

This document is received on 31 MAR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4L-MP/304
	Date Received 收到日期	31 MAR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

EIS INTERNATIONAL PRE-SCHOOL LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

WILSON LEE & ASSOCIATES LTD.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	PREMISES ADDRESS: NO 1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES LEASE: 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
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1630 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 390 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p style="text-align: center;">N/A</p> <p>..... sq.m 平方米 <input type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED MAI PO & FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(f) Current use(s) 現時用途	SCHOOL (KINDERGARTEN) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/~~premises~~ on
26/02/2021 (DD/MM/YYYY)[&]
於 26/02/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant ~~owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s)~~ or rural committee on 24/02/2021 (DD/MM/YYYY)[&]
於 24/02/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	School (Kindergarten-cum-Child Care Centre) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1240 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	390 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	390 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	390 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Proposed height of buildings does not exceed 7 m and Classroom #1-5 for classroom use Classroom #1-5 182.24sq.m, Play area #1-6 91.37sq.m, CCC Play area 71.00sq.m, Pantry 11.18sq.m, Toilet 34.58sq.m	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	8
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	2 輛24座校巴車位 2 Parking spaces for a 24 seaters school bus
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 7:30 a.m to 6:00 p.m Closed on Saturday, Sunday and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Castle Peak Road (Tam Mei)	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the justification report.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



LEE, WILSON CHI CHUNG

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

DIRECTOR

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☒ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

WILSON LEE & ASSOCIATES LTD.

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

2 / 3 / 2021 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	<p>新界元朗新田新圍村一號 NO 1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES</p> <p>元朗下新圍丈量約份第104約地段第2261號S分段餘段(部分)、第2261號S分段第8小分段(部分)、第2262號餘段(部分)、第2265號A分段、第2265號B分段、第2265號C分段、第2265號D分段及第2265號E分段餘段(部分) 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</p>
Site area 地盤面積	<p>1630 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</p>
Plan 圖則	<p>米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6</p> <p>Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6</p>
Zoning 地帶	<p>「鄉村式發展」 "Village Type Development"</p>
Type of Application 申請類別	<p><input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期</p> <p><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u></p> <p><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期</p> <p><input type="checkbox"/> Year(s) 年 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u></p>
Applied use/ development 申請用途/發展	<p>擬議學校(幼稚園及幼兒園) Proposed School (Kindergarten-cum-Child Care Centre)</p>

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	390 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.24 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	23.92 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 2輛24座校巴車位 2 Parking spaces for a 24 seaters school bus		8 2
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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

02 March 2021

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 1,530 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 1,530 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 1,530 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 1,530 sq.m. including five classrooms, two indoor play areas, one outdoor playground, 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 39 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 is one 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).

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 There are 8 designated parking spaces provided for the school and child care uses at the nearby village. It is 1-minute walk from these car parks to the school. (Refer to Appendix H – Location and Photos of Parking Spaces)
- 7.6 The traffic impact as induced by the proposed uses is minimal and insignificant and not necessary.

8.0 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.

9.0 Drainage and Sewerage Considerations

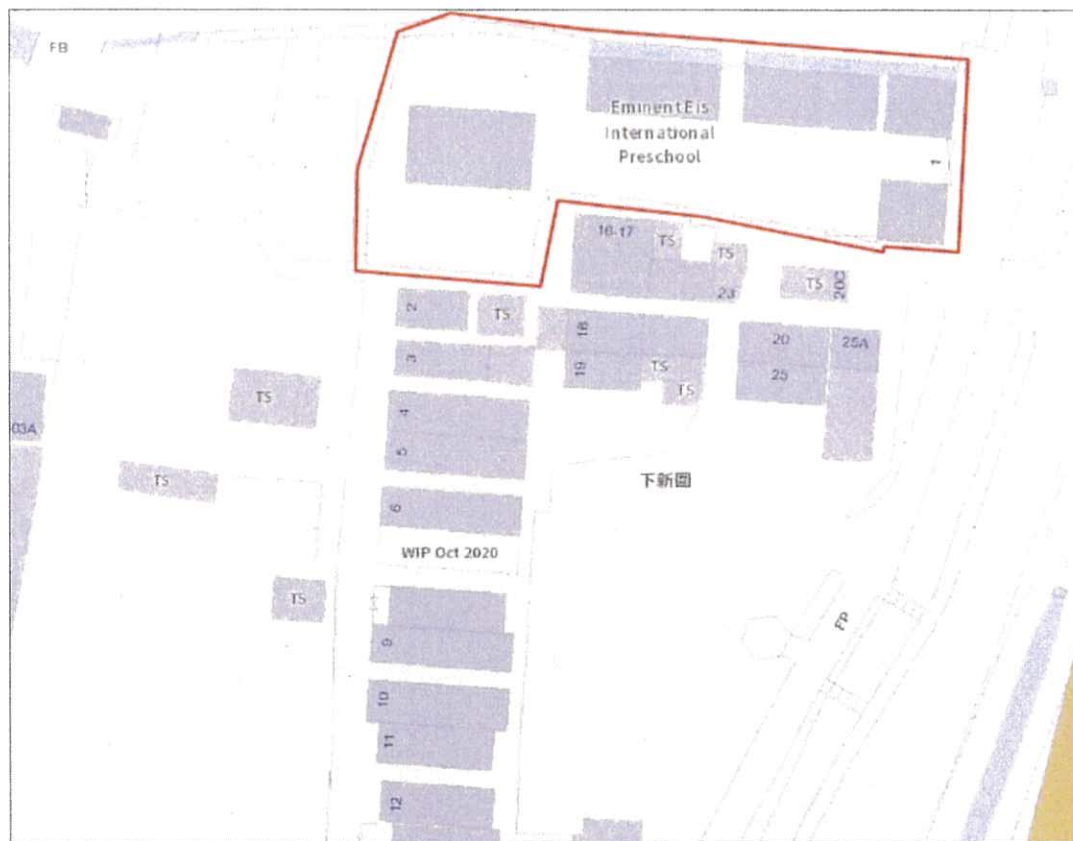
- 9.1 Adequate wash basins, toilet bowls and urinals are provided for the use of children and staff. The proposed drainage works are complied with the requirements under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap.123I) (Refer to Appendix I – Proposed Drainage Arrangements). These sanitary fitments for kindergarten and child care centre will connect to the existing septic tank. No alteration to existing drainage and sewerage systems.

