

寄件者: Doug Marshall <[REDACTED]>  
寄件日期: 2025年10月15日星期三 14:24  
收件者: [REDACTED]  
副本: [REDACTED]  
主旨: 主旨：就申請DD216事宜補充說明及邀請實地會勘  
類別: Internet Email

林小姐您好：

抱歉遲覆。前日來電時您亦知道申請人近日因在農地跌傷入院，現已稍恢復，特此代為回覆並補充申請人 Mr. Douglas Paul Marshall 的意見，懇請各部門詳閱並回覆。先前致各部門的兩封信和以下回覆是最終交給城規會的申請最後資料 審核。亦希望特首或申訴專員介入公平看見我們是根據司政報告去讓綠化地善於使用和打造西貢有益身心的康樂運動的香港正面城市，我們已得到西貢鄉事會和西貢多位區議員的支持。但仍然受到個部門長期申請打壓說成破壞自然生態影響水閘區或水渠的無理不公平機械式反對！

#### 一、關於各部門之疑問是否基於實地考察？

申請人關切目前多數疑問似屬公式化書面意見，如各部確實關注社會公益的申請，敬請各部門是否曾親自到場視察；如未曾實地會勘，請安排實地勘查或就何時可會勘提供時間，因現場情況將更有助釐清實際影響或對申請地段的不公平公式化的機械式疑問。請各部門用香港市民福祉去考量申請地段的有可能是香港的唯一由國際性的外籍或本地專業教練所打造的哥爾夫球推杆訓練場。哥爾夫球場也是綠化地經常準許的申請的。但現在看似又是水閘區或渠務署有可能作出的反對，因沒有確實看到前景的有利市民福祉亮點遠勝他們機械式不公平的長期以來反對。

#### 二、先前申請與水務部門反對之前例

本地多宗同一地段的申請（包括溫室、康樂設施等）曾多次被水務署以集水區保育為由反對。申請人希望了解反對之具體實質理據，並釐清同類案例中水務署如何衡量風險與可行的緩解措施。

#### 三、關於集水區維護與雙重標準之疑慮

申請人注意到該集水區部分範圍長期雜草叢生、垃圾堆積，疑似維護不周。若以此作為反對理由，請說明水務署的維護責任與執行情況；本案一旦獲批，申請人將主動清理及維護，減少堆積垃圾與污染風險，請就此評估是否能作為減低影響的可行方案。

#### 四、運輸署對道路及通行的顧慮

附近已有居民出入、救護車及滅火車可順利抵達，訓練場亦距主要道路步行僅約五分鐘，而車輛救護車或火燭車也可以由主道路一分鐘內到達場地內，且申請文件已說明僅提供簡單落客區而非公眾停車場，因此絕不會影響道路運作。請運輸署說明是否曾實地查看並提供具體交通安全或容量上的顧慮，或於實地會勘後列出可接受的改善建議。

#### 五、環境與污染控制

申請成功後平整地段，已在申請內容說明填土掘土全部按標準和有機物料進行。申請後絕對可減小野生家畜或露宿者棲身遺留下的糞便滋生蚊蟲或垃圾，故本案將有助改善環境衛生而非造成污染。

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請環境相關部門指出具體擔憂（如污水排放、化學物質使用等）及可接受的防治措施，我方願配合落實。

#### 六、樹木與植被保育

現場多為枯死或病弱老樹，申請如獲批准，計畫將種植大量新苗以提升綠化與吸碳效果。請規劃部門評估此一改善措施是否可被視為正面環境效益，並提供在樹木保育上的具體要求。還是認為看見枯死的老樹或倒下有可能引致生命危險反而是保育的原因？

#### 七、渠務與污水處理疑慮

本訓練場為低流量使用（估計平均每日約二十多次），建造後污水量與附近居民家庭比率低。申請人已計畫妥善污水處理與衛生安排，並願採取可行措施避免雨後淤塞或污染。若渠務部門仍有技術性疑慮，請列明具體問題與可接受的工程緩解方案，以便我們研議執行。我們反面的疑問是附近住了幾十戶人家，如果這麼擔心渠務的問題或負擔，為何渠務署不想辦法疏通附近渠務的問題而是在斬腳趾避沙蟲的方案？另外附近也有更多建設的丁屋的情況，也有成功，他們又不會是渠務的疑問？他們的建造會變成一座三層丁屋大約十多人入住，他們除了用廁所，沖涼，洗碗，洗菜，淋花以上也是有大量污水的，為何他們又好可以接受申請。但附近居民看似的方案不只興建一間公屋有可能是十座以上，丁屋就不是破壞環境生態影響渠務集水區？另外附近基本上是一個墳墓區，長期有人掃墓裝香遺留垃圾生果祭品等，長期沒人清理，當大雨打風時也是衝去集水區的這些事情集水區和渠務署又可忍受？環境保護部門又可忍受？但打造一個良好有公益福子的哥爾夫球推杆場就看似不可接受？

