



中華人民共和國香港特別行政區政府總部教育局
Education Bureau
Government Secretariat, Government of the Hong Kong Special Administrative Region
The People's Republic of China

本局檔號 Our Ref.: () in EDB(SB)271/A/396/80VIII

電話 Telephone: 2892 6665

來函檔號 Your Ref.:

傳真 Fax: 2573 3467

Miss Odelia Leung,
Clerk to Education Panel,
Legislative Council Secretariat,
3rd floor, Citibank Tower,
3 Garden Road,
Hong Kong

1 November 2010

Dear Miss Leung,

**90EB - Redevelopment of St. Francis'
Canossian College at Kennedy Road, Wanchai**

The Education Bureau plans to seek funding approval of the Finance Committee (FC) of the Legislative Council to redevelop St. Francis' Canossian College at Kennedy Road, Wanchai with a view to improving the learning and teaching environment of the school. In response to Members' request, we enclose an information paper on the project for their reference.

Subject to Members' support, we plan to submit the proposal to the Public Works Sub-committee of the FC on 24 November 2010 to facilitate early commencement of the project.

Yours sincerely,

(Raymond Sy)
for Secretary of Education

For information

Legislative Council Panel on Education

90EB - Redevelopment of St. Francis' Canossian College at Kennedy Road, Wanchai

PURPOSE

We need to redevelop St Francis' Canossian College (the School) situated in Kennedy Road, Wan Chai, which is housed in sub-standard premises, to improve its learning and teaching environment. This paper briefs Members on the proposed capital works project and timeline for implementation.

PROJECT SCOPE AND DESIGN

2. The project involves the demolition of the existing sub-standard school premises, the construction of a new school premises and the renovation of the existing assembly hall block for a 24-classroom secondary school at an estimated cost of \$273.9 million at September 2010 price with the provision of the following facilities –

- (a) 24 classrooms;
- (b) 17 special rooms, including a computer-assisted learning room and a multi-purpose room;
- (c) three small group teaching rooms;
- (d) a guidance activity room;
- (e) an interview room;
- (f) a staff room;
- (g) a staff common room;
- (h) a student activity centre;

- (i) a conference room;
- (j) a library-cum-language room;
- (k) an assembly hall (which can also be used for a wide range of physical activities such as badminton, gymnastics and table-tennis);
- (l) a multi-purpose area;
- (m) a basketball court at ground level;
- (n) a green corner¹;
- (o) a 27-metre (m) running track²; and
- (p) ancillary accommodation, including two lifts and relevant facilities for the handicapped.

Renovation works will be carried out at the existing assembly hall block, including renovation of an existing assembly hall, conversion of an existing computer room and two classrooms to an equipment-based multi-purpose room, conversion of an existing library to an equipment-based multi-purpose room, and conversion of an existing language room to a guidance activity room. A site plan of the existing school premises is at Enclosure 1. A site plan and views of the proposed new school premises (artist's impression) are at Enclosures 2 and 3 respectively.

3. The existing school building is adjacent to Kennedy Road and located on a sloping area with vegetation. The design of the new school premises has taken into account a number of considerations, including the surrounding environment, site constraints and learning and teaching needs of the School and come up with the following improvements. Firstly, in order to enhance the surrounding environment, the new school building will set back from Kennedy Road and adopt a stepped design. In

¹ Green corner is a designated area inside the campus to enable students to develop an interest in horticulture and natural environment. The green corner may include a greenhouse, a weather station and planting beds.

² Making optimal use of the space of the campus, a 27-m running track will be provided.

addition, the corridor connecting the existing assembly hall block and the new school building adopts an open corridor design which will enhance the ventilation and the overall view of the area. Secondly, to improve and beautify the landscape, the design has incorporated a number of green features including addition of planters, planting of shrubs and conserving the existing green slope within the site. Moreover, green roofs with a total area of around 900 square metres will be provided at the new school building. These green features, together with the ventilated corridor, will enhance the environment and the total green coverage will constitute about 20% of the site area. Thirdly, the existing parking area of the School is located next to the pedestrian walkway. After redevelopment, vehicles can enter and leave the School through a vehicular access at Kennedy Road and loading and unloading of students can take place within the school premises. Road traffic and pedestrian safety will be greatly enhanced.

