

TOWN PLANNING BOARD

TPB Paper No. 10616

**For Consideration by
the Town Planning Board on 10.1.2020**

**REVIEW OF APPLICATION NO. A/NE-KLH/573
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed House (New Territories Exempted House - Small House)
in “Agriculture” Zone**

Lot 310 S.C in D.D. 9, Kau Lung Hang Village, Kau Lung Hang, Tai Po

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1. Background

- 1.1 On 10.7.2019, the applicant, Mr. LEE Ka Wai represented by Rocky Fung Surveying Company, sought planning permission to build a house (New Territories Exempted House (NTEH) - Small House) at the application site (the Site) under s.16 of the Town Planning Ordinance (the Ordinance). The Site falls within an area zoned “Agriculture” (“AGR”) on the approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 (**Plan R-1**).
- 1.2 On 6.9.2019, 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 “AGR” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
 - (b) land is still available within the “Village Type Development” (“V”) zone of Yuen Leng and Kau Lung Hang which is primarily intended for Small House development. 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.
- 1.3 For Members’ reference, the following documents are attached:
- (a) RNTPC Paper No. A/NE-KLH/573 (Annex A)
 - (b) Extract of minutes of the RNTPC meeting held on 6.9.2019 (Annex B)
 - (c) Secretary of Town Planning Board’s letter dated 20.9.2019 (Annex C)

2. Application for Review

The application submitted by the applicant under section 17(1) of the Ordinance for review of the RNTPC’s decision to reject the application was received by the Board on 11.10.2019 (**Annex D**). The applicant has not submitted any written representation in support of the review

application.

3. **The Section 16 Application**

The Site and its Surrounding Areas (Plans R-1 to R-4)

- 3.1 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.
- 3.2 The Site is:
- (a) located on flat land with groundcovers and weeds;
 - (b) entirely within the village 'environs' ('VE') of Yuen Leng, Kau Lung Hang San Wai and Lo Wai; and
 - (c) accessible via a local access.
- 3.3 The surrounding areas are predominantly rural in character comprising scattered tree groups, village houses and active/abandoned farmland. Village clusters are mainly found to the south and north of the Site. A streamcourse flowing from east to west is less than 20m to the south of the Site.

Planning Intention

- 3.4 The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agriculture land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Assessment Criteria

- 3.5 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 water gathering grounds (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 of **Annex A**.

Background

- 3.6 The Site is not involved in any active enforcement action/cases.

Previous Application

- 3.7 There is no previous application at the Site.