#### 八、關於先例與申請成本之憂慮

過去大量投入專業報告卻未獲通過，讓我們這羣申請人對反覆要求補件與測試深感氣餒。若各部門認為現階段不宜，請給予明確、具體且可執行的反對理由；若需實地共同會勘，我方願提供時間配合，期望以更具體、廉效方式解決爭議，避免重複耗費資源。做了十多年的專業報告確實再無法忍受不公平的機械式的反對。希望各部門不要有色眼鏡去看我們這三封信的訴求或申訴。應以前景市民福子為大前提去考量申請。

#### 九、邀請各部門實地會商

申請人熱切希望邀請城規及相關部門一同前往農地實地會勘，親眼察看現況並共同討論可行方案。實地會勘有助於消弭誤解、找出可落實的緩解措施，並以專業事實作為評估基礎，而非僅憑書面推論。

#### 十、社會、經濟與康樂價值

本計畫為建立香港少數的高品質哥爾夫推桿／訓練場，具推廣運動、利於身心健康及創造就業與商業機會之潛力。該場地以低噪音、低侵擾的短距離練習為主，對周邊居住環境之影響有限，亦將為地區（西貢）帶來遊客及消費，支援本地餐飲與零售業。請於評估時一併衡量其正面社會經濟效益。專業哥爾夫球教練也會輔助學校的公益讓青少年或學校可進入培養有益身心的哥爾夫球活動興趣 遠離電子產品或製造家庭一同進行的健康活動。

此外，該哥爾夫球場的打造將引入一班國際級外籍或本地專業訓練教練，並培育一班有興趣、具潛力的年輕球手，設施內將包含兒童訓練場及可應對風雨的室內投影訓練器材，確保全年持續訓練。此難得機會不僅對香港體育發展具重大貢獻，亦能提供青少年輔導、促進家庭參與活動、創造就業機會，並帶動附近環境保育。基於此多重正面效益，難以理解僅以有可能「破壞道路、阻塞水渠或集水區」等單一片面理由全盤否決，請各部門務必全面評估本案的長遠前景與社會價值。

#### 十一、結語與訴求

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申請人尊重各部門之專業，但懇請各部門：

- 針對反對意見明確列出實體、可檢驗之理由（非僅要求無限重複評估）；
- 若未曾實地會勘，請先安排現場會勘或允許我方邀請各部門到場說明；
- 如有可行之緩解建議，請以書面商告知，讓申請人可按指引修正方案。

申請人將堅持要求：若各部門認為本案有實質不利影響，請以具體、可驗證之理由書面回覆；若僅為書面推斷或未實地察看，請先行實地評估。我方願意配合任何合理的現場緩解措施與環保、渠務、交通安排，誠意期盼各部門以實務為本，共同找出對社區與香港有利的解決方案。看到各部門的疑問都是由機械式的評估而非實地現場的評估，這十年來重複就重複的給了專業報告。因此才作出今次的申請申訴。希望各部門能夠用人性平常心和香港市民福祉去看待我們的申請申訴，謝謝！

敬請各部門回覆安排會勘時間或書面說明反對理由，感激謝謝。

申請人：Mr. Douglas Paul Marshall

日期：15/10/2025

— End —

Dear Ms Lam,

Sorry for the late reply. As you know from your recent call, I was injured on farmland and hospitalised but has now partially recovered. I am writing on his behalf to provide additional comments from Mr Douglas Paul Marshall and to request that all departments carefully review and respond. The two previous letters sent to departments, together with the reply below, constitute the final submission to the Town Planning Board for this application. We also respectfully ask the Chief Executive or the Ombudsman to intervene to ensure a fair assessment, so that this green space can be put to beneficial recreational use and help develop Sai Kung as a healthy, positive urban environment. We have the support of the Sai Kung Rural Committee and several Sai Kung district councillors. Nevertheless, we continue to face long-standing, formulaic opposition from some departments, unfairly characterised as damage to natural ecology or impacts on drainage control areas or channels.

