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寄件者: Doug Marshall <[REDACTED]>  
寄件日期: 2026年4月15日星期三 22:43  
收件者: [REDACTED] PLAND; [REDACTED]  
副本: [REDACTED]  
主旨: Re: Application for Review - Planning Application No.. A/SK-TMT/84  
附件: Application no.ASKTMT84 (Floor PLan B (1).pdf; 6323e3ef65954d13de3b1a54\_portable-toilet-solar-ess.png; Application no. ASK-TMT84 (Floor Plan-1).pdf  
類別: Internet Email

致：規劃署、水務署、渠務署  
有關：規劃申請 A/SK-TMT/84  
Proposed Golf Putting Range at Various Lots in D.D. 216, Long Keng, Sai Kung

本人謹就上述申請及各部門意見，回覆如下：

#### 一、回應水務署意見

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

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

#### 二、回應渠務署意見

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

#### 三、公平性與雙重標準問題

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

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

#### 四、項目性質與市民福祉

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

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本人期望各部門重新審視立場，撤回不合理反對，批准本規劃申請。

申請人：Kathy Marshall

聯絡電話：[REDACTED]

日期：15 April 2026

English Version (Final, official tone)

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

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

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

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

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

### 1. Response to Water Supplies Department

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

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

### 2. Response to Drainage Services Department

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

### 3. Fairness and Consistent Application of Standards

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

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

#### 4. Public Benefit and Nature Compatibility

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

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

Yours faithfully,

Name: Kathy Marshall

Contact No.: [REDACTED]

Date: 15 April 2026

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

Date : 02 April 2026



Application no.: A/SK-TMT/84

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

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

**A) Kids Golf putting Training Site**

兒童高爾夫球推杆訓練場地位置

**B) Golf putting Training Site**

高爾夫球推杆訓練場地

**C) Golf Frisbee Training Site**

高爾夫飛盤訓練場

Application no.: A/SK-TMT/84

To: Lands Department & Planning Department

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

Dear Sir/Madam,

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

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

Yours faithfully,  
Applicant Marshall Douglas  
Date: 2 April 2026



## Kary Ka Wai HO/PLAND

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寄件者: Doug Marshall <[REDACTED]>  
寄件日期: 2026年4月16日星期四 20:31  
收件者: [REDACTED] PLAND  
副本: [REDACTED]  
主旨: Re: Application for Review - Planning Application No.. A/SK-TMT/84  
類別: Internet Email

回覆: (動土範圍、深度及項目理念澄清)

Application No.: A/SK-TMT/84  
Various Lots, D.D. 216, Long Keng, Sai Kung

至所有有關執事人員

本人謹此呈交本函予特首辦，懇請一併監督及審視今次規劃申請，確保獲得公平、公正、公開之處理。事緣有關土地已長達十多二十年長期受到不合理打壓，縱使本項目位置完全遠離民居，亦已獲得西貢鄉事會、鄉委會及同村居民支持，卻屢次遭到水務署以不當理由刻意打壓，其心不正，論據亦遠離實際情況。

就相關部門來函要求澄清本規劃申請所涉及之掘土及填土範圍、深度與性質，本人謹作出明確、詳細回覆如下：

本項目所有上蓋結構均以輕型支架形式架設，不涉及傳統重型地基工程，亦無計劃進行大規模土地平整或大型動土。局部輕微掘土純粹為穩固支架、確保結構安全之用，有關範圍僅佔整體申請用地約 20%，其餘八成地面均維持現狀。

所有掘土深度均控制在大約 1 米以內，屬於輕微、局部、常規可接受之工程範圍，並不構成重大土地改動或破壞。

場地日後將全面鋪設人造草皮作訓練用途。人造草皮具備良好天然吸水及排水效能，可有效引導雨水排放，絕不會引致積水或水浸問題，對周邊環境及排水系統不會造成任何負面影響。

本人懇請貴部門在審視有關技術藍圖與資料時，亦能明白本項目的真正初心與社會意義：我們希望將一片荒廢閒置土地，活化成為一處有益身心、造福社群、推動市民健康生活的康體場地。全城運動和善用土地都是特首的施政報告範圍內，本項目正正契合此重要政策方向。本項目將配備國際級專業教練團隊，專注培育青少年高爾夫運動興趣，引導年輕人遠離過度沉迷電子產品，培養自律、專注、禮儀與健康的生活態度。

如此有意義、正面、健康的項目，其意義與價值豈不遠比任何單純針對技術細節而刻意阻撓、打壓申請的想法更為重要？難得一班專業教練願意投入心力，為香港培育具國際潛質的運動人才，這樣的機會難能可貴，正正是細小的香港值得珍惜、值得支持的社區項目。高爾夫推杆運動本身講求修養、專注與自律，屬極度有益身心的正向活動，對社會、對青年、對社區均有長遠裨益，理應得到鼓勵與大力支持。

