

**SECTION 12A PLANNING APPLICATION UNDER
THE TOWN PLANNING ORDINANCE (CAP. 131)**

**PPROPOSED AMENDMENT TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN NO. S/NE-KTS/22 FROM “AGRICULTURE” ZONE AND
“GREEN BELT” ZONE TO “GOVERNMENT, INSTITUTION OR COMMUNITY” ZONE
AT VARIOUS LOTS IN D.D. 94, 98, & 100 AND ADJOINING GOVERNMENT LAND,
KWU TUNG SOUTH, NEW TERRITORIES**

- Supplementary Planning Statement -

**SECTION 12A PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED KWU TUNG
SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/22 FROM
“AGRICULTURE” ZONE AND “GREEN BELT” ZONE TO
“GOVERNMENT, INSTITUTION OR COMMUNITY” ZONE AT
VARIOUS LOTS IN D.D. 94, 98, & 100 AND ADJOINING
GOVERNMENT LAND, KWU TUNG SOUTH, NEW
TERRITORIES**

- SUPPLEMENTARY PLANNING STATEMENT –

Applicant	Global King Investment Limited, Winpost (HK) Investment Limited, and Rand Development Limited
Education Provider/Operator	BASIS International School
Planning Consultant and Submitting Agent	Townland Consultants Limited
Project Architect	Ronald Lu & Partners (Hong Kong) Limited
Landscape Architect and Visual Impact Specialist	Scenic Landscape Studio Limited
Environmental and Engineering Consultant	Ramboll (HK) Limited
Traffic Consultant	CKM Asia Limited

File Reference: SYRKTS

Approved by : 
Position : Director
Date : 23 October 2025

23 October 2025

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EXECUTIVE SUMMARY

This Section 12A Planning Application / Rezoning Request (“**S12A**”/ “**RR**”) is submitted on behalf of Global King Investment Limited, Winpost (HK) Investment Limited and Rand Development Limited (the “**Applicant**”) to seek permission from the TOWN PLANNING BOARD (“**TPB**”/ “the **BOARD**”) to amend the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22 (“**Approved OZP**”) at various lots in D.D. 94, 98, and 100 and adjoining Government Land, Kwu Tung South, New Territories (the “**Site**”/ “**Rezoning Site**”).

The Rezoning Site is currently mainly zoned “Agriculture” (“**AGR**”) zone with a minor portion falling within the “Green Belt” (“**GB**”) zone on the Approved OZP. This S12A seeks to rezone the Rezoning Site to “Government, Institution or Community” (“**G/IC**”) zone to facilitate the development of a proposed international school development (the “**Proposed School**”).

The Proposed School is a unique project and a pioneering initiative in response to the current National and Government Policy Initiatives to promote quality international education in the Northern Metropolis. It will serve as the BASIS International School in Hong Kong, offering an innovative and unique learning environment designed for early childhood and Kindergarten to Year 12 (“**K-12**”) education. Kwu Tung South has been identified as an ideal location for this forward-looking international education hub by leveraging its proximity to the surrounding New Development Areas (“**NDAs**”) such as Ngau Tam Mei NDA and San Tin Technopole in the Northern Metropolis, and is an ideal location for setting up the Proposed School, synergising with surrounding GIC and Education uses.

The Proposed School will implement a “through-train” learning mode, consisting of kindergarten, primary and middle/high school education facilities support with ancillary student and staff accommodation. The Proposed School will accommodate a total of approx. 3,000 Students upon completion. An Indicative Development Scheme of the Proposed School that adopts a low-density low-impact approach has been prepared in support of the Rezoning Request.

The RR is justified on the following grounds:

- The RR is fully in line with the Government's current Policy Directives on education, promoting diversified learning opportunities and STEAM education in the Northern Metropolis, supporting community needs and Hong Kong's role as an international hub;
- The Rezoning Site is strategically located within the Northern Metropolis in proximity to the KTN NDA, San Tin Technopole and Ngau Tam Mei areas, and the Proposed School can serve as a sustainable educational anchor for the evolving community;
- The Proposed School will meet rising demand for international education, offering a globally oriented curriculum, alleviating pressure on existing schools, and supporting long-term population and economic growth;
- The RR will better complement and synergise with the future development context of the wider area, to cater for the future changes in planning circumstances brought by the Northern Metropolis, with more educational and research resources allocated.
- A proposed international school at the Rezoning Site will be compatible with surrounding village, and residential uses;
- The development scale and design of the Indicative Development Scheme are appropriate, integrating sensitively with the surrounding environment;
- Sustainable and resilient design principles are incorporated, including natural ventilation, daylighting, rooftop greening, and energy-efficient systems;
- The Proposed School delivers public planning benefits by enhancing educational infrastructure, supporting Greater Bay Area development, improving local traffic and safety, integrating with a mixed-use innovation zone, promoting environmental quality, and generating employment, contributing to the social, environmental, and economic vitality of the Northern Metropolis; and
- It is anticipated that the Indicative Development Scheme will not create significant adverse ecological, environmental, landscape, visual, traffic, drainage, sewerage, water supplies and air ventilation impacts.

In view of the above justifications and as detailed in this Supplementary Planning Statement (“**SPS**”), we respectfully request the BOARD to give favourable consideration to this RR.

行政摘要

(內文如有差異，應以英文版本為準)

根據城市規劃條例第 12A 條，我司代表帝京投資有限公司、永寶（香港）投資有限公司和萊特發展有限公司（下稱「**申請人**」）向城市規劃委員會（下稱「**城規會**」）就古洞南分區計劃大綱核准圖編號 S/NE-KTS/22（下稱「**核准圖**」）內的新界古洞南丈量約份第 94、98 及 100 約多個地段及毗連政府土地（下稱「**地盤**」或「**改劃用途地點**」）呈交修訂圖則申請／改劃用途地帶要求（下稱「**改劃要求**」）。

改劃用途地點目前在核准圖中主要座落於核准圖中的「農業」地帶和一小部份的「綠化地帶」地帶。此改劃要求將地盤改劃為「政府、機構或社區」地帶，以促進擬議國際學校發展（「**擬議學校**」）。

擬建學校是一項具戰略意義的先驅計劃，旨在回應政府現時推動北部都會區優質國際教育的政策方針。該校將作為貝賽思國際學校的香港校區，為幼兒教育及 K-12（幼兒園到十二年級）教育體系提供創新且獨特的學習環境。古洞南能憑藉毗鄰周邊新發展區如牛潭尾新發展區以及新田科技城的地理優勢，與牛潭尾的政府、機構及社區設施及教育用途產生協同效應，是設立此前瞻性國際教育樞紐的理想地點，亦是設立擬建學校的絕佳選址。

擬建學校將採用「一條龍」辦學模式，涵蓋幼稚園、小學及中學教育設施，並輔以學生與教職員宿舍，竣工後可容納約 3,000 名學生。改劃要求為擬建學校擬備了低密度、綠色低碳概念發展方案，以證明改劃要求的融合可行性。

改劃要求具備以下充分理據的支持：

- 改劃要求完全符合政府現行教育政策方針，旨在推動北部都會區的多元學習機會及 STEAM 教育，以滿足大灣區需求和鞏固香港作為國際教育樞紐的地位；
- 改劃用途地點的地理位置優越，坐落於北區都會區內，毗鄰古洞北新發展區、新田科技城及牛潭尾北都大學教育城地區，有助擬建學校成為發展中社區的永續教育樞紐；
- 擬建學校可滿足國際教育日益增長的需求，透過提供全球化導向課程，以緩解現有學校壓力，並支持長期的人口與經濟增長；
- 改劃要求將有效地因應北方都會區規劃帶來的影響，分配更多教育與研究資源，以配合並與周邊地區的未來發展脈絡產生協同效應；
- 擬建學校於將與周邊鄉村及住宅的用途相互兼容；
- 概念發展方案的開發規模與設計恰當，能與周邊環境融合；
- 概念發展方案的設計採納了可持續和韌性設計，包含自然通風、採光設計、屋頂綠化及節能系統；
- 擬建學校將透過建設高質量教育設施、培養國際化視野思維、增強中西文化交流及激發創新精神，支持大灣區區域發展、改善當地交通與安全、整合多功能創新區、提升環境品質及創造就業機會，為社會帶來不同公眾規劃增益，促進北部都會區的社會、環境與經濟活力；及
- 擬建學校將不會在生態、環境、景觀、視覺、交通、排水、排污、供水及空氣流通方面造成不良影響。

鑒於上述原因及這份補充規劃文件中詳述的理由，我司懇請城規會考慮批准是次規劃申請。

Reference: SYRKTS/JANICE/01
Date: 23 October 2025

TO THE TOWN PLANNING BOARD:

**SECTION 12A PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

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VARIOUS LOTS IN D.D. 94, 98, & 100 AND ADJOINING GOVERNMENT LAND,
KWU TUNG SOUTH, NEW TERRITORIES**

1 INTRODUCTION

- 1.1** We are instructed by Global King Investment Limited, Winpost (HK) Investment Limited and Rand Development Limited (the “**Applicant**”) to submit this Section 12A Planning Application / Rezoning Request (“**S12A**”/ “**RR**”) to amend the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22 (“**Approved OZP**”) at various lots in D.D. 94, 98, and 100 and adjoining Government Land, Kwu Tung South, New Territories (the “**Site**”/ “**Rezoning Site**”).
- 1.2** The Rezoning Site is currently mainly zoned “Agriculture” (“**AGR**”) zone with a minor portion falling within the “Green Belt” (“**GB**”) zone on the Approved OZP. This S12A seeks to rezone the Rezoning Site to “Government, Institution or Community” (“**G/IC**”) zone to facilitate the development of a proposed international school development (“**Proposed School**”).
- 1.3** The Proposed School represents a pioneering initiative aligned with current National and Government Policy Initiatives for Education. It will serve as the BASIS International School in Hong Kong, offering an innovative and unique learning environment for early childhood and Kindergarten to Year 12 (“**K-12**”) education. The Proposed School aims to cultivate graduates equipped with the skills, perspectives, and leadership qualities necessary to thrive in a rapidly evolving global landscape.
- 1.4** Kwu Tung South has been identified as an ideal location for this forward-looking educational hub. Its strategic position facilitates collaboration with Mainland Chinese and international institutions, fostering a vibrant exchange of knowledge and expertise. Furthermore, the site’s proximity to various New Development Areas and San Tin Technopole in the Northern Metropolis, its integration within the Greater Bay Area, and support provided for Hong Kong to develop into an international innovation and technology hub to nurture and retain talents underscores its potential to become a key driver of regional educational excellence and innovation.
- 1.5** This Supplementary Planning Statement (“**SPS**”) provides relevant information on the Application to facilitate the Town Planning Board (“**TPB**”/ the “**BOARD**”)’s consideration. The following Sections will provide a description of the Rezoning Site and its surroundings, the planning context, details of the Proposed School and Public Planning Gain (“**PPG**”) to the area together with the justifications in support of the Application.

2 SITE CONTEXT

2.1 Site Location and Existing Use

2.1.1 The Rezoning Site is located in Kwu Tung South to the south of Fanling Highway on both sides of Sheung Yue River (Beas River). The Site is located in an area flanked by Ki Lun Shan (Hadden Hill) to the west, with Hang Tau Tai Po and Hang Tau Village to the east (**Figures 2.1** and **2.2** refer).

2.1.2 The Rezoning Site, with an area of approx. 127,000m², is generally flat and predominantly occupied by clusters of vegetated or agricultural land, temporary structures for open storage/workshop uses, squatters and ruins. A few graves are also located within the Site.

