

---

## **Justification Report**

**Application for Planning Permission under**

**Section 16 of the Town Planning Ordinance (Cap.131)**

---

No.1 San Wai Tsuen, San Tin, Yuen Long, New Territories

20 August 2023

By:

***Wilson Lee & Associates Limited***

## Executive Summary

This justification report aims to support the application for planning permission for temporary use not exceeding 3 years at No. 1 San Wai Tsuen, San Tin, Yuen Long, New Territories. The subject site is sited at the lot (Lot No: Lots 2261 S.S. RP(Part), 2261 S.S. ss.8(Part), 2262 RP(Part), 2265 S.A. 2265 S.B., 2265 S.C., 2265 S.D. and 2265 S.E. RP(Part) in D.D. 104. The application site is having an area approximately 1,408 sq. m. The applicant is EIS International Pre-School Limited. They are operating a kindergarten "EIS International Pre-School" now and going to establish a child care centre onto the application site. The kindergarten and child care centre are defined as "School" use. The subject site is under "Village Type Development" on the approved Mai Po and Fairview Park Outline Zoning Plan (OZP) (Plan No. S/YL-MP/6). As the proposed uses fall under "Column 2", planning permission from the Town Planning Board (the Board) is required. For the proposed temporary use as kindergarten and child care centre is primarily serving the local community. It has no adversely effect to the environment, traffic, visual, landscape, tree, geotechnical, drainage and sewerage aspects. The approval of the proposed temporary uses will benefit to the whole community in terms of quality education and child care facilities, reduce inter-district travel distance to and from school and better use of community resources.

## 摘要

本報告主要用作支持是次為期不超過三年的臨時用途之規劃申請，地盤位置位於新界元朗新田新圍村一號，相關地段為丈量 104 約份 2261 S.S. RP(部份)，2261 S.S. ss.8(部份)，2262 RP(部份)，2265 S.A.，2265 S.B.，2265 S.C.，2265 S.D. 及 2265 S.E. RP(部份)。地盤面積約 1,408 平方米。申請人是「艾蒙特國際幼稚園有限公司」，正在有關申請位置營辦一所幼稚園「艾蒙特國際幼稚園」，並計劃在同一地盤位置申請營辦一所幼兒園。該營運中的幼稚園及籌備中的幼兒園均定義為「學校」用途，根據已核准之「米埔及錦繡花園分區計劃大綱圖」編號 S/YL-MP/6，有關申請地點被劃分為「鄉村式發展地帶」。由於擬議用途屬於「第二欄」的用途，因此必須先取得城規會的規劃許可。批准有關申請將會有利整個社區的發展。建議的幼稚園及幼兒園主要服務區內居民。擬議用途將不會對環境、交通、視覺、景觀、樹木、土力、排水、排污等方面造成影響。如是次臨時用途之規劃申請獲得批准，將會為當區提供優質的教育及幼兒設施、減少跨區交通路程及有效地運用社區資源。

## 1.0 Introduction

- 1.1 This application is located at No.1 San Wai Tsuen, San Tin, Yuen Long, New Territories with site area approximately 1,408 sq. m. (Refer to Appendix A – Site Plan)
- 1.2 The subject site is under “Village Type Development” on the approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6. The proposed “School” use falls under “Column 2”. Therefore, planning permission from the Board is required for such use.
- 1.3 The proposed use is temporary with not exceeding three years of permission. No permanent change of uses in the subject site is proposed.
- 1.4 The surrounding areas predominantly occupied by residential houses and village houses.
- 1.5 The applicant is not a “current land owner” but has taken reasonable steps to obtain consent of or give notification to owner. (Refer to Appendix B – Consent/Notification to Owner)

## 2.0 Background and Vision of School

- 2.1 “開明學校” was operated from 1934 to 2004. The former school was closed because of under-enrolment. The school campus was vacated almost 13 years. After that, St. Gavriel Kindergarten was operated from 2017-2018. The previous kindergarten was closed in 2018 due to financial difficulties. Currently, the school, Eminent International Pre-School (EIS School), is operated by EIS International Pre-School since 2019.
- 2.2 The EIS School is adopting Nature-based learning. The application site with village type building provided a perfect natural rural environment to carry this theme.
- 2.3 The proposed Kindergarten cum Child Care Centre has a total floor area of about 451.5 sq.m. including five classrooms, two indoor play areas, pantry, sick bay and toilets. (Refer to Appendix C – Proposed Layout Plan)
- 2.4 The maximum number of pupils permitted for current registration of kindergarten is 140 persons for half day session. The proposed number of child for child care centre is 28 persons for each 1.5 hours - session.

- 2.5 A school registration application as kindergarten, was submitted by EIS International Pre-School Limited to Education Bureau (EDB) on 28 November 2019. A provisional school (kindergarten) license was granted by EDB on 14 July 2020. During the vetting period of the school license application, it is confirmed that the existing buildings sited onto the subject site is a purposely-built school as per the EDB record.
- 2.6 The school is currently enrolled 15 nos. of kindergarten students in 2020-21 school year. Recently, the enquiry for a learning space for kindergarten and child care centre service for 2021-22 is 80 nos. It demonstrated a strong demand of quality learning facility from the community.

### 3.0 Lands and Planning Considerations

- 3.1 The proposed site is sited at the lot (Lot No: Lots 2261 S.S. RP(Part), 2261 S.S. ss.8(Part), 2262 RP(Part), 2265 S.A. 2265 S.B., 2265 S.C., 2265 S.D. and 2265 S.E. RP(Part) in D.D. 104.
- 3.2 The proposed uses are complied with lease conditions of the Lots. There is no condition restricting the "School" use under Lease.
- 3.3 There was a previous application (No. A/YL-MP/245) for planning permission in the subject site. The application for a temporary kindergarten with a period of 4 years was approved with conditions by the Board on 22/01/2016. The planning approval expired on 22/1/2020.

### 4.0 Environment, Tree and Visual Considerations

- 4.1 The structure of existing blocks and buildings' façade are maintained and repaired to good acceptable conditions. No vertical or horizontal extension of the buildings is proposed. The proposed uses are compatible with the adjoining natural environment and cope with the village setting. There is no visual impact for the proposed "School" use. (Refer to Appendix D – Photos of Building Appearance)
- 4.2 The open space in the site is designed as natural playground with extensive landscape. It creates a peaceful and harmonious environment for children's learning space. (Refer to Appendix E – Photos of Natural Playground)
- 4.3 All trees found on the subject site are well-preserved to suit the Nature-based learning school. No tree falling for the proposed "School".

## 5.0 Building Safety Considerations

- 5.1 The subject site is consisted of five single-storey blocks. The total number of persons to be accommodated in the campus is 150 persons. Adequate numbers of exit had been provided. The means of escape is complied with the requirements under Building (Planning) Regulation (B(P)R) 41 and the Code of Practice for Fire Safety in Buildings 2011.
- 5.2 The proposed layout does not involve structural alteration.
- 5.3 No unauthorized building works were found during recent site inspection.

## 6.0 Fire Safety Considerations

- 6.1 The fire services installations had been provided and complied with the latest regulations and requirements. All installations were tested by Registered Fire Service Installation Contractors and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment published from time to time by the Director of Fire Services. (Refer to Appendix F – Valid FS251)
- 6.2 Effective quantity of water supplies for firefighting and fire services installations are maintained by provision of Fire Service (F.S.) Tank with adequate capacity. (Refer to Appendix G – Photos of F.S. Tank)
- 6.3 The provision of emergency vehicular access to the subject site through Castle Peak Road (Tam Mei).
- 6.4 The Fire proposal was approved by the FSD in previous S16 application dated on 30 January 2023. (Refer to Appendix I – Letter from FSD, Fire Proposal and Compliance Letter)

## 7.0 Traffic Considerations

7.1 Picking up/dropping off school children traffic arrangement. There are 3 school bus routes proposed including:

- 1) Tuen Mun and Yuen Long direction;
- 2) Fanling and Sheung Shui direction, and;
- 3) Pat Heung and Kam Sheung Road direction.

