

**For discussion
on 2 November 2018**

Legislative Council Panel on Education

**3360EP – First 30-classroom primary school at Queen’s Hill, Fanling
3361EP – Second 30-classroom primary school at Queen’s Hill, Fanling**

PURPOSE

We need to construct two new primary schools at Queen’s Hill, Fanling to meet the projected demand for public sector primary school places in the North District, including those arising from a new Public Housing Development (PHD) at Queen’s Hill. This paper briefs Members on the proposed capital works and timeline for the implementation of the two school building projects.

PROJECT SCOPE AND NATURE

2. Under each of the two projects, a 30-classroom primary school will be constructed. The estimated costs of the two projects in money-of-the-day (MOD) prices are as follows –

	\$ million (in MOD prices)
(a) 3360EP First 30-classroom primary school at Queen’s Hill, Fanling	386.1
(b) 3361EP Second 30-classroom primary school at Queen’s Hill, Fanling	386.6

3. The above estimated costs were calculated having regard to the reference cost¹ of a standard-design 30-classroom public sector primary school and the cost for site-specific works². The proposed scope of works of each of

¹ The reference cost is based on an uncomplicated site with no unusual environmental or geotechnical constraints.

² Site-specific works include foundation, external works, additional energy conservation measures and noise mitigation measures.

the two projects includes –

- (a) 30 classrooms;
- (b) six special rooms, comprising a music room, a visual arts room, a general studies room, a multi-purpose room, a computer assisted learning room and a language room;
- (c) four small group teaching rooms;
- (d) a guidance activity room;
- (e) two interview rooms;
- (f) a staff room and a staff common room;
- (g) a student activity centre;
- (h) a conference room;
- (i) a library;
- (j) an assembly hall;
- (k) a multi-purpose area;
- (l) two basketball courts (on ground level);
- (m) a running track³; and
- (n) ancillary facilities including a disabled/ fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets, etc.

4. The two proposed new school premises, each with a site area of about 5 850 square metres (m²), will meet the planning target of providing 2 m² of open space per student. The site and location plans and an artist's

³ A 60-metre running track will be provided to make optimal use of the campus space.

— impression of the two proposed projects are at Enclosures 1 to 4.

JUSTIFICATION

5. Under the established mechanism, the Government will reserve sites for public sector school development when preparing town plans and planning large-scale residential developments having regard to the planned population intake and on the basis of the needs for community services in accordance with the guidelines set out in the Hong Kong Planning Standards and Guidelines. The two school sites in question were reserved in accordance with the above-mentioned mechanism.

6. PHD at Queen's Hill is scheduled for completion in 2021 by phases to provide about 12 000 housing units with an estimated population of about 34 300. To meet the rising demand for public sector primary school places of the North District after taking into account the future population intake of PHD at Queen's Hill, as well as the projected demand and supply situation of the North District, we consider that there is a need for two new 30-classroom aided primary schools at Queen's Hill from the 2021/22 school year. The two planned school premises to be constructed under **3360EP** and **3361EP** were allocated to the General of the Salvation Army and the Tung Wah Group of Hospitals respectively through the School Allocation Exercise completed in 2017.

7. Under the Primary One Admission System, the 18 districts in the territory are divided into 36 school nets and there are three school nets, viz. Net 80, Net 81 and Net 83, in the North District. The two proposed new primary schools at Queen's Hill will be in Net 81. Upon completion of the two proposed projects, each primary school may operate up to 30 classes, subject to the actual enrolment and operational need.

LAND ACQUISITION

8. To implement the two school building projects, land resumption of two agricultural lots with a total area of about 542.8 m² is required. The approximate location of the land to be resumed is shown coloured orange stippled black at Enclosure 5. While clearance of structures on both private

land and Government land will be required, only non-domestic structures with one operator of business undertakings will be affected under the land resumption process. Relevant compensation and ex-gratia allowances (where applicable) will be paid to the business operator, if eligible, in accordance with the prevailing policy.

IMPLEMENTATION PLAN

9. We plan to seek the endorsement of the Public Works Subcommittee and funding approval of the Finance Committee (FC) of the Legislative Council for the two proposed projects in December 2018 and January 2019 respectively.