10.0 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 B

Consent/Notification to Owner

Date : 22 February 2020

San Tin Rural Committee

新田鄉鄉事委員會

NOTICE OF APPLICATION FOR PLANNING APPLICATION AT

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

(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)

Notice is hereby given to the owners at No. 1 San Wai Tsuen, San Tin, Yuen Long, New Territories (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), that we intend to apply for planning permission under section 16 of the Town Planning Ordinance for temporary school uses (Kindergarten cum Child-Care-Centre).

Please post this notice on the notice board of your building, or other conspicuous place as you think fit, to inform the owners about this application.

Should you have any queries, please do not hesitate to contact the undersigned or our consultant Ms. Debby Wong or Mr. Kelvin Tam at .

Yours faithfully,

Applicant – EIS INTERNATIONAL PRE-SCHOOL LIMITED

郵件編號:

本地掛號信件

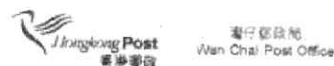


目的地
香港

狀況

日期及時間 *	地點	派遞狀況
25-02-2021 13:16	香港	成功派遞

* 當地時間



收據編號 Receipt No.:
(非作郵件追蹤之用 / Not for mail tracking)

日期 / 時間: 24-02-2021 16:01
Date / Time

掛號郵件 Registered Mail

郵件 編號	目的地	投寄 方式	類別	重量 公斤	掛號 費用	金額
Item No.	DES	CAT	TYPE	WGT	FEE	Postage
RH18687574@HK	HK	L	P	0.012	\$15.5	\$2.0
郵件總額 Item Total						\$17.5
郵件總數 / Total Number of Items:						1
實付金額 Net Amount						\$17.5

總額 Total \$17.5

八達通付款 Octopus Payment

八達通號碼 Octopus No.

機號 Device No.

扣除金額 Amount Deducted \$17.5

餘額 Remaining Value \$75.8

上一次於 2021-02-23 現金增值

Last add value by Cash on 2021-02-23

郵件資料 Posting Information

RH18687574@HK

San Tin Rural Committee

新田鄉鄉事委員會

多謝惠顧 Thank You

此收據為正式收據及上列郵件的投寄證明書。本署並不
會再發出其他收據。

收據上之字樣會褪色。如有需要，請自行影印。

如有任何爭議，香港郵政保留最終決定權。

This receipt is the official proof of payment and
certificate of posting for the mail listed above, and no
other receipt will be issued. The words on this receipt
will fade out, please make copies if necessary. In the
event of any dispute, Hongkong Post reserves the right
of final decision.



Mail Tracking

請以正確的郵件編號檢查郵件。
Please trace your mail item(s)
with correct item number(s).

Disinfect every 2 hours
每兩小時消毒一次

Date: 22 February 2020

San Tin Rural Committee
新田鄉鄉事委員會

NOTICE OF APPLICATION FOR PLANNING PERMISSION AT
No. 1 San Tin Tsuen, San Tin, Yuen Long, New Territories
(Lots 2261 S.1, 2261 S.2, 2261 S.3, 2261 S.4, 2261 S.5, 2261 S.6, 2261 S.7, 2261 S.8, 2261 S.9, 2261 S.10, 2261 S.11, 2261 S.12, 2261 S.13, 2261 S.14, 2261 S.15, 2261 S.16, 2261 S.17, 2261 S.18, 2261 S.19, 2261 S.20, 2261 S.21, 2261 S.22, 2261 S.23, 2261 S.24, 2261 S.25, 2261 S.26, 2261 S.27, 2261 S.28, 2261 S.29, 2261 S.30, 2261 S.31, 2261 S.32, 2261 S.33, 2261 S.34, 2261 S.35, 2261 S.36, 2261 S.37, 2261 S.38, 2261 S.39, 2261 S.40, 2261 S.41, 2261 S.42, 2261 S.43, 2261 S.44, 2261 S.45, 2261 S.46, 2261 S.47, 2261 S.48, 2261 S.49, 2261 S.50, 2261 S.51, 2261 S.52, 2261 S.53, 2261 S.54, 2261 S.55, 2261 S.56, 2261 S.57, 2261 S.58, 2261 S.59, 2261 S.60, 2261 S.61, 2261 S.62, 2261 S.63, 2261 S.64, 2261 S.65, 2261 S.66, 2261 S.67, 2261 S.68, 2261 S.69, 2261 S.70, 2261 S.71, 2261 S.72, 2261 S.73, 2261 S.74, 2261 S.75, 2261 S.76, 2261 S.77, 2261 S.78, 2261 S.79, 2261 S.80, 2261 S.81, 2261 S.82, 2261 S.83, 2261 S.84, 2261 S.85, 2261 S.86, 2261 S.87, 2261 S.88, 2261 S.89, 2261 S.90, 2261 S.91, 2261 S.92, 2261 S.93, 2261 S.94, 2261 S.95, 2261 S.96, 2261 S.97, 2261 S.98, 2261 S.99, 2261 S.100)