The proposed school bus routes are having a bus stop nearby West Rail Line stations such as Tuen Mun, Yuen Long and Kam Sheung Road. Therefore, it can pick up the students across districts like from Kowloon, Tsuen Wan, Kwai Tsing, Tai Po and Shatin. It is a compulsory school bus arrangement for the students living in these areas. The school bus has capacity of 24 students and it is assumed 60% of the full school / child care centre capacity needs school bus service (i.e.  $60\% \times 179P = 109P$  is not from Fairview Park). Thus, it is around 6 bus-run each day.

7.2 The rest of students are come from Fairview Park and nearby villages which use local road network only.

7.3 The applicant will assign 2 traffic patrons (a trained teacher) who manage the in/out of private car parking and school bus.

7.4 According to the approved scheme under Application No. A/YL-MP/245 and approved school license plan, there are 2 nos. of in-lot parking spaces for school buses will be maintained.

7.5 The traffic impact as induced by the proposed uses is minimal and insignificant and not necessary.

## 8 Geotechnical Considerations

- 8.1 There is no slope found at the subject site. There is no geotechnical work will be carried out for the proposed temporary uses as kindergarten and child care centre.

## 9 Drainage and Sewerage Considerations

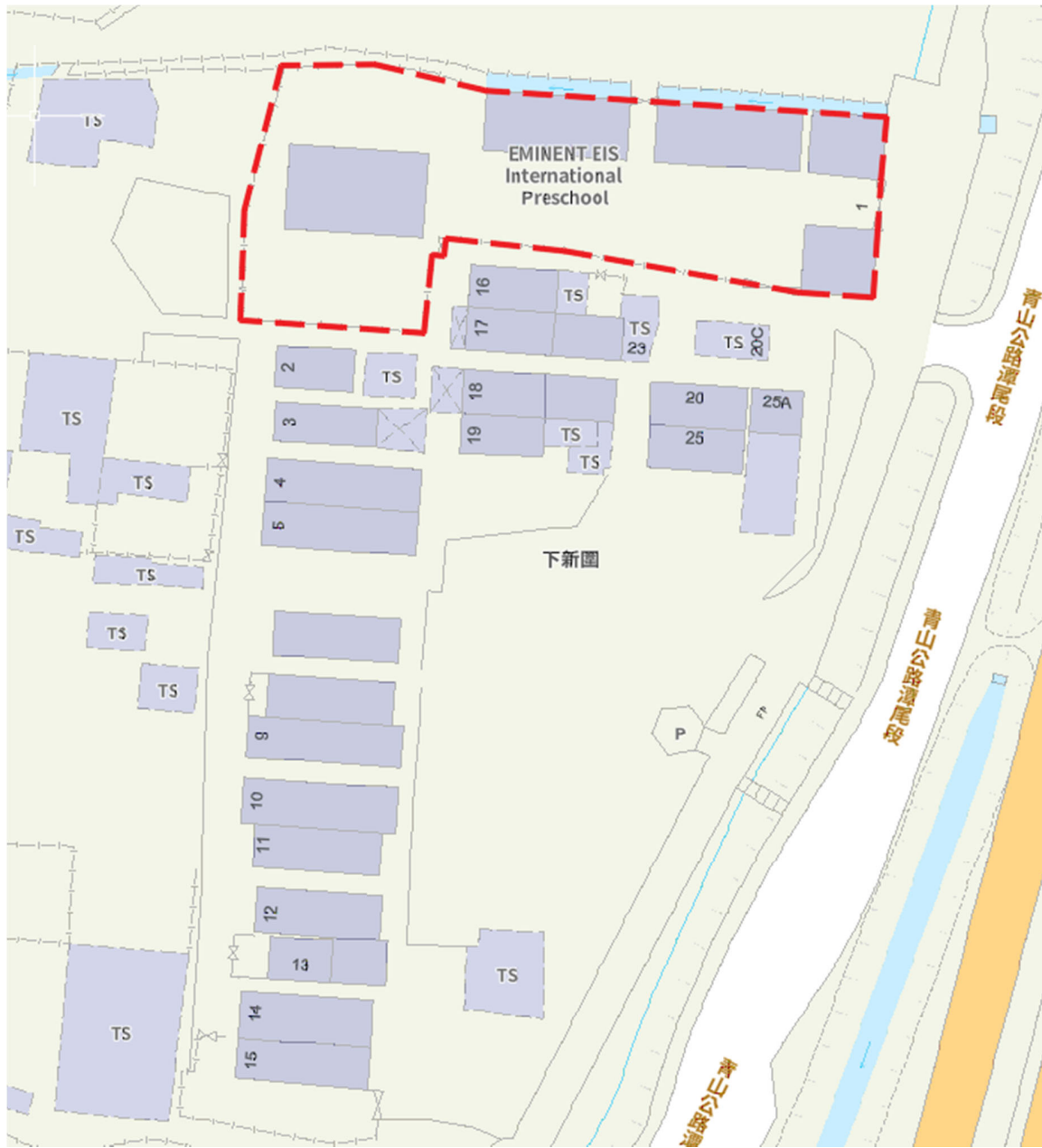
- 9.1 Adequate wash basins, toilet bowls and urinals are provided for the use of children and staff. The proposed drainage works are complied with the requirements under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap.123I). These sanitary fitments for kindergarten and child care centre will connect to the existing septic tank.
- 9.2 The drainage proposal regarding to the Letter from Drainages Service Department (DSD) had been finished. All the comments from DSD had been addressed. (Appendix J – Letter from DSD and Drainage Proposal)

## 10 Conclusion

- 10.1 After the above considerations, it has no adversely effect to the environment, traffic, visual, landscape, tree, geotechnical, drainage and sewerage aspects. The approval of provisional school (kindergarten) license by EDB demonstrated that the subject site is suitable for operating as kindergarten.
- 10.2 The proposed “School” use can fulfill the local demand for quality kindergarten and child care services.

**Appendix A**  
**Site Plan**

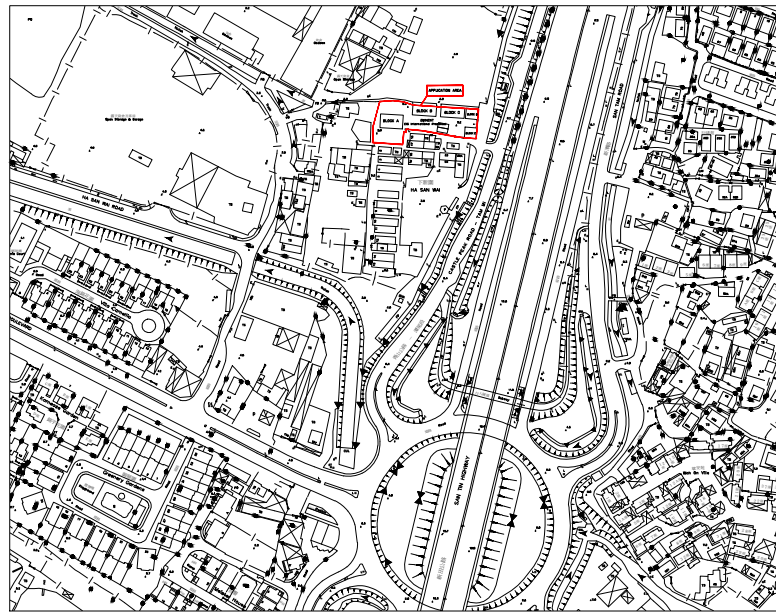




Site Plan - This application is located at No.1 San Wai Tsuen, San Tin, Yuen Long, New Territories.

