

TPB Paper No. 10418

**For Consideration by
the Town Planning Board on 27.4.2018**

**REVIEW OF APPLICATION NO. A/NE-KLH/539
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed Rural Committee/Village Office
Government land in D.D. 9, Nam Wa Po, Tai Po, N.T.**

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1. Background

- 1.1 On 26.10.2017, the applicant, Nam Wa Po Village Committee, sought planning permission to use the application site (the Site) for a rural committee/village office of Nam Wa Po under s.16 of the Town Planning Ordinance (the Ordinance). The Site falls within an area zoned “Green Belt” (“GB”) on the approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 (**Plan R-1**).
- 1.2 On 22.12.2017, the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (the Board) decided to reject the application and the reasons were:
- “(a) the proposed development is not in line with the planning intention of the “GB” zone for the area, which is to define 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. The applicant fails to provide information in the submission to justify a departure from this planning intention;
 - (b) land is still available within the “Village Type Development” (“V”) zone of Nam Wa Po. It is considered more appropriate to concentrate the proposed development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services; and
 - (c) approval of the application would set an undesirable precedent for other similar applications within the “GB” zone in the area.”
- 1.3 Moreover, RNTPC members considered that the proposed village office should be located within the “V” zone or should utilise the vacant school site located uphill to the northwest of the village.
- 1.4 For Members’ reference, the following documents are attached:
- (a) RNTPC Paper No. A/NE-KLH/539 (Annex A)
 - (b) Extract of minutes of the RNTPC meeting held on 22.12.2017 (Annex B)
 - (c) Secretary of the Board’s letter dated 12.1.2018 (Annex C)

2. **Application for Review**

On 16.1.2018, the applicant applied under section 17(1) of the Ordinance for review of the RNTPC's decision to reject the application (**Annex D**). In support of the review application, the applicant has provided further information on 6.2.2018 (**Annex E**).

3. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the review application are detailed in his letter at **Annex E**. They can be summarized as follows:

- (a) the application is supported by Tai Po Rural Committee and Lam Tsuen Valley Committee;
- (b) the vacant school in Nam Wa Po is located at the northwestern slope of Nam Wa Po Village which is not accessible by vehicles and can only be reached by footpath. The gradient of the footpath is steep with part of it greater than 1:5.5. It is not easily accessible by old and physically handicapped people;
- (c) the vacant school is a single-storey building with an area of about 92m². Compared with the proposed village office with a total GFA of about 195.09m², the floor area will be reduced by 103m². It is not large enough to accommodate over 1,500 local villagers and returning overseas villagers during festivals;
- (d) if the vacant school site is used for village office, the existing school needs to be demolished and redeveloped into a standard village office building to provide more floor space. However, the rebuilding cost will be too high to be affordable by the applicant and local villagers due to works involved such as slope stabilisation works;
- (e) the proposed village office building should be large enough, convenient to villagers and built on flat land with open area in the vicinity so as to support its daily function and during occasions. The Site is located at the entrance of the village on a piece of flat land, adjacent to a vehicle park and easily accessible whereas the vacant school site cannot meet such minimum requirements for a village office;
- (f) regarding the rejection reason of being not in line with the planning intention of the "GB" zone, the applicant considers the proposed village office located within the village 'environs' ('VE') of Nam Wa Po Village, is compatible with the rural character and village houses in the surrounding area. The proposed village office will also compensate the lack of government community facilities and gathering venue in the local area;
- (g) regarding the rejection reason that the proposed development should be concentrated within the "V" zone and land is still available within the "V" zone, after investigation by the applicant, Government land is located at the northern and northwestern slope of the village which is not suitable and not easily accessible as mentioned in paragraph 3(b) above. Most of the flat Government land in the village is used as public access and private garden. The only available Government land is adjacent to Lot 1588. However, the applicant understands that a local villager has applied for Small House at this location many years ago and it is under processing by the Tai Po District Lands Office. The applicant has consulted local villagers if they would agree to release their

vacant private land in the village for the proposed village office, but local villagers refuse to offer their land as they want to keep it for their descendants to build Small Houses. Hence, the applicant cannot find private land within the village for the proposed village office; and

- (h) regarding the rejection reason of setting an undesirable precedent, the applicant states that each village in the New Territories is entitled to build one village office. Approving the current application would not set an undesirable precedent for other similar applications within the “GB” zone in the same village.

