

**For discussion  
on 15 May 2017**

**Legislative Council Panel on Education**

**3352EP – A 30-classroom primary school at Tonkin Street, Cheung Sha Wan**

**PURPOSE**

We need to construct a primary school at Tonkin Street, Cheung Sha Wan for the re-provisioning of Pak Tin Catholic Primary School, which is currently accommodated in a school premises in Pak Tin Estate, Sham Shui Po 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 primary school at an estimated cost of about \$358 million in money-of-the-day (MOD) prices. It was calculated having regard to the reference cost<sup>1</sup> of a standard-design 30-classroom public sector primary school and the cost for site-specific works<sup>2</sup>. The proposed scope of works includes –

- (a) 30 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;

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

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

- (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) a multi-purpose area;
- (l) two basketball courts (on ground level);
- (m) two running tracks<sup>3</sup>;
- (n) a green corner<sup>4</sup>; and
- (o) ancillary facilities including a disabled/ fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets, etc.

3. The proposed new school premises located at Tonkin Street, Cheung Sha Wan with a site area of about 6 500 square metres (m<sup>2</sup>) will meet the planning target of providing 2 m<sup>2</sup> of open space per student. A location and site plan and an artist's impression of the new school premises are at Enclosures 1 and 2 respectively.

## **JUSTIFICATION**

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<sup>3</sup> Two 50-metre running tracks will be provided to make optimal use of campus space.

<sup>4</sup> 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.

4. It is the Government's plan to, based on the needs of the schools, improve the physical conditions and facilities of school premises not built according to the prevailing standards through reprovisioning and redevelopment projects. Pak Tin Catholic Primary School is currently occupying a site area of only about 650 m<sup>2</sup> in Pak Tin Estate, Sham Shui Po, with the school premises built in 1973 according to past planning standards. Due to site constraint, while the school has benefited from the School Improvement Programme<sup>5</sup>, the school facilities could not be upgraded in a full scale through it. The school currently falls short of certain facilities such as general studies room, guidance activity room, assembly hall and multi-purpose area, and some of its existing facilities such as small group teaching room, computer assisted learning room, library, student activity centre, covered playground, staff room and staff common room are undersized according to prevailing standards. 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. Under the Primary One Admission System, the 18 districts in the territory are divided into 36 school nets and the school net in Sham Shui Po is School Net 40. Pak Tin Catholic Primary School will remain in School Net 40 after reprovisioning to the new school premises. Upon completion of the proposed project, Pak Tin Catholic Primary School, which currently operates 21 classes in the 2016/17 school year, may operate up to 30 classes in the new school premises.

6. Pak Tin Catholic Primary School shall cease to occupy its existing premises in Pak Tin Estate after reprovisioning. The tenancy agreement in respect of the existing premises signed between the school and the Hong Kong Housing Authority shall be terminated in accordance with the terms and conditions thereof. The Government will handle the to-be-vacated premises following the established mechanism. In other words, the Education Bureau (EDB) will consider factors including the size, location, physical conditions, etc. of the to-be-vacated existing premises, and the educational needs and relevant

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<sup>5</sup> The 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.

policy initiatives with a view to assessing whether the premises is needed to be re-allocated for school or other educational use. Once it is confirmed that the premises is no longer required by EDB for school or other educational uses, EDB would inform the Planning Department and other relevant department (such as Lands Department) for consideration of suitable alternative uses in accordance with the central clearing house mechanism.