1. Were departmental concerns based on site inspections?

Many of the departmental queries appear to be standard, paper-based comments. If departments genuinely care about the public benefit of the proposal, please confirm whether you have inspected the site in person. If not, please arrange a site visit or advise when one can be scheduled, as on-site inspection will better clarify actual impacts and address routine, formulaic objections. Please consider the public welfare of Hong Kong when assessing this site: it could be the only location in Hong Kong developed by internationally qualified foreign or local professional coaches as a golf putting training facility. Such low-intensity green uses are frequently permitted. Opposition appears now to come from concerns about a drainage or water control zone, though the clear public benefits outweigh these formulaic objections.

2. Previous local objections from water authorities

Several similar applications for the same area (including greenhouses and recreational facilities) have previously been opposed by Drainage Services Department on grounds of catchment conservation. The applicant requests the specific substantive reasons for opposition and clarification of how the department assesses risk and feasible mitigation measures in comparable cases.

3. Catchment maintenance and concerns of double standards

Parts of the catchment are overgrown, with accumulated litter, suggesting poor maintenance. If this is the basis for objection, please explain the Drainage Services Department's maintenance responsibilities and

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enforcement record. If approved, the applicant will proactively clear and maintain the site to reduce litter, faeces and mosquito breeding. Please assess whether this can be accepted as an effective mitigation measure.

#### 4. Transport Department concerns about roads and access

Residents, ambulances and fire appliances can currently reach the vicinity without difficulty. The training ground is about a five-minute walk from the main road; emergency vehicles can enter the site within a minute from the main road. The application proposes a simple drop-off area only, not a public car park, so it will not affect road operations. Please confirm whether the Transport Department has conducted a site inspection and provide specific traffic safety or capacity concerns, or list acceptable remedial measures following an on-site inspection.

#### 5. Environment and pollution control

The application states that site levelling and earthworks will use standard, organic materials. Approval would reduce the presence of feral animals or rough sleepers, together with associated faeces and litter, thereby improving hygiene rather than causing pollution. Please specify any particular environmental concerns (for example, wastewater discharge, use of chemicals) and acceptable control measures; we are prepared to implement them.

#### 6. Tree and vegetation conservation

Many on-site trees are dead, dying or in poor condition. If approved, the scheme will plant substantial new saplings to enhance greening and carbon sequestration. Please advise whether this would be regarded as a positive environmental benefit and provide specific tree-conservation requirements. Alternatively, if there are safety concerns about dead or fallen trees, please set these out.

#### 7. Drainage and sewage concerns

The training facility will be low-flow (estimated c. 20 visits per day), with lower wastewater generation than nearby domestic properties. The applicant has planned appropriate wastewater and hygiene arrangements and is willing to adopt measures to avoid post-rain siltation or pollution. If the Drainage Services Department retains technical concerns, please list specific issues and acceptable engineering mitigation measures for our consideration. We note nearby areas house dozens of households and small village structures that generate significant wastewater; if drainage concerns are the reason to refuse this application, why is the department not addressing the broader local drainage problems rather than rejecting our proposal? The area also contains graves where offerings and litter accumulate and wash into the catchment in heavy rain; if that is tolerable, it is hard to accept that establishing a community-benefit putting facility is not.

#### 8. Precedent and costs of repeated submissions

We have invested heavily in specialist reports over a long period only to face repeated rejections. If departments consider the proposal unsuitable at this stage, please provide clear, specific and actionable reasons. If a joint on-site meeting is required, we will make ourselves available. We seek an efficient, definitive resolution to avoid further wasted resources. After more than a decade of professional reporting, we can no longer accept mechanical, unfair objections. Please assess our requests with regard to public benefit.

#### 9. Invitation for a joint site meeting

The applicant warmly invites the Town Planning Board and relevant departments to a joint site inspection to view the present conditions and discuss feasible options. A site visit would help remove misunderstandings and identify practical mitigation measures based on facts rather than paper-based inference.

#### 10. Social, economic and recreational value

The project will create one of Hong Kong's few high-quality golf putting/training facilities, promoting sport, physical and mental wellbeing, and creating jobs and commercial opportunities. The site is low-noise and low-impact, focused on short-distance practice, and will have limited effect on nearby residences. It will

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attract visitors to Sai Kung, supporting local hospitality and retail. Please weigh these social and economic benefits in your assessment. Professional golf coaches will support schools and youth outreach, offering healthy activities and reducing screen time, with family participation encouraged.

The facility would also bring international or local professional coaches to develop promising young players, include a children's practice area and covered indoor simulator equipment for year-round training. This would contribute to Hong Kong's sports development, youth mentorship, family engagement and local conservation efforts. Given these multiple benefits, it is difficult to understand a wholesale rejection based solely on the single concerns that the proposal might "damage roads, block drains or affect catchment areas." Please undertake a comprehensive assessment of the long-term prospects and social value of this proposal.