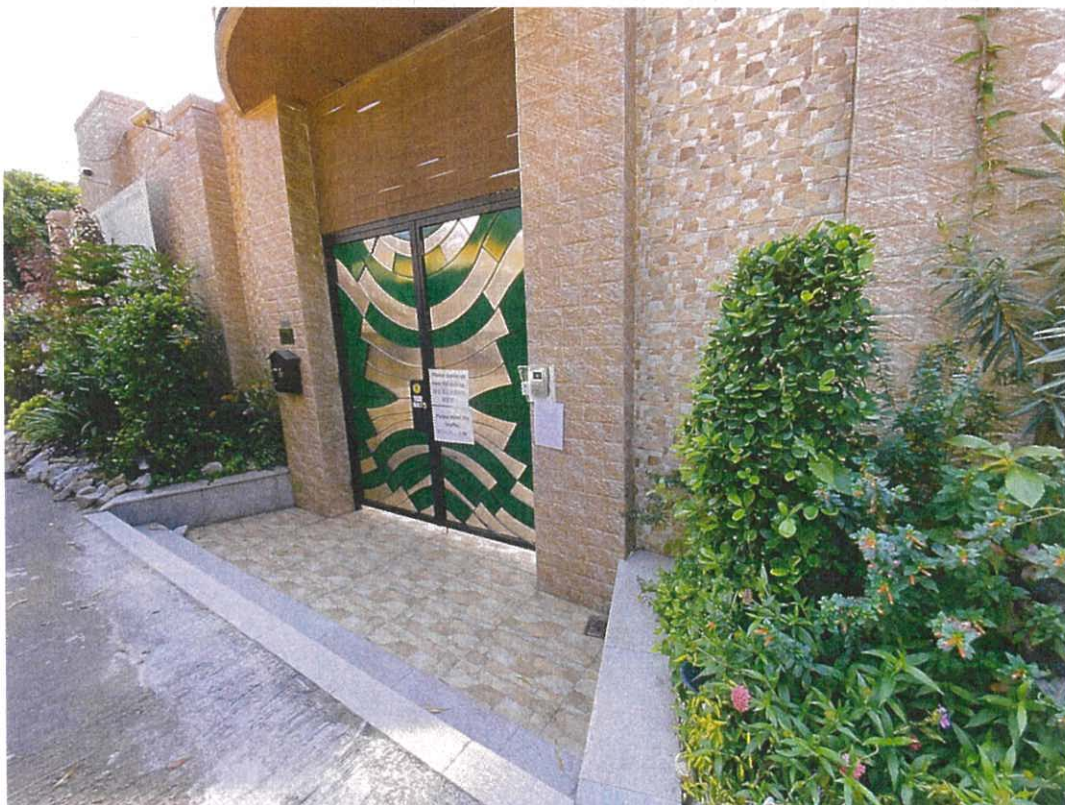
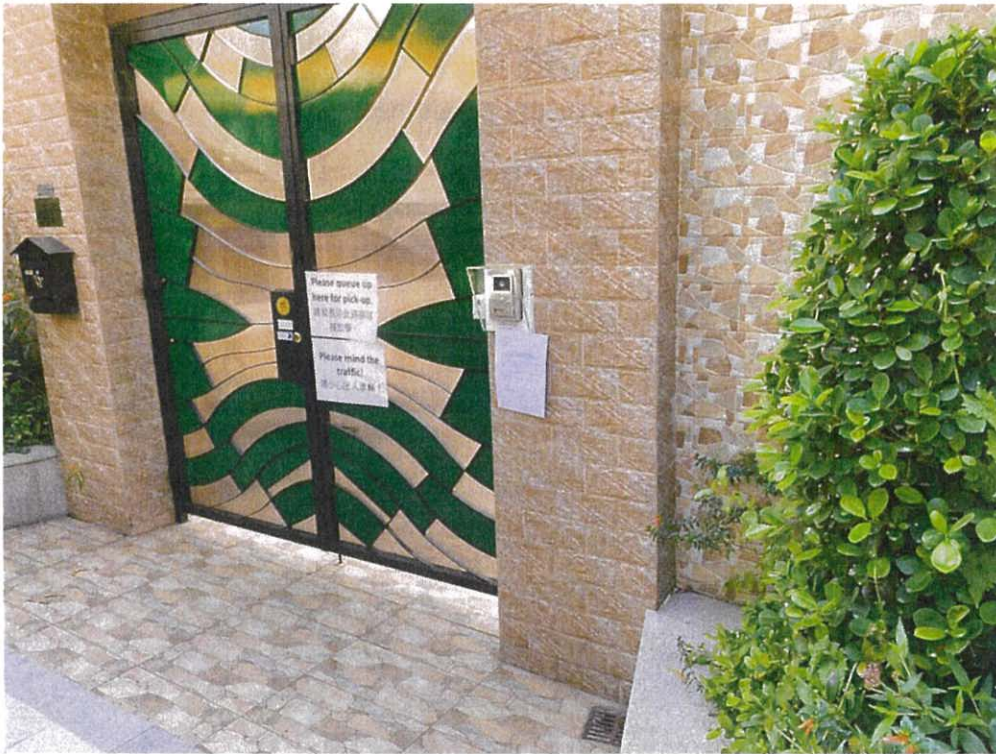
Notice is hereby given to the owners of No. 1 San Tin Tsuen, San Tin, Yuen Long, New Territories (Lots 2261 S.1, 2261 S.2, 2261 S.3, 2261 S.4, 2261 S.5, 2261 S.6, 2261 S.7, 2261 S.8, 2261 S.9, 2261 S.10, 2261 S.11, 2261 S.12, 2261 S.13, 2261 S.14, 2261 S.15, 2261 S.16, 2261 S.17, 2261 S.18, 2261 S.19, 2261 S.20, 2261 S.21, 2261 S.22, 2261 S.23, 2261 S.24, 2261 S.25, 2261 S.26, 2261 S.27, 2261 S.28, 2261 S.29, 2261 S.30, 2261 S.31, 2261 S.32, 2261 S.33, 2261 S.34, 2261 S.35, 2261 S.36, 2261 S.37, 2261 S.38, 2261 S.39, 2261 S.40, 2261 S.41, 2261 S.42, 2261 S.43, 2261 S.44, 2261 S.45, 2261 S.46, 2261 S.47, 2261 S.48, 2261 S.49, 2261 S.50, 2261 S.51, 2261 S.52, 2261 S.53, 2261 S.54, 2261 S.55, 2261 S.56, 2261 S.57, 2261 S.58, 2261 S.59, 2261 S.60, 2261 S.61, 2261 S.62, 2261 S.63, 2261 S.64, 2261 S.65, 2261 S.66, 2261 S.67, 2261 S.68, 2261 S.69, 2261 S.70, 2261 S.71, 2261 S.72, 2261 S.73, 2261 S.74, 2261 S.75, 2261 S.76, 2261 S.77, 2261 S.78, 2261 S.79, 2261 S.80, 2261 S.81, 2261 S.82, 2261 S.83, 2261 S.84, 2261 S.85, 2261 S.86, 2261 S.87, 2261 S.88, 2261 S.89, 2261 S.90, 2261 S.91, 2261 S.92, 2261 S.93, 2261 S.94, 2261 S.95, 2261 S.96, 2261 S.97, 2261 S.98, 2261 S.99, 2261 S.100) that we intend to apply for planning permission under section 16 of the Town Planning Ordinance for temporary school use (Kindergarten cum Child Care Centre).

Please post this notice on the notice board of your building, or other conspicuous place as you think fit, to inform the owners about this application.