## **Appendix C**

### **Proposed Layout Plan**



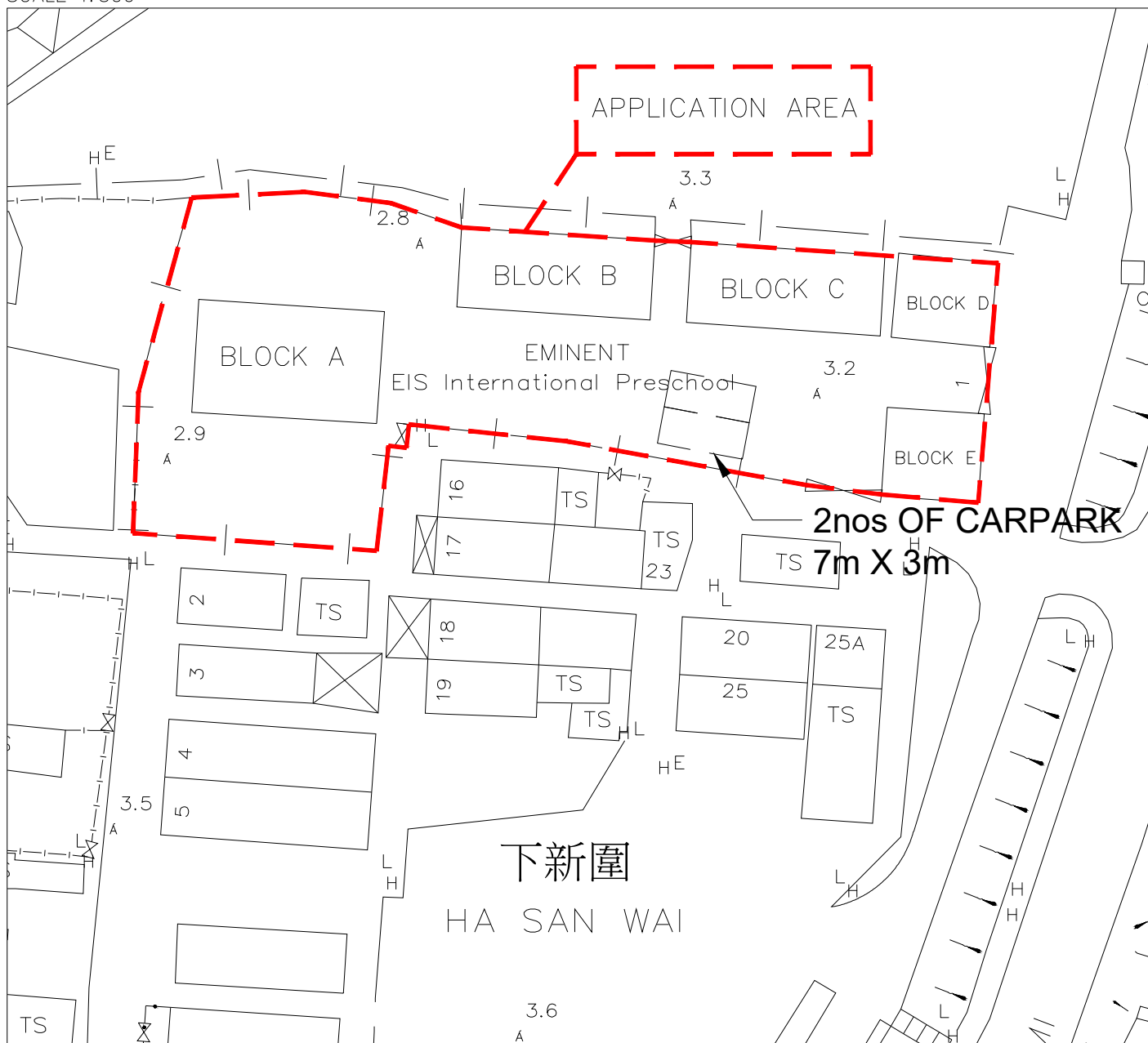
LOCATION PLAN  
SCALE 1:500

SITE INFORMATION

PREMISES ADDRESS: NO 1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES

LOT NO.: LOTS 2261 S.S RP (PART), 2261 S.S SS.8 (PART), 2262 RP (PART), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D AND 2265 S.E RP(PART) IN D.D. 104, HA SAN WAI, YUEN LONG

SITE AREA: 1,408.3m<sup>2</sup>



SITE PLAN  
SCALE 1:50

BUILDINGS INFORMATION

BLOCK A: (USE: CLASSROOM)

GFA : 136.9m<sup>2</sup>

STOREY : 1

HEIGHT : UNDER 7m

BLOCK B: (USE: CLASSROOM)

GFA : 101.1m<sup>2</sup>

STOREY : 1

HEIGHT : UNDER 7m

BLOCK C: (USE: CLASSROOM)

GFA : 102.1m<sup>2</sup>

STOREY : 1

HEIGHT : UNDER 7m

BLOCK D: (USE: CLASSROOM)

GFA : 54.8m<sup>2</sup>

STOREY : 1

HEIGHT : UNDER 7m

BLOCK E: (USE: CLASSROOM)

GFA : 56.6m<sup>2</sup>

STOREY : 1

HEIGHT : UNDER 7m

## **Appendix D**

### **Photos of Building Appearance**



General View



General View

## **Appendix E**

### **Photos of Natural Playground**





General View



General View

**Appendix F**  
**Valid FS251**



**CONTRACT NO.:**  
**FIRE ENGINEERING MAINTENANCE SERVICE REPORT**

S0126  
 Customer

EIS International Pre-School

Date

14/04/2023

Location

No. 1 San Wai Tsuen, San Tin, Yuen Long

Location Code

**CHECKED EQUIPMENT**

	QTY	GOOD	FAIR	POOR
<b>1 Manual Alarm / AFA / Addressable System</b>				
Direct Link ( FA..... )	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Control Panel ..... Zone	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Batteries & Charger	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm Bell	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing Light	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manual Call Point	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detector	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Detector	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Fire Hydrant / Hosereel System</b>				
Fire Hydrant	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.S. Dry Riser	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.S. Inlet	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Hydrant	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Hosereel	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pump & Starter	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Sprinkler / Pre-action / Deluge / Drencher System</b>				
Control Valve	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler Head	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler Inlet	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pump & Starter	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flow Switch / Pressure Switch	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 FM200 / CO<sub>2</sub> / BTM / Foam Extinguishing System</b>				
Control Panel ..... Zone	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Batteries & Charger	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm Bell	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing Light	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Siren	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manual Release Unit	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lock Off Unit	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cylinder c/w Accessories	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nozzle	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Cl<sub>2</sub> / H<sub>2</sub> / O<sub>3</sub> / SF<sub>6</sub> / Vesda / Flame Detection System</b>				
Control Panel ..... Zone	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Batteries & Charger	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm Bell	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing Light	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Detector	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Portable Fire Extinguisher</b>				
Fire Blanket	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sand Bucket	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.E. Type: .....	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.E. Type: .....	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.E. Type: .....	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Other</b>				
Fire roller shutter	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Curtain	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Damper	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exit Sign	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Light	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**NATURE OF WORK :**

- (A) Annual / Quarterly / ..... / Inspection   
 (B) Emergency Call   
 (C) Alteration / Additional Work   
 (D) Report Completion of works order

Cause of Trouble : \_\_\_\_\_

Report : FS Annual Inspection: Emergency Lighting (24nos.),  
Exit Sign (19nos.) Fire Alarm System (MFA), FH/HR System,  
5KG CO<sub>2</sub> (2nos.), 2KG Dry Powder (7nos.), 9L Water (6nos.)  
Fire Blanket (1no.), Sand Bucket (1no.)

Internal Use	Sign.	Date
Approved by <i>Kelvin</i>	<i>TK</i>	<i>14/4</i>
Report prepare by <i>Kelvin</i>	<i>TK</i>	<i>14/4</i>
FS251 issue by <i>Se</i>	<i>Se</i>	<i>28/4</i>
Accounting by <i>Se</i>	<i>Se</i>	<i>28/4</i>

Call Received Time : \_\_\_\_\_

Arrival Time : 12:00

Completion Time : 12:40

Date : 14-4-2023

Checked by Service Engineer / Technician : Kelvin Poon

To Customer : The above installation has been checked to our satisfaction.

