

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/YL-NSW/354

- Applicant** : Civil Engineering and Development Department (CEDD)
- Site** : Lots 2 (Part), 8 S.F (Part), 8 RP (Part), 14 S.B RP, 45 and 1740 S.A RP in D.D. 107 and Adjoining Government Land (GL), Tam Mei, Yuen Long
- Site Area** : About 109,000m² (including GL of about 10,058m² or 9.2%)
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11
(*currently in force*)
- Approved Nam Sang Wai OZP No. S/YL-NSW/10
(*at the time of submission*)
- Zoning(s)** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (2)” (“OU(CDWRA)(2)”) (about 89%)
[Restricted to a maximum gross floor area (GFA) of 392,300m² and a maximum building height (BH) of 115mPD]
(Previously zoned “OU(CDWRA)” on the then approved Nam Sang Wai OZP No. S/YL-NSW/10 with development restrictions of a maximum plot ratio (PR) of 0.4 and a maximum BH of 6 storeys including car park)
- “OU(CDWRA)” (about 5%)
[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park]
(no change on the current OZP)
- “Conservation Area” (“CA”) (about 6%)
(no change on the current OZP)
- Application** : Renewal of Planning Approval for Temporary Centralised Quarter for Imported Labour in Construction Sector for a period of Two Years

1. **The Proposal**

- 1.1 The applicant seeks renewal of planning permission for temporary centralised quarter (CQ) for imported labour in construction sector, which was converted from the previous Yuen Long Tam Mei Community Isolation Facility (CIF), for a period of two years at the application site (the Site). Majority of the Site falls within an area zoned “OU(CDWRA)(2)” with minor portions fall within areas zoned “OU(CDWRA)” and “CA” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Residential Institution’ is a Column 2 use of the “OU(CDWRA)” and “OU(CDWRA)(2)” zones which require planning permission from the Town Planning Board (the Board); while the applied development is neither a Column 1 use nor a Column 2 use for the “CA” zone. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.
- 1.2 The Site is subject to a previous application No. A/YL-NSW/319 submitted by the same applicant for the same use for a period until 31.10.2025 which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 25.8.2023 and all approval conditions had been complied with. The Site is currently fenced-off and occupied by the applied use which is operated and managed by the Construction Industry Council (CIC) with a valid planning permission until 31.10.2025 (**Plans A-2 to A-4c**).
- 1.3 According to the applicant, the development under the approved scheme of application No. A/YL-NSW/319 commenced operation since October 2023, which has a total GFA of about 49,460m² comprising of domestic and non-domestic GFA of about 39,240m² and 10,220m² respectively. The applied use involves a total of 92 blocks, of which 81 single-storey (3m in height) blocks are mainly for residential purpose and minority of them have been converted for ancillary facilities, including multi-purpose rooms, common rooms, dining rooms, common pantries, first aid rooms, laundries and shops; and the remaining 11 one to two storeys (not more than 5m in height) ancillary blocks are located at the eastern and western side of the Site for staff offices and building services and fire services installations (**Drawing A-1**). The development under application could provide about 2,300 units to accommodate a population of not more than 9,000 persons. In view of the ongoing need of provision of living quarters for imported labours, CIC intends to further operate and manage the development for further two years up to 31.10.2027.
- 1.4 The Site is accessible from Castle Peak Road – Tam Mi with an existing vehicular ingress/egress and pedestrian access located at the eastern side of the Site (**Drawing A-1 and Plan A-2**), while the other access at Pok Wai South Road is used for contingency only. Coach services to various destinations are arranged to serve the residents. 27 loading/unloading (L/UL) spaces for coaches are provided within the Site to support the coach services for commuting of the future residents during peak hours. During non-working hours/days (including holidays), the residents can make use of the existing public transport services¹ at

¹ The closest bus stop is located at Castle Peak Road – Tam Mi which is about 140m from the entrance of the Site (**Plan A-2**) and provides transport service connecting with Yuen Long, Sheung Shui and Lok Ma Chau.

