

Civil Engineering and Development
Department

**Application for Permission under
Section 16 of the Town Planning
Ordinance (Cap. 131) for
Proposed Temporary Centralised
Quarters for Imported Labour in
Construction Sector for a Period of
3 Years in “Industrial” Zone and
Area Shown as ‘Road’ of Planning
Area 36 of Hung Shui Kiu/ Ha
Tsuen New Development Area**

Supporting Planning Statement

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Executive Summary

This Supporting Planning Statement is submitted under Section 16 of the Town Planning Ordinance (Cap. 131) in support of the Proposed Temporary Centralised Quarters for Imported Labour in Construction Sector for a Period of 3 Years (the Proposed Development) in "Industrial" ("I") zone and area shown as 'Road' of Planning Area 36 of Hung Shui Kiu/ Ha Tsuen New Development Area (HSK/HT NDA). The Application Site, with an area of about 31,787m², is entirely on Government Land (GL).

The Application Site is situated at the western part of HSK/HT NDA adjacent to the planned high-density residential developments under the Second Phase Development. It falls within an area zoned "I" and area shown as 'Road' on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3, which is currently vacant.

To address the manpower shortage in the construction industry in a multi-pronged approach, the Government has launched the Labour Importation Scheme for the Construction Sector (Labour Importation Scheme) in 2023. In view of the keen manpower demand as anticipated by the Construction Industry Council (CIC) because of the gradual recovery of the economy and the real estate market, as well as the anticipated rising volume of public works including the Northern Metropolis (NM) development, the current Labour Importation Scheme will continue to be in place. Under the Labour Importation Scheme, centralised quarters (CQ) managed by CIC are provided as one of the accommodation options. In view that the existing quarters in Tam Mi, Yuen Long, will cease operation by end of October 2027, the Application Site is identified by the Government as a suitable site for reprovisioning the temporary labour quarters for imported labour in the construction sector.

The Proposed Development consists of eight residential blocks of two storeys each and six ancillary blocks ranging from one to two storeys in height. With the adoption of Modular Integrated Construction (MiC), the proposed CQ will provide about 450 residential units and accommodate about 1,800 imported labours, contributing to the Government's initiatives for steady manpower supply in construction sector.

Planning justifications and planning gains for the Proposed Development are summarised as follows:

- Providing Accommodation for the Imported Labour in Construction Sector;
- Optimising Land Resources and Leveraging Modular Integrated Construction for Time and Cost Efficiency;
- Compatible with the Surrounding Development;
- Not Violating the Planning Intention in Long Term; and
- No Adverse Technical Impacts

The Application confirms that the Proposed Development is technically feasible with no adverse impacts on the surrounding. In light of the planning merits and justifications put forward in the Supporting Planning Statement, we sincerely seek favourable consideration from the Town Planning Board on this Section 16 Application.

行政摘要

（內容如有任何差異，應以英文內文為準）

根據《城市規劃條例》（第 131 章）第 16 條，申請人現向城市規劃委員會（下稱「城規會」）就位於洪水橋/厦村新發展區規劃區第 36 區的「工業」地帶（下稱「申請地點」）及顯示為「道路」的地方擬議臨時中央宿舍（建造業輸入勞工宿舍）（下稱「擬議發展」）申請規劃許可。申請地點面積約 31,787 平方米，位於政府土地上。

申請地點位於洪水橋／厦村新發展區的西部，毗鄰第二期發展項目下規劃中的高密度住宅發展項目。申請地點位於洪水橋及厦村分區計劃大綱草圖編號 S/HSK/3 的「工業」地帶及顯示為「道路」的地方上。申請地點現時為閒置土地。

為多管齊下應對建造業人力不足的問題，政府於 2023 年推出「建造業輸入勞工計劃」。隨着本港經濟（包括房地產市場）逐步復甦，以及北部都會區發展等公共工程項目工程量預期增加，建造業議會（CIC）預計建造業將持續面對殷切的人力需求，現行的建造業輸入勞工計劃預計將持續推行。根據該計劃，由建造業議會管理的中央宿舍為輸入勞工提供其中一項住宿選擇。鑑於現時位於元朗潭尾的宿舍的營運期將於 2027 年 10 月底屆滿，政府已於洪水橋／厦村新發展區內物色一幅政府土地，以作遷置上述宿舍之用。

擬議發展將採用「組裝合成」建築法，共設有八座兩層高的住宅建築物及六座一至兩層高的附屬設施建築物，提供約 450 個單位，容納約 1,800 個輸入勞工。

擬議發展的主要規劃理據和規劃增益概述如下：

- 為建造業輸入勞工提供住宿；
- 善用土地資源及應用「組裝合成」建築法，大幅縮短施工時間及降低建築成本；
- 擬議發展與鄰近環境相容；
- 不會對地帶內土地用途的規劃意向帶來長遠影響；及
- 不會造成不良的技術影響。

本申請確認擬議發展在技術上是可行的，並不會對周邊環境造成不利影響。基於上述提出的規劃增益和理據，我們懇請城規會批准是次規劃申請。

1 INTRODUCTION

- 1.1.1 This Application is to seek approval from the Town Planning Board (TPB) under Section 16 (s.16) of the Town Planning Ordinance (Cap. 131) for Proposed Temporary Centralised Quarters for Imported Labour in Construction Sector for a Period of 3 Years (the Proposed Development) in "Industrial" Zone and area shown as 'Road' of Planning Area 36 of Hung Shui Kiu/ Ha Tsuen New Development Area (the Application Site).
- 1.1.2 The Application Site, with an area of about 31,787m², falls within an area zoned "Industrial" ("I") and an area shown as 'Road' on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3 (the OZP). It falls within the Second Phase Development of the Hung Shui Kiu/ Ha Tsuen New Development Area (HSK/HT NDA).
- 1.1.3 The Proposed Development, with a total Plot Ratio (PR) of 0.456, will consists of eight residential blocks of two storeys each and six ancillary blocks in one to two storey(s) height. With the adoption of Modular Integrated Construction (MiC), it will contribute to about 450 residential units and accommodate about 1,800 imported labours, with operation targeted to commence in Q3 2027. The Proposed Development aligns with the Government's policy to increase manpower supply in the construction sector and to facilitate the infrastructural and economic development of Hong Kong. Timely approval of this s.16 Application will support the keen manpower demand of the construction industry by providing suitable accommodations for imported labours.
- 1.1.4 The scheme for the proposed centralised quarters (CQ) has been demonstrated with technical feasibility from traffic, noise, air quality, water quality, drainage, sewerage, water supply, and geotechnics.
- 1.1.5 The structure of this Supporting Planning Statement is as below:
- **Section 2** provides information of the Application Site and its site context;
 - **Section 3** outlines the planning context of the Application Site;
 - **Section 4** discusses the key development parameters and design considerations of Proposed Development; and
 - **Section 5** presents the planning justifications in support of this Planning Application
- 1.1.6 We sincerely seek favourable consideration from the TPB to grant approval to this well-justified s.16 Application.

