

**For discussion
on 4 June 2021**

Legislative Council Panel on Education

**3363EP – A 24-classroom primary school
at Au Pui Wan Street, Fo Tan, Sha Tin**

PURPOSE

We need to construct a primary school at Au Pui Wan Street, Fo Tan, Sha Tin for the reprovisioning of Po Leung Kuk Siu Hon Sum Primary School (SHSPS), which is currently accommodated in a school premises in the same district built in accordance with past planning standards. This paper briefs Members on the proposed capital works and timeline for the implementation of the school development project.

PROJECT SCOPE AND NATURE

2. The project includes the construction of a 24-classroom primary school at an estimated cost of about \$365.4 million in money-of-the-day prices. The proposed scope of works is as follows –

- (a) 24 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) multi-purpose areas;
- (l) a covered playground;
- (m) a basketball court;
- (n) a running track¹; and
- (o) ancillary facilities including an accessible/fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets, etc.

3. The proposed new school premises with a site area of about 4 775 square metres (m²) will meet the planning target of providing 2 m² of open space per student. Parking spaces for private cars, lay-bys for taxis/private cars and school buses will also be provided within the new school premises. A site and location plan and an artist's impression of the new school premises are at **Enclosures 1 and 2** respectively.

JUSTIFICATION

4. It is the Government's plan to, based on the needs of individual schools, improve the physical conditions and facilities of school premises not built according to the prevailing standards, through reprovisioning and redevelopment projects. SHSPS, currently operating 24 classes and occupying a site area of about 2 000 m² at Sui Wo Court, Sha Tin, was built in 1980. The school does not have language room, general studies room, guidance activity room, conference

¹ A 30-metre running track will be provided to make optimal use of campus space.

room, etc. Some of the existing facilities such as covered playground, computer assisted learning room, music room and visual arts room are undersized according to the prevailing standards. Due to site constraints, the school does not have the additional space required for infrastructure upgrading or in-situ redevelopment. Reprovisioning is considered the most effective way to upgrade the facilities of the school and improve the learning and teaching environment.

5. SHSPS shall cease to occupy and voluntarily relinquish possession of its existing school premises at Sui Wo Court, Sha Tin upon reprovisioning. The Education Bureau (EDB) will handle the to-be-vacant school premises according to the established mechanism. EDB will assess the premises' suitability for school use having regard to factors including the size, location, physical conditions, etc., of the premises, as well as the educational needs and relevant policy measures. If the premises is confirmed no longer required for reallocation for school use, EDB will, in accordance with the Central Clearing House mechanism, inform the Planning Department (PlanD) and other relevant departments (such as the Housing Department) for PlanD's consideration of suitable alternative long-term uses.

IMPLEMENTATION PLAN

6. We will seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee (FC) of the Legislative Council respectively on the proposed project in accordance with the established mechanism. We plan to commence the proposed works upon obtaining funding approval from the FC for target completion of the works in around two and a half years.

