

**For discussion  
on 7 February 2025**

**Legislative Council Panel on Education**

**Public Sector School Building Project**

**3372EP — A 30-classroom primary school at  
Area 89 (Northern Side), Tung Chung**

**PURPOSE**

The Government plans to construct a 30-classroom primary school at Area 89 (Northern Side), Tung Chung, to meet the demand for public sector primary school places arising from the development of Tung Chung New Town Extension (TCNTE). This paper briefs the Legislative Council Panel on Education on the proposed project.

**PROJECT SCOPE AND NATURE**

2. The estimated cost of the proposed project is \$594.3 million in money-of-the-day prices. The proposed scope of works is as follows –

- (a) 30 classrooms;
- (b) six special rooms, including a music room, a visual arts room, a primary science 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 6 180 square metres (m<sup>2</sup>) will meet the planning target of providing 2 m<sup>2</sup> of open space for each student. Five private car parking spaces with electric vehicle charging facilities, while lay-bys for taxis/private cars and school buses will also be provided within the new school premises so that roadside parking is not required. It is anticipated that the new school premises, after commencement, will not affect the nearby traffic. The site and location plans and the artist's impressions of the new school premises are at **Enclosures 1 and 2** respectively.

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<sup>1</sup> A running track of about 40 metres will be provided for the proposed school premises to make optimal use of the campus space.

## JUSTIFICATION

### Reserved school site at Area 89, Tung Chung

4. The Government reserves sites for school development when preparing town plans and planning large-scale residential development areas, having regard to the planned population intake and the needs for community services in accordance with the guidelines set out in the Hong Kong Planning Standards and Guidelines. The school site at Area 89 (Northern Side), Tung Chung, was reserved in accordance with the above-mentioned mechanism.

5. The Education Bureau (EDB) has all along been prudent in the planning of public sector primary and secondary school building projects so as to meet the overall and district-specific needs, ensuring steady development of schools while enhancing the schools' learning and teaching environment. The EDB will consider various relevant factors, including the latest projections of demand for school places, factors affecting the demand for school places in individual districts, other options to increase the supply of school places, the prevailing education policies, usage of land resources as well as public finance expenditure, before deciding if a school premises should be allocated for operating a new school or reprovisioning an existing school and when to kick-start a school building project.

6. Through a School Allocation Exercise on a fair and open basis in 2002, the Government allocated the school site at Area 89 (Northern Side), Tung Chung, to Shu Yan Educational Organisation for operating a Direct Subsidy Scheme (DSS) school. Since then, the EDB has been closely monitoring the supply and demand for public sector primary and secondary school places in all districts as well as the school-age population projections and the actual schooling situation. Over the past 20 years or so, the supply of public sector primary school places in the Islands District (including Tung Chung) has been able to meet the demand of the district. The school site has been provided for short-term uses by various Government departments.

7. In 2020, the first land parcel of TCNTE was handed over for public housing development. In light of this, the EDB confirmed the need to construct a primary school at Area 89 (Northern Side), Tung Chung, to meet the additional demand for school places arising from the development of TCNTE. The establishment of an aided school, which mainly admits students based on their place of residence, can better meet the needs of the district than DSS schools, which admit students from all over Hong Kong.

8. In view of the change in the financing mode of the proposed school, Shu Yan Educational Organisation resubmitted the school proposal to the EDB. After consulting the School Allocation Committee, the EDB amended the terms of school allocation and allowed the school sponsoring body to operate an aided primary school at Area 89 (Northern Side), Tung Chung. The Government kick-started the pre-construction work of the proposed project in 2021.

#### Necessity and urgency for a new primary school in Tung Chung

9. Currently, there are about 130 000 residents living in Tung Chung. Based on the latest estimates of the Civil Engineering and Development Department and the Planning Department, the population of the Tung Chung New Development Area (NDA) will gradually grow by about 180 000 from 2025 to 2030.

10. At present, there are seven aided primary schools in Tung Chung. On the basis of an allocation of basically 25 students per class for small class teaching, it is estimated that the aided primary schools in the district can supply at least 5 400 school places (or 216 classes)<sup>2</sup>. The proposed new primary school will provide at least 750 additional school places, bringing the total number of public sector primary school places in the district to about 6 150 (or 246 classes). It is expected to be sufficient to cope with the additional demand under the TCNTE.

