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收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Further Information dated 4 Mar 2025 for S16 Planning Application (No. : A/K22/40) - Popular Learning Centre (Kai Tak)
附件: 20250304- S16 (Further Information for Justification) (Popular - Kai Tak).pdf
類別: Internet Email

Dear Sir/Madam,

As requested for the captioned S16 Planning Application (No. : A/K22/40) (Popular Case), attached please find our Further Information dated 4 March 2025 for your incorporation into our application submission.

If you have any queries, please feel free to contact me at [REDACTED]

Best regards
I M IP Andy

Further Information for Justification

4 March 2025

***Re : Application for Planning Permission under S.16 of Town Planning Ordinance
School (Tutorial School with Hobby Courses)
"Popular Learning Centre (Kai Tak)"
At Shop M3-101a, Level 1, Kai Tak Mall 3,
Kai Tak Sports Park, Kowloon City, Kowloon***

1. Courses & Target Age Groups

The following courses will be provided for the target age groups in the proposed school :

(a) Tutorial Classes :

- 中文班 (幼兒班至幼稚園高班)
CHINESE CLASS (Nursery - Upper Kindergarten)
- 中文班 (小一至小六)
CHINESE CLASS (P.1 - P.6)
- 中文班 (中一至中三)
CHINESE CLASS (S.1 - S.3)
- 中文寫作班 (小一至小六)
CHINESE COMPOSITION WRITING CLASS (P.1 - P.6)
- 英文班 (幼兒班至幼稚園高班)
ENGLISH CLASS (Nursery - Upper Kindergarten)
- 英文班 (小一至小六)
ENGLISH CLASS (P.1 - P.6)
- 英文寫作班 (小一至小六)
ENGLISH COMPOSITION WRITING CLASS (P.1 - P.6)

(b) Hobby Classes

- 中文演說班 (6歲至12歲)
Chinese Speech Class (Age 6 - 12)
- 英文演說班 (6歲至12歲)
English Speech Class (Age 6 - 12)
- 小學面試訓練班 (5歲至6歲)
Primary School Interview Practice Class (Age 3 - 6)
- 中學面試訓練班 (11歲至12歲)
Secondary School Interview Practice Class (Age 11 - 12)
- 遊戲學習班 (6歲至12歲)
Learn & Play Class (Age 6 - 12)

Cont'd

1. Typo-Mistakes in Part 10 – Justification of Planning Application S16 (Page 11)

This is to clarify that there some typo-mistakes in the Part 10 – Justification in Page 10 of the Planning Application S16 about the total population of our proposed use. This has been rectified and revised in the attached Page 11

Except the above, there are no more information added in our planning application at the moment.

If you have any queries, please feel free to contact me at Tel No. : XXXXXXXXXX

Yours faithfully,



IP Iok Meng

Authorized Agent | Authorized Person (AP(S) 29/05)

MSc(Urban Planning),

BSc(Architectural Studies),

BSc(Bldg Tech & Mgt)

Dip(Arch Studies), Dip(Surveying)

MRICS, MHKIS, RPS

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

BASIC INFORMATION :

..The proposed tutorial school is located at Shop M3-101a, Level 1, Kai Tak Mall 3, Kai Tak Sports Park, Kowloon City, Kowloon which is newly completed shopping mall building in the Kai Tak Sports Park. Although the whole district is zoned for "Other Specified Use (Stadium)", in the Kai Tak Outline Zoning Plan (No.: S/K22/8), the shopping mall is a building separating from stadium and is wholly for "retail" use.....

..The proposed school is not ordinary school but it is a combination of tutorial teaching and recreation playing activities (e.g., skipping rope class and competition, etc.)

..The followings are the proposed tutorial information :.....

- School Area : 47.50 sq.m. (511.29 sq.ft)

..- School Operation Hours : 10am - 8pm (Mondays - Fridays); 10am - 7pm (Saturday)..... and 10am - 1pm (Sundays)

..- No. of Classrooms : 1 no.....

- Total Population : 22 nos. (max) (including students and teaching staff)

..- Average Population Flow (estimate) : 14 nos. per hour.....

JUSTIFICATIONS :

a) Kai Tak area is a new district in Kowloon not only for sport stadium. Just adjacent to the Kai Tak Mall 3; there is a public housing which will be completed in 2025. After completion; there will generate a lot of household of youth families and children with great demands for education and tutorial schools. However, This part of Kai Tak is isolated and far away from any well-established districts with many education centres and tutorial schools, e.g., Kowloon and To Kwa Wan. Hence it is inadequate supply for this pressing needs for tutorial schools.....

b) The aim of our proposed tutorial school is to enhance the Chinese language of students which is rare in the district.

c) Our school teaching will link the sports elements with the tutorial classes such that students can obtain all-round knowledge, not just from books but also from the recreational sports. This shall be well compatible for the planning intention of the zoning:.....

d) The starting time and end time of our proposed school are not in the traffic peak hours. Hence there will not have any adverse impacts on the current pedestrian system and transportation infrastructure in the district.....

e) We have notified the Kai Tak Sports Park Limited (the operator of Kai Tak Mall 3 under the government) via registered notification letter on 27 December 2024 that we intend to apply for planning permission under Section 16 of Town Planning Ordinance for tutorial school at the subject premises.

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