


Expression of Interest for vacant school premises and greenfield sites for international school development

Information on the vacant school premises and greenfield sites earmarked

Points to note

- (1) All photos and maps shown are for reference only. Information including the site area, age of building, number of rooms and site boundary of the vacant school premises and greenfield sites, as appropriate, are approximate measurements for indicative purpose only.
- (2) Respondents are encouraged to seek professional advice on matters relating to building renovation and site development at an early stage to ensure full understanding on the prevailing statutory and/or administrative requirements and their implications. Building plans / sketch of the vacant school premises, where available, will be provided at the stage when detailed proposals are invited from eligible applicants who have expressed interest in this exercise. Successful applicants shall appoint an Authorized Person to prepare and submit building plans on the refurbishment and/or renovation of the premises or development of the greenfield sites.
- (3) Successful applicants will be responsible for all the costs and expenses in carrying out the renovation, alteration and/or construction works and in conducting any related studies including but not limited to traffic impact assessment and environment impact assessment as appropriate. Successful applicants shall maintain, repair and upgrade slopes and retaining walls within the site boundary, if any. Successful applicants shall allow access by parties concerned for maintenance, repair and upgrading of the features lying within or in the close proximity of the site boundary.
- (4) Successful applicants should minimize the impact on the living environment of the neighbourhood when carrying out works at the premises and/or sites. For vacant school premises, successful applicants are expected to renovate and not to demolish all or any part of the existing buildings. Minor alteration works may be allowed subject to compliance with relevant statutory and / or administrative requirements and / or approval by relevant authorities.
- (5) The premises and sites will be handed over to the successful applicants on an as-is basis. The status of the premises and sites may be subject to change at the time of allocation, which is in turn subject to applicable procedures and the successful and timely surrender of the premises and/or sites by the current occupants, if any.
- (6) Further infrastructural information in relation to the premises and sites, if any, may be provided when detailed proposals are invited from eligible applicants who have expressed interest in this exercise. Visits to the premises and the sites will also be arranged at that stage.
- (7) Enquiries may be directed to Miss Winnie Wong at (852) 3509 8391 or winniewyong@edb.gov.hk.