Should you have any queries, please do not hesitate to contact the undersigned or our consultant Mr. Debby Wong or Mr. Kelvin Lam at:

Yours faithfully,

Applicant: ES INTERNATIONAL PRE-SCHOOL LIMITED



Appendix C

Proposed Layout Plan

Appendix D

Photos of Building Appearance



General View



General View

Appendix E

Photos of Natural Playground



General View



General View

Appendix F

Valid FS251

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

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

#15 International Pre-School

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

No. 1

Street/Road/Estate Name:

街道/屋苑名稱

San Wai Tsuen, San Tin

Block:

座

District:

分區

Yuen Long

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 機構

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

In accordance with Regulation 9(1) 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 installer at least once at every 12 months. 根據消防（裝置及設備）規例第9(1)條，任何在處所內安裝的消防裝置或設備，其擁有人須每隔12個月最少一次，委任一名註冊承辦商檢查該消防裝置或設備。

Code/號碼 (1-15)	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	Emergency Lighting (EML)	1/F	Conforms with FSD requirement (Defect see Part 3)	12-Feb-2021	11-Feb-2021
12	Exit Sign (ES)	1/F	Conforms with FSD requirement (Defect see Part 3)	12-Feb-2021	11-Feb-2021
13	Fire Alarm System (FAS)	1/F	Conforms with FSD requirement (Defect see Part 3)	12-Feb-2021	11-Feb-2021
14	FM/HR System	1/F	Conforms with FSD requirement	12-Feb-2021	11-Feb-2021

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code/號碼 (1-15)	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/號碼 (1-15)	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	Emergency Lighting	RM104 outside, Toilet outside near HR	1x20W T5 Weatherproof Fluorescent Ballast (2nos.) defective	Need replacement
12	Exit Sign	RM105, RM106, Toilet door top	Exit Sign Box (Circuit) defective	Need replacement
12	Exit Sign	RM101 outside, Toilet outside near HR	1x14W T5 Weatherproof Fluorescent Ballast (2nos.) defective	Need replacement
13	Fire Alarm System (FAS)	1/F	Direct link Rtc. Board (Ino.) defective	Need replacement

I/We hereby certify that the above installation/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.

本人特此證明以上之消防裝置及設備經檢驗，證明性能良好，符合消防處處長不時公佈之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 needed.

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

Poon Kim Yuk

ACMB Engineering Limited

For FSD use only

Inspector

Key-in

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

FSD Ref: _____
消防處編號: _____

Approved: AG/AM/56

Name of Client: _____
顧客姓名: EIS International Pre-School

Name of Building: _____
樓宇名稱: _____

Street No./Town Lot: _____ No. 1 Street/Road/Estate Name: _____
門牌號碼/市地段: _____ 街道/路/屋苑名稱: San Wai Estate, San Tin

Block: _____ District: _____ Area: ☐ HK ☐ K ☒ NT
座: _____ 分區: Yuen Long 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 ☒ Institutional 機構

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項					
Code/編號 (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(D/M/Y)	Next Due Date 下次到期日(D/M/Y)
24	Portable Fire Extinguisher 手提式滅火器 (Dry Chem.)	1/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021
	2/F (Dry Powder F.E./乾粉)	2/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021
	9L Water F.E./乾粉	1/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021
25	Portable Hand-operated Approved Appliance				
	Fire Blanket (Ino.)	1/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021
	Sand Bucket (Ino.)	1/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 受檢之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(D/M/Y)
			Nil		

Part 3 第三部 Defects 損壞事項				
Code/編號 (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 installation/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/我們此處證明以上之消防裝置及設備經檢驗，證明性能良好，符合新修訂或尚未公佈之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所規條，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: Mok Sin Wing

Name: _____
姓名: Mok Sin Wing

FSD/RC No.: _____
消防處註冊號碼: _____

Company Name: _____
公司名稱: ACME Engineering Limited

Telephone: _____
聯絡電話: _____

Date: _____
日期: 12-Feb-2020

For FSD use only:
For Inspection: _____
For Key-in: _____
For Verified: _____

F.S. 231 (Rev. 1/2016)

