

**Similar Planning Applications for School Use within
“OU(Residential cum Marina Development)” Zone**

Application No.	Location	Date of Consideration	Decision of the RNTPC	Approval Conditions/ Reasons for Rejection
A/SK-HH/22 (temporary child care centre and kindergarten for a period of 3 years)	D.D. 210 Lot 526 & Ext., G/F, Marina Cove Shopping Centre, Sai Kung	27.10.2000	Approved with conditions	(a) and (b)
A/SK-HH/26 (proposed training and education centre on temporary basis for a period of 3 years)	D.D. 210 Lot 526, Shop B4, G/F, Marina Cove Shopping Centre, Sai Kung	12.7.2002	Approved with conditions	(c) and (d)
A/SK-HH/41 (learning centre on temporary basis for a period of 3 years)	Shop B1, G/F, Marina Cove Shopping Centre, Sai Kung	13.7.2007	Approved	Nil
A/SK-HH/43 (temporary school (kindergarten) for a period of 3 years)	Lot 526 (Part) in D.D. 210, Shop D1, D2 and Yard, G/F, Marina Cove Shopping Centre, Sai Kung	27.2.2009	Approved with conditions	(e) and (f)
A/SK-HH/44 (temporary school (kindergarten) for a period of 3 years)	Lot 526 in D.D. 210 and extension, Shop D, G/F, Marina Cove Shopping Centre, Sai Kung	10.7.2009	Rejected	(1) and (2)
A/SK-HH/45 (proposed temporary school (kindergarten) for a period of 3 years)	Lot 526 in D.D., 210 and extension, Shop D and Yard, G/F, Marina Cove Shopping Centre, Sai Kung	18.9.2009	Approved with conditions	(f) and (g)

Application No.	Location	Date of Consideration	Decision of the RNTPC	Approval Conditions/ Reasons for Rejection
A/SK-HH/46 (tutorial school on temporary basis for a period of 3 years)	Lot 526 (part) in D.D. 210, Shop B10, G/F, Marina Cove Shopping Centre, Hebe Haven	9.4.2010	Approved with conditions	(f)
A/SK-HH/54 (renewal of planning approval for temporary school (kindergarten) for a period of 3 years)	Lot 526 (part) in D.D. 210, Shop D and Yard, G/F, Marina Cove Shopping Centre, Hebe Haven	7.9.2012	Approved with conditions	(g)
A/SK-HH/58 (education centre on temporary basis for a period of 3 years)	Lot 526 in D.D. 210, Shop B12, G/F, Marina Cove Shopping Centre, Hebe Haven	1.3.2013	Approved with conditions	(c) and (d)
A/SK-HH/59 (tutorial school on temporary basis for a period of 3 years)	Shop B10, G/F, Marina Cove Shopping Centre, Hebe Haven	3.5.2013	Approved with conditions	(c) and (d)
A/SK-HH/69 (renewal of planning approval for temporary school (kindergarten) for a period of 3 years)	Lot 526 in D.D. 210, Shop D and Yard, G/F, Marina Cove Shopping Centre, Hebe Haven	18.9.2015	Approved with conditions (Revoked on 19.3.2016)	(c), (d) and (g)
A/SK-HH/71 (temporary school (kindergarten) for a period of 3 years)	Shop D and Yard, G/F, Marina Cove Shopping Centre, Hebe Haven	23.12.2016	Approved with conditions (Revoked on 24.6.2017)	(c), (d) and (g)
A/SK-HH/73 (temporary school (kindergarten) for a period of 3 years)	Shop D and Yard, G/F, Marina Cove Shopping Centre, Hebe Haven	26.1.2018	Approved with conditions	(g) and (h)

Approval Conditions:

- (a) Provision of traffic noise mitigation measures.
- (b) Provision of loading/unloading spaces for picking up and dropping off of students.
- (c) Submission of fire service installations proposal.
- (d) Implementation of fire service installations proposal.
- (e) The provision of traffic warning signs to alert motorists and pedestrians.
- (f) Provision of water supplies for fire fighting and/or fire service installations.
- (g) Implement and maintain the traffic arrangements during the approval period.
- (h) Maintain the fire service installations in efficient working order during the approval period.

Rejection Reasons:

- (1) Insufficient information in the submission to demonstrate that the traffic arrangement for school children by school bus could be implemented and enforced.
- (2) The proposed development might aggravate the existing traffic condition of the area, and might have adverse traffic impact on Hiram's Highway.

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Premises;
- (b) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (c) to note the comments of the Chief Building Surveyor/New Territories East 2 & Rail, Buildings Department that the temporary school (tutorial school) is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. The granting of the planning approval should not be construed as an acceptance of the unauthorized structures, if any, on site under the Buildings Ordinance. Enforcement action may be taken to effect the removal of all unauthorized works in the future; and
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that necessary stormwater drainage facilities should be provided in association with the temporary school (tutorial school) without causing adverse drainage impact to the areas in the vicinity.