#### 11. Conclusion and requests

We respect departmental expertise but respectfully request:

- That objections specify concrete, verifiable grounds (not endless requests for further reports);
- That, if no site inspection has taken place, one is arranged or we be permitted to invite departments to attend;
- That any feasible mitigation measures be provided in writing so the applicant can revise the scheme accordingly.

If departments consider the proposal to have material adverse effects, please provide specific, verifiable written reasons. If objections are speculative or based only on paper assessments, please carry out an on-site inspection first. We are willing to comply with reasonable site mitigation, environmental, drainage and traffic arrangements and sincerely hope departments will adopt a practical approach to seek a solution beneficial to the community and Hong Kong. The repeated, paper-only objections over the past ten years have forced this appeal. We ask departments to consider our application with fairness and regard for Hong Kong's public welfare. Thank you.

Please respond with a proposed time for a site inspection or provide written reasons for any objections. Much appreciated.

Applicant: Mr Douglas Paul Marshall

Date: 15/10/2025

— End —

在 2025 年 10 月 12 日週日 13:38，Doug Marshall <[REDACTED]> 寫道：

致：水務署 / 相關部門

主旨：進一步申訴及申請要求公平處理西貢 DD216 水閘周邊農地改善及建立哥爾夫球推杆訓練場之請求與回應

敬啟者：

本函代表受西貢 DD216 水閘影響之附近土地權益人，現就貴署於水閘管理及申請審批上的處理提出嚴正申訴，並正式提交在本區農地建立哥爾夫球推杆訓練場（以下簡稱本項目）之意向，請貴署秉公審核並於合理時限內回覆或安排會面共同商討。事由及訴求說明如下，請予重視並立即回應：

一、長期維護不足與環境隱憂

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多年來我方蒐集之相片與紀錄（附件）顯示，DD216 水閘前、閘體及鄰近河道長期堆積垃圾與淤泥，造成排水受阻及田地淹水風險。貴署迄未採取有效且具年期性的清潔與維護措施，然在審核我們改善申請時，卻以「可能影響水閘運作」為由反對，殊不相當。期望貴署說明現時水閘維護責任與既有清潔計劃，並即時改善清理與疏浚安排，以保障區內排水安全。在我們入場清理之前的數年前。我們的地段長期有水患就是因為根本水閘區看似從來沒有清理，任由荒廢雜物堵塞在閘水區前，圖閃是荒廢多年的雜物。請問水務署看完圖看如何和我們申請人說出一大堆不成文的打壓道理？反而我們在這一年來進場後不停做出維護。河水有垃圾因偷入私人農地的宿營者掉出的遺留食品，膠樽，膠盒等雜物或牛的糞，我們會全部處理好掉到垃圾區不讓他們留進水閘區。因此集水區的垃圾明顯少了。水務署的閘水區人員你們沒有看見嗎？請反思你們的打壓是否有道理去阻止，我們只想建造一個有益身心環境優美的哥爾夫球推杆廣場。再不想浪費任何的什麼專業評估報告，只是一個簡單的場地維護，做有益身心的運動。但各部門都寫出很多根本沒有科學數據的毀壞。我們的科學數據是當一個平整好的運動場所，是破壞自然生態。男西貢社區混亂或影响附近市民的生活？

## 二、申請審批程序需透明與公平

我們多次遭遇以模糊或片面理由拒絕或拖延申請，未見具體改良指引或可行性建議。貴署如認有實務上之顧慮，請明示具體技術標準、評估方式及可接受之緩解措施，讓申請人得以據此修訂計劃，避免任意或雙重標準之疑慮。

## 三、雙重標準與責任推諉不可接受

貴署一方面限制地權人申請打壓，另一方面卻未充分執行閘口周邊清潔維護責任。此等以公權力阻止社區自救、卻未履行自身管理職責之情形，已嚴重削弱社區對行政公信力之信心。請具體回應貴署對本水閘之管理紀錄、巡查頻率及清潔維護安排，並說明如何避免責任推諉。我們打造一個有益身心的哥爾夫球推杆場反而是幫助了水閘堵塞垃圾的有益輔助，但反而長期被水務署水閘部門打壓不能申請。明白今次說出事實後可能更激怒水務署不能申請。但我們已到忍無可忍的地步，無可奈何也要把所有事實說明。從前各農地的申請或做出的所有評估根本水務署從來沒有正式考量。水務署或各部門可以查回所有附近農主的申請評估紀錄全部，所有的昂貴評估費用如環境生態，道路防水安全等等的合格評估全部因水務署的打壓付諸流水。往往申請最後就是被水部署用無理打壓而不能成功申請。因此現在必須要說出所有事實的全部水務署的水閘維護自身失職，但反而打壓申請。