Appendix G

Photo of F.S. Tank



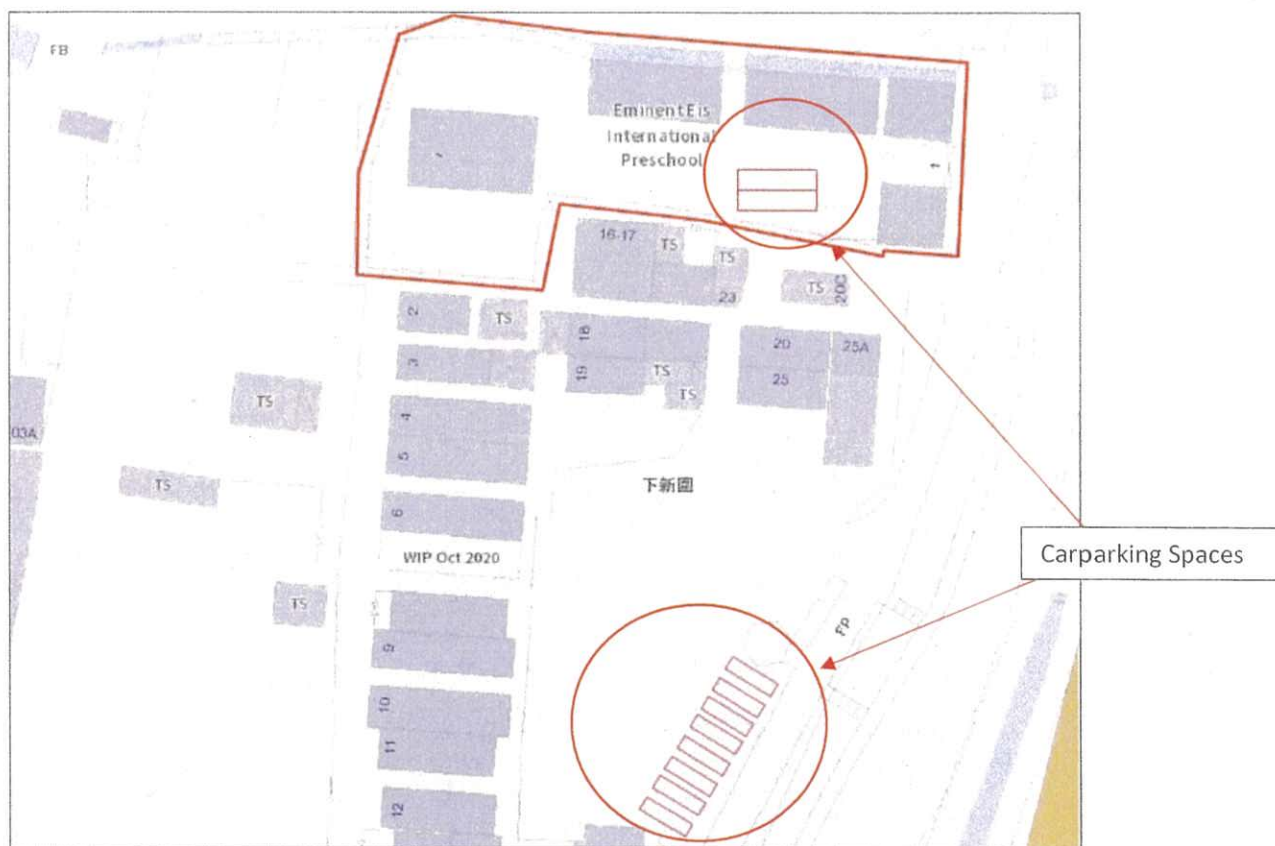
General View of F.S. Tank



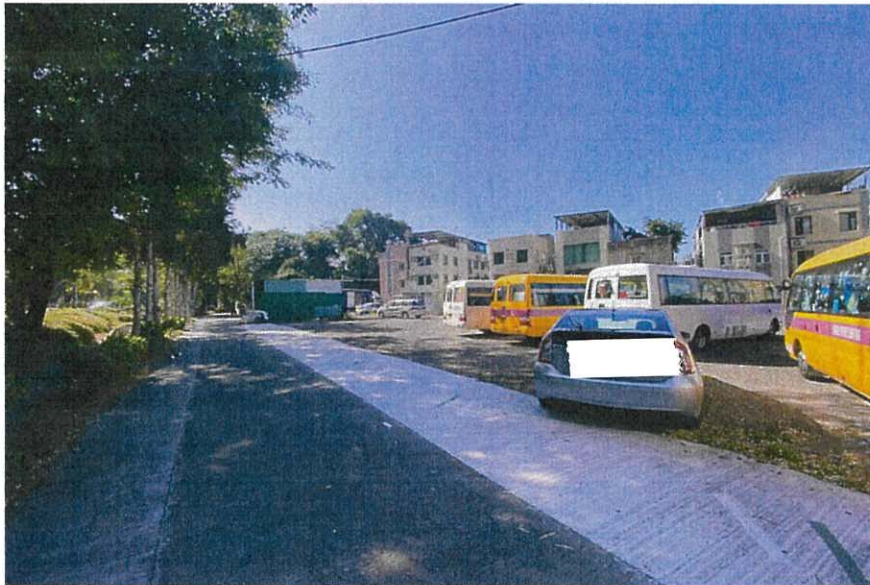
F.S. Tank with 2000L Capacity

Appendix H

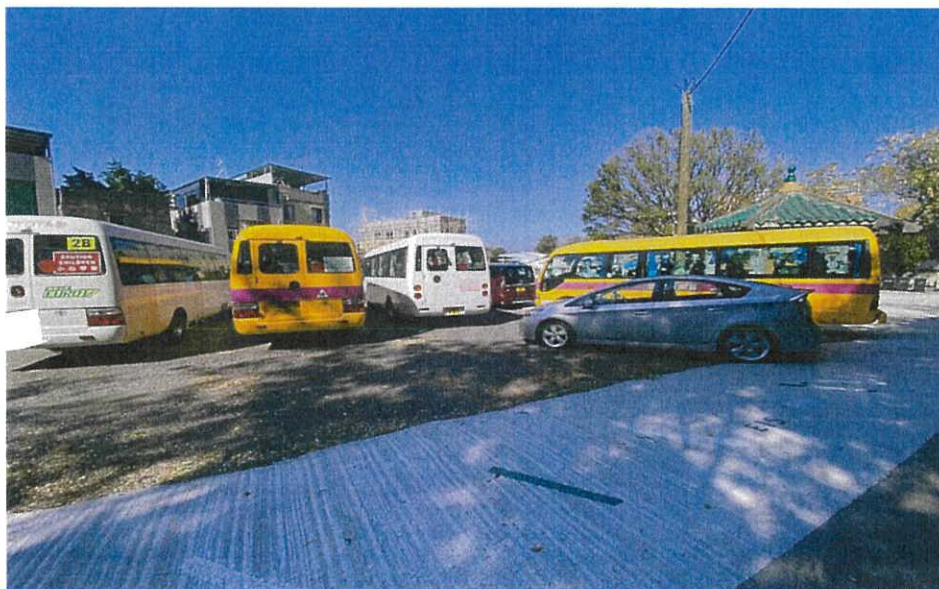
Location and Photos of Parking Spaces



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



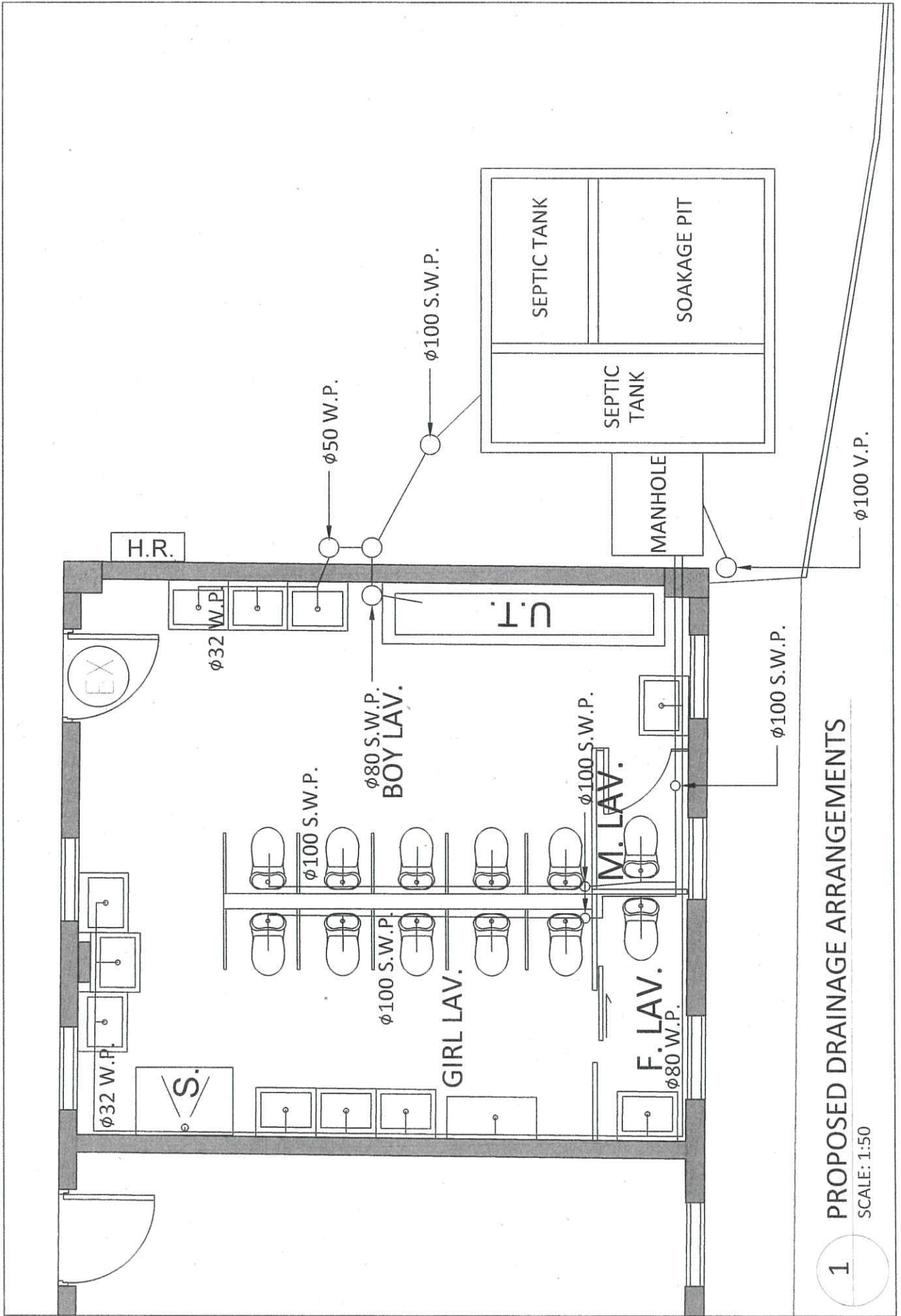
General View



General View

Appendix I

Proposed Drainage Arrangements



1 PROPOSED DRAINAGE ARRANGEMENTS

SCALE: 1:50

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



RE: [EIS - S.16] - (Ref: A/YL-MP/304) Revised documents

2021/04/12 10:41

From: "Kelvin Tam"
To: <tpbpd@pland.gov.hk>
Cc:

File Ref:

History: This message has been forwarded.

Dear Town Planning Board,

Enclosed please find the revised documents for your information. Thankyou

Should you have any quesiton, please do not hesitate to contact me at
Thank you very much.

Best regards,
For and on behalf of Mass Concept Limited
For and on behalf of Wilson Lee & Associates Limited
Kelvin Tam
Assistant Building Surveyor

CONFIDENTIALITY NOTICE

This e-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any error or omissions. Thank you.

保密信息提示

此電郵提示所載的是保密資料，並可被視為享有法律特權的資料。倘若您並非指定的收件人，則不可複製、轉發、公開或使用此信息的任何部分。若此信息被誤送到您的郵箱，請刪去信息及存於您電腦內的所有相關副本，並立即通知郵件的發送者。經互聯網傳送的電郵信息，不保證準時、完全安全、不含錯誤或電腦病毒。寄件者不會承擔所引致任何錯誤或遺漏的責任。謝謝。

保密信息提示

