

Re : Application for Planning Permission under S.16 of Town Planning Ordinance

School (Tutorial School)

“Modern Bachelor Education Centre (Kai Tak)”

At Shop No. 6, G/Floor, Retail Block 1, The Henley, No. 7 Muk Tai Street, Kai Tak,

Kowloon City, Kowloon.

JUSTIFICATIONS:

- a) Meets local education demand: With the rapid residential growth in Kai Tak, there is a clear need for educational support within the neighborhood. This proposal specifically serves residents, filling a service gap in the immediate area.
- b) No traffic issues: Operating hours (Weekdays 2pm-8pm, Sat/Sun 10am-6pm) avoid peak hours. With a maximum capacity of 16-20 people and an hourly flow of 12-16, and since the facility is designed for local walk-ins, students will travel predominantly on foot. This ensures no additional traffic congestion or parking demand on Muk Tai Street.
- c) Revitalizing Retail Mix: The premises were previously vacant. Introducing a tutorial school will complement existing businesses like convenience stores, restaurants, and shops. This diversification revitalizes the retail block and creates a more vibrant and functional community hub.
- d) Holistic learning: The curriculum blends hobbies with academic studies to provide a holistic education; this aligns with government youth policies and follows successful Kai Tak precedents. As noted in the MPC meeting records for Kai Tak (Applications No.:A/K22/39 to 41), such small-scale schools (around 50-500 sq.m.) are harmonious with retail and leisure facilities, providing ancillary support to residents. No specific restrictions on course types are needed, allowing flexibility to respond to market demands.
- e) Compliance with Fire Safety Standards: To obtain a school registration license, the premises must pass rigorous inspections by the Education Bureau and the Fire Services Department. The applicant guarantees full compliance with all fire safety regulations to ensure the safety of the building and its residents.
- f) Notified stakeholders: A notice of the application was published on 24 Dec 2025 in two local Chinese newspapers and one English newspaper. Notifications have also been sent to the management of THE HENLEY Retail Block.