## 四、本項目之性質與環境效益

擬在本區農地設立之哥爾夫球推杆訓練場，目的在推廣健康休閒活動、優化場地環境、促進社區互動，並在合法及保育原則下妥善推動。該項目將透過整治與管理改善場地環境，包含平整地形、清理河道附近垃圾、定期修剪與清除雜草等，有助減少污染來源、抑制蚊蟲孳生、並減少野牛、野豬、野狗等大型動物進出場區造成之衛生問題，從而改善附近居民之生活環境與公共衛生。

## 五、保證不影響水閘功能並願配合技術要求

我們重申，所有工程或整理行動將尊重及保留水閘之排水與防洪功能，並願按貴署所訂之技術或施工指引執行。若貴署對水閘或相關水利設施之保存管理有特定要求，敬請明示；我方將按指引配合施工及後續監督。

## 六、生態保育與兼顧自然棲地

場地整理非排斥自然生物，反以兼顧生態保育為原則，保留雀鳥等小型野生動物之生存空間，並採用有計劃的整理與保育並行措施，以兼顧運動推廣與生態保護。

結語與請求：

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鑑於本案已逾十年，長期拖延與不透明處理已令區內居民及土地權益人難以忍受，且未見實質改善。為維護公共利益與行政公信，特此正式請求貴署：

1. 針對 DD216 水閘之清潔、維護與巡查紀錄、責任分工與改善時程作出書面回覆；
2. 提供對本項目之具體技術要求或可接受之緩解措施，或列明拒絕之具體法律及事實依據；
3. 在合理期間安排一次面談或實地會議，以便雙方就改善計劃、保育要求與水閘管理事宜進一步溝通與協商。

如貴署認為本案需跨部門協調，請一併協調相關部門共同出席會議。我方願以建設性態度合作，務求在保障排水與生態的前提下，推動有利社區之場地改善方案。若貴署在限期內未予回覆，我方將保留向上級監察或其他合適渠道反映與申訴之權利。請各部門親臨現場視察一塊荒廢的土地野草橫生就是你們說所為保護自然生態，幫助社區的一大堆反對的文字？

隨函附上相關照片與紀錄作為佐證，敬請查閱。

此致

申請人: Douglas Paul Marshall

地段 DD216

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To: Water Supplies Department / Relevant Authorities

Subject: Further Complaint and Application — Request for Fair Treatment Regarding Improvement Works around Seaview DD216 Floodgate and Proposal to Establish a Golf Putting Practice Area, with Request for Immediate Response

Dear Sir or Madam,

I write on behalf of the landowners affected by the Seaview DD216 floodgate to lodge a formal complaint concerning your Department's handling of floodgate management and application approvals, and to submit our intention to establish a golf putting practice area on agricultural land in the vicinity (the "Proposed Project"). We request that you consider our proposal impartially and provide a prompt written reply or arrange a meeting to discuss the matter. The facts and our requests are set out below for your urgent attention.

### 1. Long-term Lack of Maintenance and Environmental Concerns

Photographs and records we have compiled (attached) demonstrate that the area in front of DD216, the floodgate structure itself and the adjacent channel have long been subject to the accumulation of refuse and silt, resulting in obstructed drainage and the risk of flooding to adjacent farmland. Your Department has not implemented effective, regular cleaning and maintenance measures. Yet, when we seek approval to carry out improvements, our applications have been opposed on the basis that they might "affect floodgate operation", which we consider disproportionate. Please set out clearly the current responsibilities for the floodgate's maintenance and any existing cleaning programme, and arrange immediate remedial clearance and dredging to safeguard drainage in the locality.

### 2. Need for Transparent and Fair Application Procedures

We have repeatedly experienced refusals or prolonged delays based on vague or one-sided reasons, without receiving specific guidance or feasible suggestions for remedial measures. If there are practical concerns, please disclose the technical standards, assessment criteria and acceptable mitigation measures explicitly so that applicants may revise proposals accordingly and avoid perceptions of arbitrary or double standards.