此电邮提示所载的是保密资料，并可被视为享有法律特权的资料。倘若您并非指定的收件人，则不可复制、转发、公开或使用此信息的任何部分。若此信息被误送到您的邮箱，请删去信息及存于您电脑内的所有相关副本，并立即通知邮件的发送者。经互联网传送的电邮信息，不保证准时、完全安全、不含错误或电脑病毒。寄件者不会承担所引致任何错误或遗漏的责任。谢谢。

From: Kelvin Tam
Sent: Thursday, April 08, 2021 2:29 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc:

Subject: [EIS - S.16] - (Ref: A/YL-MP/304) Revised documents

Dear Town Planning Board,

As per Planning Department instruction, the application form page 5 point 6(c) – proposed uncovered land area. We have revised the area from 1091 sq.m to 991 + 100(Carparking Space) = 1091.

Besides, as requested by Planning Department, enclosed please find the drive way document and layout plan for your information. Thankyou.

Should you have any quesiton, please do not hesitate to contact me at .
Thank you very much.

Best regards,
For and on behalf of Mass Concept Limited
For and on behalf of Wilson Lee & Associates Limited
Kelvin Tam
Assistant Building Surveyor

CONFIDENTIALITY NOTICE

This e-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any error or omissions. Thank you.

保密信息提示

此電郵提示所載的是保密資料，並可被視為享有法律特權的資料。倘若您並非指定的收件人，則不可複製、轉發、公開或使用此信息的任何部分。若此信息被誤送到您的郵箱，請刪去信息及存於您電腦內的所有相關副本，並立即通知郵件的發送者。經互聯網傳送的電郵信息，不保證準時、完全安全、不含錯誤或電腦病毒。寄件者不會承擔所引致任何錯誤或遺漏的責任。謝謝。

保密信息提示

此电邮提示所载的是保密资料，并可被视为享有法律特权的资料。倘若您并非指定的收件人，则不可复制、转发、公开或使用此信息的任何部分。若此信息被误送到您的邮箱，请删去信息及存于您电脑内的所有相关副本，并立即通知邮件的发送者。经互联网传送的电邮信息，不保证准时、完全安全、不含错误或电脑病毒。寄件者不会承担所引致任何错误或遗漏的责任。谢谢。

Virus-free.



