

RNTPC Paper No. A/SK-TMT/84A  
For Consideration by the  
Rural and New Town  
Planning Committee  
on 5.12.2025

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/SK-TMT/84**

- Applicant** : Mr. Douglas Paul Marshall represented by Ms. Marshall Lam Yui Ming
- Site** : Various Lots in D.D. 216, Long Keng, Sai Kung, New Territories
- Site Area** : About 5,420 m<sup>2</sup>
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Place of Recreation, Sports or Culture (Golf Putting Range) with Ancillary Facilities and Associated Filling and Excavation of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed place of recreation, sports or culture (golf putting range) with ancillary facilities and associated filling and excavation of land at the application site (the Site), which falls within an area zoned “GB” on the approved Tai Mong Tsai and Tsam Chuk Wan OZP No. S/SK-TMT/4 (**Plan A-1**). According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture’ and filling and excavation of land within the “GB” zone require permission from the Town Planning Board (the Board). Surrounded by woodland and natural slopes and immediately adjoining to a stream, the Site is a low-lying and relatively flat area currently covered with trees and vegetation, and deposited with a metal-framed tent, solar panels and miscellaneous items. A mud track and a grave are found within the Site (**Plans A-2, A-3b and A-4c**).
- 1.2 The Site is accessible via a narrow local track connecting Tai Mong Tsai Road with the ingress/egress located at the northeastern part of the Site (**Plans A-2 and A-4b**). The proposed development mainly comprises 12 outdoor golf putting areas of various sizes and 9 roofed-structures (with a total floor area of about 774.8m<sup>2</sup> and all are of one storey and not more than 4m in height) for indoor golf training and various ancillary facilities including resting areas, an equipment storage room, a reception/guard room, a parking area and a toilet facility. The proposed golf

putting range will be managed by a group of local and foreign professional coaches for provision of golf training experiences, which will operate daily from 7:00 a.m. to 9:00 p.m. The Site can accommodate about 20 visitors at a time and advanced booking is required for visitors. Car parking spaces on the Site will be designated exclusively for golf instructors, while visitors will primarily arrive on foot or by taxi. Transportation services through a seven-seater vehicle will also be provided for visitors traveling between the Site and Sai Kung Town. No tree survey, landscape proposal, detailed sewerage and drainage arrangement and environmental management measures have been provided by the applicant.

- 1.3 Site formation and levelling works are required to stabilise the roofed structures and form an undulating terrain with level differences for the outdoor golf putting areas at 12 different locations within the Site (**Drawing A-1**). The proposed excavation and filling works will occupy an area of about 3,775m<sup>2</sup> (equivalent to about 70% of the site area) with depths ranging from 1m to 2m. Parts of the ground surface would be paved with white organic sand and stones as illustrated at **Drawings A-2a** and **A-2b**. However, the terrain configuration, and exact location of the proposed excavation and filling works are not provided in the planning submission. The layout would be subject to change upon detailed site inspection. The layout plan and conceptual diagrams submitted by the applicant are at **Drawings A-1** and **A-2b**, and the key development parameters are summarised in the table below:

<b>Site Area</b>	About 5,420m <sup>2</sup>
<b>Total Floor Area</b>	About 774.8m <sup>2</sup>
<b>Plot Ratio</b>	0.143
<b>Site Coverage</b>	About 14%
<b>No. of Structures and Covered Area</b>  <b>(Drawing A-1)</b>	9 roofed structures  Structure (4): 1 indoor golf projection room (119.2m <sup>2</sup> ) Structure (7): 1 indoor putting training room (119.2m <sup>2</sup> ) Structure (6): 1 equipment storage room (119.2m <sup>2</sup> ) Structure (8): 1 indoor resting area (89.4m <sup>2</sup> ) Structures (5) and (9): 2 outdoor resting areas (59.6m <sup>2</sup> each) Structure (1): 1 reception/guard room (59.6m <sup>2</sup> ) Structure (3): 1 covered parking area (89.4m <sup>2</sup> ) Structure (2): 1 toilet facility (59.6m <sup>2</sup> )
<b>Building Height</b>	Not more than 4m (one storey)
<b>Parking and Loading/unloading (L/UL) Space</b>	Parking: 6 - Private Cars: 4 - Motorcycle: 2 L/UL: 2 - Taxi: 1 - Light Goods Vehicle (LGV): 1
<b>Excavation and Filling Area</b>	About 3,775m <sup>2</sup> (about 70% of the site area) - Excavation of land: 1,775m <sup>2</sup> (about 33% of the site area) - Filling of land: 2,000m <sup>2</sup> (about 37% of the site area)

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on **(Appendix I)**  
15.7.2025
- (b) Supplementary Information (SI) received on 24.7.2025 **(Appendix Ia)**
- (b) Further Information (FI) received on 15.10.2025\* **(Appendix Ib)**
- (c) FI received on 22.10.2025\* **(Appendix Ic)**

\* *accepted and exempted from publication and recounting requirements*

1.5 On 5.9.2025, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices I to Ic**, and are summarised as follows:

- (a) the proposed development will benefit the well-being of the community and help promote the local economy of Sai Kung while also strengthening Sai Kung's image as a popular tourist destination by offering alternative family-friendly activities beyond hiking;
- (b) supports have been obtained from two Sai Kung District Council (SKDC) Members and a Long Keng Resident Representative (RR) (also a Sai Kung Area Committee (SKAC) Member) in view of the lack of professional golf training facilities in Sai Kung District and the proposed development could help make better use of idle land resources to promote local sports development;
- (c) the proposed golf putting range will be the first golf training place in the area which will be managed by a group of local and foreign professional coaches to help provide the best training experiences available and nurture promising young players;
- (d) the proposal does not include a visitor car park. Trainees will primarily arrive on foot or by taxi to avoid generating excessive vehicular traffic;
- (e) the proposed golf putting range will focus on short-distance static putting practice with no machinery or high-decibel activities involved, which will produce little noise and is expected to have limited impacts on nearby residents;
- (f) there are examples of private sports facilities (i.e. padel courts and ancillary facilities in Sha Kok Mei, Sai Kung) which are in operation notwithstanding their proximity to village houses and watercourses;
- (g) the applicant proposes to plant new and healthy trees to enhance the overall landscape. No adverse impacts on the surrounding environment are anticipated; and

(h) the applicant undertakes to comply with relevant guidelines and regulations.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not one of the “current land owners”. In respect of the other “current land owner(s)”, the applicant has complied with the requirements as set out in the “Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance” (TPB PG-No. 31B) by publishing newspaper notices and sending notice to Sai Kung Rural Committee. Detailed information would be deposited at the meeting for Member’s inspection.

### **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines No. 10 for Application for Development within “GB” Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) is relevant to the application. The relevant assessment criteria are at **Appendix II**.

### **5. Background**

The Site is currently not subject to any active planning enforcement action.

### **6. Previous Applications**

6.1 The Site is the subject of three previous applications submitted by applicants different from the current application for temporary holiday camp and tent camping ground and/or filling of land.

6.2 The southern and southwestern portions of the Site form part of the subject site of a previous application (No. A/SK-TMT/75) for proposed temporary holiday camp and tent camping ground for a period of three years and associated filling and excavation of land which was approved with conditions by the Committee in 2022 mainly on sympathetic considerations that the proposed uses were temporary in nature, the site would be reinstated upon expiry of planning permission as proposed by the applicant, and the proposed uses generally complied with TPB PG-No. 10 in that the proposed design and layout were considered compatible with the surrounding area and all technical issues were addressed by the applicant. The planning permission was revoked on 9.6.2024 due to non-compliance with approval conditions in relation to the implementation of mitigation and preventive measures in the risk assessment report, fire services installations proposal and landscape proposal.

6.3 The eastern portions of the Site form part of the subject sites of the two previous applications for filling of land for permitted agricultural use (No. A/SK-TMT/52 and A/SK-TMT/61) which were rejected by the Committee in 2016 and by the Board upon review in 2018 respectively mainly on the grounds that the applicants failed to demonstrate that the proposed filling of land would not cause adverse

drainage and landscape impacts on the surrounding areas and there was insufficient information to justify the need of the land filling for agricultural use at the sites.

6.4 Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-2**.

## **7. Similar Application**

There is no similar application for 'Place of Recreation, Sports or Culture' use within the "GB" zone on the OZP.

## **8. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photo on Plan A-3b, and site photos on Plans A-4a to A-4c)**

8.1 The Site is:

- (a) a low-lying area located within the water gathering ground (WGG) and village 'environs' ('VE') of Long Keng with natural slopes immediately adjoining to its western and southwestern portions;
- (b) relatively flat which is currently covered with trees and vegetation, and deposited with a metal-framed tent, solar panels and miscellaneous items. A mud track and a grave are found within the Site; and
- (c) accessible via a narrow single-lane for two-way traffic local track which was not formed as a proper vehicular access, leading to Tai Mong Tsai Road about 500m to the south.

8.2 The surrounding areas are predominantly rural in character with woodland and grassland to the north, west and south, and scattered temporary structures and village houses clusters of Long Keng and Wo Liu to the southeast and further north. An existing stream flows from north to south adjacent to the southwestern boundary of the Site leading to the Long Keng Lowland Raw Water Pumping Station operated by Water Supplies Department (WSD) which is located to the immediate south of the Site.

## **9. Planning Intention**

9.1 The planning intention of the "GB" zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

9.2 As stated in the Explanatory Statement (ES) of the OZP, as filling or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities in the "GB" zone.

## **10. Comments from Relevant Government Departments**

10.1 The following government departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

10.1.1 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no objection to the application;
- (b) neither excavation permit nor Letter of Approval for erecting structures at the Site has been processed/approved by her office;
- (c) the Site falls within the 'VE' of Long Keng and WGG. The Site may interfere with the Engineering Reserve relating to WSD's Long Keng Lowland Raw Water Pumping Station; and
- (d) other detailed comments and advisory comments are at **Appendices IV and V**.

### **Traffic**

10.1.2 Comments of Commissioner for Transport (C for T):

- (a) the track leading to the Site is not under Transport Department's management;
- (b) the applicant has not provided the requested information regarding (i) capacity of the proposed development, e.g. number of staff to be accommodated; and (ii) the internal road layout of the parking spaces and L/UL area for his consideration; and
- (c) given that information on (b) above is not adequately provided in the application, there is insufficient information to demonstrate that the proposed development would not generate adverse traffic impact on the area.

10.1.3 Comments of Chief Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

no comment on the application from highway maintenance point of view as the track leading to the Site falls outside the maintenance jurisdiction of HyD.

### **Water Supplies**

10.1.4 Comments of Chief Engineer/Construction (CE/C), WSD:

- (a) object to the application;
- (b) it is anticipated that the proposed development would pose high risks of contamination to the WGG due to construction activities, traffic generation, sewage discharge as well as intentional and unintentional contamination from human activities including but not limited to vehicle parking, horticultural and recreational activities. The information submitted by the applicant without technical assessments is considered insufficient to prove and demonstrate that the proposed development would cause no material increase in pollution effect within the WGG; and
- (c) a very small portion of the Site at its southern end encroaches onto the Waterworks Reserve for Long Keng Lowland Raw Water Pumping Station;
- (d) the padel courts in Sha Kok Mei mentioned by the applicant (in **Appendix Ic**) do not fall within the WGG and there are no waterworks in the vicinity; and
- (e) advisory comments are at **Appendix V**.

### **Drainage and Sewerage**

#### 10.1.5 Comments of Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

##### *Drainage*

- (a) while there is no flooding complaint or case reported in the vicinity of the Site, it is noted that the Site is situated at local low-lying areas with natural slopes to its north and west. When there is an inclement weather, it is envisaged that a large amount of surface runoff received from these natural slopes might flow down to the Site, causing flooding;
- (b) based on the drainage record, there is no DSD's drainage facility found within the Site. Hence, it is doubtful if sufficient drainage measures have been / would be implemented to deal with such a large amount of surface runoff received from the Site and its upstream catchments;
- (c) in view of potential change of topography due to the proposed development, the applicant should provide a Drainage Impact Assessment (DIA) for his further review, and clarify whether the Site will be paved and how surface runoff can be collected after the proposed development. The proponent of a private project (i.e. the Applicant) is responsible for implementing all measures necessary to mitigate adverse drainage impacts identified by the DIA;

- (d) the applicant did not provide information on whether there are drainage mitigation measures being implemented surrounding the Site or if underground drainage system has been installed underneath the Site to deal with the surface runoff during the inclement weather. Hence, his office could not conclude whether that there are potential flooding risks to surrounding area and whether such activities are considered acceptable or not from drainage perspective;

*Sewerage*

- (e) the application needs to meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. DSD's views on sewerage aspect are subject to views and agreement of EPD; and
- (f) since there is no sewerage facilities and network in the vicinity of the Site and no septic tanks would be provided, his office is not in a position to provide comment on sewerage aspect.

**Environment**

10.1.6 Comments of Director of Environmental Protection (DEP):

- (a) it is noted that the proposed development would involve operation of golf putting range and on-site toilet facility which would have potential to cause adverse environmental impact. However, the applicant has yet to provide the following requested information for his consideration;
  - (i) the arrangement for collection, handling and disposal of sewage arising from the on-site toilet facility;
  - (ii) whether the operation/maintenance of the proposed golf putting range would involve the use or storage of agrochemicals such as fertilizer/pesticide/herbicides;
  - (iii) whether suitable water management system would be implemented for surface runoff management and avoid uncontrolled discharge of residual agrochemicals, if applied; and
  - (iv) whether there would loudspeaker or public announcement system at the outdoor activities area and the relevant noise control measures proposed to avoid potential noise nuisance; and
- (b) therefore, he considers that the applicant has not provided sufficient information to demonstrate the environmental acceptability of the proposed development and he cannot render support to the application at this stage.