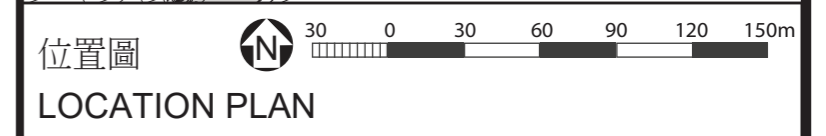
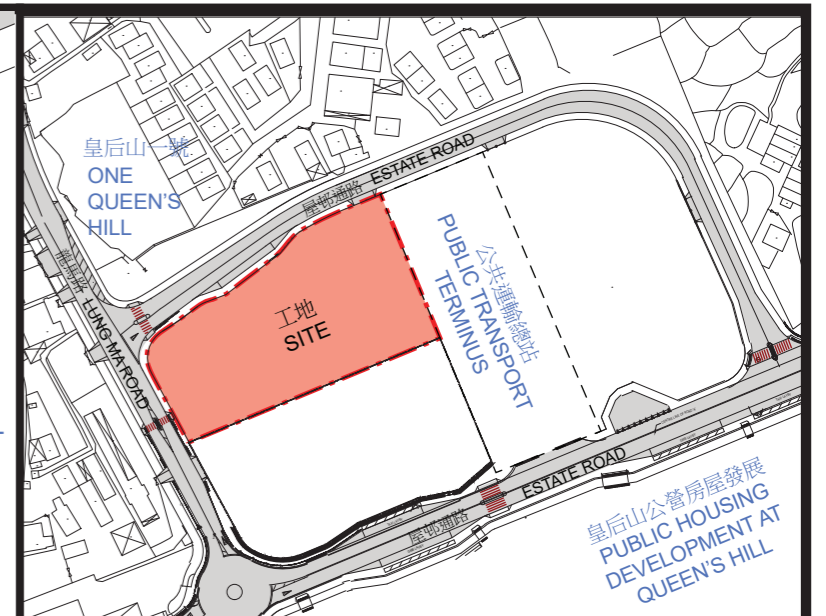
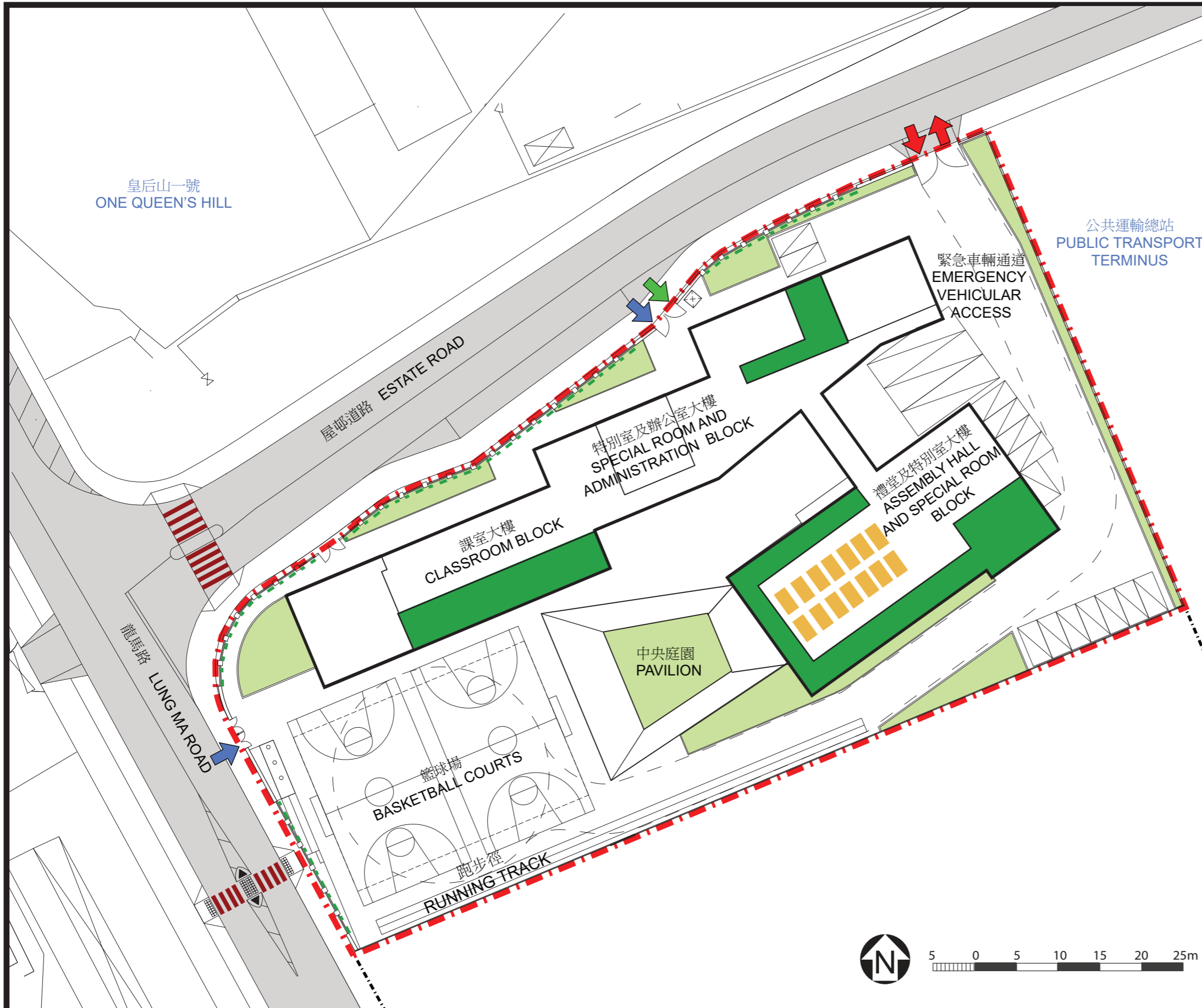
10. In order to complete the necessary resumption and clearance procedures such that the construction works of the two proposed school building projects can commence in the second quarter of 2019 with a view to completing the two projects in time for starting operation in the 2021/22 school year as set out in paragraph 11 below, with the support of Members, we plan to invite the Lands Department to order the resumption of the two private lots mentioned in paragraph 8 above under the Lands Resumption Ordinance (Chapter 124) in early December 2018, before FC's funding approval for the works is obtained.