Premises A

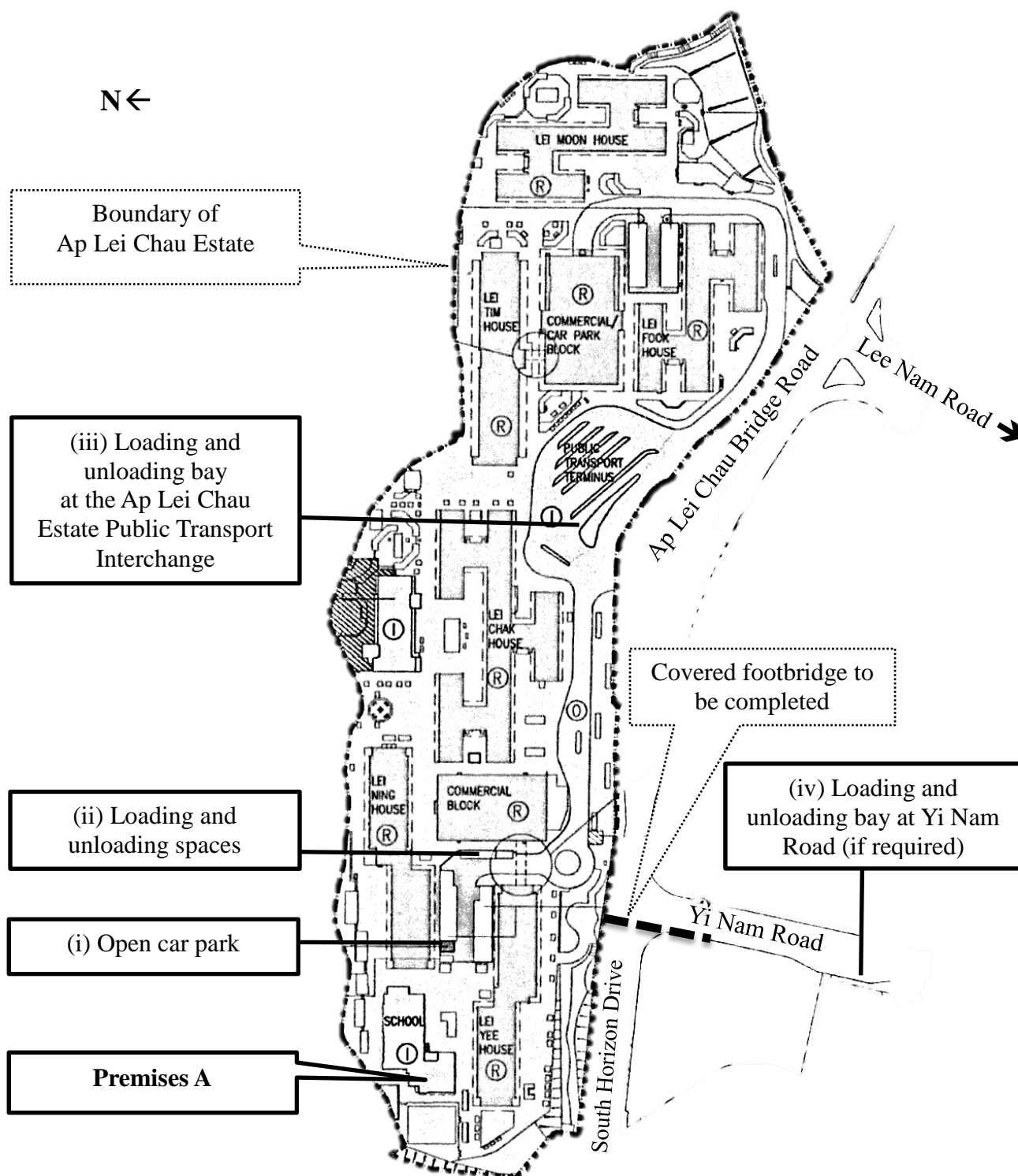
Location	Ap Lei Chau Estate Phase I	
Site Area	1 200 m ²	
Age of building	34 years	
Rooms	24 classrooms and 8 special rooms	
Status	Immediately available (Please note Remarks (4) below))	
Previous use	A local primary school	
Estimated number of school places	No less than 580 places	

Remarks


- (1) The successful applicant is expected to commence operation at the premises in the 2015/16 school year.
- (2) The premises is located within the Ap Lei Chau Estate boundary and is currently managed by the Hong Kong Housing Authority. The successful applicant of the premises is required to enter into a Tenancy Agreement with the Hong Kong Housing Authority on top of the School Sponsoring Body Service Agreement to be entered with the Education Bureau .
- (3) Open space surrounding the premises, including the sitting out area and the basketball court, are part of the common area to be used by all residents of the Ap Lei Chau Estate. Other facilities shall be opened for public use after school hours if there are no school activities. The school hall should be made available for community use in the evenings and on public holidays.
- (4) Direct vehicle drop-off and pick-up area to the entrance of the school premises is not available. Mandatory school bus or public transport policy shall be implemented. All students shall commute to and from the school (including for the purpose of extra-curricular activities or other activities outside normal school hours) by school buses or public transportation (excluding taxi). The successful applicant needs to conduct traffic impact assessment and report to the Southern District Council the outcome of the assessment and future