

REVIEW OF APPLICATIONS NO. A/NE-KLH/593&594
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

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

Lot 858 S.A ss.1 (Application No. A/NE-KLH/593)
Lot 858 S.B ss.2 (Application No. A/NE-KLH/594)
All in D.D. 9, Yuen Leng Village, Kau Lung Hang, Tai Po

1. Background

- 1.1 On 27.11.2020, the applicants, Mr. LEE Chi Wing (Application No. A/NE-KLH/593) and IP Ron Gordon (Application No. A/NE-KLH/594), both represented by Rocky Fung Surveying Company, sought planning permission to build a house (New Territories Exempted House (NTEH) - Small House) at each of the application sites (the Sites) under s.16 of the Town Planning Ordinance (the Ordinance). The Sites fall 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 22.1.2021, the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (the Board) decided to reject the applications 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 “V” zone of Yuen Leng, Kau Lung Hang and Tai Wo 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 infrastructures and services.
- 1.3 For Members’ reference, the following documents are attached:
- (a) RNTPC Paper No. A/NE-KLH/593&594 **(Annex A)**
 - (b) Extract of minutes of the RNTPC meeting held on 22.1.2021 **(Annex B)**
 - (c) Secretary of Town Planning Board’s letters dated 5.2.2021 **(Annexes C1 and C2)**

2. **Applications for Review**

The applications submitted by the applicants under section 17(1) of the Ordinance for review of the RNTPC's decisions to reject the applications were received by the Board on 11.2.2021 (**Annexes D1 and D2**). The applicants have not submitted any written representation in support of the review applications.

3. **The Section 16 Applications**

The Sites and their Surrounding Areas (**Plans R-1 to R-4**)

- 3.1 The situation of the Sites and the surrounding areas at the time of the consideration of the s.16 applications 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 Sites are:
- (a) vacant, hard paved and partly fenced off;
 - (b) entirely within an area where the village 'environs' ('VE') of Yuen Leng and Kau Lung Hang overlaps with that of Tai Wo;
 - (c) within the upper indirect Water Gathering Grounds (WGG); and
 - (d) accessible by local tracks.
- 3.3 The surrounding areas are predominantly rural in character occupied by village houses, temporary domestic structures and active/abandoned agricultural fields.

Planning Intention

- 3.4 There has been no change to the planning intention of "AGR" zone as mentioned in paragraph 8 of **Annex A**, which 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 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 of **Annex A**.

Previous Application

- 3.6 The Site of Application No. A/NE-KLH/593 is the subject of a previous application (No. A/NE-KLH/444) for Small House development submitted by the same applicant. That previous application was rejected by the Board on 22.2.2013 on review mainly for the reason of not complying with the Interim Criteria in that the proposed Small House located within the WGG would not be able to be connected to the planned sewerage system in the area despite there was a general shortage of land in meeting the demand for Small House development in the “V” zone at the time of consideration. Compared with the previous application, there is no change to the footprint and major development parameters of the proposed Small House under the current application.
- 3.7 There is no previous application at the Site of Application No. A/NE-KLH/594.
- 3.8 Details of the previous application are summarized at **Annex E** and its location is shown on **Plans R-1** and **R-2a**.

Similar Applications

- 3.9 When the s.16 applications were considered by the RNTPC on 22.1.2021, there were 124 similar applications for Small House development within the same “AGR” zone since the first promulgation of the Interim Criteria on 24.11.2000 (**Plan R-1**). Since then, one application (No. A/NE-KLH/595) was rejected by the RNTPC on 12.3.2021. Among these similar applications, 82 were approved and 42 were rejected. One was partially approved and partially rejected.
- 3.10 Among the approved applications, eleven applications (No. A/NE-KLH/245, 259, 271, 272, 273, 275, 277, 279, 281, 283 and 284) were approved before criterion (i) of the Interim Criteria came into effect on 23.8.2002. 52 applications (No. A/NE-KLH/304, 310, 311, 328, 339, 341, 343 – 347, 351, 352, 358 (partial), 368, 370, 372, 375, 378, 379, 391, 392, 397, 400, 402, 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 between 2003 and 2015 before the adoption of a more cautious approach by the Board in approving applications for Small House development in recent years, i.e. 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. These applications were 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” zone at the time of consideration; the proposed development was able to be connected to the planned sewerage system; and/or the application site was the subject of a previously approved case.
- 3.11 After the Board’s adoption of a more cautious approach, there are 20 applications approved with conditions by the RNTPC between 2016 and 2020. Of them, 17 (No. A/NE-KLH/503, 504, 523, 527, 529, 530, 531, 535, 541, 542, 553 – 555, 563, 564, 572 and 589) were approved mainly because there was previous approval. For the remaining three approved cases, Application No. A/NE-KLH/519 was approved by the RNTPC on sympathetic consideration that there were similar applications approved in areas adjoining or in vicinity of the site; Application No. A/NE-KLH/533 involved a proposed Small House with more than 90% of footprint falling within the “V” zone;

and Application No. A/NE-KLH/540 with more than 60% of the proposed Small House footprint falling within “V” zone was located adjacent to and with similar planning circumstances as Application No. A/NE-KLH/533.

