

**For discussion
on 11 April 2016**

Legislative Council Panel on Education

**3271ES – A 30-classroom secondary school at Site 1A-2,
Kai Tak Development, Kowloon**

PURPOSE

We need to construct a secondary school premises in Kai Tak Development of Kowloon City for the reprovisioning of the Cognitio College (Kowloon), which is currently accommodated in a school premises in Wong Tai Sin built according to past planning standards. This paper briefs Members on the proposed capital works and timeline.

PROJECT SCOPE AND NATURE

2. The project scope includes the construction of a 30-classroom secondary school at an estimated cost of about \$447.0 million in money-of-the-day (MOD) prices. It was calculated having regard to the reference cost¹ of a standard-design 30-classroom public sector secondary school and the cost for site-specific works². The proposed scope of works includes –

- (a) 30 classrooms;
- (b) three small group teaching rooms;
- (c) six special rooms, comprising a music room, a visual arts room, a computer assisted learning room, a multi-purpose room, and two integrated science laboratories;
- (d) 11 equipment-based multi-purpose rooms, comprising a design and

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

² Site-specific works include site formation, additional energy conservation measures and noise mitigation measures.

technology workshop, a needlework room, a creative media room, a geography room, a home management room, a biology laboratory, a physics laboratory, a chemistry laboratory, a computer room, and two learning common rooms;

- (e) a library-cum-language room;
- (f) a guidance activity room;
- (g) two interview rooms;
- (h) a staff room and a staff common room;
- (i) a conference room;
- (j) an assembly hall with a stage;
- (k) a covered playground;
- (l) a student activity centre;
- (m) multi-purpose areas;
- (n) two basketball courts;
- (o) a running track³;
- (p) a green corner⁴; and
- (q) ancillary facilities including a disabled/fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets.

³ A 50-metre running track will be provided to make optimal use of the campus space.

⁴ A green corner is a designated area inside the campus to encourage students to develop an interest in horticulture and natural environment. The green corner may include planting beds.

3. The proposed new school premises located at Site 1A-2, Kai Tak Development with a site area of 7 500 square metres (m²) will meet the planning target of providing 2 m² of open space per student. A site 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 improve the physical conditions and facilities of school premises not built according to the prevailing standards based on the needs of the schools through the School Improvement Programme (SIP)⁵ as well as reprovisioning and redevelopment projects. The Cognitio College (Kowloon), currently occupying a site area of only about 2 100 m², was built in 1970. Due to site constraints, the school facilities could not be upgraded in a full scale through SIP. The school currently falls short of certain standard facilities such as classrooms, interview rooms, basketball court and an integrated science laboratory, and is in lack of certain standard facilities such as small group teaching rooms, guidance activity room, student activity centre, etc. The school does not have the additional space required for infrastructure upgrading or in-situ redevelopment. Reprovisioning is considered to be the most effective way to upgrade the facilities of the school and improve the teaching and learning environment for teachers and students.

5. Upon completion of the proposed capital works project, the Cognitio College (Kowloon) which currently operates 24 classes in the Wong Tai Sin District may operate 30 classes in the new school premises in the Kowloon City District.