Customer's Signature : \_\_\_\_\_

Designation : \_\_\_\_\_

Date : \_\_\_\_\_

Date: \_\_\_\_\_ Check By: \_\_\_\_\_

Nature of Works	Require	To Engineer Date	Completed Date
Good FS251			
Defect FS251			
掛牌(消防局)			
Form A			
Form A1			
翻睇			

This page ( For Customer Ref. )



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9245761

FSD Ref.: \_\_\_\_\_  
消防處檔號

Name of Client :   
顧客姓名

Name of Building :   
樓宇名稱

Street No./Town Lot :  Street/Road/Estate Name :   
門牌號數/市地段 街道/屋苑名稱

Block :  District :  Area :  HK  K  NT  
座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型 :  Industrial工業  Commercial商業  Domestic住宅  Composite綜合  Licensed premises持牌處所  Institutional社團

**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	應急照明系統 (24套)	G/F	未符合消防處規定(損壞事項見第三部份)	14/4/2023	13/4/2024
12	出口指示牌 (19套)	G/F	符合消防處規定	14/4/2023	13/4/2024
13	火警警報系統	G/F	符合消防處規定	14/4/2023	13/4/2024
16	消防栓/喉嚨系統	G/F	未符合消防處規定(損壞事項見第三部份)	14/4/2023	13/4/2024

**Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

**Part 3 第三部 Defects 損壞事項**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11	應急照明系統	G/F 校務處近正門外, G/F 校務處附近人適草地, G/F 校務處近後門, G/F 校務處正門斜對面喉嚨旁	四尺單 T5 防水電池支架 (4套) 失效	須更換
16	消防栓/喉嚨系統	G/F 消防泵外 x 1	缺少 "消防泵房" 標明牌 (1塊)	須補回
16	消防栓/喉嚨系統	G/F 消防泵內 x 5	閘制欠獨立編號防干擾保險標籤 (5套)	須補回
16	消防栓/喉嚨系統	G/F 消防泵控制箱 220V W x 2	泵控制箱指示燈 (2套) 失效	須更換

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : \_\_\_\_\_  
受權人簽署



Name :   
姓名

FSD/RC No. :   
消防處註冊號碼

Company Name :   
公司名稱

Telephone :   
聯絡電話

Date :   
日期

For FSD use only:  
Inspected  
Key-in  
Verified

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9045595

FSD Ref.: \_\_\_\_\_  
消防處編號Name of Client :   
顧客姓名Name of Building :   
樓宇名稱Street No./Town Lot :  Street/Road/Estate Name :   
門牌號數/市地段 街道/屋苑名稱Block :  District :  Area :  HK 香港  K 九龍  NT 新界  
座 分區 地區Type of Building 樓宇類型 :  Industrial 工業  Commercial 商業  Domestic 住宅  Composite 綜合  Licensed premises 持牌處所  Institutional 社團**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	手提滅火筒				
	5KG CO2 滅火筒 (2支)	G/F	符合消防處規定	14/4/2023	13/4/2024
	2KG 乾粉滅火筒 (7支)	G/F	符合消防處規定	14/4/2023	13/4/2024
25	9L 水劑滅火筒 (6支)	G/F	符合消防處規定	14/4/2023	13/4/2024
	認可的人手操作手提器具				
	沙筒 (1個)	G/F	符合消防處規定	14/4/2023	13/4/2024
	防火氈 (1張)	G/F	符合消防處規定	14/4/2023	13/4/2024

**Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

**Part 3 第三部 Defects 損壞事項**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature :  
授權人簽署Name :  
姓名FSD/RC No. :  
消防處註冊號碼Company Name :  
公司名稱Telephone :  
聯絡電話Date :  
日期

	For FSD use only:
CHENG Kit-man	Inspected
RC3/0853	Key-in
ACME Engineering Limited	Verified
2149 6533	
15/4/2023	

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他



客戶名稱：艾蒙特國際幼稚園

Customer Name: EIS International Pre-School

檢查地址：元朗新田新圍村1號

Address: No. 1 San Wai Tsuen, San Tin, Yuen Long

檢查日期：

Date of Inspection: 14-04-2023

**SUMMARY OF DEFECTS FOR FIRE SERVICES INSPECTION**

Item	Defects	Location	Qty Unit	Remarks
1	四尺單 T5 防水電池支架失效	1.) G/F 校務處近正門外 x 1, 2.) G/F 校務處旁近人造草地 x 1, 3.) G/F 校務處近後門 x 1, 4.) G/F 校務處正門斜對面曠地旁 x 1	4 套	須更換
2	缺少 "消防泵房" 標明牌	1.) G/F 消防泵外 x 1	1 塊	須補回
3	閘制欠 獨立編號防干擾保險標籤	1.) G/F 消防泵內 x 5	5 套	須補回
4	泵控制箱指示燈 失效	1.) G/F 消防泵控制箱 220V W x 2	2 套	須更換 (LED 燈全套)



客戶名稱: 艾蒙特國際幼稚園  
Customer Name: EIS International Pre-School

檢查日期: \_\_\_\_\_  
Date of Inspection: 14-04-2023

檢查地址: 元朗新田新圍村1號  
Address: No. 1 San Wai Tsuen, San Tin, Yuen Long

消防證書號碼: \_\_\_\_\_  
FS 251 No.: A9245595

**F.E. List**

	FS251 No.	Location	Type	Qty.	Year of Manufacture	Test Results	Remarks
	全校						
1	A9245595	G/F Playground	5KG CO2	1	2022	Pass	
2	A9245595	G/F Near Pump Room	5KG CO2	1	2022	Pass	
3	A9245595	G/F Playground	Sand Bucket	1	NA	Pass	
4	A9245595	G/F Office	2KG Dry Powder	1	2021	Pass	
5	A9245595	G/F Office	2KG Dry Powder	1	2021	Pass	
6	A9245595	G/F Office	2KG Dry Powder	1	2021	Pass	
7	A9245595	G/F Pantry	2KG Dry Powder	1	2022	Pass	
8	A9245595	G/F Pantry	Fire Blanket	1	NA	Pass	
9	A9245595	G/F Toilet	2KG Dry Powder	1	2021	Pass	
10	A9245595	G/F Main Entrance	2KG Dry Powder	1	2022	Pass	
11	A9245595	G/F Classroom 101	9L Water	1	2022	Pass	
12	A9245595	G/F Classroom 102	9L Water	1	2022	Pass	
13	A9245595	G/F Classroom 103	9L Water	1	2022	Pass	
14	A9245595	G/F Classroom 104	9L Water	1	2022	Pass	
15	A9245595	G/F Classroom 105	9L Water	1	2022	Pass	
16	A9245595	G/F Hall	2KG Dry Powder	1	2021	Pass	
17	A9245595	G/F Hall	9L Water	1	2022	Pass	

A9245595

全校	Total	Fail	Missing
5KG CO2	2	-	-
2KG Dry Powder	7	-	-
9L Water	6	-	-
Sand Bucket	1	-	-
Fire Blanket	1	-	-

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9245765

FSD Ref.:

消防處檔號

Name of Client :

顧客姓名

艾蒙特國際幼稚園

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

1號

Street/Road/Estate Name :

街道/屋苑名稱

新田新圍村

Block :

座

District :

分區

元朗

Area :

地區

HK  
香港

K  
九龍

NT  
新界

Type of Building 樓宇類型 :

Industrial 工業

Commercial 商業

Domestic 住宅

Composite 綜合

Licensed premises 持牌處所

Institutional 社團

Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防 (裝置及設備) 規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	應急照明系統	G/F 校務處近正門外, G/F 校務處旁近人造草地, G/F 校務處近後門, G/F 校務處正門斜對面喉嚨旁	更換四尺單 T5 防水電池支架 (4套) (Model: a&b SY6136-28B)	符合消防處規定	20/5/2023  (Defects FS251 No. A9245761)
16	消防栓/喉嚨系統	G/F 消防泵外 x 1	安裝 "消防泵房" 標明牌 (1塊)		
16	消防栓/喉嚨系統	G/F 消防泵內 x 5	安裝開制獨立編號防干擾保險標籤 (5套)		
16	消防栓/喉嚨系統	G/F 消防泵控制箱	更換泵控制箱指示燈 (2套) 220V W x 2		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
受權人簽署

