

**For discussion
on 17 April 2013**

Legislative Council Panel on Education

**349EP – A 30-classroom primary school at Site 1A-3,
Kai Tak Development, Kowloon**

PURPOSE

We need to construct a primary school premises in Kai Tak Development of Kowloon City District for the reprovisioning of two schools (viz. S.K.H. Yat Sau Primary School and S.K.H. Ching Shan Primary School) accommodated in sub-standard premises in Wong Tai Sin District according to prevailing standards. This paper briefs Members on the proposed capital works and timeline for implementation.

PROJECT SCOPE AND NATURE

2. The project scope includes the construction of a 30-classroom primary school at Site 1A-3, Kai Tak Development with a site area of 6 600 square metres (m²). The proposed primary school will have the following facilities –

- (a) 30 classrooms;
- (b) four small group teaching room;
- (c) 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;
- (d) two interview rooms;

- (e) a guidance activity room;
- (f) a staff room;
- (g) a staff common room;
- (h) a conference room;
- (i) a student activity centre;
- (j) a library;
- (k) a multi-purpose area;
- (l) two basketball courts;
- (m) an assembly hall;
- (n) a running track¹;
- (o) a green corner²; and
- (p) ancillary facilities including a disabled/ fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets.

3. The estimated cost of the project is \$312.4 million in money-of-the-day (MOD) prices. It was calculated having regard to the reference cost³ of a standard-design 30-classroom public sector primary school and the cost for site-specific works⁴.

¹ A 140 m running track will be provided to make optimal use of campus space.

² 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 reference cost is based on an uncomplicated site with no unusual environmental or geotechnical constraints.

⁴ Site-specific works include site formation, additional energy conservation measures and noise mitigation measures.

4. The proposed new school premises will meet the planning target of providing two square metres of open space per student. A site plan is at Enclosure 1. Subject to the funding approval by the Finance Committee, we plan to commence the construction works in the fourth quarter of 2013 for completion in the third quarter of 2015.

JUSTIFICATION

5. It is Government's plan to improve the physical conditions of sub-standard school premises to prevailing standards through the School Improvement Programme as well as reprovisioning and redevelopment. S.K.H. Yat Sau Primary School and S.K.H. Ching Shan Primary School, currently occupying a site area of only about 1 820 m² and 1 800 m² respectively, were built in 1965 adjacent to each other, with an extension block added to them in 2004 and 1997 respectively. They are now operating 11 and 7 classes respectively. The two schools do not have any additional space for infrastructure upgrading or in-situ redevelopment. Over the years, the schools have met their operational needs and safety standard by seeking major and emergency repairs. Due to site constraints, reprovisioning of these two schools to a new school premises at Site 1A-3, Kai Tak Development is the most cost-effective way to improve the teaching and learning environment for teachers and students of the schools.

6. Upon completion, S.K.H. Yat Sau Primary School and S.K.H. Ching Shan Primary School which currently operate 11 and 7 classes respectively in Wong Tai Sin District will merge and operate as one primary school in the new premises at Site 1A-3, Kai Tak Development providing 30 primary classes and other facilities.

IMPLEMENTATION PLAN

7. We plan to seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for the proposed reprovisioning project in May 2013 and June 2013 respectively. Subject to funding approval from the Finance Committee, the construction works are expected to commence in the fourth quarter of 2013 for completion in the third quarter of 2015.