Castle Peak Road-Tam Mi. Not less than 9,000m² local open space (LOS) are provided within the Site. Community spaces are located in between building blocks with pot planting, sitting facilities and two basketball courts are provided at the northern part of the Site. All three existing trees would continue to be retained in-situ. No filling and excavation of land would be required within the Site as the development was converted from the previous CIF which site formation work had already been completed. The layout plan, landscape master plan (LMP) and plan showing provision of LOS are at **Drawings A-1 to A-3** respectively.

- 1.5 Compared with the previously approved application (No. A/YL-NSW/319), the current application is submitted by the same applicant for the same use with the same development parameters and minor changes in open space disposition. The major development parameters of the applied development are summarised as follows:

Major Development Parameters	Applied Development
Site Area (about)	109,000m ²
Total GFA (about)	49,460m ²
- Domestic	39,240m ²
- Non-domestic	10,220m ²
PR (about)	0.454
- Domestic	0.36
- Non-domestic	0.094
No. of Blocks	92 (81 blocks mainly for residential purpose and 11 ancillary blocks)
Maximum No. of Storeys/BH	1 to 2 storeys (about 3m to 5m)
No. of Units (about)	about 2,300
Design Population (about)	not more than 9,000
LOS	not less than 9,000m ²
Transport Facilities	
- L/UL Spaces for Coach	27

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

- (a) Application Form with Planning Statement (PS) received on **(Appendix I)**
13.8.2025
- (b) Further Information (FI) received on 9.9.2025 and 12.9.2025 [#] **(Appendix Ia)**
- (c) FI received on 15.9.2025 and 16.9.2025 [#] **(Appendix Ib)**

[#] *accepted and exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, PS and FIs at **Appendices I to Ib**. They can be summarised as follows:

- (a) In accordance with the Government's announcement on 13.6.2023, it forecasted that there would be manpower shortage in the construction sector. Skilled workers, technicians and site supervisory personnel were imported to alleviate the manpower shortage under the Labour Importation Scheme for Construction Sector (the Scheme)². The applied development can better utilise the valuable resources, and is also in line with the Scheme. The applied development has been operating since October 2023 under the previously approved application No. A/YL-NSW/319. In view of ongoing need of the applied development to provide accommodation for the imported labour in construction sector, CIC intends to operate the development at the Site for further two years.
- (b) The applied development is fully compatible with the existing and surrounding neighbourhood. To respect the rural setting, the existing in-situ modular units of the CQ are single-storey only, which are of similar height with surrounding development and compatible with the surrounding context. The building height is also in line with the building height restriction as stipulated on the OZP.
- (c) The applied development is temporary in nature and the modular units of the CQ can be dismantled and removed after used. Approval of the application would not jeopardise the long-term planning intentions of the "OU(CDWRA)" and "CA" zones.
- (d) The applicant had complied with all approval conditions under the previous approval. The implemented facilities and existing trees on the Site would be well maintained in a good condition at all times during the operation period. There is no adverse impact on traffic, environmental, drainage, sewerage, water supply and landscape aspects as demonstrated by various technical assessments being conducted under the previous application No. A/YL-NSW/319, including Traffic Impact Assessment, Environmental Review Report (ERR), Drainage Impact Assessment, Sewerage Impact Assessment, Water Supply Impact Assessment and Tree Survey Report. The ERR demonstrated that the development would not affect the ecological integrity of the wetlands within the Wetland Conservation Area (WCA) of the Deep Bay Area or cause direct habitat loss in the WCA. Existing fences along the boundary of the Site acts as a buffer to shield noise impact and other human disturbances to the ponds located to the north of the Site.

² To address the manpower shortage of the construction sector, the Government together with the construction industry and the labour sector have been adopting a multi-pronged approach, which includes enhancing training and encouraging the industry to adopt innovative technologies with a view to increasing the local manpower supply. As announced on 13.6.2023, the Government launched the Scheme as a supplementary measure, which allowed importation of labour at an appropriate scale to fill in the temporary manpower gap to avoid any bottleneck caused by manpower shortage hindering economic and infrastructural development of Hong Kong.

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

The applicant is not a “current land owner” of the Site but 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 obtaining current land owner’s consent. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the “Owner’s Consent/Notification” requirements are not applicable.

4. Town Planning Board Guidelines

Town Planning Board Guidelines for “Application for Developments within Deep Bay Area” (TPB PG-No. 12C) and Town Planning Board Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) are relevant to the application. Relevant extract of the Guidelines are attached at **Appendix II**.