11. The reserved school site at Area 89, Tung Chung, is the only site available for educational use in the district for immediate deployment by the EDB. The remaining eight reserved school sites in the Tung Chung NDA are currently used by different Government departments and expected to be returned to the EDB between 2028 and 2029. With the completion of the first batch of public housing in the Tung Chung NDA in 2025, the Government needs to provide sufficient school places for school-age students in Tung Chung so that they can attend primary schools in the district under the prevailing “principle of vicinity”

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<sup>2</sup> In the 2024/25 school year, the number of students in public sector primary schools in Tung Chung is about 4 600. The current seven aided primary schools in Tung Chung can still cope with the additional demand in the coming years.

policy. The EDB will continue to keep in view the school-age population projections and the supply and demand of school places in the district<sup>3</sup>.

12. In addition, Shu Yan Educational Organisation has committed to open its new school premises for education, community and other uses in the future so long as the learning of students and school operation will not be affected.

## **IMPLEMENTATION PLAN**

13. The Government will seek the endorsement and funding approval of the Public Works Subcommittee (PWSC) and the Finance Committee (FC) respectively on the proposed project. The Government plans to commence the proposed works upon obtaining the FC's funding approval for target completion of the construction works in around three and a half years. In order to meet the construction schedule, the Government has invited tenders in parallel to enable early commencement of the proposed works. The Government will update the estimated cost of the proposed project with reference to the returned tender price and the tender assessment result before the PWSC meeting. The Government will only award the works contract after obtaining the FC's funding approval.

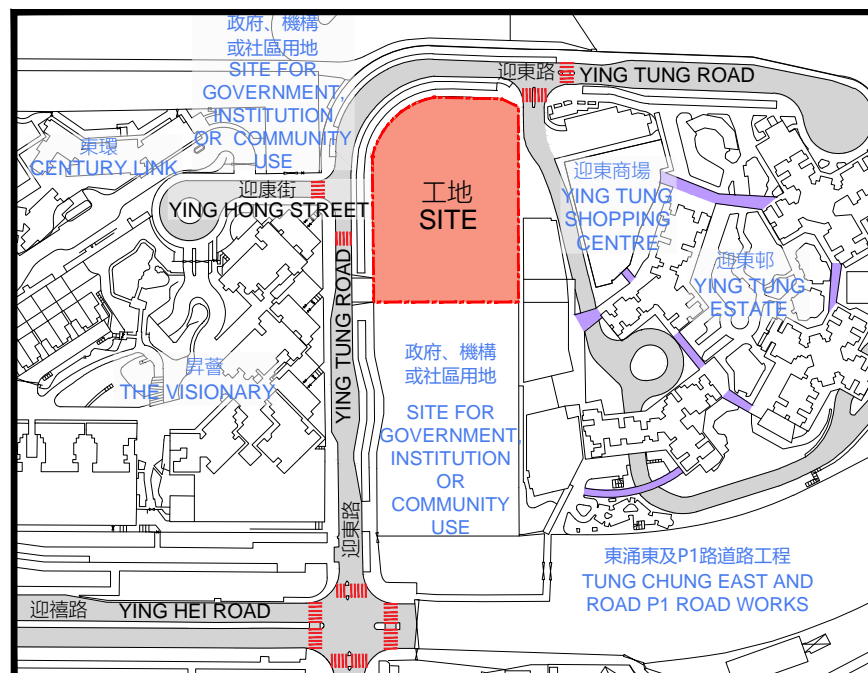
## **PUBLIC CONSULTATION**

14. The Government consulted the Community Involvement, Culture and Recreation Committee of the Islands District Council on the proposed project on 8 October 2024. Members unanimously supported the proposed project.

## **Education Bureau February 2025**

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<sup>3</sup> The school-age population projections compiled by the EDB take into account various factors including the 2021-based population projections published by the Census and Statistics Department in August 2023, the Projections of Population Distribution 2023-2031 released by the Planning Department in March 2024, the actual number of existing students and the number of school places available at different grade levels (i.e. the Report on Student Enrolment Statistics 2023/24 published by the EDB in July 2024), the prevailing education policies, and other circumstances which may affect the demand and supply of school places.