Form No. S.16-III_2019.doc.pdfWLA20144 - Justification Report (Rev.2).pdf

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

School (Kindergarten-cum-Child Care Centre)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 991 + 100(Carparking Space) = 1091 sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 390 sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

Proposed domestic floor area 擬議住用樓面面積 N/A sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 390 sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 390 sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Proposed height of buildings does not exceed 7 m and Classroom #1-5 for classroom use

Classroom #1-5 182.24sq.m, Play area #1-6 91.37sq.m, CCC Play area 71.00sq.m, Pantry 11.18sq.m, Toilet 34.58sq.m

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 8

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明) 2 輛24座校巴車位 2 Parking spaces for a 24 seaters school bus

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

tpbpd@pland.gov.hk

寄件者: Kelvin Tam < >
寄件日期: 2021年07月30日星期五 14:15
收件者: tpbpd@pland.gov.hk
副本: akfpang@pland.gov.hk;
主旨: RE: [EIS - S.16] - (Ref: A/YL-MP/304) Revised Justification Report
附件: WLA20144 - Justification Report (Rev.3).pdf

Dear Town Planning Board,

Refer to the application of ref: (A/YL-MP/304), we have been prepare further information and addressed the comment from the Government Department. we would like to arrange the time for the next meeting.

Enclosed please find the revised justification report for your information. Thankyou

Should you have any quesiton, please do not hesitate to contact me at
Thank you very much.

Best regards,
For and on behalf of Mass Concept Limited
For and on behalf of Wilson Lee & Associates Limited
Kelvin Tam
Assistant Building Surveyor
Dir: / Tel: / Fax:
Email:
Address:

CONFIDENTIALITY NOTICE

This e-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any error or omissions. Thank you.

保密信息提示

此電郵提示所載的是保密資料，並可被視為享有法律特權的資料。倘若您並非指定的收件人，則不可複製、轉發、公開或使用此信息的任何部分。若此信息被誤送到您的郵箱，請刪去信息及存於您電腦內的所有相關副本，並立即通知郵件的發送者。經互聯網傳送的電郵信息，不保證準時、完全安全、不含錯誤或電腦病毒。寄件者不會承擔所引致任何錯誤或遺漏的責任。謝謝。

保密信息提示

此電郵提示所載的是保密資料，並可被視為享有法律特權的資料。倘若您並非指定的收件人，則不可複製、轉發、公開或使用此信息的任何部分。若此信息被誤送到您的郵箱，請刪去信息及存於您電腦內的所有相關副本，並立即通知郵件的發送者。經互聯網傳送的電郵信息，不保證準時、完全安全、不含錯誤或電腦病毒。寄件者不會承擔所引致任何錯誤或遺漏的責任。謝謝。

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

23 July 2021

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 1,630 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 1,630 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 1,630 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 1,630 sq.m. including five classrooms, two indoor play areas, one outdoor playground, 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 is one 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).

7.0 Traffic Considerations

- 7.1 The temporary kindergarten is permitted to provide a maximum of 140 places with 5 nos. of classrooms and the proposed Child Care Centre (CCC) will provide 28 places with a play area of around 71m². **Table 1** shows the proposed parking and loading/unloading provisions which comply with the relevant parking and loading/unloading requirements as stipulated in HKPSG.

Table 1 Required and Proposed Parking and Loading/unloading Provisions

Type	HKPSG Requirement	Required Provision	Proposed Provision	Size
Parking Space	0-1 car parking space per 4-6 classrooms	1	1	5m x 2.5m
Lay-by for taxis and cars	1 lay-by for every 5-8 classrooms	1	4 - 6	5m x 2.5m
Lay-by for School buses	Minimum 5 lay-bys for mini-bus / nanny van	5	5	8m x 3m

- 7.2 **Figure 1 (refer to Appendix J)** shows the arrangement of parking and loading/unloading bays provided by the Kindergarten cum CCC. According to the approved scheme under Application No. A/YL-MP/245 and approved school license plan, there are 2 nos. of school bus laybys and which will be maintained. Under the Tenancy Agreement of the Application Site, at least 10 nos. of parking spaces will be reserved at the car park for the Kindergarten cum CCC site. Results of vehicle swept path assessment are shown in **Figure 2** and **Figure 3 (refer to Appendix J)**. As shown in **Figure 1**, at present, one car parking space, 3 nos. of school bus laybys and 4 nos. car/taxi laybys (i.e. totals of 8 parking spaces) are provided exclusively for the Kindergarten cum CCC. (Refer to Appendix H – Location and Photos of Parking Spaces). Hence, at least 2 additional spaces can be reserved for the Kindergarten cum CCC when needed. Students will be escorted by teachers/nannies or parents to/from the car park and the kindergarten which is around 1 min walking distance as shown in the figure.
- 7.3 **Table 2** indicates the estimated trip generations to be induced by the proposed CCC (max 28 places).

Table 2 Estimated AM / PM Trips to be induced by the Proposed Kindergarten cum CCC

Area	Proportion ⁽¹⁾	No. of Students	Mode	No. of Students	veh/hour
Proposed Child Care Centre (CCC)					
Other districts	60%	17	School Bus ⁽²⁾	17	1
Fairview Park/nearby areas	40%	11	Private Car/ Taxi ⁽³⁾	10	10
			PT/walk ⁽³⁾	1	-
Total	100%	28	--	28	11
Existing Kindergarten					
Other districts	60%	84	School Bus ⁽²⁾	84	4
Fairview Park/nearby areas	40%	56	Private Car/ Taxi ⁽³⁾	50	50
			PT/walk ⁽³⁾	6	-
Total	100%	140	--	140	54

Notes: (1) based on the distribution profile of students in the existing kindergarten

(2) based on 24-seater school bus

(3) To provide conservative estimates, it is assumed 90% of students from Fairview Park and nearby areas use private car/taxi and only 10% by public transport/walk modes.

7.4 **Table 3** summarizes the trip generation and attraction rates by different vehicle types.

