

**Expression of Interest for a greenfield site  
for the establishment of a Mainland curriculum school**

Information on the greenfield site earmarked

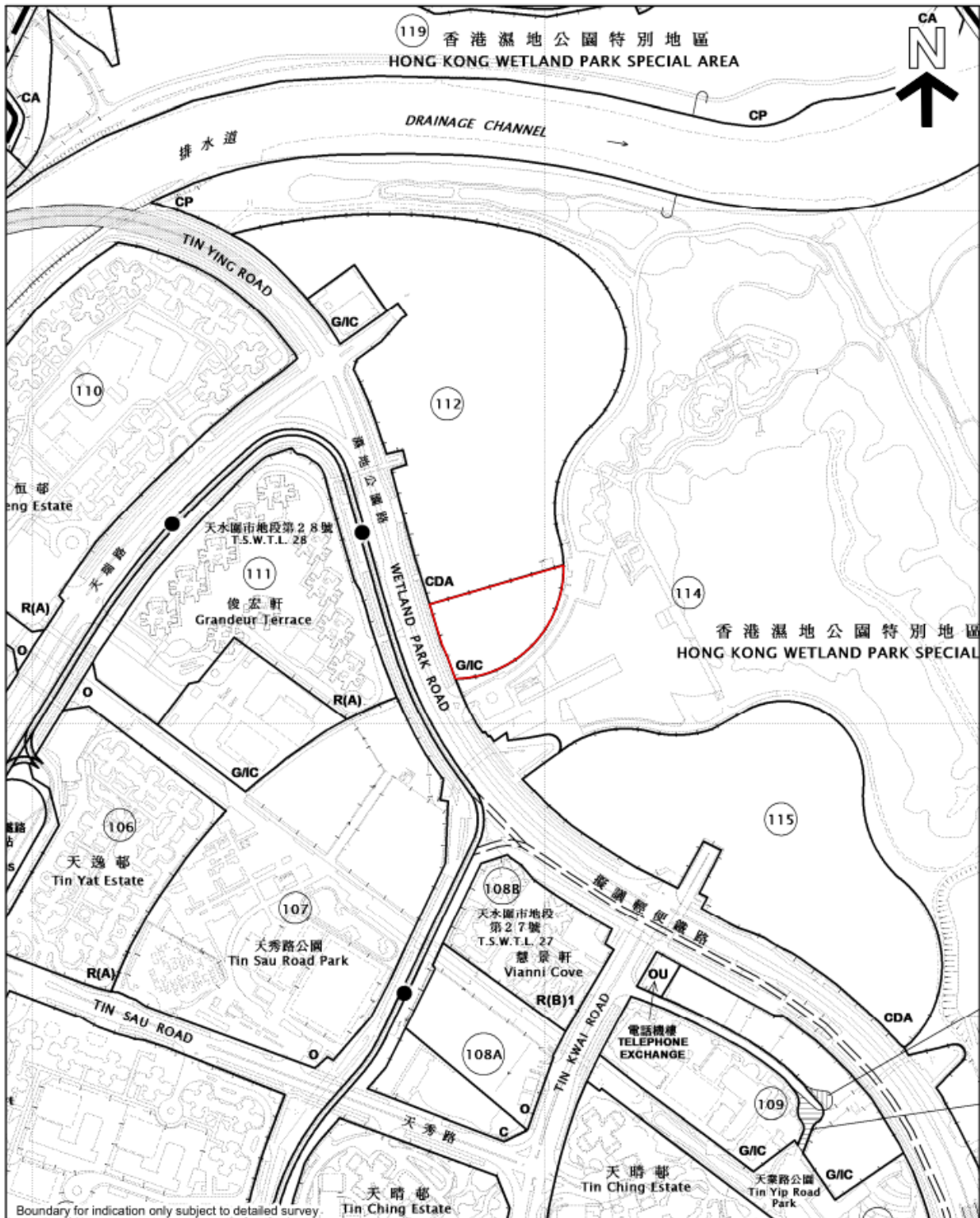
*Points to note*



- (1) The map shown is for reference only. Information including the site area and site boundary of the greenfield site, as appropriate, are approximate measurements for indicative purpose only.
- (2) Respondents are encouraged to seek professional advice on matters relating to site development at an early stage to ensure full understanding on the prevailing statutory and/or administrative requirements and their implications. The successful applicant shall appoint an Authorised Person to prepare and submit building plans on the development of the greenfield site.
- (3) The successful applicant will be responsible for all the costs and expenses in carrying out the construction works and in conducting any related studies including but not limited to traffic impact assessment and environmental review. The successful applicant shall maintain, repair and upgrade slopes and retaining walls within the site boundary, if any. The successful applicant shall also allow access by parties concerned for maintenance, repair and/or upgrading of the features lying within or in the close proximity of the site boundary.
- (4) The successful applicant should minimise the impact on the living environment of the neighbourhood when carrying out works on the site.
- (5) The site will be handed over to the successful applicant on an as-is basis.
- (6) Further infrastructural information in relation to the site, if any, may be provided when detailed proposals are invited from eligible respondents who have expressed interest in this exercise. Visits to the site may also be arranged at that stage.
- (7) Enquiries may be directed to Mr. Brian MOK at (852) 3509 8391 or [irsd@edb.gov.hk](mailto:irsd@edb.gov.hk).

<b>Tin Shui Wai Site</b>	
<b>Location</b>	Tin Shui Wai Area 112 adjoining Hong Kong Wetland Park
<b>Site area</b>	Around 8 608 m <sup>2</sup>
<b>Site boundary</b>	Site boundary to be confirmed by the Lands Department upon granting of land to the successful applicant
<b>Status</b>	Immediately available. The successful applicant is required to check the current site conditions and review if further site formation works are necessary.
<b>Estimated number of school places</b>	No less than about 900 places
<b>Remarks</b>	
<p>(1) Subject to the progress of the construction works by the successful applicant, the school is expected to commence operation at the greenfield site as from around the 2025/26 school year.</p> <p>(2) The successful applicant is recommended to carry out an Environmental Review on the school design to meet the requirements in Chapter 9 of the Hong Kong Planning Standards and Guidelines at the design stage, and provide the mitigation measures accordingly.</p> <p>(3) Appropriate measures should be in place to avoid or minimise the potential impacts on wildlife associated with noise, human disturbance, artificial lightings, light glare and bird-building collision during the construction and operation phases.