

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/514

- Applicant** : Mr. IP Iok Meng
- Premises** : Unit 04, 1/F, 83 Tai Lin Pai Road, Kwai Chung
- Floor Area** : About 52.9m²
- Lease** : Kwai Chung Town Lot No. 517 (the Lot)
(a) held under New Grant No. 22349 dated 4.8.2016 for 50 years
(b) restricted to non-industrial (excluding residential, godown and petrol filling station) purposes
- Plan** : Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32
- Zoning** : “Commercial (3)” (“C(3)”)
(a) maximum plot ratio (PR) of 9.5, or the PR of the existing building whichever is the greater
(b) maximum building height (BH) of 105 metres above Principal Datum, or the BH of the existing building whichever is the greater
(c) minimum of 5m set back from the lot boundary abutting Tai Lin Pai Road
- Application** : Proposed Educational Institution

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed educational institution at the application premises (the Premises) (**Plans A-1 and A-2**). According to the Notes of the OZP for the “C(3)” zone, ‘Educational Institution’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board).
- 1.2 The Premises is located on part of the 1/F of a 23-storey commercial building, namely K83 (the subject building), at 83 Tai Lin Pai Road (the Site). The proposed educational institution has a floor area of about 52.9m², comprising a reception, a classroom, staff office and storage areas (**Drawing A-1**). A maximum of 27 students and 3 teaching staffs will be accommodated at the Premises at any one time. The Premises will be opened from 11:00am to 8:00pm (Mondays to Fridays), 10:00am to 6:00pm (Saturdays) and closed on Sundays and public holidays. Fitting-out works of the Premises have been largely completed

(Plans A-3 and A-4) and relevant school licensing application(s) will be required for commencement of the use should the application be approved by the Metro Planning Committee (the Committee) of the Board. Floor plans submitted by the applicant are at Drawings A-1 and A-2.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with plans received on 7.1.2026 (Appendix I)
- (b) Further Information (FI) received on 6.2.2026* (Appendix Ia)

** exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in the Application Form and FI (Appendices I and Ia) and summarised as follows:

- (a) the proposal is to meet the strong and growing demand for educational institutions in the area. The proposed educational institution will offer specially designed courses in business fields (including accounting, economics, Chinese/English business writing and finance mathematics) for recently graduated secondary school students to support their progression to further studies or future careers;
- (b) the proposed educational institution is in line with the planning intention of the “C(3)” zone and is not incompatible with other uses in the subject commercial building and surrounding areas. A number of educational institutions and tutorial schools are currently in operation at the Kowloon Commerce Centre (KCC) and life@KCC nearby (Plans A-1 and A-2); and
- (c) given that the proposed educational institution is of a relatively small scale, the estimated average footfall will be limited. The Premises will be protected by fire services installations (FSIs) including hose reel system, sprinklers and manual fire alarms, etc. No adverse traffic and fire safety impacts are anticipated.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not the “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by notifying the current land owner by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site was rezoned from “Government, Institution or Community (1)” (“G/IC(1)”) to the current “C(3)” zone in 2014 to facilitate its land sale for commercial development. As the Site was surrounded by active industrial buildings (IBs) with potential chimney emissions and abuts Tai Lin Pai Road, which experiences frequent heavy vehicle traffic, the Director of Environmental Protection (DEP) at the time of the zoning amendment did

not support the inclusion of noise and air sensitive uses under Column 1 of the subject zoning. To address DEP’s concerns, a separate set of Notes for the “C(3)” zone was adopted, in which a number of noise and air sensitive uses (including ‘Educational Institution’) were placed under Column 2, which required further planning application to the Board¹.

5. Previous Application

There is no previous application in respect of the Premises or the Site.

6. Similar Application

As ‘Educational Institution’ is a Column 1 use under the “C” zone, there is no similar application concerning such use in the “C” zone on the OZP.

7. The Premises and Its Surrounding Areas (Plans A-1 to A-5)

7.1 The Premises is:

- (a) located on part of the 1/F of a 23-storey commercial building, namely K83; and
- (b) accessible via common lifts used by all visitors to the subject building.

7.2 The subject building:

- (a) was completed in 2019. According to the Occupation Permit, the building is mainly for office and ancillary non-domestic use. The major current uses of the building by floor are summarised as follows:

Floor	Main Uses (Based on site inspections conducted on 16.1.2026 and 6.2.2026)
B1/F and B2/F	Car Park
G/F	Lift Lobby, Loading/Unloading Area
1/F	The Premises , Shop and Services, Office, Vacant Premises (Plan A-3)
2/F to 22/F [^]	Offices, Shop and Services, Storage, Training Centre, Institutional Use, Locked/Vacant Premises

[^] Designation of 4/F, 13/F and 14/F are omitted.

- (b) is accessible from Tai Lin Pai Road; and
- (c) is served by various modes of public transport including buses and public light buses mainly along Kwai Chung Road, as well as MTR Kwai Hing Station, located about 300m to the northwest (**Plan A-1**).

¹ According to the Master Schedule of Notes for the “C” zone, ‘Educational Institution’ is a Column 1 use, which is always permitted.