5. Background

5.1 The Site mainly falls within an area zoned “OU(CDWRA)” with a minor portion within the “CA” zone on the then approved Nam Sang Wai OZP No. S/YL-NSW/10. In order to take forward the partially agreed section 12A application No. Y/YL-NSW/8³ that cover majority of the Site (**Plan A-2**), the then approved Nam Sang Wai OZP No. S/YL-NSW/10 was proposed to be amended as appropriate and agreed by the Committee on 15.8.2025. The OZP was exhibited under section 5 of the Town Planning Ordinance on 12.9.2025. The Site now falls within an area mainly zoned “OU(CDWRA)(2)” with minor portions within the “OU(CDWRA)” and “CA” zones on the OZP.

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

6. Previous Applications

6.1 The Site is involved in nine previous applications⁴ (No. A/YL-NSW/23, 51, 90, 134, 140, 166, 169, 241 and 319). Except application No. A/YL-NSW/319, other previous applications are for various temporary uses and comprehensive development of an outlet mall with commercial uses covering different extent of the Site. The considerations of these applications are irrelevant to the current application due to different uses involved. Details of the previous applications are at **Appendix III** and their locations are shown on **Plan A-1**.

³ Section 12A Application No. Y/YL-NSW/8 for a proposed comprehensive residential development with Government, Institution and Community (GIC) and retail facilities, as well as a wetland restoration area was partially agreed by the Committee on 28.2.2025.

⁴ The application sites fell within the then “Recreation” or “OU(CDWRA)” zones on previous versions of OZP at the time of consideration by the Committee.

- 6.2 The latest previous application No. A/YL-NSW/319 submitted by the same applicant for the same use with the same development parameters and minor changes in LOS disposition at the same site for a period until 31.10.2025 was approved with conditions by the Committee on 25.8.2023 mainly on the considerations that the Secretary for Development (SDEV) supported the application and considered that the proposed development allows better utilisation of the previous CIF to provide accommodation for imported labour in construction sector with a view to alleviating the manpower shortage of the sector; the proposed development was not incompatible with the surrounding uses; relevant technical assessments had demonstrate that the proposed development would not result in adverse impacts; and concerned government departments had no objection to/no adverse comment on the application. All approval conditions had been complied with and the planning permission is valid until 31.10.2025.

7. Similar Application

There is no similar application within the same “OU(CDWRA)”, “OU(CDWRA)(2)” and “CA” zones.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4c)

8.1 The Site:

- (a) is accessible from Castle Peak Road – Tam Mi;
- (b) is occupied by the applied development with valid planning permission under application No. A/YL-NSW/319 until 31.10.2025; and
- (c) mainly falls within the Wetland Buffer Area (WBA) (about 95%) and partly within the WCA (about 5%) of the Deep Bay Area.

- 8.2 The surrounding areas are rural in character and comprise predominately ponds, workshops, various open storage and storage yards (some with valid planning permissions), site office, warehouse, shop and services (with valid planning permission), rural settlements in Pok Wai, scattered residential structures, hobby farm, grass lands, an existing soy sauce factory and an area zoned “Open Space” at the bank of the old meander of Kam Tin River. The Site is bounded by Kam Tin River to its west and Castle Peak Road – Tam Mi and San Tin Highway to its east.

9. Planning Intention

- 9.1 The planning intention of the “OU(CDWRA)(2)” zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential development to include wetland restoration area (WRA) in Area (a) and phasing out of the existing industrial, open storage and port back-up uses through comprehensive residential development in Area (b), with the provision of public transport terminus as well as GIC and other supporting facilities. Commercial uses serving the local neighbourhood and/or a wider area

may also be permitted. Any new building should be located farthest away from Deep Bay.

- 9.2 The planning intention of the “OU(CDWRA)” zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include WRA. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.
- 9.3 The planning intention of the “CA” zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The “no-net-loss in wetland” principle is adopted for any change in use within the “CA” zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

10. Comments from Relevant Government Bureau/Departments

- 10.1 In addition to the government bureau as set out in paragraph 10.2 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices IV** and **V** respectively.
- 10.2 The following government bureau supports the application:

Policy Aspect

Comments of SDEV:

the applied development aims to utilise the previous CIF to continue providing accommodation for imported labour in the construction sector. Thus, she supports the planning application.

