

1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare a Landscape Proposal for a planning application for a Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories (hereafter referred to as the Application Site).
- 1.2 This application proposes the establishment of a new international school at Ki Lun Tsuen, strategically positioned adjacent to the emerging San Tin Technopole. The San Tin Technopole is envisioned as a critical node for the city's future growth, designed to attract local and international technology enterprises, start-ups, and research talent from across the globe. The school site has a unique setting that balances environmental serenity with accessibility to these cutting-edge industries. As the development of San Tin Technopole accelerates, the provision of a quality international school will enhance the attractiveness of San Tin as a family-friendly destination for tech professionals and contribute to the sustainable, vibrant growth of the Northern Metropolis.
- 1.3 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Development Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.
- 1.4 The Landscape Master Plan is presented as **Figures 5.1 to 5.5** and sections through the landscape as **Figures 5.6 to 5.8**.

2.0 Existing Site Description

- 2.1 The Application Site is located to the western side of the village of Hang Tau, Tai Po, covering an area of approximately 128,232 m². The overall site is an irregular, elongated shape and comprised two sections located on the eastern and western sides of the Sheung Yue River / River Beas, bounded by Hang village to the east, and Ki Lun village to the west. The site also includes the two proposed link bridges. The site area on the western side of the river generally slopes upwards with a cross fall of an east - west incline. At the southern portion existing site levels range from approximately +20.4 down to +11.2mPD near the riverside and at the central portion from around +18.8 down to +9.9mPD. At the northern portion the slopes are less pronounced, ranging between +14.4 down to +8.8mPD. On the eastern side of the river the land is generally flatter and more low lying, with levels ranging from +11.6 down to +8.8mPD.
- 2.2 The majority of the site is zoned as Agriculture (AGR), with a small portion at the south-west corner zoned as Green Belt (GB). The site currently contains a mix of land uses, including small holdings, orchards and wooded areas at the higher elevated parts and agricultural fields, ponds and some overgrown areas at the lower lying parts adjacent to the river. There are several existing trees on the site, with a mix of mature, native trees notable along the river corridor, but also weed trees, and tree groups comprising both native and exotic species, including several fruit trees. These existing Landscape Resources are described at **Section 4**.

3.0 Description of the Proposed Scheme

- 3.1 Under the current application, the proposed International School development consists of a campus set out in functional clusters of buildings and proposed land uses along an approximately 800m long section of the meandering River Beas. Land on both sides of the river is utilized, with a primary school and sport complex forming the core of a building cluster set out along the western side of the river and a middle school and departmental school buildings forming the development

- on the eastern side of the river. At the northern and southern ends of the site clusters of dormitory buildings are proposed, with the southern cluster of blocks with Max. B.H. +53.5mPD and the northern area of student and staff accommodation with B.H. +46mPD.
- 3.2 Road access to the site is from the western side of the river, where a new public road from the San Tin Technopole Development and the Northern Metropolis Highway is proposed. The main entrance from this external public road at the central western edge of the site leads to a north to south orientated boulevard which forms a spine road connecting all the development areas on the western bank of the river. At the central section of the site, this road joins two east to west routes forming a loop road which crosses the river at two proposed bridges. These cross-river links provide convenient connections between the main school-related facilities on either side of the river at the central section of the proposed scheme.
- 3.3 The central portion of the scheme includes development proposals on both sides of the river. The northern section is dedicated to outdoor sports facilities, with a sports field and a running track and a sports education area on the western side of the river and a proposed golf driving range on the eastern side. To the south of these recreational spaces the main school facilities are proposed. On the eastern side of the river middle / high school blocks (B.H. +43.8mPD, +41.0mPD, +34.5mPD, and +24.5mPD) occupy the river frontage and southern part. To the west a stepped development block (B.H. +49.1mPD, B.H. +44.6mPD, B.H. +40.5mPD -and +37.5mPD) are proposed.
- 3.4 The development is set back from the river edge to create a riverside park and continuous waterfront greenery, open space and pedestrian connections from north to south, through the centre of the campus. The disposition of the proposed buildings across the site includes a variety of heights and building forms, reflecting the different building typologies required for the campus area. The main development blocks on the western side of the river are set against the wooded valley side slopes, with clustering of different building typologies to create an interesting development form which responds to the surrounding terrain and meandering river frontage. The forms of several blocks also step down towards the riverside to create a more subtle transition between the existing landscape and the development proposals.

4.0 Landscape Impact Assessment

Existing Landscape Resources

- 4.1 There are eight Landscape Resources (LRs) within the Application Site which are potentially affected by the Proposed Scheme. **Figure 4.1** maps the LRs within the Application Site, and **Figures 4.2 to 4.5** provide photographs of these LR.

LR1 Secondary Woodland and Tree Groups

- 4.2 This LR covers an area of approximately 36,232m² within the Application Site. LR1 is characterised by clusters of woodland, including some mature, native trees, but also weed trees, and tree groups comprising both native and exotic species, including several fruit trees. Owing to mixed composition, overall LR1 is considered to have a medium sensitivity to change.