7.3 The surrounding areas have the following characteristics (**Plans A-1 and A-2**):

- (a) comprise a mix of commercial, industrial-office (I-O) and older IBs along Tai Lin Pai Road;
- (b) to the north and south are open spaces and Government, institution and community (GIC) facilities, including Tai Lin Pai Road Playground, a refuse collection point, a public toilet and Tai Lin Pai Road Substation;
- (c) to the further south is the former Kwai On Factory Estate site, which was rezoned from “Industrial (“I”)” to “Residential (Group A)4” (“R(A)4”)” in 2022 and is currently under construction for public housing development;
- (d) to the west across Tai Lin Pai Road are KCC (a commercial development) and a strip of IBs and modern office buildings zoned “Other Specified Uses” annotated “Business” on the OZP; and
- (e) to the east along Yip Shing Street are clusters of IBs for industrial, logistics and storage uses zoned “I” on the OZP, alongside some redeveloped/revitalised I-O buildings mainly for industrial uses.

8. Planning Intention

The planning intention of the “C(3)” zone is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s).

9. Comments from Relevant Government Bureau/Departments (B/Ds)

9.1 The following Government B/Ds have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Tsuen Wan & Kwai Tsing, Lands Department:

- (a) the Premises fall within the Lot which is held under New Grant No. 22349 dated 4.8.2016 for 50 years and is restricted to non-industrial (excluding residential, godown and petrol filling station) purposes; and
- (b) her other detailed comments are at **Appendix III**.

Education

9.1.2 Comments of the Secretary for Education:

- (a) no comment from the School Registration and Compliance Section on the application; and
- (b) her other detailed comments on licensing aspect are at **Appendix III**.

Traffic

9.1.3 Comments of the Commissioner for Transport (C for T):

no adverse comments on the application from traffic engineering perspective as the proposal concerns a small education centre with an estimated enrolment of 27 students and only three teaching staffs and the Site is also provided with ancillary parking spaces.

Environment

9.1.4 Comments of the DEP:

in view of the following considerations, no insurmountable environmental impact is anticipated from environmental planning perspective:

- (i) based on land lease conditions (8)(e) and (29) under New Grant No. 22349, the subject building should have been provided with mechanical ventilation system or central air-conditioning system, and implemented the recommendations on sewerage provisions in the sewerage impact assessment; and
- (ii) based on the air quality impact assessment completed by the Housing Department in 2023 (as part of the environmental assessment study for the redevelopment of Kwai On Factory Estate for public housing), it was concluded that the industrial emission of an active chimney at Wah Wing Industrial Centre (about 40m from Kwai On Factory Estate and 150m from the Site, **Plan A-1**) was considered insignificant.

Fire Safety

9.1.5 Comments of the Director of Fire Services (D of FS):

- (a) no comment on the application subject to water supplies for firefighting and FSIs being provided to his satisfaction; and
- (b) his other detailed comments are at **Appendix III**.

Building Matters

9.1.6 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) no objection to the application; and

(b) his other detailed comments are at **Appendix III**.

9.2 The following Government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Highway Engineer/New Territories West, Highways Department;
- (d) District Officer (Kwai Tsing), Home Affairs Department; and
- (e) Commissioner of Police.

10. Public Comment Received During Statutory Publication Period

During the statutory public inspection period, one objecting public comment was received from a Legislative Council / District Council member (**Appendix II**), raising concerns that no fire safety assessments have been conducted and that approval of the proposed use will attract additional footfall to the subject building with associated fire safety concerns.

11. Planning Considerations and Assessments

11.1 The subject application seeks planning permission for a proposed educational institution at the Premises within the “C(3)” zone on the OZP. The planning intention of the “C(3)” zone is primarily for commercial developments. The proposed educational institution, which will offer educational courses to tuition-paying customers, is considered generally in line with the planning intention. The proposed educational institution is also small in scale, with a total floor area of about 52.9m². Given the presence of other commercial uses in the subject building and in the vicinity, the proposed use is considered not incompatible with the existing uses of the Site and the surrounding areas.

11.2 As detailed in paragraph 4 above, the subject “C(3)” zoning (with ‘Educational Institution’ use placed under Column 2) was adopted due to potential environmental concerns at the time of the Site’s rezoning in 2014. Over the years, there has been a change in planning circumstances in the vicinity, with some IBs and I-O buildings redeveloped/converted into newer commercial and non-polluting industrial developments, as well as the rezoning of the nearby former Kwai On Factory Estate site to “R(A)4” zone for public housing use in 2022 (**Plan A-2**). Furthermore, DEP does not anticipate the proposed educational institution will be subject to insurmountable environmental impacts, given that the subject building has been equipped with a mechanical ventilation/central air-conditioning system as implemented under the lease. Other relevant Government departments consulted, including C for T, D of FS, CBS/NTW, BD and CE/MS, DSD, have no objection to/no adverse comment on the application. Adverse traffic, fire safety and sewerage impacts arising from the proposal are not anticipated. Should the application be approved by the Committee, the proposed education institution will also need to comply with all relevant licensing requirements, where applicable.

11.3 Regarding the fire safety concerns raised by the objecting public comment, the comments of D of FS and CBS/NTW, BD in paragraphs 9.1.5 and 9.1.6, and the planning assessments above are relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 27.2.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix III** for Members' reference.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with plans received on 7.1.2026
Appendix Ia	FI received on 6.2.2026
Appendix II	Public Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Location Plan and First Floor Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	First Floor Use Plan
Plans A-4 to A-5	Site Photos