

Kary Ka Wai HO/PLAND

From: Doug Marshall <[REDACTED]>

Sent: Tuesday, March 24, 2026 10:51 PM

To: [REDACTED]
[REDACTED] TPB Submission/PLAND <tpbsubmission@pland.gov.hk>

Cc: [REDACTED]
Subject: Application for Review - Planning Application No.. A/SK-TMT/84

致行政長官及各部門主管

敬啟者：

現就本哥爾夫球推桿運動場申請事宜鄭重致函。針對各部門提出之疑慮，我方已逐一回應，惟在此必須嚴正聲明：懇請閣下及各部門以持平、客觀、公正之態度審視本項綠化康體設施申請，勿以有色眼鏡看待，勿偏離申請宗旨，更勿以僵化政策盲目阻撓一項深具社會意義的項目。

事實上，此地段過去十多二十年來，長期受到水務署種種限制與打壓，無論我方DD216任何農主提交任何報告、方案或改善建議，幾乎無一倖免遭到反對，從未獲得理性審視。正因如此，我方深深認為，繼續不斷製作各式報告，只不過是紙上談兵，徒勞無功。故此，我方特意要規劃部聯絡各部門現場會面觀察地段。感謝規劃終於在3月23日能誠邀多個部門代表親臨農地實地視察，以真實環境取代文字數據，讓大家親眼了解現場狀況。

經過實地視察後，我們不禁想請問：如此一片整潔有序、用心打理的閒置土地，用於建設簡單康體設施，究竟還需要浪費多少公帑與人力去重覆製作報告？這筆用於無止境報告的金錢與資源，若捐予癌症基金會、公益金等慈善機構，相信對社會更有意義。況且，就算我們提交再多數據、再詳盡報告，各部門又是否真會客觀參考、公正審批？

一個簡單樸實、造福社區的推桿運動場，究竟需要多龐大的數據支持？反觀我們的初心與核心價值——只為推廣健康運動、培育青少年、照顧長者、善用荒廢土地或全城運動亦是行政長官施政報告其中論點、而我們宗旨更可讓基層學童也能接觸哥爾夫球運動，難道不比冰冷數據更重要、更值得支持？我們的申請亦得到西貢很多重要部門的審視後支持，如西貢鄉事會，鄉村主席，區議員等西貢份量人士支持。但就被只喜歡紙上談兵的部門反對申請，並沒真正探討申請背景或現實理據而考量申請。

當日現場可見，場地均打理得整齊清潔，絕非外界誤解或部門慣用藉口所指「斬樹、破壞大自然」。我們主動清理雜草、美化環境，正是響應香港「傳承運動」的精神，填補全港缺乏哥爾夫球推桿專用訓練場地的空白。

現時本港不少滿懷熱愛、有心教學的哥爾夫球教練，亦苦無合適場地輔助學員受訓；就連小型室內訓練場，地方雖小卻價值非凡，絕非外界所誤會般，會造成大量泥濘、影響環境或破壞生態。本推桿運動場同樣性質簡約、規模輕巧，只為提供一個安全、整潔、靜態的訓練空間，絕不會造成泥濘或影響社區環境。何況其實附近是墳墓地帶居多，絕不會影響當村民生。反會帶動西貢些微經濟效益的扶助。

不少愛好者及學員現時只能遠赴內地練習，本港外籍教練及本地資深導師亦無合適場地推廣運動，本場地正正彌補有關不足和扶助就業機會。

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未來，此場地除推廣哥爾夫球推桿運動外，亦會加入草地滾球等適合長者活動，並開放予學生及基層青少年參與，引導年輕人遠離電子產品，培養正向興趣，正所謂「救得一個得一個」，以實際行動關懷青年成長與長者身心健康。

我方僅希望合理運用閒置空間，作極小幅度的用地調整，絕不會對社區及環境造成負面影響。只盼各級主管能理性審批，勿盲目依從條文而忽視項目背後的社會意義，以市民福祉、公益價值為核心作出判斷。

本申請絕非假借康樂用地之名從事違規活動，而是真心實意建設一項有益大眾的公共康體設施，避免土地長期荒廢。過去面對部門的不合理限制，我方從無意對抗，只期望各部門以公開、公平、理性的態度處理，並歡迎日後持續監管，確保場地切實打造為全港獨一無二的哥爾夫球推桿運動場。

難得之處在於，本項目獲多位國際級哥爾夫球專業導師支持，願意在港培育對推桿運動有興趣的青少年，為香港培育體育人才。

懇請行政長官及各部門體諒我們滿腔誠意與社會責任，摒除偏見、實事求是，支持這項深具意義的康體設施，讓土地得以善用，造福社區、培育青年、關顧長者，共建更健康和諧的香港。

此致

敬請垂注

Douglas Paul Marshall

聯絡電話：[REDACTED]

日期：2026年3月24日

To the Chief Executive and Heads of Government Departments

Dear Sir/Madam,

We are writing formally regarding our application for the development of a golf putting facility. We have responded to all concerns raised by departments individually. However, we must state clearly and firmly: we earnestly request that you and all departments review this green recreational and sports facility application fairly, objectively and impartially, without prejudice, without deviating from its stated purpose, and without obstructing a highly socially meaningful project through rigid policies.