LR2 Rivers and Streams

- 4.3 A small stream flows towards the Sheung Yue River at the north western periphery of the Application Site. This small stream course covers an area of approximately 2,000m² of the Application Site. Although following a sinuous course at some areas, the stream course appears to have been modified to facilitate agricultural use of the valley floor. The stream edges are lined by a combination of trees and shrubs. Owing to the modified nature of the watercourse LR2 is considered to have a medium sensitivity to change.

LR3 Ponds and Marshy Ground

- 4.4 Remnant meanders of the Sheung Yue River, associated marshy ground and agricultural irrigation ponds flank the Sheung Yue River channel at the central part of the Application Site, covering an area of approximately 12,000m². The agricultural ponds are well maintained, however the meanders and marshy ground appear unmanaged and overgrown, with self sown species such as *Macaranga* and *Leuceana* in evidence. Owing to the modified and overgrown nature of these waterbodies, LR3 is considered to have a medium sensitivity to change.

LR4 Open Grass Areas

- 4.5 This LR is located at open areas at the north and south of the site, with a combined area of approximately 22,000m². These areas appear to have been formed by recent vegetation clearance to create mown, grassy fields with occasional single trees. Owing to its recent, man-made origin LR4 is considered to have a medium sensitivity to change.

LR5 Scrub and Waste Ground

- 4.6 LR5 covers an area of approximately 14,000m² of the Application Site. This LR is characterised by disturbed and unmaintained, weed-infested land punctuated by occasional scrubby trees, including weed trees. Owing to its disturbed nature this area is not considered to be sensitive to change.

LR6 Agricultural Land

- 4.7 This LR covers an area of approximately 15,000m² within the Application Site. LR6 is characterised by agricultural land including orderly areas of crops such as bananas, as well as less intensively managed and overgrown areas of vegetation and orchards, all located on the fertile flood plain areas of the valley floor. Owing to the transient nature of the vegetation in such cultivated areas this LR is considered to have a medium sensitivity to change.

LR7 Workshops and Storage Yard

- 4.8 LR7 is located at the western side of Application Site with an area of approximately 5,000m². This LR is characterised by light industrial, storage and workshop concerns with a series of shed-like

structures with areas of hardstanding. These are punctuated by occasional fruit trees and self sown tree groups. Owing to its disturbed nature this area is not considered to be sensitive to change.

LR8 Houses and Small Holdings

- 4.9 The more elevated areas of the site include small holdings and single residences, typically shack-like buildings and associated garden areas punctuated by garden planting, fruit trees and small tree groups. This LR covers an areas of approximately 22,000m². Owing to the developed and sometime ramshackle nature of LR8, this area is not considered to be sensitive to change.

Landscape Impact Assessment

This section of the report describes the residual landscape impacts for the identified LRs following the implementation of the proposed landscape measures.

LR1 Secondary Woodland and Tree Groups

- 4.10 Approximately 35,432m² (98%) of this LR will be affected by the Proposed Scheme. The Master Plan for the site aims to create a riverside parkland along the river, with the opportunity to maintain some of the existing riverside trees, whilst some areas of existing trees may also be preserved at peripheral boundary areas. However the requirements for site formation to facilitate the development require most of this LR to be removed at other areas of the site. This is mitigated to some extent by the fact that some of the larger native trees are located at the preserved areas at the riverside and near the site boundary.

LR2 Rivers and Streams

- 4.11 Approximately 2,000m² (100%) of this LR will be affected by the Proposed Scheme, however given the modified nature of the watercourse and the small proportion of the site this LR occupies it is considered that the impacts will not be significant.

LR3 Ponds and Marshy Ground

- 4.12 Approximately 12,000m² (100%) of this LR will be affected by the Proposed Scheme. The requirements for site formation to facilitate the development require landfilling, affecting the viability of LR3. It is noted that there are some smaller ponds in the existing landscape areas to the immediate south of the site. The overgrown and unmaintained nature of the existing landscape also reduces the significance of this loss to some extent.

LR4 Open Grass Areas

- 4.13 Approximately 22,000m² (100%) of this LR will be affected by the Proposed Scheme. However given the recent, manmade origins of the existing landscape and the potential to recreate this LR within the landscape of the new development the impacts are not considered to be significant.