### **Urban Design, Visual and Landscape**

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

#### *Urban Design and Visual*

- (a) it is noted that the height of the proposed nine structures will be around 4m. As the proposed structures are relatively small scale in nature, significant adverse visual impact is not anticipated. As such, she has no adverse comment on the proposal from urban design and visual impact perspectives;

#### *Landscape*

- (b) with reference to the aerial photo of 2024 (**Plan A-3b**), the Site is situated in an area of settled valley landscape character predominated by woodland, grassland, scattered village houses and temporary structures;
- (c) it is observed that the Site is largely covered with vegetation and existing trees, but no trees information and proposed treatment has been provided in the application;
- (d) by comparing the aerial photos of 2022 and 2024 with the site photos taken in July and August 2025 (**Plans A-3a to Plan A-4c**), it can be observed that trees removal within the Site has taken place, existing landscape resource has been adversely impacted; and
- (e) the applicant has not submitted any information on existing vegetation and associated mitigation measures, if any, to demonstrate that the proposed development will not have any adverse impact on the existing trees.

### **Nature Conservation**

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

in view that the Site is covered with common plant species, he has no particular comment on the application. However, in view that the proposed development will involve excavation and backfilling, the applicant should be reminded to review whether tree removal is required.

### **Building Matters**

10.1.9 Comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department:

- (a) no in-principle objection under the Buildings Ordinance to the

application;

- (b) there is no outstanding statutory orders issued requiring removal of unauthorized building works in the Site; and
- (c) other detailed comments are at **Appendix IV**.

### **Fire Safety**

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

- (a) no in-principle objection to the application subject to fire services installations and water supplies for firefighting being provided to the satisfaction of the D of FS; and
- (b) other detailed comments are at **Appendix IV**.

### **District Officer's Comments**

10.1.11 Comments of the District Officer (Sai Kung), Home Affairs Department (DO(SK), HAD):

- (a) no comment on the application;
- (b) the application has been circulated to the SKAC Members and displayed at the Home Affairs Enquiry Centre (Sai Kung). No adverse comment has been received by her office so far;
- (c) it is noted that the applicant has gained support on the application from two SKDC members including Mr. Chan Kuen-kwan, MH and Mr. Li Tin-chi, and Ms. Wong Shin-ye, a RR of Long Keng Village and a member of the SKAC (**Appendix I**); and
- (d) no works project or facilities of SKDO will be affected by the application.

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

- (a) Project Manager (East), Civil Engineering and Development Department (CEDD);
- (b) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Director of Food and Environmental Hygiene.

## **11. Public Comments Received During Statutory Publication Period**

On 25.7.2025, the application was published for public inspection. During the statutory

publication period, four public comments were received (**Appendix VI**). One comment is from the registered owners of the private lots within the Site (i.e. Lots 420, 426 RP and 428 in D.D. 216) objecting to the application mainly on the grounds that consent was not given to the applicant to proceed with the planning application and approval of the proposed development would jeopardize the development rights of the concerned lots. The remaining three comments are from Kadoorie Farm and Botanic Garden Corporation and two individuals objecting to the application mainly on the grounds that the proposed development is not in line with the planning intention of “GB” zone; would raise traffic safety concerns given the single-lane vehicular access leading to the Site is steep and narrow; lacks sufficient information on the extent of excavation, potential tree felling, and sewerage and drainage facilities; and it would be more appropriate for the proposed golf putting range to be located in brownfield areas or closer to urban areas.

## **12. Planning Considerations and Assessments**

- 12.1 The application is for proposed place of recreation, sports or culture (golf putting range) with ancillary facilities and associated filling and excavation of land within an area zoned “GB” on the OZP. The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The proposed development is not in line with the planning intention of the “GB” zone and there is also no strong planning justification in the submission for a departure from the planning intention of the “GB” zone.
- 12.2 According to TPB PG-No. 10, an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development should be compatible with the character of surrounding areas. The proposed development mainly comprises 12 outdoor golf putting areas of various sizes and 9 roofed-structures for indoor golf training and ancillary facilities. The proposed outdoor golf putting range with filling and excavation of land of an area of about 3,775m<sup>2</sup> accounting for 70% of the whole site is considered not compatible with the surrounding area which is predominantly rural in character with woodland, grassland, scattered temporary structures and village houses.
- 12.3 The Site is accessible via a narrow local track which was not formed as a proper vehicular access, connecting Tai Mong Tsai Road about 500m to the south. Car parking spaces and L/UL area will be provided at the site designated exclusively for golf instructors while visitors will primarily arrive on foot or by taxi. In view that the applicant has not provided the information regarding capacity of the proposed development, e.g. number of staff to be accommodated and the internal road layout of the parking spaces and L/UL area, C for T considers there is insufficient information to demonstrate that the proposed development would not generate adverse traffic impact on the area.
- 12.4 The Site is located within WGG and close to a stream leading to WSD’s raw water pumping station. CE/C, WSD objects to the application having considered that the proposed development would pose high risks of contamination to the WGG due to construction activities, traffic generation, sewage discharge as well as

contamination from human activities such as vehicle parking, horticultural and recreational activities arising from the proposed development, and the applicant has not made any submission including technical assessments to demonstrate that the proposed development would cause no material increase in pollution effect within the WGG. DEP is unable to support the application at this stage given that the applicant has not provided sufficient information to clarify the arrangement for collection, handling and disposal of sewage from the on-site toilet facility, the use or storage of agrochemicals, and implementation of water management system and noise control measures (if any) at the Site to demonstrate the environmental acceptability of the proposed development.

- 12.5 Trees and vegetation are found within the Site and the surrounding area of the Site is mainly a rural area predominated by woodland, grassland, scattered village houses and temporary structures. DAFC has no comment on the application as the Site is covered with common plant species. However, the applicant has not clarified whether there will be tree removal associated with proposed development. According to CTP/UD&L, PlanD, by comparing the aerial photos of 2022 and 2024 with the site photos taken in July and August 2025 (**Plans 3a to 4c**), it can be observed that trees removal within the Site has taken place. The existing landscape resource has been adversely impacted. As the applicant did not provide any information on tree removal proposal and landscape proposal, there is insufficient information to demonstrate that the proposed development would not generate adverse impact on the existing vegetation.
- 12.6 According to TPB PG-No. 10, the application should not adversely affect the natural landscape, drainage, overstrain infrastructure and aggravate flooding in the area. As the applicant did not provide the requested information including traffic arrangement, risk assessment on WGG, tree survey, landscape proposal, sewerage and drainage arrangement and environmental management measures in the submission to demonstrate no adverse impact would be induced by the proposed development, the application is not in line with TPB PG-No. 10.
- 12.7 According to the ES of the OZP, excavation and filling of land within the “GB” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment. To stabilise the roofed structures and form an undulating terrain with level difference for the outdoor golf putting areas, excavation and filling works are required covering an area of about 3,775m<sup>2</sup> (equivalent to about 70% of the site area) with depths ranging from 1m to 2m (**Drawing A-1**). The Site is a low-lying area which is not served by the public drainage system and adjoins natural slopes to the north and west. In view of the Site’s geographical characteristics, CE/MS, DSD envisages that a large amount of surface runoff from these natural slopes could flow down to the Site during inclement weather, causing flooding. Regarding the anticipated change in topography resulting from the proposed land excavation and filling works, the applicant has failed to provide the required DIA nor demonstrated that sufficient drainage measures have been/will be implemented to collect the increased surface runoff received from the Site and its upstream catchments. There is insufficient information for CE/MS, DSD to assess the potential flooding risks to surrounding area and the drainage acceptability of the proposed development.

- 12.8 Other concerned government departments including D of FS, H(GEO), CEDD and DEMS have no objection to or no comment on the application from fire safety, geotechnical and electricity supply safety aspects respectively.
- 12.9 The applicant quotes an example of private sports facilities in Sai Kung to support the application. However, the sport facilities are situated in different zoning and under different planning circumstances (e.g. not within WGG). Planning applications should be assessed on individual merits.
- 12.10 The planning circumstances of the current application are largely similar to those of the two previous rejected applications as mentioned in paragraphs 6.1 and 6.3 above in that the applicants failed to demonstrate that the proposed developments would not cause adverse impacts on the surrounding areas and there was insufficient information to justify the need of the proposed developments at the sites. In contrast, the planning circumstances of current application are different from the previous application approved by the Committee mainly on the sympathetic considerations as detailed in paragraphs 6.1 and 6.2 above. Rejection of the current application is in line with the Committee's previous decisions.
- 12.11 Regarding the public comments objecting to the application as detailed in paragraph 11 above, the departmental comments in paragraph 10 and planning assessments in paragraphs 12.1 to 12.10 above are relevant.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments in paragraph 11, the Planning Department does not support the application for the following reasons:
- (a) the proposed development is not in line with the planning intention of the "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is no strong planning justification in the submission for a departure from the planning intention; and
  - (b) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for 'Application for Development within "Green Belt" Zone' in that there are no exceptional circumstances or strong planning grounds to justify the application, the proposed development does not comply with the development controls and restrictions of areas designated as water gathering grounds and the applicant fails to demonstrate that the proposed development with excavation and filling of land is compatible with the surrounding area and would not generate adverse water supplies, sewerage, drainage, environmental, traffic and landscape impacts on the application site and the surrounding area.
- 13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until 5.12.2029, and after the said date,

the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

#### Approval Conditions

- (a) the design and provision of parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of a risk assessment report to prove and demonstrate no material increase in pollution effect resulting from the proposal and the implementation of the mitigation and preventive measures identified therein to the satisfaction of the Director of Water Supplies or of the Town Planning Board;
- (c) the submission of a fire service installations proposal and the implementation of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (d) the submission of a Drainage Impact Assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (e) the submission of a Water Quality Impact Assessment to demonstrate that the final design and operation of the golf putting range would not adversely impact the water sensitive uses in the vicinity and implementation of mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (g) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) is not complied with before the operation of the use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Recommended Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

### **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

**15. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 15.7.2025
<b>Appendix Ia</b>	SI received on 24.7.2025
<b>Appendix Ib</b>	FI received on 15.10.2025
<b>Appendix Ic</b>	FI received on 22.10.2025
<b>Appendix II</b>	Relevant Extracts of TPB-PG No. 10
<b>Appendix III</b>	Previous Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</b>	Public Comments
<b>Drawing A-1</b>	Layout Plan
<b>Drawings A-2a and A-2b</b>	Conceptual Diagrams of the Proposed Development
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plans A-3a and A-3b</b>	Aerial Photos of 2022 and 2024
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
DECEMBER 2025**

2025年 7月 15日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2025-07-15.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board’s requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-7117/84
	Date Received 收到日期	2025-07-15

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Douglas Paul MARSHALL	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input checked="" type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
林睿明 MARSHALL LAM Yui Ming	
<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD216 Lot no. 409SA(part), 410, 411, 412(part), 414, 415(part), 416RP, 418, 419, 420, 424RP(part), 425, 426RP(part), 427, 428, 430RP, 431RP  (Total: 17 Lots)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 5420 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 774.80 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/SK - TMT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt 綠化地帶
(f) Current use(s) 現時用途	空置  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified ..... “current land owner(s)”#  
已通知 ..... 名「現行土地擁有人」#。

Details of the “current land owner(s)”# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 17-06-2025 & 26-06-2025 日/月/年在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 16-06-2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

- Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/>About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/>About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/>About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/>About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/>About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/>About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="502 1355 1492 1870"> <thead> <tr> <th data-bbox="502 1355 805 1478">Name/type of installation 裝置名稱/種類</th> <th data-bbox="805 1355 973 1478">Number of provision 數量</th> <th data-bbox="973 1355 1492 1478">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至  
.....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....
- Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

擬議康體文娛場所(高爾夫球練習場)連附屬設施和相關填土及挖土工程

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	.....774.80 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.143	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....14 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....9	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1.... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....5. m 米	<input checked="" type="checkbox"/> About 約

- Domestic part 住用部分
- GFA 總樓面面積 ..... sq. m 平方米  About 約
- number of Units 單位數目 .....
- average unit size 單位平均面積 .....sq. m 平方米  About 約
- estimated number of residents 估計住客數目 .....

- Non-domestic part 非住用部分 GFA 總樓面面積
- eating place 食肆 ..... sq. m 平方米  About 約
- hotel 酒店 ..... sq. m 平方米  About 約
- (please specify the number of rooms  
請註明房間數目) .....
- office 辦公室 ..... sq. m 平方米  About 約
- shop and services 商店及服務行業 ..... sq. m 平方米  About 約
- Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)
- .....
- .....
- .....

- other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)
- 請參閱布局圖
- .....
- .....

- Open space 休憩用地 (please specify land area(s) 請註明地面面積)
- private open space 私人休憩用地 ..... sq. m 平方米  Not less than 不少於
- public open space 公眾休憩用地 ..... sq. m 平方米  Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

主要高爾夫球推杆訓練場用途和兒童小型高爾夫球遊戲推杆訓練場

.....

.....

.....

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

.. 2025年12月.....

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.....

.....

