

**For discussion  
on 8 January 2021**

**Legislative Council Panel on Education**

**3355EP – A 30-classroom primary school at Site KT2c,  
Development at Anderson Road, Kwun Tong**

**PURPOSE**

We need to construct a primary school at Site KT2c, Development at Anderson Road of Kwun Tong for the reprovisioning of Hong Kong Taoist Association Wun Tsuen School (WTS), which is currently accommodated in a school premises in the same district built in accordance with past planning standards. This paper briefs Members on the proposed capital works and timeline for the implementation of the school development project.

**PROJECT SCOPE AND NATURE**

2. The project includes the construction of a 30-classroom primary school at an estimated cost of about \$369.9 million in money-of-the-day prices. The proposed scope of works is as follows –

- (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;
- (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) multi-purpose areas;
- (l) a covered playground;
- (m) two basketball courts;
- (n) a running track<sup>1</sup>; and
- (o) ancillary facilities including an accessible/fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets, etc.

3. The proposed new school premises with a site area of about 7 170 square metres (m<sup>2</sup>) will meet the planning target of providing 2 m<sup>2</sup> of open space per student. A site and location 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, based on the needs of individual schools, improve the physical conditions and facilities of school premises not built according to the prevailing standards, through re-provisioning and redevelopment projects. WTS, currently occupying a site area of about 1 800 m<sup>2</sup> at Upper Ngau Tau Kok Estate, Kowloon, was built in 1969. The school does not have general studies room, guidance activity room, assembly hall, and some of the existing facilities such as the covered playground, multi-purpose area, conference room, staff room and staff common room are undersized according to prevailing standards. Due to site constraints, the school does not have the

---

<sup>1</sup> A 35-metre running track will be provided to make optimal use of campus space.

additional space required for infrastructure upgrading or in-situ redevelopment. Reprovisioning is considered the most effective way to upgrade the facilities of the school and improve the teaching and learning environment.

5. Upon completion of the proposed capital works project, WTS, which currently operates 24 classes, may operate up to 30 classes in the new school premises.

6. WTS shall cease to occupy and voluntarily relinquish possession of its existing premises at Upper Ngau Tau Kok Estate, Kowloon upon reprovisioning. The Education Bureau (EDB) will handle the to-be-vacant school premises according to the established mechanism. EDB will assess the premises' suitability for school use having regard to factors including the size, location, physical conditions, etc., of the premises, as well as the educational needs and relevant policy measures. When the premises is confirmed no longer required for reallocation for school use, EDB will, in accordance with the Central Clearing House mechanism, inform the Planning Department (PlanD) and other relevant departments (such as the Housing Department) for PlanD's consideration of suitable alternative long-term uses.

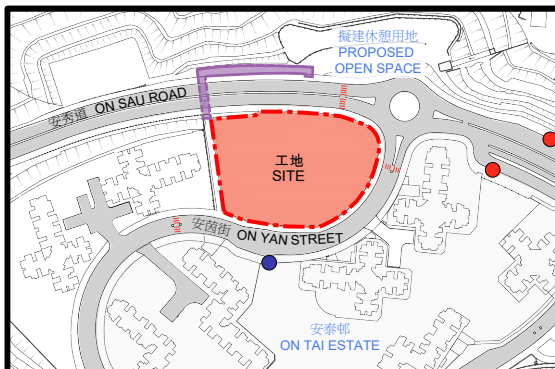
## **IMPLEMENTATION PLAN**

7. We will seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee (FC) of the Legislative Council respectively on the proposed project in accordance with the established mechanism. Subject to funding approval from FC, the construction works will take about 2.5 years to complete.

## **PUBLIC CONSULTATION**

8. We consulted the Social Services and Youth Development Committee of the Kwun Tong District Council on 22 September 2020 on this reprovisioning project. The Committee supported the project.