11. Subject to the funding approval of FC and the land resumption progress, the construction works are expected to commence in the second quarter of 2019 for completion in the third quarter of 2021.

PUBLIC CONSULTATION

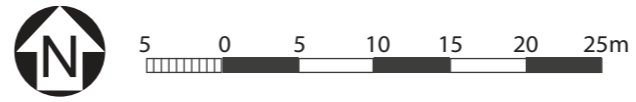
12. We consulted the Social Services, Labour and Economic Affairs Committee of the North District Council (NDC) on the two projects on 4 September 2018. Members of the Committee supported the two projects.

Education Bureau
October 2018



圖例 LEGEND

	行人出入口 PEDESTRIAN ENTRANCE/EXIT
	車輛出入口 VEHICULAR INGRESS/EGRESS
	無障礙出入口 BARRIER-FREE ENTRANCE/EXIT
	地面綠化 AT-GRADE GREENING
	屋頂綠化 LANDSCAPED ROOF
	垂直綠化 VERTICAL GREENING
	工地範圍 SITE BOUNDARY
	擬建行人過路處 PROPOSED AT-GRADE PEDESTRIAN CROSSING
	太陽能光伏板 PHOTOVOLTAIC PANEL



工地平面圖
SITE PLAN

3360EP
粉嶺皇后山第一所設有30間課室的小學
FIRST 30-CLASSROOM PRIMARY SCHOOL AT QUEEN'S HILL, FANLING

