

**Relevant Extracts of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area under Section 16 of the Town
Planning Ordinance
(TPB PG-No. 12C)**

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Applications covering the Application Site

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-NSW/337	Proposed Temporary Warehouse for Storage of New Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	15.8.2025

Rejected Application

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-NSW/181	Proposed Low-rise Residential Development and Minor Relaxation of Building Height and Plot Ratio Restrictions	19.9.2008

**Similar s.16 Applications within the “OU(CDWRA)” Zone
on the Nam Sang Wai Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-NSW/334	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	11.4.2025
A/YL-NSW/341	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	23.5.2025
A/YL-NSW/342	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	23.5.2025
A/YL-NSW/343	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	2.5.2025
A/YL-NSW/344	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	2.5.2025
A/YL-NSW/345	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	23.5.2025
A/YL-NSW/346	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	2.5.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 3719 S.C RP in D.D. 104 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no in-principle objection to the application; and
- advisory comments are in **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application; and
- advisory comments are in **Appendix V**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the a drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit and implement drainage proposal, and to maintain the implemented drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board (TPB); and
- advisory comments are in **Appendix V**.

4. Nature Conservation

Comments of the Director of Agricultural, Fisheries and Conservation:

- no adverse comments from nature conservation perspective subject to that the Ecological Impact Assessment (EcoIA) could be exempted under TPB Guidelines on “Application for Developments within Deep Bay Area under section 16 of the Town Planning Ordinance” (TPB PG-No. 12C);

- as the Site entirely falls within the Wetland Buffer Area and largely within the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone, an EcoIA is required to support the application unless exempted according to TPB PG-No. 12C; and
- the proposed warehouse may lead to less disturbance to the surrounding environment than open storage; it is also noted that the applicant proposes to erect a 2.5m solid metal fence wall along the Site boundary to minimise nuisance to the surrounding area and the applicant will be required to reinstate the Site to an amenity area upon expiry of the planning approval period.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are in **Appendix V**.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment from landscape planning perspective;
- based on the aerial photo (**Plan A-3**), the Site is situated in an area of miscellaneous urban fringe landscape character comprising village houses, ponds, open storages, temporary structures, a drainage channel and scattered tree clusters. The proposed use is not entirely incompatible with the surrounding environment;
- with reference to the site photos (**Plan A-4**), the Site is generally vacant with self-seeded vegetation. According to the Application Form (**Appendix I**), no tree felling is anticipated. Besides, it is stated in the Planning Statement that “no old and valuable tree or protected species has been identified at the Site” and “peripheral planting with climbing species (i.e. *Ficus pumila* and *Lonicera Japonica*) along the 2.5m high solid metal fence wall will be adopted along the northern site boundary...”. In view of such, significant adverse landscape impact arising from this application is not anticipated.
- advisory comments are in **Appendix V**.

7. District Officer’s Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received any comment from the locals upon close of consultation.

8. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Project Manager/Major Works, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering, CEDD;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services;
- Director of Food and Environmental Hygiene; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorised development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
 - (ii) the delivery of goods to the Site shall be carried out in off-peak hour (10:00 - 16:00); and
 - (iii) should vehicles under the application use Fairview Park Boulevard as site access, the applicant should seek consent from the management party of Fairview Park Boulevard on the right of using the access;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Pok Road, including any local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should consider to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
 - (ii) the applicant is required to demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to the proposed works; and

- (iii) to encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant is advised to complete the checklist as part of preparing the drainage proposal and include it in submission. Otherwise, a longer processing time may be required;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, such as pruning, transplanting and felling. The applicant shall seek approval of any proposed tree works from the relevant departments prior to the commencement of the works;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that two structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) Emergency vehicular access shall be provided for all the building to be erected on the Site in accordance with the requirement under Regulation 41D of the Building (Planning) Regulations (B(P)R);

- (iii) the Site abuts on a specified street (Kam Pok Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments from the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's facilities and their operation should be affected;
 - (ii) for any waste generated from the such activity/operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. The project proponent shall conduct, by all practical means, pest control measures to avoid infestation of pest including but not limited mosquitos and rodents at the Site and its surroundings. In accordance with the Public Cleansing and Prevention of Nuisances Regulation, Cap. 132BK, the occupier of any premises or part of any premises in which there is any trade waste which exceeds 100L in quantity shall, before any such waste is disposed of, inform the DFEH without delay of any arrangement made by him for the disposal of the waste; and
- (k) to note the comments from the Head of Geotechnical Engineering, Civil Engineering and Development Department that should there be any proposed building works, the proposed building woks should be submitted to BD for approval as required under the provision of the BO.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-NSW/367

意見詳情 (如有需要，請另頁說明)