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行人通道安排**

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>...西貢太綱仔路浪徑新村.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>4</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u>2</u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <u>1</u></p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>



**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

請看附頁

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

Applicant 申請人 /  Authorised Agent 獲授權代理人

林睿明 MARSHALL LAM Yui Ming

Admin

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /

HKIA 香港建築師學會 /

HKIS 香港測量師學會 /

HKIE 香港工程師學會 /

HKILA 香港園境師學會 /

HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

Company 公司 /  Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

16-06-2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	DD216 Lot no. 409SA(part), 410, 411, 412(part), 414, 415(part), 416RP, 418, 419, 420, 424RP(part), 425, 426RP(part), 427, 428, 430RP, 431RP		
Site area 地盤面積	5420sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/SK - TMT/4		
Zoning 地帶	Green Belt 綠化地帶		
Applied use/ development 申請用途/發展	擬議康體文娛場所(高爾夫球練習場)連附屬設施和相關填土及挖土工程		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<b>774.80</b> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<b>0.143</b> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	9	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	14 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	6
	Private Car Parking Spaces 私家車車位	4
	Motorcycle Parking Spaces 電單車車位	2
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	_____	
	_____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位 / 停車處總數	2
	Taxi Spaces 的士車位	1
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	1
	Medium Goods Vehicle Spaces 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	
	_____	
	_____	

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖 / 布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖 / 園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
請看附頁高爾夫球場推杆概念圖 & 地段車路圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及 / 或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

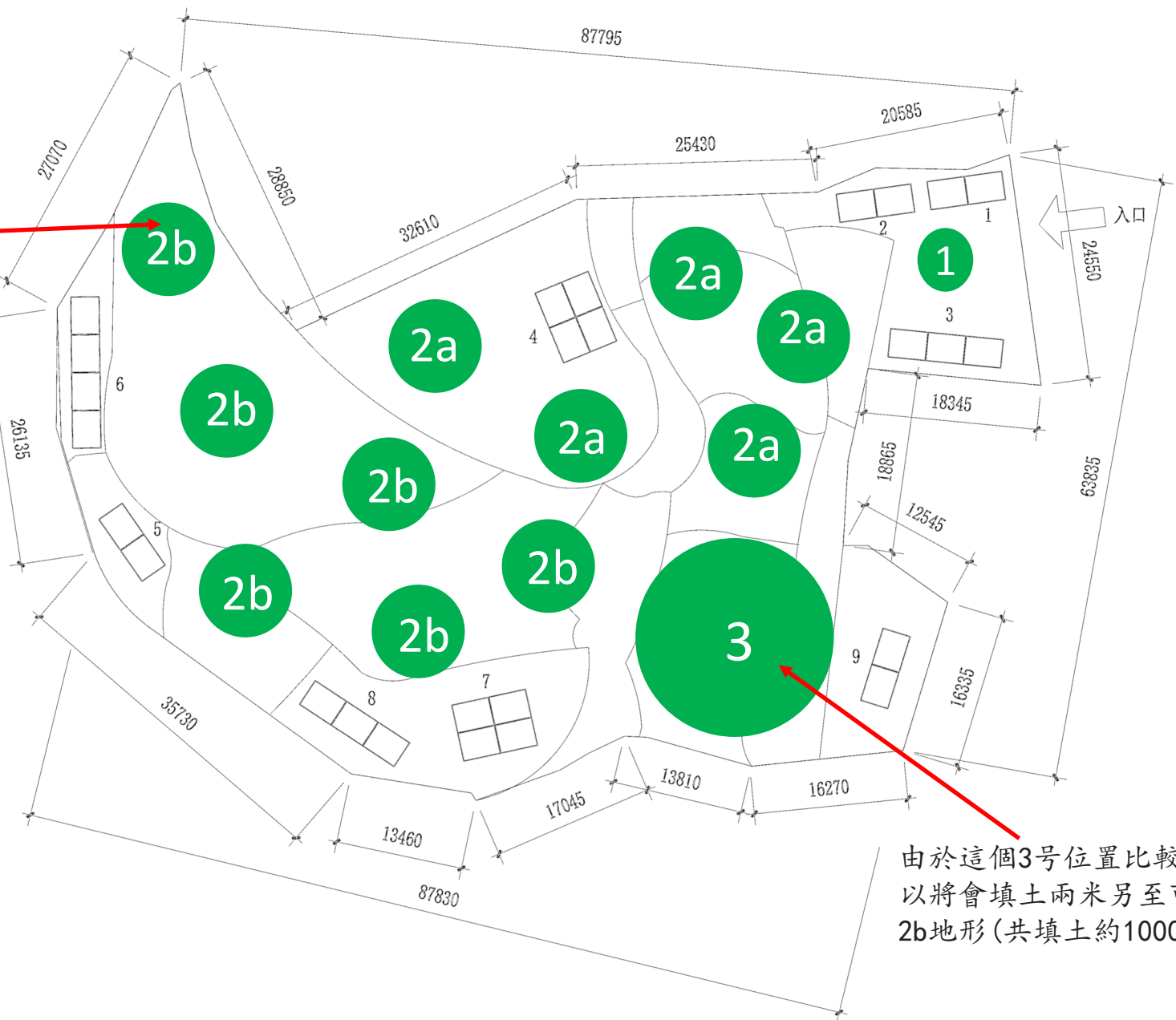
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# DD216申請用地的布局圖及上蓋面積和挖土填土資料說明

2b填土約1000米和挖土約1000米範圍各1米深度或1米高度(合共2000平方米)填土或挖土暫時不能告知實際位置,當規劃申請後,會有設計師設計不同高或低的小斜坡,創造有趣的推杆而又可訓練的地形。因此現在很難告訴填土或挖土的1米實際高低位置,只能說在2b範圍。



由於這個3号位置比較凹陷所以將會填土兩米另至可連接2b地形(共填土約1000米)

## 有蓋建築物 (共9個位置有上蓋 / 總上蓋面積774.80平方米): □

1. 入口接待處更亭 (上蓋面積59.60平方米)
2. 男女廁 (上蓋面積59.60平方米)
3. 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)
4. 室內高爾夫球投影器練習室 (上蓋面積 119.20平方米)
5. 戶外露天休息上蓋簷篷 (四面通空/上蓋面積 59.60 平方米)
6. 儲物室存放教練工具或場地用品 (上蓋面積119.20平方米)
7. 室內小型推杆訓練 (上蓋面積119.20平方米)
8. 室內休息室 (上蓋面積89.40平方米)
9. 戶外露天休息上蓋簷篷 (四面通空/上蓋面積59.60平方米)

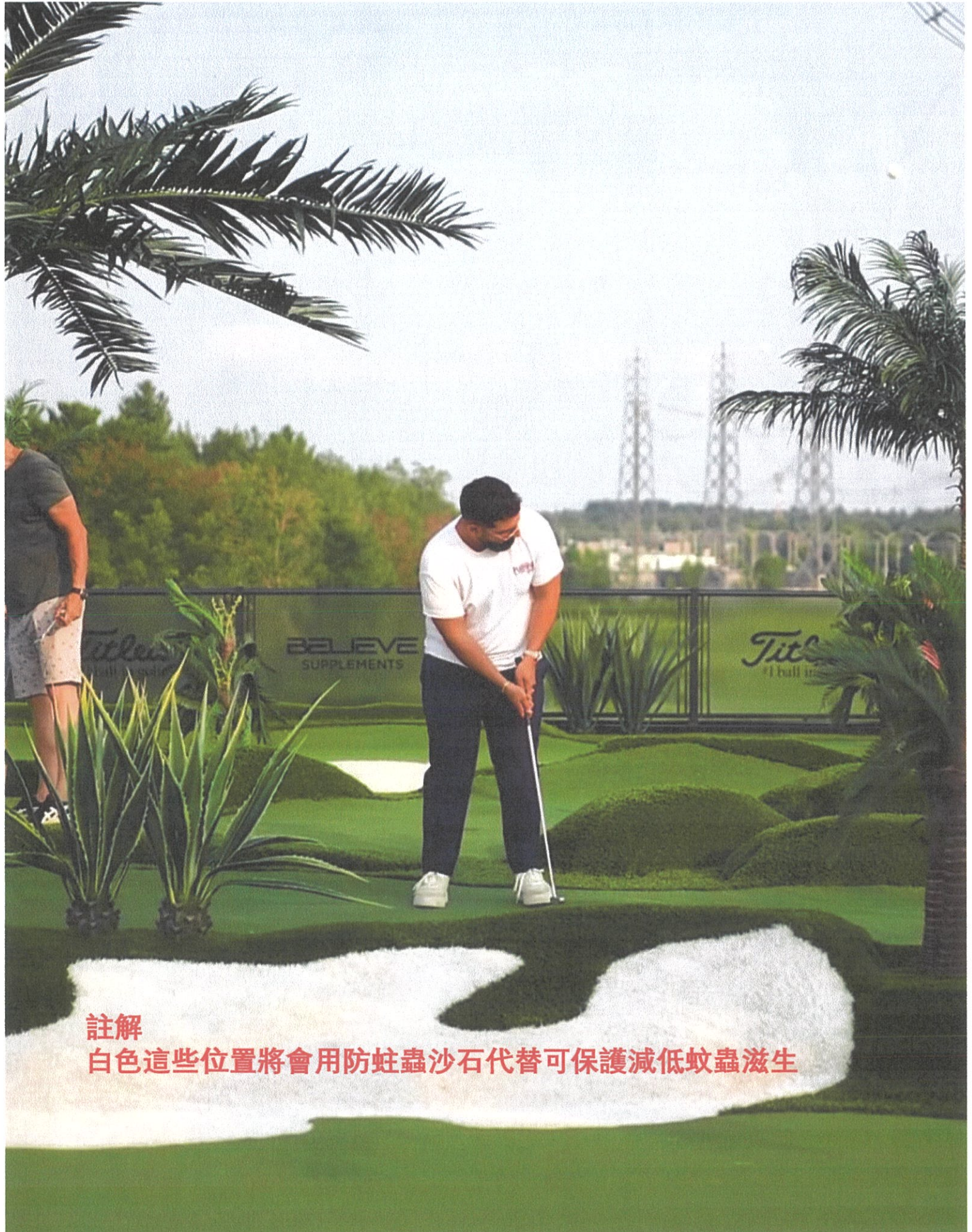
備註: 所有上蓋大約需挖土一米以內給有蓋建築物的穩固

## 戶外場地說明用途: ●

1. 1的士上落客位及1輕型貨車上落貨位
- 2a&b. 高爾夫球推桿訓練範圍
3. 兒童高爾夫球訓練場(此段兒童地勢較凹陷需要大約填土兩米先升高地形)

備註: 除戶外兒童訓練場的位置比較凹陷須填土兩米, 其餘的戶外推杆訓練場需打造平整或波浪的地形另訓練更有趣味性, 因此這些位置只需大約填土或挖一米以內視乎地勢而定。

# 高爾夫球推廣場概念圖



註解

白色這些位置將會用防蚊蟲沙石代替可保護減低蚊蟲滋生





To: 城市規劃委員會

我們寫這封信是希望能夠獲得城市規劃委員會對我們計劃在西貢附件地段浪徑村 DD216 的一塊荒廢多年的綠化地建立「高爾夫球“推杆”訓練場的支持。讓此地段成為一個多功能有益身心健康的運動場所。

申請理由, 謝謝:

這個推杆訓練場將由一班來自英國、蘇格蘭、澳洲和紐西蘭的專業外籍教練共同打造。他們將帶來不同的專業知識和技術打造一個哥爾夫球的推杆訓練場所。我們相信, 這將成為一個在香港獨一無二的推杆訓練場, 並提供最佳的練習和被訓練體驗。

隨著香港的高爾夫球訓練場地逐漸被政府收回土地, 這些場地已經變得越來越少, 對高爾夫愛好者造成了極大的影響。雖然西沙 GoPark 那一邊開設了一個高爾夫球訓練場, 但目前仍然沒有專業的推杆訓練場。根據我們的調查, 香港幾乎缺乏該類訓練設施。

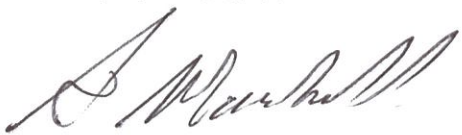
如果在西貢設立這個推杆訓練場, 也會直接推動西貢的經濟效益, 尤其是在餐飲業和零售業方面。學員在訓練前後將會經過西貢市, 這給當地的飲食和商店是會帶來了明顯的商機。還有助於提升西貢作為一個受歡迎的旅遊目的地, 除行山外的另一運動形象和家庭同樂的好去處。

我們深知許多高爾夫球愛好者對推杆的自我練習或被訓練的需求, 但卻因為缺少合適的場地而無法滿足這一推杆項目。許多哥爾夫球愛好者甚至只能前往國內進行訓練, 這不僅限制了本地教練的工作機會, 也影響了他們的收入或間接影響了某地區的經濟利益。由此可見, 建立一個專業的推杆訓練場是多方面的香港本地利益扶助。

此外, 這個場地還將是家庭樂趣和健康運動的好去處, 特別是為兒童和青少年設立專門的培訓區域或有趣益智的訓練園區, 引導他們遠離電子產品, 投入到高爾夫球這項健康有益的運動中。

我們誠懇地希望獲得城市規劃委員會的支持, 共同推動此項目落成。並隨時樂意提供更多的詳情或安排會面討論。

如有任何查詢請聯絡林睿明女士 [REDACTED]。  
感謝!



申請人: Mr. Douglas Paul MARSHALL ( contact no. [REDACTED] )  
19-06-2025

To : Town Planning Board Secretariat

We are writing to seek the support of Town Planning Board Secretariat a “golf putting training area” on a piece of neglected green land in Long Keng Village DD216, adjacent to Sai Kung. Our aim is to transform this site into a multifunctional sporting venue that benefits the physical and mental well-being of the community.

Following the reason to consider, thank you :

This putting training facility will be developed by a group of professional foreign coaches from the UK, Scotland, Australia, and New Zealand. They will bring diverse expertise and skills to create a unique putting training venue in Hong Kong, providing the best practice and training experiences available.

As golf training facilities in Hong Kong are gradually being reclaimed by the government, such venues have become increasingly scarce, significantly impacting golf enthusiasts. While a golf training facility has opened in the vicinity of Sai Sha Go Park, there is currently no dedicated putting training area. According to our research, there is a substantial lack of such training facilities in Hong Kong.

Establishing this putting training area in Sai Kung will also directly promote the local economy, particularly in the restaurant and retail sectors. Trainees will pass through Sai Kung town both before and after their sessions, creating noticeable economic opportunities for local dining establishments and shops. Furthermore, it will enhance Sai Kung's image as a popular tourist destination, providing an alternative activity besides hiking and a great venue for family enjoyment.

We are fully aware of the high demand among golf enthusiasts for self-practice or professional training in putting, which currently cannot be met due to the lack of suitable facilities. Many golf lovers find themselves travelling to the mainland for training, which not only limits local coaching opportunities but also affects their income and indirectly impacts the economic benefits of certain areas. Therefore, establishing a professional putting training facility covers multiple facets of local interest in Hong Kong.