LR5 Scrub and Waste Ground

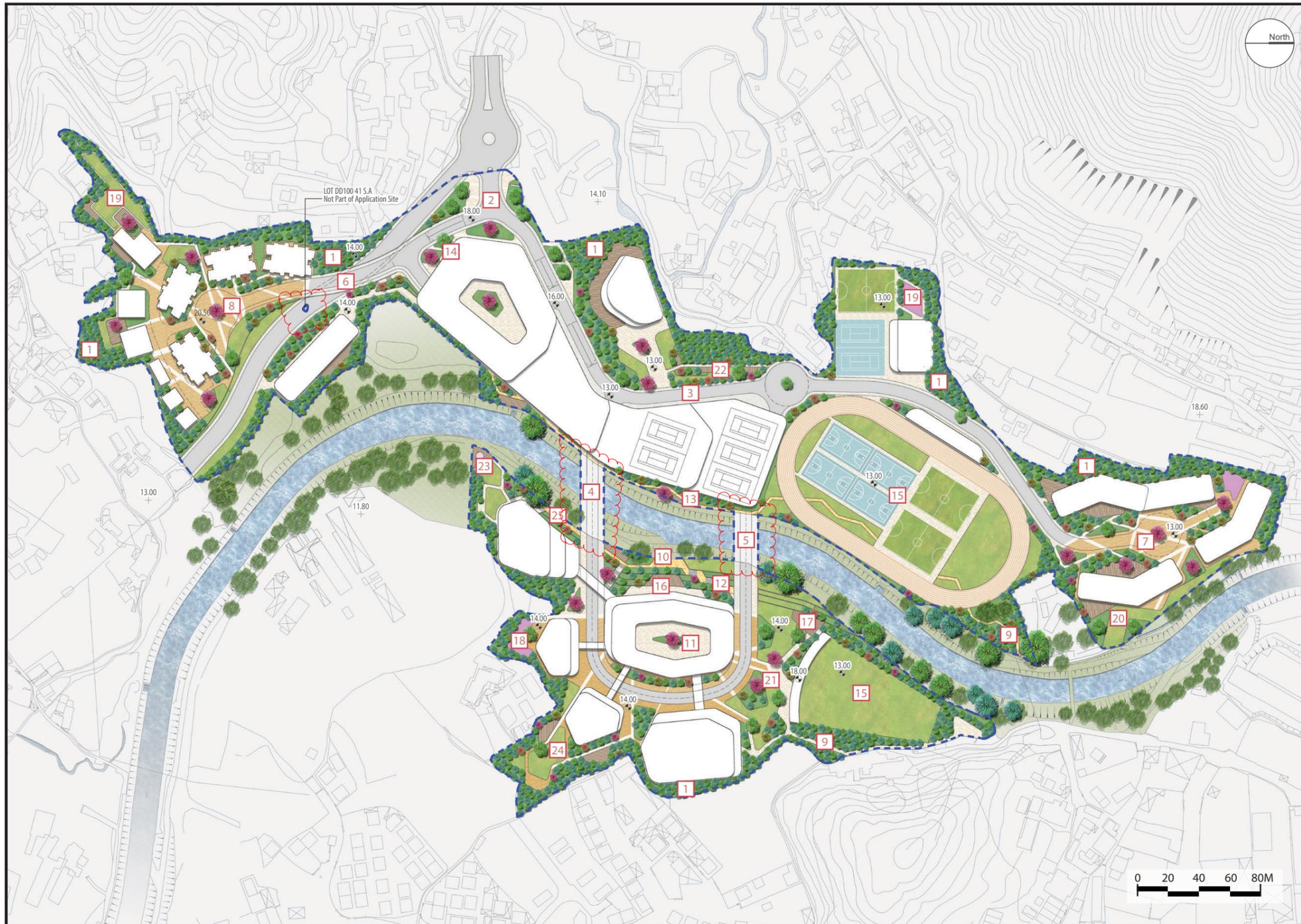
- 4.14 Approximately 14,000m² (100%) of this LR will be affected by the Proposed Scheme. However given the disturbed nature of the existing landscape it is considered that the impacts will not be significant.

LR6 Agricultural Land

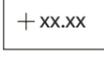
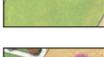
- 4.15 Approximately 15,000m² (100%) of this LR within the Application site will be affected by the Proposed Scheme. Noting the transient nature of this LR and that there are similar landscape areas to the immediate south of the site, associated with the Lohas Organic Farm, it is considered that the impacts will not be significant, after implementation of the new landscape scheme.

LR7 Workshops and Storage Yards

- 4.16 Approximately 5,000m² (100%) of this LR will be affected by the Proposed Scheme. However given the disturbed nature of the existing landscape it is considered that the impacts will not be significant and in fact may be beneficial after implementation of the new landscape scheme.