IMPLEMENTATION PLAN

6. We plan to seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee (FC) of the Legislative

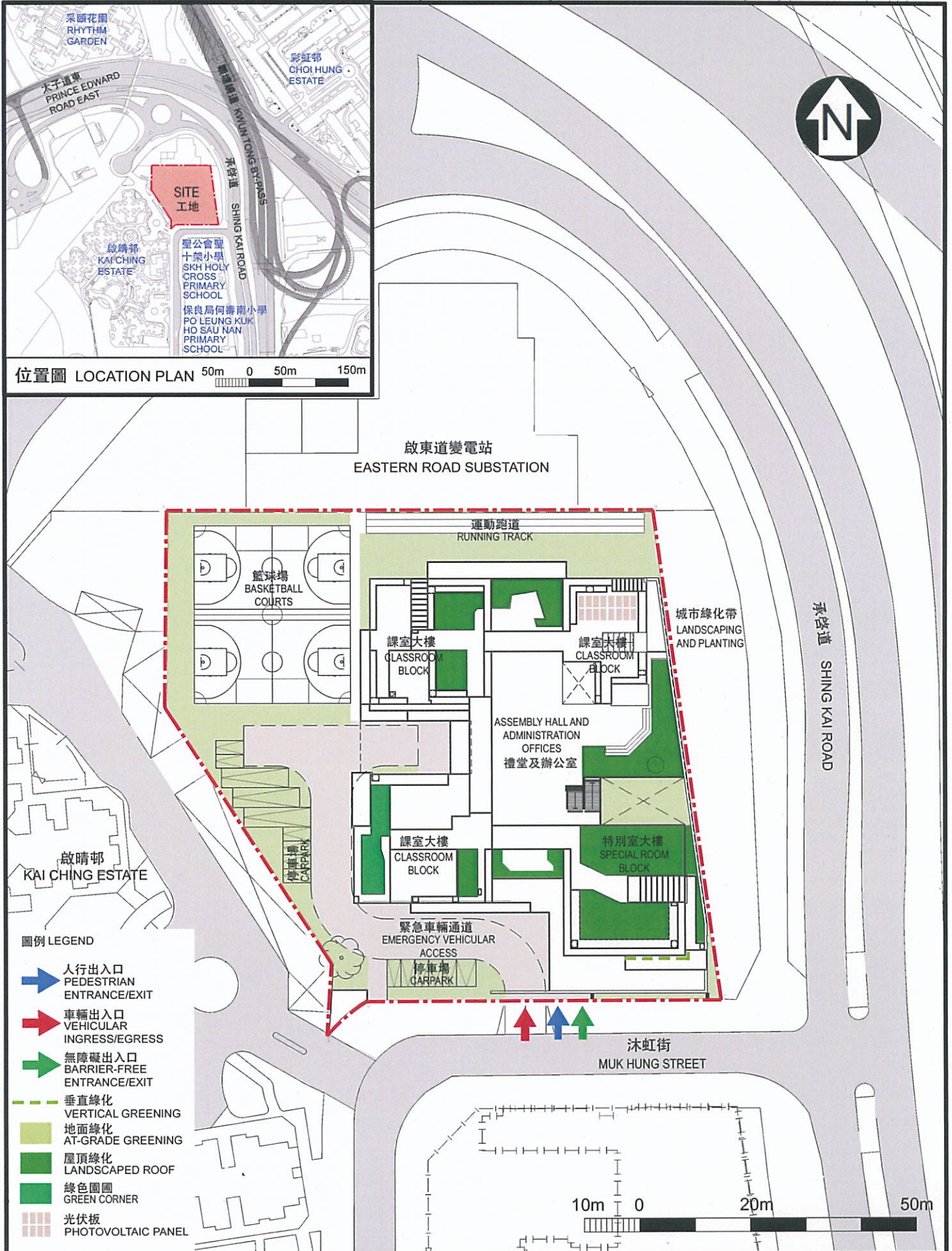
⁵ School Improvement Programme was carried out in five phases between 1994 and 2006. It was introduced at that time to progressively upgrade the teaching and learning environment of schools so as to provide additional space and facilities for teaching, out-of-class activities and supporting services for both teachers and students.

Council (LegCo) for the proposed reprovisioning project in June 2016. Subject to funding approval from FC, the construction works are expected to commence in the fourth quarter of 2016 for completion in the first quarter of 2019.

PUBLIC CONSULTATION

7. We sought the views of the Kai Tak Task Force of Harbourfront Commission on this reprovisioning project on 1 March 2016 and no objection was raised. We also consulted the Housing and Infrastructure Committee of the Kowloon City District Council on 3 March 2016. Members of the Committee supported the project.

Education Bureau
April 2016



工地平面圖
SITE PLAN

3271ES
九龍啟德發展計劃(地盤1A-2)1所設有30間課室的中學
A 30-classroom Secondary School at Site 1A-2,
Kai Tak Development, Kowloon



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西南面構思圖
PERSPECTIVE VIEW FROM THE SOUTH WESTERN DIRECTION



東南面構思圖
PERSPECTIVE VIEW FROM THE SOUTH EASTERN DIRECTION

構思圖
ARTIST'S
IMPRESSION

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