2 SITE CONTEXT

2.1 Site Location

- 2.1.1 The Application Site, with an area of about 31,787m², is situated at the western part of HSK/HT NDA adjacent to the planned high-density residential developments under the Second Phase Development, of which the construction works have commenced since 2024. The Application Site is adjacent to the planned public and private housing developments to the east. It is located about 700m to the northwest of the planned MTR Tuen Ma Line (TML) Hung Shui Kiu (HSK) Station. According to the Planning and Land Use Framework of the HSK/HT NDA, the Application Site falls within the industrial area adjacent to residential area and Logistics, Enterprise and Technology Quarter.
- 2.1.2 Please refer to **Figure 2.1** for the location of the Application Site on the HSK/HT Outline Development Plan (ODP) No. D/HSK/2 and **Figure 2.2** for the Planning and Urban Design Concept extracted from the OZP.

2.2 Land Status

- 2.2.1 The Application Site is on Government Land (GL) allocated to the Civil Engineering and Development Department (CEDD) under Simplified Temporary Land Allocation (STLA) TYL No. 1053 for site formation and infrastructure work under the HSK/HT NDA Second Phase Development. Please refer to **Figure 2.3** for the lot index plan of the Application Site.

2.3 Existing Use and Condition

- 2.3.1 The Application Site is currently vacant. Please refer to **Figure 2.4** for the existing conditions of the Application Site.

2.4 Surrounding Land Uses

- 2.4.1 The site clearance works for the Application Site, and its surrounding areas have been carried out under the HSK/HT NDA Second Phase Development. The surrounding areas are at present mainly of a mixed rural landscape character comprising unused land, vegetated land, temporary structure, and graveyards.
- 2.4.2 To the **immediate east** of the Application Site is the "I" zone and Kong Sham Western Highway (KSWH). To the **further east** across the KSWH is a cluster of planned residential developments, including the Northern Site of Planning Area 34E zoned as "Government, Institution or Community(1)" ("G/IC(1)") which is the subject of approved planning application No. A/HSK/585 for proposed private residential

development¹ and areas designated as "Residential (Group A)" ("R(A)") sub-zones².

- 2.4.3 To the **immediate south** of the Application Site is the vegetated land and graveyards in the "Green Belt" ("GB") zone. To the southeast of the Application Site is the "G/IC" zone, reserved for a refuse collection point with a building height restriction (BHR) of five storeys.
- 2.4.4 To the **immediate west and north** of the Application Site is vast areas zoned as "Conservation Area" ("CA") zone on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12, which is currently occupied by vegetated land and graveyards.
- 2.4.5 Please refer to **Figure 2.5** for the surrounding land uses of the Application Site.

2.5 Accessibility

- 2.5.1 At present, a vehicular and pedestrian access to the Application Site is available via a local access connected to KSWH, Tin Ha Road, and Yick Yuen Road. This access is located to the immediate east of the Application Site. As part of the Second Phase Development, the Application Site will be served by the planned road network of the HSK/HT NDA, including direct connections to the adjacent Road P1 which is a primary distributor running in north-south direction underneath KSWH, providing linkage to KSWH, Castle Peak Road and other district distributors.
- 2.5.2 For details, please refer to **Figures 2.6a-b**.

¹ The proposed private residential development with overall plot ratio (PR) of 6.5 has been approved by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (TPB) on 21.11.2025.

² These sites (namely Planning Area 34D, 34A and 34B (partly)), reserved for public and private housing development in HSK/HT NDA, are the subject of an approved Planning Application No. A/HSK/452 for Proposed Minor Relaxation of PR and/or BHR for Proposed/Permitted Public and Private Housing Developments, which has been approved by the RNTPC of the TPB on 23.06.2023.

3 PLANNING CONTEXT

3.1 Statutory Land Use Zoning

- 3.1.1 The Application Site falls within an area zoned "I", subject to a BHR of 80mPD and a maximum non-domestic PR of 3, and an area shown as 'Road' on the OZP. According to the Notes of the OZP, the planning intention for the "I" zone is *"intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone."*
- 3.1.2 According to Clause No. (8) of the covering Notes of the OZP, in any area shown as 'Road', all uses or development except those specified in the Notes of the OZP require permission from the Board.
- 3.1.3 Besides, in accordance with Clause No. (9)(b) of the covering Notes of the OZP, *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission"*. Hence, a s.16 application to seek the planning permission from the TPB for the proposed temporary development is submitted.
- 3.1.4 Please refer to **Figures 3.1 and 3.2a-c** for the extracted Covering Notes of the OZP and Schedule of Uses of the "I" zone.

3.2 Planning History of the Application Site

- 3.2.1 The Application Site is subject to three previous planning applications. Two s.16 Applications No. A/DPA/YL-HT/8 (proposed for open storage of new vehicles) and A/YL-PS/343 (proposed for temporary open storage of recyclable materials uses) were rejected by the Board in 1993 and 2011 respectively, as the proposed developments were considered inconsistent with the planning intention of the area and were anticipated to pose adverse impacts to the surrounding.
- 3.2.2 A s.12A Application No. Y/YL-HT/2 for proposed rezoning of the site from the "Residential (Group D)" and 'GB' on Approved Ha Tsuen Outline Zoning Plan No. S/YL-HT/10 and Approved Ping Shan Outline Zoning Plan No. S/YL-PS/16 to "R(A)" was rejected by the Board in 2016 due to insufficient supporting information and on the grounds that the approval of this application would be out of the context of the surrounding areas and pre-empt the recommendation of the on-going Planning and Engineering Study for HSK NDA.

3.3 Government's Staunch Commitment to the Development of Northern Metropolis (NM)

- 3.3.1 In response to the need of growing population and economic development, the Government promulgated the *Northern Metropolis Development Strategy* in 2021 Policy Address to transform the northern part of Hong Kong as the new engine for growth. According to the *Northern Metropolis Action Agenda* announced in 2023, the Northern Metropolis (NM) is envisioned to be a new international innovation and technology city injecting a new economic impetus for Hong Kong. As a major source of land supply in the future, one of the development goals of NM is to provide about 3,000 hectares (ha) of new development land and over 500,000 new resident units so as to accommodate a population of 2.5 million.
- 3.3.2 With the implementation of the NM as a major long-term development initiative of Hong Kong, a significant volume of development and infrastructure projects is expected to be delivered over the coming years.³ The sustained construction programme is anticipated to generate a continued demand for construction manpower, and the Labour Importation Scheme is expected to continue to supplement the local workforce. In this regard, there will be a need for suitable accommodation for imported workers. The proposed CQ at the Application Site will help meet such accommodation needs and facilitate the timely delivery and construction activities of NM and other strategic development projects in Hong Kong.