**Education Bureau**  
**December 2020**

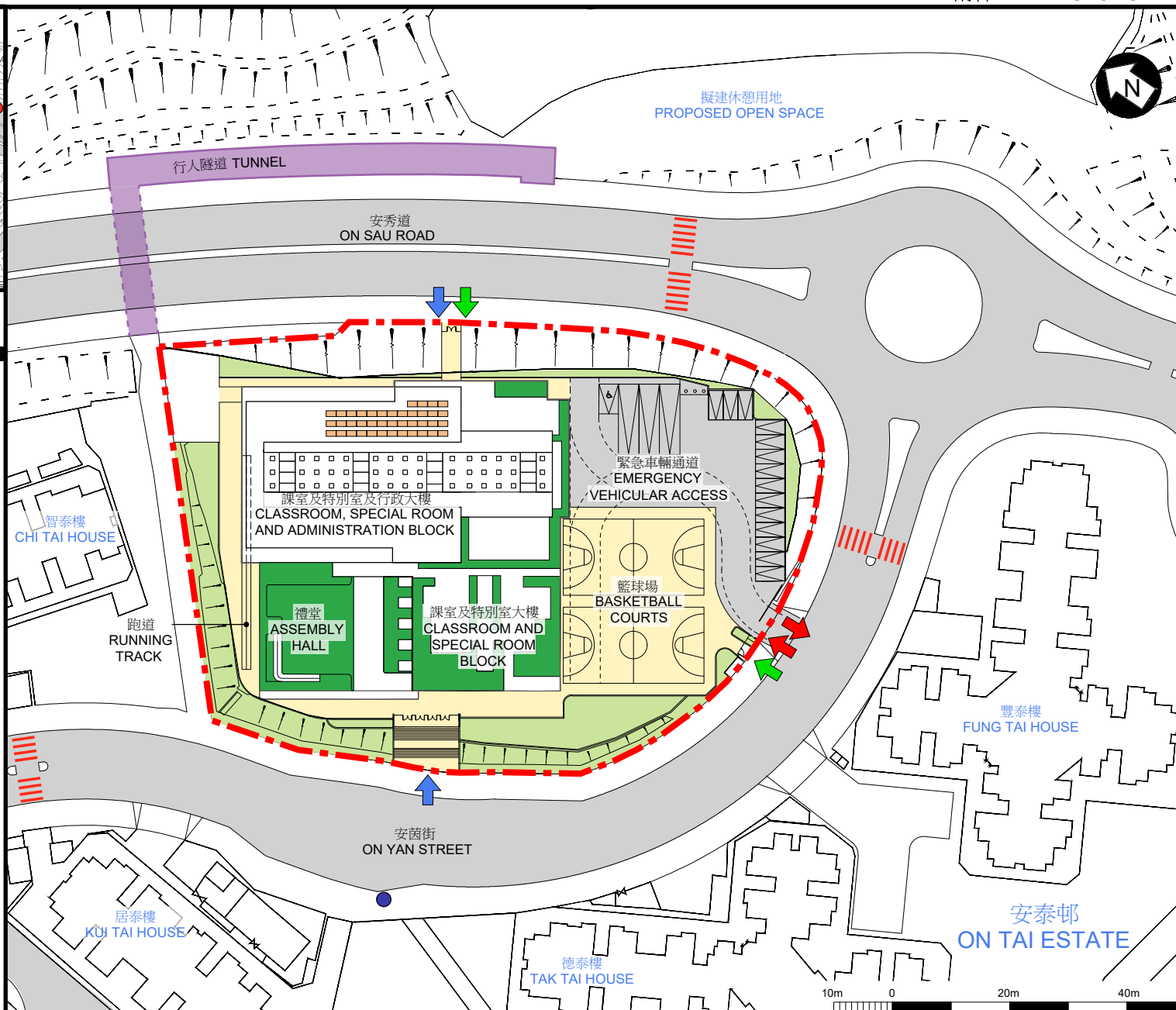


位置圖 LOCATION PLAN

75m 0 150m

圖例 LEGEND

-  行人出入口  
PEDESTRIAN ENTRANCE / EXIT
-  車輛出入口  
VEHICULAR INGRESS / EGRESS
-  無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
-  地面綠化  
AT-GRADE GREENING
-  天台綠化  
LANDSCAPED ROOF
-  通道 / 露天場地  
CIRCULATION / OPEN AREA
-  行人隧道  
TUNNEL
-  太陽能光伏板  
PHOTOVOLTAIC PANEL
-  現有行人過路處  
EXISTING AT-GRADE PEDESTRIAN CROSSING
-  工地界線  
SITE BOUNDARY
-  小巴士站  
MINIBUS STOP
-  巴士站  
BUS STOP



工地平面圖  
SITE PLAN

355EP  
觀塘安達臣道發展區(地盤KT2C)1所設有30間課室的小學  
A 30-CLASSROOM PRIMARY SCHOOL AT SITE KT2C, DEVELOPMENT AT ANDERSON ROAD, KWUN TONG



從南面望向小學的構思透視圖  
PERSPECTIVE VIEW FROM SOUTHERN DIRECTION (ARTIST'S IMPRESSION)

構思圖  
ARTIST'S IMPRESSION

355EP  
觀塘安達臣道發展區(地盤KT2C)1所設有30間課室的小學  
A 30-CLASSROOM PRIMARY SCHOOL AT SITE KT2C, DEVELOPMENT AT ANDERSON ROAD, KWUN TONG

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署