4. The Section 16 Application

The Site and its Surrounding Areas (Plans R-1, R-2a and photos on Plans R-3 and R-4a)

- 4.1 The situation of the Site and the surrounding areas at the time of the consideration of the s.16 application by the RNTPC were described in paragraphs 7.1 and 7.2 of **Annex A**. There has been no material change of the situation since then.
- 4.2 The Site is:
 - (a) covered by weeds and grasses;
 - (b) within the ‘VE’ of Nam Wa Po; and
 - (c) located at the southwest corner of the junction of two village roads.
- 4.3 The surrounding areas are predominantly rural in character comprising of scattered tree groups, village houses and car parking spaces. Village houses are concentrated to the north and west of the Site within the “V” zone.

Planning Intention

- 4.4 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.

Town Planning Board Guidelines

- 4.5 The Town Planning Board Guidelines No. 10 for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ (TPB PG-No. 10), which is relevant to the consideration of the s.16 application, is still effective. The relevant assessment criteria are summarized at paragraph 4 of **Annex A**.

Previous Application

- 4.6 There is no previous application covering the Site.

Similar Application

4.7 There is no similar application within the same “GB” zone.

5. Comments from Relevant Government Departments

5.1 Comments on the s.16 application made by relevant Government departments are stated in paragraph 9 of **Annex A**.

5.2 For the review application, the relevant Government departments have been further consulted and their views on the review application are summarized as follows:

Land Administration

5.2.1 District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) has the following comments on the review application:

- (a) DLO/TP is not processing a Small House application on a piece of Government land near Lot 1588 in D.D. 9, hence paragraph 6 of the applicant's further information (**Annex E**) is considered factually incorrect;
- (b) Short Term Tenancy (STT) for a building may be issued to Village Representative (VR) including Indigenous Inhabitant Representative (IIR) and Resident Representative (RR), or Rural Committee Chairman for the purposes of village office or rural committee office respectively;
- (c) for new cases or those involving redevelopment of village office or rural committee office, DLO may have discretion to issue a STT to allow a 2-storey or a 3-storey building for village office or rural committee office, depending on individual merits such as the magnitude of the village or the 'Heung', the proposed use of the building, the number of villagers and support from the District Office concerned;
- (d) building of a village office on private land is generally not allowed, except that the land is a 'TSO/TONG' property. In such case, the VR should be advised to surrender the land to Government or alternatively consideration may be given to issuing a Short Term Waiver (STW) to cover the village office building. In the case of STW, a special clause should be included to restrict the use of the 'TSO/TONG' land for the provision of a village office only. However, he does not have information of TSO/TONG properties within the “V” zone of Nam Wa Po; and

- (e) The number of outstanding Small House applications is 17 (out of which 10 applications are situated on Government land within the village) while the 10-year Small House demand forecast is 185¹.

5.2.2 DLO/TP, LandsD maintains his other views on the s.16 application as stated in paragraph 9.1.1 in **Annex A** which are recapitulated below:

- (a) no objection to the application;
- (b) the Site falls on a piece of Government land adjoining a private lot namely Lot 595 S.B ss.1 S.B RP in D.D. 9. The Site is now vacant;
- (c) recent site inspection revealed that the proposed structure with the balcony extended to the east of the Site is located close to the adjoining road;
- (d) in view of the Site is situated close to the active STLA No. TP1466 given to Drainage Services Department (DSD) for a works area for the period from 5.12.2013 to 20.11.2018, DSD's further comments on the availability for public sewerage connection is requested to be sought; and
- (e) should the application be approved by the Board, LandsD would reactivate processing the concerned STT application for a village office submitted by the applicant. However, there is no guarantee that such approval for an STT will eventually be given. If approval by LandsD is given, such approval may be subject to such terms and conditions as imposed by LandsD.

District Officer's Comments

5.2.3 The District Officer/Tai Po, Home Affairs Department (DO/TP, HAD) has the following comments on the review application:

- (a) policy support has been given for building Nam Wa Po village office; and
- (b) no comment on the proposed location under application as it is a vacant site that has no alternative use suggested by the local community at this stage.

Traffic

5.2.4 The Commissioner for Transport (C for T) has no further comment on the review application and maintains his previous views on the s.16 application as stated in paragraph 9.1.2 in **Annex A** and recapitulated below:

- (a) he has no comment on the application; and

¹ The 10-year Small House demand is estimated and provided by the IIR of the village concerned. The information so obtained is not verified in any way by DLO/TP.

- (b) the road adjacent to the Site is not under Transport Department's management. It is suggested that the land status, management and maintenance responsibilities of the road should be clarified with the lands and maintenance authorities accordingly in order to avoid potential land disputes/issues.