transport arrangements including measures in implementing the mandatory school bus or public transport policy. The premises would not be allocated to the successful applicant for school operation unless and until the Southern District Council is satisfied with the proposed transport arrangement.
- (5) The picking-up and dropping-off of students should be taken place at designated points only, namely (i) designated parking space in front of the premises; (ii) loading/unloading area outside the market; (iii) loading/unloading bay at the Ap Lei Chau Estate Public Transport Interchange; and (iv) if there is genuine need, no more than two medium-sized school buses may use the loading/unloading bay at Yi Nam Road. Arrangements to escort students to and from the school bus drop-off and pick-up points should be put in place. A map at [Appendix](#) shows the location of the aforementioned points. The successful applicant should liaise with the two nearby primary schools, particularly the Precious Blood Primary School (South Horizons), to stagger the start time and dismissal time among their schools and to share the loading/unloading bays. School buses should make use of Lee Nam Road and parking space along that road when waiting for the picking up of students. School buses should not wait at the South Horizons area.
- (6) There is existing public stormwater drainage system at Ap Lei Chau Bridge Road and drainage connection is available.
- (7) The successful applicant is responsible for resuming the use of the lift of the school premises, and liaising with the management of Ap Lei Chau Estate to resume the use of the Communal Aerial Broadcast Distribution system which is connected to the system of Lei Ning House.