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況且現今香港社會，不少原本可用作康體訓練的場地相繼被政府收回用作樓宇發展，真正可供公眾活動、運動、訓練的空間已經買少見少。難道當局真的要逼到香港人連運動、訓練、健康消費的空間都蕩然無存？懇請各部門以長遠眼光、整體社會利益的心態看待此事，切勿如同戴上眼罩般只顧單一技術角度盲目向前、頑固不化，完全忽視香港現時整體環境與市民真正需要。本項目絕對是百利而無一害，對社區、青年、環境、體育發展均只有好處，沒有任何壞處。

事實上，該地段荒廢多達幾十年，長期無人過問、無人管理，狂風暴雨下樹木倒塌，從來無人關心有多少樹木傾倒，亦無人理會樹木倒下會否壓傷路人；擅自闖入之露宿者更破壞生態，雜草叢生、蚊蟲滋生，垃圾大量沖入集水區長達二十多年無人清理，種種真正影響環境及安全之問題長年被無視。唯獨當我們將此地規劃完善、建設成安全整潔之康體設施時，卻被以各種牽強理由打壓。

更令人無法理解的是，地政及規劃部門現時竟突然要求逐一清點樹木數量及品種。試問幾十年以來，該地荒廢失修、雜草叢生、樹木倒塌無人清理、無人過問之際，不見有部門關心樹木；如今我們有心活化土地、改善環境，卻被刻意刁難要求核實每一棵樹，這種做法與當年漠不關心的態度完全背道而馳，明顯屬於不合理、不必要、純粹為阻撓申請而設之刁難行為，與善用土地、支持體育發展的政策初心完全相悖。

本項目已設置環保廁及妥善排污設施，絕對不會有任何污染物或糞便進入水閘或集水區。況且附近已有不少民居長年位於集水區一帶，若按水務署之邏輯，是否該等居民亦須全部撤離？懇請當局以公平原則作出平衡處理，勿針對本項目施以不合理、雙重標準之打壓。

在此本人必須鄭重聲明：若繼續單方面無理打壓本申請、千方百計尋找理由加害，本人將不得不再公開陳明，此土地幾十年來雜草叢生、衛生惡劣、生態受損、垃圾淤塞集水區的實況，其混亂與衛生風險遠比特首所能想像更為嚴重。本人早前亦已提交過大量現場相片，清楚記錄該處長期被忽視、缺乏管理、其身不正的荒廢狀況。

本人懇請各部門停止輕率以「objection/反對」壓制申請，若有任何憂慮，應理性提出並與我們溝通解決、共同平衡處理，而非每一次都以反對作威脅，採取蠻橫、不講道理、不講公平的處理手法。若將集水區二十多年來無人處理的髒亂惡劣情況公之於眾，當局實在難以站得住腳，亦絕無理由將我們用心打造、有益社會的高爾夫球推桿場視為所謂「害群之馬」。懇請特首及各部門正視雙重標準，還本項目一個公平公正的審批機會。

綜合而言，本項目工程輕微、影響極少，兼具高度社會價值，絕對符合善用土地、推動康體發展的規劃原意。懇請貴部門體諒項目初心，以實際情況及社會整體利益為依歸，審慎考慮並支持本申請。如有需要進一步補充資料或安排實地視察，本人定必全力配合。

此致！

代申請人：Kathy Marshall

14 April 2026

Response Letter

(Clarification on Excavation Scope, Depth and Project Vision)

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

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

Dear Sir/Madam,

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I submit this letter to the Chief Executive's Office for their oversight and consideration of this planning application, to ensure it is handled fairly, impartially and transparently. This site has been subjected to unfair suppression for more than ten to twenty years. Although the proposed development is completely away from residential buildings and has already secured support from the Sai Kung Rural Committee, village representatives and nearby villagers, it has repeatedly been targeted with unreasonable objections by the Water Supplies Department, based on ill-founded and misleading grounds.

In response to your letter requesting clarification on the scale, depth and nature of any proposed excavation and filling works under the above planning application, I provide a clear and detailed reply as follows:

All covered structures under this proposal will be erected using lightweight support frames. The proposal does not involve traditional deep or heavy foundations, nor large-scale land formation or major ground works. Any minor excavation will be carried out solely to stabilise the support frames and ensure structural safety. Such works will cover only about 20% of the total application site, with the remaining 80% remaining in its existing condition.

All excavation will be limited to a depth of within approximately one metre, constituting minor, localised works that are routinely acceptable under planning standards. They do not amount to any substantial land alteration or damage.