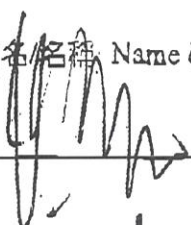
Details of the Comment (use separate sheet if necessary)

本人代表文苑村居民反對此提議臨時貨倉計劃。錦雲路的交通流量現時已超出此區居民可忍受的程度，做成的噪音已令居民難以忍受。如再批准興建臨時貨倉，將會令貨車流量更密，對居民做成更大的滋擾。此區本規劃為單車徑，是附近居民及郊遊人士休閒郊遊放鬆之地。因此我們強烈反對此違反原有規劃的計劃。

「提意見人」姓名/名稱 Name of person/company making this comment

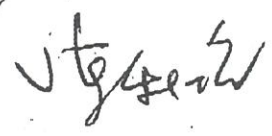
陳永強

簽署 Signature



日期 Date

26/4/2026





本公司檔案編號： [REDACTED]

郵寄及傳真 [REDACTED]

城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓

城市規劃委員會秘書：

申請編號 A/YL- NSW/367

擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程（為期 3 年）

本公司，錦綉花園物業管理有限公司，為錦綉花園（「本屋苑」）物業管理人，現就以上編號為 A/YL-NSW/367 的規劃申請，提出強烈反對並表達以下意見：

1. 根據申請人所提交的資料，有關地點臨近錦綉大道，該申請獲批會令該路段使用率陡增，而錦綉大道為私家道路，這無疑將會令已十分繁重的道路負荷百上加斤，從而加速路面耗損，變相令私家道路扮演公共交通的角色，但有關維修費用卻須由本屋苑業戶承擔，做成極之不公情況，業戶們對此亦多次表示強烈不滿。
2. 另外，錦綉花園的交匯處是全港最多出入口的迴旋處，現時交通長期處於超負荷狀態；規劃申請編號 A/YL-NSW/367 項目無可避免地使用該迴旋處。
3. 該申請項目用途是臨時貨倉（危險品倉庫除外）連附屬設施，換言之前往該處之車輛將會令已經超出負荷的迴旋處承受更大的壓力；更令人擔憂的是這些車輛穿梭於繁忙的迴旋處極容易造成混亂及發生交通意外，而有關的事故，將會阻斷錦綉花園唯一的對外通道，對本屋苑居民及其他錦綉大道使用者造成極大困擾。

另一方面，鑒於錦綉大道周邊越來越多的新發展項目陸續推出，而這些項目無可避免將使用錦綉大道，故我們藉此一併建議政府按新批地書（號碼：2265）內一般條款第 4 條收回該條原屬私家道路，但實際上卻用作公共道路的錦綉大道。事實上政府有責任為新發展項目周邊地區提供完善的公共交通配套，而不是把該等責任，例如管理及維修道路支出，轉嫁於道路擁有人及錦綉花園住戶承擔。



錦綉花園物業管理有限公司
總經理 連子豐 謹啟
持牌物業管理人(第 1 級)
(牌照號碼 [REDACTED])

2026 年 4 月 24 日

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月02日星期六 21:45
收件者: tpbpd/PLAND
主旨: A/YL-NSW/367 DD 104 Nam Sang Wai Wetlands
類別: Internet Email

Dear TPB Members,

337 approved 15 Aug 2025 because of support from DevB so presumably conditions not fulfilled. Parking increased to 7.

Obviously no members of the board live in Man Chuen Village. Filling in a large site adjacent to homes should never be approved.

Because the administration has steamed ahead with its grandiose plans for North Metropolis without first making adequate provision for operations it is kicking out of their original premises is not a justification to introduce operations that diminish the quality of life of local residents. While the claim is that they are temporary in nature, no business would invest in building a new depot if there was not some understanding that it would be long term in nature.

The entire process has stripped the planning process of any legitimacy.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 20 January 2025 3:04 AM HKT
Subject: A/YL-NSW/337 DD 104 Nam Sang Wai Wetlands

Dear TPB Members,

326 withdrawn. back with a similar use, parking reduced to 6.

Previous Objections relevant and upheld.

Market reports indicate that there is an ample supply of industrial units in the territory.

THIS DISTRICT IS NOT CAT 2.

No justification.

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Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 25 April 2024 10:57 PM HKT
Subject: A/YL-NSW/326 DD 104 Nam Sang Wai Wetlands

A/YL-NSW/326

Lots 3719 S.C RP in D.D. 104 Kam Pok Road, Nam Sang Wai,

Site area: About 7,736m²

Zoning; "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" and "Res (Group D)"

Applied Development; Warehouse / 7 Vehicle Parking / **Filling of Land**

Dear TTP Members,

270 withdrawn. Strong Objections to current application. Previous objections even more relevant in view of the extreme flooding both locally and in Guangdong province that underline the importance of leaving land close to water catchments uncovered.

