

**Similar s.16 Applications for School (Tutorial School)
within “Residential (Group B)” Zone in the Vicinity of the Premises**

Approved Applications

No.	Application No.	Location	Date of Approval	Approval Condition(s)
1.	A/K7/38	G/F (Portion), 264 Prince Edward Road West	14.4.2000 (MPC)	Nil
2.	A/K7/39	Flat B, G/F, 272B Prince Edward Road West	22.9.2000 (MPC)	Nil
3.	A/K7/42	G/F (Basement), 190 Boundary Street	7.12.2001 (MPC)	Nil
4.	A/K7/43	G/F, 168A Boundary Street	21.12.2001 (MPC)	Nil
5.	A/K7/47	Lower G/F (Western Portion), 5 Pentland Street	10.5.2002 (MPC)	Nil
6.	A/K7/48	1/F (Southern Portion), 296 Prince Edward Road West	10.5.2002 (MPC)	Nil
7.	A/K7/50	Units A & B, Basement (Street Level), 116 Waterloo Road	10.5.2002 (MPC)	Nil
8.	A/K7/54	G/F (East Portion), 5 Pentland Street	9.8.2002 (MPC)	Nil
9.	A/K7/58	G/F, 301C Prince Edward Road West	4.4.2003 (MPC)	Nil
10.	A/K7/60	G/F, 1A La Salle Road	4.4.2003 (MPC)	Nil
11.	A/K7/61	G/F, Front, 270B Prince Edward Road West	25.7.2003 (MPC)	Nil
12.	A/K7/62	G/F (Basement) (North and Middle Portion), 7 Pentland Street	29.8.2003 (MPC)	Nil
13.	A/K7/63	G/F, 144 Boundary Street	7.11.2003 (MPC)	Nil
14.	A/K7/64	G/F (Portion), 4 Earl Street	11.6.2004 (MPC)	Nil
15.	A/K7/66	Portion B, Rear Portion, G/F, 312 Prince Edward Road West	27.8.2004 (MPC)	(a)
16.	A/K7/67	Basement South, Lower G/F, 7 Pentland Street	10.9.2004 (MPC)	(a)
17.	A/K7/69	G/F (Part), 266A and 266B Prince Edward Road West	18.3.2005 (MPC)	(a)
18.	A/K7/71	G/F, 144B Boundary Street	15.4.2005 (MPC)	(a)
19.	A/K7/73	G/F, 144F Boundary Street	23.9.2005 (MPC)	(a)
20.	A/K7/74	Lower G/F (Basement) (Portion), 188 Boundary Street	13.1.2006 (MPC)	(a)
21.	A/K7/76	Shop B, G/F, 168 Boundary Street	15.9.2006 (MPC)	(a)
22.	A/K7/79	G/F, 126 Waterloo Road	17.11.2006 (MPC)	Nil
23.	A/K7/80	G/F, Block E, 268A Prince Edward Road West	2.2.2007 (MPC)	(a)

No.	Application No.	Location	Date of Approval	Approval Condition(s)
24.	A/K7/84	Flat 1, G/F, 313, 313A, 313B & 313C Prince Edward Road West	24.8.2007 (MPC)	(a)
25.	A/K7/89	G/F (Left Portion), 144 Boundary Street	9.5.2008 (MPC)	(a), (b)
26.	A/K7/93	G/F (Rear Portion), 312 Prince Edward Road West	17.4.2009 (MPC)	(a)
27.	A/K7/96	Shop B, Ground Floor, 144G Boundary Street	19.6.2009 (MPC)	(a)
28.	A/K7/101	G/F (Front Portion), 312 Prince Edward Road West	18.2.2011 (MPC)	(a)
29.	A/K7/114	Shops 2 & 3, G/F, 126 Waterloo Road	20.4.2018 (MPC) [revoked on 20.1.2019]	(a)
30.	A/K7/116	G/F, 124 Waterloo Road	18.1.2019 (MPC)	(a)
31.	A/K7/117	G/F, 1A La Salle Road	17.5.2019 (MPC)	(a)

Approval Conditions:

- (a) Provision of fire service installations / water supplies for firefighting.
- (b) Installation of a security alarm system at the emergency exit to the communal carpark.

Rejected Applications

No.	Application No.	Location	Date of Consideration	Reasons for Rejection
1.	A/K7/81	G/F, 294A, Prince Edward Road West	9.3.2007 (MPC)	(1), (2)
2.	A/K7/83	G/F, 294A, Prince Edward Road West	8.6.2007 (MPC)	(2), (3)
3.	A/K7/85	G/F, Block H, 268B Prince Edward Road West	16.5.2008 (Board)	(2), (4)
4.	A/K7/86	G/F (Portion), 294A Prince Edward Road West	14.12.2007 (MPC)	(2), (3)
5.	A/K7/87	G/F, 144A Boundary Street	28.3.2008 (MPC)	(2), (5)
6.	A/K7/99	G/F, 108C Boundary Street	8.10.2010 (Board)	(6), (7)
7.	A/K7/104	Flat A, 1/F, 301 Prince Edward Road West	22.7.2011 (MPC)	(4), (7)
8.	A/K7/108	G/F, Block A, 268, 268A, 268B, 270, 270A, 270B & 270C, Prince Edward Road West	2.8.2013 (MPC)	(8), (9)

Rejection Reasons:

- (1) No proposal to demonstrate that the tutorial school would not impose any nuisances to the existing residential premises within the same development and to address resident's concerns on security and nuisance problems
- (2) Approval of the application would set an undesirable precedent for other similar applications for tutorial schools within the residential buildings in the area which had no separate access to the application premises from public roads
- (3) There was insufficient information to demonstrate that the tutorial school would not impose nuisance to the existing residential premises within the same development
- (4) The tutorial school did not comply with the Town Planning Board Guidelines for "Application for Tutorial School under section 16 of the Town Planning Ordinance" (TPB PG-No. 40) in that there was insufficient information in the application to demonstrate that the tutorial school, without the provision of a separate exclusive access from public road, would not cause nuisances to the existing residential premises within the same development
- (5) The proposed development did not comply with TPB PG-No. 40 in that the application premises was at the inner part of the residential development without separate exclusive access and the proposed tutorial school might cause disturbance or nuisance to the local residents
- (6) The proposed tutorial school would cause disturbance or nuisance to the local residents
- (7) Approval of the application would set an undesirable precedent for other similar applications for tutorial schools within the residential buildings in the area
- (8) The application was not acceptable as it would aggravate the existing traffic congestion on the section of Prince Edward Road West near the application site during tutorial school peak hours
- (9) The approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such similar applications would aggravate the traffic congestion in this part of Prince Edward Road West

Recommended Advisory Clauses

- (a) to note the comments of the Director of Fire Services (D of FS) that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral from the licensing authorities;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that the school should be included in the gross floor area (GFA) calculations and his comments on the building proposal of the development would be subject to submission of more detailed plans or application for approval under the Buildings Ordinance; and
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant should be reminded that it is the applicant or his representative's responsibility to confirm the chimney information provided has been validated and updated. The submission might be invalidated if there are errors subsequently found in the chimney information provided.