JUSTIFICATION

4. The School currently operates 24 classes. The existing premises of the School, built in the 1950s, falls short of meeting the teaching and learning needs as imposed by changes in curriculum and pedagogy in recent years. Certain essential facilities for effective teaching and learning, such as multi-purpose area, small group teaching rooms and interview rooms, are lacking.

5. Apart from the assembly hall block, the existing school premises was built more than 50 years ago. The sub-standard and dilapidated facilities of the existing campus require frequent repairs. In addition, a serious landslide occurred on a slope adjoining the school premises in 2000 and caused severe damage to one classroom which had to be closed permanently. The redevelopment project will improve the condition of the School as well as upgrading its facilities to the prevailing standards. The project will be carried out in two phases. During the redevelopment period, the School will continue to operate at the existing school premises and will move to the new school building upon its completion. Decanting to another school premises is not required.

6. With the implementation of the New Senior Secondary (NSS) academic structure, the School will have an ultimate class structure of four classes at each level from Secondary 1 to Secondary 6. Upon completion, 90EB will provide 24 classrooms and other facilities to support the implementation of the NSS curriculum.

IMPLEMENTATION PLAN

7. We plan to seek the approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for the proposed redevelopment project on 24 November 2010 and 17 December 2010 respectively. Subject to funding approval from the Finance Committee, the school sponsor plans to commence demolition works in early 2011. The construction works, which consist of two phases, are expected to commence in July 2011. Phases I and II of the construction works are scheduled for completion in April 2013 and in mid-2015 respectively.

PUBLIC CONSULTATION

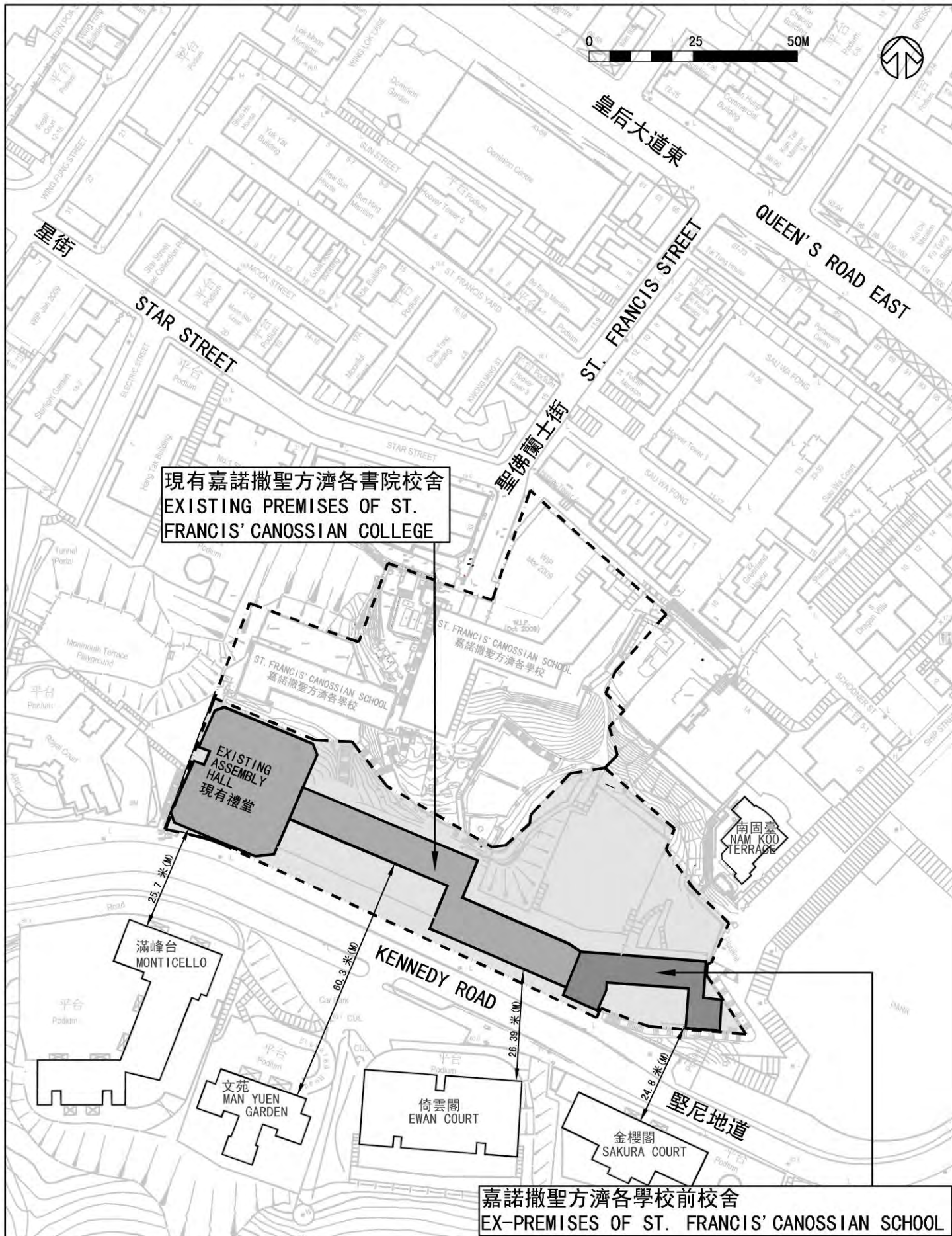
8. We consulted the Legislative Council Panel on Education on 24 October 2005 on our review of the School Building Programme. Members noted our plan to proceed with reprovisioning and redevelopment projects to upgrade sub-standard facilities in existing schools. **90EB** is a project to reprovision and redevelop an existing school operating in sub-standard premises.