Upon completion, the entire training area will be surfaced with artificial turf. Artificial turf offers excellent natural water absorption and drainage performance, allowing effective rainwater dispersal. It will not cause any waterlogging or flooding issues, nor will it adversely affect the surrounding environment or drainage systems.

I sincerely request that when reviewing the submitted plans and information, your department will also recognise the true vision and social value of this project. We aim to transform a long-vacant, disused site into a healthy recreational facility that benefits the community and promotes public well-being.

Promoting city-wide sports participation and the optimal use of land are key policy areas in the Chief Executive's Policy Address, and this project fully aligns with these important directions.

The facility will be staffed by international-level professional coaches, focused on nurturing young people's interest in golf, guiding them away from excessive use of electronic devices, and fostering self-discipline, focus, etiquette and a healthy lifestyle.

Surely the meaningful, positive and healthy value of such a project far outweighs any attempts to oppose or suppress the application based purely on technical details? It is rare to have a group of professional coaches willing to dedicate their efforts to nurturing potential international-calibre sporting talent in Hong Kong. Such an opportunity is invaluable and precisely the kind of community initiative that deserves support in our small yet vibrant city. Golf putting is a sport that emphasises self-cultivation, concentration and discipline, offering immense physical and mental benefits. It brings long-term value to society, young people and the community, and therefore deserves full encouragement and support.

Furthermore, in Hong Kong today, many sites originally available for sports and training are being resumed by the government for housing development. Genuine public space for activities and sports is becoming increasingly scarce. Is the government determined to leave Hong Kong people with no

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room for exercise, training or healthy recreational consumption? I urge all departments to view this matter with a long-term vision and in the public interest, rather than adopting a narrow-minded, blinkered and rigid approach that ignores the real needs of our society and current circumstances in Hong Kong. This project is entirely beneficial and causes absolutely no harm.

In reality, this site has been abandoned for decades, left neglected and unmanaged. During typhoons and heavy rain, trees collapsed year after year, yet no one cared how many trees fell or whether falling trees would injure passers-by. Trespassers and illegal campers further damaged the ecosystem. The area became overgrown with weeds, infested with mosquitoes, and rubbish washed into the catchwater for more than twenty years without any clearance. All these genuine environmental and safety issues were ignored for decades. Yet only when we seek to properly plan and revitalise the site into a safe, clean recreational facility are we met with various far-fetched reasons to suppress the application.

Even more incomprehensible is that the Lands and Planning Departments have now suddenly demanded a full tree survey, including counting every tree and identifying its species. For decades, while the site was dilapidated, overgrown, with fallen trees left unremoved and completely neglected, no department showed any concern for the trees. Now that we are seeking to revitalise the land and improve the environment, we are being deliberately harassed with such demands. This conduct is completely inconsistent with the previous decades of total indifference, and clearly constitutes unreasonable, unnecessary and deliberate obstruction, contrary to the policy goals of optimal land use and supporting sports development.

The proposed project will include eco-toilets and proper sewage disposal facilities. There will be absolutely no risk of pollutants or wastewater entering the catchwater or drainage channels. Furthermore, numerous residential properties already exist long-term near the catchwater zone. If the Water Supplies Department's logic were applied consistently, would all those residents also have to be evacuated? I urge the authorities to adopt a fair and balanced approach, and refrain from imposing unfair and double standards against this project.

I must solemnly state: if any department continues to suppress this application unreasonably and seeks every means to obstruct it, I will have no choice but to repeatedly publicise the true conditions of this site over the past decades – severe overgrowth, poor hygiene, ecological damage and rubbish-choked catchwater, in a state far worse than the Chief Executive might imagine. I have previously submitted substantial on-site photographs clearly documenting the long-term neglect, mismanagement and dilapidated state of the area.

I urge all departments to refrain from hastily objecting to the application. If there are any genuine concerns, these should be raised rationally and resolved through communication and mutual balance, rather than repeatedly using objections as a form of intimidation through unreasonable and heavy-handed tactics.

If the decades-long neglect and poor conditions of the catchwater zone were to be made public, the authorities would struggle to justify their position, let alone label our carefully planned, socially beneficial golf putting range as a so-called "source of harm". I earnestly request the Chief Executive and all departments to address this double standard and grant this application a fair and impartial assessment.

In summary, the proposed works are minor in scale, minimal in environmental impact, and carry significant social value, fully consistent with the planning objectives of optimal land use and sports development. I urge your department to recognise the public-spirited purpose of this project,

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consider it carefully based on facts and the wider public interest, and support this application.  
Should further information or a site inspection be required, I will fully cooperate.

Yours faithfully,  
Douglas Marshall & Golf Pro