2.2 Land Status

2.2.1 The Rezoning Site comprises various private lots in D.D.94, D.D.98 and D.D.100 and adjoining Government Land (**Figure 2.1** refers). The private lots within the Rezoning Site (including purchase under negotiation) are listed in **Table 2.1** below.

Table 2.1 Private Lots within the Rezoning Site

D.D. 94	D.D. 98	D.D. 100
(15 nos. of lot) 426 S.A, 426 S.B RP, 428, 430, 432, 433 S.A, 433 S.B, 434, 437 RP, 438 S.A, 438 S.B, 439 S.A, 439 S.B, 440 RP, 901	(8 nos. of lot) 563, 564, 565, 566, 583, 584, 585, 600	(67 nos. of lot) 3 S.A, 3 S.B, 5 RP, 5 S.A, 5 S.B, 5 S.C, 5 S.D, 5 S.E, 5 S.F, 5 S.G, 5 S.I, 5 S.J, 5 S.K, 5 S.L, 5 S.M, 8, 9 S.A&S.B, 10 S.A&S.B, 11, 12, 13, 15, 16, 17, 18, 19, 20 S.A&S.B, 21, 22, 23, 26 RP, 28, 30, 31 RP, 41 RP, 42 RP, 42 S.A, 43, 44, 884, 885, 887, 888, 889, 890, 892, 894, 895, 896, 899 RP, 901 RP, 903, 904, 905 S.A, 905 S.B, 906, 907, 908, 909, 912, 913, 914, 915, 918, 919, 921 (Part)

2.3 Surrounding Land Uses

2.3.1 The land use pattern around the Rezoning Site is predominantly rural in character, intermixed with low-rise residential developments and village houses, cultivated/fallow agricultural land, vegetated land, open storage yards and vacant land. Several graveyards can also be found within the Site (**Figure 2.2** refers).

- To the immediate north of the Site are predominantly occupied by temporary structures mainly for open storage and warehouse uses, existing rural settlements, and fallow agricultural land, which fall within the "Agriculture" ("**AGR**") zone. The Sheung Shui Hang Tau Village Sitting-out Area No. 2 is situated among the temporary structures.
- To the further north of the Site is a large-scale low-rise residential development known as Valais, which falls within the "Residential (Group C)2" ("**R(C)2**") zone. The planned Kwu Tung Station, which will be part of the East Rail Line and Northern Link ("**NOL**") and is scheduled to be completed in 2027, is also located further north of the Site.
- To the northeast of the Site are occupied by existing rural settlements intermixed with temporary structures for open storage yard and open-air car parking area, which are zoned "Residential (Group D)" ("**R(D)**") and "R(D)1" in Hang Tau Tai Po, including the approved residential development with forty-two (42) houses (TPB

Ref. A/NE-KTS/525). To the further northeast along the two sides of Hang Tau Road are low-rise residential development and government, institution and community (“**GIC**”) facilities, temporary structures which fall under the sub-areas of “Residential (Group C)” (“**R(C)**”), “Government, Institution and Community” (“**G/IC**”) zone and “Recreation” (“**REC**”) zone, including Goodwood Park, Sister Aquinas Memorial Women’s Treatment Centre, The Hong Kong Girl Guides Association Jockey Club Beas River Lodge and Casa Domingo.

- To the east of the Site is a piece of vegetated land zoned “Green Belt” (“**GB**”). Furthermore, there are several clusters of low-rise village houses, including Hang Tau Village (a recognised village), Serenity Garden, Richmond Villa, Richmond Garden, Golf View Garden, Grand View, Regent Garden, Rose Garden, Po Shue Garden, The Fairyland, Wah Lok Villa, Caverdish Villa and Grand Garden, falling within “Village Type Development” (“**V**”) zone.
- To the immediate south of the Site in the western portion is a piece of open storage yard zoned “AGR”. The area further south of the Site comprises various agricultural farmland and temporary structures around Cheung Lek.
- To the northwest of the Site are the natural mountainous areas of Ki Lun Shan (Hadden Hill) and Ki Lun Shan Au (Saddle Pass). The permitted burial ground area no. YL/7 and Kwu Tung Reservoir are situated in the Ki Lun Shan area. The indicative alignment of the planned Northern Metropolis Highway – San Tin Section also runs across the mountainous areas to the west of the Site.

2.4 Accessibility

- 2.4.1 The Rezoning Site is currently accessible from a local road which branches off from Kwu Tung Road in the western portion from Ki Luen Tsuen side and a local road which branches off from Hang Tau Road in the eastern portion.
- 2.4.2 The Rezoning Site is situated approx. 2.96 km from Sheung Shui Station and approx. 3.93km from Fanling Station. The Site is served by the green minibus (“**GMB**”) route no. 605 to the western portion of the Site and GMB route no. 50K to the eastern portion of the Site in Hang Tau Village from Sheung Shui Station (**Figure 2.2** refers). The Site will be accessible by a footpath of about 2.2km walking distance leading from the planned Kwu Tung Station.

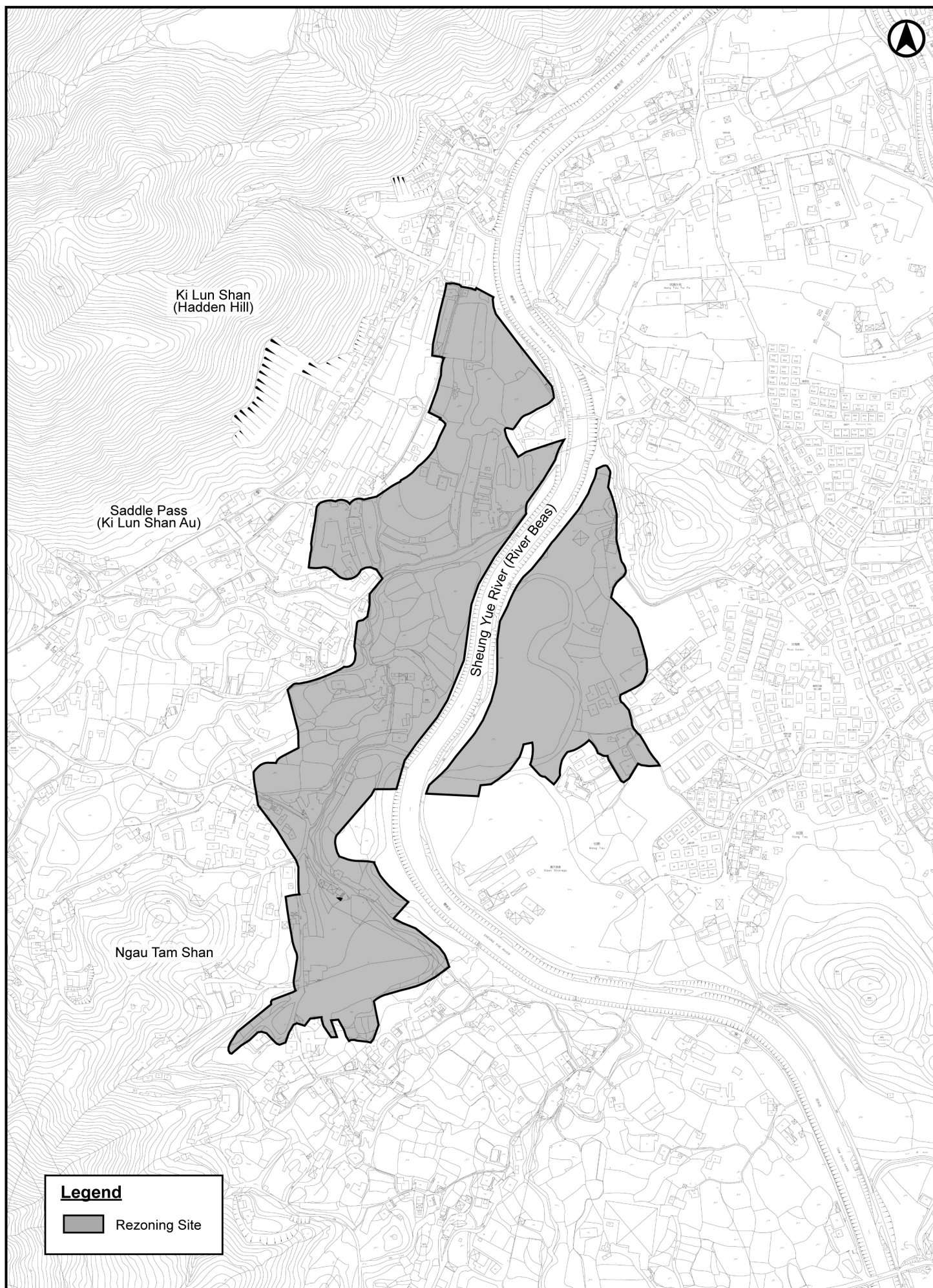
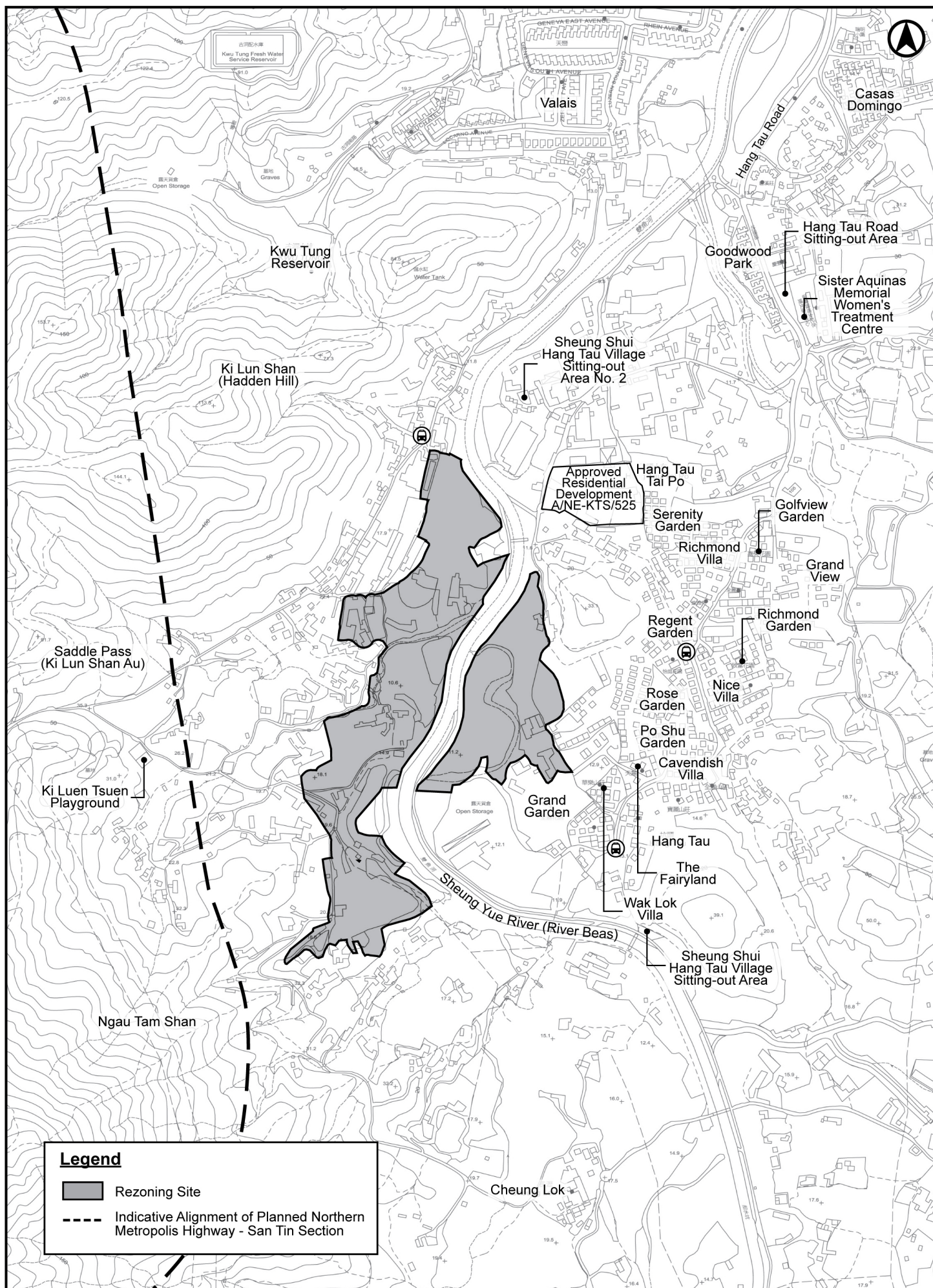