ARCHITECTURAL SERVICES DEPARTMENT 建築署



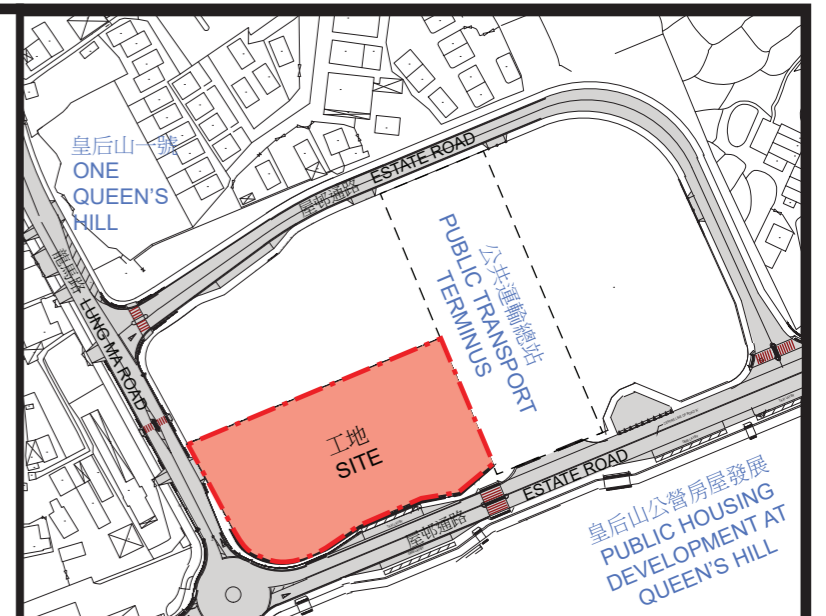
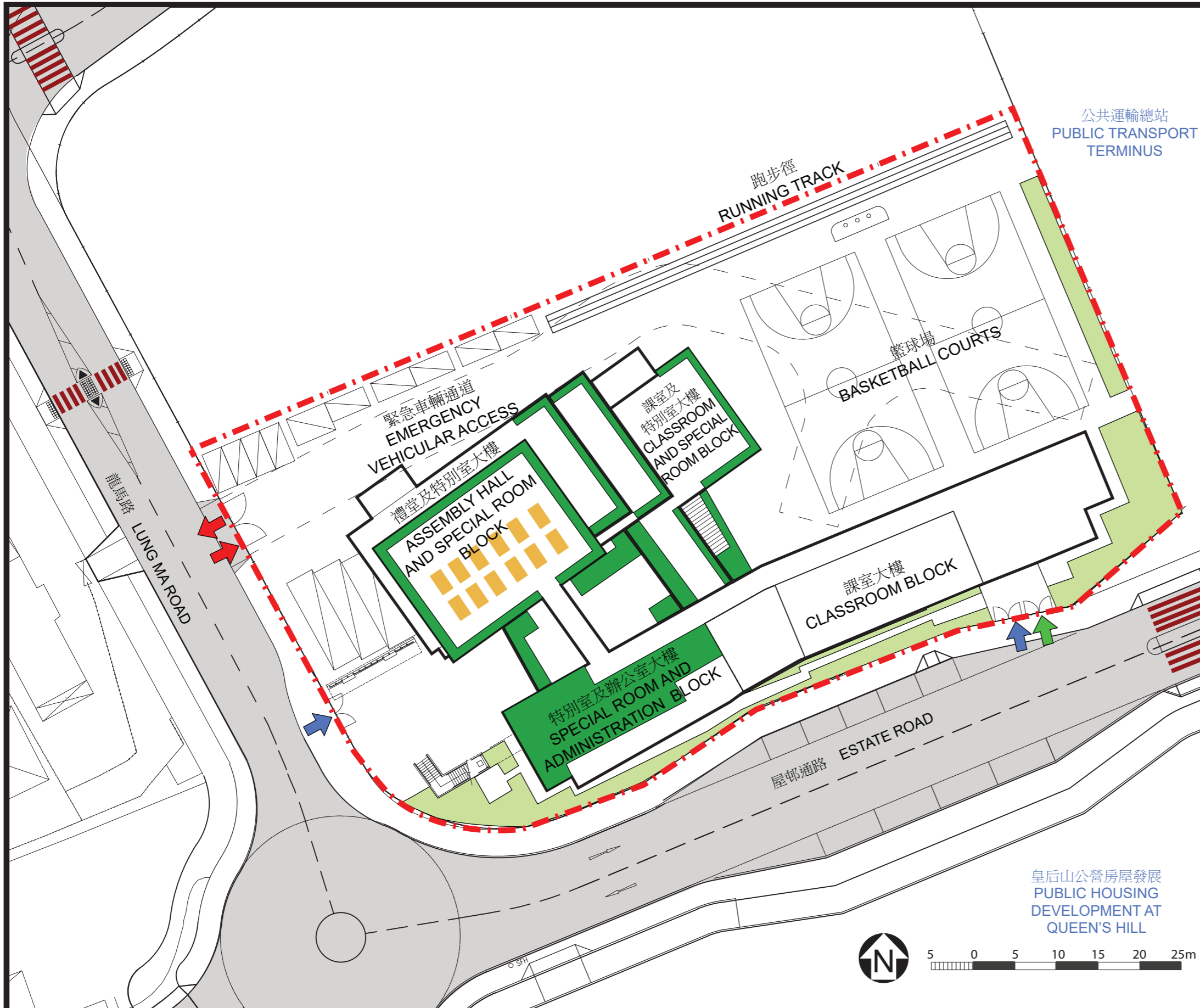
從西南面望向小學的構思圖
VIEW OF THE PRIMARY SCHOOL FROM SOUTHWEST DIRECTION