Additionally, this venue will serve as a delightful and healthy place for families, with designated training areas or engaging training zones for children and young people, encouraging them to step away from electronic devices and engage in the healthy sport of golf.

We sincerely hope to gain the support of Town Planning Board Secretariat to collaboratively bring this project to fruition and are more than willing to provide further details or arrange a meeting for discussion.

For any inquiries, please contact Ms. Lam Yui Ming at [REDACTED].

Thank you for Town Planning Board Secretariat support.



Applicant: Mr. Douglas Paul Marshall (contact no. [REDACTED])

19-06-2025



中華人民共和國香港特別行政區  
Hong Kong Special Administrative Region of the People's Republic of China

西貢區議會 Sai Kung District Council



陳權軍議員, MH  
Chan Kuen Kwan, MH DC Member

致：規劃處及城市規劃委員會

主題：支持西貢地段 DD216 Lot no. 409SA, 410, 411, 412,  
413, 414, 416RP, 416RP, 418, 419, 420, 424RP, 425, 426RP, 427,  
428, 430RP, 431RP 興建高爾夫球訓練場的申請

本人陳權軍作為西貢區議員，對於西貢地段 DD216 Lot no. 409SA,  
410, 411, 412, 413, 414, 416RP, 416RP, 418, 419, 420, 424RP, 425, 426RP, 427,  
428, 430RP, 431RP 興建高爾夫球訓練場的申請表達全力支持。

此項目不僅能促進本地體育發展，還能夠為西貢地區帶來多方面的益處，懇請規劃署積極考慮並協助此申請的審批工作。

此致

西貢區議員



(陳權軍)謹上

二零二五年六月三日

致：規劃處及城市規劃委員會

主題：支持西貢地段 DD216 Lot no. 402, 403RP, 408, 409SA, 410, 411, 412, 427, 413, 416RP, 416SB, 416SA, 430RP, 431RP, 419, 424RP 興建哥爾夫球訓練場的申請

本人李天賜作為西貢區議員，謹代表西貢區居民及相關持份者，就西貢地段 DD216 Lot no. 402, 403RP, 408, 409SA, 410, 411, 412, 427, 413, 416RP, 416SB, 416SA, 430RP, 431RP, 419, 424RP 興建哥爾夫球訓練場的申請表達全力支持。此項目不僅能促進本地體育發展，更能為社區帶來多方面的益處，懇請規劃署積極考慮並協助此申請的審批工作。

鈞安



西貢區議員李天賜

2025年6月2日

致城市規劃委員會，

主題：支持西貢地段 DD216(17 個地段請看附图)由綠化地申請指引經常準許可申請的高爾夫球推杆訓練場的申請。

本人王倩儀為西貢浪徑村的村民代表，收到鄉市會就西貢地段 DD216 興建高爾夫球訓練場的申請諮詢，本人表達全力支持和確認申請人 Mr.Douglas Paul Marshall 已將貼告示在本村的申請地段上。

支持理由如下：

主旨推動體育發展是特首給我們西貢的一個指引，而高爾夫球作為一項有益身心健康的運動，近年來在香港逐漸也普及。然而，現時西貢區內缺乏專業的高爾夫球訓練場地，居民及愛好者往往需要遠赴其他地區或國內進行訓練。興建此訓練場將為本地居民提供一個便捷且專業的運動場所，更可提升本村和西貢區康健運動活力，更可善用土地資源，不再有野草橫生荒廢土地。此項目不僅能促進本地體育發展，更名為社區帶來多方面的益處。

本人懇請規劃署積極考慮此申請，並提供必要的協助及指導，以確保項目順利推進。我們相信，此項目將為西貢區乃至整個香港帶來長遠的正面影響。

如有任何疑問或需要進一步的資料，歡迎隨時與本人聯絡。感謝城市規劃委員會的關注與支持 Mr. Marshall 申請高爾夫球推杆訓練場的申請。

西貢浪勁村村民代表 / 西貢區分區委員會成員



王倩儀

16-06-2025



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**Adrian Sung Ngai CHIU/PLAND**

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寄件者: Doug Marshall <[REDACTED]>  
寄件日期: 2025年07月24日星期四 11:48  
收件者: Adrian Sung Ngai CHIU/PLAND  
主旨: Supplement to the relevant Sai Kung Long Keng DD216 Application:  
附件: letter to Town Planning Board Secretariat (July 24).pdf  
類別: Internet Email

Dear Adrian,

Enclosed of the attachment for your reference, thankyou  
Kathy

**To : Town Planning Board Secretariat**

Supplement to the relevant Sai Kung Long Keng DD216 Application:

1. The indoor facilities with roof coverings will not exceed four metres in height. They are primarily intended for indoor golf projection rooms and indoor training facilities for children. Especially under extremely hot or rainy weather, enthusiasts can continue their training or practice sessions indoors. The indoor height can be adjusted to four metres if required.
2. The parking spaces are mainly designated for golf instructors. A patrol vehicle will be available, with seating for seven, to provide transportation for clients to and from the Sai Kung Fish Market area, alleviating parking demand on the site.
3. Since golf is a morning activity, the premises will be open from 7:00 am to 9:00 pm, seven days a week. The facilities will only cease operation during severe weather conditions.
4. The filling or elevation differences will not exceed 2 metres, with some sections approximately 1 metre. The actual positioning will follow the scope outlined in the plan. However, the precise terrain configuration is currently difficult to predict and will be assessed after approval and upon site inspection.
5. The white organic sand and stones shown in the plan may be added after the approval, subject to site conditions.
6. The site requires advance booking of time slots for training or individual practice sessions.

Yours faithfully,

Applicant: Douglas Paul Marshall

Date : 24 July 2025

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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人次），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

\*\*\*\*\*

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.

### 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.

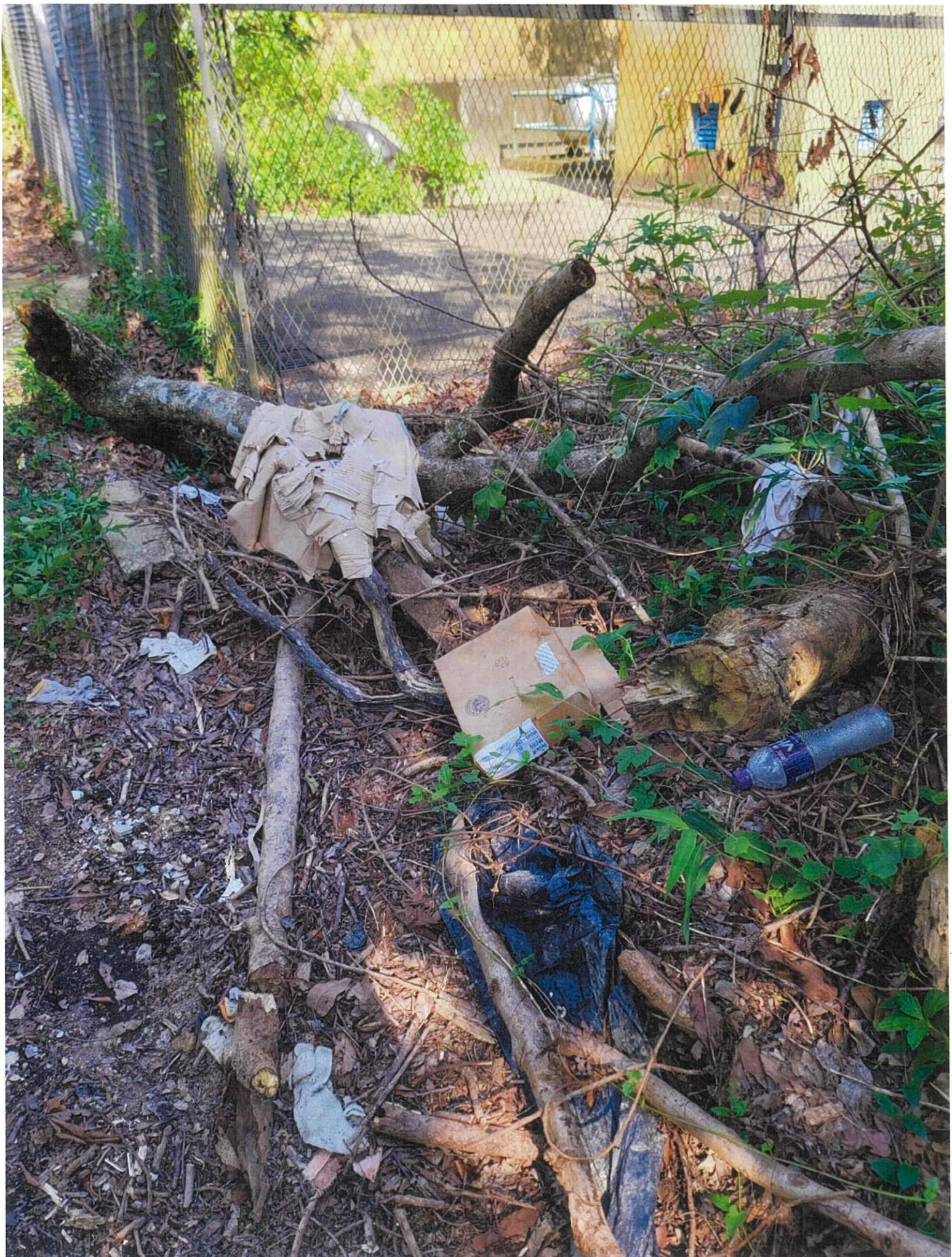
Yours faithfully,

Douglas Paul Marshall  
Lot DD216

















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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

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寄件者: Doug Marshall [REDACTED]  
寄件日期: 2025年10月22日星期三 16:12  
收件者: [REDACTED]  
副本: [REDACTED]  
主旨: Urgent 補充: 就申請DD216事宜補充說明及邀請實地會勘  
類別: Internet Email

致林小姐

請 補充回以下的信件。因為我們發現西貢沙角尾市中心附近原來 padel sport Centre 可以成功申請建  
動用途 但我們的申請竟然長期被打壓。十多年來浪費金錢做了無數的報告也不成功。現在他們說  
出一啲具體情況想也再給常規會考慮 和其他個部門看到事實不公平的現象。

致各部門、特首城規會及申訴專員：

茲就本團體申請在本區興建高爾夫球推桿訓練場一事，補充說明並對現時處理情況表達嚴正關切。  
請諒解除亦希望各部門申訴原因，因為不公平的處申請已到飽和點。長期被迫做同樣又同樣的專業  
報告。被迫紙上談兵根本就沒有到過現場看實際情況。長期以來不公平的打壓情況。現在更發現  
原來在西貢沙角尾，已有私人經營的運動場所（如 Padel 中心 <https://www.padelplus.com.hk/>）能取得  
使用許可，並設置照明、運動噪音，不可控的設施及常規衛生間；該等地點毗鄰村屋、河道及水  
閘，然而相關部門仍批准其運作。相比之下，我們需位於遠離市區、但進出入的道路安全和環境不  
影響當區民生的用地，多年來卻屢遭阻撓，看到所有部門的疑問已經知道將會又是未能獲批設置一  
個規範、受管理的高爾夫推桿訓練場。這種處理上的明顯差異，令人無法理解，亦令一班資深哥爾  
夫球教練深感不公。

我們在此提出若干具體陳述與請求：

1. 請各有關部門明確解釋：在評核運動設施申請時，針對用地性質（如是否鄰近水閘、河道、村屋  
或人群稠密處）及環境影響的標準與依據為何？為何沙角尾的 Padel Sport 運動設施可獲批，亦沒有  
考量 Chemical？我們的申請上各環保部門常常出現 Chemical 的疑問就算我們承諾用環保物料多年  
來一直拒絕申請做了很多報告證明也被拒絕，但 Padel Sport Centre 他們更有煮食，而我們十多年來  
的康樂申請卻屢遭拒絕？我們是外籍人的申請。沒有任何有力的撐腰所以在香港無法接受外國人的  
申請？一個有益身心扶助在香港運動的項目被看似是一個傷害大自然生態的不公平對待。
2. 我們已承諾若獲批准，會按規定設置合規的照明(加入太陽能)、噪音控制、污水處理及垃圾管理  
措施，並長期負責場地清潔與環境維護，絕不會造成河道或水閘的污染。實地管理將比現時部分地  
段更有助於保護周邊環境，避免垃圾流入河道及水閘。
3. 誠如先前說明，本訓練場具備明顯社區及公共利益：推廣全民運動、強化兒童身心健康、減少沉  
迷電子產品的機會，並可與學校合作，開放予更多市民參與。請在評估時將這些公共利益納入考  
量。
4. 我們懇請相關部門實地視察、並對比其他已獲批准的運動設施，以便公平、透明地評估我們的申  
請。若過去因誤解或資訊不足而遭反對，亦請給予我們改進與補充資料的機會。

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5. 特首的全民運動理念希望得到公平查實和申訴專員及有關監察單位關注本案，調查是否存在程序不公或處理不一致情況，並協助促成公平審議。

十多年來，我們的農地及申請過程一直面對重限制與反覆，主要阻力屢次以「水閘／集水區」及「環保考量」為由，然而實際上當地的環境維護工作並未見到實質改善。若本團體獲准設施，不僅不會加劇問題，反而能主動承擔環境保護責任，長期維護周邊潔淨及水源安全。

特此補充，懇請各部門、城規會及申訴專員審慎查核與回覆，並希望獲得一個公開、公平且具建設性的處理結果。

此致

申請人和教練敬上

Douglas Marshall & Vaug Mason

22 Oct 2025

To: Relevant Departments, the Chief Executive's Town Planning Board and the Office of the Ombudsman

Re: Supplementary Submission and Formal Expression of Concern Regarding Our Application to Establish a Golf Putting Practice Facility in the District

We write on behalf of our organisation to provide supplementary information and to register our serious concerns regarding the current handling of our application to establish a golf putting practice facility in this district. We request clarification of the grounds for refusal and appeal, as we consider the present treatment of our proposal to be unfair and intolerable. Over many years we have been compelled to produce the same specialist reports repeatedly, often in response to objections that appear to be speculative rather than based on site inspections. We believe our application has been subject to persistent and inequitable obstruction.

