

Kary Ka Wai HO/PLAND

寄件者: Doug Marshall <[REDACTED]>
寄件日期: 2026年4月15日星期三 22:43
收件者: Kary Ka Wai HO/PLAND; Enquiry CEO/CEO
副本: Sylvia Lok Yan LAM/PLAND
主旨: Re: Application for Review - Planning Application No.. A/SK-TMT/84
附件: Application no.ASKTMT84 (Floor PLan B (1)).pdf; 6323e3ef65954d13de3b1a54_portable-toilet-solar-ess.png; Application no. ASK-TMT84 (Floor Plan-1).pdf

類別: Internet Email

致：規劃署、水務署、渠務署

有關：規劃申請 A/SK-TMT/84

Proposed Golf Putting Range at Various Lots in D.D. 216, Long Keng, Sai Kung

本人謹就上述申請及各部門意見，回覆如下：

一、回應水務署意見

有關項目建議之環保生態廁所，本申請人已委託 **ESS Asia Limited** 提供相關設施及管理服務。該公司為香港政府認可的戶外衛生設施供應商，具多年專業經驗，其系統採用密閉式設計，定期由持牌車輛吸糞及妥善處理，不會產生污水排放，亦不會對水質、生態或集水區造成任何不良影響。有關運作模式已清晰載於其網站：<https://www.essasia.com/cn>。

本項目僅為小型高爾夫推桿練習場，屬康體運動設施，每日使用人數約十至二十人，規模輕微，遠低於區內現有露營及郊遊人流。在已採用政府認可環保衛生方案、人流極少、無污染源的情況下，所謂水污染風險並不成立。

二、回應渠務署意見

本項目主要為草坪及透水性地面，土方工程僅為輕微地形修整，不會改變原有自然排水狀況，亦不會增加地表徑流或造成淤塞、水浸風險。項目設計已充分顧及區內排水環境，整體影響輕微可控。

三、公平性與雙重標準問題

該地點長期荒廢，過去多年堆積垃圾雜物，相關部門並未作出有效監管及改善。直至本項康體設施申請提出後，卻被以嚴格標準針對性質疑，明顯存在雙重標準，難以令人信服。

事實上，集水區範圍內現已存在水務署設施、員工廁所、水壩辦公設施、近 10 多米已有鄉村住宅及大量市民活動，均涉及日常衛生使用，卻一直容許存在。本項目使用合規環保廁所，人流更少、影響更低，卻受到不合理阻撓，實屬不公。

四、項目性質與市民福祉

本項目為健康、正面、無破壞性的康體文化設施，由專業教練推杆運動，場地活化後不會破壞自然環境，反而為市民提供有益身心的活動空間。本人懇請各部門放下偏見，以公平、一貫及合理的原則處理申請，以市民福祉為依歸，支持這項對社區有益、對環境無害的項目。

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本人期望各部門重新審視立場，撤回不合理反對，批准本規劃申請。

申請人：Kathy Marshall

聯絡電話：[REDACTED]

日期：15 April 2026

English Version (Final, official tone)

To: Planning Department, Water Supplies Department, Drainage Services Department

Re: Planning Application No. A/SK-TMT/84

Proposed Place of Recreation, Sports or Culture (Golf Putting Range) with Ancillary Facilities and Associated Filling and Excavation of Land

Various Lots in D.D. 216, Long Keng, Sai Kung

I refer to the comments received from your departments regarding the above planning application and respond as follows:

1. Response to Water Supplies Department

The proposed eco-friendly toilet facility will be provided, managed and maintained by ESS Asia Limited, a government-approved supplier of outdoor sanitary services in Hong Kong with extensive proven experience. The system operates on a fully contained, sealed mechanism with regular licensed waste collection and proper disposal. There is no wastewater discharge, and no risk of water pollution or adverse impact to the catchwater area or ecology. Details of its operation are available on the company website: <https://www.essasia.com/cn>.

The proposed golf putting range is a low-intensity recreational facility with an estimated daily attendance of only 10 to 20 people. The scale is minimal, far lower than existing recreational and camping activities in the vicinity. With a government-approved sanitary system in place and negligible user flow, the alleged water pollution risk is unfounded.