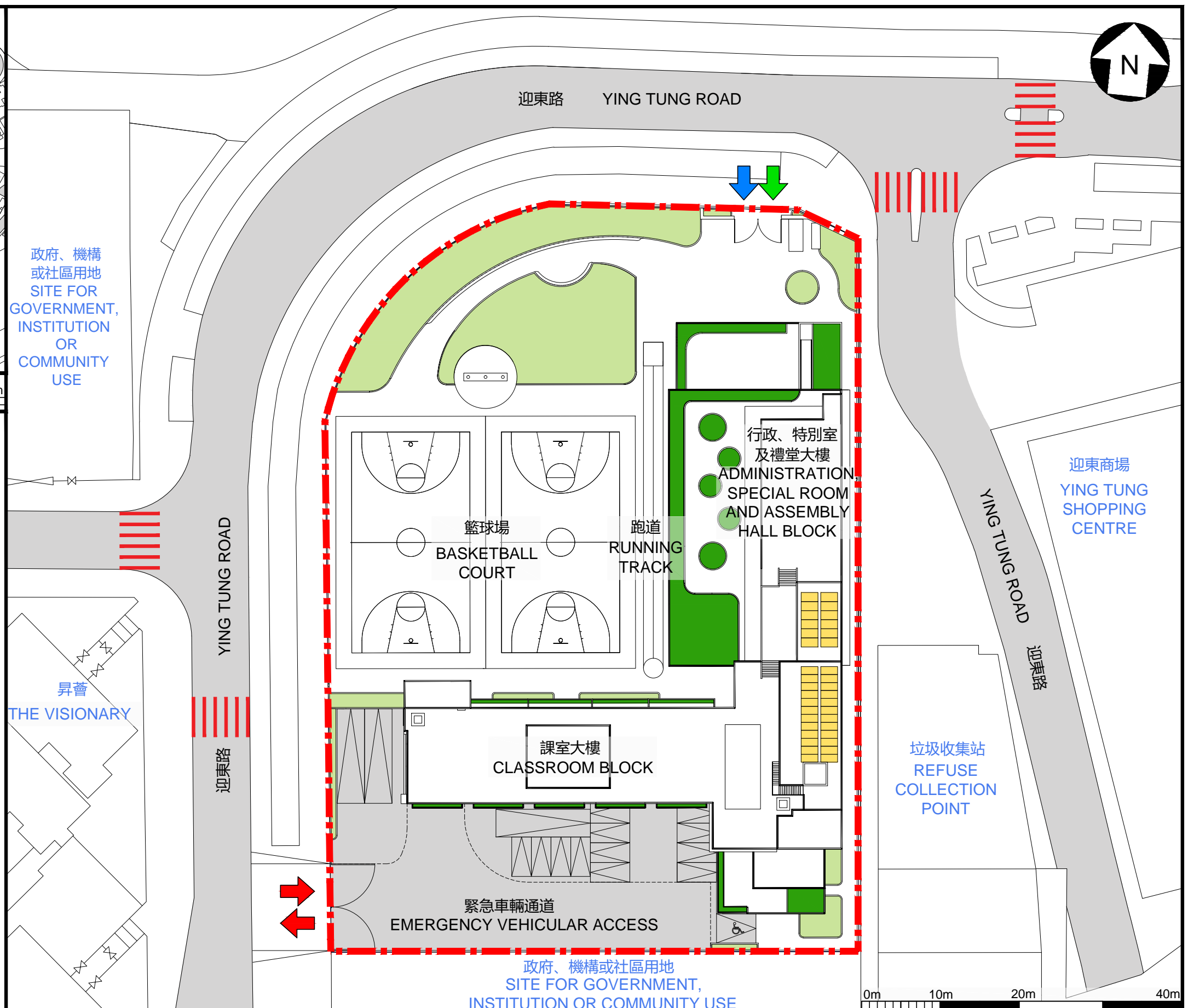


位置圖 LOCATION PLAN

0m 50m 150m

圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- |||| 現有地面行人過路處  
EXISTING AT-GRADE PEDESTRIAN CROSSING
- ↑ 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
- 現有行人天橋  
EXISTING PEDESTRIAN FOOTBRIDGE
- 地面綠化  
AT-GRADE GREENING
- 綠化範圍 / 天台綠化  
LANDSCAPED AREA / LANDSCAPED ROOF
- 光伏板  
PHOTOVOLTAIC PANEL
- 導光管  
LIGHT TUBE



工地平面圖  
SITE PLAN

372EP  
東涌第89區(北側)1所設有30間課室的小學  
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE), TUNG CHUNG





從南面望向小學的構思透視圖

PERSPECTIVE VIEW OF PRIMARY SCHOOL FROM SOUTH DIRECTION

構思圖  
ARTIST'S IMPRESSION

372EP  
東涌第89區(北側)1所設有30間課室的小學  
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 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署