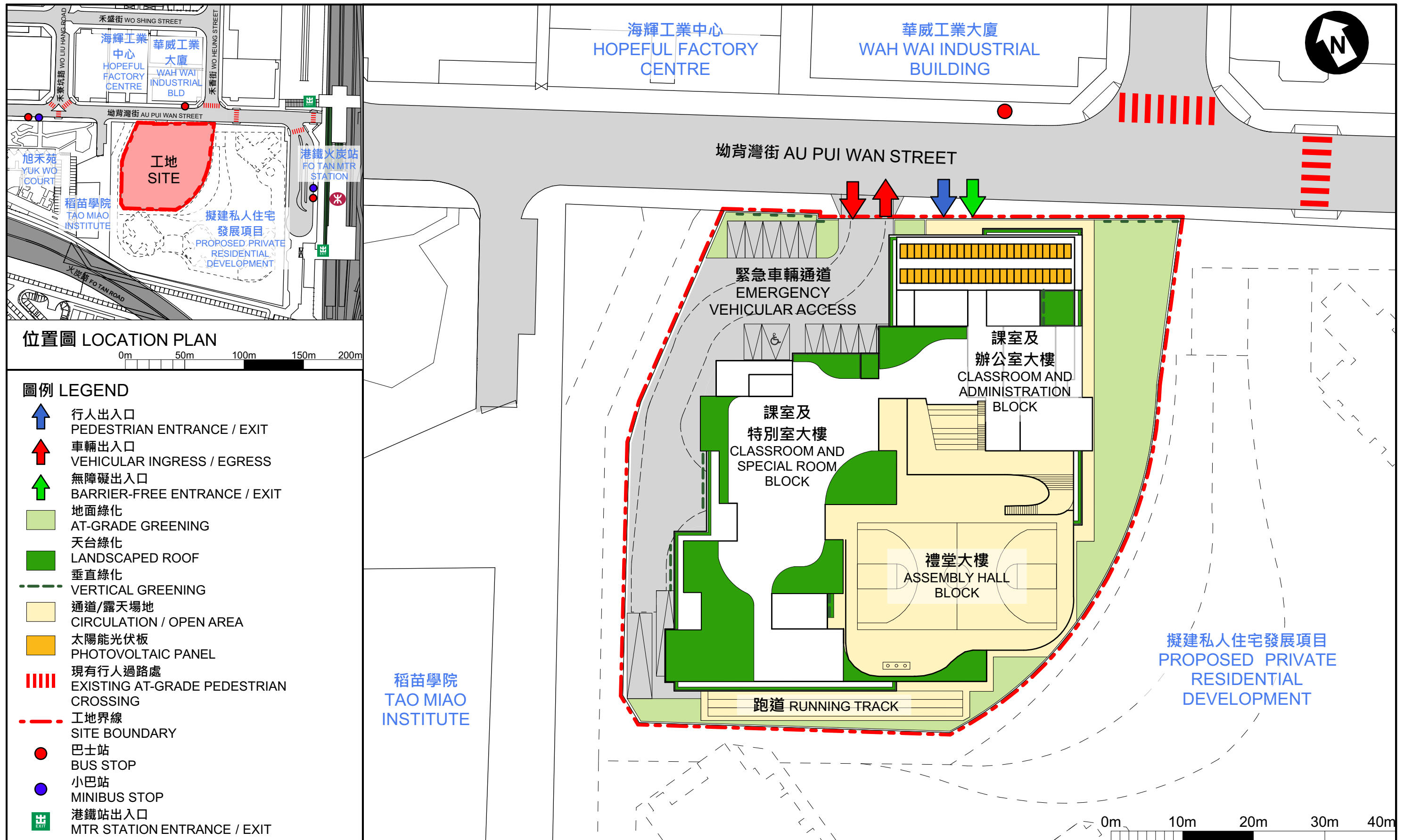
PUBLIC CONSULTATION

7. Due to the cancellation and postponement of the first two meetings of the Education and Welfare Committee of the Sha Tin District Council respectively in early 2021 as affected by the COVID-19 epidemic situation, we informed the Committee the progress of this reprovisioning project by circulation of paper in March 2021. In response to questions from the Committee, we provided supplementary information on 17 May 2021 about the mitigation measures to address the traffic and environmental implications of the project. On traffic, according to the traffic assessment report approved by the Transport Department in

respect of the Comprehensive Development Area where the proposed school premises and the adjacent private residential development are located, a series of road improvement works will be conducted at Au Pui Wan Street/ Wo Heung Street, which would facilitate the commuting arrangements for teachers and students at the new school premises. Adequate parking spaces and lay-bys will also be provided within the new school premises.

Education Bureau

May 2021



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
- 天台綠化 LANDSCAPED ROOF
- 垂直綠化 VERTICAL GREENING
- 通道/露天場地 CIRCULATION / OPEN AREA
- 太陽能光伏板 PHOTOVOLTAIC PANEL
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 工地界線 SITE BOUNDARY
- 巴士站 BUS STOP
- 小巴士站 MINIBUS STOP
- 港鐵站出入口 MTR STATION ENTRANCE / EXIT

工地平面圖
SITE PLAN

363EP
沙田火炭坳背灣街1所設有24間課室的小學
A 24-CLASSROOM PRIMARY SCHOOL AT AU PUI WAN STREET, FO TAN, SHATIN

ARCHITECTURAL SERVICES DEPARTMENT 建築署



從北面望向小學構思透視圖
PERSPECTIVE VIEW FROM NORTHERN DIRECTION (ARTIST'S IMPRESSION)

構思圖
ARTIST'S
IMPRESSION

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