FIGURE 2.1 SITE LOCATION PLAN
SCALE 1 : 5,000



SYRKTS

FIGURE 2.2 SITE LOCATION PLAN
SCALE 1 : 7,500

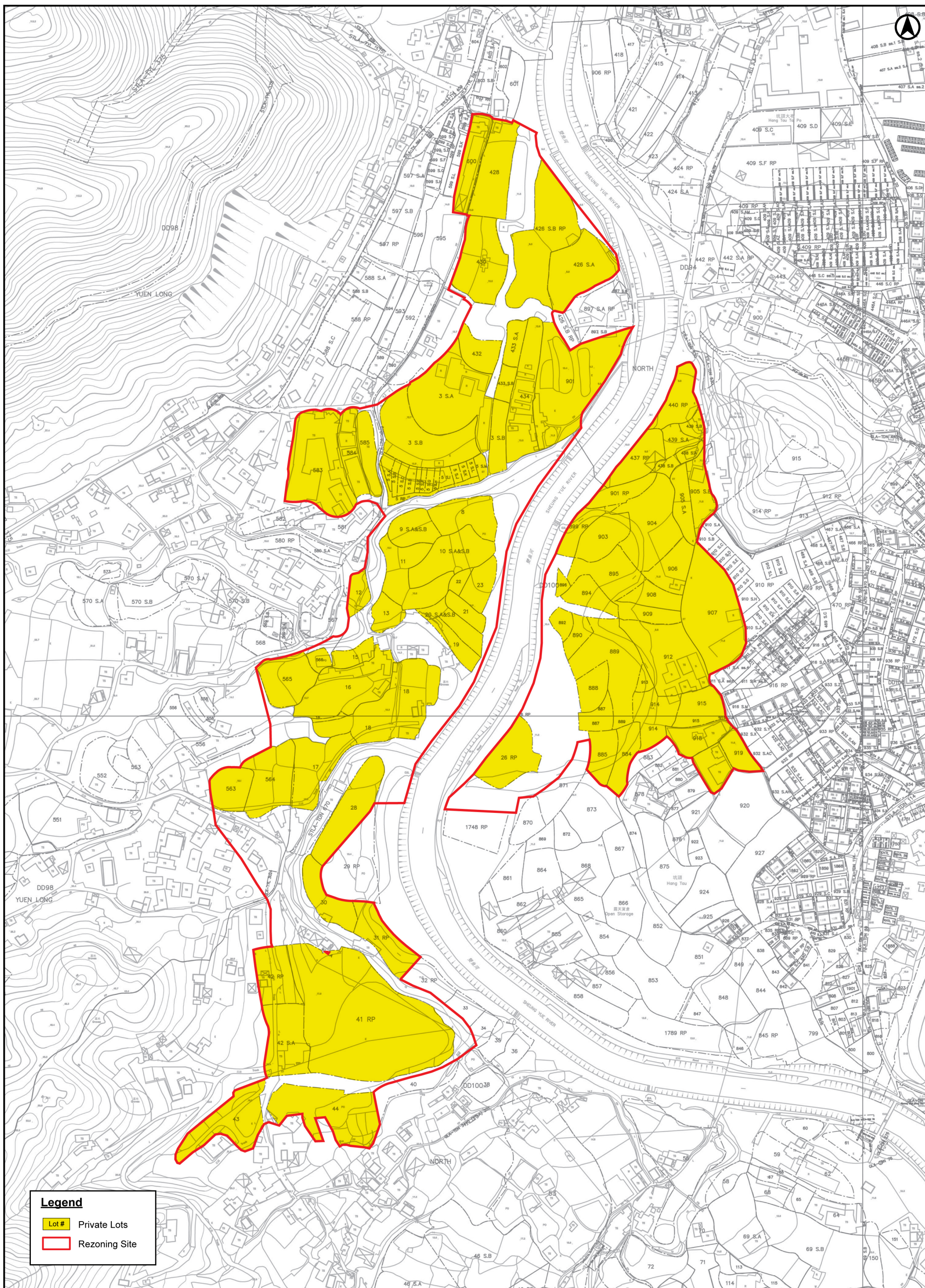


FIGURE 2.3 LOT INDEX PLAN
SCALE 1 : 2,500

3 PLANNING CONTEXT

3.1 Statutory Planning Context

Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22

- 3.1.1 The Rezoning Site is predominately zoned “Agriculture” (“**AGR**”), while a minor portion falls within “Green Belt” (“**GB**”) zone on the *Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22* (“**Approved OZP**”) (**Figures 3.1** and **3.2** refer). According to the Statutory Notes of the Approved OZP, the planning intention of the “AGR” zone is “*intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*, while the “GB” zone is “*primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.*” There are currently no development restrictions stipulated within the “AGR” and “GB” zones under the Approved OZP.

3.2 Non-Statutory Planning Policies and Guidelines

National 14th Five-Year Plan

- 3.2.1 Under the National 14th Five-Year Plan, the education and youth development focus on promoting equitable access to quality education, fostering innovation and practical skills, and supporting the holistic growth of young people. Emphasis is placed on improving educational infrastructure, expanding vocational training, and cultivating talents that align with China's economic and technological advancement. The plan also underscores the importance of moral education, mental health support, and encouraging youth participation in social and scientific initiatives to build a resilient and skilled future generation.
- 3.2.2 The National 14th Five-Year Plan also indicates clear support for Hong Kong's development into an international innovation and technology hub, better integration into the overall development of the country as well as deepening of the co-operation between Mainland and Hong Kong in innovation and technology, and for the first time includes the Shenzhen-Hong Kong Loop as a major platform of co-operation in the Greater Bay Area.
- 3.2.3 Under the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area, the education development in the Greater Bay Area focuses on promoting cooperation and development in education from Guangdong, Hong Kong and Macao Areas. The educational initiatives include enhancing exchanges and cooperation in basic education, encourage primary and secondary schools of Guangdong, Hong Kong and Macao to link up as “sister schools”, and set up schools or provide specific classes for the admission of Hong Kong and Macao children in Guangdong with boarding service.

Policy Address (“Policy Address”)

- 3.2.4 The Policy Address (“**Policy Address**”) is the annual address made by the Chief Executive (“**CE**”) of Hong Kong outlining the policy objectives of the Government for the following year. Emphasis has constantly been placed on strengthening education and youth development through various measures, including enhancing student potential, improving teaching effectiveness, and promoting STEAM (Science, Technology, Engineering, the Arts and Mathematics) education at the primary and secondary levels. The first Youth Development Blueprint was also launched in 2022

by the Home and Youth Affairs Bureau (“HYAB”), underscoring whole-person development and preparing young people to contribute to Hong Kong and beyond.

The Chief Executive's 2023 Policy Address and corresponding Education Bureau's Policy Initiatives

- 3.2.5 In the CE's 2023 Policy Address, the CE launched a series of measures to trawl talents around the globe and capitalise on the city's strength in education to develop Hong Kong as an international hub for post-secondary education and an education and talents hub. In particular, the Government was committed to take forward the development of Northern Metropolis University Town (“NMUT”) to strengthen co-operation with renowned Mainland and overseas institutions and achieve greater synergy through resources sharing and complementary industry development within the region (*Paras. 57, 157-158 of 2023 Policy Address refer*). The Government also expressed their on-going commitment to support the development of a vibrant international school sector, to closely monitor the demand for and supply of international school places and reserve sites in the Northern Metropolis for the development of international schools to meet the education needs of non-local families living in Hong Kong and families coming to Hong Kong for work or investment (*Legislative Council Panel on Education: The Chief Executive's 2023 Policy Address Education Bureau's Policy Initiatives refers*).

The Chief Executive's 2025 Policy Address and corresponding Education Bureau's Policy Initiatives

- 3.2.6 More recently, it was reaffirmed in the CE's 2025 Policy Address where the Government continues its commitment to promote the integrated development of education, technology and talents by building an international education hub in Hong Kong with acceleration in the construction of NUMT (*Paras. 134 – 135 of the 2025 Policy Address refer*).
- 3.2.7 To tie in with the country's goal to develop into a leading country in education and the national strategy of invigorating the country through science and education, the Government is committed to promote the said integrated development along with the initiative in advancing the development of a leading country in education on all fronts. As such, the Government is committed to give full play to the unique advantages of Hong Kong's highly internationalised and diversified education system under “One Country, Two Systems”, and forge new competitive edges in development through digitalisation of education. The major education-related initiatives as stated in the 2025 Policy Address include:
- (1) Develop an International Education Hub and Talent Hub
 - (2) Promote Digital Education and Enhance the Quality of Teaching and Learning
 - (3) Cultivate Values and Strengthen Sense of Belonging to our Country
 - (4) Enhance Physical and Mental Health and Promote Parent Education
 - (5) Strengthen Professionalism of Teachers and Nurture a High-quality Teaching Force
 - (6) Cater for Students with Diverse Learning Needs and Provide Support for Non-Chinese Speaking Students
- (*Legislative Council Panel on Education: The Chief Executive's 2025 Policy Address Education Bureau's Policy Initiatives refers*)
- 3.2.8 In terms of development for international school, the Government is committed to developing a vibrant international school sector to meet the demand for education from non-local families living in Hong Kong as well as families coming to Hong Kong for work or investment. In response to the short-term fluctuations in demand for

international schools arising from non-local families, including those of incoming talents, the Government recognises the demand for international schools placement in the Northern Metropolis and as such, the Education Bureau (“EDB”) has allocated two vacant school premises through the School Allocation Exercise to offer some 1,000 school places. To address long-term needs, the EDB has reserved sites in the Northern Metropolis for the development of international schools. To better meet the diverse needs of non-local students, the Government also encourages international schools to increase their admission quotas and will remove barriers and ease restrictions to allow quality international schools to build new facilities and enhance existing ones, including student boarding facilities, at their school sites on a self-financing basis (*Paras. 145-146 of the 2025 Policy Address and Legislative Council Panel on Education: The Chief Executive’s 2025 Policy Address Education Bureau’s Policy Initiatives* refer).

Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (“HK2030+”)

- 3.2.9 Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (“HK2030+”) is a long-term planning framework that will guide Hong Kong’s planning, land and infrastructure development, and shape Hong Kong’s built and natural environment beyond 2030. HK2030+ recognises the importance of enhancing liveability in a compact high-density city while promoting the health, age-friendliness, well-being, and quality living environment of Hong Kong people. There is a stronger focus on providing conducive environment for enhancing and optimising human capital and provide adequate land supply at strategic locations for different economic activities, including improving Human capital via Higher Education Institutions and STEAM Centres and through planning support to upgrade education and training facilities with broader range of education/ training opportunities (*Final Report of HK2030+* refers).