- 3.12 For the rejected applications, 27 (No. A/NE-KLH/299, 300, 303, 312, 314, 315, 321, 333, 334, 358 (partial), 360, 361, 362, 374, 380, 404, 430, 439 – 441, 443, 445, 455, 478, 479, 483 and 484) were considered before the Board’s adoption of a more cautious approach, and were rejected mainly on the grounds of being not in line with the planning intention of the “AGR” zone; the proposed developments did not comply with the Interim Criteria in that the proposed Small Houses would not be able to be connected to the planned sewerage system in the area; and the applicants failed to demonstrate that the water quality in the area would not be adversely affected. A total of 16 applications were rejected between 2017 and 2021 after the Board’s adoption of a more cautious approach (No. A/NE-KLH/521, 526, 537, 538, 543, 544, 546, 548, 549, 556, 558, 559, 570, 573, 577 and 595). For all these 16 cases, land was still available within the concerned “V” zones to meet the outstanding Small House development at the time of consideration. Among them, six applications (No. A/NE-KLH/526, 544, 546, 548, 556 and 577) were also rejected for reasons of being not able to be connected to the planned sewerage system in the area; and/or the applicants failed to demonstrate no adverse impact on water quality in the area.
- 3.13 Details of the similar applications are summarized in **Annex F**.

4. Comments from Relevant Government Departments

- 4.1 Comments on the s.16 applications made by relevant Government departments are stated in paragraph 9 and Appendix V of **Annex A**.
- 4.2 For the review applications, 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, Kau Lung Hang and Tai Wo is 74, 48 and 39 respectively (which was 80, 47 and 39 at the s.16 application stage), whilst the updated number of 10-year Small House demand forecast for Yuen Leng, Kau Lung Hang and Tai Wo is 241, 464 and 187 respectively (which was 261, 464 and 133 at the s.16 application stage); and
 - (b) he has no further comments on the review applications and maintains his previous views on the s.16 applications which are recapitulated below:
 - (i) no objection to the applications;
 - (ii) the applicants are indigenous villagers of Yuen Leng Village of Tai Po as confirmed by the respective Indigenous Inhabitant

Representative (IIR). However, their eligibilities of Small House grant have yet to be ascertained;

- (iii) the subject lots are held under Block Government Lease demised for agricultural use;
- (iv) the Sites are not covered by any Modification of Tenancy or Building Licence; and
- (v) in case the planning permissions are approved by the Board, LandsD will process the Small House applications according to their prevailing procedures. However, there is no guarantee at this stage that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approvals 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 thereto.

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

Agriculture

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

- (a) as the Sites possess potential for agricultural rehabilitation, the applications are not supported from agricultural point of view; and
- (b) the Sites fall within “AGR” zone and are currently paved. Nevertheless, there are active agricultural activities in the vicinity, and agricultural infrastructure such as road access and water source is available. The Sites can be used for agricultural activities such as greenhouses, plant nurseries, etc.

Environment

4.3.2 Comments of the Director of Environmental Protection (DEP):

- (a) the Sites fall within the “AGR” zone and are inside water gathering ground. According to the proposed sewer plan, the applicants are required to construct their own private sewers through various adjacent private lots so as to connect the proposed houses to the existing public sewerage system. The public sewerage in the area has sufficient capacity to accommodate discharge from the proposed houses;
- (b) he has no objection to the applications on the conditions that:

- (i) the proposed houses will be connected to the public sewer;
 - (ii) adequate land space within the Sites will be reserved for connection of the proposed house to the public sewer;
 - (iii) written consent(s) can be obtained from the relevant lot owner(s) and/or LandsD's permission for laying and maintaining sewage pipes; and
 - (iv) the cost of sewer connection and maintenance will be borne by the applicants; and
- (c) the Sites are located at more than 130m and 150m from the East Rail Line and Fanling Highway respectively, and are partially shielded by some existing village houses and temporary structures from the East Rail Line and Fanling Highway. There is no noise complaint records in the vicinity of the Sites in the past ten years. While trackside noise barrier along the East Rail Line and road side noise barriers at the concerned section of Fanling Highway have been erected, the applicants are advised that adequate noise mitigation measures should be applied in the design of the houses, such as arranging all the noise sensitive facades (facades with ventilation openings of bedrooms and living rooms etc.) to face away from the railway and highway in order to mitigate the potential noise impact.