3.4 Positioning of HSK/HT NDA

- 3.4.1 HSK area was identified in the early 2000s as a strategic growth area to meet Hong Kong's long-term housing demand and provide employment opportunities. The HSK/ HT NDA is being implemented in three phases. The First Phase Development commenced in 2020 with the first population intake in 2024, while the Application Site falls within the Second Phase Development area, where works commenced in 2024 and population intake is targeted from 2030 onwards. The implementation programme of the Remaining Phase development is subject to the ongoing study for the Lau Fau Shan, Tsim Bei Tsui and Pak Nai area. Please refer to **Figure 3.3** for the Phasing Plan of HSK/HT NDA.
- 3.4.2 According to the OZP, the HSK/HT NDA is included in the High-end Professional Services and Logistics Hub of the NM. It is positioned as a next generation new town that create a desirable place to live, work, play and do business, serving as a regional economic hub for NM

³ According to the Construction Expenditure Forecast and Manpower Forecast for Hong Kong Construction Industry released by the CIC in April 2026, generally speaking, taking the Northern Metropolis development into account, the total construction expenditure of the industry could reach \$305 billion to \$360 billion in 2030/31. The medium-to long-term outlook for the construction industry remains robust, and the overall construction expenditure of the industry is expected to grow steadily. (Source: <https://www.info.gov.hk/gia/general/202607/08/P2026070800552.htm?fontSize=1>)

including a modern service centre, a modern logistics cluster and an industry park, with a focus on professional services and modern logistics, and contributing to the development of the entire Greater Bay Area. It will also be a major source of housing land supply in the medium to long term.

3.5 Responding to Government's Labour Importation Scheme for the Construction Sector

- 3.5.1 To address the temporary manpower shortage in the construction industry in a multi-pronged approach, the Government has launched the Labour Importation Scheme for the Construction Sector (Labour Importation Scheme) in 2023, with a quota ceiling of 12,000. The Labour Importation Scheme aims to fill in the temporary manpower gap to avoid any bottleneck caused by manpower shortage hindering the economic and infrastructural development of Hong Kong.
- 3.5.2 Under the Labour Importation Scheme, employers are required to provide accommodation for imported labour residing in Hong Kong at designated locations arranged by the government or at construction sites under the principal contractors. The CIC is responsible for the operation and management of the designated quarters for the imported labour, with the first one established in Tam Mi, Yuen Long which will cease operation by end of October 2027. To support rising volume of public works, including the NM development and other public projects, keen demand for labour in construction field is anticipated and the current Labour Importation Scheme will continue to be in place.⁴ In response to Government's initiatives and on-going need, the Proposed Development will provide necessary accommodation equipped with essential facilities, including common rooms, recreational facilities, to meet the imported labour's need.

⁴ LCQ11: Construction sector manpower required for development of Northern Metropolis (Jul 8, 2026) (Source: <https://www.info.gov.hk/gia/general/202607/08/P2026070800552.htm?fontSize=1>)

4 THE PROPOSED CENTRALISED QUARTERS FOR IMPORTED LABOUR

4.1 General Planning and Design Principles

- 4.1.1 **Site Characteristics** – The Application Site is located at a hillside. The proposed building layout has been carefully designed to respond to the site's topography, including the retention of portions of the existing natural terrain on the western side of the Application Site where practicable. In response to the surrounding natural setting and neighbourhood, the building façade of the proposed temporary CQ adopts a palette of calming and earthy tones, such as green, blue, white and beige, to soften the visual appearance of the building mass and to better integrate with the surrounding environment.
- 4.1.2 **Overall Layout of Blocks and Facilities** – Residential blocks are designed with adequate separation and are distributed evenly within the Application Site. Ancillary blocks are centralised and located adjacent to the main entrance for ease of management. An emergency vehicular access of not less than 7.3m wide is provided, ensuring adequate access for emergency services and supporting day-to-day logistics needs of the proposed temporary CQ.

4.2 Proposed Centralised Quarters for Imported Labour and Key Development Parameters

- 4.2.1 The proposed temporary CQ has been designed with a total PR of about 0.456 and a total gross floor area (GFA) of about 14,479m². The proposed CQ consists of eight residential blocks and six ancillary blocks⁵, providing about 450 modular residential units to accommodate about 1,800 imported labours. To support the shuttle bus service and arrangement, a total of 10 coach loading/unloading bays will be provided. The proposed temporary QC is anticipated to operate no later than 2027 Q3.
- 4.2.2 Key development parameters of the Proposed Development are summarised below.

Table 1 Development Parameters of the Proposed Development

Development Parameters	Proposed Development
Site Area (about)	31,787m ²
Total PR (about)	0.456
• Domestic PR	0.422

⁵ Ancillary facilities, including management offices, refuse collection point, main switch room, transformer room, street fire hydrant pump room and tank room, etc., will be provided. Vending machines will be available for convenience of the residences and to support their daily needs.

Development Parameters	Proposed Development
• <i>Non-domestic PR</i>	0.034
Total GFA (about)	14,479m ²
• <i>Domestic GFA</i>	13,414m ²
• <i>Non-domestic GFA</i>	1,065m ²
Building Height	Residential Blocks: 2 storeys Ancillary Blocks: 1 to 2 storey(s)
Number of Blocks	8 Residential Blocks 6 Ancillary Blocks (including 3 Management Office)
No. of Units	About 450
Population ⁽¹⁾	About 1,800
Local Open Space	Not less than 1,800m ²
Internal Transport Facilities	
• Coach Laybys / Loading/ Unloading Bays ⁽²⁾	10

Remarks:

⁽¹⁾ A person per flat (PPF) ratio of 4 is assumed.

⁽²⁾ Including 2 shared-use bays serving both coaches and goods vehicles.

4.2.3 Please also refer to the **Appendix A** for the General Layout Plans of the Proposed Development.

4.2.4 In terms of daily operation, similar to the existing arrangements at the Tam Mi Labour Quarters, the proposed temporary CQ at the Application Site in HSK/HT NDA will be operated and managed by CIC. Employers who rent accommodation units for imported workers will be required to pay rental fees to cover the operational costs of the accommodation facility. To ensure the smooth operation of the proposed CQ and to minimise any potential impact on the surrounding community, the CIC will adopt an operational arrangement similar to that of Tam Mi. Appropriate management and operational measures will be established in respect of access control, transportation, hygiene, and environmental management.

4.3 Design Concept

4.3.1 **Local Open Space Provision** – The Proposed Development will provide local open space of not less than 1m² per resident in accordance with the Hong Kong Planning Standards and Guidelines. With an anticipated population of about 1,800 persons, not less than 1,800m² local open space will be provided within the Application Site. Recognizing the importance of residences' physical and mental wellbeing and to create a vibrant, liveable, quality and sustainable community, a variety of outdoor communal spaces, including shaded sitting areas and playgrounds, have been provided. Besides, spaces in between the blocks can be served as focal points for social gathering. These facilities encourage social interaction, promote healthy lifestyles,

and offer opportunities for relaxation after working hours. The plan showing the provision of open space is provided in **Appendix A**.

