

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary Information on 90ET – Special school for mildly mentally handicapped children in area 3C, Tuen Mun

INTRODUCTION

When Members considered paper PWSC(1999-2000)104 on **90ET** – Special school for mildly mentally handicapped children in area 3C, Tuen Mun at the PWSC meeting on 29 March 2000, the Administration undertook to provide further information on -

- (a) the possibility of allowing the school permanent use of the piece of land at the southern corner of the school site which is currently zoned 'Local Open Space' ('LO'); and
- (b) the feasibility of changing the orientation of the school building so as to provide a larger playground for the school.

THE ADMINISTRATION'S RESPONSE

2. We have consulted the departments concerned on the possibility of allowing the school to permanently take possession of the 'LO' site (the shaded area in Enclosure 1) at the southern corner of the school site. The Director of Planning, the Director of Leisure and Cultural Services and the Government Property Administrator have no objection to the permanent allocation of the 'LO' site for school use. We will arrange to consult the Tuen Mun District Council on the proposed land allocation in accordance with established procedures.

3. The land issue aside, the proposed re-orientation of the school building by facing it east/west (Enclosure 1) instead of the original north/south (Enclosure 2) is not recommended for the following reasons -

/(a)

- (a) in the original layout, the building separates vehicles from the playground and the basketball court, the proposed re-orientation would not allow vehicles to be segregated from the playground areas. Vehicular segregation is particularly critical for special schools;
- (b) there is no significant gain in the area of the playground arising from the revised layout after the area for vehicle circulation is deducted;
- (c) the classroom block would be exposed to much more air and noise pollution from the busier Tsun Wen Road if the revised layout were adopted. The attractive view of the scenic gardens of Ching Chun Koon from the classroom block, as afforded in the original design, would be replaced by a view over the busy Tsun Wen Road to the opposite housing estate; and
- (d) adopting the revised layout will require a revision of the external and underground works at the proposed school site together with elements of the building design. Environmental impact on the proposed school will also have to be reassessed and mitigation measures revised. As a result, a revision to the tender drawings and documents will be necessary. The Director of Architectural Services advises that the revisions to the design and documents together with the requirement to retender the project will take around six months. Allowing also for time to consult the Tuen Mun District Council, the completion of the project would be deferred from August 2001 to April 2002.

4. In view of the above considerations, the Administration considers it more suitable to adopt the original orientation of the school building at the location shown in Enclosure 2.

Education and Manpower Bureau
April 2000

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