Water Supplies

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

- (a) no objection to the applications;
- (b) the Sites are located within upper indirect WGG and are more than 30m away from the nearest water course;
- (c) the foul water drainage system of the proposed NTEHs/Small Houses can be connected to the public sewerage system in the area and the applicants shall connect the whole of the foul water drainage systems to the public sewerage system;
- (d) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG; and
- (e) the applicants 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 NTEHs/Small Houses to the sewerage system via relevant private lots.

Drainage and Sewerage

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

- (a) if the applications are approved, an approval condition on submission and implementation of drainage proposal for the Sites is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas;
- (b) there is no existing DSD maintained public drain available for connection in the area. The applicants should have its own stormwater collection and discharge system to cater for the runoff generated within the Sites and overland flow from surrounding of the Sites, e.g. surface channel of sufficient size along the perimeter of the Sites; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Sites if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
- (c) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought.

Traffic

4.3.5 Comments of the Commissioner for Transport (C for T):

- (a) in general, he has reservations on the applications. Such type of development should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed developments is not expected to be significant, such type of development outside “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 applications only involving development of a Small House on each of the Sites can be tolerated on traffic grounds.

Landscape

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

- (a) no objection to the applications from the landscape planning perspective;
- (b) the Sites are located in an area of settled valleys landscape character comprising vegetated areas and village houses. The Sites are surrounded by village houses and are in close proximity to the southwest of Yuen Leng Village within an area zoned “V”. No significant sensitive landscape resource is observed within the Sites. Significant adverse impacts on existing landscape resources arising from the proposed developments are not anticipated; and
- (c) several planning applications in close proximity to the Sites within the same “AGR” zone for the same Small House development were approved by the TPB in 1995 to 2008. The proposed Small Houses under current applications are considered not entirely incompatible with its surrounding environment.

Fire Safety

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

- (a) no in-principal objection to the applications; and
- (b) the applicants are reminded 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 applications referred by LandsD.

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

- (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 G)

- 5.1 On 26.2.2021, the review applications were published for public inspection. During the first three weeks of the statutory public inspection period, three public comments for each application were received from Designing Hong Kong Limited and two individuals raising objection to the applications 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 flooding problem in the area.
- 5.2 Two public comments raising objection to each 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 applications were rejected by the RNTPC on 22.1.2021 mainly on the grounds that the proposed developments were not in line with the planning intention of the “AGR” zone and land was still available within the “V” zone of Yuen Leng, Kau Lung Hang and Tai Wo for Small House development. The applicants have not submitted any written representation in support of the review applications. Since the consideration of the s.16 applications by RNTPC on 22.1.2021, there has been no material change in planning circumstances. The planning considerations and assessments as set out in paragraph 11 of **Annex A** remain largely valid as recapitulated below.
- 6.2 The Sites fall entirely within the “AGR” zone. The proposed Small House developments are 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. DAFC does not support the applications as the Sites possess potential for agricultural rehabilitation.
- 6.3 The Sites and the footprints of the proposed Small Houses fall entirely within an area where the ‘VE’ of Yuen Leng and Kau Lung Hang Villages overlaps with that of Tai Wo. As the proposed Small House footprints fall entirely within the ‘VE’ of the concerned villages, DLO/TP, LandsD has no objection to the review applications. According to DLO/TP, LandsD’s record, the total number of outstanding Small House applications for Yuen Leng, Kau Lung Hang and Tai Wo is 161 while the 10-year Small House demand forecast for the same villages is 892 (which was previously 166 and 858 respectively at the s.16 application stage). Based on the latest estimate by the PlanD, about 8.74 ha of land (equivalent to about 348 Small House sites) are available within the “V” zones of Yuen Leng, Kau Lung Hang and Tai Wo (**Plan R-2b**).
- 6.4 The Sites are currently vacant, hard paved and located at the south-western fringe of Yuen Leng Village proper. The proposed Small House developments are not incompatible with their surrounding areas which are predominantly rural in character occupied by village houses and active/fallow agricultural land. CTP/UD&L of PlanD has no objection to the applications from the landscape planning perspective as adverse landscape impacts arising from the proposed developments are not anticipated.
- 6.5 The Sites fall within the upper indirect WGG. The applicants have proposed connecting the Small Houses with the existing public sewerage system and have obtained the consent of the relevant land owners for constructing a sewer from the Sites to the existing sewerage system via their lots (**Plan R-2a**). Both DEP and CE/C of WSD have no objection to the applications. Other relevant Government departments including C for T, CE/MN of DSD, CHE/NTE of HyD, H(GEO) of CEDD and D of FS have no in-principle objection to nor adverse comment on the applications.
- 6.6 Regarding the Interim Criteria, more than 50% of the footprints of the proposed Small Houses fall within the ‘VE’ and the proposed developments within WGG would be able to be connected to the public sewerage system (**Plan R-2a**). While land available within the “V” zones (about 8.74 ha or equivalent to about 348 Small House sites) of Yuen Leng, Kau Lung Hang and Tai Wo Villages is insufficient to fully meet the future demand of 1053 Small Houses, it is capable to meet the outstanding 161 Small House applications (**Plan R-2b**). It should be noted that the Board has adopted a more