- 4.3.2 **Tree Treatment Proposal** – The Application Site falls within the “I” zone which is a development zone intended primarily for general industrial uses. The tree removal at the Application Site, originally proposed for the site formation works for the HSK/HT NDA development, is not triggered by the Proposed Development. In accordance with the approved Tree Preservation and Removal Proposal (TPRP) No. REP-079-03 for the HSK/HT NDA development under the Second Phase Development of the Consultancy, the existing trees within the Application Site, which have been surveyed individually⁶ and assessed under Tree Group Survey⁷, comprise trees of common species. These trees are proposed to be removed due to low suitability for transplanting. According to the preliminary tree planting proposal under the TPRP, compensatory trees will be planted along roadsides and river sides, within amenity areas, as well as at designated location within HSK/HT NDA. The compensatory tree planting potential will be further explored in the remaining phase of the HSK/HT NDA project to achieve the 1:1 compensatory planting ratio as far as possible.

4.4 Traffic and Transport Arrangements

- 4.4.1 **Vehicular and Pedestrian Access** – The vehicular ingress/egress will be provided at the planned local road to the immediate east of the Application Site. Temporary haul roads will be provided to connect the site with the existing external road network during the construction phase. To minimise traffic impacts on the existing village clusters, a direct haul road connecting to Ha Tsuen Interchange will be provided, enabling shuttle buses to access KSWH directly without passing through local village roads. As part of the Second Phase Development, the Proposed Development will be well served by the planned road network of the HSK/HT NDA, including connections via Road L24 to the adjacent Road P1, providing linkage to KSWH, Castle Peak Road and other district distributors.
- 4.4.2 **Transport Arrangement and Internal Transport Facilities** – Shuttle bus services will be arranged as the primary mode of transport for workers to commute between the CQ and construction sites. Subject to prior coordination with the quarters management, the contractor may arrange shuttle bus services for imported labour to travel to various locations, including nearby public transport facilities, such as MTR Stations, during weekends. No residential car parking spaces are proposed within the Application Site. To facilitate the pick-up/drop-off of the labour, 10 loading/ unloading bays will be provided.

⁶ A total of 20 trees were surveyed individually within the Application Site, including T5532-T5538, T5553, T555-T5559, T5575, T5576, T5581, T5582, T5585, T5600, and T5603.

⁷ Tree Groups No. TG76, TG77, and TG78

- 4.4.3 Please refer to **Appendix B - Traffic Impact Assessment** for details on the traffic and transport arrangement for the Proposed Development.

4.5 Proposed Programme

- 4.5.1 The Proposed Development at the Application Site is targeted to commence operation in Q3 2027 to provide accommodation for imported construction workers. The submission and approval of this s.16 Application is therefore essential to support the construction sector's manpower requirements. In addition, the existing labour quarters at Tam Mi are currently expected to operate until the end of October 2027.⁸ The Proposed Development would provide a timely replacement to ensure the continued provision of worker accommodation and support the sustained manpower needs of ongoing and forthcoming construction projects in Hong Kong.

⁸ The planning permit for the Temporary Centralised Quarter for Imported Labour in Tam Mi under the Application No. A/YL-NSW/354 is valid until end October 2027.

5 PLANNING JUSTIFICATION

5.1 Providing Accommodation for the Imported Labour in Construction Sector

- 5.1.1 With the gradual recovery of the economy and real estate market, the volume of private sector development projects is expected to increase. Together with the anticipated growth in public works projects, including the NM development, railway projects and public housing developments, the demand for construction manpower is expected to remain strong in the coming years. To address the manpower shortage in the construction sector and support the timely delivery of strategic infrastructure and development projects, the Government has implemented the Labour Importation Scheme for the Construction Sector since 2023, which is expected to continue playing an important role in supplementing the local workforce.
- 5.1.2 In support of the Government's initiative and the continued need for accommodation for imported construction workers, the Proposed Development will provide approximately 450 modular residential units to accommodate around 1,800 imported workers. The proposed centralised quarters will facilitate the implementation of the Labour Importation Scheme and support the manpower requirements of ongoing and forthcoming construction projects. The CIC will operate and manage the proposed CQ upon commissioning Q3 2027, providing timely and suitable accommodation to meet the sector's operational needs.

5.2 Optimising Land Resources and Leveraging Modular Integrated Construction for Time and Cost Efficiency

- 5.2.1 The Application Site, which is currently vacant, has already undertaken site clearance. Site formation works is targeted to be carried out in Q4 2026. The Proposed Development makes use of available land resources in HSK/HT NDA to provide accommodation for imported labours in a timely manner to support the on-going Labour Importation Scheme. The proposed CQ will adopt MiC and reuse the modular units from other sites⁹, which can largely shorten the construction time and minimise the cost and generation of waste.

5.3 Compatible with the Surrounding Development

⁹ Including former community isolation facility site at southern end of Loop

- 5.3.2 The Application Site is located in the western part of HSK/ HT NDA, adjacent to the KSWH and planned high-density residential developments. The Proposed Development with low-rise blocks (one to two storeys) is considered compatible with the surrounding environment, which is proposed with site clearance, site formation and associated road and infrastructure works under the HSK/HT NDA development. While the site is currently in a rural setting, the proposed building blocks will be kept as 2 storey height and is well contained within the BHR 80mPD as stipulated on the Plan for the "I" zone.

5.4 Not Violating the Planning Intention in Long Term

- 5.4.1 The Application Site falls within an area zoned "I" and an area shown as 'Road' on the OZP. The Proposed Development is only temporary in nature, while the modular units are easy to be dismantled and removed after use. In this regard, the approval of this planning application will not jeopardise the long-term planning intention of "I" zone.

5.5 No Adverse Technical Impacts

- 5.5.1 Based on the General Layout Plans, various assessments have been conducted to ascertain the acceptability of the Proposed Development. These include Traffic Impact Assessment (**Appendix B**), Preliminary Environmental Assessment (**Appendix C**), Drainage Impact Assessment (**Appendix D**), Sewerage Impact Assessment (**Appendix E**), Water Supply Impact Assessment (**Appendix F**), and Geotechnical Planning Review Report (**Appendix G**).

Traffic Impact

- 5.5.2 Regarding the transport arrangement, shuttle service would be arranged for the workers to commute to/from the workplaces. Temporary haul roads will be provided to connect the site with the existing external road network during the construction phase. To minimise traffic impacts on the existing village clusters, a direct haul road connecting to Ha Tsuen Interchange will be provided, enabling shuttle buses to access KSWH directly without passing through local village roads. Based on the assessment results of the performance of key road links and junctions within and in the vicinity of HSK/ HT NDA, as well as the public transport demand, no insurmountable traffic and transport impact caused by the Proposed Development is anticipated.