Name :  
姓名

Poon Kin Yuk

FSD/RC No. :  
消防處註冊號碼

RC1/430, RC2/596

Company Name :  
公司名稱

ACMB Engineering  
Limited

Telephone :  
聯絡電話

2149 6533

Date :  
日期

20/5/2023

For FSD  
use only:

Inspected

Key-in

Verified



**Appendix G**  
**Photo of F.S. Tank**



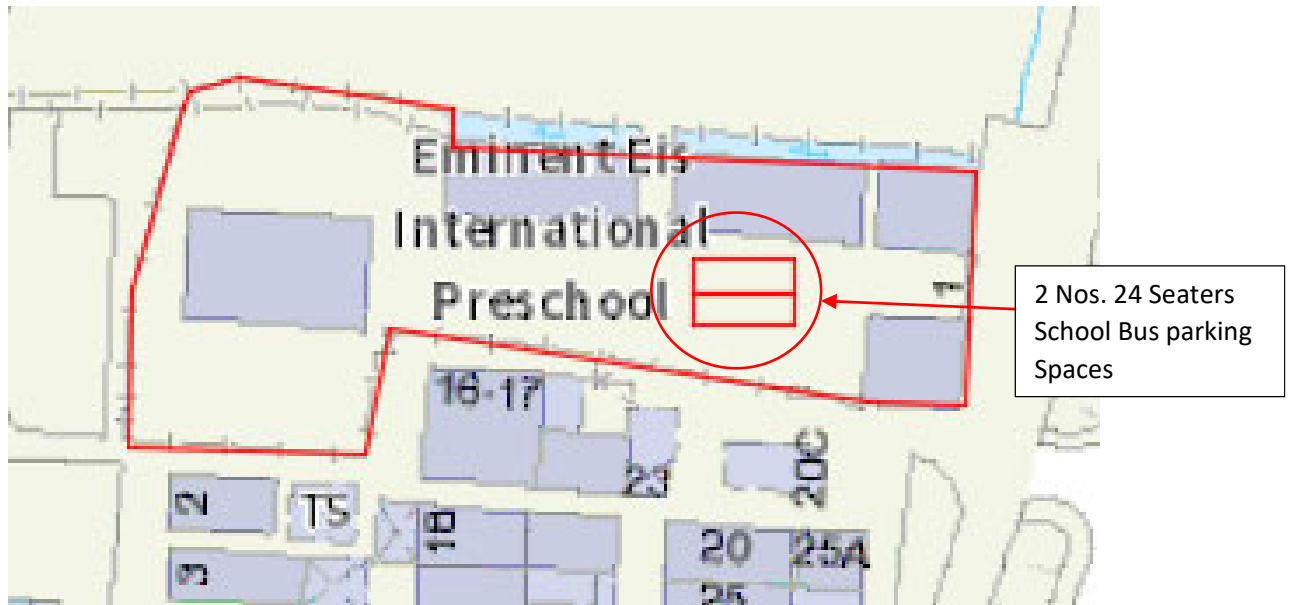
General View of F.S. Tank



F.S. Tank with 2000L Capacity

## **Appendix H**

### **Location and Photos of Parking Spaces**



Site Plan - This application is located at No.1 San Wai Tsuen, San Tin, Yuen Long, New Territories.

## **Appendix I**

### **Letter from FSD, Fire Proposal and Compliance Letter**

# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中環大廈 22 樓 2202 室



By fax (2558 6877) and Post  
**Planning Department**

Fanling, Sheung Shui &  
Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building, 388  
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference WLA20144/LT016  
本署檔號 Our Reference ( ) in TPB/A/YL-MP/304  
電話號碼 Tel. No. : 3168 4041  
傳真機號碼 Fax No. : 3168 4074

18 October 2022

Wilson Lee & Associates Limited  
Rm. A, 9/F, Heng Shan Centre  
145 Queen's Road East  
Wanchai, Hong Kong  
(Attn.: Wilson LEE)

Dear Sir/Madam,

## Compliance with Approval Condition (b) - Submission of Fire Service Installations Proposal

**Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of  
3 Years in "Village Type Development" Zone, Lots 2261 S.S RP (Part),  
2261 S.S ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D  
and 2265 S.E RP (Part) in D.D. 104, Ha San Wai, Yuen Long**  
**(Planning Application No. A/YL-MP/304)**

I refer to your letter dated 26.9.2022 regarding the submission of a fire service installations (FSIs) plan for compliance with approval condition (b) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.** Please find detailed comments of the Director of Fire Services (D of FS) at **Appendix.**

Should you have any queries, please contact Mr. WONG Ho Yin (Tel.: 2733 7737) or Mr. LI Leong Kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,



( Alice CHEUNG )  
for District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.

D of FS  
CTP/TPB(2)  
Site Record

(Attn.: Mr. WONG Ho Yin)

AC/bt

**Detailed comments of D of FS:**

- a. Existing fire detection system was found missing in the list of FSI as stated in FS Note 3;
- b. the provision of direct telephone line for the existing fire detection and fire alarm system shall be stated in FS Notes; and
- c. the source of secondary power supply shall be stated in FS Notes.



# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



By Fax (2558 6877) and Post  
**Planning Department**

Fanling, Sheung Shui &  
Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

WLA 20144,  
NP

本函檔號 Your Reference WLA20144/LT018  
本署檔號 Our Reference ( ) in TPB/A/YL-MP/304  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074

30 January 2023

Wilson Lee & Associates Limited  
Rm. A, 9/F, Heng Shan Centre  
145 Queen's Road East  
Wanchai, Hong Kong  
(Attn.: Wilson LEE)

RECEIVED  
- 1 FEB 2023  
.....

Dear Sir/Madam,

## Compliance with Approval Condition (b) Submission of Fire Service Installations Proposal

**Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years  
in "Village Type Development" Zone, Lots 2261 S.S RP (Part), 2261 S.S ss.8 (Part),  
2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D and  
2265 S.E RP (Part) in D.D. 104, Ha San Wai, Yuen Long**  
**(Planning Application No. A/YL-MP/304)**

I refer to your letter received on 7.12.2022 and 20.12.2022 regarding the submission of Certificate of Fire Service Installation and Equipment (FS 251) for compliance with approval condition (b) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.** Please find the detailed comments.

Please refer to the advisory comments from the Director of Fire Services (D of FS) at Appendix. Should you have any queries, please contact Mr. LI Leong Kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,



(Anthony LUK)  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.:

D of FS  
CTP/TPB(2)

(Attn.: Mr. LI Leong Kiu)

Site Record

AL/AC/dl

**Appendix**

**Detailed comments of D of FS:**

1. Licensing requirements will be formulated upon receipt of formal application via relevant licensing authority; and
2. the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS.



## **Appendix J**

### **Letter from DSD and Drainage Proposal**

# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中環大廈 22 樓 2202 室



By fax (2558 6877) and Post  
**Planning Department**

Fanling, Sheung Shui &  
Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building, 388  
Castle Peak Road, Tsuen Wan, N.T.

WLA 20144,  
KH

本函檔號 Your Reference WLA20144/LT022  
本署檔號 Our Reference ( ) in TPB/A/YL-MP/304  
電話號碼 Tel. No. : 3168 4041  
傳真機號碼 Fax No. : 3168 4074

RECEIVED

17 MAR 2023

.....