- (8) The successful applicant shall renovate, and not to demolish all or any part of the school premises, in compliance with the current building, fire safety and related legislation and administrative requirements, including the provision of barrier free access.
- (9) Upon allocation of the premises, security and cleaning services for the premises should be provided for by the successful applicant.
- (10) The successful applicant is required to work with the Hong Kong Housing Authority, The Link, the Ap Lei Chau Estate Management Advisory Committee, relevant government departments and local community to address concerns, including traffic concerns, to their satisfaction.

Appendix - Designated points for picking-up and dropping-off students



Premises B

Location	6 Ma Chung Road, Tai Po, New Territories	
Site area	5 770 m ²	
Age of building	19 years	
Rooms	28 classrooms and 22 special rooms	
Status	Immediately available	
Previous use	A local secondary school	
Estimated number of school places	No less than 670 places	

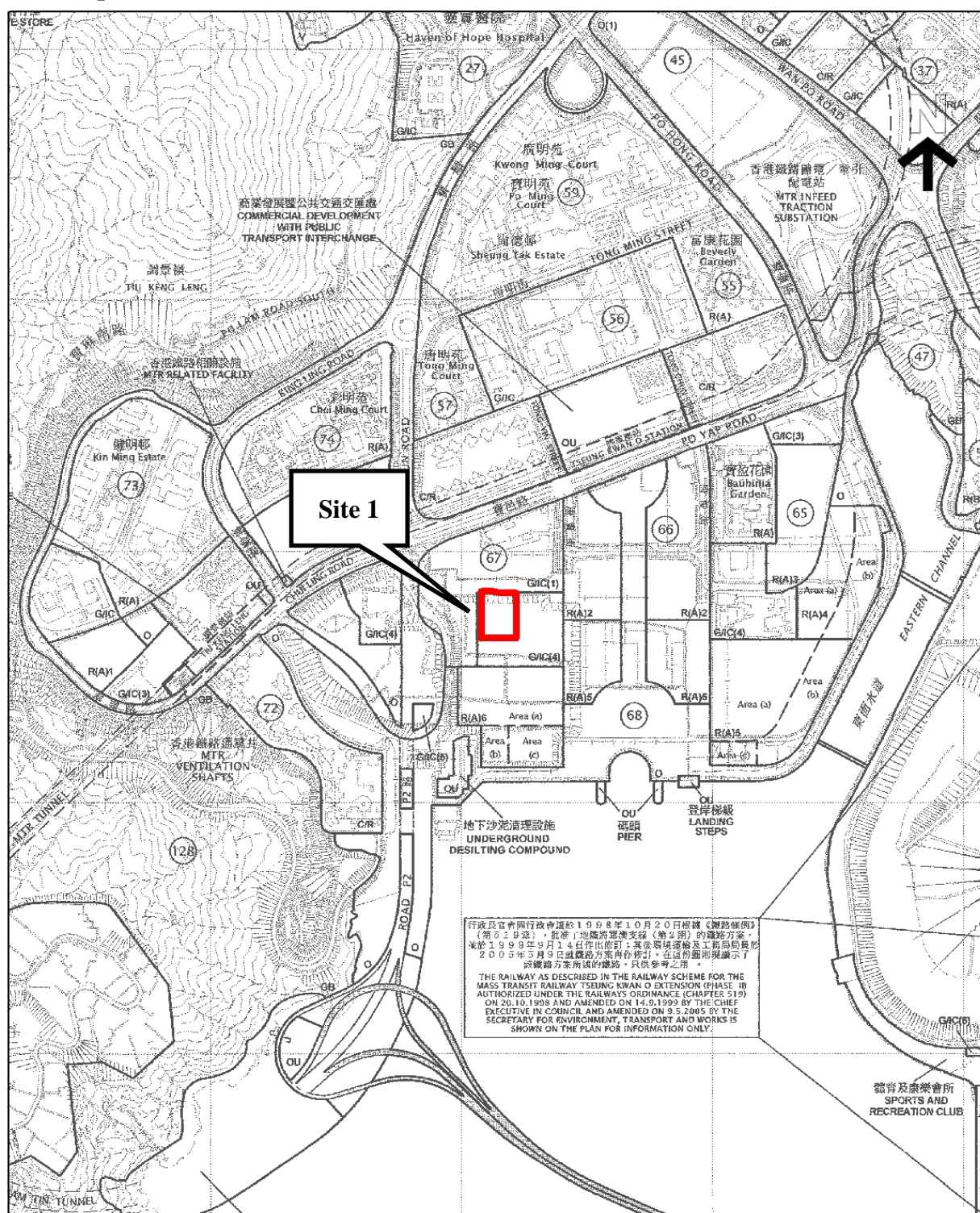
Remarks


- (1) The successful applicant is expected to commence operation at the premises in the 2015/16 school year. Secondary classes, if any, should be offered no earlier than the 2017/18 school year. The latter is not applicable to successful applicant who, at the time of allocation, is offering non-local primary or secondary classes such that their students, or students from other international schools, may continue their studies in the premises.
- (2) Traffic impact assessment covering the following aspects should be conducted by the successful applicant:-
 - (a) Provision of internal traffic facilities such as pick-up/drop-off areas and car park spaces – Sufficient provisions should be provided inside the sites to prevent queuing of vehicles onto public roads. Any queuing of vehicles would cause significant impact on traffic conditions;
 - (b) Manoeuvring of school buses/coaches on Ma Chung Road to/from the site and related recommendation;
 - (c) Pedestrian facilities along Ma Chung Road – footpaths and road crossing facilities should be reviewed and upgraded as appropriate;
 - (d) Additional vehicle trips to be generated from the school, including but not limited to, school buses;
 - (e) Capacity of Ma Chung Road during renovation and after opening of the school and related recommendation; and
 - (f) Additional passenger demand to be generated on the existing public transport services, including both franchised bus and green minibus services, and recommendation on service enhancement on existing public transport services.
- (3) Mandatory school bus or public transport policy shall be implemented. All students shall commute to and from the school by school buses or public transportation (excluding taxi). Start time and dismissal time of the school should be staggered from that of the nearby secondary school. The picking-up and dropping-off of students should be confined within the site.
- (4) School facilities, including the basketball court, shall be opened for public use after school hours if there are no school activities. The school hall should be made available for community use in the evenings and on public holidays.

