

**Similar s.16 Applications within the Same “Other Specified Uses” annotated “Stadium”
Zone on the Kai Tak Outline Zoning Plan**

Approved Applications

	Application No.	Location	Applied Use	Date of Consideration (MPC)
1	A/K22/39	Shop M3-201, Level 2, Kai Tak Mall 3	School (Tutorial School)	14.3.2025
2	A/K22/40	Shop M3-101a, Level 1, Kai Tak Mall 3	Proposed School (Tutorial School)	14.3.2025
3	A/K22/41	Shop M3-302, Level 3, Kai Tak Mall 3	School (Tutorial School)	14.3.2025
4	A/K22/45	Shop M2-415, Level 4, Kai Tak Mall 2	Proposed School (Tutorial School)	19.9.2025

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application premises;
- (b) to note comments of the Secretary for Education:
 - i. according to Section 3(1) of the Education Ordinance (Cap. 279), “school” means an institution, organization or establishment which provides for 20 or more persons during any one day or eight or more persons at any one time, any nursery, kindergarten, primary, secondary or post secondary education or any other educational course by any means, including correspondence delivered by hand or through the postal services. Any institution, organization or establishment which provides educational courses with the number(s) of students attending these courses meeting the number(s) stipulated in the above definition of “school” is required to be registered/provisionally registered in accordance with Section 10 of the Education Ordinance;
 - ii. according to section 10(1) of Education Ordinance, every school shall be registered or provisionally registered. Section 87(1)(a) and (aa) of Education Ordinance also stipulates that any person who is an owner or a teacher in a school which is not registered or provisionally registered, or manages or takes any part in the management of a school which is not registered or provisionally registered shall be guilty of an offence and shall be liable on conviction to a fine of \$250,000 and to imprisonment for 2 years; and
 - iii. the subject tutorial school operator applied of new school in March 2026 at the concerned premises. However, the “Application for Confirmation of the Proposed Premises for School Use by the Town Planning Board” (“Form P”) indicated that a planning permission would be required at the concerned premises. The application for School Registration at the concerned premises will not be further processed at this moment until the school operator has submitted Form P with clearance from Planning Department, indicating a planning permission has been obtained from the Town Planning Board.
- (c) to note comments of the Director of Fire Services:

detailed fire safety requirements will be formulated upon receipt of a formal submission of referral of application via relevant licensing authority. The emergency vehicle access provision in the Premises shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者: Sophie SF LAU/DEVB
寄件日期: 2026年07月08日星期三 17:51
收件者: Helen Ka Wing IP/PLAND
副本:
主旨: Re: [s.16 Planning Application No. A/K22/49] - School (Tutorial School with Sports/Hobby Classes) - in "Other Specified Uses" annotated "Stadium" Zone, Kai Tak Sports Park Mall

Comment from KTTF Member dated 22 June 2026

I have received the following referral from the HC.

As a member of the HC, I would like to express my personal view on the application (The overall HC official view to be issued by the HC secretariat):-

1. The site was planned as one of the major sporting and retail event space in Hong Kong for everyone of the public to enjoy entertainment sporting events by the harbourfront, which is the most invaluable asset of Hong Kong.
2. Due to (1) above, personally I don't think a "Tutorial School" is appropriate for this school development because:-
 - i) The proposed use is not at all fit to the sporting and entertainment planning intent;
 - ii) Tutorial School could be set up anywhere in Hong Kong. The waterfront should be reserved for activities that can benefit, and contribute, to the waterfront and its hinterland. The Tutorial School has more choices on where to set up no need to be at Kai Tak.
 - iii) Tutorial School is exclusive to those who have enrolled. It is not a public institution.
 - iv) I don't believe the Tutorial School could afford to hire the Kai Tak Sports Park Venues, unless they occupy the LCSD sports facilities like those tutors teaching private swimming lessons at public swimming pools. In that case, there is even less reason for it to be at the Kai Tak Sports Park. As a matter of fact, they would probably be more commercially viable to rent a place in the nearby To Kwa Wan (old district) and be still able to use the LCSD facilities nearby, if they so wish.
3. I therefore object to the application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260616-151351-15980

提交限期
Deadline for submission: 30/06/2026

提交日期及時間
Date and time of submission: 16/06/2026 15:13:51

有關的規劃申請編號
The application no. to which the comment relates: A/K22/49

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Wong

**意見詳情
Details of the Comment :**

The proposed tutorial school does not fit into the purpose of Kai Tak Mall. The mall, which is adjacent to the signature sportsground and the well-known stadium, should aim at providing the best shopping experience for the international tourists.

Clearly, the proposed business of this tutorial school focuses on serving a small fraction of the local community, which does not align with the purpose of the mall. As proposed by the applicant, the service provided will include academic subjects (assume Mathematics as the name of the business suggests), music and painting, which are irrelevant to sports and only benefit a small group of local community. Besides, the proposed business does not only create zero value for international tourists, but also reduce the competitiveness of Kai Tak Sports Park as an international tourist attraction.

It is suggested that the applicant (or business owner) considers other shopping malls in the area, particularly those within public housing estates. These locations will likely have many vacant shops available for rent as new estates are completed. Furthermore, these sites are often more convenient for local residents. More importantly, this approach frees up premium space in Kai Tak Mall for higher-value businesses that cater to tourism.