</p> <p>(4) Currently, there is no vehicular access to the site. The successful applicant shall be responsible for the construction of vehicular run-in/out at Wetland Park Road and the associated access road and modification of highways facilities as appropriate. Moreover, the site should be provided with an emergency vehicular access in accordance with Regulation 41D of the Buildings (Planning) Regulations.</p> <p>(5) Traffic Impact Assessment covering the following aspects should be conducted on –</p> <p>(a) Provision 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;</p> <p>(b) Manoeuvring of school buses/coaches at the adjoining Wetland Park Road to/from the site and related recommendation;</p>	

- (c) Pedestrian and cycling connectivity – existing facilities including footpaths and road crossing facilities along Wetland Park Road and cycling facilities should be reviewed and upgraded if necessary; and
  - (d) 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.
- (6) The implementation of mandatory school bus or public transport policy (i.e. all students shall commute to and from the school by school buses or public transportation (excluding taxi)) and staggered start and dismissal times of the school from that of nearby school(s) are recommended, subject to the outcome of Traffic Impact Assessment.
  - (7) The existing ground level of the site is slightly lower than that of the existing road level in the vicinity. Proper measures should be provided to avoid any potential flooding due to surface runoff. In addition, there is no drainage reserve area within the subject site and existing stormwater drainage system along Wetland Park Road is available for connection. The nearest foul sewer manhole is located at about 110 m away from the site. Furthermore, the applicant is required to conduct Drainage Impact Assessment and Sewerage Impact Assessment to ascertain whether the existing drainage and sewerage systems are capable of catering for the additional runoff and sewage generated by the proposed development.
  - (8) Fresh and salt water supplies are available.
  - (9) The building design should follow the Sustainable Building Design Guidelines promulgated by the Building Authority. Any latest requirements on gross floor area (GFA) calculation (including GFA concession) should be followed. Before carrying out any new building works on the site, the successful applicant should obtain prior approval and consent of the Building Authority and detailed checking under the Buildings Ordinance will be carried out at the building plan submission stage. When conducting construction works, including minor works, the successful applicant is required to comply with the current building, fire safety and related legislation and administration requirements, including the provision of barrier free access.
  - (10) The successful applicant is required to notify the Antiquities and Monuments Office two weeks prior to the commencement of construction work.
  - (11) 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



<p>Extracted from OZP No.: S/TSW/15 Exhibition Date: 07 May 2021</p>	<p>G/IC Site in Area 112, Tin Shui Wai</p>	<p>Tuen Mun and Yuen Long West District Planning Office</p>  <p><b>PLANNING DEPARTMENT</b></p>
<p>Date: 7 May 2021</p>	<p>Scale 1:5,000</p> 	<p>Reference No.      PLAN</p>