cautious approach in approving applications for Small House development in 2015. 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 34 similar applications in close proximity to the Sites with 17 cases approved and 17 cases rejected. Out of these 17 approved applications, seven of them (Applications No. A/NE-KLH/271, 272, 273, 275, 277, 279 and 281) were approved before criterion (i) of the Interim Criteria came into effect on 3.8.2002. Another eight applications (No. A/NE-KLH/328, 341, 345, 346, 391, 392, 402 and 409) were approved between 2004 and 2010 before the planned sewerage scheme for Yuen Leng Village was degazetted on 29.10.2010. These eight applications were approved mainly on considerations that 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 developments were able to be connected to the planned sewerage system. The remaining two applications (No. A/NE-KLH/438 and 491) involving application sites straddling the “V” and “AGR” zones were approved in 2012 and 2015 respectively mainly on considerations that there was a general shortage of land in meeting the demand for Small House development in the “V” zone at the time of consideration; the application sites were the subject of previous approvals (No. A/NE-KLH/345 and 346) submitted by the same applicants; and EPD and WSD had no objection to the applications provided that the construction of Small House development should only commence after the completion of the public sewerage network.
- 6.8 Among the 17 rejected applications, 12 (No. A/NE-KLH/299, 303, 321, 360, 362, 374, 380, 445, 455, 478, 479 and 484) were considered before the Board’s adoption of a more cautious approach. They were rejected mainly for being not able to be connected to the planned sewerage system. The five remaining cases (No. A/NE-KLH/526, 543, 548, 570 and 595) were rejected for a reason that land was still available within the “V” zone for Small House development. Two of them (No. A/KLH/526 and 548) involved a proposal for connection with a planned public sewerage system which, however, had been degazetted with no fixed programme for implementation. The other three (No. A/NE-KLH/543, 570 and 595) proposed a connection with an existing public sewer but were still rejected having regard to the availability of land within “V” zone for Small House development. The planning circumstances for rejection of these three similar applications are applicable to the current applications.
- 6.9 Regarding the public comments objecting to the review applications 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 applications 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, Kau Lung Hang and Tai Wo 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 applications, it is suggested that the permissions shall be valid until 7.5.2025, and after the said date, the permissions shall cease to have effect unless before the said date, the developments permitted are commenced or the permissions 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) 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 H**.

8. Decision Sought

- 8.1 The Board is invited to consider the applications for review of the RNTPC’s decisions and decide whether to accede to the applications.
- 8.2 Should the Board decide to reject the review applications, Members are invited to advise what reason(s) for rejection should be given to the applicants.
- 8.3 Alternatively, should the Board decide to approve the review applications, Members are invited to consider the approval conditions and advisory clauses, if any, to be attached to the permissions, and the date when the validity of the permissions should expire.

9. **Attachments**

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
Plan R-4	Site photos
Annex A	RNTPC Paper No. A/NE-KLH/593&594
Annex B	Extract of minutes of the RNTPC meeting held on 22.1.2021
Annexes C1 and C2	Secretary of the Town Planning Board’s letters dated 5.2.2021
Annexes D1 and D2	Letters received by the Town Planning Board on 11.2.2021 from the applicants applying for a review of the RNTPC’s decisions
Annex E	Previous application
Annex F	Similar applications
Annex G	Public comments
Annex H	Recommended advisory clauses

**PLANNING DEPARTMENT
MAY 2021**