LEGEND

-  Application Site Boundary
-  + xx.xx Existing Levels
-  xx.xx Proposed Levels
-  Proposed Architectural Scheme
-  Proposed New Tree Planting
-  Proposed Retained Trees
-  Proposed Feature Tree Planting
-  Proposed Lawn
-  Proposed Paving
-  Proposed Timber Deck

LANDSCAPE COMPONENTS

- | | | | |
|------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|
| 1 Landscape Screen Planting | 8 Scholar's Plaza | 15 Central Sports Arena | 22 Blossom Walk |
| 2 Main Entrances | 9 Pedestrian Green Connector | 16 School Compound Landscape | 23 Art and Performance Garden |
| 3 Central Loop Road | 10 Central Riverside Park | 17 Pocket Gardens | 24 Discovery Sculpture Garden |
| 4 South Bridge | 11 School Block Atriums | 18 Children's Play Areas | 25 Colour Garden |
| 5 North Bridge | 12 Central Garden Terraces | 19 Exercise Garden | |
| 6 Streetscape Promenade | 13 Besa River Walk | 20 Tranquillity Garden | |
| 7 Academic's Plaza | 14 Gateway Plaza | 21 Natural Garden | |

FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Landscape Master Plan - All Areas

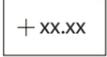
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FIGURE NO.	Figure 5.1		REV
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LEGEND

-  Application Site Boundary
-  Existing Levels
-  Proposed Levels
-  Proposed Architectural Scheme
-  Proposed New Tree Planting
-  Proposed Retained Trees
-  Proposed Feature Tree Planting
-  Proposed Lawn
-  Proposed Paving
-  Proposed Timber Deck

LANDSCAPE COMPONENTS

-  Landscape Screen Planting
-  Main Entrances
-  Central Loop Road
-  South Bridge
-  North Bridge
-  Streetscape Promenade
-  Pedestrian Green Connector
-  Central Riverside Park
-  School Block Atriums
-  Central Garden Terraces
-  Besa River Walk
-  Gateway Plaza
-  Central Sports Arena
-  Pocket Gardens
-  Children's Play Areas
-  Natural Garden
-  Blossom Walk
-  Art and Performance Garden
-  Discovery Sculpture Garden
-  Colour Garden



FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Landscape Master Plan - Enlargement (Central)

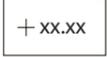
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LEGEND

-  Application Site Boundary
-  Existing Levels
-  Proposed Levels
-  Proposed Architectural Scheme
-  Proposed New Tree Planting
-  Proposed Retained Trees
-  Proposed Feature Tree Planting
-  Proposed Lawn
-  Proposed Paving
-  Proposed Timber Deck

LANDSCAPE COMPONENTS

-  Landscape Screen Planting
-  Central Loop Road
-  North Bridge
-  Academic's Plaza
-  Pedestrian Green Connector
-  Central Garden Terraces
-  Central Sports Arena
-  Pocket Gardens
-  Exercise Garden
-  Tranquillity Garden
-  Natural Garden
-  Blossom Walk



FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Landscape Master Plan - Enlargement (North)

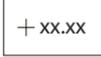
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LEGEND

-  Application Site Boundary
-  Existing Levels
-  Proposed Levels
-  Proposed Architectural Scheme
-  Proposed New Tree Planting
-  Proposed Retained Trees
-  Proposed Feature Tree Planting
-  Proposed Lawn
-  Proposed Paving
-  Proposed Timber Deck