In fact, this site has faced persistent restrictions and opposition from the Water Supplies Department for more than ten to twenty years. Reports, proposals and improvement plans submitted by farmers of DD216 have almost always been rejected without rational consideration. For this reason, we strongly believe that producing endless reports is merely an exercise in paperwork and futile. We therefore asked the Planning Department to arrange an on-site meeting with various departments to inspect the land. We are grateful that the Planning Department finally invited representatives from multiple departments to conduct an on-site visit on 23rd March, allowing everyone to witness the actual conditions firsthand rather than relying solely on written data.

Following the site visit, we sincerely ask: for such a well-kept, tidy and orderly piece of idle land, to be used for a simple recreational sports facility, how much more public money and manpower must be wasted on repeated reports? Such funds would be far more meaningfully donated to charitable organisations including the Hong Kong Cancer Fund and The Community Chest. Furthermore, even if we submit more data and detailed reports, will departments truly review them objectively and approve fairly?

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What level of extensive data support does a simple, community-benefiting putting facility truly require? By contrast, our original mission and core values – to promote healthy sports, nurture young people, care for the elderly, make good use of idle land, and support the Chief Executive’s Policy Address vision of citywide sports participation – while also enabling underprivileged children to access golf – surely carry greater importance and deserve support more than cold statistics. Our application has already received support from many respected bodies in Sai Kung after careful review, including the Sai Kung Rural Committee, village representatives and district councillors. Yet it has been opposed by departments that prefer theoretical paperwork, without genuinely examining the background or practical merits of the application.

As seen on the day, the site is well maintained and clean. Contrary to misunderstandings and common departmental excuses, we have not cut down trees or damaged nature. We voluntarily cleared weeds and improved the environment in line with Hong Kong’s spirit of “inheriting sports”, filling the gap in Hong Kong’s lack of dedicated training venues for golf putting.

Many passionate and dedicated golf coaches in Hong Kong currently lack suitable venues to train their students. Even small indoor training facilities, though modest in size, hold great value and do not cause excessive mud, environmental harm or ecological damage, as wrongly perceived. Our putting facility is similarly simple and compact, designed only to provide a safe, clean and quiet training space that will not create mud or affect the surrounding community. Moreover, the area is mostly adjacent to graveyard sites and will not impact village life. On the contrary, it will help bring modest economic benefits to Sai Kung.

Many enthusiasts and trainees currently have to travel to mainland China to practise. Local foreign coaches and experienced local instructors also lack suitable venues to promote the sport. This facility will directly address these shortages and support employment opportunities.

In future, the site will not only offer golf putting but also lawn bowls and other activities suitable for the elderly. It will be open to students and underprivileged young people, guiding them away from excessive electronic device use and developing positive hobbies. In line with the belief that “every life we help matters”, we aim to support youth development and the physical and mental well-being of the elderly through tangible action.

We only seek to make reasonable use of idle space with minimal land adjustments, which will bring no negative impact to the community or environment. We urge senior officials to approve rationally, not to follow regulations blindly while ignoring the social significance behind the project, and to make decisions based on public well-being and community value.

This application is in no way a misuse of recreational land for unauthorised activities. We genuinely intend to develop a beneficial public sports facility and prevent long-term land neglect. We have no intention of opposing any department; we only ask for an open, fair and rational approach. We welcome ongoing supervision to ensure the site becomes a one-of-a-kind golf putting facility in Hong Kong.

Notably, the project is supported by numerous international professional golf coaches who are willing to nurture local young people interested in putting and develop sports talent for Hong Kong.

We earnestly appeal to the Chief Executive and all government departments to recognise our sincerity and sense of social responsibility. Please set aside bias, be pragmatic, and support this meaningful recreational facility. Let this land be put to good use for the benefit of the community, the youth and the elderly, in building a healthier and more harmonious Hong Kong.

Yours faithfully,

Douglas Paul Marshall

Tel: [REDACTED]

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Date: 24th March 2026

回覆西貢離島規劃署區規劃主任 (Planning Application No.. A/SK-TMT/84)

有關貴署對本項目涉及填土、挖掘及破壞自然地貌之關注，我們希望在此作出清晰、明確及全面的回應，以徹底消除有關誤解。

本場地定位為高爾夫推桿及公益運動場地，整體設計以尊重現有地勢、最低程度干擾自然環境為核心原則。我們並非進行任何工程性開發，更非大規模改動土地，而是以現有地形為基礎，盡量維持原生狀態。