Environment

5.2.5 The Director of Environmental Protection (DEP) has the following comments on the review application:

- the reasons for rejecting the application by the RNTPC on 22.12.2017 were not on environmental ground. The justifications submitted by the applicant did not cover environmental issue.

5.2.6 DEP maintains his previous views on the s.16 application as stated in paragraph 9.1.3 in **Annex A** which are recapitulated below:

- the Site falls within "GB" zone and is within water gathering grounds (WGG). The applicant has proposed to connect the proposed village office to the planned public sewerage system at Nam Wa Po, which is under construction for completion in 2018. The Site is adjacent to the planned public sewer manhole (Plan A-2a of **Annex A**). Sewer connection is feasible and capacity is available. Therefore, he has no objection to the application on the conditions that:
 - (i) the proposed development will be connected to the public sewer for sewage disposal;
 - (ii) no actual construction of the proposed development until the public sewerage has been completed;
 - (iii) adequate land space within the Site will be reserved for connection of the proposed development to the public sewer; and
 - (iv) the cost of sewer connection will be borne by the applicant.

Drainage

5.2.7 The Chief Engineer/Mainland North, DSD (CE/MN, DSD) has no further comment on the review application and maintains his previous views on the s.16 application as stated in paragraph 9.1.4 in **Annex A** and recapitulated below:

- (a) he has no in-principle objection to the proposed development from public drainage viewpoint;
- (b) there is no existing DSD maintained public storm drains available for connection in this area. The proposed development should have its own stormwater collection and discharge system to cater for the runoff

generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. A condition should be included to ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant/owner is required to maintain such systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;

- (c) public sewerage connection is planned in the vicinity of the Site. DEP should be consulted regarding the sewage treatment/disposal arrangement of the proposed development; and
- (d) the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the Site. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom. For works to be undertaken outside the Site, prior consent and agreement from DLO/TP and/or relevant private lot owners should be sought.

5.2.8 The Chief Engineer/Consultants Management (CE/CM), DSD has the following comments on the review application:

- the drainage works in close proximity of the Site were carried out only on the existing footpath and carriageway. DSD will reinstate the works area under STLA No. TP 1466 (**Plan R-2a**), i.e. hard paving on existing road or hydroseeding on existing grassland, before returning the site to LandsD.

Water Supply

5.2.9 The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no further comment on the review application and maintains his previous views on the s.16 application as stated in paragraph 9.1.5 in **Annex A** and recapitulated below:

- (a) no objection to the application;
- (b) the Site is located within upper indirect WGG and is less than 30m away from the nearest water course. The proposed rural committee/village office footprint is 100% within the 'VE' of Nam Wa Po. DEP indicated that the Site is able to be connected to the planned public sewerage system in the area;

- (c) he notes that DEP required that the proposed development shall be connected to the planned public sewerage system for sewage disposal. He supports DEP's view by imposing the following conditions:
- (i) the foul water drainage system of the proposed development can be connected to the planned public sewerage system in the area and the applicant shall connect the whole of the foul water drainage system to the planned public sewerage system to the satisfaction of DEP;
 - (ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG;
 - (iii) since the proposed development is less than 30m from the nearest water course, it should be located as far away from the water course as possible;
 - (iv) the whole of foul effluent shall be conveyed through cast iron pipes or other approved material with sealed joints and hatch boxes from the proposed development to the public sewer;
 - (v) no blasting, drilling or piling on site shall be permitted;
 - (vi) no well shall be sunk on site;
 - (vii) depth of excavation shall not exceed 1m unless otherwise approved by WSD;
 - (viii) no heavy machinery including excessive vibration shall be used on site;
 - (ix) in the event that as a result or arising out of any works on site or any part thereof any subsidence of the ground occurs at any time, the applicant shall indemnify the Government against all actions, claims and demand arising out of any damage or nuisance to private property caused by such subsidence;
 - (x) the vibration measured at any WSD tunnel due to the works of the proposed development should not exceed a maximum peak particle velocity of 13mm/sec and a maximum amplitude of 0.1mm; and
- (d) for provision of water supply to the proposed development, the applicant may need to extend the inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

Fire Safety

5.2.10 The Director of Fire Services (D of FS) has no further comment on the review application and maintains his previous views on the s.16 application as stated in paragraph 9.1.6 in **Annex A** and recapitulated below:

- he has no specific comment on the application subject to the “New Territories Exempted House (NTEH) – A Guide to Fire Safety Requirements” being complied with.