We note with dismay that private sports facilities in the Sai Kung Sha Kok Mei area (for example Padel centres: <https://www.padelplus.com.hk/>) have been granted permission to operate with lighting, sports-related noise, sanitary facilities and other infrastructure, notwithstanding their proximity to village houses, watercourses and sluices. By contrast, our proposed facility—located well away from the urban area on land whose access and safety have no adverse impact on local residents—has repeatedly encountered obstruction. The pattern of enquiries from various departments has led us to anticipate that our application will again be refused despite our intention to provide a properly regulated and managed putting practice facility. This apparent inconsistency in decision-making is hard to understand and is felt keenly by the experienced golf coaches supporting this project.

Accordingly, we set out the following specific statements and requests:

1. Please set out clearly the standards and criteria applied when assessing applications for sports facilities, in particular how considerations relating to the nature of the land (for example proximity to sluices, watercourses, village houses or densely populated areas) and environmental impacts are weighed and evidenced. Why was the Padel sports facility at Sha Kok Mei approved notwithstanding those site characteristics? Our application has repeatedly been met with questions regarding chemical contamination, despite our assurances and commitments to use environmentally friendly materials and despite numerous professional reports we have submitted. By contrast, the Padel facility apparently includes cooking facilities. Why have our leisure-oriented proposals been so frequently refused? We wish to know whether our status as foreign applicants has affected the outcome; we are concerned that there may be an unexplained bias that prevents overseas applicants from being treated fairly in Hong Kong. It is disheartening that a project which would promote health and well-being should be treated as though it were environmentally harmful.

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2. Should permission be granted, we undertake to install fully compliant lighting (including solar-powered systems), noise-control measures, sewage treatment and waste-management arrangements, and to assume long-term responsibility for site cleanliness and environmental maintenance. We will ensure that there is no risk of contamination to watercourses or sluices. Indeed, active on-site management would better protect the surrounding environment and help to prevent refuse from entering nearby waterways.

3. As previously explained, the proposed facility offers clear community and public benefits: promotion of active participation in sport, enhancement of children's physical and mental wellbeing, reduction in screen time and related harms, and the opportunity to cooperate with local schools and make the facility available to a wider section of the public. We ask that such public-interest considerations be taken into account in your assessment.

4. We respectfully request that the relevant departments conduct a site visit and compare our proposal with other sports facilities that have been granted approval, so that our application may be assessed fairly and transparently. If the objections previously raised stem from misunderstanding or insufficient information, we ask for an opportunity to provide clarifications and supplementary materials.

5. We request that the Chief Executive's policy on "Sport for All" be applied in a fair manner and that the Office of the Ombudsman and other relevant oversight bodies examine this case to determine whether there has been procedural unfairness or inconsistent treatment. We ask for their assistance in securing an equitable review.

For more than a decade our agricultural land and application process have encountered repeated restrictions and reversals, on the grounds of "sluice/collecting area" and "environmental considerations". Yet we have not seen meaningful improvements in local environmental management. Were our organisation to be permitted to proceed, we would not exacerbate existing problems; on the contrary, we would assume proactive responsibility for environmental protection and long-term upkeep of the surrounding area and water resources.

We therefore request that the departments, the Town Planning Board and the Office of the Ombudsman examine this matter carefully and reply in due course. We seek an open, fair and constructive resolution.

Yours faithfully,

Douglas Marshall & Vaug Mason  
On behalf of the applicant and coaching team

22 October 2025

**Relevant Extract of Town Planning Board Guidelines for  
Application for Development within Green Belt Zone  
under Section 16 of the Town Planning Ordinance  
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Town Planning Board will only be prepared to approve applications for development in the context of requests to re-zone to an appropriate use;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
- (d) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (g) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds;
- (h) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (i) any proposed development on a slope or hillside should not adversely affect slope stability.

**Previous s.16 Applications covering the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Proposed Use(s) / Development(s)</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/SK-TMT/75	Proposed Temporary Holiday Camp and Tent Camping Ground for a Period of Three Years and Associated Filling and Excavation of Land	9.9.2022	(a) to (h)

**Approval Conditions**

- (a) the submission of risk assessment report(s) to prove and demonstrate no material increase in pollution effect resulting from the proposal within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board;
- (b) in relation to (a) above, the implementation of the mitigation and preventive measures identified in the risk assessment report(s) within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (d) in relation to (c) above, the implementation of the fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (e) the submission of a revised landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board;
- (f) in relation to (e) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board;
- (g) if any of the above planning condition (a), (b), (c), (d), (e) or (f) was not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

## **Rejected Applications**

<b>Application No.</b>	<b>Proposed Use(s) / Development(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>
A/SK-TMT/52	Proposed Filling of land for Permitted Agricultural Use	12.8.2016	(a) to (c)
A/SK-TMT/61	Proposed Filling of Land of 1.2m-1.7m for Agricultural Use	2.2.2018 (On Review)	(a), (c) and (d)

### **Rejection Reason(s)**

- (a) the applicant failed to demonstrate that the proposed development would not cause adverse drainage and landscape impacts on the surrounding areas;
- (b) there was insufficient information to justify the need for filling of land for agricultural use at the site;
- (c) approval of the application would set an undesirable precedent for similar applications within the “Green Belt” zone. The cumulative effect of approving such similar proposals would result in a general degradation of the environment and bring about adverse drainage and landscape impacts on the area; and
- (d) the applicant failed to demonstrate that there is a need for filling of land for agricultural use at the site.

## Government Department's General Comments

### Land Administration

1. Comments of the District Lands Officer/Sai Kung, Lands Department:

The application site (the Site) falls on Lots 409 S.A (part), 410, 411, 412 (part), 414, 415 (part), 416 RP, 418, 419, 420, 424 RP (part), 425, 426 RP (part), 427, 428, 430 RP and 431 RP, all in D.D. 216. The private lots are Old Schedule Agricultural Lots held under the Block Government Lease, which contain the restriction that no structures are allowed to be erected except with the prior approval of the Government.

### Building Matters

2. Comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department (BD):

- (a) there is no outstanding statutory order issued requiring removal of unauthorised building works (UBW) in the Site. Nevertheless, for UBW, if any, erected on leased land, enforcement action may be taken by the Building Authority (BA) to effect their removal in accordance with BD's 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, if any, on the Site under the Buildings Ordinance (BO);
- (b) before any new building works are carried out on leased land, prior approval and consent from the BA should be obtained, otherwise they are UBW. Authorized Person (AP) must be appointed to coordinate all new building works in accordance with the BO;
- (c) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively;
- (d) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage; and
- (e) detailed comments will be given during building plans submission stage.

### Fire Safety

3. Comments of the Director of Fire Services:

- (a) in consideration of the design/nature of the proposal, fire service installations (FSIs) are required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his office for approval. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- (b) if the proposed structures are required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of the formal submission of general building plans.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site;
- (b) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that the owners of the lots need to apply to her office for Short Term Waivers to permit the structures to be erected or erected on the application site (the Site), if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. Application for the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fees as considered appropriate;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department that conditions regarding provision of right of access to water mains for the Water Authority and a non-building area clause restricting the erection of structures on, over, above, under, below or within the Water Works Reserve area would be imposed under the lease should the application be approved; and
- (d) to note the comments of the Director of Environmental Protection that the “Recommended Pollution Control Clauses” and “Conditions of Working within Water Gathering Ground” promulgated by Environmental Protection Department should be followed during construction to minimise potential environmental impact to the surroundings. Besides, the Noise Control Ordinance should be observed during operation of the golf putting range.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250803-235409-43103

提交限期  
**Deadline for submission:** 15/08/2025

提交日期及時間  
**Date and time of submission:** 03/08/2025 23:54:09

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SK-TMT/84

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Michelle Wong

意見詳情  
**Details of the Comment :**

I have been living here for over 10 years. I object to the proposal for a golf training centre for the following reasons:

1. The distance from the main road to the site is 250-300 m. It is a single-lane road with no passing place. It is dangerous when many cars meet in opposite directions with no place to pass. The only alternative is driving in the reverse direction for 200 m.
2. The road going into the site is along a slope. There is a wide and deep drainage channel all along the road, where it is very often that visitors' cars and taxis (not familiar with the hidden channel) cannot U-turn to leave. Every year, our family needs to rescue those cars with front wheels trapped in the channel when they fail to make a U-turn.
3. There is no walkway along the road. It is OK now because there are only 5 households residing along the road. However, it will be dangerous, especially for the children, when there are frequent visitors using coaches on the road.
4. As written in the plan, it requests the filling of land of 2000 sq m and the excavation of land of 1444.8 sq m.. Those heavy-duty trucks move tons of soil along the narrow, deep slopes and along the narrow road will damage the simple road. The road was already seriously damaged in the past few years because of a similar project nearby.
5. There is no public lighting for the road; it is dangerous for outside vehicles to drive at night.
6. The plan will have 4 car parks. How can a golf training centre accommodate only 4 cars at a site with no public transportation? All other cars will park around the road, which will certainly cause a traffic jam and road blockage.
7. At the entrance from the main road (Tai Mong Tsai Road), the entrance is very narrow; only one car from one direction can pass through. The opposite side car needs to reverse and give way. When the going in car needs to reverse back to Tai Mong Tsai Road, it is very difficult and dangerous now. And there is a bus stop just next to the entrance. Usually, the bus will drive close to the entrance and that makes the reverse car more dangerous.

There is a drainage (Drainage Services Department) project ongoing at the entrance of the main road (Tai Mong Tsai Road). You may check with that project the road conditions I mentioned ab

ove.

Your Ref. : A/SK-TMT/84  
Our Ref. : PR240614  
Date : 13 August 2025

**By Hand**

**Town Planning Board Secretariat  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong**

**RE: Proposed Place of Recreation, Sports or Culture (Golf Driving Range) with Ancillary Facilities and Associated Filling and Excavation of Land at Various Lots in DD216, Long Keng, Sai Kung, New Territories (Planning Application No. A/SK-TMT/84)**

We, ASSET EMPIRE LIMITED, GRACEFUL CHINA DEVELOPMENT LIMITED and MELLINK INVESTMENT LIMITED, registered owners of shares of Lot Nos. 420, 426RP and 428 in DD216 (the Subject Land Lots) (**Plan 1**), hereby write to object to the subject planning application.

The Subject Land Lots are enclosed in application boundary of the subject planning application (No. A/SK-TMT/84) for proposed golf driving range development lodged by Douglas Paul Marshall represented by Marshall Lam Yui Ming on 15 July 2025 (**Plans 2 & 3**). As registered owners of shares of the Subject Land Lots, we have never given consent to the applicant to proceed the subject planning application. Approval of the proposed golf driving range shall jeopardize the proper use and development right of the Subject Land Lots, we strongly disagree with approval of the subject planning application by the Town Planning Board.

Should you have any queries on the above, please feel free to contact our Mr Keith Chan at

...../2



Your Ref. : A/SK-TMT/84  
Our Ref. : PR240614  
Date : 13 August 2025

Page 2

Your faithfully,  
For and on behalf of  
ASSET EMPIRE LIMITED



*Lok*

Authorized Signature

For and on behalf of  
GRACEFUL CHINA DEVELOPMENT LIMITED



*Lok*

Authorized Signature

For and on behalf of  
MELLINK INVESTMENT LIMITED

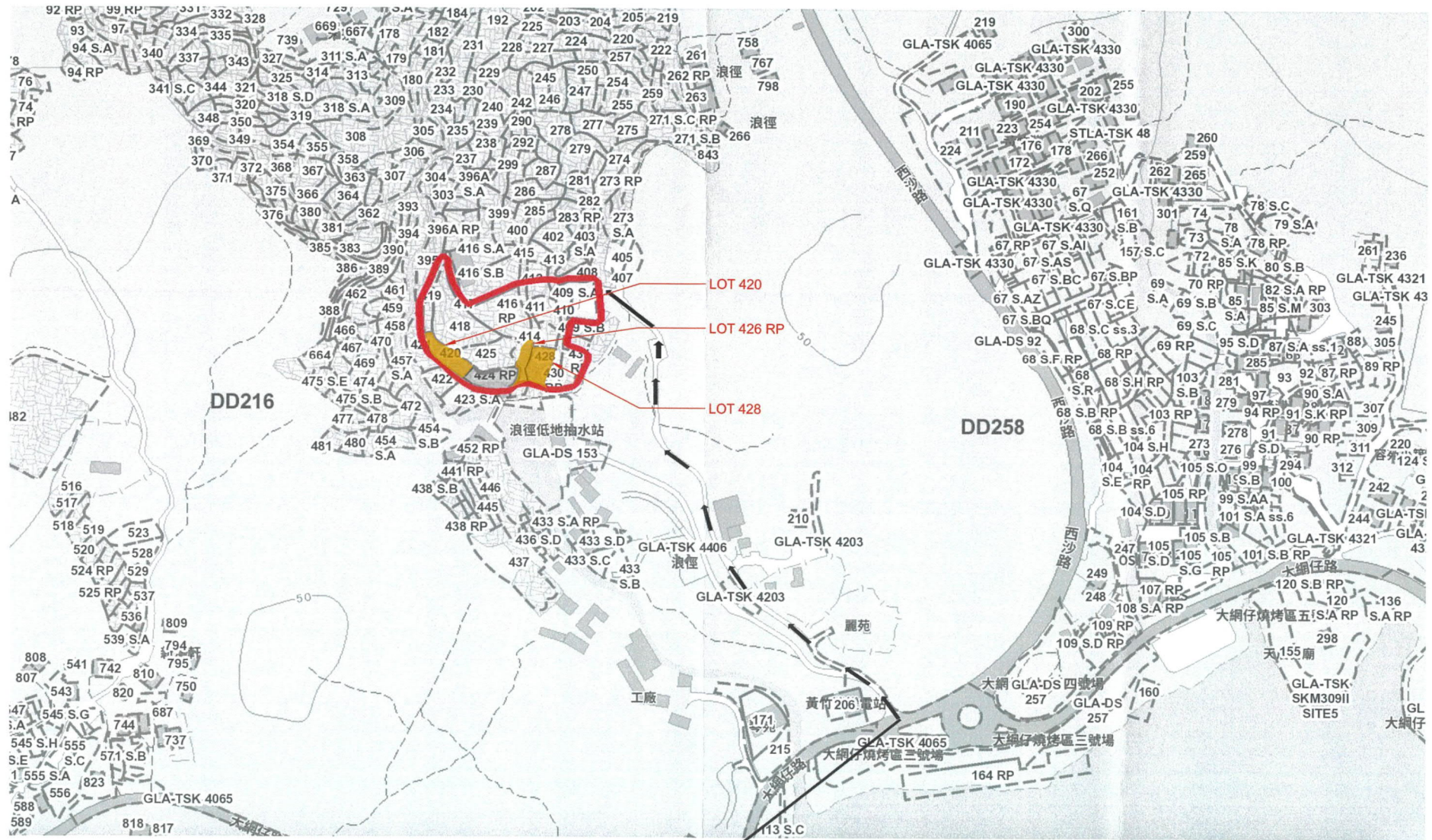
*For and on behalf of*  
明興投資有限公司  
MELLINK INVESTMENT LIMITED