有關填土及挖掘安排如下：

推桿區域將依照現有地勢鋪設人造草皮，不會進行任何大規模挖土或填土工程。即使因整平需要作出微調，有關動作亦僅限於表土淺層處理，高低調整幅度絕不超過約 30 厘米。

帳篷上蓋結構僅以淺層固定方式安裝，支柱入土深度不超過 30 厘米，無需深層挖掘，亦不會破壞地層結構。

環保流動廁所將直接放置於地面，完全不涉及任何掘土或地基工程。

其餘設施包括辦公室、室內投影訓練區及兒童室內訓練區均以貨櫃組裝形式設置，全數置於專用離地腳架之上，支柱入土深度不超 1 米、挖掘或填土工程 1 米之內。

基於以上安排，本項目絕不會出現大規模移土、刮土、深挖或大幅改變地貌的情況，完全符合低破壞、高保育的原則。我們重申，現場所有樹木將予以全數保留，不會進行移除、移植或任何影響樹木根基的挖掘工程，貴署所擔心因施工導致樹木受損的情況絕對不會發生。

我們希望貴署明白，本團隊並非自然環境的破壞者，而是生態環境的守護者。本項目屬公益運動設施，旨在推廣健康活動，同時以最輕微的方式融入自然，絕無意破壞地貌、樹木或生態。我們已主動將工程影響減至最低，以回應貴署關注。

貴署人員可隨時到場視察、監督及核實施工狀況。隨信亦附上更新後之場地佈局圖，以供詳細參考。

懇請貴署移除有關填土、挖掘及破壞環境之疑慮，支持此低影響、高公益之社區項目，讓計劃得以盡快落實推行。

此致，

Douglas Paul MARSHALL / Kathy MARSHALL LAM

24-03-2026

Contact no. [REDACTED]

Response to District Planning Officer / Sai Kung and Islands Planning Department
(Planning Application No.. A/SK-TMT/84)

Dear All,

Regarding your department's concerns about earth filling, excavation and damage to the natural landscape relating to this project, we wish to provide a clear and thorough response to eliminate any misunderstanding.

This venue is designed as a public golf promotion and putting training facility, with the core principle of respecting the existing terrain and minimising disturbance to the natural environment. We are not carrying out large-scale development or major land modification; the design will follow the natural contours and preserve the original landscape as far as possible.

Our arrangements for earthworks are as follows:

The putting area will be laid with artificial turf in line with the existing ground level. No large-scale excavation or earth filling will be carried out. Even minor levelling works will be limited to the surface layer, with vertical adjustments of no more than approximately 30 centimetres.

The canopy structure will be secured with shallow posts, installed to a depth of no more than 50 centimetres, without deep digging or disturbance to the ground structure.

The eco-friendly toilets will be placed directly on the ground surface, with no digging or foundation works whatsoever.

All other facilities, including the office, indoor projection training area and children's indoor training zone, will be converted shipping containers placed on elevated support legs, installed to a depth of no more than one meter or earth filling will be involved within one meter too.

Under these arrangements, no extensive digging, cutting, deep excavation or major alteration of the landscape will take place. The project fully complies with the principles of low-impact development and high conservation. We reaffirm that all existing trees on site will be fully retained; no removal, transplantation or root-disturbing digging will be conducted. The risk of damage to trees due to deep earthworks, as raised by your department, will not occur.

We wish to make it clear that our team are not destroyers of nature, but protectors of the natural environment. This is a public-spirited sports project that promotes healthy community activity while blending gently into the surroundings. We have no intention to damage the landscape, trees or ecology, and have proactively minimised all works to address your concerns.

Your officers are welcome to inspect and monitor the site at any time. An updated site layout plan is attached for your review.

We sincerely invite your department to set aside concerns regarding earth filling and excavation, and to support this low-impact, community-focused project so that it may proceed as soon as possible.

Yours faithfully,

Douglas Paul MARSHALL / Kathy MARSHALL LAM

24 March 2026

Contact no. [REDACTED]

回覆農業、漁業和自然保護：(Planning Application No.. A/SK-TMT/84)

有關貴署對本項目涉及樹木移除或移植事宜之關注，現回覆如下：

現場所有樹木狀況已於3月23日實地視察期間由貴署人員親身確認。
本項目不會移除任何現有樹木，亦不會進行任何新植樹工程（因颱風或其他天然災害導致樹木倒塌之緊急情況除外）。

為消除貴署進一步疑慮，我們承諾全面保留現有樹木原貌，不會進行任何樹木移植或增植樹苗，確保現有綠化及生態環境不受影響。

此致，

Douglas Paul MARSHALL / Kathy MARSHALL LAM

24-03-2026

Contact no. [REDACTED]

- - - - -
Response to the Agriculture, Fisheries & Conservation :
(Planning Application No.. A/SK-TMT/84)

Regarding your department's concerns over tree removal or transplantation in relation to this project, we respond as follows:

All existing trees on the site were personally inspected and confirmed by your officers during the site visit on 23rd March.