- (5) The premises may be subject to some degree of noise impact from Tat Wan Road and the adjacent open carparks. Detailed noise impact assessment should be carried out to ensure that the potential noise impact will be properly addressed.
- (6) There is an existing sewerage system adjacent to the premises. A sewerage impact assessment should be conducted to ascertain that the existing sewer has sufficient capacity to cope with additional flow and to address sewer connection matters. Existing water mains may be affected and need to be diverted.
- (7) The successful applicant is responsible for arrangements in resuming the use of the lift.
- (8) The successful applicant shall renovate, and not to demolish all or any part of the school premises, in compliance with the current building, fire safety and related legislation and administrative requirements, including the provision of barrier free access.
- (9) Upon allocation of the premises, security and cleaning services for the premises should be provided for by the successful applicant.
- (10) The successful applicant is required to work with relevant government departments and the local community to address concerns, including traffic concerns, to their satisfaction.

Site 1	
Location	Area 67, Tseung Kwan O (Town Centre)
Site area	Around 8 200 m ²
Site boundary	Site boundary to be confirmed by Lands Department upon granting of land to the successful applicant
Status	Immediately available
Estimated number of school places	No less than 720 places
Remarks <ol style="list-style-type: none"> (1) The successful applicant is expected to commence operation at the greenfield site in the 2018/19 school year. (2) School development within the subject site is restricted to a maximum building height of 40m. There is a 15m-wide non-building area along the southern boundary. (3) Traffic impact assessment covering the following aspects should be conducted by the successful applicant:- <ol style="list-style-type: none"> (a) Provisions of internal traffic facilities such as pick-up/drop-off areas and car parking spaces – Sufficient provisions should be provided inside the site to prevent queuing of vehicles onto public roads. Any queuing of vehicles would cause significant impact on the future traffic conditions; (b) Manoeuvring of school buses/coaches at the adjoining new roads to/from the site and related recommendation. (c) Pedestrian facilities at new roads – Newly constructed footpaths and road crossing facilities should be reviewed and upgraded if necessary; and (d) Any traffic impact to the road network and junctions etc. in vicinity of the site should be assessed and upgrading work should be conducted if appropriate. (4) Mandatory school bus or public transport policy shall be implemented. All students shall commute to and from the school by school buses or public transportation (excluding taxi). Start time and dismissal time of the school should be staggered from that of nearby schools, if any. (5) Noise impact assessment is required to be conducted to ensure that the road traffic noise impact to the school is minimized. (6) Fresh and salt water supplies are available. Existing water mains however may be affected and need to be diverted. (7) The building design should follow the Sustainable Building Design Guidelines promulgated by the Building Authority. When conducting construction works, including minor works, the successful applicant is required to comply with current building, fire safety and related legislation and administrative requirements, including the provision of barrier free access. (8) School facilities shall be opened for public use after school hours and on public holidays if there are no school activities. (9) The successful applicant is required to work with relevant government departments and the local community to address concerns, including traffic concerns, to their satisfaction. 	