Northern Metropolis Development Strategy

- 3.2.10 The Northern Metropolis Development Strategy is formulated on the basis of HK2030+ and references the national policy support to expand the Northern Economic Belt to cover new towns and New Development Areas (“NDAs”) and their nearby rural areas and to consolidate the area into a holistic metropolis which is good for people to live in, work and travel. The Northern Metropolis, which covers an area of over 30,000 hectares including Yuen Long and North Districts, emphasises providing new land for the growth of the Innovation and Technology (“I&T”) industry, to serve as a new engine to inject new economic impetus for the future development of Hong Kong. The Northern Metropolis is envisioned to be one of the main sources of future housing land supply targeting to provide over 500,000 new residential units to accommodate a population of 2.5 million, around one-third of Hong Kong’s current population, upon full development.
- 3.2.11 The Rezoning Site falls within the “Innovation and Technology Zone” of the Northern Metropolis and is located in close proximity to a number of NDAs/ Government initiatives.

Innovation and Technology Zone

- 3.2.12 The “Innovation and Technology Zone” of the Northern Metropolis is designated as a hub for I&T clusters with strong synergy with Shenzhen I&T zone, which is an international high ground for specialised, skilled and distinctive talents. The Zone is situated at the heart of the Northern Metropolis and covers San Tin Technopole (including the Hong Kong-Shenzhen I&T Park in the Loop and San Tin areas) and extends southwards along the Northern Link to the Ngau Tam Mei area. To the north, it connects to the Futian District in Shenzhen and the Shenzhen I&T Zone through the

Lok Ma Chau Spur Line / Futian boundary control point and Lok Ma Chau / Huanggang boundary control point (**Diagram 3.1** below refers).



Diagram 3.1 Location of Innovation and Technology Zone (Source: Northern Metropolis Action Agenda 2023)

San Tin Technopole and the Hong Kong-Shenzhen Innovation and Technology Park In the Loop (“HSITP”)

- 3.2.13 Covering approx. 610 hectares, San Tin Technopole will bolster innovation and technology, residential spaces, community and commercial facilities, and other vital infrastructure in Hong Kong. About half of the land in the San Tin Technopole is allocated for I&T and will be distributed in the San Tin / Lok Ma Chau area and the HSITP in the Loop, capable of providing a GFA of about 7 million square metres, equivalent to 17 Science Parks. The HSITP and the Shenzhen I&T Zone will form the Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone (Cooperation Zone), realising the development pattern of “one river, two banks” and “one zone, two parks”. The HSITP is under construction and its Hong Kong Park under the HSITP is expected to officially enter its operational phase in the second half of 2025.
- 3.2.14 San Tin Technopole, along with the inland area surrounded by mountains such as Ki Lun Shan and Ngau Tam Mei to the west of the Rezoning Site, is strategically sited near Shenzhen’s Innovation and Technology Zone in Huanggang and Futian. This ambitious project plays a central role in the extensive development of the Northern Metropolis, envisioned as a new International Innovation and Technology hub. The phased development of San Tin Technopole is expected to welcome its first residents by 2031. Upon its full realization, San Tin Technopole will provide about 50,000 – 54,000 housing units and 6,400 talent accommodations. In addition to the 52,000 jobs in HSITP, the I&T Park and San Tin Town Centre will together create 165,000 jobs or above (including 120,000 or more on I&T sites), improving home-job balance in the New Territories. The layout of San Tin Technopole and its proximity to the HSITP and the Shenzhen I&T zone is illustrated in **Diagram 3.2** below.

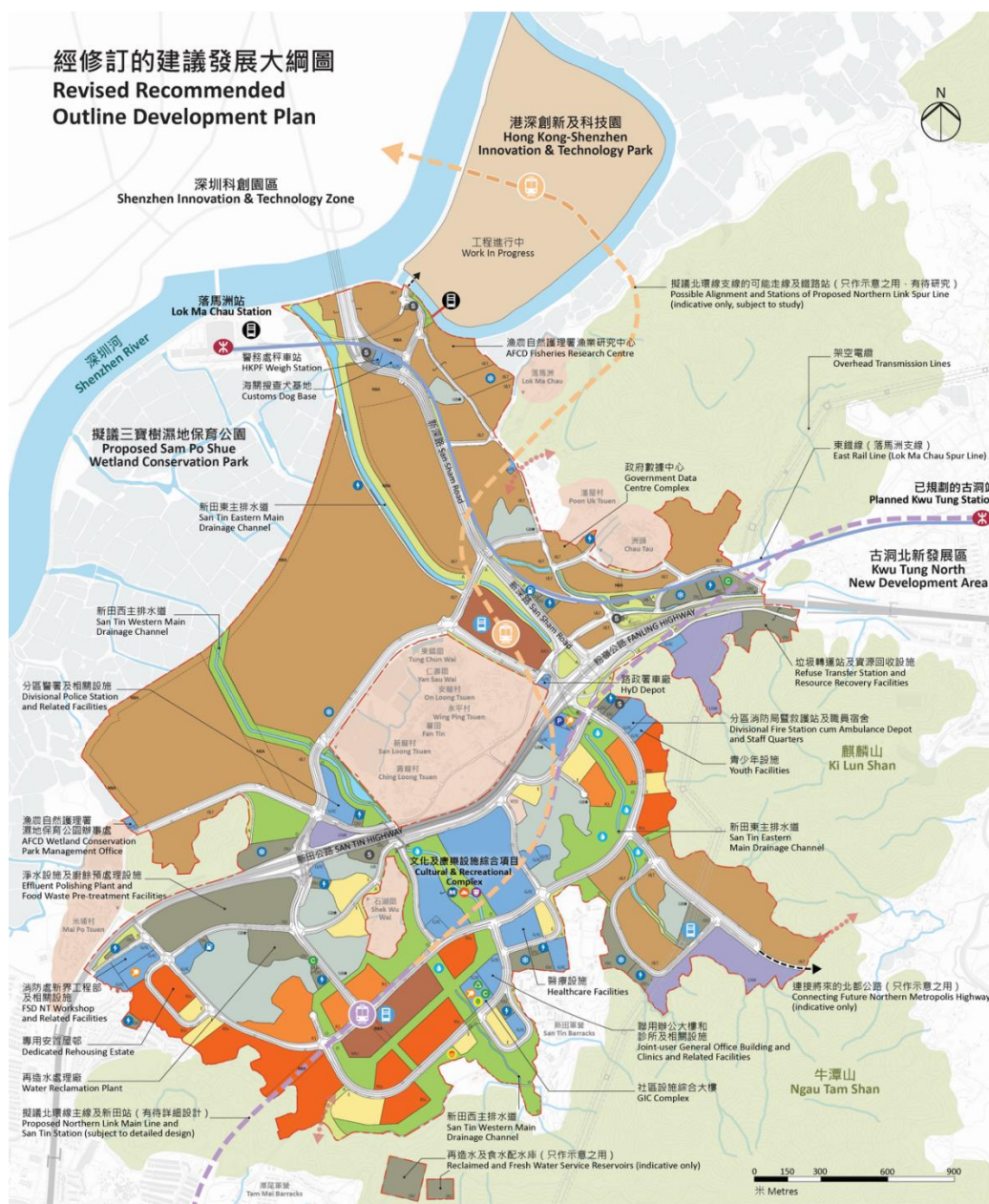


Diagram 3.2 San Tin Technopole - Recommended Outline Development Plan
(Source: Civil Engineering and Development Department and Planning Department, 2025)

Ngau Tam Mei New Development Area (NTM NDA)

3.2.15 Ngau Tam Mei New Development Area (“**NTM NDA**”) is situated to the northeast of Yuen Long Town, within the Innovation and Technology Zone of the Northern Metropolis, adjacent to the San Tin Technopole. Upon completion of the planned NOL Main Line, NTM NDA will only be one station away from STT and well connected with the rest of Northern Metropolis and the urban area.

3.2.16 Currently under planning, NTM NDA, positioned as an Academic and Research District, is one of the areas where land (about 52 ha) will be reserved for developing the Northern Metropolis University Town (“**NMUT**”). With the goal of developing Hong Kong into an international education hub and a cradle for future talent, and making good use of the Northern Metropolis, with new land, new population, excellent connectivity, development opportunities of different industries and close connections with the Mainland. The government has been committed to providing space to develop and enhance the quality and capacity of education in Hong Kong. It is anticipated that

government-led site formation works in NTM NDA can commence in 2027 at the earliest, with the first batch of land for the NMUT formed in 2029 at the earliest.

Kwu Tung North and Fanling North NDAs

- 3.2.17 Located to the north of the Rezoning Site, Kwu Tung North (“**KTN**”) / Fanling North (“**FLN**”) NDA is located within the Boundary Commerce and Industry Zone along with existing new towns in Fanling/Sheung Shui. The KTN/FLN NDA covers approximately 612 hectares, supporting an additional population of about 226,700 and approximately 53,100 new jobs. They will offer diverse housing options, infrastructure, and community facilities, guided by four guiding principles, namely, strategic roles of the NDA, people-oriented communities, sustainable living environment and appropriate implementation mechanism. This core mixed-use community will help address long-term housing demand and support economic growth by developing into an integrated town centre with a mix of residential, commercial, research, and retail uses, alongside infrastructure and ecological conservation efforts.
- 3.2.18 The Kwu Tung Station on the East Rail Line is under construction as part of Phase 1 of the Northern Link, scheduled for completion in 2027, to serve KTN residents. The Northern Metropolis Highway will further improve connectivity, linking KTN/FLN NDA with other development nodes like New Territories North New Town, San Tin Technopole, and Ngau Tam Mei.

STEAM Education

- 3.2.19 STEAM is an acronym that refers collectively to the academic disciplines of Science, Technology, Engineering, the Arts and Mathematics. STEAM education was first proposed to be promoted “for all”, “for fun” and “for diversity” in primary and secondary education in the 2022 Policy Address and further supported in the subsequent Policy Addresses. Apart from cultivating students’ interest in Science, Technology, the Arts and Mathematics, and developing among them a solid knowledge base, the policy aims to strengthen students’ ability to integrate and apply knowledge and skills with the use of creative thinking for problem-solving in real life across different STEAM disciplines as well as better equip students with the 21st century competencies, unleash their potential and nurture future I&T talents for our country and Hong Kong, thereby enhancing Hong Kong’s international competitiveness (*LC Paper No. CB(4)71/2023(03)* refers).

Policy and Statistical Highlights on International schools in Hong Kong

- 3.2.20 The Government is committed to supporting the development of a vibrant international school sector, mainly to meet the demand for school places from non-local families living in Hong Kong and families coming to Hong Kong for work or investment. This policy objective is crucial in attracting and retaining talent in support of Hong Kong’s development as an international centre on finance, business, innovation and technology, education and culture, and reinforcing Hong Kong’s role as an international cosmopolitan with global connectivity.
- 3.2.21 In the 2023/24 school year, international schools account for 6.4% of the student population at both primary and secondary levels. Presently, there are 53 international schools in Hong Kong, including 20 are primary schools, 7 secondary schools and 26 primary-cum-secondary schools and 1 special school. 15 among the 53 international schools are operated by the English Schools Foundation (“**ESF**”) under recurrent government subvention, while 16 are operated on leased government premises (e.g. vacant school premises) or developed on greenfield sites allocated by the Government.