Environmental Impact

- 5.5.3 Only one existing representative Air Sensitive Receiver is identified within 500m from the Application Site with a short overlapping period with the construction of the proposed development. With the implementation of good site practices and mitigation measures, no

adverse construction air quality impact is anticipated. As demonstrated in the General Layout Plans, potential vehicular emission impact on the Proposed Development is not anticipated with the incorporation of appropriate design measures. The current design scheme has allowed setbacks of at least 5m to 20m from the surrounding roads to ensure no air sensitive uses, including fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zones. With no existing and planned industrial emission identified within 200m from the Proposed Development, adverse air quality impact due to chimney emission is not anticipated. In addition, with proper implementation of odour mitigation measures and good site practices, adverse odour emission impacts arising from the planned refuse collection point and planned sewage pumping station (SPS) reserved in nearby sites in Planning Area 36 are not anticipated.

5.5.4 In terms of traffic noise impact, no existing representative noise sensitive receiver is identified within 300m from the Application Site. No adverse construction noise impact is anticipated from the Proposed Development with the implementation of good site practices and mitigation measures. With reference to the existing temporary CQ at Tam Mi, considering all proposed noise sensitive uses will be served by air conditioning units and not rely on openable windows for ventilation, no road traffic noise and fixed noise impact is anticipated on the Proposed Development. In addition, windows pane with 6mm in thickness is recommended to offer the future residences an option for a quieter indoor noise environment. The future residences should be informed of the potential noise impact and shall keep window closed during normal occupancy to achieve a suitable living environment.

5.5.5 Besides, no adverse construction water quality impact is anticipated from the Proposed Development with the implementation of good site practices and mitigation measures. With proper management practices for runoff and sewage in place, adverse water quality impact on surrounding channel and its tributaries during operational phase is not anticipated.

Drainage Impact

5.5.6 The Proposed Development will result in an increase in impermeable surfaces within the Application Site and consequently generate additional surface runoff. The proposed internal drainage system has been designed to accommodate the additional runoff generated by the development. Hydraulic assessments have been carried out and the result present that the existing downstream channels maintain adequate freeboard and possess sufficient hydraulic capacity to accommodate the additional runoff. As such, proposed drainage system will not give rise to any adverse drainage impacts arising from the Proposed Development.

Sewerage Impact

- 5.5.7 Given that there is no existing sewerage in the vicinity of the Proposed Development by the time of commissioning, it is proposed to construct sewage holding tanks within the development site for sewage disposal to nearby Pillar Point Sewage Treatment Works (PPSTW) and nearby Ha Tsuen SPS (HTSPS), with upstream SPSs of Yuen Long Effluent Polishing Plant serving as backup reception facility. Upon completion of the proposed sewerage works, no adverse impact on the existing sewerage system is anticipated. The tanks' design storage capacity will be equivalent to 1 day of Average Dry Weather Flow with 100% safety margin to cater for incidents (i.e. required total storage capacity of 708m³).

Water Supply

- 5.5.8 A new fresh water main is proposed to be teed off from the existing water main along KSWH. A hydraulic assessment has been conducted to assess the potential impact of the increased water demand to the existing fresh water supply network. It is considered that the existing surface reservoir has sufficient spare capacity to accommodate the additional fresh water demand arising from the Proposed Development. Upon the proposed water supply works, no adverse water supply impact would be imposed by the Proposed Development.

Geotechnical Impact

- 5.5.9 Based on the General Layout Plans, both cutting and filling from original ground level are required to form the levelled platform. The two-storey residential blocks are proposed to sit on shallow footing / raft foundation. As such, the Proposed Development is considered technically feasible from the geotechnical perspective.
- 5.5.10 In addition, the assessment concluded that all catchments overlooking the Application Site require further detailed study of natural terrain hazards. In this regard, Natural Terrian Hazard Study Report has been separately submitted to the GEO of CEDD to identify appropriate hazard mitigation strategies and ascertain the geotechnical feasibility of the Proposed Development.

6 CONCLUSION

- 6.1.1 This Application is to seek approval from the TPB under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Temporary Centralised Quarters for Imported Labour in Construction Sector in "Industrial" Zone and area shown as 'Road' of Planning Area 36 of Hung Shui Kiu/ Ha Tsuen New Development Area for a Period of 3 Years.
- 6.1.2 The Application Site, which is currently vacant, falls within an area zoned "I" and an area shown as 'Road' on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3. This Supporting Planning Statement demonstrates the genuine significance of the Proposed Development by providing suitable accommodations in the form of temporary CQ (to be operated and managed by CIC) for imported labours under the Government's Labour Importation Scheme for Construction Sector. The Proposed Development will support the manpower demands arising from major infrastructure and development projects in Hong Kong, including those within the NM. Furthermore, the Proposed Development is temporary in nature and will adopt MiC technology, allowing the modular units to be dismantled easily after use, without compromising the long-term planning intention and future development potential of the Application Site.
- 6.1.3 The Proposed Development is considered compatible with the surrounding planned developments in the HSK/HT NDA. It has also been confirmed in the full set of technical assessments attached to this Supporting Planning Statement that no adverse impacts in terms of traffic, noise, air quality, water quality, drainage, sewerage, water supply, and geotechnical is anticipated.
- 6.1.4 Taking into account the need for accommodation for imported construction workers and the proven technical feasibility, we sincerely seek favourable consideration from the TPB to give support the proposed temporary CQ and the approval of this Section 16 Application.

Figures



LEGEND Application Site

Figure No. 2.1	Scale -	Figure Title Location Plan
ARUP	Date Jul 2026	Source Extracted from the Hung Shui Kiu and Ha Tsuen Outline Development Plan (No. D/HSK/2) gazetted on 20 August 2024