Similar Applications

- 3.8 When the s.16 application was considered by the RNTPC on 6.9.2019, there are 104 similar applications for Small House development within the same “AGR” zone since the first promulgation of the Interim Criteria on 24.11.2000. 74 of them were approved, 29 were rejected and one was partially approved by the RNTPC or the Board on review. Since then, one application was approved and one application was rejected by the RNTPC.
- 3.9 For the approved applications, eight applications (No. A/NE-KLH/245, 259, 273, 277, 279, 281, 283 and 284) were approved before criterion (i) of the Interim Criteria came into effect on 23.8.2002. A total of 48 applications (No. A/NE-KLH/304, 310, 311, 328, 339, 341, 343 – 347, 351, 352, 368, 370, 372, 375, 378, 379, 397, 400, 403, 406, 407, 409, 410, 415 – 417, 426, 432, 433, 438, 442, 450, 459, 467, 469 – 473, 481, 482, 487, 488, 491 and 494) were approved by the RNTPC or the Board upon review between 2003 and 2015 before the adoption of a more cautious approach by the Board in recent years. These applications were approved mainly on the considerations of being generally in line with the Interim Criteria in that more than 50% of the Small House footprint was located within the ‘VE’; there was a general shortage of land in meeting the demand for Small House development in the “V” zones at the time of consideration; the proposed development was able to be connected to the planned sewerage system; the application site was the subject of a previously approved case; and/or the proposed house was considered as an infill developments.
- 3.10 After the Board’s adoption of a more cautious approach, there were 19 applications approved with conditions by the RNTPC between 2016 and 2019. Among them, 16 applications (No. A/NE-KLH/503, 504, 523, 527, 529, 530, 531, 535, 541, 542, 553 – 555, 563, 564 and 572) were approved mainly because there was previous approval whereas three applications (No. A/NE-KLH/519, 533 and 540) were approved mainly because the proposed house was in close proximity of approved Small House development.
- 3.11 One application (No. A/NE-KLH/358) for four Small Houses was partially approved with conditions by the RNTPC on 23.3.2007. Two proposed Small Houses were approved for being in compliance with the Interim Criteria in that more than 50% of the proposed Small House footprint was located within the ‘VE’; there was a general shortage of land in meeting the demand for Small House development in the “V” zone at the time of consideration; and the proposed Small Houses were able to be connected to the planned sewerage system. The other two proposed Small Houses were rejected mainly because they were not able to be connected to the existing or planned sewerage system in the area.
- 3.12 Amongst the rejected cases, 20 applications (No. A/NE-KLH/300, 303, 312, 314, 315, 333, 334, 361, 380, 430, 439 – 441, 443, 444, 455, 478, 479, 483¹ and 484) were rejected by the RNTPC or the Board on review between 2002 and 2014 mainly on the grounds of not being able to be connected to the planned sewerage system in the area. Ten applications (No. A/NE-KLH/521, 526, 537, 538, 544, 546, 549, 558, 559 and 577)

¹ Application No. A/NE-KLH/483 is the subject of Town Planning Appeal No. 8 of 2015, which was dismissed by the Town Planning Appeal Board on 1.9.2016 mainly on the same rejection reasons by the Board on the review application.

were rejected after the Board's adoption of a more cautious approach, for a consideration that land was still available within "V" zone for Small House development and it was considered more appropriate to concentrate the proposed Small House within "V" zone.

- 3.13 Details of the above similar applications are summarized in **Annex E** and their locations are shown on **Plans R-1** and **R-2a**.

4. Comments from Relevant Government Departments

- 4.1 Comments on the s.16 application made by relevant Government departments are stated in paragraph 9 and Appendix V of **Annex A**.
- 4.2 For the review application, the relevant Government departments have been further consulted and their views are summarized as follows:

Land Administration

- 4.2.1 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) the updated number of outstanding Small House applications for Yuen Leng and Kau Lung Hang is 82 and 51 respectively (which was 83 and 50 at the s.16 application stage), whilst the 10-year Small House demand forecast for Yuen Leng and Kau Lung Hang remains unchanged at 261 and 100 respectively; and
- (b) he has no further comments on the review application and maintains his previous views on the s.16 application which are recapitulated below:
 - (i) no objection to the application;
 - (ii) the applicant is an indigenous villager of Yuen Leng Village of Tai Po as confirmed by the respective Indigenous Inhabitant Representative (IIR). However, his eligibility of Small House grant has yet to be ascertained;
 - (iii) the Site is held under Block Government Lease demised for agricultural use. The Small House application submitted by the applicant for the Site is still under processing;
 - (iv) the Site is not covered by any Modification of Tenancy or Building Licence;
 - (v) the Site falls within the 'VE' of Yuen Leng and Kau Lung Hang; and
 - (vi) if and after planning permission has been given by the Board, LandsD will process the Small House application. However, there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by

LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the Small House concerned or approval of the emergency vehicular access (EVA) thereto.

- 4.3 The following Government departments have no further comments on the review application and maintain their previous views on the s. 16 application in Appendix IV of **Annex A**, which are recapitulated follows:

Agriculture

- 4.3.1 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

the Site is overgrown with weeds. Nevertheless, there are active agricultural activities in the vicinity and agricultural infrastructure such as water source and footpath is available. The Site possesses potential for agricultural rehabilitation. As such, the application is not supported from agricultural development point of view.