- 3.2.22 While the allocation of vacant school premises and greenfield sites are part of the

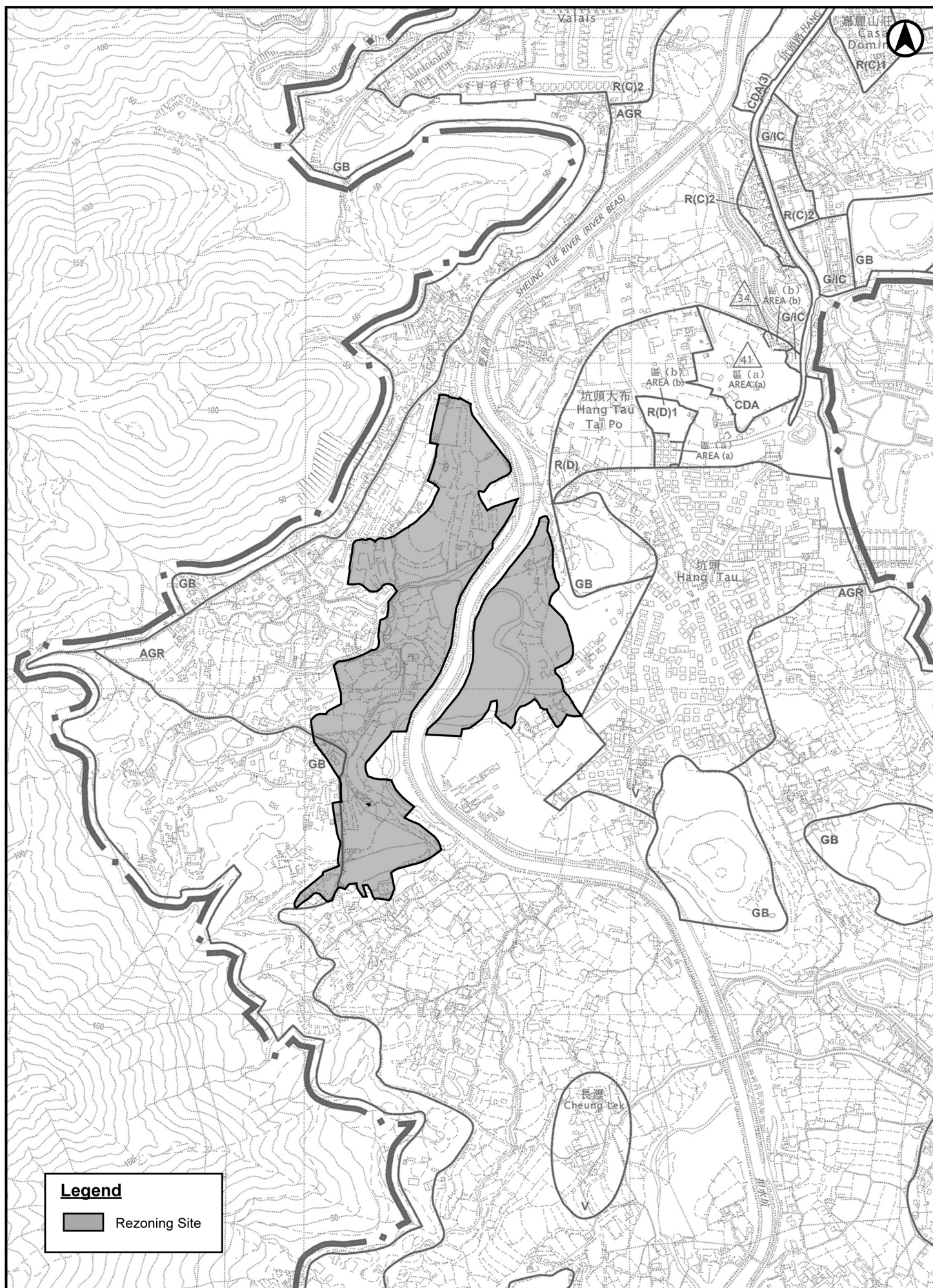
measures introduced by the Government in the 2000s to address the projected shortfall of international school places, no vacant school premises or greenfield sites are allocated to international schools during the past decade, Nonetheless, there has been a growing number of applications for student visa/entry permit for non-local children aged 17 or below coming to Hong Kong for education granted by the Immigration Department. In light of the overwhelming response to various talent admission schemes since 2022, the EDB conducted a school allocation exercise (“SAE”) to allocate two vacant school premises for international school development to meet the short-term surge in education needs of dependent children of incoming talent from both the Mainland and overseas in 2024.

Study on the Provision of International School Places in Primary and Secondary Levels in Hong Kong (2012, 2017 and 2024)

- 3.2.23 EDB commissioned and issued a Study on the Provision of International School Places in Primary and Secondary Levels in Hong Kong in December 2012, which at the time, recognised an increase in local students applying for international schools. Most international schools are concentrated on Hong Kong Island, yet the majority of students reside in Kowloon and the New Territories. Location became an important consideration of parents of non-local students attending international schools. The Study recommended that in the long term, future allocation of greenfield sites for international schools should take into account the geographical distribution of students to minimize as far as possible travelling by students to attend schools.
- 3.2.24 While a subsequent update of the Study in 2024 identified an overall surplus of places in international schools in primary and secondary levels by 2028/29 largely due to the overall projected decrease in the number of children in the relevant school-age population, it concluded that there is a high degree of uncertainty concerning the future changes in the demand for international school places from non-local students as the actual effect regarding Government's series of admission schemes and related measures to trawl talents in bolder and proactive manner since 2022 is yet to be evaluated. In particular, a very positive response has been received to the schemes with around 81 000 talents arrivals under various talent admission schemes had arrived in Hong Kong, which has far exceeded the Government's target to admit at least 35,000 talents annually from 2023 to 2025. In view of the uncertainties, the EDB's recommended the Government to (1) regularly monitor and review the supply and demand for international school places and (2) consider measures which could temporarily allow flexibility for international schools to be receptive to short-term fluctuation in the demand for non-local students.

The International Institute for Management Development's World Talent Ranking 2025 (2025)

- 3.2.25 A more recent update on the results of the policy measures regarding the talent admission schemes and measures is provided by the International Institute for Management Development's report on the World Talent Ranking 2025 released in September 2025. The Report indicates that by the end of August 2025, over 520,000 applications were received under various talent admission schemes, with over 350,000 applications approved. During the same period, over 230,000 people of talent arrived in Hong Kong through various talent admission schemes. The findings of the Report reaffirms that the Government's talent admission measures are on the right track and yielding results. It recommended that the Government should refine the measures in a timely manner and at the same time further enhance the diversity of the talent pool and effectiveness of the talent attraction measures to strengthen the talent support for Hong Kong's future development.



SYRKTS

FIGURE 3.1 APPROVED KWU TUNG SOUTH OUTLINE ZONING
PLAN NO. S/NE-KTS/22
SCALE 1 : 7,500

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/10 without the permission from the Town Planning Board under section 16 of Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
 - (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture 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 Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

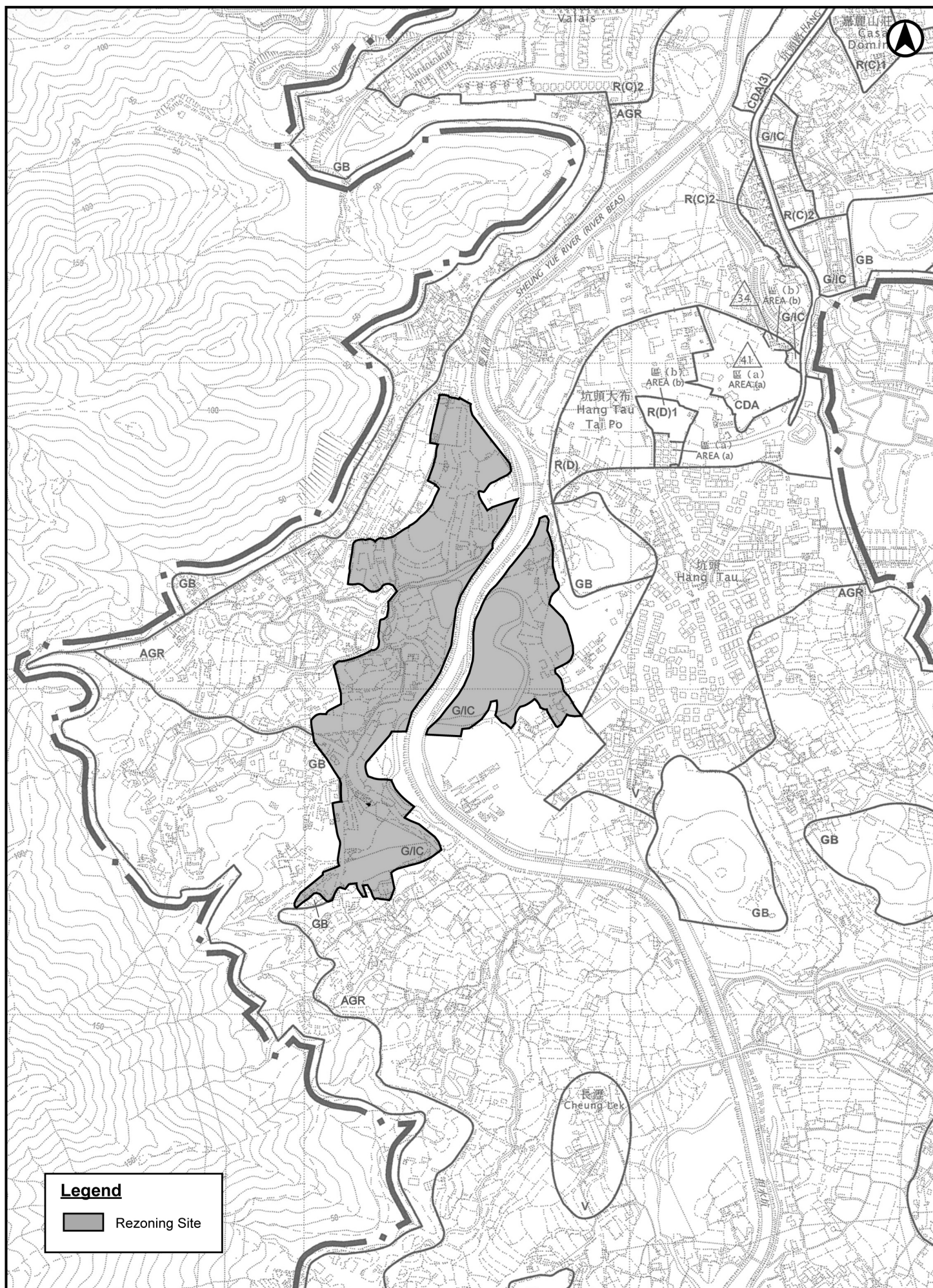
Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

4 PROPOSED AMENDMENT TO THE APPROVED OZP

4.1 Proposed “Government, Institution or Community” Zone

- 4.1.1 In response to Government’s commitment in the development of international schools, especially focused in establishing an international education hub in the Northern Metropolis, the Applicant is proposing to rezone the Rezoning Site from “AGR” zone and “GB” zone to “G/IC” zone to enable the development of a Proposed International School to meet future demand. ‘School’ is a Column 1 use always permitted in respect of the “G/IC” zone. The Statutory Planning Intention of the “G/IC” zone is *“intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments”* (**Figure 4.1** refers).
- 4.1.2 Flexibility should be provided over the proposed use, scale and intensity so to achieve optimisation of the development potential of the Rezoning Site.