No existing trees will be removed, and no new tree planting will be carried out, except in emergency situations where trees collapse due to typhoons or natural damage.

To address any further concerns or unnecessary anxiety from your department, we hereby undertake to fully preserve all existing trees in their original state. No tree transplantation or new sapling planting will be considered, ensuring the existing greenery and ecological environment remain fully intact.

Yours faithfully,

Douglas Paul MARSHALL / Kathy MARSHALL LAM

24 March 2026

Contact no. [REDACTED]

回覆環保署 (Planning Application No.. A/SK-TMT/84)

就 3 月 23 日與環保團體會面時提出的各項意見，現逐一回覆如下：

一、噪音問題

場地將不會設置任何擴音器或揚聲設備。

哥爾夫推桿屬靜態、低音量運動，運作期間絕不會產生噪音滋擾。

人流方面亦會嚴格管理，每 3 小時內訓練人數維持在 20 至 30 人以內。

相信現場天然的雀鳥聲，已遠高於場地使用者所產生的聲量，對野生動物及環境生態不構成干擾。

二、場地施工及鋪設安排

推桿區域全部使用人造草皮，無需種植天然草，因此完全不用除草劑、農藥、肥料，從源頭杜絕化學物流入土壤及集水區。

設有上蓋的位置將沿用現有地面，施工只涉及輕微整平地面、安裝支柱及貨櫃腳架，不會大興土木，絕不改變現有地勢、雨水徑流及排水路徑，不會對集水區造成任何負面影響。

三、環保節能設施

場地將全面採用太陽能環保路燈，盡量以可再生能源運作，減低電力消耗及碳足跡。

所有照明及簡單電器設施均以節能、低耗電為優先，做到低碳營運，不對環境造成多餘負擔。

四、廁所設施

場地將設置政府綠化地經常核准使用的環保廁所，不設化糞池、不排放污水、不滲漏有害物質，全程密閉式處理，零污染、零排放，絕不影響集水區水質。

五、化學物及環境管理

場地內絕不會使用、存放或排放任何有毒藥物、殺蟲劑、噴劑及有害化學物質，亦不會傾倒受污染沙泥，確保土質、水質完全不受影響。

六、消防安全設施

現場已按消防安全要求，於不同位置設置防火氈、滅火筒及防火沙等防火設施，確保場地安全，杜絕火災風險，避免因火警對環境及生態造成破壞。

七、環境保育及生態責任

項目以低破壞、高保育、低碳營運為核心原則，除完全不影響集水區功能外，我們會持續：

- 定時清理場地及周邊垃圾，防止雜物流入河道
- 維持原生地貌，保護植物及野生動物棲息環境
- 推行環保管理，教育使用者愛護自然、不餵飼野生動物、不亂拋垃圾
- 以太陽能等綠色設施減低碳排放，實踐可持續營運
- 長期監察環境狀況，主動守護集水區生態平衡

整個項目以環境優先，保育為本，不單不會破壞生態，更能持續改善現場環境，協助保護集水區。

此致，

Douglas Paul MARSHALL / Kathy MARSHALL LAM

24-03-2026

Contact no. [REDACTED]

Response to the Director of Environmental Protection
(Planning Application No.. A/SK-TMT/84)

In response to the various comments raised at the meeting with environmental groups on 23rd March, our replies are set out point by point below:

1. Noise Issues

No public address systems or loudspeakers will be installed on site.

Golf putting is a quiet, low-volume activity that will not generate any noise nuisance during operation. Visitor numbers will also be strictly controlled, with no more than 20 to 30 people using the facility for training within any three-hour period.

It is considered that the natural bird calls in the area will far exceed the noise produced by site users, and therefore no disturbance will be caused to wildlife or the ecological environment.

2. Site Construction and Installation Arrangements

The putting area will be fully surfaced with artificial turf, eliminating the need for natural grass, herbicides, pesticides or fertilisers. This prevents chemical substances from entering the soil and catchment area at source.

Areas with canopies will retain the existing ground surface. Construction will only involve minor levelling, installation of support posts and container feet, without major excavation or alteration. The existing terrain, rainwater runoff routes and drainage patterns will remain unchanged, ensuring no adverse impact on the catchment area.

3. Environmentally Friendly and Energy-Efficient Facilities

The site will be fully equipped with solar-powered eco-friendly street lamps, utilising renewable energy wherever practicable to reduce electricity consumption and carbon footprint.

All lighting and basic electrical appliances will be energy-efficient and low-power consumption to support low-carbon operation and avoid placing unnecessary burden on the environment.

4. Toilet Facilities

The site will be provided with eco-friendly toilets regularly approved for use on government greenfield sites. These will have no septic tanks, discharge no sewage and leak no harmful substances. All waste will be handled in a fully enclosed manner, achieving zero pollution and zero discharge, with no impact on water quality in the catchment area.

5. Chemical and Environmental Management

No toxic substances, pesticides, aerosols or hazardous chemicals will be used, stored or discharged on site. No contaminated sand or mud will be dumped, ensuring full protection of soil and water quality.