15 March 2023

Wilson Lee & Associates Limited  
Rm. A, 9/F, Heng Shan Centre  
145 Queen's Road East  
Wanchai, Hong Kong  
(Attn.: Wilson LEE)

Dear Sir/Madam,

## Compliance with Approval Condition (d) - Submission of Drainage Proposal

**Proposed Temporary School (Kindergarten cum Child Care Centre)  
for a Period of 3 Years in "Village Type Development" Zone,  
Lots 2261 S.S RP (Part), 2261 S.S ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B,  
2265 S.C, 2265 S.D and 2265 S.E RP (Part) in D.D. 104, Ha San Wai, Yuen Long**  
**(Planning Application No. A/YL-MP/304)**

I refer to your letter dated 20.2.2023 regarding the submission of a drainage plan for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.** Please find detail comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at **Appendix.**

Should you have any queries on the comments, please contact Mr. TANG Kin Ming (Tel: 2300 1257) of DSD directly.

Yours faithfully,



( Alice CHEUNG )  
for District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.

CE/MN, DSD  
CTP/TPB(2)  
Site record

(Attn.: Mr. TANG Kin Ming)

AC/dl

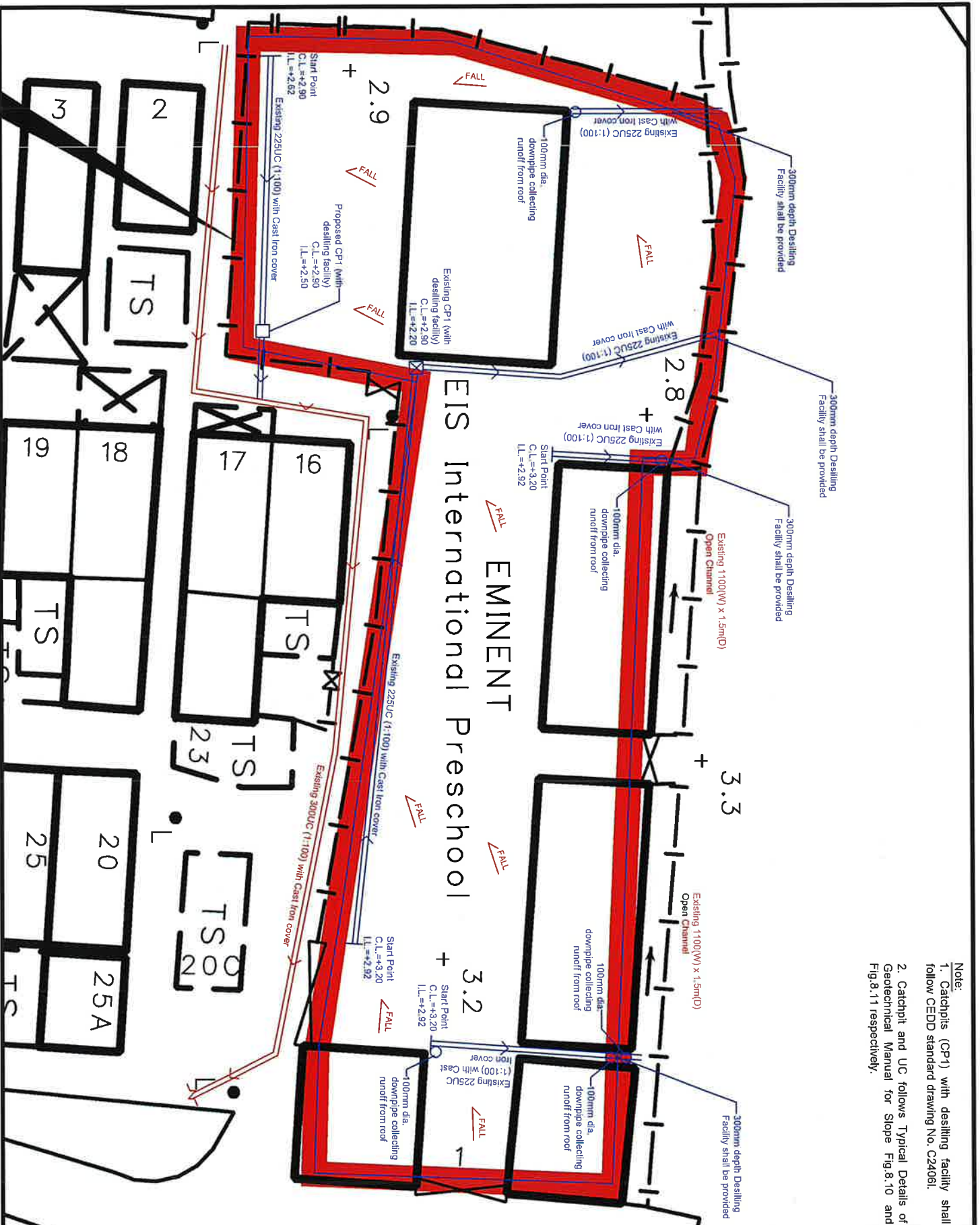


Detail comments of CE/MN, DSD:

1. Please provide calculation to justify the dimensions of the u-channel.
2. Please advise why u-channel is not provided at the western side of the site. Please advise how the overland flow the western area of the site could be properly intercepted and discharged.
3. The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.
4. The existing drainage facilities at south, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted. Connection details should also be provided for reference.
5. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.
6. The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan.
7. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. The applicant is reminded that continuous concrete boundary wall would obstruct the overland flow that openings would be required to avoid adverse drainage impact.
8. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities at North (i.e. the 4 UC discharging to existing open channel).
9. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
10. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.
11. There is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the Director of Environmental Protection regarding the sewage disposal arrangement of the proposed development.
12. Please provide a Response to Comment table in future submissions addressing the above comment.



- Note:
- Catchpits (CP1) with desludging facility shall follow CEDD standard drawing No. C24061.
  - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.



**LEGEND**

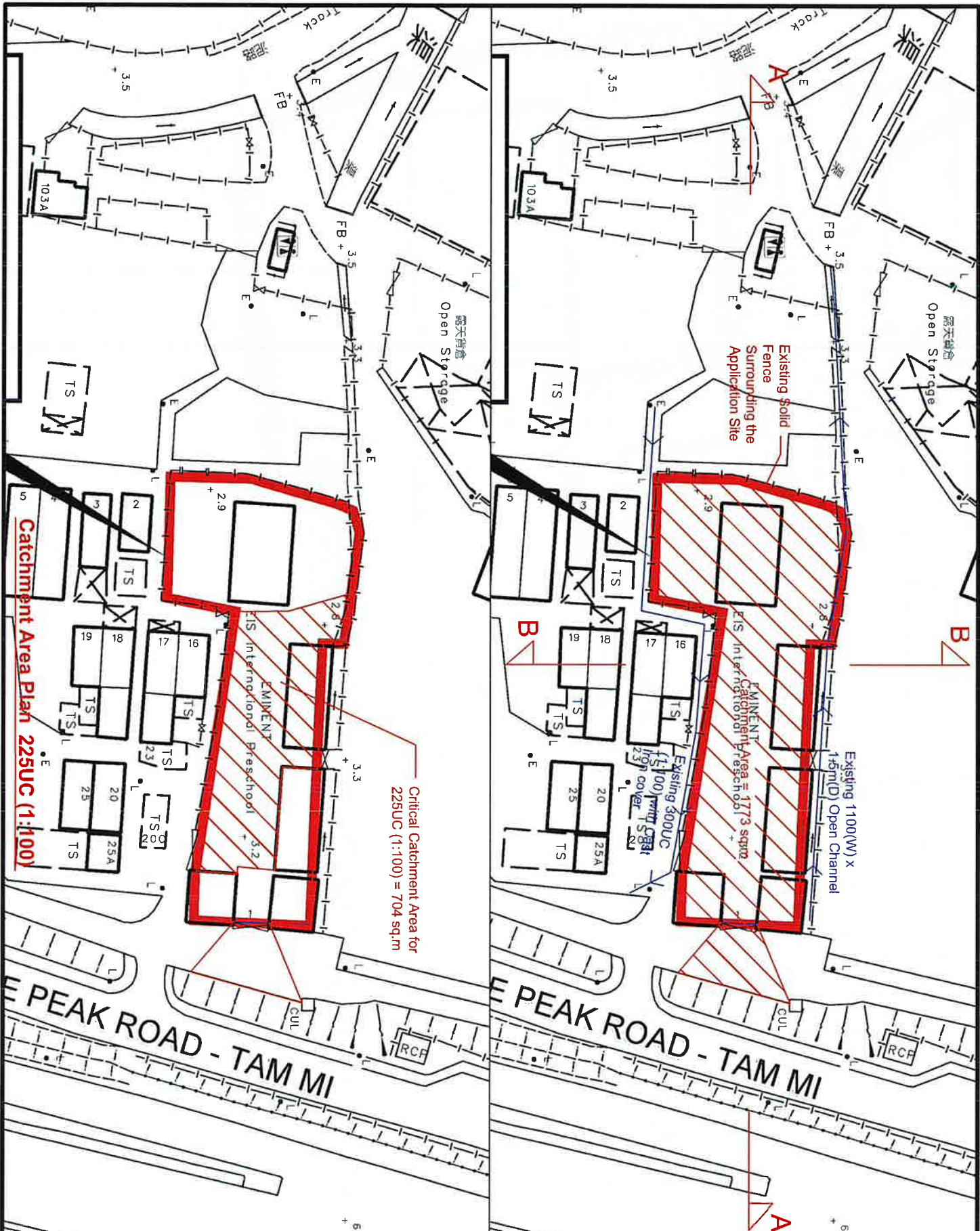
	Existing 225/300UC (1:100) with Cast Iron cover
<input type="checkbox"/>	Proposed Catchpit
<input checked="" type="checkbox"/>	Existing Catchpit