9. At its meeting on 15 June 2010, the Development, Planning, and Transport Committee of Wan Chai District Council (WCDC) was consulted on **90EB** and gave in-principle support to the redevelopment project. The Committee suggested the school to communicate with the nearby residents on the proposed redevelopment project so as to make appropriate arrangement for the traffic and construction. They also advised the School to consider making good use of the existing space of the site to reduce the number of storeys of the new school building.

10. In response to the suggestion of WCDC, the school sponsor held a briefing session on 7 July 2010 to increase the nearby residents' understanding of the redevelopment project. Stakeholders including nearby residents, parents, alumni and students attended the briefing session. In general, attendees speaking at the briefing session did not raise objection to the redevelopment project. While some attendees expressed strong support to the project, a few nearby residents raised concerns about the possible impacts of the redevelopment to the surrounding environment. The School and its consultant gave an account of the balanced approach adopted in designing the new school premises. The attendees were also briefed that the new school building would set back from Kennedy Road and a number of green features had been incorporated into the school design. Overall speaking, it is expected that after redevelopment of the school, the environment will be improved on the whole.

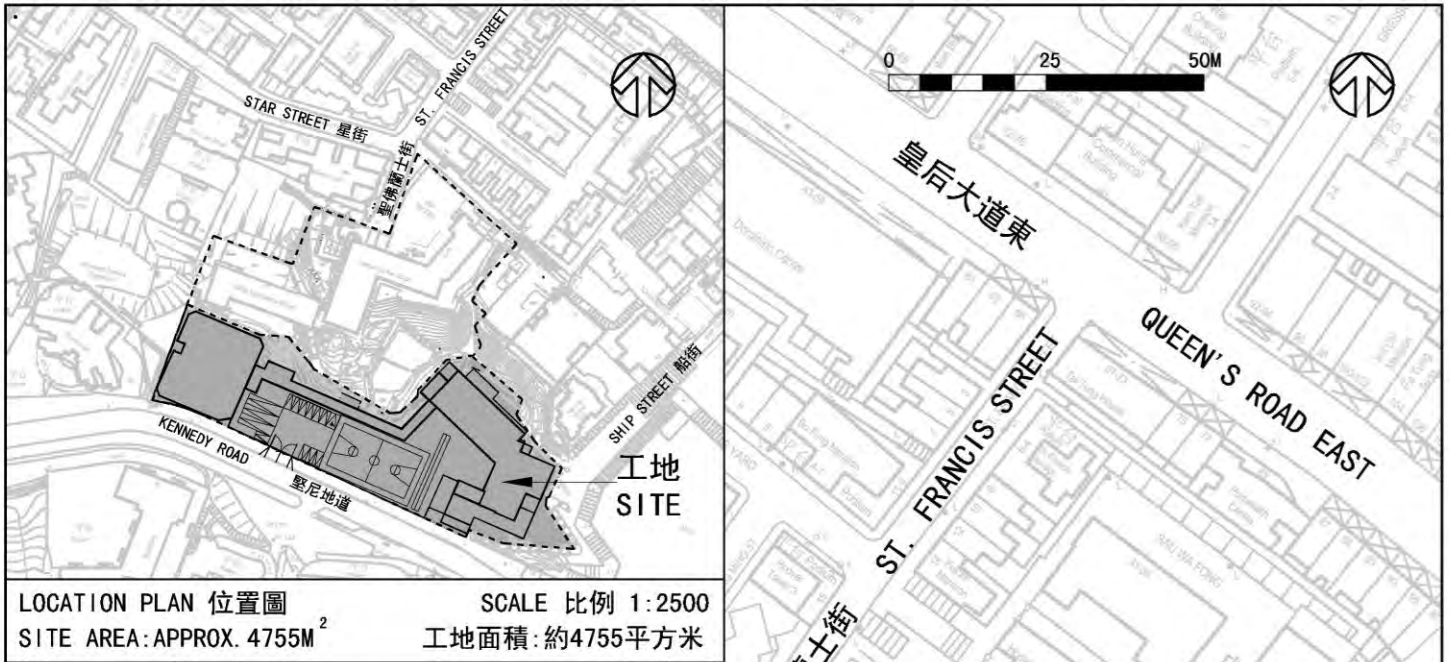
11. Following the consultation with WCDC, the School had explored if it would be possible to reduce the number of storeys of the new school building. Having considered various factors, including existing vegetation on the slopes and the actual conditions and constraints of the sloping site, the current design has already strived a suitable balance in the overall layout of the new school premises taking into account the surrounding environment. We had conveyed the relevant information to WCDC on 14 October 2010.

Education Bureau
November 2010



嘉諾撒聖方濟各學校前校舍
EX-PREMISES OF ST. FRANCIS' CANOSSIAN SCHOOL

90EB - REDEVELOPMENT OF ST. FRANCIS' CANOSSIAN COLLEGE AT KENNEDY ROAD, WAN CHAI - EXISTING SCHOOL PREMISES
灣仔堅尼地道嘉諾撒聖方濟各書院重建計劃 - 現有校舍