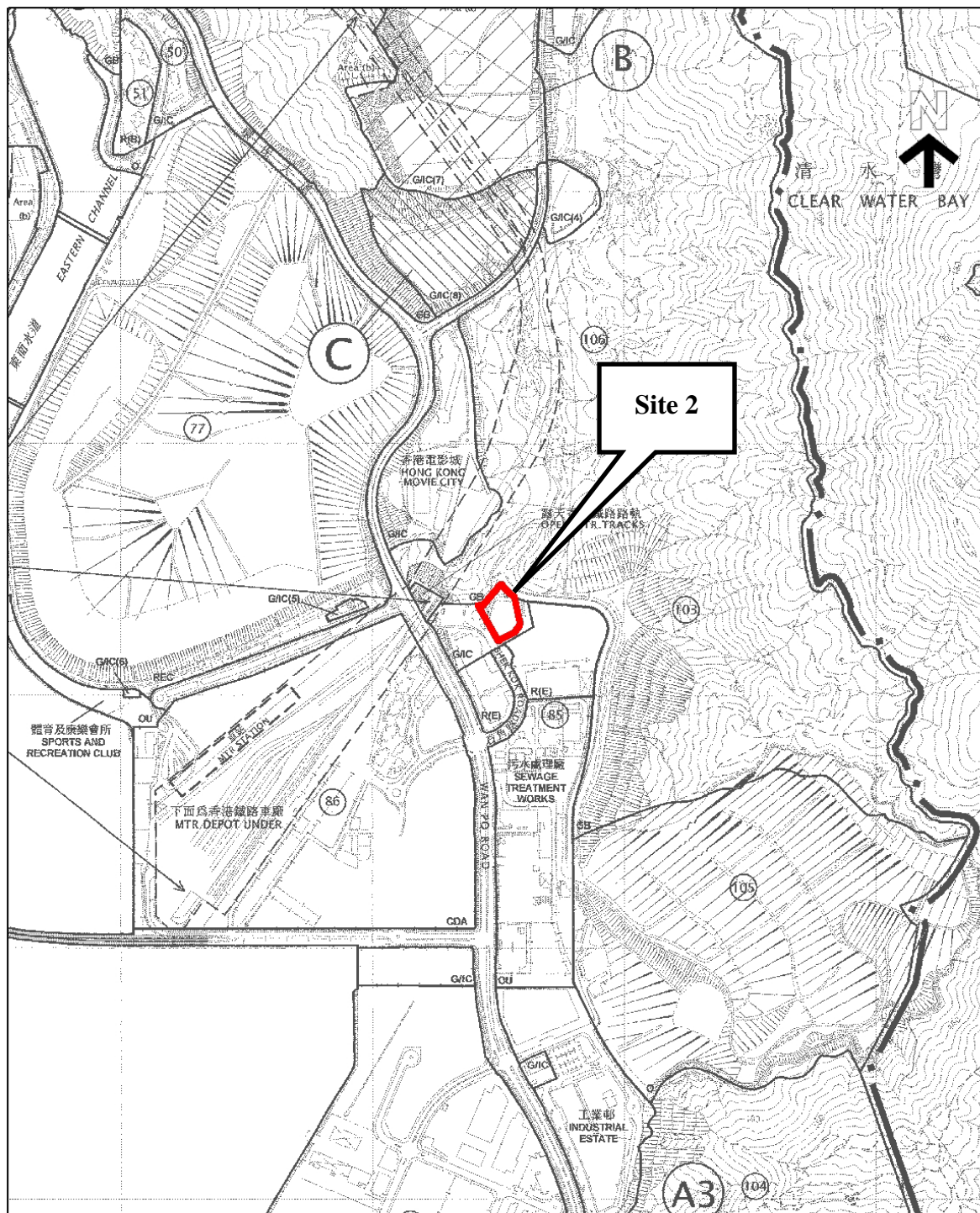
Location map




Reference	Area 67 TKO (Sec Site 1) Area :6950 sq.m (about) Scale 1: 10000 Site Boundary Subject to Detailed Land Survey	 PLANNING DEPARTMENT	
Extracted from		SK 3b	3
OZP Plan No. : S/TKO/18			
Exhibition Date : 07-May-2010			
Date : 17-September-2010			

Site 2	
Location	Area 85, Tseung Kwan O (Siu Chik Sha)
Site area	Around 6 950 m ²
Site boundary	Site boundary to be confirmed by Lands Department upon granting of land to the successful applicant
Status	Part of the site is currently leased to a private car park operator for operation of public car park under time-limited tenancy. The site is expected to be available by mid-2015.
Estimated number of school places	No less than 720 places
Remarks <ol style="list-style-type: none"> (1) The successful applicant is expected to commence operation at the greenfield site in the 2018/19 school year. (2) The site is within 250m Consultation Zone of the Tseung Kwan O Stage 1 Landfill and the site may be affected by problems associated with the migrating landfill gas. (3) There is an existing nullah near the site. (4) The site is currently only accessible via Shek Kok Road. (5) Traffic impact assessment should be conducted by the successful applicant to assess whether the existing access road can support the future development of the school. (6) The proposed site may be subject to some degree of noise impact from an open car park opposite to the site. Detailed noise impact assessment should be carried out to ensure that the potential noise impact will be properly addressed. (7) Basic drainage and sewerage systems are available. (8) The building design should follow the Sustainable Building Design Guidelines promulgated by the Building Authority. When conducting construction works, including minor works, the successful applicant is required to comply with current building, fire safety and related legislation and administrative requirements, including the provision of barrier free access. (9) School facilities shall be opened for public use after school hours and on public holidays if there are no school activities. (10) The successful applicant is required to work with relevant government departments and the local community to address concerns, including traffic concerns, to their satisfaction. 	