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### 3. Unacceptable Double Standards and Shifting of Responsibility

On the one hand, your Department has restricted landowners from taking remedial action; on the other, it has failed to discharge its own cleaning and maintenance duties around the floodgate. This use of public authority to prevent community self-help, while neglecting statutory management obligations, has seriously undermined public confidence. Please provide a detailed response setting out your Department's records relating to the DD216 floodgate, including inspection frequency and cleaning and maintenance arrangements, and explain how you will prevent the shifting of responsibility. We emphasise that the proposed putting area would assist by improving site management and reducing the accumulation of refuse that clogs the floodgate, yet our applications have repeatedly been suppressed by the Department. We appreciate that this candid account may further antagonise the Department, but we have reached the limit of our patience and must set out the facts. Previous applications relating to nearby lots were never subject to full consideration by your Department; the expensive assessments commissioned were effectively wasted, as those applications were ultimately blocked without reasonable grounds. We therefore assert that your Department has neglected its duty to maintain the floodgate while simultaneously obstructing legitimate improvement proposals.

### 4. Nature of the Proposed Project and Environmental Benefits

The Proposed Project is a golf putting practice area intended to promote healthy recreation, improve site appearance, and enhance community engagement, to be implemented lawfully and with due regard to conservation. The scheme would include site remediation and management measures such as ground levelling, removal of refuse from the channel, and regular vegetation control. These actions would reduce pollution sources, suppress mosquito breeding, and discourage ingress by stray cattle, pigs and dogs that cause public-health and hygiene issues, thereby improving living conditions and public health for nearby residents.

### 5. Commitment Not to Affect Floodgate Function and Willingness to Comply with Technical Requirements

We reaffirm that all works will respect and preserve the floodgate's drainage and flood-control functions. We will carry out construction and site works in accordance with any technical or construction guidelines you specify. If there are particular requirements for the preservation or management of the floodgate or related hydraulic structures, please inform us in detail and we will comply with those requirements during works and subsequent monitoring.

### 6. Biodiversity Conservation and Retention of Natural Habitat

Site improvement does not seek to exclude wildlife; on the contrary, it will proceed on the principle of conserving ecology wherever possible, retaining habitat for birds and other small fauna, and adopting planned measures that balance conservation needs with recreational use.

### Conclusion and Requests

This matter has been delayed for more than ten years. The prolonged lack of progress and opaque handling have caused considerable distress to local residents and landowners and have produced no tangible improvements. To protect the public interest and administrative integrity, we formally request the following from your Department:

1. A written response detailing the cleaning, maintenance and inspection records for DD216 floodgate, the allocation of responsibilities, and a timetable for remedial action;

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2. Specific technical requirements or acceptable mitigation measures relating to the Proposed Project, or a statement of the precise legal and factual grounds for any refusal;

3. Arrangement of a meeting or site visit within a reasonable period to discuss remedial proposals, conservation requirements and floodgate management with a view to achieving an agreed way forward.

If cross-departmental coordination is required, please invite the relevant departments to attend the meeting. We are prepared to engage constructively to secure a site-improvement scheme that protects drainage and ecology while serving community interests. Should we not receive a timely reply, we reserve the right to take the matter to senior oversight bodies or other appropriate channels.

Please find attached the supporting photographs and records.