*[Signature]*  
.....  
(Authorized Signature(s))

Authorized Signature



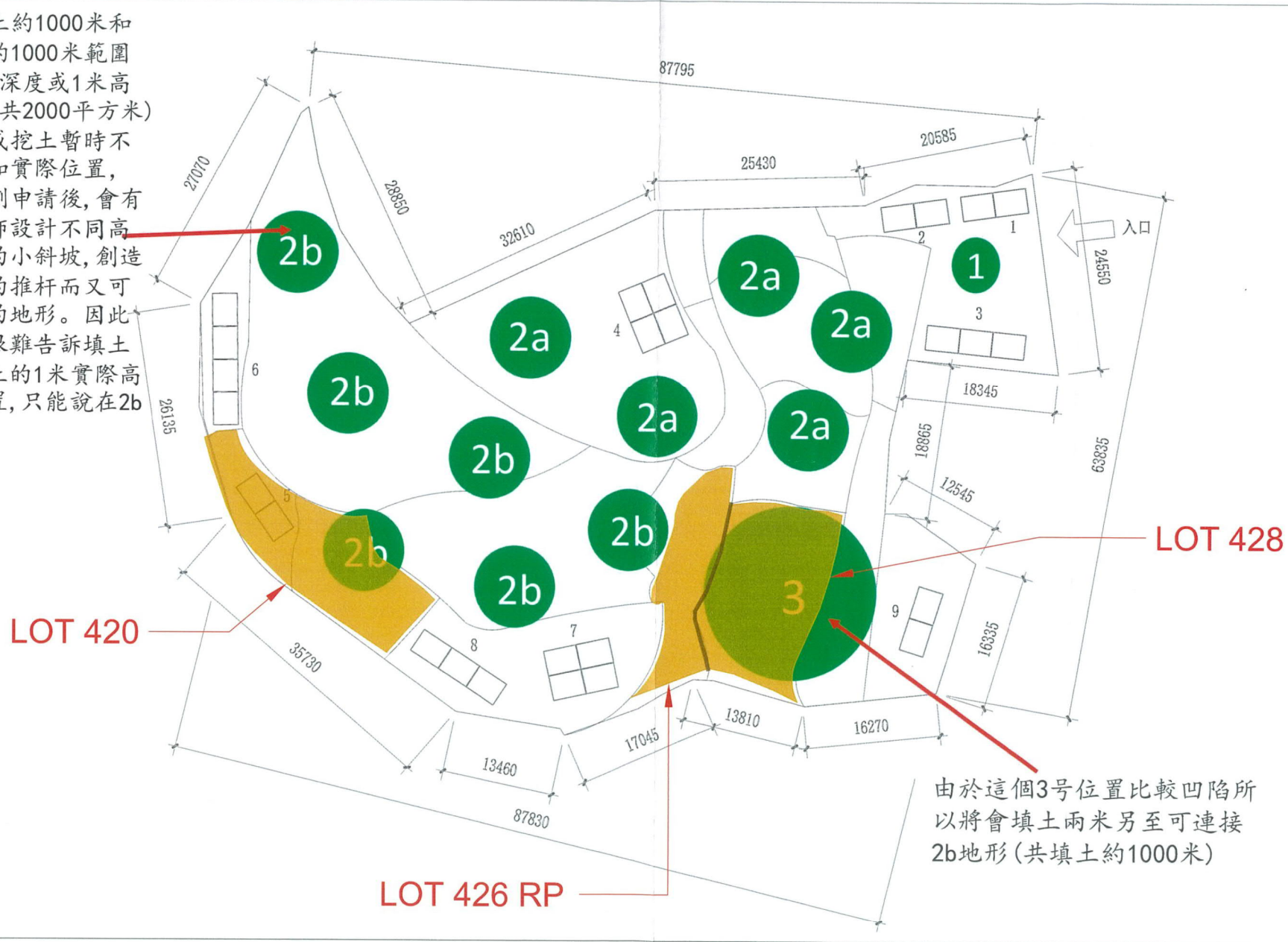
DD216申請地段車路圖



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

## DD216申請用地的布局圖及上蓋面積和挖土填土資料說明

2b填土約1000米和挖土約1000米範圍各1米深度或1米高度(合共2000平方米)填土或挖土暫時不能告知實際位置,當規劃申請後,會有設計師設計不同高或低的小斜坡,創造有趣的推杆而又可訓練的地形。因此現在很難告訴填土或挖土的1米實際高低位置,只能說在2b範圍。



由於這個3号位置比較凹陷所以將會填土兩米另至可連接2b地形(共填土約1000米)

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**From:**  
**Sent:** 2025-08-14 星期四 03:35:15  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/SK-TMT/84 DD 216 Long Ken Golf Driving Range GB

A/SK-TMT/84

Lots no. 402, 403RP, 408, 409SA, 410, 411, 412, 427, 413, 416RP, 416SB, 416SA, 430RP, 431RP, 419,424RP in D.D. 216, Long Keng, Sai Kung

Site area: 5,420sq.m

Zoning: "Green Belt"

Applied development: Golf Driving Range / 8 Vehicle Parking / **Filling and Excavation of Land**

Dear TPB Members,

Strongest Objections. The site overlaps with part of the footprint of the holiday camp approved under 75 in 2022 but subsequently revoked for failure to fulfil conditions.

The extent of excavation carried out for that plan is not clear, and neither whether more trees were chopped down in the process.

According to Applicant the site is "on a piece of **neglected green land** in Long Keng Village DD216, adjacent to Sai Kung. Our aim is to transform this site into a multifunctional sporting venue that benefits the physical and mental well-being of the community."

I would point out that all genuine GB is neglected in the sense that the purpose of the zoning is to encourage nature to do its own thing.

The application provides no details on the extent of the planned excavation, number of trees to be felled, toilets, drainage, etc.

The presumption now is that there be no further development on GB. Recent heavy rainfall and the expected impacts of climate change underline the importance of retaining slopes and trees.

A golf driving range is an activity best suited to be developed on closed landfills or lots impacted by brownfield operations. Unlike a golf course, there is no requirement that there be a green as the players are just whacking balls. In fact this is a recreational activity more suited to proximity to urban areas.

The application must be rejected and lessons learned from the unwise decision to grant approval of the holiday camp site.

Mary Mulvihill

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**From:**  
**Sent:** 2025-08-15 星期五 16:52:57  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on NINE planning applications  
**Attachment:** 250815 s16 KTN 1148.pdf; 250815 s16 TT 718.pdf; 250815 s16 KTN 1150.pdf; 250815 s16 KTN 1151.pdf; 250815 s16 SK 414.pdf; 250815 s16 SK 430.pdf; 250815 s16 TMT 84.pdf; 250815 s16 PK 306 & 307.pdf

Dear Sir/ Madam,

Attached please see our comments regarding NINE applications. There are EIGHT pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

15th August, 2025.

By email only

Dear Sir/ Madam,

**Proposed Place of Recreation, Sports or Culture (Golf Driving Range) with Ancillary  
Facilities and Associated Filling and Excavation of Land  
(A/SK-TMT/84)**

1. We refer to the captioned.
2. The application site is within Green Belt (GB) zone. The planning intention of this zone is as follows:

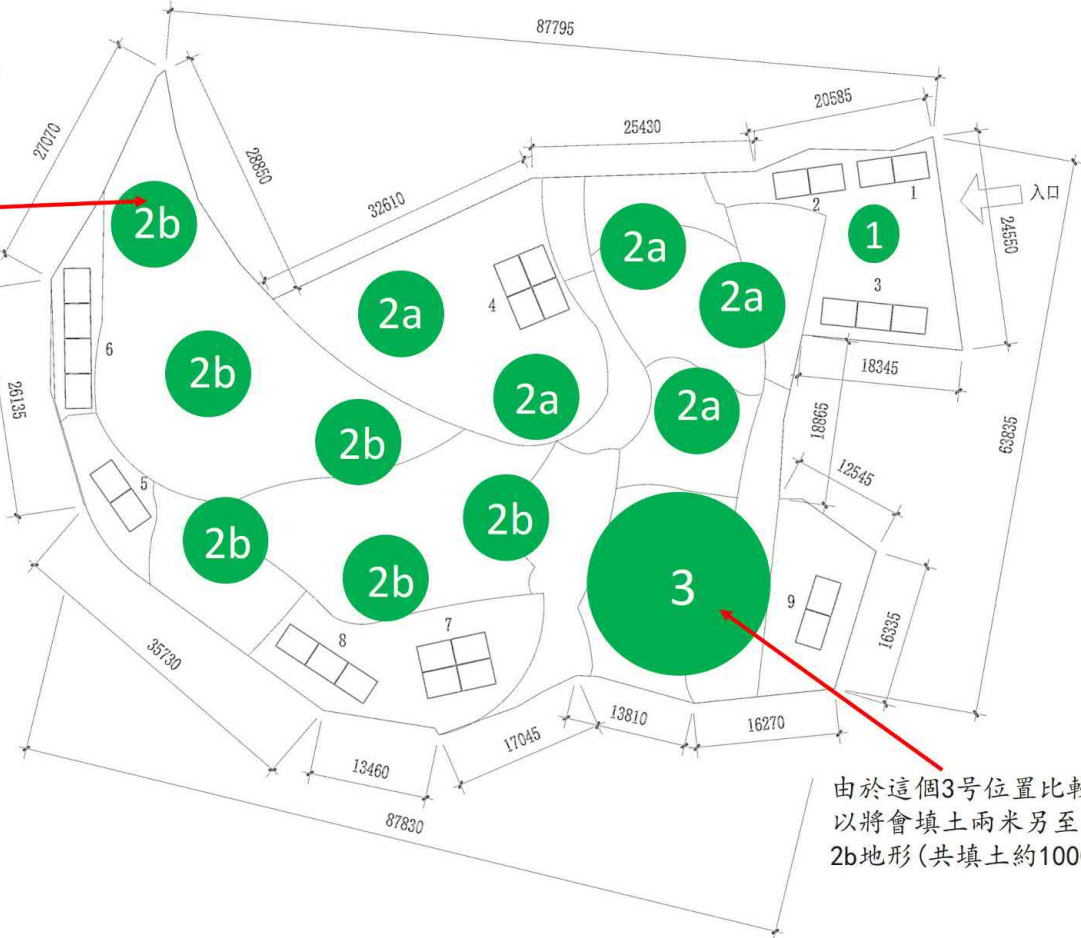
*'The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.'*

3. We urge the Board to seriously consider whether the proposed use is in line with the planning intention of the GB zone.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

## DD216申請用地的布局圖及上蓋面積和挖土填土資料說明

2b 填土約1000米和挖土約1000米範圍各1米深度或1米高度(合共2000平方米)填土或挖土暫時不能告知實際位置,當規劃申請後,會有設計師設計不同高或低的小斜坡,創造有趣的推杆而又可訓練的地形。因此現在很難告訴填土或挖土的1米實際高低位置,只能說在2b範圍。



### 有蓋建築物 (共9個位置有上蓋 / 總上蓋面積774.80平方米):

1. 入口接待處更亭 (上蓋面積59.60平方米)
2. 男女廁 (上蓋面積59.60平方米)
3. 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)
4. 室內高爾夫球投影器練習室 (上蓋面積 119.20平方米)
5. 戶外露天休息上蓋簷篷 (四面通空/上蓋面積 59.60 平方米)
6. 儲物室存放教練工具或場地用品 (上蓋面積119.20平方米)
7. 室內小型推杆訓練 (上蓋面積119.20平方米)
8. 室內休息室 (上蓋面積89.40平方米)
9. 戶外露天休息上蓋簷篷 (四面通空/上蓋面積59.60平方米)