構思圖
ARTIST'S IMPRESSION

3360EP
粉嶺皇后山第一所設有30間課室的小學
FIRST 30-CLASSROOM PRIMARY SCHOOL AT QUEEN'S HILL, FANLING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



位置圖 LOCATION PLAN

圖例 LEGEND

- 行人出入口 PEDESTRIAN ENTRANCE/EXIT
- 車輛出入口 VEHICULAR INGRESS/EGRESS
- 無障礙出入口 BARRIER-FREE ENTRANCE/EXIT
- 地面綠化 AT-GRADE GREENING
- 屋頂綠化 LANDSCAPED ROOF
- 工地範圍 SITE BOUNDARY
- 擬建行人過路處 PROPOSED AT-GRADE PEDESTRIAN CROSSING
- 太陽能光伏板 PHOTOVOLTAIC PANEL

皇后山公營房屋發展 PUBLIC HOUSING DEVELOPMENT AT QUEEN'S HILL

工地平面圖 SITE PLAN

3361EP
 粉嶺皇后山第二所設有30間課室的小學
 SECOND 30-CLASSROOM PRIMARY SCHOOL AT QUEEN'S HILL, FANLING





從東北面望向小學構思圖
VIEW OF THE PRIMARY SCHOOL FROM NORTHEAST DIRECTION

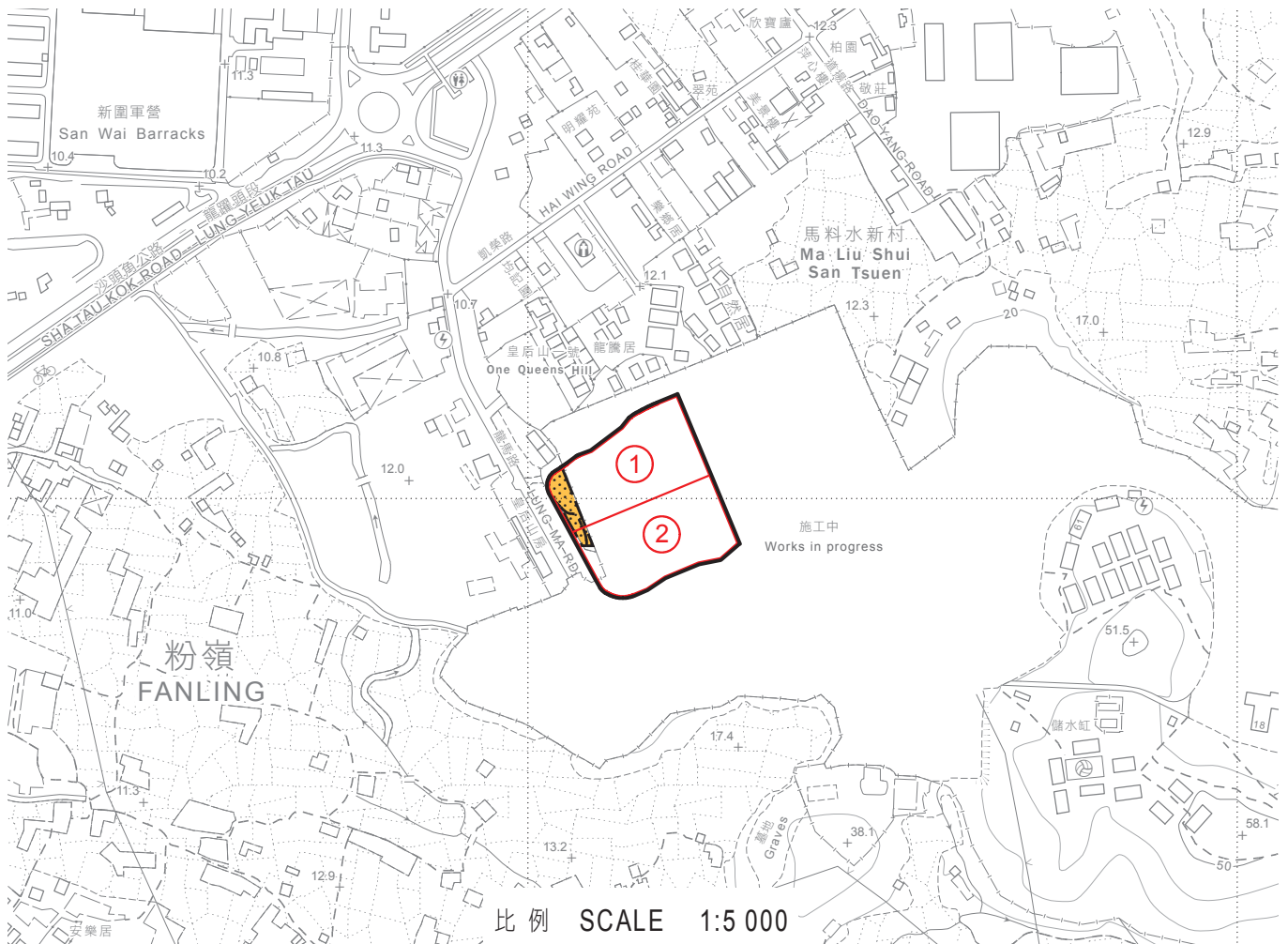
構思圖
ARTIST'S IMPRESSION

3361EP
粉嶺皇后山第二所設有30間課室的小學
SECOND 30-CLASSROOM PRIMARY SCHOOL AT QUEEN'S HILL, FANLING

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

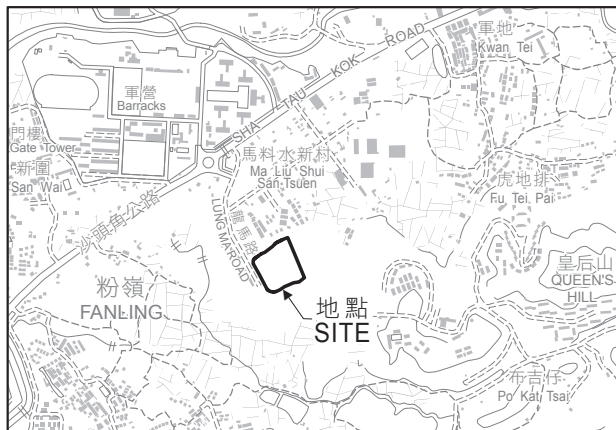
3360EP - 粉嶺皇后山第一所設有30間課室的小學
及3361EP - 粉嶺皇后山第二所設有30間課室的小學的鑑辨圖