Location map

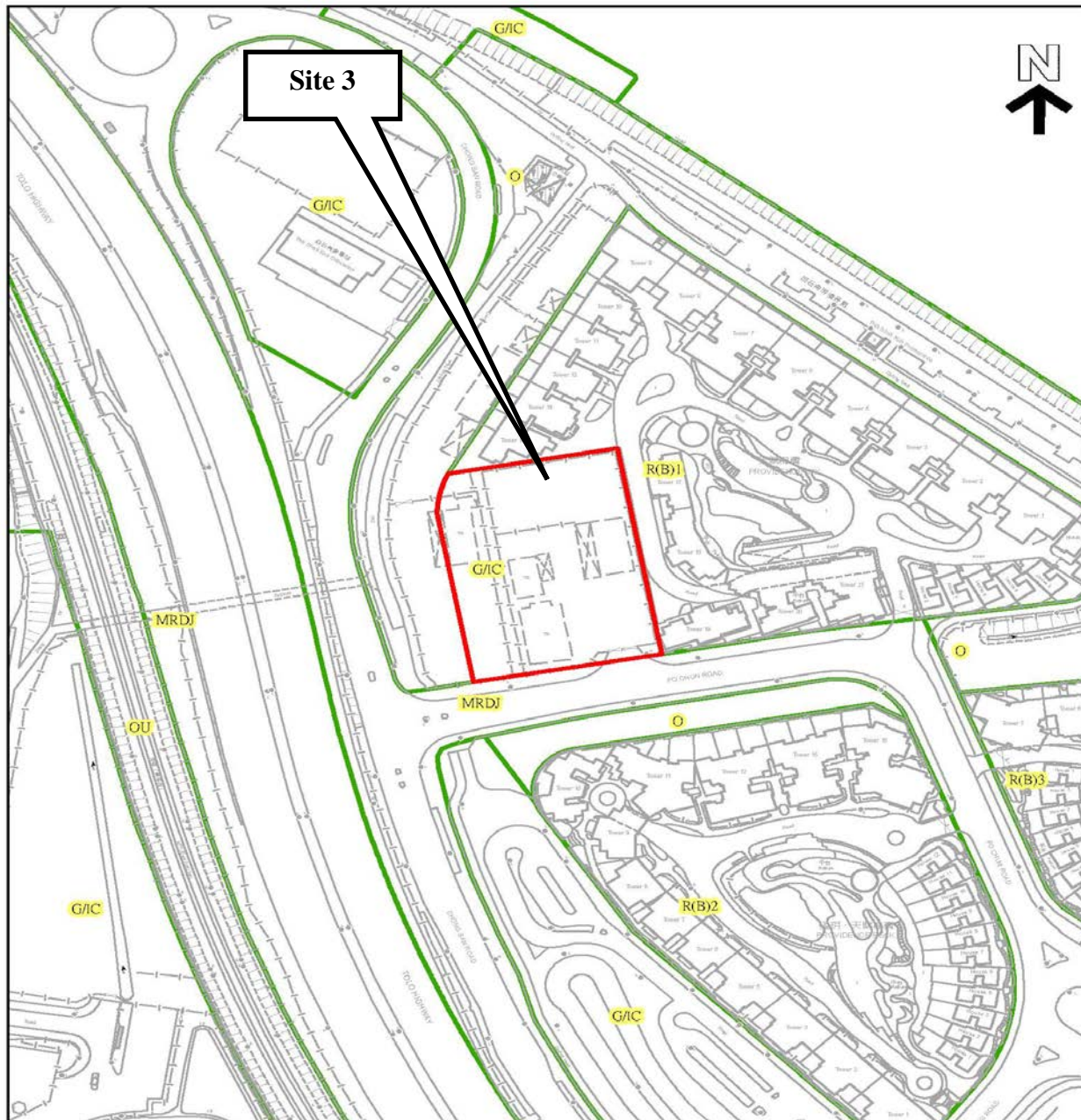


Reference	<div>Area 85 TKO (Sec Site) Area :6950 sq.m (about)</div> <div>Scale 1: 10000</div> <div>Site Boundary Subject to Detailed Land Survey</div>	<div> PLANNING DEPARTMENT</div>	
Extracted from			
OZP Plan No. : S/TKO/18		SK10a	3
Exhibition Date : 07-May-2010			
Date : 17-September-2010			

Site 3	
Location	TP 4 (near Tolo Highway and Science Park)
Site area	Around 6 200 m ²
Site boundary	Site boundary to be confirmed by Lands Department upon granting of land to the successful applicant
Status	The site currently under temporary use by the Civil Engineering Department and the Drainage Services Department. The site will be available in early 2015.
Estimated number of school places	No less than 720 places
Remarks <ol style="list-style-type: none"> (1) The successful applicant is expected to commence operation at the greenfield site in the 2018/19 school year. (2) Traffic impact assessment covering the following aspects should be conducted by the successful applicant:- <ol style="list-style-type: none"> (a) Provisions of internal traffic facilities such as pick-up/drop-off areas and car parking spaces – Sufficient provisions should be provided inside the site to prevent queuing of vehicles onto public roads. Any queuing of vehicles would cause significant impact on the future traffic conditions; (b) Manoeuvring of school bus/coaches on Fo Chun Road to/from the site and related recommendation; (c) Pedestrian facilities along Fo Chun Road – Newly constructed footpaths and road crossing facilities should be reviewed and upgraded if necessary; (d) Additional vehicle trips to be generated from the school, including but not limited to school buses; (e) Capacity of Fo Chun Road during construction and after opening of the school and related recommendation; and (f) Additional passenger