6. Fire Safety Facilities

Fire blankets, fire extinguishers and fire sand have been provided at various locations on site in compliance with fire safety requirements. This ensures site safety, eliminates fire risks and prevents environmental and ecological damage caused by fire incidents.

7. Environmental Conservation and Ecological Responsibility

The project is based on the core principles of minimal disturbance, high conservation and low-carbon operation. Apart from having no impact on the function of the catchment area, we will continue to:

- Regularly clear litter from the site and surrounding areas to prevent debris from entering watercourses
- Preserve the original landscape and protect habitats for plants and wildlife
- Implement environmental management measures and educate users to respect nature, refrain from feeding wildlife and littering
- Reduce carbon emissions through solar and other green facilities to achieve sustainable operation
- Monitor environmental conditions on an ongoing basis to actively safeguard ecological balance in the catchment area

The entire project places environmental protection and conservation as top priorities. It will not only avoid ecological damage but also continuously improve the on-site environment and help protect the catchment area.

Yours faithfully,
Douglas Paul MARSHALL / Kathy MARSHALL LAM
24 March 2026
Contact no. [REDACTED]

回覆運輸署 / 消防局長 (Planning Application No.. A/SK-TMT/84)

有關場地人流、通道及消防安全事宜

就貴署就本項目所提出之 (a) 及 (b) 項關注，本公司現作出明確回覆如下：

(a) 場地人流、員工配置及訓練安排

場地日常配置員工約三名，主要負責場地清潔、設備檢查及日常維護工作，並非大量進出人員。

場地最高容納人數嚴格控制在約 30 人以內，包括高爾夫教練、學員及在場職員。

高爾夫推桿訓練以小班模式為主，分為一對一教學，或一名教練帶領 2 至 4 名學員，絕無密集群聚情況。

場內設有兩個室內訓練空間，包括投影儀訓練區及兒童室內訓練區，每區同時最多只容納 2 至 4 人，空間使用極為疏落，不會造成人流擠擁或阻塞通道。

(b) 通道通行能力、消防車進入、卸貨區、停泊安排及場地消防安全

貴署提及「路段 30 尺範圍內無足夠空間通行」之說法與實際情況不符，現詳細說明如下：

由大網仔路入口通往本申請地段之路段 DD216，沿途設有政府消防水柱，路面寬闊，完全具備多部消防車同時進出之條件。事實上，於過去颱風期間，多部消防車曾經駛入本村協助清理塌樹，有關紀錄消防處可予證實，貴署亦可直接致電消防處查詢核實。

整段道路無論闊度、轉彎半徑及可操作空間，均足以讓消防車順利進入、行駛及於場內外迴旋，場地範圍內亦具備超過 30 尺之充足空間供車輛，消防車掉頭。

前往場地之路段，政府已設置消防水柱；本場地亦會增設消防水柱，進一步強化消防安全。

場地內多個位置將設置專用鐵櫃，存放防火氈、滅火筒、沙包等滅火裝備，確保隨時可用。

場地將設置清晰緊急逃生路線指示，並為所有員工、教練及學員提供消防安全簡介，確保危急情況下可迅速、有序疏散。

有關牆內卸貨區及車輛停泊安排

貴署關注之場內卸貨區及車輛停泊位置，詳細規劃已清晰顯示於附件場地佈局圖。

由於本場地僅為高爾夫推桿及訓練用途，上落貨次數極少，並不頻密，不會對交通造成影響。

本場地亦主動鼓勵學員使用公共交通工具，由大網仔路步行至場地僅需 5 至 10 分鐘，有效避免車輛聚集。

場地內停泊位數量極少，僅供工作人員及教練使用，不設任何公眾泊位。學員須自行使用公共交通，或於西貢市區泊車後再轉乘其他交通工具進入。未來本場地更計劃增設專用接載服務，進一步減低車流及避免出現交通擠塞情況。

本場地以開放式推桿區為主，地勢開揚、空間寬敞，絕無障礙物阻塞通道。若遇緊急事故，消防車可輕易進入場內執行救援，並有充足空間調動及迴旋，完全符合消防安全及通道要求。

有關場地實際空間、佈局、卸貨區及停泊位置，請參閱附件之地段平面圖。

此致，

Douglas Paul MARSHALL / Kathy MARSHALL LAM

24-03-2026

Contact no. [REDACTED]

Response to the Transport Department & Director of Fire Services
(Planning Application No.. A/SK-TMT/84)

Regarding the concerns raised by the department under items (a) and (b), our detailed response is as follows:

(a) On-site Staff, Visitor Control and Training Arrangements

Approximately three on-site staff will be responsible for general cleaning, maintenance and upkeep of the facility.

The maximum capacity of the venue is strictly controlled at around 30 persons at any time, including golf coaches, students and staff.

Golf putting training will be conducted in small groups: either one-to-one tuition, or one coach supervising 2 to 4 participants.

