

**For discussion
on 5 February 2021**

Legislative Council Panel on Education

**3356EP – A 30-classroom primary school
in Tsuen Wan West Station (TW7) Development, Tsuen Wan**

PURPOSE

We need to construct a primary school in Tsuen Wan West Station (TW7) Development, Tsuen Wan (i.e. Wing Shun Street, Tsuen Wan) for the reprovisioning of The Church of Christ in China Chuen Yuen First Primary School (CYFPS), 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 \$392.8 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 track¹; 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 5 800 square metres (m²) will meet the planning target of providing 2 m² of open space per student. Parking spaces for private cars, lay-bys for taxis/private cars and school buses will also be provided within the new school premises. 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. CYFPS, currently occupying a site area of about 600 m² at Tai Uk Street, Tsuen Wan, was built in 1960. The school has only 9

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

classrooms, and other existing facilities such as the computer-assisted learning room, covered playground, basketball court, staff room and general office are undersized according to prevailing standards. Due to site constraints, the school does not have the 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, CYFPS, which currently operates 9 classes, may operate up to 30 classes in the new school premises, subject to the actual enrolment and operational needs. This reprovisioning project will help address the demand for school places in the concerned school net.

6. CYFPS shall cease to occupy and voluntarily relinquish possession of its existing school premises at Tai Uk Street, Tsuen Wan 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

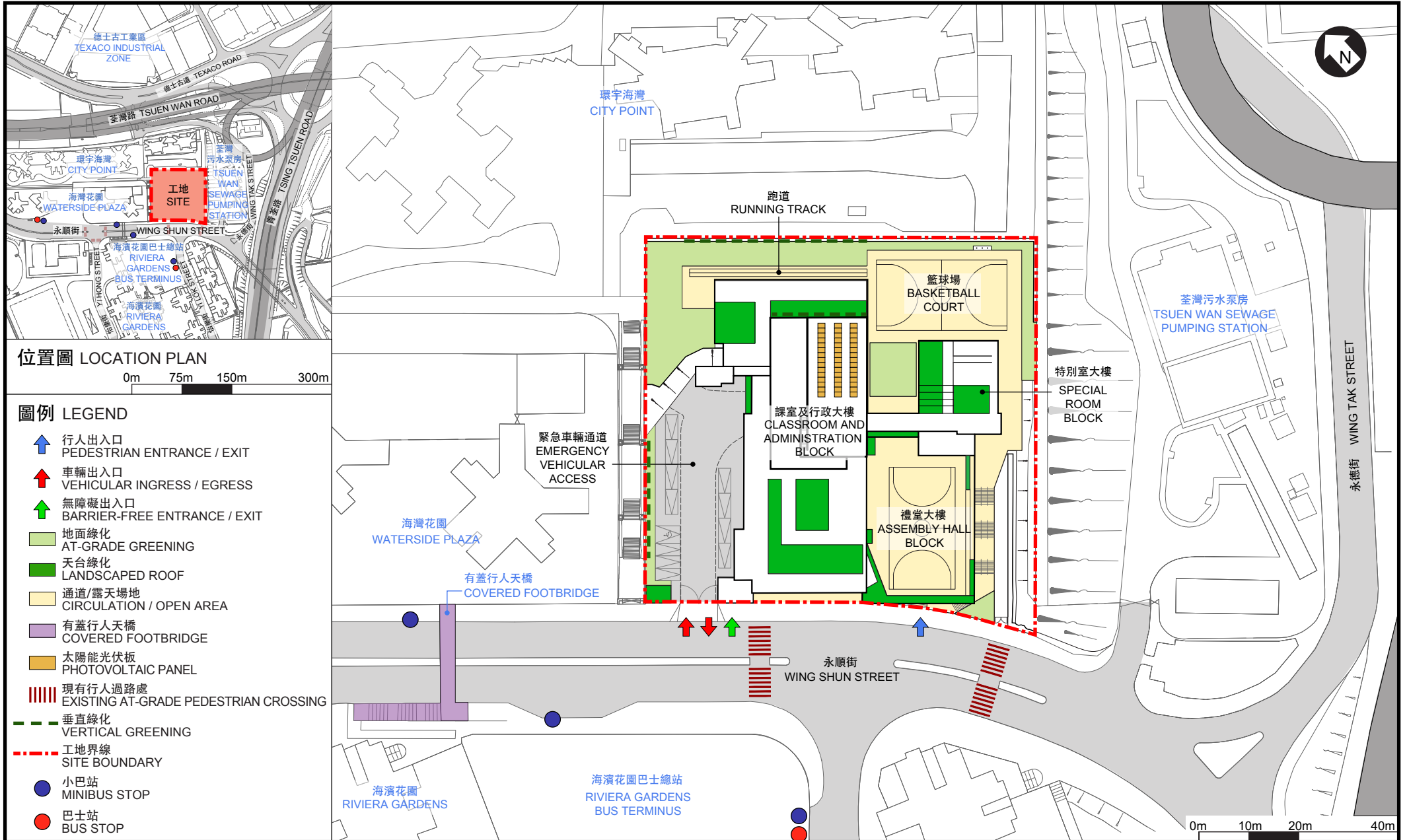
7. We will seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee (FC) of the Legislative Council respectively on the proposed project in accordance with the established mechanism. Subject to funding approval from FC, the construction works will take about 3 years to complete.

PUBLIC CONSULTATION

8. The Social Services and Community Development Committee of the Tsuen Wan District Council has been informed of the progress of this reprovisioning project. The Committee did not raise any objection to the project.

Education Bureau

January 2021



工地平面圖
SITE PLAN

356EP
 荃灣荃灣西站(TW7)發展項目1所設有30間課室的小學
 A 30-CLASSROOM PRIMARY SCHOOL IN TSUEN WAN WEST STATION (TW7) DEVELOPMENT, TSUEN WAN



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

構思圖
ARTIST'S
IMPRESSION

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