SYRKTS

FIGURE 4.1 PROPOSED AMENDMENT TO THE APPROVED KWU TUNG
SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/22
SCALE 1 : 7,500

5 PROPOSED INDICATIVE DEVELOPMENT SCHEME

5.1 Indicative Development Scheme

- 5.1.1 The Applicant has prepared an Indicative Development Scheme under the Proposed “G/IC” zone to demonstrate the feasibility of establishing the Proposed School at the Rezoning Site.
- 5.1.2 The Proposed School will be implemented in a “through-train” mode, with kindergarten, primary and middle/high school facilities with ancillary student and staff accommodation, sports, cultural, art and sciences education facilities. The Indicative Development Scheme yields a total GFA of approx. 171,000m² including approx. 103,750 m² for school development and ancillary educational facilities and approx. 67,250 m² for ancillary staff and student dormitories.
- 5.1.3 In line with the low-rise topography of Kwu Tung South, the Indicative Development Scheme consists of twenty-four (24) structures of varied building heights with not more than 10 storeys (not more than 53.5mPD) and adopts a total Plot Ratio (“PR”) of approx. 1.35 and a Site Coverage (“SC”) of approx. 30.5% for non-domestic portion and approx. 6.7% for dormitory portion. The Indicative Development Scheme will accommodate a total of approx. 3,000 Students and 443 Teaching and Supporting Staff. Ancillary Student Accommodation for about 1,400 Middle/High School Students will be provided within approx. 350 units (average 4-student dormitory units) while 571 units of ancillary staff accommodation will be provided.

5.2 The Education Provider/Operator and Education Programme

- 5.2.1 The Proposed School will be operated by BASIS International School, offering an innovative and transformative learning environment designed to redefine early childhood and K-12 education. Adopting the internationally recognised BASIS Curriculum, it combines the strengths of liberal arts and STEM education to cultivate critical thinking, creativity, and problem-solving skills. Developed in the United States, the BASIS Curriculum is academically rigorous, aligning with global standards while fostering inquiry-based learning and interdisciplinary connections. It emphasises strong foundations in mathematics, science, and the humanities, complemented by arts, physical education, and character development. With its proven track record in preparing students for top universities worldwide, the BASIS model ensures that students are equipped not only with academic excellence but also with the adaptability and resilience needed to thrive in a rapidly changing global environment. Small class teaching of average 25 students per classroom will be adopted to encourage classroom interaction and enhance students’ learning efficiencies.

5.3 The Proposed Architectural and Design Concept

- 5.3.1 In formulating the Indicative Development Scheme for the Rezoning Site, careful consideration has been given to both the building design and overall layout. The objective is to establish the Rezoning Site into an international school development that is compatible with the surrounding environment. The key design concepts that have guided the planning process include:

Creating a student-focused educational campus

- 5.3.2 The campus layout is carefully designed with flexibility as a core principle, allowing for adaptable restructuring of teaching facilities to accommodate evolving educational needs and technological advancements. This approach ensures the creation of a student-focused educational campus that remains responsive to future learning requirements while being compatible with long-term planning objectives of the

Northern Metropolis.

- 5.3.3 The Proposed School, operating under the BASIS Curriculum, seeks to cultivate a well-rounded educational environment that supports holistic whole-person development and equips students from a young age to meet future challenges with confidence. The Indicative Development Scheme puts forward a comprehensive campus plan that goes beyond academic classrooms and boarding facilities to include a diverse range of educational and recreational amenities that encourage the discovery and development of students' personal interests and talents, while supporting their physical, creative, and intellectual growth.
- 5.3.4 To optimise accessibility and efficiency, the major academic blocks are centrally located, enabling convenient movement for both students and teaching staff. This centralisation also ensures compatibility with safety, circulation, and operational efficiency standards expected of modern international schools.

Capitalising on Strategic Location and Regional Connectivity

- 5.3.5 The Proposed School leverages its prime location at Kwu Tung South, situated in close proximity to the Northern Metropolis, KTN NDA, San Tin Technopole, and Ngau Tam Mei technology hub. This unique positioning provides opportunities to establish the Proposed School as a world-class institution, facilitating collaborations with industry and academic partners across the Greater Bay Area and beyond.
- 5.3.6 The design also integrates with major planned infrastructure, incorporating seamless connections with the proposed Northern Metropolis Highway – San Tin Section to the west. These transport linkages are not only functional but also compatible with the regional mobility framework, ensuring efficient connectivity. The anticipated commencement of the Proposed School will also follow the commissioning of the Northern Metropolis Highway – San Tin Section.

Respecting the Surrounding Environment and Local Context

- 5.3.7 The architectural and design concept for the Indicative Development Scheme is rooted in respecting the natural topography and creating a harmonious riverside campus, inspired by the principles of natural integration. The design emphasizes a seamless connection with the surrounding environment, enhancing the site's scenic beauty and fostering a tranquil, conducive learning atmosphere. The design harnesses its locational advantage on the two sides of the Beas River with the introduction of plazas and promenades to enhance the sense of leisure and recreation in the campus.
- 5.3.8 The building height and layout are carefully considered to complement the existing and future visual context, ensuring the development aligns with the surrounding landscape while projecting a modern and prestigious image. The building blocks adopt dynamic and fluid building forms that are broken down with varying building heights in order to minimise visual impact to the nearby residential settlements as much as practicable. The varied building heights are not incompatible with the BHs of the future surrounding context that are mostly medium or high rise in nature upon the full development of the Northern Metropolis. Notwithstanding, the stepped building height profile descend towards the riverbanks to soften the building mass. Overall, the design seeks to provide a first-class educational environment that enhances the international school's competitiveness and reinforces its status as a leading educational resource.

Adopting Sensitive Design to Minimise Impacts on the Surroundings

- 5.3.9 Architectural and sustainability design strategies will be applied to the design to minimise impacts on the surrounding environment and to also enhance the visual appearance and functionality of each building. Façade treatment and finishes will help achieve a better integration with surrounding environment and reduce the visual mass of the development. The site formation levels are based on floor prevention levels to enhance safety risk of the campus.
- 5.3.10 The building blocks are carefully dispositioned to maximise natural sunlight to enhance staff and students' well-being. Sustainable eco-friendly materials and noise mitigation design will be adopted in the construction stage to enhance the buildings integration with the surrounding natural landscape and Beas River, subject to detailed design.

Pedestrian Connectivity, Riverside Promenade and a Landscape Network

- 5.3.11 The Proposed School incorporates a design of a sustainable pedestrian and cycling network to facilitate students and staff transit throughout the campus. Riverside promenades are designed on both sides of the Beas River to foster social interactions between students and staff and provide spaces for recreation and leisure (**Appendix 2** refers). Landscaped open spaces such as outdoor landscaped gardens are provided throughout the campus area to facilitate integration between the campus and the surrounding natural environment along the Beas River, provide high quality open space areas for students and staff as well as respect the vision on the provision of blue and green infrastructure in the development strategy of the Northern Metropolis.

5.4 Layout of the Indicative Development Scheme

- 5.4.1 The campus layout adopts a context-sensitive and user-centric architectural design which seeks to enhance the living quality and experience of future students with various high-quality educational amenities (**Table 5.1** refers).
- 5.4.2 The campus is organised in functional clusters of buildings and uses along an approximately 800m long section of the meandering Beas River, utilising land on both sides. Educational Facilities are located mainly in the central portion of the campus, with kindergarten, primary school, and ancillary educational and sports facilities (three (3) blocks) forming the core building cluster along the western side of the River and near to the campus entrance, while the Middle/High School and ancillary educational and sports facilities (five (5) blocks) located along the eastern side of the River. These blocks are dedicated to secondary education, incorporating classrooms, educational facilities such as art and music studios, science laboratories and associated sports amenities that support the school's STEAM-focused curriculum. The spatial separation between primary and secondary levels supports age-appropriate independence, while maintaining overall campus cohesion.
- 5.4.3 Ancillary Student and Staff Accommodation (fourteen (14) blocks) are located at the northern and southern ends of the Campus at the western portion of the River to offer a more tranquil and quality living environment. Centrally located outdoor sports facilities (two (2) blocks) (i.e. golf driving range at the eastern side of the River and sports ground at the western side of the River) are positioned between the academic and residential areas. This location optimises accessibility for students of all grade levels and enhances the holistic educational experience. These outdoor spaces also serve an important visual function, acting as buffers that help to break up the building mass and reduce the perceived scale of development.

Building Height Profile

- 5.4.4 The Indicative Development Scheme adopts a low-density development strategy, with a stepped and varied building height profile designed to respond sensitively to the site's natural topography. Building heights are carefully modulated to descend gradually toward the riverbanks, internal circulation routes, and surrounding green landscape, facilitating a seamless transition between built form and the existing environment.
- 5.4.5 At the western portion, the primary educational blocks are arranged against the backdrop of the wooded valley slopes. The clustering of different building typologies and heights in this area creates a visually interesting composition that mirrors the undulating terrain and the winding course of the river. In several locations, building massing steps down towards the riverside to soften the development edge and improve visual permeability, ensuring that the overall campus form remains integrated within its natural setting.
- 5.4.6 Located at the periphery of the campus, the staff and student dormitories are similarly designed with varying building heights, from three (3) storeys to a maximum height of nine (9) storeys, serving as a transition from the educational facilities to the surrounding areas.

5.5 Implementation Programme

- 5.5.1 The Indicative Development Scheme is anticipated to commence operation in 2036, upon the commissioning of the Northern Metropolis Highway – San Tin Section.

5.6 Technical and Accommodation Schedule

- 5.6.1 The Technical and Accommodation Schedule provided at **Table 5.1** summarises the major development parameters of the Indicative Development Scheme, while the Architectural Drawings of the Indicative Development Scheme are furnished in **Appendix 1**.

Table 5.1: Technical and Accommodation Schedule

Development Parameters	Indicative Development Scheme
Rezoning Site Area	Approx. 127,000m ²
Site Formation Level¹	Approx. 9-20.5mPD
Total Plot Ratio	Approx. 1.35
Total GFA²	Approx. 171,000 m ²
- Non-domestic (School Development and Ancillary Facilities)	Approx. 103,750 m ²
- Domestic (Ancillary Staff and Student Dormitories)	Approx. 67,250 m ²
Total Site Coverage	Approx. 30.5 %
- Non-Domestic (School Development and Ancillary Facilities)	Approx. 6.7 %
- Domestic (Ancillary Staff and Student Dormitories)	
Total No. of Structures / Blocks	24
Building Height	
- No. of Storeys	Not more than 10 ³
- Height of Structures (at main roof level) (m)	Approx. 4m – 39.5 m
- Height of Structures (at main roof level) (mPD)	Approx. 18mPD – 53.5mPD ¹
Total No. of Classrooms	141 ⁴
- Kindergarten	30
- Primary School	46
- Middle/ High School	65
Total No. of Units	Approx. 921
- Ancillary Student Dormitories ⁵	Approx. 350
- Ancillary Staff Dormitories ⁶	Approx. 571
Total No. of Students	Approx. 3,000
- Kindergarten	Approx. 600
- Primary School	Approx. 1,000
- Middle / High School	Approx. 1,400

Total No. of Teaching Staff	Approx. 443
- Kindergarten	Approx. 89
- Primary School	Approx. 148
- Middle/ High School	Approx. 206
Total No. of Non-Teaching Staff	Approx. 190
Average Unit Size	
- Ancillary Student Dormitories	Approx. 60m ²
- Ancillary Staff Dormitories	Approx. 25-80m ²
Private Open Space	No less than 1m ² per person
Greenery Coverage	Not less than 30%

¹ Site Formulation Level subject to change during detailed design stage

² GFA Calculation excludes carparking, E/M /Plant rooms where GFA exemption will be sought during detailed design stage

³ No. of Storeys excluding basement level

⁴ Average 25 students per classroom is anticipated

⁵ Ancillary Student Dormitories with approx. 4 students per room

⁶ Ancillary Staff Dormitories of varying types to be provided to suit different needs. On average, approx. 2 staff per room is anticipated.