The site contains an indoor training studio with a projector and a dedicated indoor children's training area. Each zone will accommodate a maximum of 2 to 4 people at the same time, ensuring no overcrowding.

(b) Road Access, Fire Engine Access, Loading Area, Parking Arrangements & Fire Safety Facilities

The department's concern that there is insufficient access within a 30-ft width along the road section is inaccurate.

The access road from Tai Mong Tsai Road to the proposed golf putting facility is equipped with fire hydrants along the route. The road is sufficiently wide to allow multiple fire engines to pass at the same time.

During past typhoon events, multiple fire engines entered the village to assist with tree removal operations. The Fire Services Department holds records of these deployments, and the department may verify this directly with them.

The entire road allows safe passage and manoeuvring for fire engines. There is also adequate space of more than 30ft both inside and outside the site for fire engines to turn around.

A fire hydrant has already been installed by the government along of the access road. Our facility will additionally install on-site fire hydrants to further enhance fire safety.

Secure metal storage cabinets will be placed at various locations on-site, containing fire blankets, sandbags, fire extinguishers and other fire-fighting equipment.

Clear escape route signs will be displayed throughout the venue. All staff, coaches and users will be instructed on emergency evacuation procedures in the event of fire.

As the entire site is an open-plan golf putting area with open and unobstructed space, fire engines will have ample room to travel and turn within the site in case of emergency.

Loading Area Inside the Perimeter and Vehicle Parking

The loading area inside the perimeter and designated vehicle stopping/access points are clearly shown in the attached site layout plan.

Given that this is only a golf promotion and putting training facility, delivery and loading activities will be infrequent and will not cause traffic congestion.

We also actively encourage students to use public transport. The walking distance from Tai Mong Tsai Road to the facility is only 5 to 10 minutes.

On-site parking spaces are very limited and reserved exclusively for staff and coaches only. No public parking will be provided. Students must use public transport or park their vehicles in car parks in Sai Kung before connecting to the site via shuttle or other transport.

In future, we may also introduce a dedicated shuttle service to further minimise traffic and congestion.

For full details of the site layout, loading area and parking arrangements, please refer to the attached site plan.

Yours faithfully,
Douglas Paul MARSHALL / Kathy MARSHALL LAM
24 March 2026
Contact no. [REDACTED]

DD216申請地段車路圖



—— 車路 進入申請的哥爾夫球場車路駛入大約一分鐘，人行大約五分鐘

致水務署：(Planning Application No.A/SK-TMT/84)

本人就申請設立哥爾夫推桿場一事，針對貴署就有關申請提出之評論(a)、(b)及意見(a)、(b)，在此作出一次性完整回覆，並以事實說明本項目絕對不會影響集水區。

本人必須嚴正聲明：本項目設施絕對不會影響集水區原有功能，亦不會加重雜質、污染物流入河道。事實上，十多來在我們申請之前，集水區長期野草叢生、雜草遍地，從沒有履行集水區的自身責任。從前大量牛豬猴野狗出沒，動物糞便經大雨直接沖入集水區，才是真正引致細菌滋生、影響集水區的主因。加上以往有露營野餐人士隨意丟棄食物殘渣，也經雨水沖進集水區，亦造成嚴重污染。這些才是過去多年真正影響集水區的核心問題。

自我們進駐管理兩年以來，主動清理雜草、牛糞、垃圾及廢物，嚴禁閒人進入亂拋垃圾，現場環境已由昔日混亂骯髒變得整齊清潔。大家只要看看現時現場面貌，就知道我們所言完全屬實，亦是真正幫助改善、修復集水區環境。

一、貴部門長期以「維護集水區」為藉口，無理打壓申請

過去兩年多，本申請多次被貴部門以影響集水區、影響排水為由反對及拖延，有關理由欠缺客觀依據，明顯只是用來阻撓申請的藉口，本人對此不公做法深表遺憾，亦絕不接受。

二、集水區二十多年長期失修失管，才是水患之源

事實不辯自明：該集水區二十多年來從未得到恆常妥善維護，長期野草叢生、河道淤塞，打風後倒塌樹木長期無人清理，垃圾累積無人處理，以致每逢暴雨大量雜物沖入河道集水區，令附近居民多次因集水區堵塞引致水患威脅。（有相片證明）

後來經我們投訴反映後，貴部門才正視問題並進行清理。雖然現時集水區已呈現多年來少見的整潔面貌，但我們早已保存清理之前的所有現場照片作實，足以證明我們所說句句屬實，絕非無理指控。

三、我們兩年主動守護，集水區環境明顯改善

過去兩年，我們嚴禁閒雜人等進入紮營、露宿及亂拋垃圾，主動清理河道垃圾、雜物及倒塌樹木，防止大型垃圾流入河流。結果集水區垃圾明顯大幅減少，環境顯著改善，水患風險亦大幅降低。有關成效有目共睹，貴部門巡查期間不可能視而不見。這兩年的實際改善，就是最真實、最有力的數據。