LANDSCAPE COMPONENTS

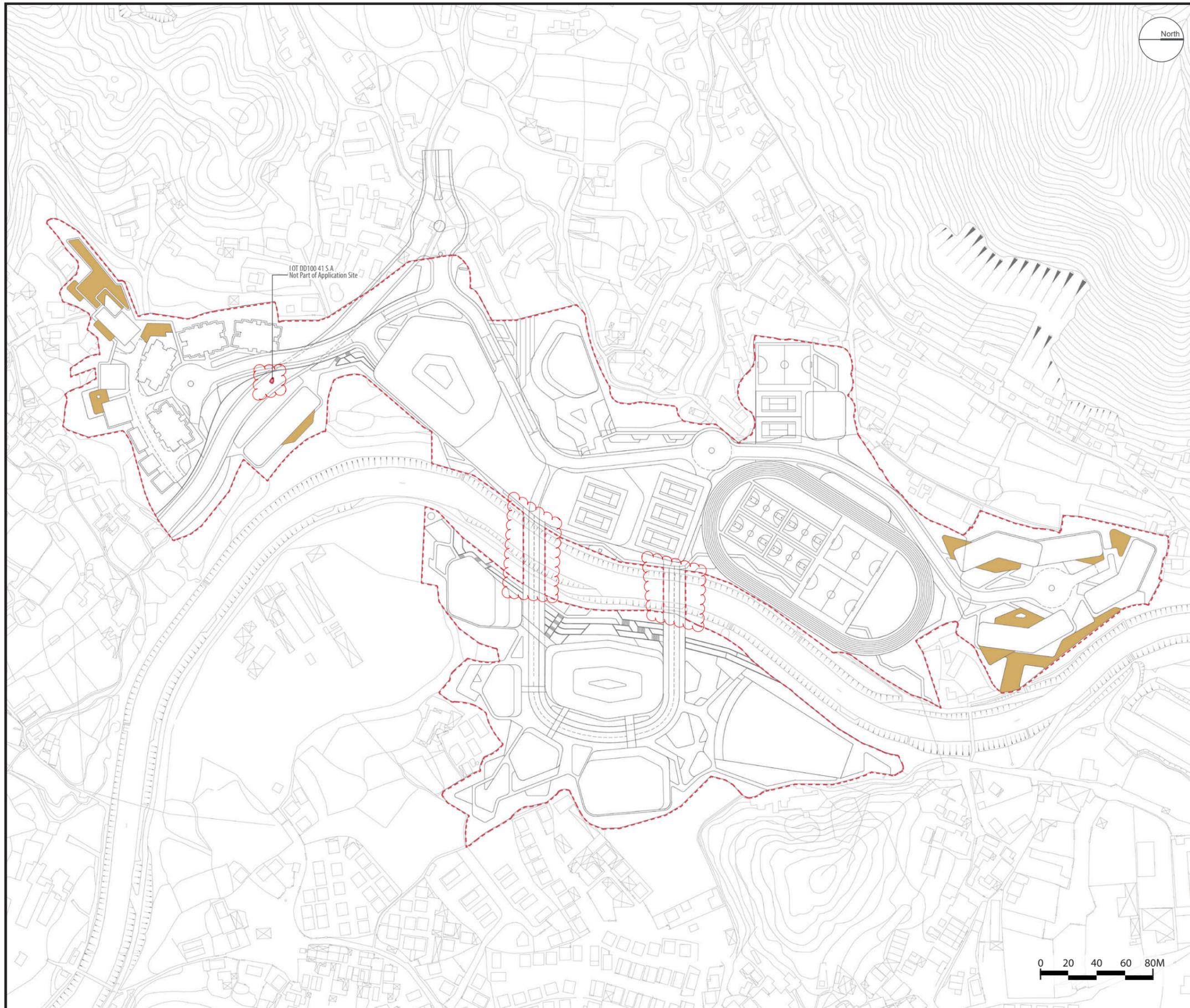
-  Landscape Screen Planting
-  Main Entrances
-  South Bridge
-  Streetscape Promenade
-  Scholar's Plaza
-  Gateway Plaza
-  Children's Play Areas
-  Exercise Garden
-  Art and Performance Garden
-  Discovery Sculpture Garden
-  Colour Garden

FIGURE TITLE
 Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories
Landscape Master Plan - Enlargement (South)

SCALE	A.S.	DATE	JAN 2026
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LEGEND

 Application Site Boundary

 Private Open Space (Passive Use)

Private Open Space:

Application Site
not less than 2,243 m²

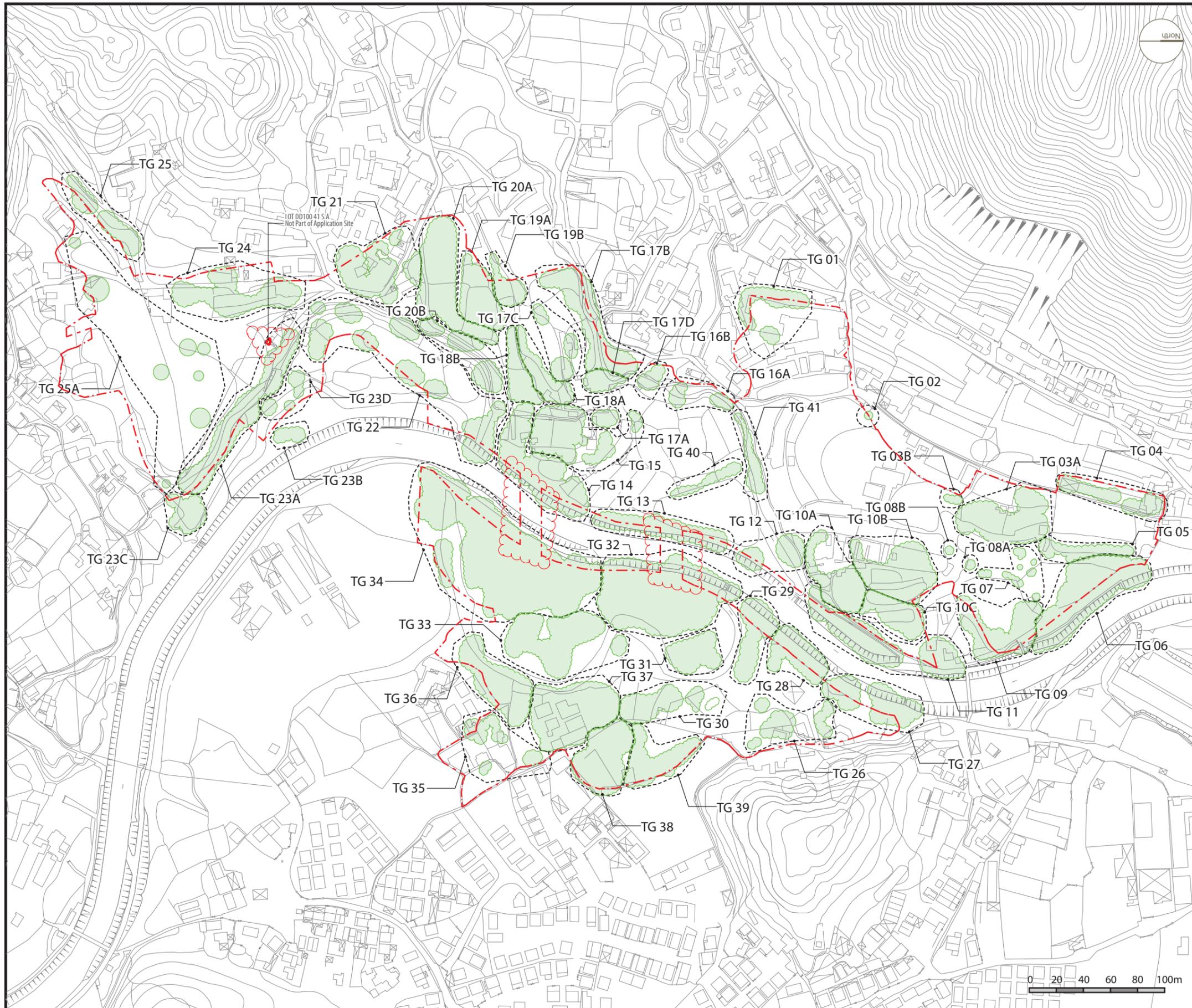
FIGURE TITLE
Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Open Space – All Areas