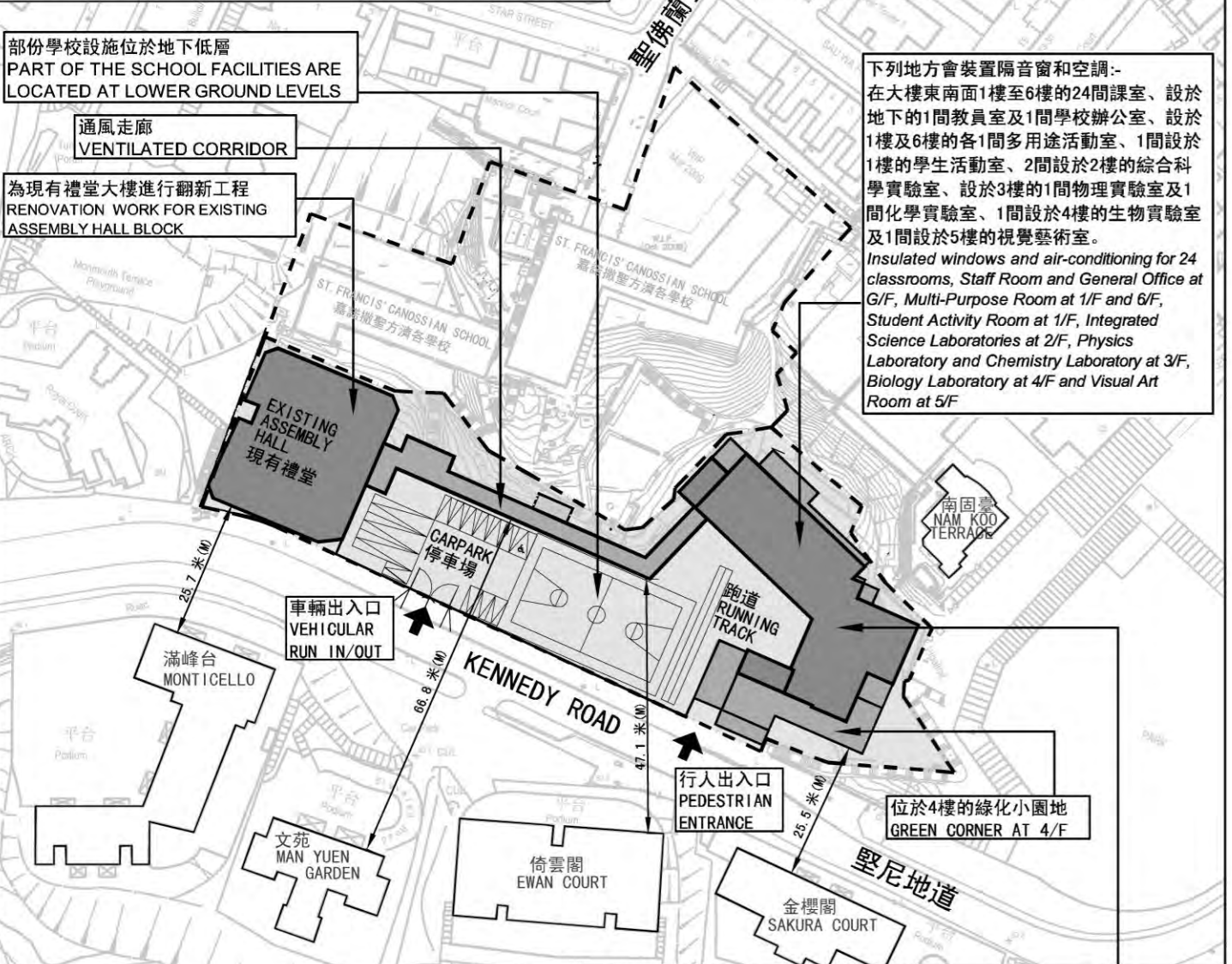


部份學校設施位於地下低層
 PART OF THE SCHOOL FACILITIES ARE LOCATED AT LOWER GROUND LEVELS

通風走廊
 VENTILATED CORRIDOR

為現有禮堂大樓進行翻新工程
 RENOVATION WORK FOR EXISTING ASSEMBLY HALL BLOCK

下列地方會裝置隔音窗和空調:-
 在大樓東南面1樓至6樓的24間課室、設於地下的1間教員室及1間學校辦公室、設於1樓及6樓的各1間多用途活動室、1間設於1樓的學生活動室、2間設於2樓的綜合科學實驗室、設於3樓的1間物理實驗室及1間化學實驗室、1間設於4樓的生物實驗室及1間設於5樓的視覺藝術室。
 Insulated windows and air-conditioning for 24 classrooms, Staff Room and General Office at G/F, Multi-Purpose Room at 1/F and 6/F, Student Activity Room at 1/F, Integrated Science Laboratories at 2/F, Physics Laboratory and Chemistry Laboratory at 3/F, Biology Laboratory at 4/F and Visual Art Room at 5/F



嘉諾撒聖方濟各書院新校舍
 NEW PREMISES OF ST. FRANCIS' CANOSSIAN COLLEGE

90EB - REDEVELOPMENT OF ST. FRANCIS' CANOSSIAN COLLEGE
 AT KENNEDY ROAD, WAN CHAI
 灣仔堅尼地道嘉諾撒聖方濟各書院重建計劃



從堅尼地道望向新校舍的構思圖
VIEW OF THE NEW SCHOOL PREMISES FROM KENNEDY ROAD (ARTIST'S IMPRESSION)



從西南面高處望向新校舍的構思圖
AERIAL VIEW OF THE NEW SCHOOL PREMISES FROM SOUTH WESTERN DIRECTION (ARTIST'S IMPRESSION)

90EB - REDEVELOPMENT OF ST. FRANCIS' CANOSSIAN COLLEGE
AT KENNEDY ROAD, WAN CHAI
灣仔堅尼地道嘉諾撒聖方濟各書院重建計劃