四、施工規模極輕微，絕無大興土木，廢料一律運走

本項目完全不會大興土木，施工只涉及輕微加建上蓋、安裝少量鐵柱及放置簡單貨櫃設施。即使過程中產生少量沙土、泥土，我們亦會跟從貴部門先前清理集水區的沙泥相同做法，以泥頭車將所有多餘物料全部運走，絕不遺留現場，絕對不會在施工期間對集水區造成任何負擔或影響。

五、環保廁所屬政府綠化地常用環保廁所，無需浪費數萬元做重複評估

環保廁所又名生物降解廁所，無排污、零污染：不用接市政污水管，糞便經微生物降解成有機肥/循環水，絕不污染集水區/河道

臨時/永久兩用：可移動、快速安裝，不興土木、不破壞綠化地貌
衛生無臭：密閉處理、自動殺菌，杜絕細菌/異味擴散

環保廁所香港郊野公園、綠化地、集水區周邊大量使用，是屬標準配套設施。也屬綠化地標準許可類型，有大量政府/慈善機構先例，施工極輕、無大興土木，完全不影響集水區功能。更無污水排放，比牛糞、食物殘渣更環保，反而減少污染

而本哥爾夫推桿場超過八成面積維持原有天然地貌，不會改變地勢、吸水能力及雨水流徑，絕對不會影響集水區排水功能。

有關設施早已是業界常用安排，既有慣例亦有實際運作基礎，實在無必要強迫我們耗費數萬元製作一份不必要的重複評估報告，造成資源浪費。

六、我們只會守護集水區，絕不增加任何負擔

自申請以來，我們一直自發清理場地、妥善管理環境，從未製造垃圾、從未排放污染物，從未為集水區帶來任何額外負擔。反而是我們主動監督、清理、守護，令集水區更安全、更整潔。

七、嚴正聲明：絕不退縮，要求公開公平公正處理

本人鄭重聲明：絕不會因為你們持續打壓而退縮。你們越是刻意刁難、強硬阻撓，我們只會拿出更多證據、照片及事實，公開證明你們長期管理失職與不公。

若貴部門繼續故意打壓本申請，我們必定堅持要求在公開、公平、公正的前提下，向公眾解釋：為何你們多年來不維護集水區，卻不斷打壓有心守護環境的申請者。

今時今日，絕不容許任何部門以權壓人、隻手遮天。多年來的不合理阻撓，已經足夠。

我們重申：哥爾夫推桿場絕不會影響集水區、絕不會造成污染，並會繼續長期維護、監管、清理，與貴部門一同守護集水區。

我們始終認為，一個合理、公義的審批，應以事實為本、以環境改善為先，而非以無理藉口打壓有心公益或可守護集水區的申請者。過去兩年的實際成效已充分證明：我們不是集水區的負擔，而是守護者；我們的設施不會破壞生態，只會令環境更整潔、更安全。

懇請貴部門放下預設立場，客觀審視現場事實，停止不必要的拖延與刁難，以公開、公平、公正的態度處理本申請。我們願意繼續與貴部門一同守護集水區，亦會堅持以事實和證據維護自身合理權益，直至事件得到公允處理。

此致，

Douglas Paul MARSHALL / Kathy MARSHALL LAM

24-03-2026

Contact no. [REDACTED]

To the Water Supplies Department (Planning Application No.A/SK-TMT/84)

Dear Sirs,

I am writing to provide a comprehensive, one-off response to Comments (a), (b) and Observations (a), (b) raised by your department regarding my application for the establishment of a golf putting range, and to state clearly with factual evidence that this project will in no way compromise the catchwater.

I wish to state plainly and honestly: the facilities under this application will not affect the original function of the catchwater, nor will they increase the flow of sediments or pollutants into the watercourse.

In fact, for more than a decade prior to our involvement, the catchwater area was severely overgrown with weeds and wild vegetation, while the responsible authorities failed to fulfil basic catchwater management duties. The area was frequented by cattle, pigs, monkeys and stray dogs; animal waste was washed directly into the catchwater during heavy rain, which was the real cause of bacterial growth and water quality degradation.

In addition, campers and picnickers used to discard food waste freely, which was also washed into the catchwater by rainwater, causing serious pollution. These were the genuine, long-standing problems affecting the catchwater for many years.

Since we took over site management two years ago, we have proactively cleared weeds, animal waste, refuse and debris, and strictly prohibited unauthorised access, illegal camping and littering. The site has been transformed from a messy, unsanitary area into a tidy and well-maintained space.

The current condition of the site speaks for itself and confirms that our statements are fully truthful. We have genuinely helped improve and restore the catchwater environment.

1. Unreasonable suppression of the application under the pretext of “catchwater protection”

Over the past two years, this application has been repeatedly rejected and delayed by your department on grounds of potential impacts to the catchwater and drainage systems. These claims lack objective evidence and appear to be merely excuses to obstruct the application.