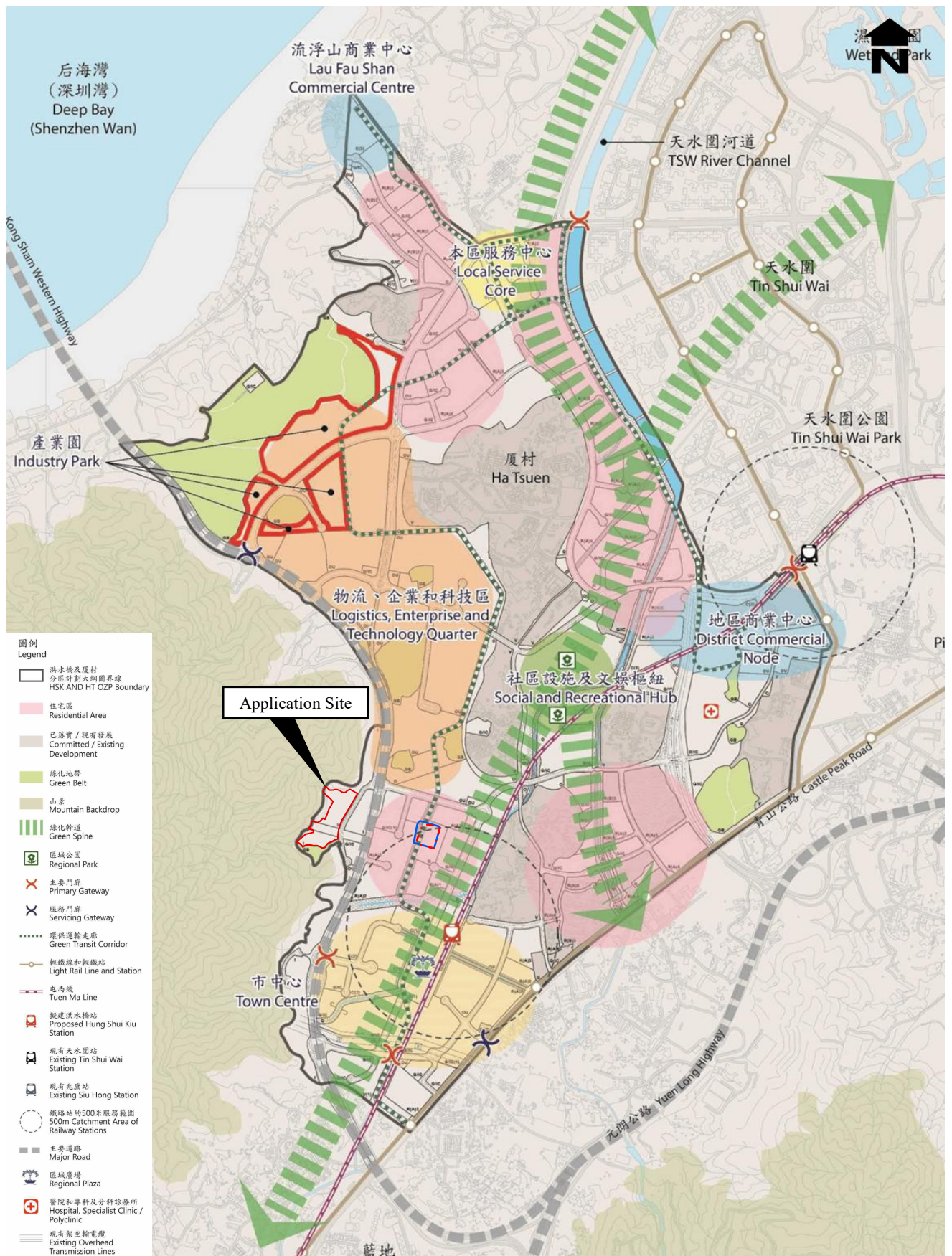
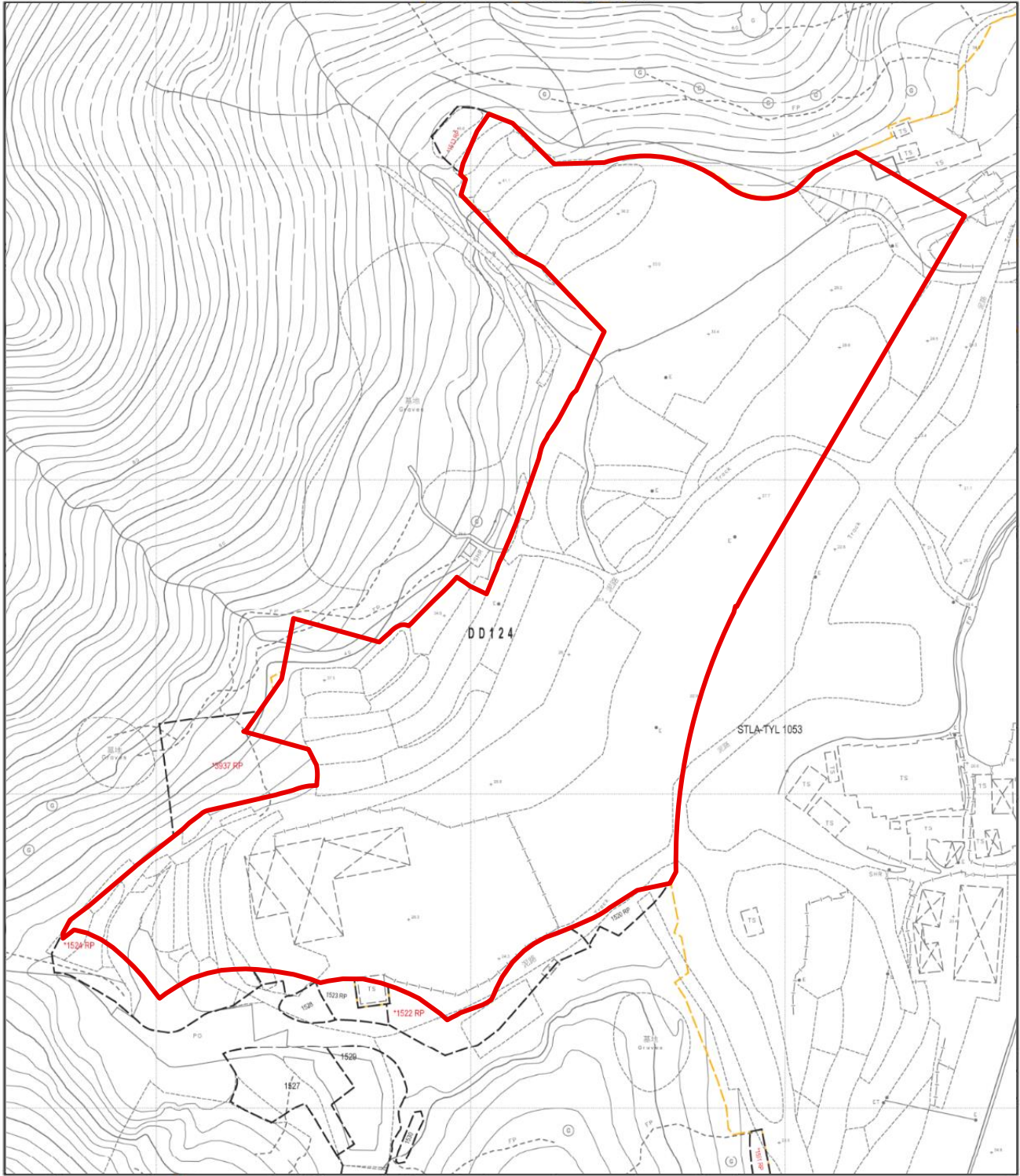