IDENTIFICATION PLAN SHOWING THE LOCATION
OF 3360EP - FIRST 30-CLASSROOM PRIMARY SCHOOL AT QUEEN'S HILL, FANLING
AND 3361EP - SECOND 30-CLASSROOM PRIMARY SCHOOL AT QUEEN'S HILL, FANLING



比例 SCALE 1:5 000

位置 LOCATION



比例 SCALE 1:20 000

圖例
LEGEND

收地 / 清拆界限
RESUMPTION / CLEARANCE LIMIT

將予收回的農地
AGRICULTURAL LAND TO BE RESUMED

①
3360EP - 粉嶺皇后山
第一所設有30間課室的小學
3360EP - FIRST 30-CLASSROOM PRIMARY SCHOOL
AT QUEEN'S HILL, FANLING

②
3361EP - 粉嶺皇后山
第二所設有30間課室的小學
3361EP - SECOND 30-CLASSROOM PRIMARY SCHOOL
AT QUEEN'S HILL, FANLING

只作識別用 FOR IDENTIFICATION PURPOSES ONLY

地政總署 北區地政處
District Lands Office, North
Lands Department

圖則由北區測量處繪製
Plan Prepared by District Survey Office, North

© 香港特別行政區政府 版權所有 Copyright reserved - Hong Kong SAR Government

檔案編號 File No. L/M(2) in DLON 496/NR/59

底圖編號 Base Map No. 3-SW-B (組別 Series HP5C)

發展藍圖編號 Layout Plan No. S/NE-LYT/17

參考圖編號 Reference Plan No. PMB1/8445/LRP001 (建築署) (ArchSD)

圖則編號 PLAN No. DNM3685