I deeply regret this unfair treatment and will not accept it.

2. Decades of neglect and poor maintenance caused flooding risks

It is clear and undeniable that the catchwater had not been properly or regularly maintained for more than twenty years. The area was heavily overgrown, watercourses were silted up, fallen trees after typhoons were left unremoved, and rubbish accumulated without disposal.

During heavy rainstorms, large amounts of debris were washed into the watercourses, repeatedly exposing nearby residents to serious flooding risks caused by catchwater blockage.

(Supported by photographic evidence)

Only after repeated complaints from us did your department address the problem and carry out clearance works. Although the catchwater now presents a cleaner appearance unseen for many years, we have retained full photographic records of the site before clearance, which prove every word we state is true and not unfounded accusation.

3. Two years of proactive stewardship has visibly improved the catchwater

Over the past two years, we have strictly prohibited illegal camping, squatting and littering; we have proactively removed rubbish, debris and fallen trees from the watercourse to prevent large waste from entering the river.

As a result, rubbish in the catchwater has decreased significantly, the environment has improved markedly, and flooding risks have been greatly reduced.

These results are there for all to see, and cannot have been overlooked during your department's inspections.

The tangible improvements over these two years constitute the most authentic and powerful evidence available.

4. Minimal construction works, no heavy engineering, all waste removed

This project involves no major construction whatsoever. Works are limited to minor canopies, a small number of support pillars, and the placement of simple container facilities.

Even if small amounts of soil or sand are generated during works, we will follow the same practice adopted by your department during previous catchwater clearance — all surplus materials will be removed entirely by tipper trucks, with nothing left on site.

There will be absolutely no burden or impact on the catchwater during construction.

5. Eco-friendly toilet is a standard approved facility for government green areas

The toilet proposed is a standard biodigester / compostable toilet commonly approved and used in government green areas.

Its features include:

- No sewage discharge, zero pollution: no connection to public sewers; waste is decomposed by microorganisms into organic matter or recycled water, with no pollution to the catchwater or watercourses.
- Temporary or permanent use: mobile, quick to install, with no heavy construction or damage to the natural landscape.
- Hygienic and odourless: sealed treatment with automatic disinfection, eliminating bacteria and odour.

Such facilities are widely used in Hong Kong's country parks, green belt areas and around catchwaters as standard ancillary facilities. They are a routinely permitted type for green areas with ample precedents across government and charitable organisations.

Installation is minimal, with no major engineering, and does not affect catchwater functions. With no sewage discharge, it is more environmentally friendly than animal waste or food waste, and actually reduces pollution.

Furthermore, more than 80% of the golf putting range will retain its original natural terrain. There will be no alteration to land formation, water absorption capacity or stormwater runoff patterns, and the drainage function of the catchwater will remain fully unaffected.

As such facilities are already common industry practice with established usage records, it is unnecessary to require us to spend tens of thousands of dollars on a repetitive, unwarranted assessment report, resulting in a waste of resources.

6. We protect the catchwater and create no additional burden

Since submitting the application, we have voluntarily maintained the site and properly managed the environment.

We have never generated waste, discharged pollutants, or imposed any additional burden on the catchwater.

On the contrary, our proactive monitoring, clearance and stewardship have made the catchwater safer and cleaner.

7. Formal Declaration: We will not back down; we demand openness, fairness and impartiality

I formally declare that I will not retreat despite continued suppression.

The more your department deliberately creates obstacles and unreasonably obstructs the application, the more evidence, photographs and facts we will present to publicly demonstrate long-standing mismanagement and unfair treatment.

Should your department continue to suppress this application, we will insist on full openness, fairness and impartiality, and demand a public explanation:

why the catchwater was neglected for more than a decade, while applicants genuinely committed to environmental protection are repeatedly targeted.

In the present day, abuse of authority and arbitrary decision-making will not be tolerated.

Years of unreasonable obstruction have gone far enough.

We reaffirm that the golf putting range will not affect the catchwater, will not cause pollution, and we will continue long-term maintenance, monitoring and clearance to safeguard the catchwater alongside your department.

We believe that a fair and justified approval process must be based on facts and focused on environmental improvement, rather than suppressing public-spirited applicants who genuinely protect the catchwater with baseless excuses.

The tangible improvements over the past two years clearly prove:

we are not a burden to the catchwater — we are its custodians.

Our facilities will not harm the ecosystem; they will only make the environment cleaner and safer.

We earnestly request your department to set aside preconceived positions, objectively review on-site facts, cease unnecessary delays and obstruction, and process this application with openness, fairness and impartiality.

We remain ready to continue protecting the catchwater together with your department, and will uphold our legitimate rights through facts and evidence until this matter is fairly resolved.

Yours faithfully,

Douglas Paul MARSHALL / Kathy MARSHALL LAM

24 March 2026

Contact no. [REDACTED]