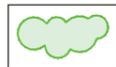
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LEGEND

-  Application Site Boundary
-  Existing Tree Group
-  Existing Tree Group Boundary

0 20 40 60 80 100m

FIGURE TITLE

Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Tree Group Location Plan

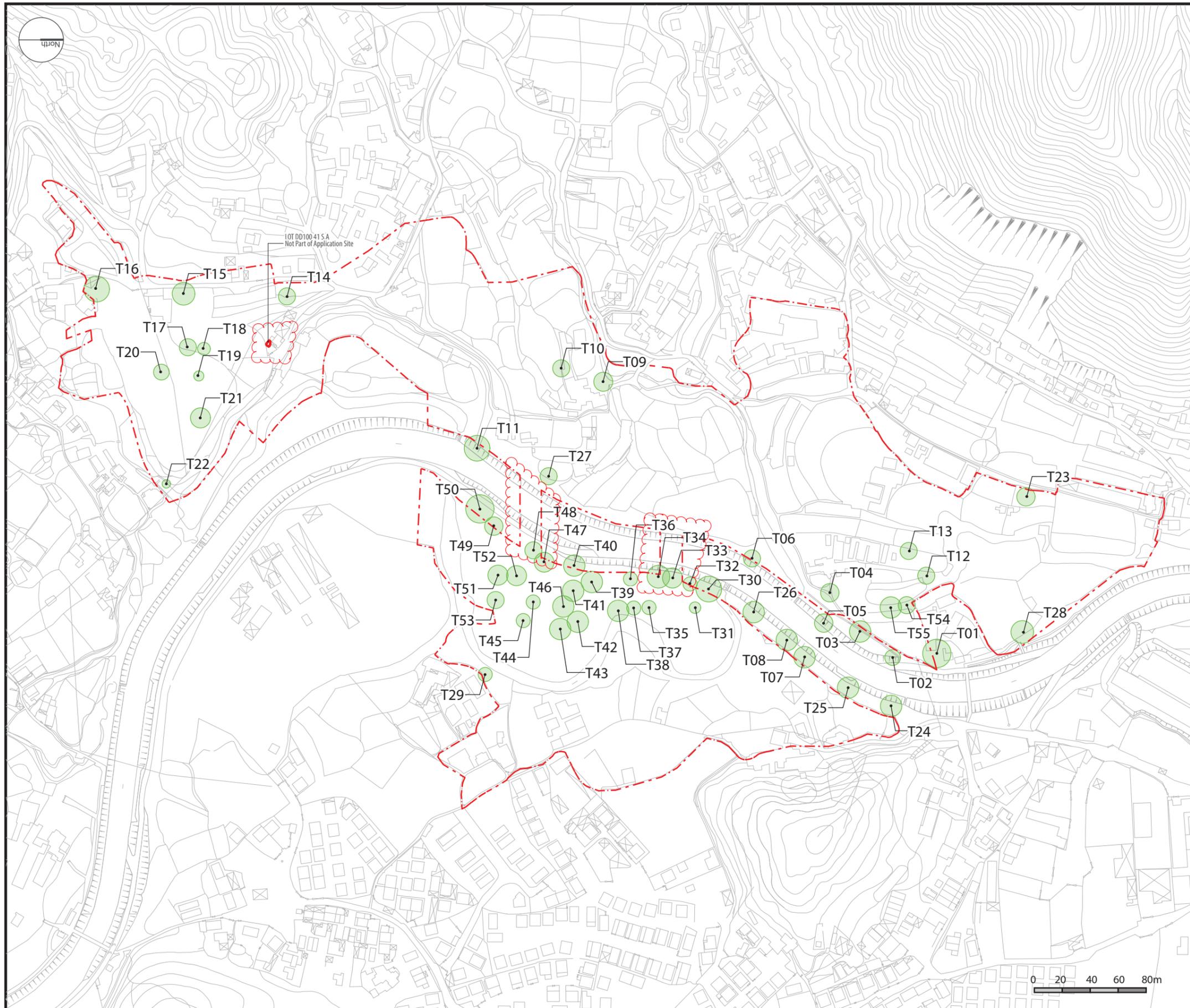
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LEGEND

