

**TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR KINDERGARTEN/CHILD CARE CENTRE
IN KOWLOON TONG GARDEN ESTATE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :-

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Secretariat of the Town Planning Board (15th Floor, North Point Government Offices (NPGO), 333 Java Road, North Point, Hong Kong – Tel: 2231 4810 or 2231 4835) or the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17th Floor, NPGO and 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin).

The Guidelines are subject to revision without prior notice.)

1. Introduction

Areas in Kowloon Tong Garden Estate (KTGE), bounded by Cornwall Street, Waterloo Road, Boundary Street and the East Rail line, are mainly zoned “Residential (Group C) 1” on the Kowloon Tong Outline Zoning Plan. Whilst the KTGE is primarily for low density residential developments, there is an increasing number of planning applications for kindergartens/child care centres in the area. The Interchange of MTR Kwun Tong Line and East Rail Line located near the junction of Kent Road and Suffolk Road has already attracted high volume of traffic to KTGE. To avoid further aggravating the present traffic conditions in the area, it is necessary to assess carefully the traffic implications brought about by new developments in particular kindergartens/child care centres.

2. Scope and Application

This set of Guidelines is intended to set out the planning criteria for assessing planning applications for kindergarten/child care centre in KTGE.

3. Main Planning Criteria

3.1 New proposal for kindergarten/child care centre within KTGE should be supported by a traffic impact assessment to examine any possible traffic problems that may be caused by the kindergarten/child care centre and propose mitigation measures to tackle the problems, if required.

3.2 New kindergarten/child care centre within KTGE would only be favourably considered by the Town Planning Board (the Board) if there is adequate provision

of parking and loading/unloading facilities within the premises such that the setting down/picking up of students could be carried out safely within the premises and that on-street loading/unloading and illegal parking could be minimized. In this connection, the Board would seek advice from the Transport Department on the vehicular access arrangements and the provision of parking and loading/unloading facilities. In designing the parking and loading/unloading facilities, the following requirements should be observed:

- (a) 0-1 car parking space per 4 to 6 classrooms, 1 lay-by for taxis/private cars for every 5 to 8 classrooms, and a minimum of 2 lay-bys for school buses of the size 3m x 12m should be provided within the premises.
- (b) The requirement for 2 school bus lay-bys of the size 3m x 12m may be substituted by 5 lay-bys of the size 3m x 7m for mini bus/nanny van which provide a total number of seats that is at least the same as that provided by 2 school buses.
- (c) School buses or mini buses of minimum 10m and 6.5m in length respectively should be able to enter and depart from the premises in forward gear for traffic safety reasons. The manoeuvring paths of any vehicles within the site should not cross over any parking spaces. Due regard should also be paid to students' safety with a view to avoiding possible conflict between vehicular manoeuvring and students' activities within the premises.

3.3 Apart from the transport requirements as stated above, the following main planning criteria are also relevant:

- (a) The proposed kindergarten/child care centre should be compatible with the surrounding developments.
- (b) The proposed kindergarten/child care centre should not be susceptible to adverse environmental impacts such as noise impact from Waterloo Road and trains; otherwise adequate environmental mitigation measures must be provided.
- (c) The proposed kindergarten/child care centre should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas.
- (d) Tree felling to make way for the proposed kindergarten/child care centre would not normally be allowed.
- (e) The building structural safety and provision of means of escape for the proposed kindergarten/child care centre should be to the satisfaction of the Buildings Department.

- (f) Access for fire appliances and fire service installations for the proposed kindergarten/child care centre should be to the satisfaction of the Fire Services Department.
- (g) For kindergarten, the proposed internal layout and provision of indoor/outdoor play area should be to the satisfaction of the Education Bureau.
- (h) For child care centre, the proposed internal layout and provision of indoor/outdoor play area should be to the satisfaction of the Social Welfare Department.
- (i) All other statutory or non-statutory requirements of Government departments should be met.

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