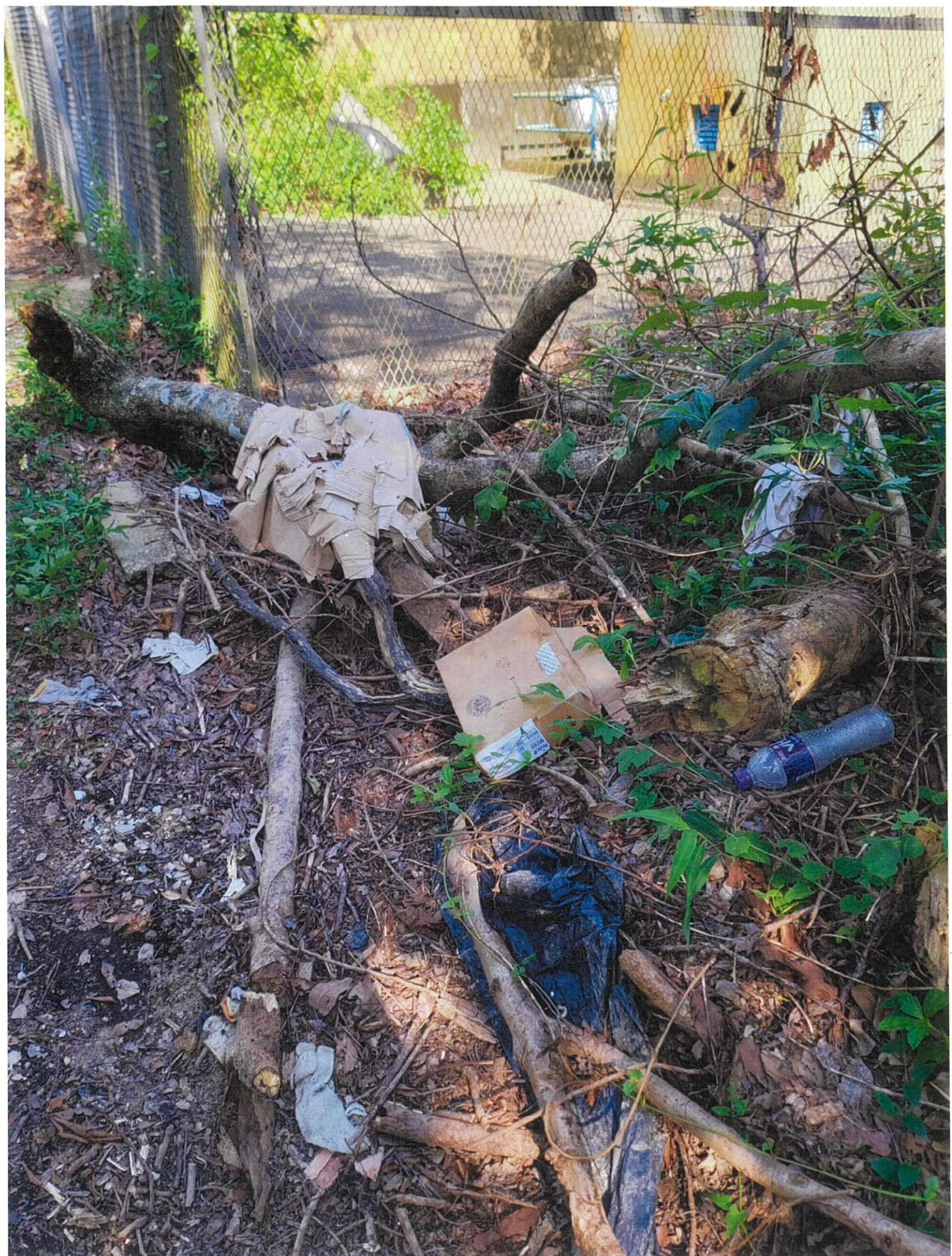
Yours faithfully,

Douglas Paul Marshall  
Lot DD216

















寄件者: Doug Marshall <[REDACTED]>  
寄件日期: 2025年10月10日星期五 6:06  
收件者: [REDACTED]  
副本: [REDACTED]  
主旨: Re: Fw: Planning Application No. A/SK-TMT/84 - Proposed Place of Recreation, Sports or Culture (Golf Driving Range) with Ancillary Facilities and Associated Filling and Excavation of Land, Various Lots in D.D. 216, Long Keng, Sai Kung, New Territories  
  
類別: Internet Email

關於 DD216 地塊申請建設西貢高爾夫球推杆場的申訴與請求

致相關審批部門（包括規劃署、水務署、西貢區議會及特首辦公室等）：

本人就 DD216 地塊申請建設高爾夫球推杆場一事（我們是申請哥爾夫球推杆場 Golf Putting Range, 但你們的主旨寫錯了是 Driving Range, Driving 是會產生噪音和用的範圍很廣。推杆 Putting 是靜態，如成功申請亦是香港我唯一一個有專業人士所打造的推杆訓練場所。懂得打哥爾夫球的人士便會明白這項訓練比 drivind range 是更嚴肅的訓練，亦是哥爾夫球的核心重點技術），現向各位部門作出統一說明與懇切請求。該地塊的申請已歷時多年來多位農主曾耗資百萬港元，完成道路、消防、環境等全套專業報告，但最終均因水務署以「水閘問題」否決，導致申請屢次擱淺。茲就事實詳述，懇請各部門重新審酌。

該 DD216 地塊長期處於閒置荒廢狀態，現場雜草叢生、野豬出沒、蚊蟲滋生，颱風時樹木倒下並沖入水閘，垃圾與雜物被雨水沖刷至水閘。這些現象長期存在，卻被視為可接受的現狀；然而當我們提出改善方案、將荒地整治為有序的運動設施時，卻以「影響水閘」為由屢遭否決，令人費解。

一、申請項目的核心價值：政策契合、兼具社會與生態效益

- 符合政府導向：依據最新施政報告，政府鼓勵綠地開發與西貢戶外運動場地建設。我們規劃的高爾夫推杆訓練場與此方向高度一致——僅為靜態推杆訓練場所，非大型場地，無高噪音或高污染風險，屬有益身心的低衝擊運動設施。

- 補足社會缺口：目前香港缺乏低門檻、公益性質的高爾夫推杆場地。現有場地收費高昂，市民及青少年難以負擔。我們的場地將由專業教練打造並計劃引入國際級教練，為青少年提供學習與職業發展機會，助力本地高爾夫人才培育。