demand to be generated from the school on the existing public transport services, including both franchised bus and green minibus services, and recommendation on service enhancement on the existing public transport services. (3) Mandatory school bus or public transport policy shall be implemented. All students shall commute to and from the school by school buses or public transportation (excluding taxi). Start time and dismissal time of the school should be staggered from that of nearby schools, if any. (4) Noise impact assessment is required to be conducted. (5) There is an existing sewerage system adjacent to the site. A sewerage impact assessment is required to be conducted to ascertain the existing sewer has sufficient capacity to cope with additional flow and to address sewer connection matters. (6) Fresh and salt water supplies are available. Existing water mains however may be affected and need to be diverted. (7) The building design should follow the Sustainable Building Design Guidelines promulgated by the Building Authority. When conducting construction works, including minor works, the successful applicant is required to comply with current building, fire safety and related legislation and administrative requirements, including the provision of barrier free access. 	

- (8) School facilities shall be opened for public use after school hours and on public holidays if there are no school activities.
- (9) The successful applicant is required to work with relevant government departments and the local community to address concerns, including traffic concerns, to their satisfaction.

Location map



Reference

Extracted from
1:1000 Survey Sheet No :
7-NE-11D
7-NE-12C

Date : 04-November-2013

Tai Po Area 4

Scale 1: 2000

Site Boundary Subject to Detailed Land Survey



PLANNING DEPARTMENT

**Education Bureau
March 2014**