Traffic

- 4.3.2 Comments of the Commissioner for Transport (C for T):

- (a) in general, he has reservation on the application. Such type of development should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- (b) notwithstanding the above, he considers that the application only involving the development of a Small House can be tolerated on traffic grounds.

Environment

- 4.3.3 Comments of the Director of Environmental Protection (DEP):

- (a) the Site falls within “AGR” zone, and is within the WGG. The applicant has proposed to connect the proposed Small House to an existing public sewer manhole at 130m to the southwest of the Site. The public sewer has sufficient capacity to accommodate the discharge from the proposed Small House and there is sufficient level drop in between the connection. However, the alignment of the proposed connection appears to lay on a stream/man-made channel;
- (b) there are also public sewer manholes at about 30m to the south of the Site. The applicant may explore the technical feasibility of this alternative connection to avoid the long distance of sewer connection as currently

proposed. Drainage Services Department (DSD)'s views on the technical feasibility of the sewer connection proposal should be sought. Consent from the concerned lot owner(s) and LandsD should be obtained for the construction and maintenance of any intermediate private manholes and sewer pipes; and

- (c) he has no objection to the application on the conditions that:
 - (i) the proposed Small House will be connected to the public sewer for sewage disposal;
 - (ii) written consent(s) can be obtained from the adjacent lot owner(s) for the construction and maintenance of the sewage pipes and intermediate private manholes across adjacent lot(s);
 - (iii) adequate land space within the Site will be reserved for connection of the proposed house to the public sewer; and
 - (iv) the cost of construction of private sewerage, intermediate private manholes and sewer connection will be borne by the applicant.

Landscape

4.3.4 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no objection to the application from the landscape planning perspective;
- (b) the Site is situated in an area of rural landscape character comprising scattered tree groups, village houses and abandoned farmland. The proposed development is not incompatible with the surrounding landscape character;
- (c) the Site is vacant and covered with grasses. No tree is found within the Site. Significant adverse impact on landscape resources due to the proposed development is not anticipated; and
- (d) in view that approved Small House applications are found in close proximity and the Site is not abutting prominent public frontage, significant adverse landscape and visual impact due to the proposed development is not anticipated. Should the Board approve the application, approval condition on landscape proposal is not recommended.

Drainage and Sewerage

4.3.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) no in-principle objection to the application from public drainage viewpoint;

- (b) if the application is approved, an approval condition on submission and implementation of drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas;
- (c) there is no existing DSD maintained public drain available for connection in the area. The applicant should have his 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. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
- (d) public sewers are available for connection in the vicinity of the Site. The applicant should follow the established procedures and requirements for connecting sewers from the Site to the public sewerage system. A connection proposal should be submitted for approval beforehand. Moreover, the sewerage connection will be subject to DSD's technical audit, for which an audit fee will be charged; and
- (e) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought.

4.3.6 Comments of the Chief Engineer/Consultant Management, Drainage Services Department (CE/CM, DSD):

- (a) the public sewerage works in the area of Kau Lung Hang have been completed under Public Works Projects (PWP) Item No. 4386DS/A (North District Sewerage Stage 2 Phase 1); and
- (b) the existing public sewerage works would have adequate capacity to meet the demand arising from the proposed development.

Fire Safety

4.3.7 Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the application; and
- (b) the applicant is advised to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by the LandsD. Detailed fire safety requirements will be formulated upon receipt of formal

application referred by LandsD.