Company: 正宏工程顧問公司  
Ching Wan Engineering Consultants Company

**PROJECT:**  
Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years at Lots 2261 S.S RP (Part), 2261 S.S ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D and 2265 S.E RP (Part) in D.D. 104, Ha San Wai, Yuen Long (AY/L-MP/304)

**TITLE:**  
Drainage Proposal

File:	DWG NO.
Scale:	MP304-D01
Date:	26-7-2023



**LEGEND**

- Existing 229/300UC (1:100) with Cast Iron cover
- Proposed Catchpit
- Existing Catchpit

Company:

正宏工程顧問公司  
Ching Wan Engineering  
Consultants Company

**PROJECT:**

Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years at Lots 2261 S.S RP (Part), 2261 S.S ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D and 2265 S.E RP (Part) in D.D, 104, Ha San Wai, Yuen Long (AYL-MP/304)

TITLE:

Catchment Area Plan C-01

File: DWG NO.

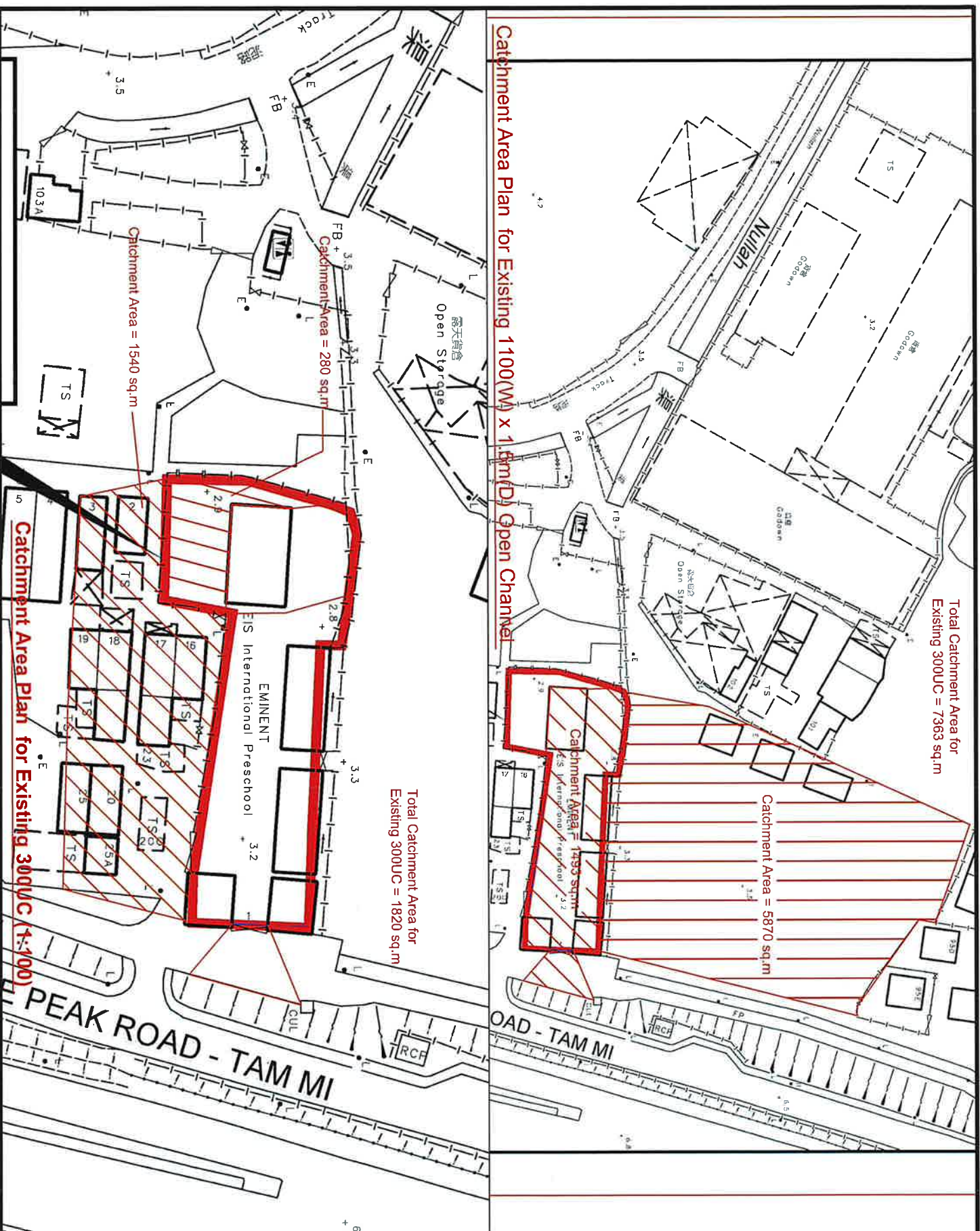
Scale:

MP304-D02

Date:

8-4-2023





Total Catchment Area for Existing 300UC = 7363 sq.m

Catchment Area = 5870 sq.m

Catchment Area = 1193 sq.m


Catchment Area = 280 sq.m

Catchment Area = 1540 sq.m

Total Catchment Area for Existing 300UC = 1820 sq.m

Catchment Area Plan for Existing 300UC (1-100)

**LEGEND**

-  Existing 229/300UC (1:100) with Cast Iron cover
- Proposed Catchpit
- Existing Catchpit

Company: 正宏工程顧問公司  
Ching Wan Engineering Consultants Company

PROJECT:  
Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years at Lots 2261 S.S RP (Part), 2261 S.S ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D and 2265 S.E RP (Part) in D.D, 104, Ha San Wai, Yuen Long (AY/L-MP/304)

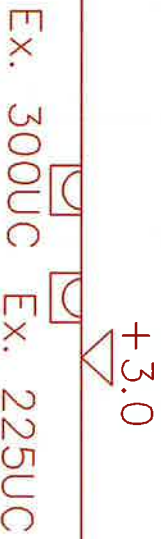
TITLE: Catchment Area Plan C-02	
File:	DWG NO.
Scale:	MP304-D03
Date:	8-4-2023

THE SITE

Castle Peak Road




SECTION A-A



SECTION B-B

**LEGEND**

-  Existing 225/300UC (1:100) with Cast Iron Cover
- Proposed Catchpit
- Existing Catchpit

Company:

正宏工程顧問公司  
Ching Wan Engineering  
Consultants Company

PROJECT:

Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years at Lots 2261 S. S. RP (Part), 2261 S.S. ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D and 2265 S.E RP (Part) in D.D. 104, Ha San Wai, Yuen Long (AY/L-MP/304)

TITLE:

**SECTIONS**

File: DWG NO.