The Site which is adjacent to a number of ponds is proposed to be filled wholly with concrete

There is also the issue of the 90+ hectares of ponds that the government is proposing to fill in at SanTin that will have a considerable negative impact on the natural drainage ecosystem in NT.

As for the justifications – the word LAME is appropriate

In view of the pressing demand for indoor storage space in recent years. Ha Ha, our retail sales and shrinking economy indicate less nor more demand going forward for storage

The Site has been occupied by brownfield development (i.e. open storage (OS) use since the 1990s.

Indeed, a 2008 application was rejected, and why has no enforcement action been taken? This is an admission of guilt.

As the current application is intended to minimize nuisance of the existing OS use. But this use is unapproved and it is high time that the authorities get around to enforcing their own regulations.

The applications mentioned are also irrelevant.

121 approved for 2 years almost two decades ago with no indication of any further approval.

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178 was revoked and there is no record of subsequent approval.

In essence both are illegal operations.

It is high time that some of this law and order blah blah we are subjected to on a daily basis translate into action re long running illegal operations.

What is left of our wetlands must be ring fenced and fully protected so that HK still has some hope of combatting the impact of climate change.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, September 3, 2020 3:47:34 AM
Subject: Re: A/YL-NSW/270 DD 104 Nam Sang Wai Wetlands

Dear TPB Members,

The so called 'Wetland Restoration Plan' is problematic. The two large ponds appear to be currently intact but the plan shows Framing Ponds 1 and 2 that appear to create a barrier running through them? The issue with wetlands is not just the encroachment but also the impact of lights and noise on birds and fauna. This fragmentation is not acceptable.

With a record number of hot days and nights reported last month it is clear that we are now at a crossroads and there is urgent need to restore a natural balance to mitigate climate change.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, March 16, 2020 2:47:19 AM
Subject: Re: A/YL-NSW/270 DD 104 Nam Sang Wai Wetlands
Dear TPB Members,

All the applications for development of Wetlands claim to be providing solutions. Members must take into account the cumulative impact and the devastation their combined impact would have with regard to erecting obstacles to the birds and wildlife, the impact of artificial light on sensitive breeding grounds, etc.

Apart from this application there is:

Y/YL-NSW/6 Various Lots in D.D. 115 and Adjoining Government Land, Nam Sang Wai

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A/YL-NSW/274 DD 155 Tung Sing Lei SHK – if both are approved then there would be just a small area of isolated fish ponds left in between the two locations.

A/YL-MP/287 Lots in D.D. 104 and Adjoining Government Land, Mai Po close to Fairview Park would further strangle the remaining wetlands on the flank.

It is clear that these applications cannot be considered in isolation.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, September 3, 2019 2:19:22 AM
Subject: Re: A/YL-NSW/270 DD 104 Nam Sang Wai Wetlands

Dear TPB Members,

Impact assessments prepared by applicant are biased and therefore irrelevant.

The cores issue here is the urgent need to restore Wetlands. That Hong Kong will be prone to flooding in coming decades is well documented, including by eminent mainland experts where in fact the importance of shoring up the coastline is now recognized and there is a moratorium on development on sensitive sites.

Our large property developers are hoarding millions of square feet of land, some of it brownfield. There is no lack of land for what amount to 15 residences that will house at most around 50 people.

There is no justification for approval for this plan.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, May 14, 2019 2:43:43 AM
Subject: A/YL-NSW/270 DD 104 Nam Sang Wai Wetlands

A/YL-NSW/270

Lots 3719 S.C RP and 3681 in D.D. 104 and Adjoining Government Land, Kam Pok Road, Nam Sang Wai, Site area : About 10,825.9m² Includes Government Land of about 71m²

Zoning ; "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" and "Res (Group D)"

Applied Development ; 3 Villas / 12 Duplex Units / OS 54m 2 / 33 Parking

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Plus GREENWASH : Field Study/Education/Visitor Centre and Excavation of Land with Minor Relaxation of Plot Ratio and Building Height Restrictions (for "Residential (Group D)" Zone only)

Dear TPB Members,

Strongly object. The Applicant has the balls to state that the development would put the land to more efficient use. The value of wetlands in this era of global warming is in fact far greater than providing a dozen villas.

As for the Restoration Area, hogwash. This is right beside the development and subject to both noise and light pollution. Its value as genuine Wetland with species, flora, fauna, of high ecological balue would be severely impacted.

Developers have been up to all sorts of dirty tricks in their efforts to develop this important public asset. The video of a fire being deliberately ignited in the district was widely circulated.

This application should be rejected, there are hundreds of brownfield sites all over NT that can be developed into villas.

Mary Mulvihill