establish that there was a shortage of land for Small House development within the "V" zone; similar approved applications being quoted by the appellant were different from the subject application; and setting of undesirable precedent. As compared with the previous application, the development parameters and footprint of the proposed Small House under the current application are the same, and there has been no major change in the planning circumstances since the rejection of the previous application.
- 12.7 As shown on **Plan A-2a**, there are 21 similar applications on 12 sites in close vicinity of the Site. Out of which, five applications on 5 sites (No. A/NE-

TK/258, 263, 273, 274 and 279) were rejected by the Committee or the Board on review in 2009 mainly for reasons of not complying with the Interim Criteria and the TPB PG-No. 10 for development within “GB” zone in that they would likely involve site formation and slope stabilisation works resulting in clearance of natural vegetation and damage of existing landscape of the surrounding area. Subsequently, the concerned Small Houses were approved under applications No. A/NE-TK/ 327, 328, 344, 392 and 393 between 2010 and 2012 mainly for reasons of complying with the Interim Criteria in that the applicants had submitted relevant assessment reports to demonstrate that no cutting of slopes and no felling of trees on site or in the adjacent woodland would be required. For the other 11 applications, 9 of them on 7 sites (No. A/NE-TK/243, 275, 276, 277, 278, 375, 425, 473 and 476) were approved with conditions between 2007 and 2013 before the Board’s adoption of a more cautious approach in approving applications for Small House development in August 2015. Application No. A/NE-TK/425 was also approved as the application site is located at the fringe of the subject “V” zone and ‘VE’. After that, the remaining two applications (No. A/NE-TK/580 and 618) were approved in 2016 and 2017 respectively on sympathetic consideration in that they were the subject of previously approved applications. For these 12 sites, Small Houses on four sites are either complete or under construction. For the remaining eight sites, while the Small House grant for one site is still under processing by DLO/TP, the Small House grant for other seven sites had been approved. It should, however, be noted that the approval of these similar applications would not be appropriate to be used as justification for the adverse landscape impact of the current application.

- 12.8 Regarding the public comments objecting to the application mainly on the grounds of being not in line with the planning intention of “GB” zone; not complying with TPB PG-No. 10 for development within “GB” zone; setting undesirable precedent; causing adverse landscape, environmental and ecological impacts; and previous application being rejected, the planning assessments and comments of Government departments above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department does not support the application for the following reasons:
- (a) the proposed development is not in line with the planning intention of the “Green Belt” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone;
 - (b) the proposed development does not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within “Green Belt” zone under section 16 of the Town Planning Ordinance’ in that the proposed development would affect the existing natural vegetation and the existing natural landscape on the surrounding environment;

- (c) the proposed development does not comply with the Interim Criteria for consideration of application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape impacts on the surrounding areas; and
- (d) land is still available within the “Village Type Development” (“V”) zone of Lung Mei and Tai Mei Tuk which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until 18.1.2023, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (b) the submission and implementation of sewerage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix VII**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form dated 28.11.2018
Appendix II	Interim Criteria
Appendix III	Previous application
Appendix IV	Similar applications
Appendix V	Government departments' detailed comments
Appendix VI	Public comments
Appendix VII	Recommended Advisory Clauses
Drawing A-1	Layout plan submitted by the applicant
Plan A-1	Location plan
Plan A-2a	Site plan
Plan A-2b	Estimated amount of land available for Small House development within "V" zone
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
JANUARY 2019**