Conservation

5.2.11 The Director of Agriculture, Fisheries & Conservation (DAFC) has no further comment on the review application and maintains his previous views on the s.16 application as stated in paragraph 9.1.7 in **Annex A** and recapitulated below:

- he has no strong view on the application as the Site is vacant.

Landscape

5.2.12 The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has the following comments on the review application :

- (a) he has some reservations on the application from the landscape planning point of view;
- (b) based on the aerial photo taken on 4.4.2017, the Site is situated in an area of rural landscape character comprising of scattered tree groups, Small Houses and carpartks. Small Houses are concentrated to the north and west of the Site within the “V” zone. The proposed use and building size are not incompatible with the surrounding environment; and
- (c) in comparing the aerial photos taken on 27.11.2003, 12.12.2011 and 4.4.2017 (Plan A-3b of **Annex A**), the landscape character of the Site and the surrounding “GB” zone has been disturbed by the adjacent drainage works. Vegetation has been cleared extensively and the Site turned into a vacant open space at the village entrance. Significant adverse impact on the existing landscape resources is not anticipated. Although the proposed development is not in line with the planning intention of “GB” zone, the Site and surrounding “GB” zone have lost the ability to define the limits of urban and suburban development areas by natural features and to provide passive recreational outlets. However, approval of this application would still set an undesirable precedent to encourage site modification, in particular vegetation clearance in the “GB” zone, prior to obtaining planning approvals. The cumulative effect of approving similar applications would result in degradation of landscape character and cause adverse landscape impact to the area.

Electricity Supply

5.2.13 The Director of Electrical and Mechanical Services (DEMS) has no further comment on the review application and maintains his previous views on the s.16 application as stated in paragraph 9.1.9 in **Annex A** and recapitulated below:

- (a) no comment on the application from electricity supply safety aspect; and
- (b) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the Regulation) and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

5.3 The following Government departments have been further consulted and maintain their previous views of having no comment on the review application:

- (a) Chief Highway Engineer/New Territories East, Highways Department;
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (c) Project Manager/New Territories East, Civil Engineering and Development Department.

6. **Public Comments on the Review Application Received During Statutory Publication Period**

On 21.7.2017, the review application was published for public inspection. During the first three weeks of the statutory public inspection period, three public comments were received from Tai Po Rural Committee, Lam Tsuen Valley Committee and an individual (**Annex F**). The former two commenters support the application whereas the individual objects to the application as it will encourage further encroachment onto the “GB” zone.

7. **Planning Considerations and Assessments**

7.1 The subject application was considered by the RNTPC on 22.12.2017. Whilst PlanD had no objection to the application, the application was rejected on the grounds that the proposed development was not in line with the planning intention of the “GB” zone; the setting of an undesirable precedent; and land was still available within the “V” zone. Some RNTPC members considered that it would be more appropriate to

locate the proposed village office within the “V” zone or to utilize the vacant school site located uphill to the northwest of the village.

- 7.2 The applicant, at the s.17 review stage, puts forward justifications that the proposed village office at the Site is compatible with the rural character and village houses in the surrounding area; approving the application would not set an undesirable precedent for other similar applications within the “GB” zone in the same village; no suitable Government land and private land are available within the village; and the vacant school site is not suitable due to site constraints and high redevelopment cost.

Land Use Compatibility and Setting of Undesirable Precedent

- 7.3 The Site falls entirely within an area zoned “GB” (**Plan R-2a**), of which the planning intention 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. Nonetheless, the applicant considers that the proposed village office, being located at the entrance of the village on a piece of flat land, is compatible with the rural character and village houses in the surrounding area. While DAFC has no strong view on the application as the Site is vacant, CTP/UD&L of PlanD maintains his previous views of having some reservations on the application as approval of the application would set an undesirable precedent to encourage site modification, in particular vegetation clearance in the “GB” zone, prior to obtaining planning approval.

Availability of Government Land within “V” Zone for Proposed Village Office

- 7.4 The applicant states that the only piece of available Government land is the one adjacent to Lot 1588, which is under a Small House application being processed by LandsD, whereas the Government land located at the northern and northwestern slope of the village is not suitable and not easily accessible, and most of the flat Government land in the village are used for public access. Moreover, private land is not available for the proposed village office after consulting local villagers as they want to keep their land for their descendants for Small House development. In response, DLO/TP, LandsD advises that there is no Government land adjacent to Lot 1588 and he is not processing any Small House application near Lot 1588. Moreover, village office development on private land is generally not allowed, except that the land is a ‘TSO/TONG’ property. There are a total of 2.83 ha of Government land within the “V” zone of Nam Wa Po Village (**Plan R-2b**). After deducting those Government land occupied by existing village houses, public playground, road/footpath, slope and tree clusters etc., Government land is still available within Nam Wa Po Village. It is considered more appropriate to locate the proposed village office within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.