Figure No. 2.2	Scale As shown	Figure Title Planning and Urban Design Concept of Hung Shui Kiu/ Hai Tsuen NDA
ARUP	Date Aug 2026	Source Extracted from the Draft Hung Shui Kiu/ Ha Tsuen Outline Zoning Plan (No. S/HSK/3) gazetted on 20 March 2026

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department



LEGEND

 Application Site

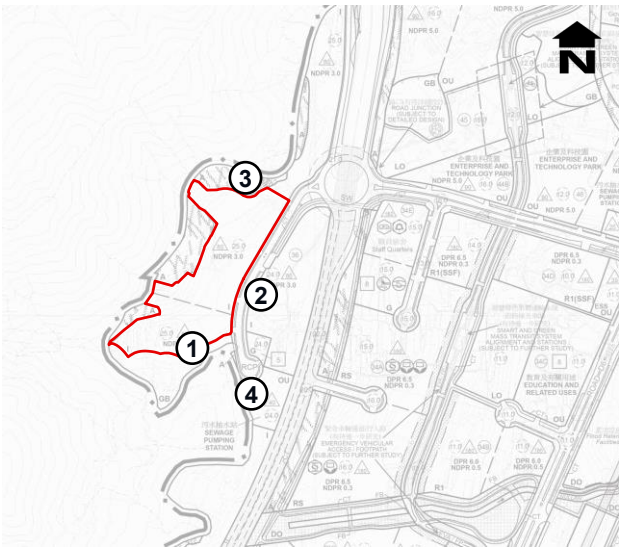
Figure No. 2.3	Scale As shown	Figure Title Lot Index Plan
ARUP	Date Jul 2026	Source -



LEGEND

 Application Site

Figure No. 2.4	Scale -	Figure Title Existing Conditions of the Application Site
ARUP	Date Jul 2026	Source Aerial photo taken in June 2026



Key Plan

LEGEND

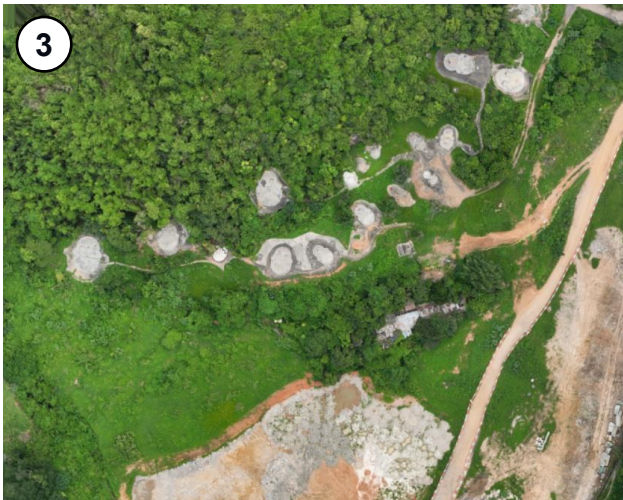
Application Site



Existing Vacant Land



Existing Temporary Structures



Existing Vegetated Land and Graveyard in “CA” zone on OZP No. S/YL-HTF/2



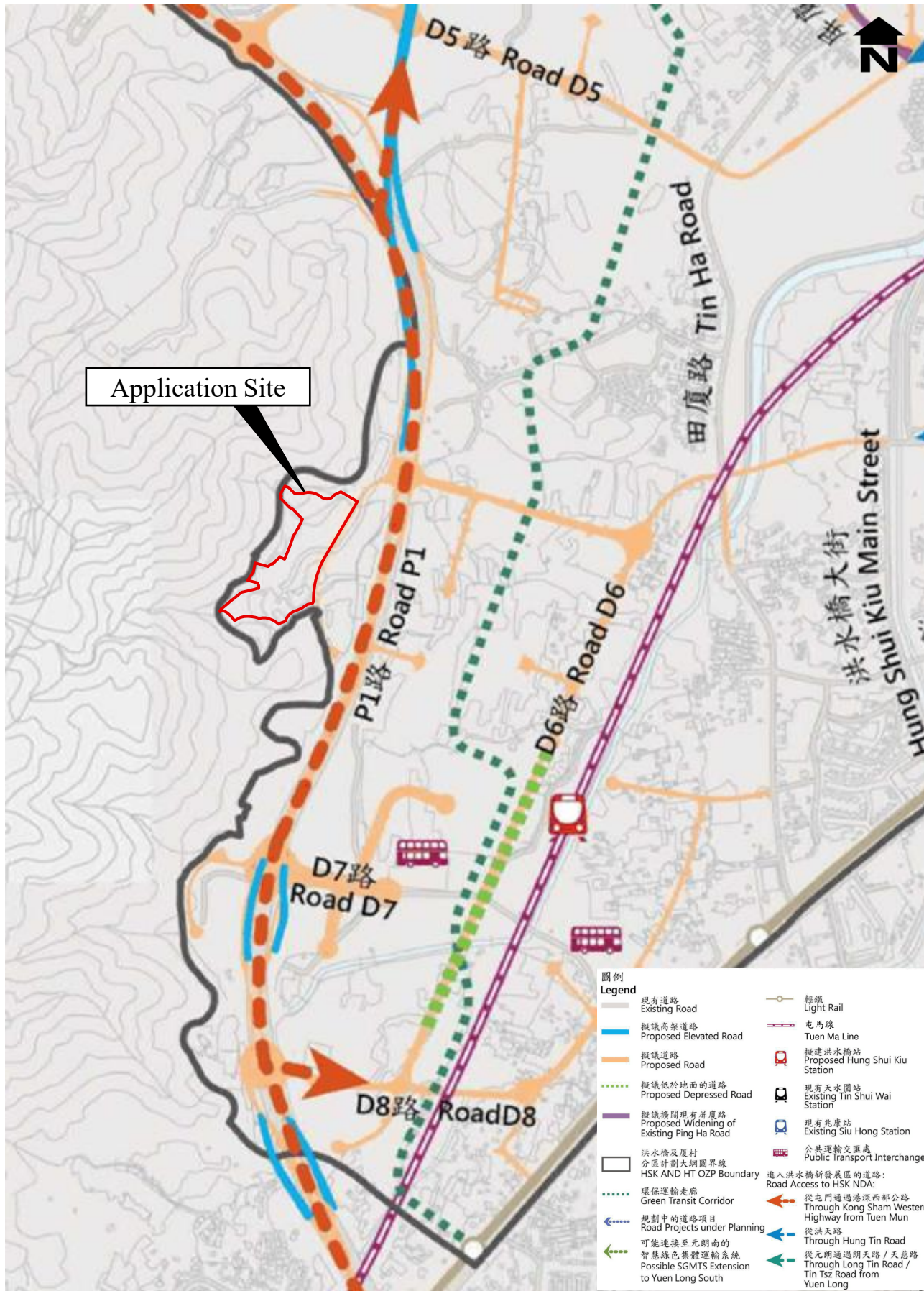
Existing Access to the Site

Figure No.	Scale	Figure Title
2.5	-	Surrounding Context of the Application Site
ARUP	Date	Source
	Jul 2026	Site Photo taken in June and July 2026