11. Public Comment Received During Statutory Publication Period

On 19.8.2025, the application was published for public inspection. During the statutory public inspection period, one public comment was received and commented that all approval conditions under the previous application No. A/YL-NSW/319 appeared to have been complied with (**Appendix VI**).

12. Planning Considerations and Assessments

- 12.1 The application is for renewal of planning approval for temporary CQ for imported labour in construction sector for a period of two years at the Site which is mainly zoned “OU(CDWRA)(2)” with minor portions zoned “OU(CDWRA)” and “CA”

on the OZP (**Plan A-1**). Whilst the applied development is not entirely in line with the planning intentions of the “OU(CDWRA)(2)” and “OU(CDWRA)” zones, it could utilise valuable land resources to continue providing accommodation for the imported labour in the construction sector and alleviate the manpower shortage of the sector. SDEV supports the application and considers that the applied development allows better utilization of the previous CIF to continue providing accommodation for imported labour in the construction sector. As for the minor portion of the applied development falling within “CA” zone, as it had been hard-paved and formed for the previous CIF and later converted to the applied development under previous approved application No. A/YL-NSW/319, no further loss in existing wetland would be involved. In this regard, DAFC has no comment on the application from nature conservation and ecological points of view. In view of the above and taking into account the planning assessments below, there is no objection to the renewal application for a period of further two years.

- 12.2 The temporary nature and low-rise built form (not more than two storeys) of the applied development is considered not incompatible with the surrounding areas which are rural in character and comprise predominately ponds, workshops, open storage and storage yards, site office, warehouse, shop and services, rural settlements in Pok Wai, scattered residential structures, hobby farm, grass lands, an existing soy sauce factory, Kam Tin River, Castle Peak Road – Tam Mi and San Tin Highway. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) considers that further significant adverse landscape impact within the Site arising from the applied development is not anticipated.
- 12.3 According to TPB PG-No. 12C, the Site mainly falls within the WBA (about 95%) with a minor portion within the WCA (about 5%) of Deep Bay Area. Despite TPB PG-No. 12C specified that planning applications for temporary uses are exempted from the requirement of ecological impact assessment, the ERR submitted under the previous application No. A/YL-NSW/319 had demonstrated that the applied development would not affect the ecological integrity of the wetlands within the WCA or cause direct habitat loss in the WCA. Existing fences along the boundary of the Site would serve as a buffer to shield noise impact and other human disturbances from the applied development to the ponds located at the north of the Site. In this regard, DAFC has no comment on the application from nature conservation and ecological points of view on the current application.
- 12.4 Other concerned departments consulted including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services and Director of Environmental Protection have no objection to or no adverse comment on the application.
- 12.5 Although the land use zonings for the Site have been changed as mentioned in paragraph 5.1 above, there has not been any material change in the context of the Site and its surroundings since the last approval was granted on 25.8.2023. The current application is also considered generally in line with TPB PG-No. 34D in that no adverse planning implication arising from the renewal is anticipated; all approval conditions under the previous approval have been satisfactorily complied with; and the two-year approval period sought is reasonable.

- 12.6 Regarding the public comment as summarised in paragraph 11, the planning assessments above are relevant.

13. **Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11 above, PlanD has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of two years, and be renewed from 1.11.2025 to 31.10.2027. The following condition of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the existing drainage and sewerage facilities on the Site shall be maintained at all times during the planning approval period; and
- (b) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby shall cease to have effect and shall be revoked immediately without further notice.

Advisory Clauses

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

- 13.3 There is no strong reason to recommend rejection of the renewal application.

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 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 period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form with PS received on 13.8.2025
Appendix Ia	FI received on 9.9.2025 and 12.9.2025
Appendix Ib	FI received on 15.9.2025 and 16.9.2025
Appendix II	Relevant extracts of TPB PG-No. 12C and 34D
Appendix III	Previous Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Layout Plan
Drawing A-2	Landscape Master Plan
Drawing A-3	Plan showing Provision of Local Open Space
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2025**