-  Application Site Boundary
-  Existing Individual Tree



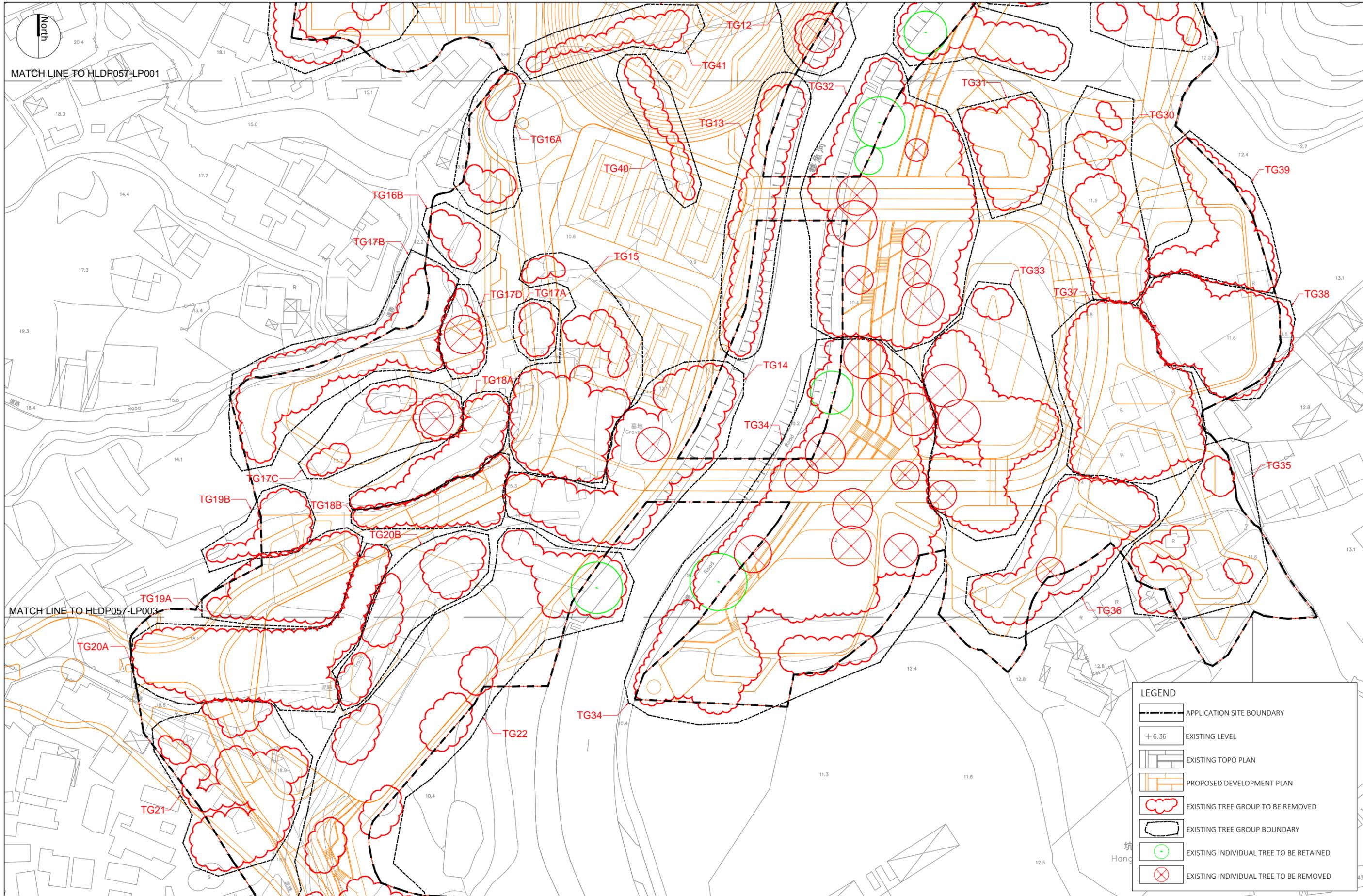
FIGURE TITLE
Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Individual Tree Location Plan