Water Supply

4.3.8 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application;
- (b) the Site is located within upper indirect WGG and is less than 30m away from the nearest stream. Since the proposed Small House footprint falls entirely within the 'VE' of Yuen Leng, Kau Lung Hang San Wai and Lo Wai, and the proposed Small House should be able to be connected to public sewerage system as advised by DEP, it meets items B(a) and B(i) of the Interim Criteria;
- (c) he notes that DEP has no objection to the application provided that the applicant shall connect the proposed Small House to the public sewer for sewage disposal. He supports DEP's view by imposing the following conditions:
 - (i) the foul water drainage system of the proposed Small House can be connected to the public sewerage system in the area and the applicant shall connect the whole of the foul water drainage system to the public sewerage system; and
 - (ii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG.
- (d) the applicant should also be advised on the followings:
 - (i) the whole of foul effluent from the proposed Small House shall be conveyed through cast iron pipes with sealed joints and hatchboxes;
 - (ii) since the proposed Small House itself is less than 30m from the nearest watercourse, it should be located as far away from the watercourse as possible; and
 - (iii) the applicant shall submit an executed Deed of Grant of Easement for each private lot through which the sewer connection pipes are proposed to pass to demonstrate that it is both technically and legally feasible to install sewerage pipes from the proposed Small House to the public sewerage system via relevant private lot.

4.4 The following Government departments maintain their previous views of having no comment on the review application:

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

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

5. **Public Comments Received During Statutory Publication Period (Annex F)**

- 5.1 On 18.10.2019, the review application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments were received from The Hong Kong Bird Watching Society and Designing Hong Kong Limited raising objection to the application mainly on the grounds of being not in line with the planning intention of “AGR” zone; land still being available within the “V” zone; setting of undesirable precedent; and causing adverse environmental and ecological impacts.
- 5.2 Four public comments raising objection to the application were received at the s.16 application stage which are set out in paragraph 10 of **Annex A**.

6. **Planning Considerations and Assessments**

- 6.1 The subject s.16 application for a Small House at the Site zoned “AGR” was considered by the RNTPC on 6.9.2019. Whilst PlanD had no objection to the application mainly on sympathetic consideration that the proposed development was sandwiched by approved applications to the immediate north and south and therefore could be considered as an infill development, the RNTPC was of the view that the Site was different from other infill sites in that it was not completely surrounded by developments and the surrounding areas were predominantly rural in character and covered by vegetation. Given the above, those Members generally considered that the subject application should not be approved on consideration that a more cautious approach had been adopted by the RNTPC in approving applications for Small House development and that there was no previous planning approval for Small House at the Site. The application was eventually rejected by the RNTPC on the grounds of being not in line with the planning intention of the “AGR” zone; and land was still available within the “V” zone of Yuen Leng and Kau Lung Hang for Small House development. For the review application, the applicant has not submitted any written representation in support of the review application.
- 6.2 The Site falls entirely within an area zoned “AGR”. The proposed Small House development is not in line with the planning intention of “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC does not support the application from the agricultural development point of view as there are active agricultural activities in the vicinity; agricultural infrastructure such as water source and road access are available; and the Site possesses potential for agricultural rehabilitation. There is no strong justification for a departure from the planning intention of the “AGR” zone.
- 6.3 According to DLO/TP, LandsD’s record, the total number of outstanding Small House applications for Yuen Leng and Kau Lung Hang is 133 while the 10-year Small House demand forecast for the same villages is 361. Based on the latest estimate by the PlanD, about 6.28 ha of land (equivalent to about 250 Small House sites) are available within the “V” zones of Yuen Leng and Kau Lung Hang (**Plan R-2b**). As the proposed Small

House footprint falls entirely within the 'VE' of the concerned villages, DLO/TP, LandsD has no objection to the review application.