Suitability of the Vacant School Site for Village Office

- 7.5 The vacant school site, which is zoned “G/IC” with a site area of about 180m², is located at the northwestern part of Nam Wa Po Village to the west of the proposed village office (**Plan R-2b**). The applicant claims that the vacant school site is not

accessible by vehicles and can only be reached by footpath; and as the gradient of the footpath is steep with part of it greater than 1:5.5, the vacant school site is not easily accessible by old and physically handicapped people. However, it is found that the vacant school site is also accessible via a rural road (**Plans R-2a and R-4c**), though part of the rural road is rather steep with a gradient of about 1:10. The applicant also states that the vacant single-storey school building with an area of about 92m² is too small in comparison with the proposed village office with a total GFA of about 195m²; and the redevelopment costs including demolition of existing building, slope stabilisation works and construction of a standard village office are too high to be affordable by the applicant and local villagers. The applicant points out that a suitable site should be on flat land and convenient to villagers with open area in the vicinity for parking and gathering purposes. Although the vacant school site might not be suitable for the proposed village office, the applicant fails to demonstrate that there are no other suitable sites within the “V” zone of Nam Wa Po Village for such purpose.

- 7.6 The Site is within the upper indirect WGG and is less than 30m away from the nearest water course. DEP advises that the planned public sewerage system at Nam Wa Po is under construction for completion in 2018, and the applicant has submitted sewerage proposal for connection to the public sewerage system (Appendix I of **Annex A**). DEP and CE/C of WSD have no objection to the application on conditions that the proposed development would be connected to public sewer and no actual construction would commence before the completion of the planned public sewer. Besides, DO/TP of HAD advises that policy support has been given for building Nam Wa Po village office. Other concerned Government departments, including the C for T, CE/MN of DSD, D of FS and DEMS have no objection to/ adverse comments on the review application.
- 7.7 There are two public comments supporting the review application and one public comment objecting to the review application as it will encourage further encroachment onto the “GB” zone. In this regard, comments of the concerned Government departments and the planning assessments above are relevant.

8. Planning Department's Views

- 8.1 Based on the assessments made in paragraph 7 and having taken into account the public comments mentioned in paragraph 6, PlanD does not support the review application for the following reasons:
- (a) 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. There is no strong planning justification provided in the submission to justify a departure from the planning intention;
 - (b) land is still available within the “Village Type Development” (“V”) zone of Nam Wa Po. It is considered more appropriate to locate the proposed development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services; and

- (c) the approval of the application would set an undesirable precedent for other similar applications within the “GB” zone in the area.

8.2 Alternatively, should the Board decide to approve the review application, it is suggested that the permission shall be valid until **27.4.2022**, and after the said date, the permission shall cease to have effect unless before the said date, the developments permitted are commenced or the permission are 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;
- (b) the connection of the foul water drainage system to the public sewers to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
- (c) no pollution or siltation occurs to the water gathering grounds to the satisfaction of the Director of Water Supplies or of the Town Planning Board.

Advisory Clauses

8.3 The recommended advisory clauses are attached at **Annex G**.

9. Decision Sought

- 9.1 The Board is invited to consider the application for a review of the RNTPC’s decision and decide whether to accede to the application.
- 9.2 Should the Board decide to approve the review application, Members are invited to consider the approval conditions and advisory clauses, if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 9.3 Alternatively, should the Board decide to reject the review application, Members are invited to advise what reasons for rejection should be given to the applicants.

10. Attachments

Plan R-1	Location plan
Plans R-2a and R-2b	Site plans
Plan R-3	Aerial photo
Plans R-4a to 4c	Site photos

Annex A	RNTPC Paper No. A/NE-KLH/539
Annex B	Extract of minutes of the RNTPC meeting held on 22.12.2017
Annex C	Secretary of the Town Planning Board’s letters dated 12.1.2018

Annex D	Letter from the applicant's representative applying for a review of the RNTPC's decision received on 16.1.2018
Annex E	Letter dated 6.2.2018 from the applicant providing further information
Annex F	Public comments
Annex G	Recommended advisory clauses

**PLANNING DEPARTMENT
APRIL 2018**