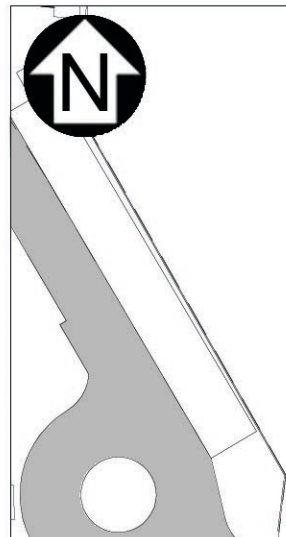
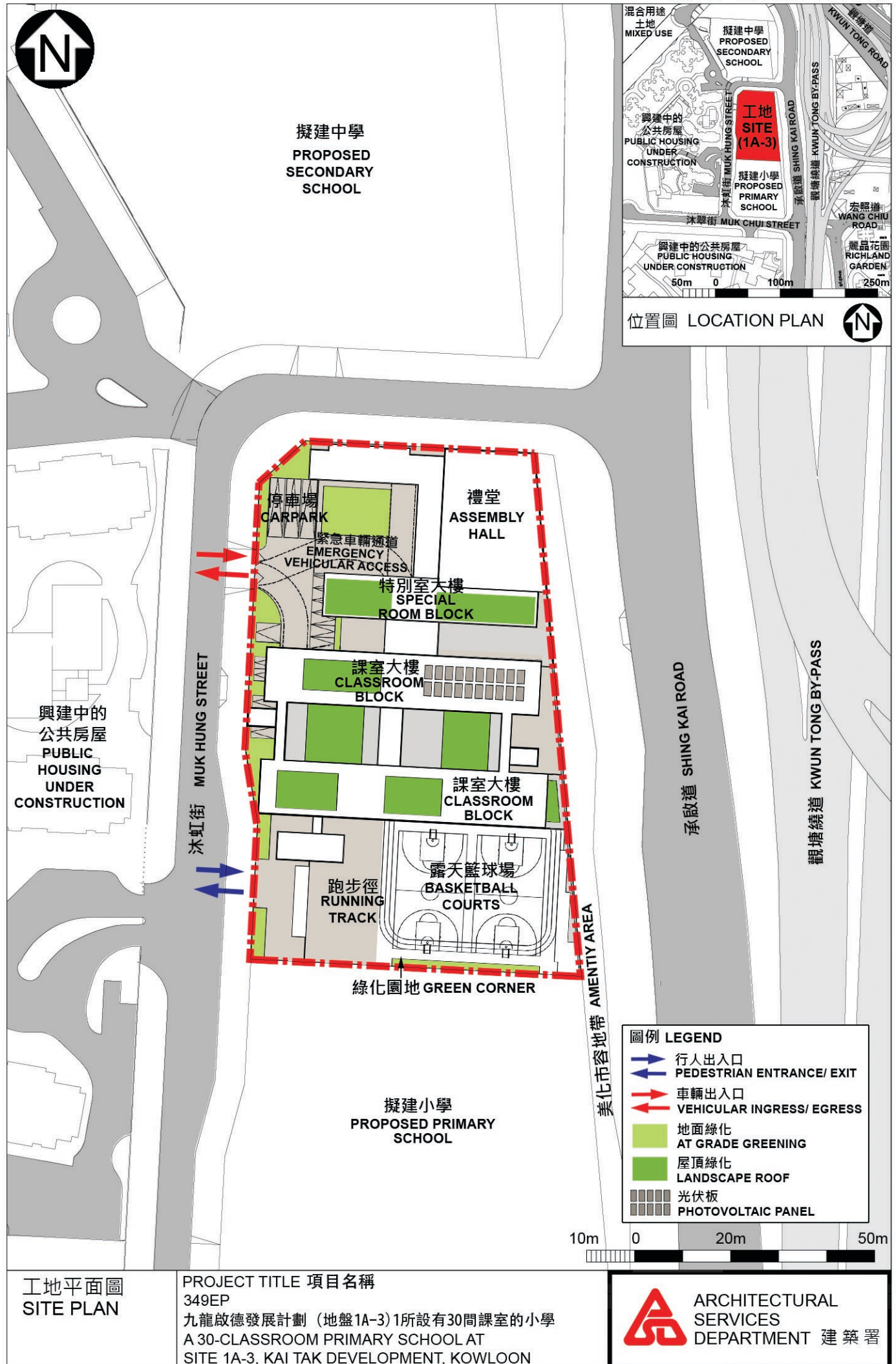
PUBLIC CONSULTATION

8. We consulted the Legislative Council Panel on Education on 24 October 2005 on our review of the School Building Programme. Members noted our plan to proceed with reprovisioning and redevelopment projects to upgrade sub-standard facilities in existing schools. **349EP** is a project to reprovision two existing schools operating in sub-standard premises.

9. We consulted the Kowloon City District Council by circulation of an information paper in early February 2013. Members of the Council did not raise any concern about the project

Education Bureau

April 2013



擬建中學
PROPOSED
SECONDARY
SCHOOL

興建中的
公共房屋
PUBLIC
HOUSING
UNDER
CONSTRUCTION

沐虹街 MUK HUNG STREET

停車場
CARPARK

緊急車輛通道
EMERGENCY
VEHICULAR
ACCESS

特別室大樓
SPECIAL
ROOM BLOCK

禮堂
ASSEMBLY
HALL

課室大樓
CLASSROOM
BLOCK

課室大樓
CLASSROOM
BLOCK

跑步徑
RUNNING
TRACK

露天籃球場
BASKETBALL
COURTS

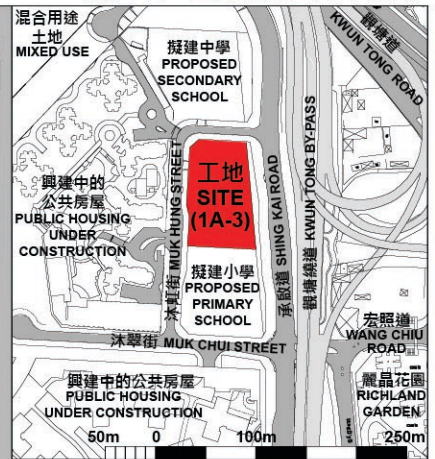
綠化園地 GREEN CORNER

擬建小學
PROPOSED PRIMARY
SCHOOL

美化市容地帶 AMENITY AREA

承啟道 SHING KAI ROAD

觀塘繞道 KWUN TONG BY-PASS



位置圖 LOCATION PLAN



圖例 LEGEND	
	行人出入口 PEDESTRIAN ENTRANCE/ EXIT
	行人出入口 PEDESTRIAN ENTRANCE/ EXIT
	車輛出入口 VEHICULAR INGRESS/ EGRESS
	車輛出入口 VEHICULAR INGRESS/ EGRESS
	地面綠化 AT GRADE GREENING
	屋頂綠化 LANDSCAPE ROOF
	光伏板 PHOTOVOLTAIC PANEL



工地平面圖
SITE PLAN

PROJECT TITLE 項目名稱
349EP
九龍啟德發展計劃 (地盤1A-3) 1所設有30間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT
SITE 1A-3, KAI TAK DEVELOPMENT, KOWLOON