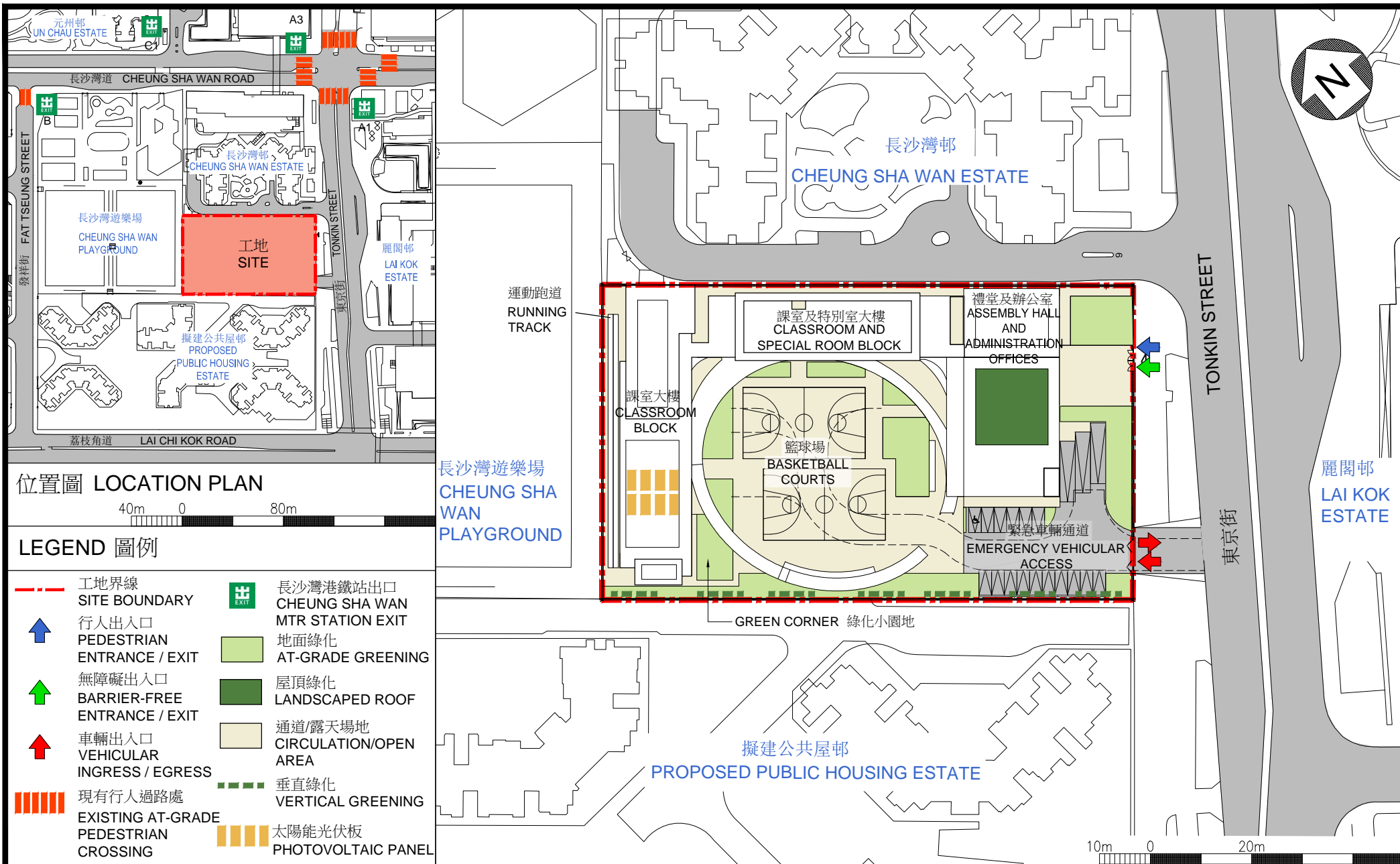
## **IMPLEMENTATION PLAN**

7. We plan to seek the endorsement of the Public Works Subcommittee and the funding approval of the Finance Committee (FC) of the Legislative Council for the proposed reprovisioning project in May and June 2017 respectively. Subject to funding approval of the FC, the construction works is expected to commence in the fourth quarter of 2017 for completion in the third quarter of 2020.

## **PUBLIC CONSULTATION**

8. We consulted the Sham Shui Po District Council on 10 January 2017 on this reprovisioning project. Members of the District Council supported the project.

**Education Bureau**  
**May 2017**





從南面望向小學的構思透視圖  
PERSPECTIVE VIEW FROM SOUTHERN DIRECTION

構思圖  
ARTIST'S IMPRESSION

352EP  
長沙灣東京街 1 所設有 30 間課室的小學  
A 30-CLASSROOM PRIMARY SCHOOL AT TONKIN STREET, CHEUNG SHA WAN



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