LEGEND		Application Site
		Access Roads to Kong Sham Western Highway, Tin Ha Road, and Yick Yuen Road

Figure No. 2.6a	Scale -	Figure Title Accessibility of the Application Site (Existing) (Sheet 1 of 2)
	Date Jul 2026	Source Aerial photo taken in June 2026



LEGEND

Application Site

Figure No. 2.6b	Scale -	Figure Title Accessibility of the Application Site (Sheet 2 of 2)
ARUP	Date Aug 2026	Source Extracted from the Draft Hung Shui Kiu/ Ha Tsuen Outline Zoning Plan (No. S/HSK/3) gazetted on 20 March 2026

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

Figure No. 3.1	Scale -	Figure Title Extracted Covering Notes of the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3
ARUP	Date Jul 2026	Source Extracted from the Draft Hung Shui Kiu/ Ha Tsuen Outline Zoning Plan (No. S/HSK/3) gazetted on 20 March 2026

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Asphalt Plant/Concrete Batching Plant Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (in wholesale conversion of an existing building only) Exhibition or Convention Hall Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Open Storage Petrol Filling Station Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic (in wholesale conversion of an existing building only) Refuse Disposal Installation Religious Institution (in wholesale conversion of an existing building only) Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom# which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard Wholesale Trade

(Please see next page)

Figure No. 3.2a	Scale -	Figure Title Extracted Schedule of Uses of the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 – “Industrial” Zone (Sheet 1 of 3)
ARUP	Date Jul 2026	Source Extracted from the Draft Hung Shui Kiu/ Ha Tsuen Outline Zoning Plan (No. S/HSK/3) gazetted on 20 March 2026

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone.

(Please see next page)

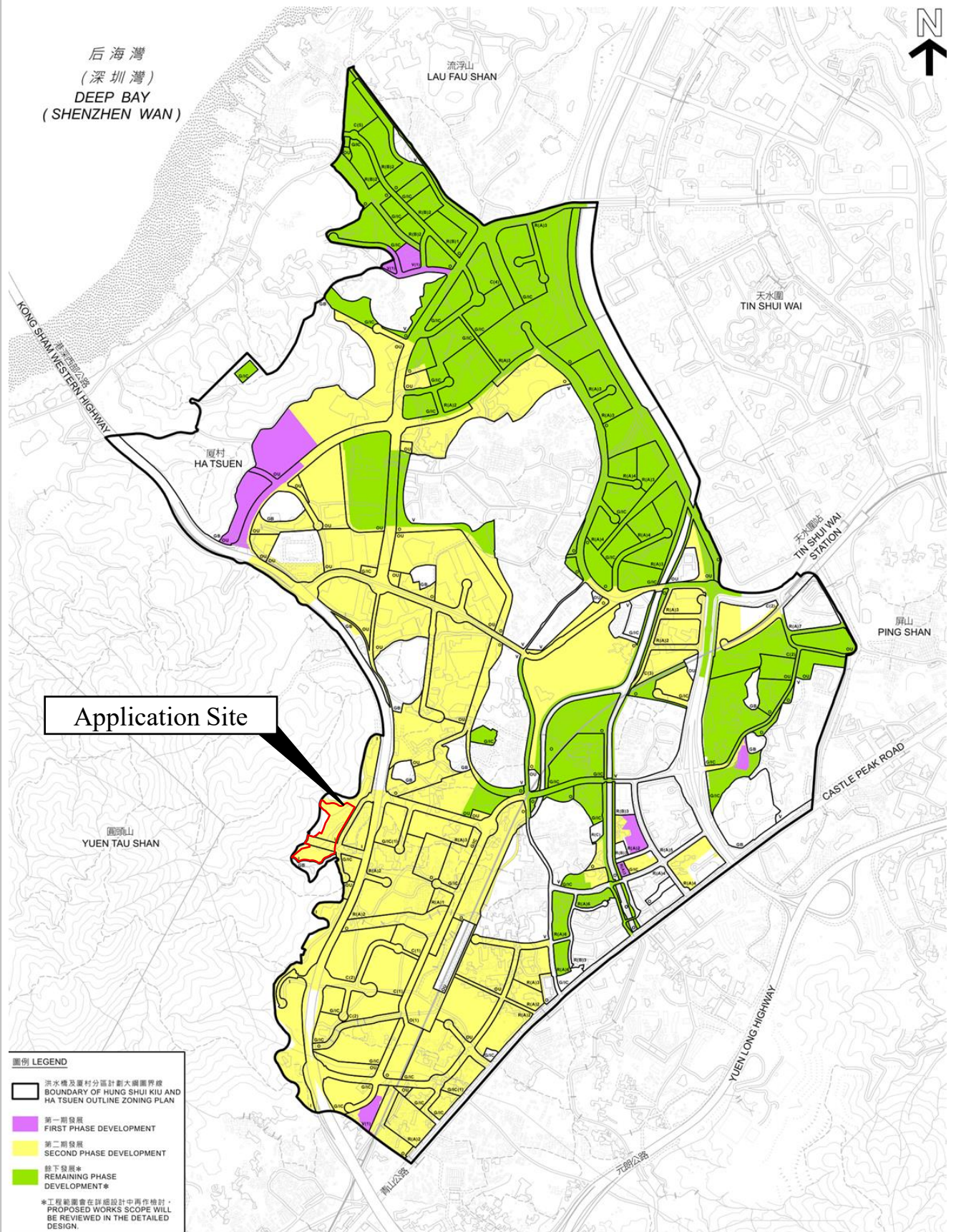
Figure No. 3.2b	Scale -	Figure Title Extracted Schedule of Uses of the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 – “Industrial” Zone (Sheet 2 of 3)
ARUP	Date Jul 2026	Source Extracted from the Draft Hung Shui Kiu/ Ha Tsuen Outline Zoning Plan (No. S/HSK/3) gazetted on 20 March 2026

INDUSTRIAL (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3, and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Extracted Schedule of Uses of the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 – “Industrial” Zone (Sheet 3 of 3)
3.2c	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from the Draft Hung Shui Kiu/ Ha Tsuen Outline Zoning Plan (No. S/HSK/3) gazetted on 20 March 2026
	Jul 2026		



LEGEND



Application Site

Figure No. 3.3	Scale As shown	Figure Title Phasing Plan of Hung Shui Kiu/ Hai Tsuen NDA
ARUP	Date Aug 2026	Source Extracted from the Draft Hung Shui Kiu/ Ha Tsuen Outline Zoning Plan (No. S/HSK/3) gazetted on 20 March 2026