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North
20.4
18.1
15.1
MATCH LINE TO HLDP057-LP001

MATCH LINE TO HLDP057-LP003

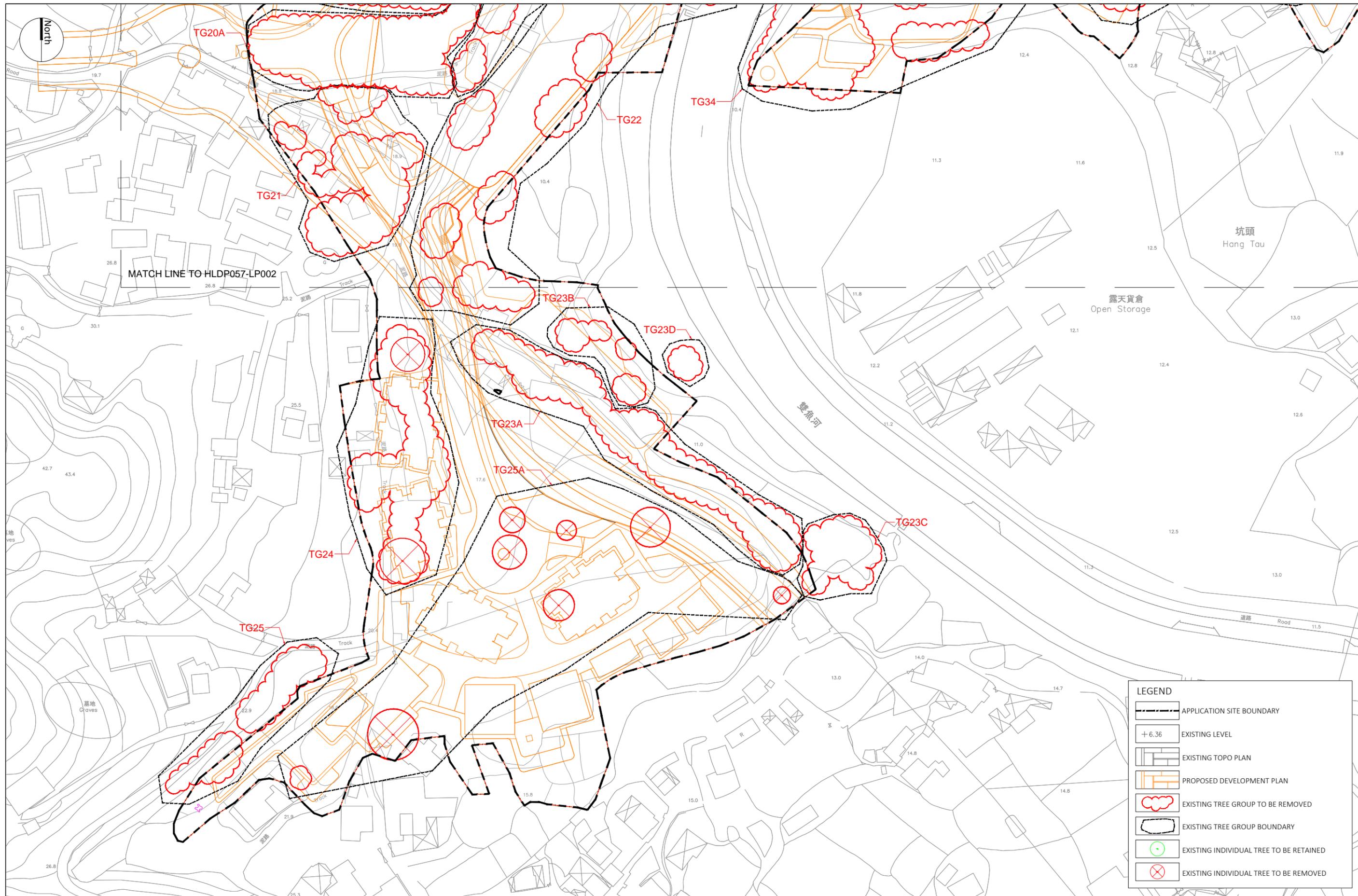
LEGEND	
	APPLICATION SITE BOUNDARY
	EXISTING LEVEL
	EXISTING TOPO PLAN
	PROPOSED DEVELOPMENT PLAN
	EXISTING TREE GROUP TO BE REMOVED
	EXISTING TREE GROUP BOUNDARY
	EXISTING INDIVIDUAL TREE TO BE RETAINED
	EXISTING INDIVIDUAL TREE TO BE REMOVED

PROJECT TITLE
Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

TREE GROUP RECOMMENDATION PLAN (SHEET 2)

SCALE	1:1200 @ A3	DATE	14/01/2026
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PROJECT TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories	SCALE	1:1200 @ A3	DATE	14/01/2026
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TREE GROUP RECOMMENDATION PLAN (SHEET 3)	DRAWING NO	HLDPO71-LP-003		REV
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