

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/SK-TMT/84

By Email

19 December 2025

Marshall Lam Yui Ming

Dear Sir/Madam,

**Proposed Place of Recreation, Sports or Culture (Golf Putting Range)
with Ancillary Facilities and Associated Filling and Excavation of Land
in “Green Belt” Zone, Various Lots in D.D. 216, Long Keng, Sai Kung**

I refer to my letter to you dated 6.11.2025.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (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 TPB 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 you fail 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.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/778_rnt_agenda.html). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 5.12.2025, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Town Planning Ordinance (the Ordinance), an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. The application must be in writing and must set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for review within 21 days from the date of this letter (on or before 9.1.2026). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Tammy Kong of the Sai Kung & Islands District Planning Office at 2158 6162.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

(With Chinese Translation)

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電郵函件

林睿明

先生／女士：

擬在劃為「綠化地帶」的西貢浪徑第 216 約多個地段
關設康體文娛場所(高爾夫球推桿場)連附屬設施，
以及進行相關的填土及挖土工程

我曾於二零二五年十一月六日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，
決定拒絕這宗申請，理由是：

- (a) 擬議發展不符合「綠化地帶」的規劃意向，有關意向主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。申請書內並無有力的規劃理據，以支持偏離此規劃意向；以及
- (b) 擬議發展不符合有關「在綠化地帶進行發展而提出的規劃申請」的城市規劃委員會規劃指引編號 10，因為這宗申請並不涉及任何特殊情況，亦沒有有力的規劃理據支持；擬議發展並不符合指定作集水地區的地點的發展管制和限制規定；以及你未能證明擬議發展及挖土和填土工程與附近地區協調，以及不會對申請地點及附近地區的供水、排污、排水、環境、交通及景觀造成不良影響。

就這宗申請擬備的城規會文件，已上載於城規會網站的連結 (https://www.tpb.gov.hk/tc/meetings/RNTPC/Agenda/778_rnt_agenda.html)。現隨函付上就這宗申請擬備的城規會文件中譯本(補充規劃綱領／技術報告(如有的話)除外)及二零二五年十二月五日城規會會議記錄的相關摘錄的中英文本，以供參閱。

根據《城市規劃條例》(下稱「條例」)第 17(1)及第 17(1A)條，申請人如因城規會的決定而感到受屈，可以書面方式向城規會申請對有關決定進行覆核，並須列明覆核的理由。如欲提出覆核申請，你須在本信發出日期起計的 21 天內(即二零二六年一月九日或之前)通知我，並提供覆核的理由。其後，我會與你聯絡，邀請你及／或你的獲授權代表出席城規會的聆聽會議。城規會須在收到覆核申請的日期起計三個月內考慮覆核申請。所有覆核申請均須予公布，為期三個星期，讓公眾提出意見。

根據條例，城規會在覆核聆聽會議上，只可因應申請人的進一步書面及／或口頭申述，重新考慮原來的申請。如你在現階段決定對原來建議作出重大修改，便應根據條例第 16 條就該建議向城規會提交新的申請。

如對上述決定有任何疑問或需要進一步資料，請與西貢及離島規劃處江詩雅女士聯絡(電話：2158 6162)。

城市規劃委員會秘書
(梁靜思代行)

二零二五年十二月十九日