- 6.4 The Site is located on flat land with groundcovers and weeds. The proposed development is not incompatible with the surrounding area which is predominantly rural in character comprising scattered tree groups, village houses and active/abandoned farmland (**Plans R-2a** and **R-3**). CTP/UD&L of PlanD has no objection to the review application from landscape planning perspective as no tree is found within the Site and significant adverse impact on landscape resources arising from the proposed development is not anticipated.
- 6.5 The Site falls within the upper indirect WGG and the applicant has proposed to connect the proposed Small House to existing public sewer (**Plan R-2a**). Both DEP and CE/C of WSD have no objection to the review application provided that the applicant shall connect the proposed Small House to the public sewer at his own cost and adequate space within the Site will be reserved for connection. Besides, C for T has general reservation on the review application but considers that the application only involving the development of a Small House can be tolerated on traffic grounds. Other relevant Government departments including CE/CM and CE/MN of DSD, CHE/NTE of HyD, H(GEO) and PM/N of CEDD and D of FS have no objection to or no adverse comment on the review application.
- 6.6 Regarding the Interim Criteria, more than 50% of the proposed Small House footprint falls within the 'VE' of Yuen Leng, Kau Lung Hang San Wai and Lo Wai and the proposed development within WGG would be able to be connected to the public sewerage system (**Plan R-2a**). While land available within the "V" zones (about 6.28 ha or equivalent to about 250 Small House sites) (**Plan R-2b**) is insufficient to fully meet future Small House demand of 494 Small Houses, such available land is capable to meet the outstanding 133 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. In this regard, 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 infrastructures and services.
- 6.7 According to **Plan R-2a**, there are 20 similar applications for Small House development in close proximity to the Site. Out of them, nine were approved. Application No. A/NE-KLH/259 was approved before criterion (i) of the Interim Criteria came into effect on 3.8.2002; and four applications (No. A/NE-KLH/310, 311, 358² and 426) were approved between 2003 and 2011 before the Board's adoption of the cautious approach in August 2015. After that, three applications (No. A/NE-KLH/527, 563, 564 and 572) were approved in 2017 and 2019 mainly on sympathetic consideration as the application sites were the subject of previously approved cases (No. A/NE-KLH/310, 311, 358 and 426). The remaining 11 applications were rejected between 2003 and 2019. Applications No. A/NE-KLH/314, 315, 333, 334 and 361 were rejected between 2003 and 2007 mainly on the grounds of not being able to be connected to the planned sewerage system in the area while applications No. A/NE-KLH/521, 537, 538, 549, 558

² Application No. A/NE-KLH/358 was for four Small Houses. Two proposed Small Houses were approved whereas the other two proposed Small Houses were rejected on 23.3.2007.

and 559 were rejected between 2017 and 2019 mainly because land was still available within the concerned “V” zones to meet the outstanding Small House applications received by LandsD. The planning circumstances of the current application are similar to those rejected applications in that land was still available within the concerned “V” zones for Small House development.

- 6.8 Regarding the public comments objecting to the review application as mentioned in paragraph 5 above, Government departments’ comments and the planning assessments above are relevant.

7. Planning Department’s Views

- 7.1 Based on the assessments made in paragraph 6 and having taken into account the public comments mentioned in paragraph 5, PlanD does not support the review application for the following reasons:

- (a) the proposed development is not in line with the planning intention of the “AGR” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “V” zone of Yuen Leng and Kau Lung Hang which is primarily intended for Small House development. 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.

- 7.2 Alternatively, should the Board decide to approve the review application, it is suggested that the permission shall be valid until 10.1.2024, 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;
- (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) the provision of protective measures to ensure 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

- 7.3 The recommended advisory clauses are attached at **Annex G**.

8. **Decision Sought**

- 8.1 The Board is invited to consider the application for a review of the RNTPC's decision and decide whether to accede to the application.
- 8.2 Should the Board decide to reject the review application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 8.3 Alternatively, 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. **Attachments**

Drawing R-1	Layout plan submitted by the applicant
Plan R-1	Location plan
Plan R-2a	Site plan
Plan R-2b	Estimated amount of land available for Small House development within "V" zone
Plan R-3	Aerial photo
Plans R-4a to R-4b	Site photos
Annex A	RNTPC Paper No. A/NE-KLH/573
Annex B	Extract of minutes of the RNTPC meeting held on 6.9.2019
Annex C	Secretary of the Town Planning Board's letters dated 20.9.2019
Annex D	Letter received by the Town Planning Board on 11.10.2019 from the applicant applying for a review of the RNTPC's decision
Annex E	Similar applications
Annex F	Public comments
Annex G	Recommended advisory clauses

**PLANNING DEPARTMENT
JANUARY 2020**