

29EA – Redevelopment of Sheng Kung Hui St. James’ Primary School at Kennedy Road, Wan Chai

At the Public Works Subcommittee meeting held on 7 January 2009, a few Members raised concerns about the co-location of Sheng Kung Hui (SKH) St. James’ Primary School (the School) with SKH St. James’ Church (the Church) and St. James’ Settlement (the Settlement) under the proposed comprehensive redevelopment within a relatively small site. Individual Members also enquired about the impact of such design on the provision of open space to students and on the neighbourhood.

2. We have conveyed Members’ concerns to the school sponsoring body and its consultant for consideration. They have revisited the school building design and incorporated Members’ views and we would like to provide supplementary information as follows –

(a) Through-train Services to Local Community

The School has been co-located on the same private lot with the Church and the Settlement for more than 45 years. While the Church can provide religious services to students of the School, the Settlement has been offering after-school care services to more than 25% of the students. Such unique through-train services are strongly welcome by parents. Having regard to the established clientele and the primary objective of providing quality education and other social services to the local community, Sheng Kung Hui would like to adopt an integrated approach and maintain the operation of the School, the Church and the Settlement at the existing site.

(b) Open Space for Students

The existing school premises has only provided open space of 1m² per student, falling short of the latest planning target of 2m² per student. The redeveloped school premises would enable us to meet the latest planning target. The total area of open space provided at the new school premises is 2,140m² and the open area to be provided at podium level of the school premises after redevelopment is illustrated at Enclosure 1.

(c) **Modifications to School Design**

- (i) Measures to improve the traffic conditions of Kennedy Road have been incorporated in the school redevelopment plan. School buses, which will be used by more than 60% of students, will drop off students at the podium rather than along Kennedy Road after redevelopment. The rest of the students, after arriving at the entrance of the School at Kennedy Road by other means, can reach the podium by either using the staircase or taking a lift. In response to Members' concern and with a view to further improving the transportation of students from the School entrance at Kennedy Road to the podium, the school sponsoring body plans to modify the internal design of the comprehensive redevelopment by connecting the School's entrance lobby with the Settlement's entrance lobby where there will be two additional lifts that students may use to reach the podium from 7:00 a.m. to 7:45 a.m. from Mondays to Fridays.
- (ii) The Settlement building will be orientated at an angle to Kennedy Road and a sky garden will be provided at Level 9 and Level 10 of the School building to enhance natural ventilation and visual permeability (part of the sky garden at Level 10 will be occupied by a walkway from the Church to the Settlement though). In response to Members' concerns, the school sponsoring body plans to improve the environment for students and the neighbourhood by removing from the design proposal the aforementioned walkway from the Church to the Settlement, thus providing a clear headroom to the sky garden with full height of 2 storeys so as to further improve natural ventilation and increase visual permeability. The enhanced sky garden is illustrated at **Enclosure 2**.

3. The cost for the proposed changes in design as mentioned in paragraph 2(c) will be absorbed within the proposed project estimate of \$200.8 million in money-of-the-day prices.



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