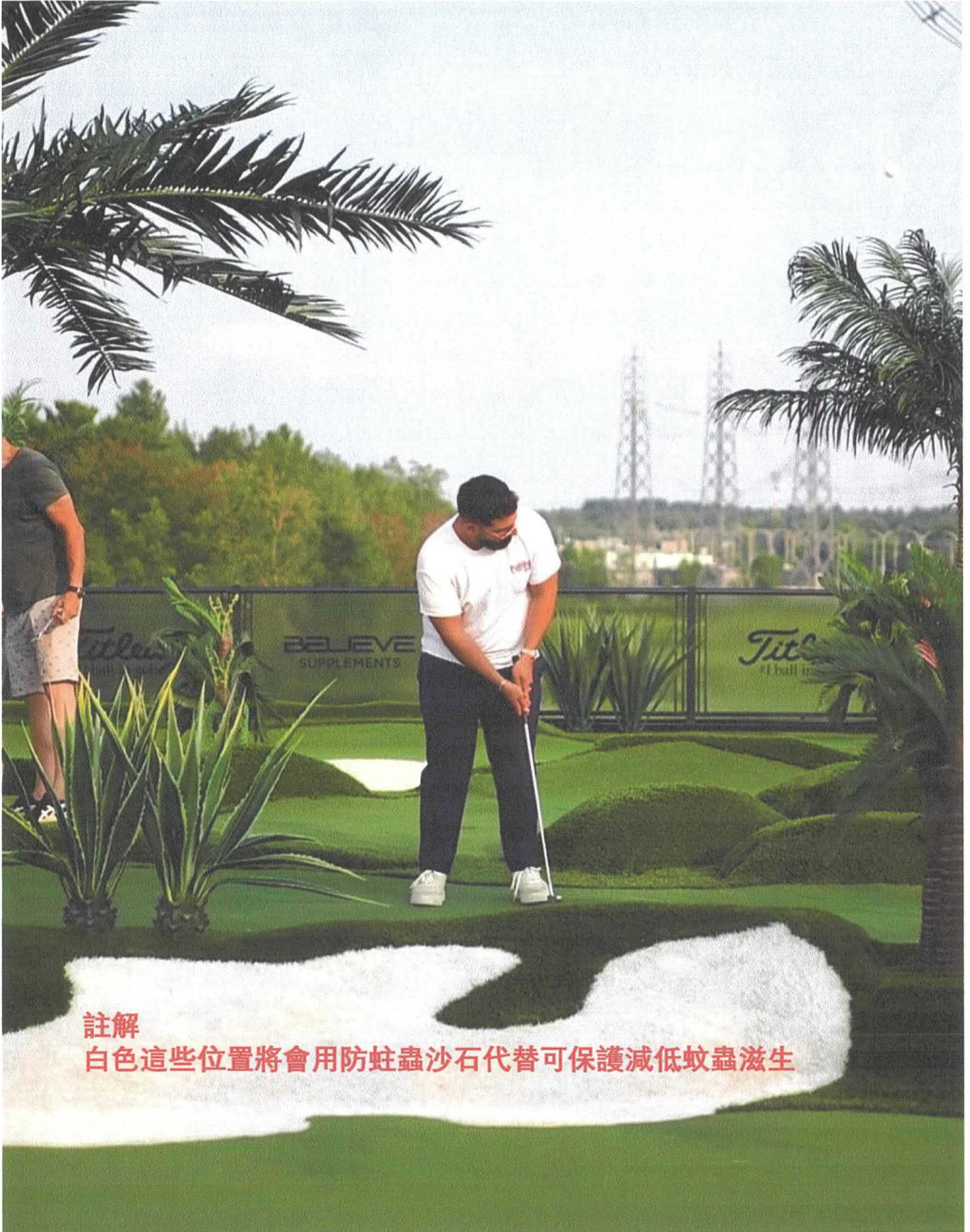
備註: 所有上蓋大約需挖土一米以內給有蓋建築物的穩固

### 戶外場地說明用途:

1. 1的士上落客位及1輕型貨車上落貨位
- 2a&b. 高爾夫球推桿訓練範圍
3. 兒童高爾夫球訓練場(此段兒童地勢較凹陷需要大約填土兩米先升高地形)

備註: 除戶外兒童訓練場的位置比較凹陷須填土兩米, 其餘的戶外推杆訓練場需打造平整或波浪的地形另訓練更有趣味性, 因此這些位置只需大約填土或挖一米以內視乎地勢而定。

# 高爾夫球推廣場概念圖



## 註解

白色這些位置將會用防蛀蟲沙石代替可保護減低蚊蟲滋生

(資料來源：申請人於 15.07.2025 呈交的資料)  
(Source : Applicant's Submission of 15.07.2025)

參考編號  
REFERENCE No.  
A/SK-TMT/84

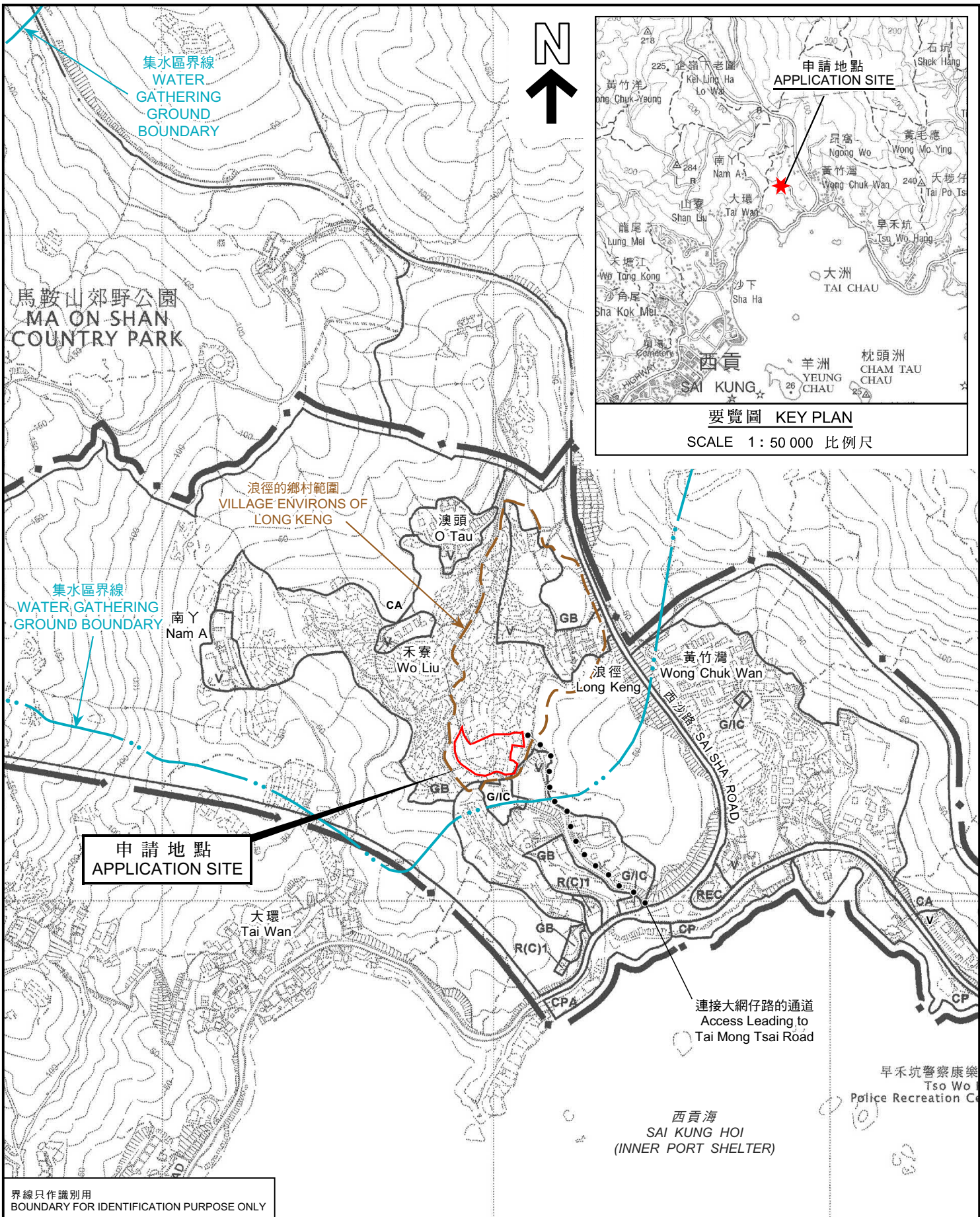
繪圖  
DRAWING  
A-2a



(資料來源：申請人於 15.07.2025 呈交的資料)  
(Source : Applicant's Submission of 15.07.2025)

參考編號  
REFERENCE No.  
A/SK-TMT/84

繪圖  
DRAWING  
A-2b



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年11月14日擬備，  
所根據的資料為於2008年3月11日  
核准的分區計劃大綱圖編號S/SK-TMT/4  
EXTRACT PLAN PREPARED ON 14.11.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-TMT/4 APPROVED ON 11.3.2008

**位置圖 LOCATION PLAN**

擬議康體文娛場所（高爾夫球推桿場）連附屬設施及相關填土及挖土工程  
新界西貢浪徑丈量約份第216約多個地段  
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, NEW TERRITORIES

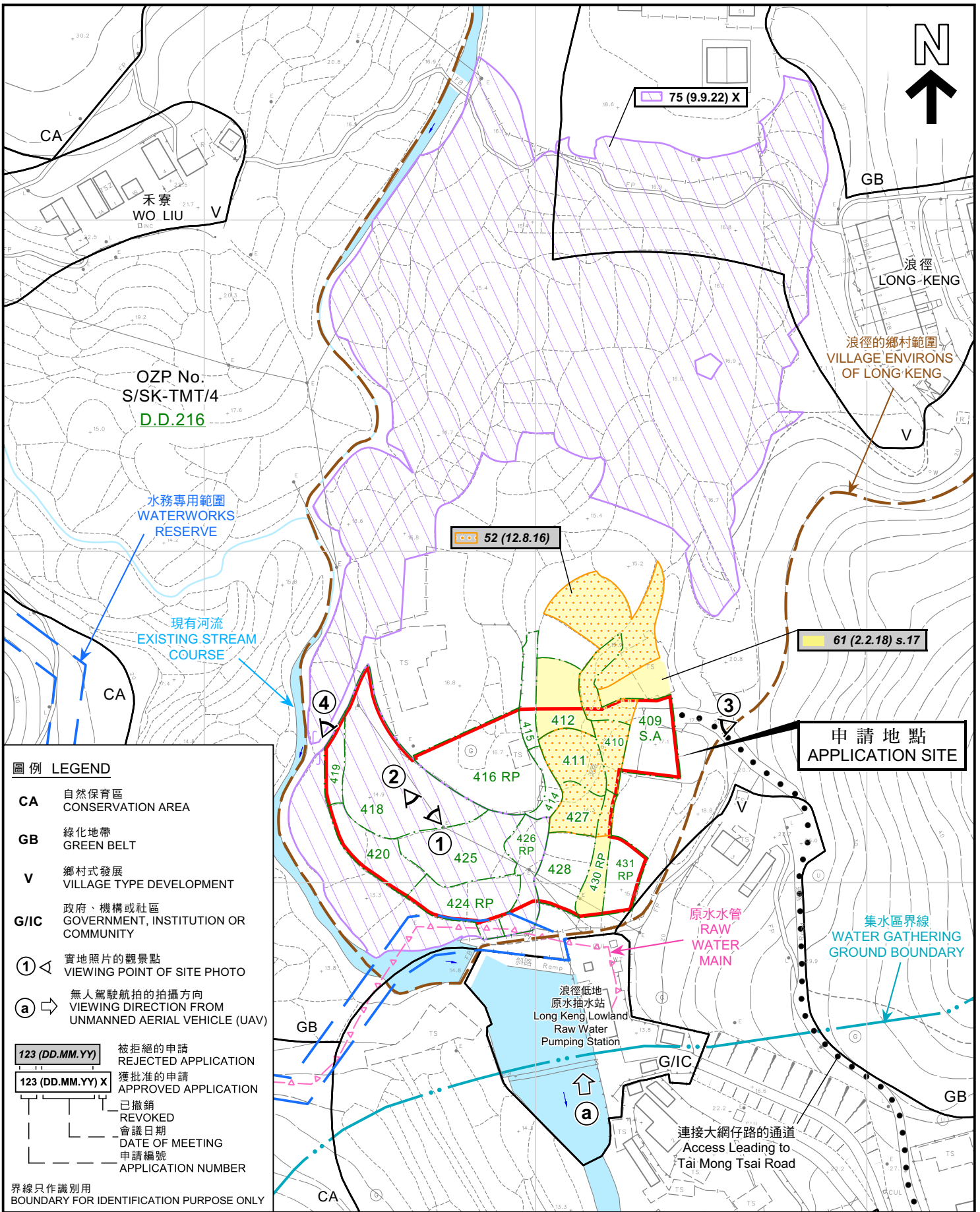
SCALE 1:7 500 比例尺

米 METRES
米 METRES

**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
**A/SK-TMT/84**

圖 PLAN  
**A-1**



**圖例 LEGEND**

- CA 自然保育區  
CONSERVATION AREA
- GB 綠化地帶  
GREEN BELT
- V 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/I/C 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- a 無人駕駛航拍的拍攝方向  
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

123 (DD.MM.YY) 被拒絕的申請  
REJECTED APPLICATION  
 123 (DD.MM.YY) X 獲批准的申請  
APPROVED APPLICATION  
 已撤銷  
REVOKED  
 會議日期  
DATE OF MEETING  
 申請編號  
APPLICATION NUMBER

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本摘要圖於2025年11月19日擬備，  
所根據的資料為測量圖編號  
8-SW-2C 和 8-SW-7A  
EXTRACT PLAN PREPARED ON 19.11.2025  
BASED ON SURVEY SHEETS No.  
8-SW-2C and 8-SW-7A

**平面圖 SITE PLAN**

擬議康體文娛場所（高爾夫球推桿場）連附屬設施及相關填土及挖土工程  
新界西貢浪徑丈量約份第 2 1 6 約多個地段  
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, NEW TERRITORIES