Nature of Block(s)	No. of Block(s)	Uses	GFA	BH (in mPD)	BH (in Storeys)	No. of Classroom(s)	No. of Unit(s)
Eastern Side of Beas River							
Middle / High School Blocks	4	Classroom/Education Facilities ^{*1} , Canteen, Ancillary Tuck Shop ^{*2} , Car Parking and L&UL / E&M	Approx. 36,000m ²	Approx. 24.5 – 43.8 mPD	9 storeys	55	N/A
Golf Driving Range	1	Golf Driving Range	Approx. 350m ²	Approx. 18 mPD	1 storey	N/A	N/A
Sports Complex	1	Swimming Pool / Sports Hall / E&M	Approx. 7,800m ²	Approx. 41 mPD	7 storeys (including 1 basement)	N/A	N/A
Western Side of Beas River							
Kindergarten Block	1	Classroom/Education Facilities ^{*1}	Approx. 5,000m ²	Approx. 29.5 mPD	5 storeys	30	N/A
Primary School Block	1	Classroom/Education Facilities ^{*1} / Canteen / Ancillary Staff Office / Auditorium / Swimming Pool / Sports Hall / Car Parking and L&UL / E&M	Approx. 48,100m ²	Approx. 37.5 – 49.1 mPD	10 storeys	46	N/A
Educational Block (Classrooms) for All Grades	1	Classroom/Education Facilities ^{*1}	Approx. 6,000m ²	Approx. 34 mPD	6 storeys	10	N/A
Sports Ground	1	Sports Ground, Spectator Stand	Approx. 500m ²	Approx. 25.5 mPD	1 storey	N/A	N/A
Ancillary Staff Dormitories	11	Dormitory / Car Parking and L&UL / E&M	Approx. 32,600m ²	Approx. 28.5 -53.5 mPD	3-10 storeys	N/A	571
Ancillary Student Dormitories	3	Dormitory	Approx. 34,650m ²	Approx. 46 mPD	9 storeys	N/A	350

^{*1} Education Facilities include music classroom, art/music studio, science education facilities, etc.

^{*2} Ancillary Tuck Shop offers a variety of products and services to support students' academic and daily needs, including stationery supplies, textbooks, reference books, technology accessibility such as laptop cases, chargers, etc.

5.7 Conceptual Landscape Design

5.7.1 The Landscape Design of the Indicative Development Scheme will integrate the development within their future landscape and visual context, provide a synthesis between the proposed architecture and its landscape setting and provide high-quality open space in association with the development so as to create attractive and convenient outdoor landscape and open spaces which are closely coordinated with the building dispositions, taking into consideration legible pedestrian access and circulation whilst also maximising the planting of trees and/or shrubs to soften the interface with surrounding areas (**Appendix 2** refers).

5.7.2 The objectives for the Landscape Design are to:

- Create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the future user needs;
- Integrate the Indicative Development Scheme from a landscape and visual perspective with the existing and planned landscape context;
- Address issues of tree retention and greening of the site boundaries and external landscape interfaces, providing effective landscape mitigation where required;
- Provide visual integration in views of the proposed building mass from the surroundings and
- Provide vegetation screening and softening of the built-form in closer low-level views;
- Provide a quality, sustainable and accessible environment for the enjoyment of users/visitors;
- Maximise greening opportunities with planting proposals with trees, shrubs, lawn and climbing plants to enrich landscape resources and enhance landscape amenity to create sense of place and provide shades;

5.7.3 Suitable landscaping is proposed to integrate with the surrounding environment and to create visual interest. Landscaping will also be provided at the periphery of the Site to soften the edges, help the Indicative Development Scheme to smoothly integrate with the surrounding environment and enhance the overall visual quality. The Landscape Design will be in-keeping with the overall architectural design while maintaining compatibility with the surrounding setting.

5.7.4 The green coverage for the Rezoning Site will not be less than 30% in accordance with Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines and DEVB Technical Circular (Works) No. 3/2012. Furthermore, no less than 1m² per person of private open space will be provided for recreation and leisure (i.e. approx. 2,243m²) based on predicated dormitory population.

5.7.5 Approx. 1,300 nos. of trees were identified within the Site, among which most are common, exotic and native tree species. No registered Old and Valuable Trees were identified within the Site.

5.7.6 The potential landscape impacts due to tree felling, mainly owing to the proposed site formation works, will be mitigated to an extent through the proposed compensatory tree plantings, shrub planting and new lawn areas. Approx. 1,150 nos. (i.e. minimum replanting ratio of 1:1) of new good quality standard and heavy standard trees, whips and large plants will be planted within the Site as far as practicable. Several large native trees located along the riverside will be retained to ensure positive contribution to the future riverside campus landscape.

5.8 Road Layout Arrangement and Internal Transport Facilities

- 5.8.1 Upon completion of the Northern Metropolis Highway, vehicular access to the Rezoning Site will be provided at the existing local road (proposed for widening), which will be connected to the planned NM Highway – San Tin Section. A road connection is proposed between San Tin Technopole Interchange and the planned NM Highway and will be further explored in the detailed design stage. The preliminary alignment of the Northern Metropolis Highway – San Tin Section is provided in **Figure 2.2**. The Indicative Development Scheme will also be accessible via Road D5, a district distributor in the San Tin Technopole, which branches off from Fanling Highway.
- 5.8.2 The Indicative Development Scheme will provide adequate internal transport provisions for the proposed school and ancillary accommodation uses in accordance with the Hong Kong Planning Standards and Guidelines (“HKPSG”) recommendations at each respective Site. Please refer to **Table 5.2** below for the updated provisions which will be subject to agreement with relevant Government departments at the detailed design stage. Details of the internal transport provision are provided in **Appendix 4**.

Table 5.2 Overall Internal Transport Provision

PARKING FOR EDUCATION FACILITIES	
Type	Proposed Provision
Parking Spaces	
Private Car	42
Lay-Bys	
Taxi and Private Car	51
School Bus (Coach)	25

PARKING FOR AMENITY AND ANCILLARY FACILITIES	
Type	Proposed Provision
Parking Spaces	
Private Car	33
Lay-Bys	
Taxi and Private Car	2
Loading/Unloading (“L/UL”) Bays	
Heavy Goods Vehicles (HGV)	12

PARKING FOR ANCILLARY DORMITORIES	
Type	Proposed Provision
Parking Spaces	
Private Car	225 (including 25 Visitor Parking)
Loading/Unloading (“L/UL”) Bays	
Heavy Goods Vehicles (HGV)	8

6 PLANNING JUSTIFICATIONS

6.1 In Line with National and Government Policy Directives

- 6.1.1 As demonstrated, the RR aligns with the National Goal of developing into a leading country in education in all fronts and the education focus in supporting the holistic growth of young people with the implementation of a STEAM programme and inclusion of various diverse educational facilities supporting students' all-rounded development. Furthermore, the RR is fully in line with the Government's policy initiatives to provide high-quality education and cater for location-based international school places, especially in the New Territories, in the context of the Northern Metropolis. International Schools form an integral part of the education system in Hong Kong. In order to meet the educational needs of the community, the Government supports the provision of good quality International Schools which apply a student-focused, skills-based and character-building learning approach. The RR is a direct response to CE's policy initiatives to establish quality international schools in the Northern Metropolis and encourage admission quotas with the easing of restrictions to allow for new quality international schools with student boarding facilities. The Proposed School put forth by this RR is designed to meet the needs of non-local families and respond to the Government's various talent measures initiatives in attracting and cultivating high-calibre talents and will enable a comprehensive international school campus which accommodates approx. 3,000 students of early childhood and K-12 education and provide student boarding facilities to cater for up to approx. 1,400 students in middle/high grades. The RR also supports the Education Bureau's acknowledgement of the importance of maintaining an adequate supply of international school places to serve both expatriate and local families, supporting Hong Kong's role as an international education hub.
- 6.1.2 Furthermore, the Education Provider/Operator of the Proposed School who also operates various international schools in the Mainland, including Shenzhen, will also complement the educational development vision in the Greater Bay Area by facilitating more cooperation and exchange among the schools in the area.

6.2 Site Suitability for GIC and Education uses synergising with Northern Metropolis

- 6.2.1 Located within the Northern Metropolis, the Rezoning Site in Kwu Tung South is within Kwu Tung District, which is a Government-led growth area designated for integration of housing, employment, innovation, and education. Kwu Tung is undergoing transformation in both land use and planning context in recent years. The Rezoning Site's strategic location in the "Innovation and Technology Zone" along with the San Tin Technopole, Ngau Tam Mei technology hub and the Lok Ma Chau Loop Innovation and Technology Park, and proximity to the planned Northern Metropolis Highway and Kwu Tung North New Development Area ("**KTN NDA**") harnesses its geographical advantage with a well-planned transport infrastructure and offers direct synergy with surrounding residential, commercial, innovation and educational cluster (**Diagram 6.1** refers).



Diagram 6.1 Indicative Location of Rezoning Site within the Transport Infrastructure under “Innovation and Technology Zone” in the Northern Metropolis

- 6.2.2 The establishment of the Proposed School is in line with the development strategy and vision in its location of the “Innovation and Technology Zone” by complementing the potential large influx of international professionals living or working in the San Tin Technopole in the near future. The Proposed School could utilise its locational advantage near San Tin Technopole to support the future international talent community and complement to the educational resources tailored to the high-end talents. It is envisioned the Proposed School could enhance San Tin's boundary-free community environment and bring new insights into Hong Kong's future innovation and development.
- 6.2.3 The KTN NDA to the north of the Site is designated as the primary residential community and will be developed as a mixed development node providing medium to high-density public and private housing, commercial and research and development uses, as well as land for ecological conservation, whereas the northern part of Kwu Tung South is also gradually transforming into a medium-density residential neighbourhood. The San Tin Technopole and Ngau Tam Mei areas in the vicinity of the Site are also envisioned as I&T cluster providing research and development and as a prime site to support the Government's vision of NMUT with post-secondary institutions focusing on scientific research and collaboration.
- 6.2.4 The proposed “G/IC” zoning can enable an educational anchor and cater for the growing needs in a rapidly expanding urban district and harnesses its locational advantage to support the surrounding I&T and educational developments in the vicinity with flexibility, benefiting from planned infrastructure improvements such as the Northern Link railway, Northern Metropolis Highway, enhanced road connections, and integrated pedestrian and cycling networks. The Site also allows for the incorporation of sustainable design and green open spaces, aligning with the Government's vision for a liveable, people-centred Northern Metropolis.

6.3 Will Cater for Increasing Demand for International School Education

- 6.3.1 The Proposed School will directly respond to the likely increase in demand for international school places, particularly in the Northern Metropolis and surrounding districts. Population growth driven by new housing and employment opportunities in the region will generate strong demand for diverse, high-quality educational options. The Proposed School will offer a globally oriented curriculum that complements the Government's vision for expanding educational choice and supporting Hong Kong's competitiveness. By locating the facility within Kwu Tung South, it will relieve pressure on existing schools in other districts, like Hong Kong Island and Kowloon, while providing long-term capacity to accommodate future demographic and economic growth.