- 帶動就業與地區發展：項目完成後可提供教練、管理及後勤職位，促進西貢旅遊與體育產業，吸引家庭參與親子運動，提升社區健康與和諧，符合地區長遠利益。

二、風險管控與環境保護：已充分規避水閘與周邊影響

針對交通、噪音、環境及水閘安全等關切，我們已有多年的專業報告與實地評估，結論均顯示可行且無不當影響，重點如下：

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- 交通：場內不設公眾停車場；學員以步行（約 10 分鐘）或的士接送為主，避免私家車進出，並不會造成道路擠塞。周邊走火通道寬闊，40 呎貨櫃車、消防車及救護車可順利通行（已在道路與消防報告確認）。

- 噪音：高爾夫推杆為靜態活動，僅有教練與學員之低聲交流，無機械設備或高分貝活動，不會影響附近居民的寧靜。

- 環境與水閘安全：項目只進行荒地平整與清潔，非大規模挖填或改變地貌，不會改變地表水流。我們將定期清理場地以防積水與蚊蟲繁殖，改善現狀，從而降低垃圾與糞便被雨水沖刷至水閘的風險，而非增加風險。

此外，場地不會設置會產生污水排放的設施（例如固定化糞池等），所有可能的污染行為（如需要時的吸糞車作業）將在受控條件下進行，確保不造成周邊環境污染。平整與管理後的場地可阻止雜草蔓延，減少野狗、野豬排泄物及露營遺留垃圾進入水閘——實質上是對水閘的一道保護，而非威脅。敬請有關部門實地觀察水閘附近現狀：雜草、露宿者垃圾及被颱風掀落的樹枝，均非由申請項目所致，反而是現狀問題。

我們亦感受到在審批過程中出現不合理阻撓的嫌疑，可能有人為阻止項目申請，使得多年努力屢遭延宕。推廣此類有益身心、能讓青少年遠離電子產品並促進親子活動的設施，應獲得公平審核，而不應被無理藉口阻撓。

三、申請困境：水務署重複要求報告，耗資巨大且難見進展

多年申請卡在水務署以「水閘問題」為由提出的要求，我們面臨兩大問題：

- 重複耗費資源：規劃署曾建議委託專業機構證明可行性。事實上，多位附近申請者已完成包括水環境影響在內的全套專業報告，且報告指出項目不會影響水閘安全。水務署卻要求重做或補充報告，導致申請方需再投入數十萬港元。對中小規模申請者而言，這種「先付巨額費用以博取審批機會」的要求極不合理，也使得申請前景渺茫。

- 標準疑義與雙重矛盾：水務署引用水閘安全否決項目，惟事實上周邊已有數十戶居民居住且與水閘距離相近，居民活動並未被視為不可接受。何以一個將荒地清理、提升環境質素的推杆場，反而被視為威脅？更何況現時荒地造成的垃圾、糞便與颱風吹落物堵塞水閘，是真實且持續的風險，然而水務署似乎未對此等現狀採取相應處置，反而阻礙能改善情況的項目，令人難以理解。

四、懇請與訴求：請部門聯合協商，避免重複審批，支持合理可行方案落地

我們並非單向疑問或阻撓，而是以解決問題為本，誠懇請求如下：

- 1) 請水務署明確說明：判定「項目會影響水閘」的具體依據為何？若現狀荒地之垃圾、糞便及颱風造成的堵塞被容忍，為何整治後更有利於水閘保護的設施會被否決？請提供具體標準與科學依據。
- 2) 請規劃署、西貢區議會等部門協調，避免重複要求提交已具備之專業報告。先前的技術報告（道路、消防、環境、水文等）已充分證明項目可行性，重複投入只會浪費公共與私人資源。
- 3) 懇請特首辦或相關高層促成一次面對面協商會議，邀請規劃署、水務署、西貢區議會、申請人及第三方專業機構共同現場會勘。我們願意現場詳細說明規劃細節，並即時回應水務署的所有技術疑慮，以共同尋求可行的解決方案。

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DD216 現狀為雜草叢生、垃圾堆積與污染水閘，而我們的項目旨在將其變為清潔、安全且有益社會的運動場地。該方案不僅符合政府政策，也將為西貢及香港帶來實際益處。當地鄉事會、村民及西貢區議員已表示支持，但在審批過程中仍遭遇若干阻攔。懇請各部門以人性考量與香港長遠福祉為出發點，重新審核並支持我們的申請，協助項目落地。

申請人：Douglas Paul Marshall

日期：2025 年 10 月 09 日