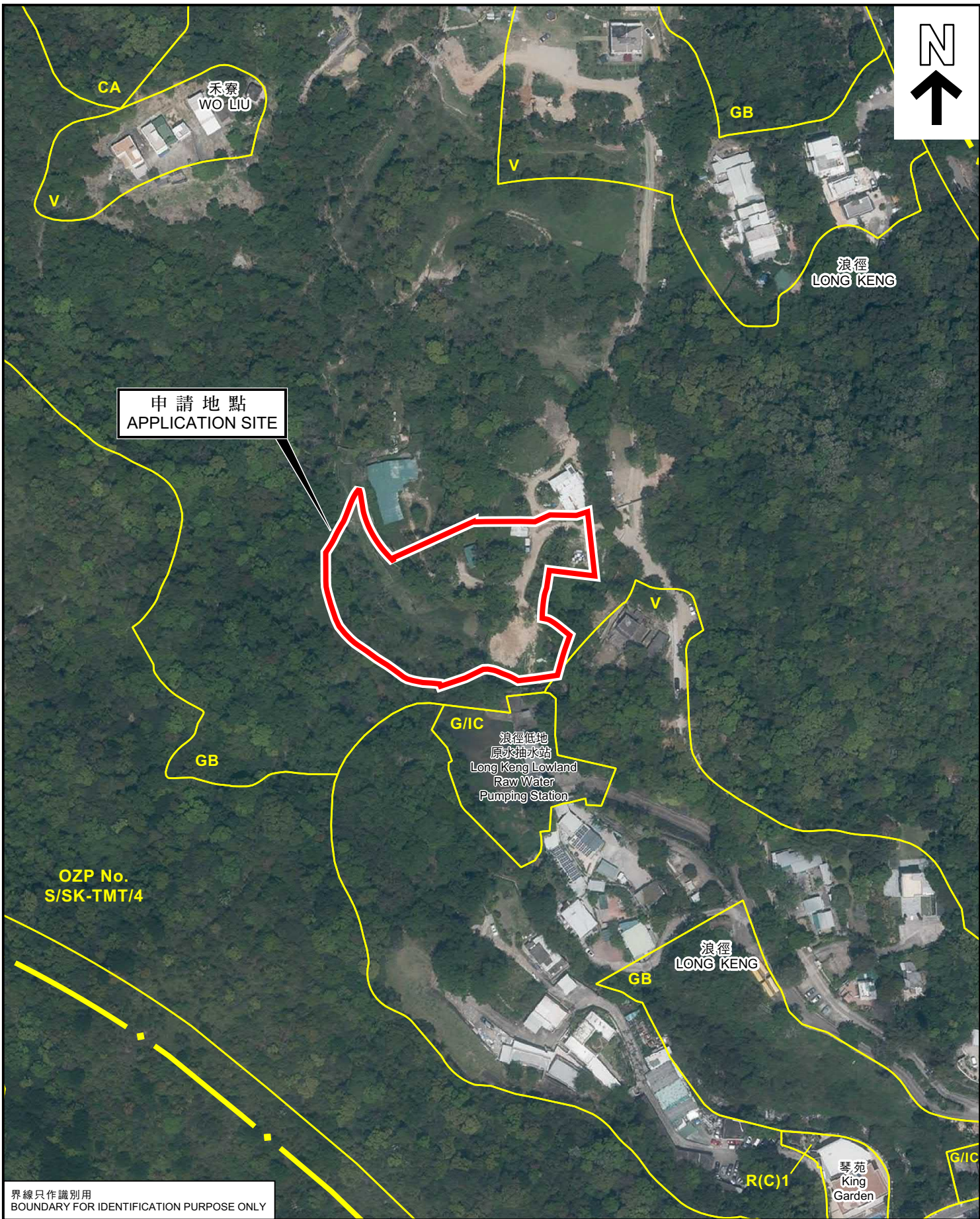
SCALE 1 : 1 500 比例尺

米 METRES 20 0 20 40 60 米 METRES

 **規劃署**  
Planning Department

參考編號  
REFERENCE No.  
**A/SK-TMT/84**

圖 PLAN  
**A-2**



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本摘要圖於2025年11月14日擬備，所根據的資料為地政總署於2022年4月8日拍得的航攝照片編號E160542C  
EXTRACT PLAN PREPARED ON 14.11.2025 BASED ON AERIAL PHOTO No. E160542C TAKEN ON 8.4.2022 BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

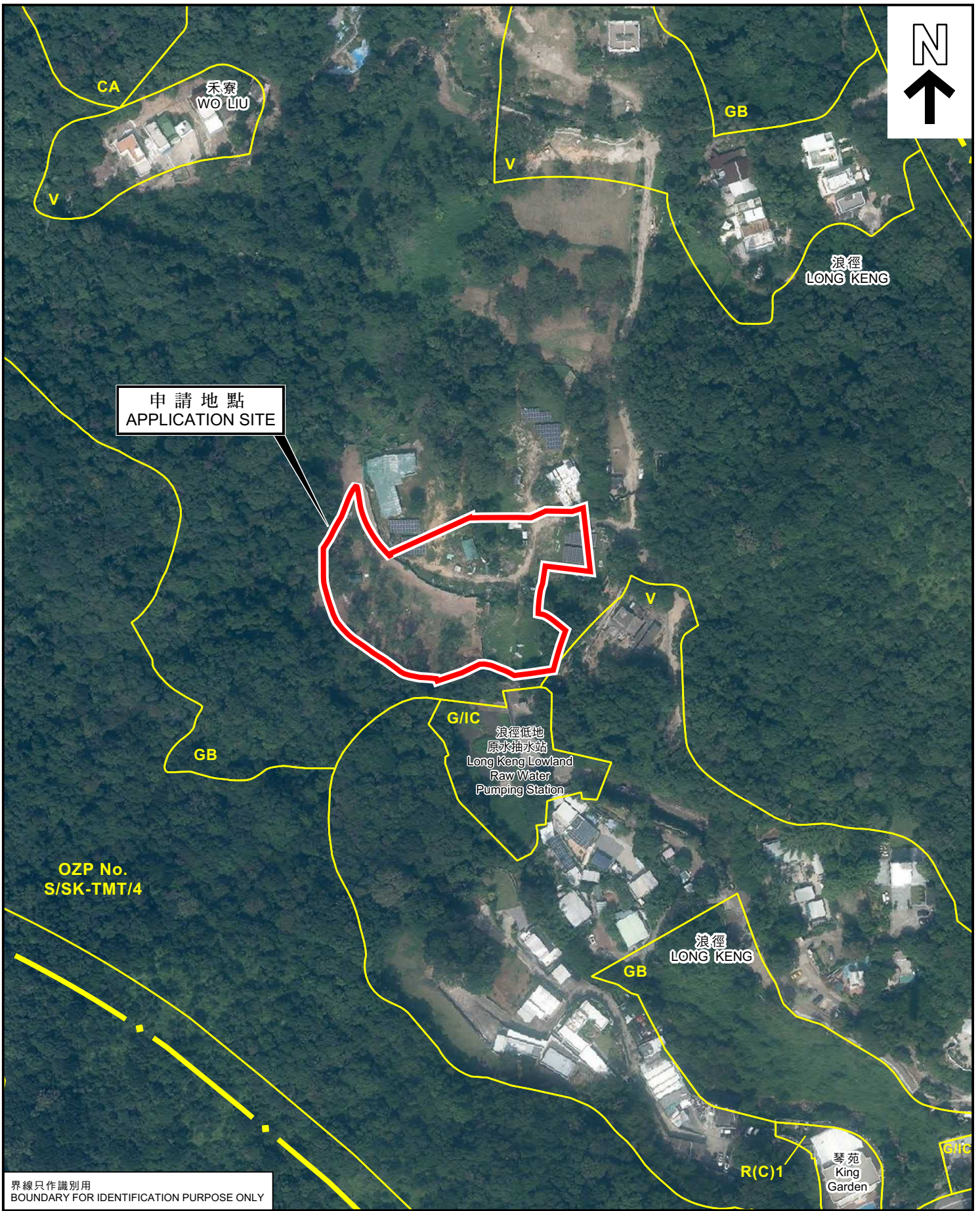
擬議康體文娛場所（高爾夫球推桿場）連附屬設施及相關填土及挖土工程  
新界西貢浪徑丈量約份第216約多個地段  
PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (GOLF PUTTING RANGE) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING AND EXCAVATION OF LAND VARIOUS LOTS IN D.D. 216, LONG KENG, SAI KUNG, NEW TERRITORIES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/SK-TMT/84

圖 PLAN  
A-3a



申請地點  
APPLICATION SITE



OZP No.  
S/SK-TMT/4

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航攝照片 AERIAL PHOTO

本摘要圖於2025年11月14日擬備，所根據的資料為地政總署於2024年10月23日拍得的航攝照片編號E236163C  
EXTRACT PLAN PREPARED ON 14.11.2025  
BASED ON AERIAL PHOTO No. E236163C  
TAKEN ON 23.10.2024  
BY LANDS DEPARTMENT

擬議康體文娛場所（高爾夫球推桿場）連附屬設施及相關填土及挖土工程  
新界西貢浪徑丈量約份第216約多個地段  
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, NEW TERRITORIES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/SK-TMT/84

圖 PLAN  
A-3b

1



2



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### 實地照片 SITE PHOTO

本圖於2025年11月11日擬備，所根據的資料  
為攝於2025年8月11日的實地照片  
PLAN PREPARED ON 11.11.2025  
BASED ON SITE PHOTOS  
TAKEN ON 11.8.2025

擬議康體文娛場所（高爾夫球推桿場）連附屬設施及相關填土及挖土工程  
新界西貢浪徑丈量約份第216約多個地段  
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, NEW TERRITORIES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/SK-TMT/84

圖 PLAN  
A-4a

3



4



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### 實地照片 SITE PHOTO

本圖於2025年11月13日擬備，所根據的資料為攝於2025年8月11日的實地照片  
PLAN PREPARED ON 13.11.2025  
BASED ON SITE PHOTOS  
TAKEN ON 11.8.2025

擬議康體文娛場所（高爾夫球推桿場）連附屬設施及相關填土及挖土工程  
新界西貢浪徑丈量約份第216約多個地段  
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, NEW TERRITORIES



規劃署  
Planning Department

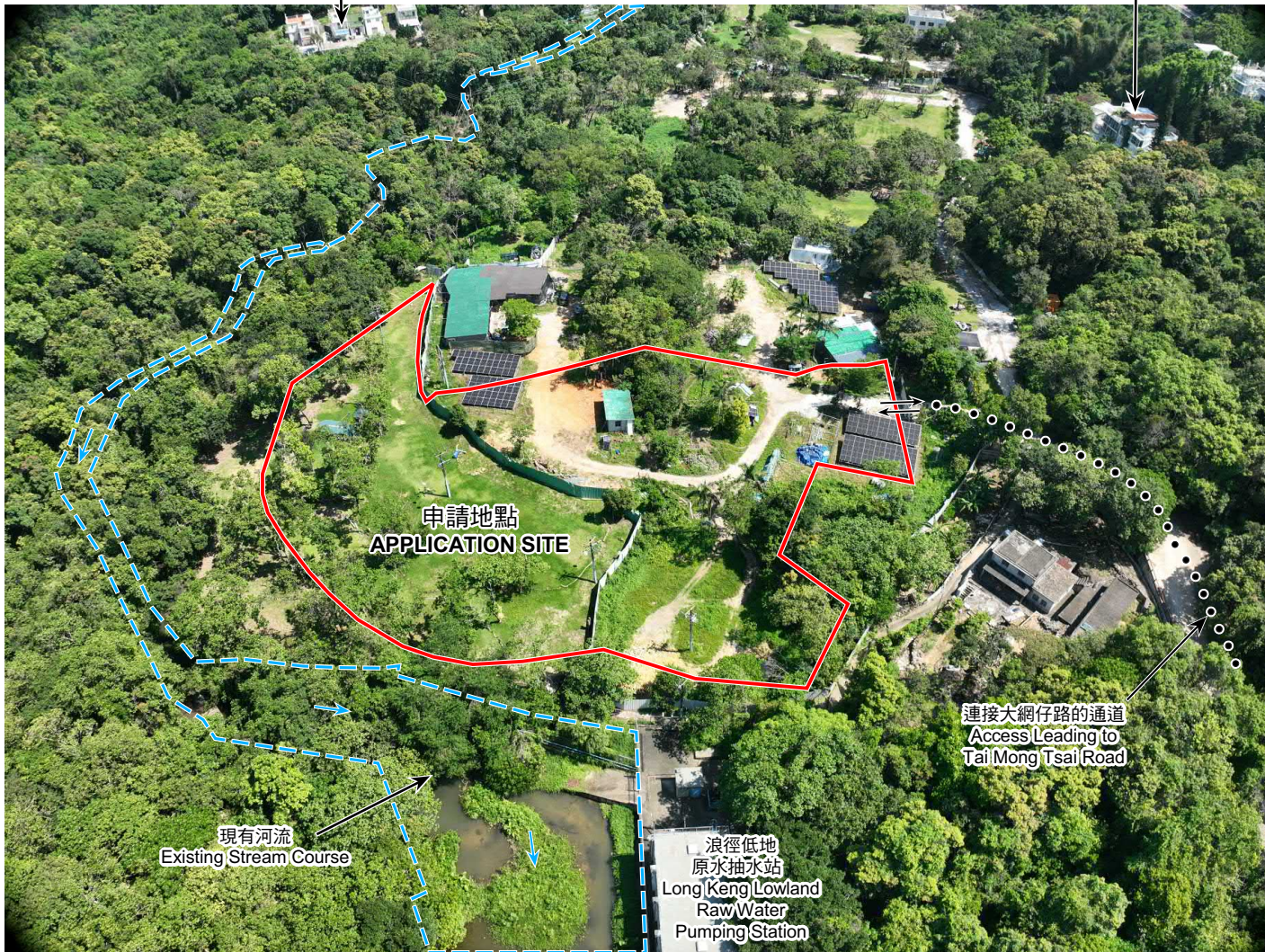
參考編號  
REFERENCE No.  
A/SK-TMT/84

圖 PLAN  
A-4b

(a)

禾寮  
WO LIU

浪徑  
LONG KENG



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本圖於2025年11月26日擬備，所根據的資料為攝於2025年7月25日的無人駕駛航拍照片  
PLAN PREPARED ON 26.11.2025 BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 25.7.2025

擬議康體文娛場所（高爾夫球推桿場）連附屬設施及相關填土及挖土工程  
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, NEW TERRITORIES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/SK-TMT/84

圖 PLAN  
A-4c