6.4 Changing Planning Circumstances of the Wider Area

- 6.4.1 The Rezoning Site and the surrounding areas are aptly situated in close proximity of the Northern Metropolis. In view of the Government's determination in the timely implementation of the Northern Metropolis, along with the Site's prime strategic location in the immediate vicinity of San Tin Technopole, KTN NDA and Ngau Tam Mei tech-knowledge hub, the area in the vicinity of the Rezoning Site is and will continue to undergo substantial change from its predominantly low-density and rural character to a more built-up area with medium to high density housing and other innovative educational and I&T related developments. With the shift in demographic profile and economic dynamics brought by several new development areas and influx of residents, the proposed RR will enable the development of the Proposed School that would better complement and synergise with the future development context of the wider area, to cater for the future change in planning circumstances with more educational and research resources allocated.
- 6.4.2 Furthermore, various infrastructural upgrades, including enhanced road networks, railway and highway connections, will bring convenient access to the Rezoning Site. For instance, the planned Kwu Tung Station on the East Rail Line and future NOL and the NM Highway – San Tin Section and associated road improvement works will allow for much greater accessibility. The Traffic Review provided at **Appendix 4** also demonstrates that there are no insurmountable traffic impacts from the Indicative Development Scheme.

6.5 Compatibility with Surrounding Land Use/Zoning

- 6.5.1 The Indicative Development Scheme will be compatible with the surrounding uses/zoning, including the New Development Areas to the north, and the surrounding Village and Residential developments. The wider Kwu Tung area has been undergoing transformation in accordance with Government planning initiatives for the Northern Metropolis, with increasing provision for residential communities, supporting facilities, and educational uses. The Rezoning Site is located in proximity to existing village clusters and planned residential developments, where a school use will serve as an appropriate community facility that complements and supports the needs of both existing and future populations.
- 6.5.2 The riverside campus design put forth in the Indicative Development Scheme is also compatible with the various existing and planned recreational and ecological resources in the wider area, such as Sam Po Shue Wetland Conservation Park, Long Valley Nature Park, Lam Tsuen Country Park, etc, besides the Beas River where it is located along. The Indicative Development Scheme will support the development vision of the creation of blue-green network within the San Tin Technopole to provide a quality living and working environment for the future international community.

6.5.3 Moreover, the introduction of a high-quality international school will not generate significant adverse impacts on the surrounding environment. The design and layout of the proposed development will incorporate appropriate landscaping, buffering, and traffic management measures to ensure harmony with the nearby “AGR”, “GB”, and “V” zones, as well as to maintain a visually compatible and environmentally sensitive setting. By providing an educational institution that integrates with the evolving land use character of Kwu Tung North, the proposal will enhance the overall planning intention for the area as a vibrant, liveable, and well-supported community.

6.6 Suitable Development Scale and Design that Incorporates Sustainable and Resilient Design

6.6.1 The Indicative Development Scheme has been refined through iterative design reviews, with careful consideration given to site constraints, the surrounding environment, and sustainable principles. The Proposed School adopts a low-density, low-impact approach that is compatible with the rural and village character of Kwu Tung South. The Indicative Development Scheme is also compatible with existing and planned development of similar nature.

6.6.2 The proposed design breaks down the massing into several blocks, avoiding a bulky appearance where possible and preserving a large central open space for outdoor learning and recreation. Building footprints are set back to respect the Beas River, while the overall disposition of blocks preserves existing tree clusters. The stepped and curvilinear building forms soften visual impact, respond to the natural topography, and integrate seamlessly with the surrounding landscape.

6.6.3 Sustainable elements are embedded in the design. Landscaped roofs and rooftop planting will contribute to visual softening, environmental quality, and provide educational opportunities for students. Native tree planting along the site periphery will enhance biodiversity and maintain the natural ambience. The use of natural building materials such as wood and stone further harmonises the school with its rural setting. Solar panels at roof level will also be considered to enhance energy efficiency.

6.6.4 Resilient design measures have also been incorporated. Recognising that parts of the site may be prone to flooding during the wet season, large open spaces will be provided and built structures have been positioned to avoid flood-prone areas near the Beas River. Additional greening, including garden spaces, ornamental planting, and rooftop greenery, will strengthen environmental performance and visual quality.

6.6.5 The Applicant intends to pursue Hong Kong Green Building certification, ensuring that the school will achieve recognised standards of sustainable building design while providing a safe, resilient, and attractive learning environment.

6.7 Better Utilisation of Scarce Land Resources

6.7.1 Recognising the land shortage problem in Hong Kong and the Government emphasis on the importance of exploring different options in increasing land supply, better utilisation of readily available land should be encouraged. Over the past years, Government has taken the initiative to rezone suitable “green” sites for development. Furthermore, one of the top objectives of the Government has been to implement the Northern Metropolis in a timely manner into a metropolitan area idea for people to live, work, and play to cater for local population growth and to meet the needs of economic development. The Rezoning Site is located in proximity to various new development areas and is a direct response to unleashing the development land resources of the Rezoning Site for supporting facilities without the need to mobilise public resources. Recognising the Rezoning Site consists of some abandoned agricultural uses and temporary structures (man-made habitat), The Proposed School presents an

alternative land use suitable for this area. The Preliminary Ecological Review has concluded that there is only low to moderate ecological value in this area.

7 TECHNICAL ASSESSMENTS

7.1 No Adverse Visual Impact

7.1.1 A Visual Impact Assessment (“VIA”) has been prepared to assess the potential visual impact on the Indicative Development Scheme to its surrounding areas and to visualize the three-dimensional relationship of the Indicative Development Scheme with the surrounding context (**Appendix 3** refers). A total of Eight (8) potential Viewpoints (“VPs”) were identified with the Proposed School visible at Five (5) VPs.

7.1.2 The VIA concludes that the visual impact arising from the implementation of the Indicative Development Scheme is considered acceptable with “negligible” to “slightly to moderately adverse” visual impacts taking into consideration the visual effect three-dimensional relationship with the surrounding context.

7.2 No Adverse Landscape Impact

7.2.1 A Landscape Proposal with Broad Brush Tree Survey has been undertaken and provided at **Appendix 2** to illustrate the proposed landscape design and demonstrate that the Indicative Development Scheme will not result in significant adverse landscape impact to the surrounding landscape resources after the establishment of the proposed landscape scheme. The impact are considered able to be mitigated in the longer term, and with the implementation of well-designed architectural scheme and its associated landscape scheme, which emphasises the importance of maximising green coverage and creating a landscape buffer between the proposals and the surrounding village, riverside and hillside areas, will be mitigated to an extent through the proposed planting of some 1,150 nos. new trees.

7.3 No Adverse Traffic Impact

7.3.1 A Traffic Review is provided at **Appendix 4** which concludes that the traffic generated by the Indicative Development Scheme will not cause any significant traffic impact. The connection/access point will have the advantage of the NM Highway so that there will be little traffic on the local road network. The Traffic Review concludes that with the traffic mitigation measures in place, such as staggered operational hours and thoughtful design of pick-up/drop-off and parking locations, the Indicative Development Scheme is considered to be acceptable from the traffic engineering point of view.

7.4 No Adverse Environmental Impact

7.4.1 An Environmental Assessment (“EA”) has been undertaken and provided in **Appendix 5**. Potential environmental impacts, including air quality, road traffic noise, industrial noise, land contamination, water quality and waste management have been assessed. The EA concludes that no adverse environment impacts are anticipated as a result of the Indicative Development Scheme with the implementation of appropriate protective, precautionary and mitigation measures.

7.5 No Adverse Ecological Impacts

7.5.1 An Ecological Review has been undertaken and provided in **Appendix 6**. The Indicative Development Scheme is located on both sides of the Sheung Yue River (Beas River), which is not listed as one of the ecologically important streams. Having studied the habitat plan prepared under the Landscape Master Plan at **Appendix 2**, no Site of Special Scientific Interest (“SSSI”) or ecological hotspot has been identified within the Site.

- 7.5.2 The Rezoning Site is mainly occupied by woodland with a minor portion of river and stream. The Ecological Review concludes that the ecological value of the Site is considered low to moderate and with mitigation measures in place, no significant adverse ecological impact is anticipated. The Indicative Development Scheme is considered preliminarily acceptable from an ecological perspective. A detailed Ecological Impact Assessment can be undertaken during detailed design stage should it be deemed necessary.

7.6 No Adverse Infrastructural Impact

Sewerage

- 7.6.1 A Sewerage Impact Assessment (“SIA”) (**Appendix 7** refers) was prepared, which concluded that no adverse sewerage impact is anticipated due to the Indicative Development Scheme. As there is no existing public sewerage system in the vicinity of the Site, Two (2) on-site sewage treatment plants with membrane bioreactor with ultra-filtration (“MBR”), generally recommended to achieve required effluent discharge standard and sludge dewatering system, were proposed to treat the sewage discharge generated from the Indicative Development Scheme and the treated effluent will be discharged to Sheung Yue River (Beas River) through the proposed storm drain to ensure no contamination will be made.

Drainage

- 7.6.2 A Drainage Impact Assessment (“DIA”) (**Appendix 8** refers) was prepared which assessed the drainage provisions within the Rezoning Site and reviewed the public drainage system in the vicinity, concluding that no adverse drainage impact to the existing public drainage system is anticipated.

Water Supply

- 7.6.3 A Water Supply Impact Assessment (“WSIA”) (**Appendix 9** refers) concludes that the Indicative Development Scheme is technically feasible, and no insurmountable impacts will be aroused to the existing freshwater supply system from the Indicative Development Scheme.

7.7 No Adverse Air Ventilation Impact

- 7.7.1 An Air Ventilation Review has been undertaken to assess the ventilation performance of the Indicative Development Scheme against the Existing Condition (**Appendix 10** refers). The Air Ventilation Review concludes that the Indicative Development Scheme will not lead to significant adverse impact on the surrounding environment.

8 CONCLUSION

8.1 This Section 12A Planning Application seeks to amend the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22 to rezone the Rezoning Site at various lots in D.D. 94, 98, and 100 and adjoining Government Land, Kwu Tung South, New Territories from “AGR” zone and “GB” zone to “G/IC” zone to facilitate the implementation of a proposed international school development. The Proposed School is a unique project in response to the current Government Policy Initiatives to promote quality international education in the Northern Metropolis and is justified on the following grounds:

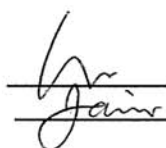
- The RR is fully in line with the with Government’s current Policy Directives on education, promoting diversified learning opportunities and STEAM education in the Northern Metropolis, supporting community needs and Hong Kong’s role as an international hub;
- The Rezoning Site is strategically located within the Northern Metropolis in proximity to the KTN NDA, San Tin Technopole and Ngau Tam Mei areas and the Proposed School can serve as a sustainable educational anchor for the evolving community;
- The Proposed School will meet rising demand for international education, offering a globally oriented curriculum, alleviating pressure on existing schools, and supporting long-term population and economic growth;
- The RR will better complement and synergise with the future development context of the wider area, to cater for the future changes in planning circumstances brought by the Northern Metropolis, with more educational and research resources allocated.
- A proposed international school at the Rezoning Site will be compatible with surrounding village, and residential uses;
- The development scale and design of the Indicative Development Scheme are appropriate, integrating sensitively with the surrounding environment;
- Sustainable and resilient design principles are incorporated, including natural ventilation, daylighting, rooftop greening, and energy-efficient systems;
- The Proposed School delivers public planning benefits by enhancing educational infrastructure, supporting Greater Bay Area development, improving local traffic and safety, integrating with a mixed-use innovation zone, promoting environmental quality, and generating employment, contributing to the social, environmental, and economic vitality of the Northern Metropolis; and
- It is anticipated that the Indicative Development Scheme will not create significant adverse ecological, environmental, landscape, visual, traffic, drainage, sewerage, and water supplies Impacts.

8.2 In light of the justifications and planning merits put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this RR.

Reviewed &

Edited by: Vincent Lau

Prepared by: Janice Wong



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