2. Response to Drainage Services Department

The site will mainly comprise grass and permeable surfaces. The minor earthworks are for landscape levelling only and will not alter existing natural drainage patterns, increase surface runoff, or cause flooding or siltation. The design has taken full account of the site's natural drainage conditions, and the overall impact is minimal and acceptable.

3. Fairness and Consistent Application of Standards

The site has been left idle and neglected for years with accumulated refuse, without effective enforcement or improvement. Yet when a low-impact recreational proposal is submitted, it has been subjected to disproportionately stringent scrutiny, indicating a clear case of double standards that is unjust and difficult for the public to accept.

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Within the same catchwater area, WSD facilities, staff toilets, reservoir structures, village houses and public recreational activities have long been in operation, all involving sanitary usage. The applicant's proposal uses an approved eco-friendly system with even fewer users and lower environmental impact, yet faces unfair objection.

4. Public Benefit and Nature Compatibility

The proposal is a wholesome, non-destructive recreational and sports facility that promotes golfing activities under professional coaching. It revitalises an idle site without harming the natural environment and provides a healthy community amenity. I sincerely request your departments to set aside bias, adopt fair and consistent criteria, and prioritise public wellbeing in assessing this application.

I urge your departments to reconsider the objection and approve the planning application.

Yours faithfully,

Name: Kathy Marshall

Contact No.: [REDACTED]

Date: 15 April 2026

Application no. : A / SK – TMT / 84 (Declaration on the Planning Arrangement of the Golf Putting Green at the Site)

Date : 02 April 2026



Application no.: A/SK-TMT/84

We attach the Golf Floor Plan and relevant planning requirements for the proposed golf putting green at the site for your department's reference.

- 1) Taxi pick-up/drop-off zone and one Vehicle loading / unloading zone
的士上落客位及 1 輕型貨車上落貨位
- 2) Entrance reception guard booth (covered area: 59.60 sq.m.)
入口接待處更亭 (上蓋面積 59.60 平方米)
- 3) Male and female toilets (covered area: 59.60 sq.m.)
男女廁 (上蓋面積 59.60 平方米)
- 4) Covered parking spaces / 4 private car parking spaces and 2 motorcycle parking spaces in total
(open on four sides / covered area: 89.40 sq.m.)
車位的上蓋 / 共 4 私家車位, 2 電單車位 (四面通空/上蓋面積 89.40 平方米)
- 5) Indoor golf simulator practice room (covered area: 119.20 sq.m.)
室內高爾夫球投影器練習室 (上蓋面積 119.20 平方米)
- 6) Storage room for coaching equipment or venue supplies (covered area: 119.20 sq.m.)
儲物室存放教練工具或場地用品 (上蓋面積 119.20 平方米)
- 7) Outdoor open resting canopy (open on four sides / covered area: 59.60 sq.m.)
戶外露天休息上蓋簷篷 (四面通空/上蓋面積 59.60 平方米)
- 8) Indoor Rest Zone (covered area: 89.40 sq.m.)
室內休息室 (上蓋面積 89.40 平方米)
- 9) Indoor mini putting training area (covered area: 119.20 sq.m.)
室內兒童小型推杆訓練 (上蓋面積 119.20 平方米)
- 10) Outdoor open resting canopy (open on four sides / covered area: 59.60 sq.m.)
戶外露天休息上蓋簷篷 (四面通空/上蓋面積 59.60 平方米)

A) Kids Golf putting Training Site

兒童高爾夫球推杆訓練場地位置

B) Golf putting Training Site

高爾夫球推杆訓練場地

C) Golf Frisbee Training Site

高爾夫飛盤訓練場

Application no.: A/SK-TMT/84

To: Lands Department & Planning Department

Subject: Declaration on the Planning Arrangement of the Golf Putting Green at the Site

Dear Sir/Madam,

We attach the Golf Floor Planning and relevant planning requirements for the proposed golf putting green at the site for your department's reference.

To avoid concerns relating to planning permission and lands administration, apart from the existing elevated indoor areas and covered structures, we undertake that no major earthworks, excavation or filling will be carried out for this project.

Yours faithfully,
Applicant Marshall Douglas
Date: 2 April 2026