Scale: MP304-D04

Date: 8-4-2023

**Check 225UC (1:100)**

Catchment Area = 704 m<sup>2</sup>

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 704 \quad \text{m}^2$$
$$= 0.000704 \quad \text{km}^2$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.000704$$
$$= 0.046 \quad \text{m}^3/\text{sec}$$
$$= 2789 \quad \text{lit/min}$$

Provide 225UC (1:100) is OK

**Check 300UC (1:100)**

Catchment Area = 1820 m<sup>2</sup>

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 1820 \quad \text{m}^2$$
$$= 0.00182 \quad \text{km}^2$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.00182$$
$$= 0.120 \quad \text{m}^3/\text{sec}$$
$$= 7210 \quad \text{lit/min}$$

Provide 300UC (1:100) is OK

Check Existing 1100(W) x 1.5m(D) Open Channel

Catchment Area = 7363 m<sup>2</sup>

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 7363 \quad \text{m}^2$$
$$= 0.007363 \quad \text{km}^2$$

take  $i = 250 \quad \text{mm/hr}$

Therefore,  $Q = 0.278 * 0.95 * 250 * 0.007363$   
 $= 0.486 \quad \text{m}^3/\text{sec}$   
 $= 29169 \quad \text{lit/min}$

Manning Equation  $V = R^{2/3} * S_f^{0.5} / n$

where  $R = (1.1 * 1.5) / (1.5 + 1.5 + 1.1)$   
 $= 0.402 \quad \text{m}$

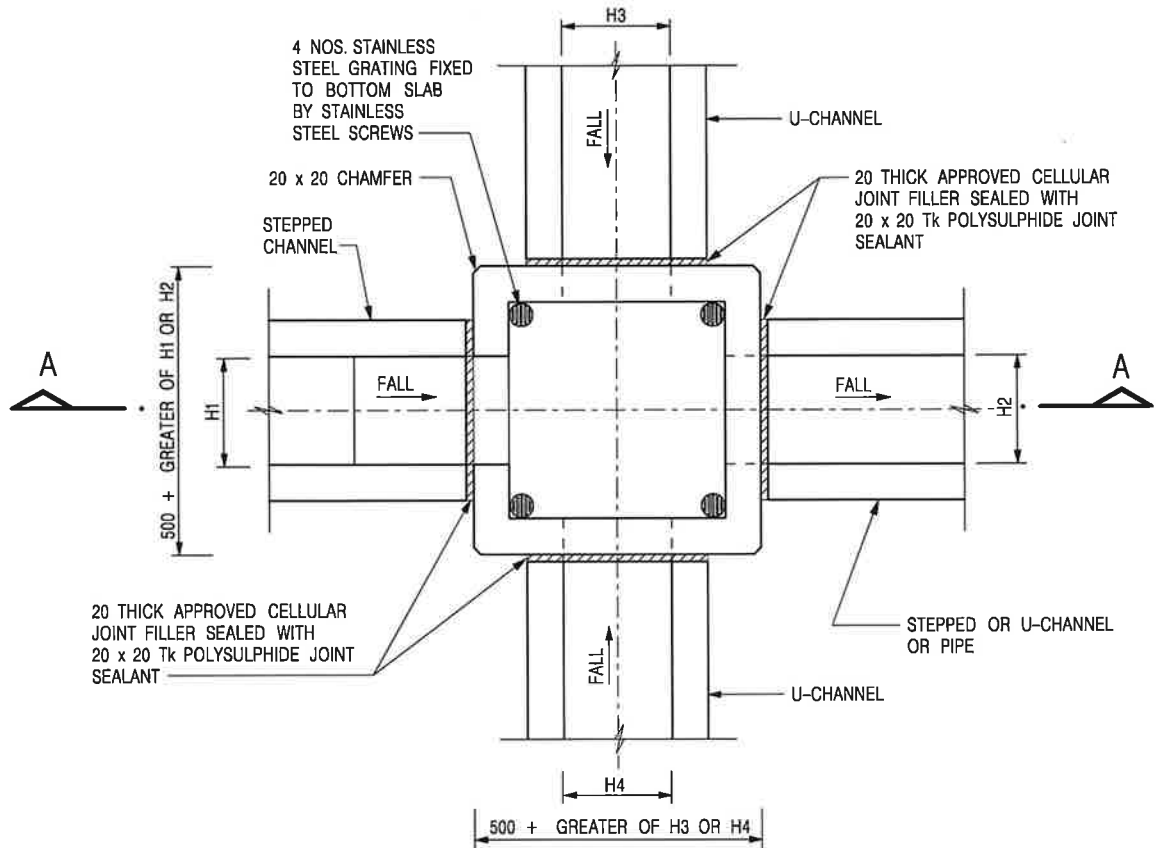
$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

1/  $100 \quad S_f = 0.01$

Therefore,  $V = 0.402^{2/3} * 0.01^{0.5} / 0.012$   
 $= 4.54 \quad \text{m/sec}$

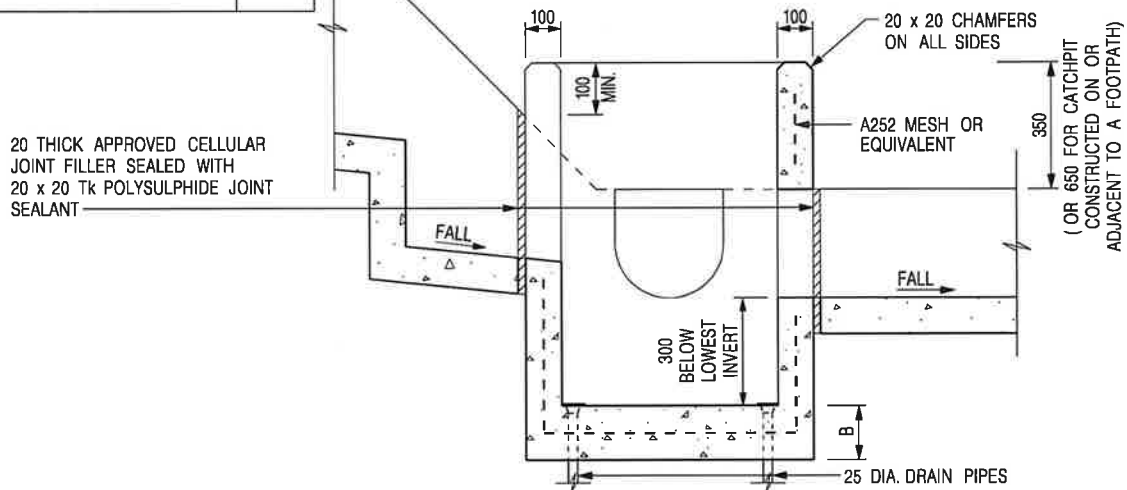
Maximum Capacity ( $Q_{\max}$ )  $= V * A$   
 $= 4.54 * \pi r^2$   
 $= 7.49 \quad \text{m}^3/\text{sec}$   
 $= 449698 \quad \text{lit/min}$   
 $> 29169 \quad \text{lit/min}$

Existing 1100(W) x 1.5m(D) Open Channel is OK



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



SECTION A - A

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP**  
**(SHEET 1 OF 2)**

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



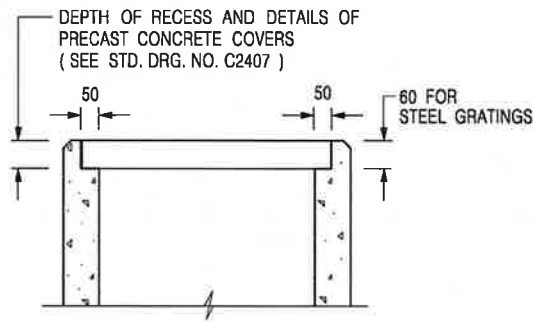
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE 1 : 20**

**DRAWING NO.**

**DATE JAN 1991**

**C2406 /1**




**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043 ) AT 300  $\phi$  STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /2</b>