Table 3 Peak Hour Trip Generations and Attractions by Proposed CCC

Vehicle Type	Generations		Attractions	
	pcu/student/hour	pcu/hour ⁽¹⁾	pcu/student/hour	pcu/hour ⁽¹⁾
Proposed Child Care Centre (CCC) – 28 places				
School Bus	0.0536	1.5	0.0536	1.5
Car/Taxi	0.3571	10	0.3571	10
Total	0.4107	11.5	0.4107	11.5
Existing Kindergarten – 140 places				
School Bus	0.0428	6.0	0.0428	6.0
Car/Taxi	0.3571	50	0.3571	50
Total	0.400	56.0	0.400	56.0

- 7.5 The tentative school hour for the proposed CCC is 10:00 – 11:30 for the AM session and 14:00 – 15:30 for PM session while the school hour of the existing kindergarten are 09:00 – 12:00 and 13:00 – 16:00 respectively. Hence, the school traffic for the proposed CCC will not overlap with the existing kindergarten. Hence, as indicated in the **Table 3**, it is estimated that the proposed CCC would attract and generate around 11 vehicles (i.e. around 12 pcu's) in each direction during the AM and PM school peak hours. As the additional traffic flows are not significant, the potential traffic impact would be minimal.
- 7.6 **Table 4** shows the total nos. of school bus trips per day for the existing Kindergarten and the proposed CCC. As indicated in Table 2 above, 60% of the students are expected to use school bus services and hence a total of 84 students would use school bus services for the kindergarten. Hence a total of 4 school buses will be hired (capacity = $24 \times 4 = 96$) in each session serving for the 3 bus routes. The actual no. of bus trips to be deployed for each route will be decided based on the actual distribution of the students. Hence, a total of 16 bus trips per day would be required for the kindergarten students.
- 7.7 With the additional 28 students from the proposed CCC in each AM and PM session, a total of 101 students would use school bus services and hence one more school bus will be required. As a result, the no. of bus trips per day will be increased by 4 to a total of 20 bus trips as summarized in **Table 4**.

Table 4 Total Nos. of School Bus Trips Per Day

	Existing Kindergarten (140x60% = 84 students)		Proposed Kindergarten cum CCC (168x60% = 101 students)	
	Before School	After School	Before School	After School
AM Session	4 trips	4 trips	5 trips	5 trips
PM Session	4 trips	4 trips	5 trips	5 trips
Total Daily Trips	16 trips		20 trips	

- 7.8 A maximum of 5 school buses will be deployed for both AM and PM sessions and a total of 5 school bus lay-bys are available and hence are sufficient to cope with the demand.

7.9 Similar to great majority of the general public, the staff use public transport modes for their work trips. To comply with the parking requirement by HKPSG, one car parking space is provided. The usage of this car parking space will be managed by senior management by advance booking and special approval.

7.10 As mentioned in 7.5, the school traffic for the proposed CCC will not overlap with the existing kindergarten as they have different school hours. **Table 5** show the queuing assessment of the car/taxi laybys for the proposed CCC and **Table 6** shows the queuing assessment for the kindergarten.

Table 5 Queuing Assessment of Car/Taxi Layby for Proposed Child Care Centre			
Peak Hour Arrival Rate (with maximum of 28 children)	=	10 veh/hour	Note (1)
Nos. of Car/Taxi Layby (N)	=	4 nos.	
Average Car waiting time	=	110 Seconds	Note (2)
Notes:			
(1) Assume all vehicle trips are private car trips which have longer staying time than taxi trips; and also one student per vehicle as conservative approach.			
(2) Assume 90% of children to be escorted by parents (vehicle waiting time 120 seconds) and 10% by trained teachers (vehicle waiting time 20 seconds)			
Average Servicing Time ($1/\mu$)	=	110.0 Seconds	
Average Servicing Rate (μ)	=	2.18 vehicles/minute	
	=	130.9 vehicles/hour	
With 4 Car/Taxi Laybys available, (M/M/N) model is used.			
No. of vehicles arrived at peak hour (r)	=	10 vehicles/hour	
Utilization factor ($\rho = r/\mu$)	=	0.076	
		$P(x=n)$	$P(x \leq n)$
Probability of no vehicle in the system, $P(0)$		0.779	0.779
Probability of 1 Car Layby in use, $P(1)$		0.040	0.974
Probability of 2 Car Laybys in use, $P(2)$		0.024	0.998
Probability of 3 Car Laybys in use, $P(3)$		0.002	1.000
Probability of 4 Car Laybys in use, $P(4)$		0.000	1.000
Notes:			
(3) x = number of vehicles in the system			
(4) n = 1,2,3,4,5,6.....			
(5) $P(x)$ = Probability of "x" vehicles in the system			
(6) Existing 4 car/taxi laybys could meet 100% of the anticipated demand of 10 vehicles per hour			

Table 6 Queueing Assessment of Car/Taxi Layby for Kindergarten				
Peak Hour Arrival Rate (with maximum of 28 children)	=	50 veh/hour	Note (1)	
Nos. of Car/Taxi Layby (N)	=	6 nos.		
Average Car waiting time	=	110 Seconds	Note (2)	
Notes:				
(1) Assume all vehicle trips are private car trips which have longer staying time than taxi trips; and also one student per vehicle as conservative approach.				
(2) Assume 90% of children to be escorted by parents (vehicle waiting time 120 seconds) and 10% by trained teachers (vehicle waiting time 20 seconds)				
Average Servicing Time ($1/\mu$)	=	110.0 Seconds		
Average Servicing Rate (μ)	=	3.27 vehicles/minute		
	=	196.4 vehicles/hour		
With 6 Car/Taxi Laybys available, (M/M/N) model is used.				
No. of vehicles arrived at peak hour (r)	=	50 vehicles/hour		
Utilization factor ($q = r/\mu$)	=	0.255		
		P(x=n)	P(x≤n)	Note (3),(4),(5)
Probability of no vehicle in the system, P(0)		0.215	0.215	
Probability of 1 Car Layby in use, P(1)		0.328	0.542	
Probability of 2 Car Laybys in use, P(2)		0.251	0.793	
Probability of 3 Car Laybys in use, P(3)		0.128	0.921	
Probability of 4 Car Laybys in use, P(4)		0.049	0.970	Note (6)
Probability of 5 Car Laybys in use, P(5)		0.019	0.988	
Probability of 6 Car Laybys in use, P(6)		0.007	0.996	Note (7)
Notes:				
(3) x = number of vehicles in the system				
(4) n = 1,2,3,4,5,6.....				
(5) P(x) = Probability of "x" vehicles in the system				
(6) Existing 4 car/taxi laybys could meet 97% of the anticipated demand of 50 vehicles per hour				
(7) 6 nos. of car/taxi laybys could meet 99.6% of the anticipated demand of 50 vehicles per hour				

- 7.11 As indicated in **Table 5** and **Table 6**, the existing 4 nos. of car/taxi laybys can satisfied 100% of the demand by the proposed CCC and 97% of the demand by the kindergarten. Hence, the provisions of car/taxi laybys are sufficient to cope with the anticipated demand by both the proposed CCC and kindergarten. Furthermore, under the Tenancy Agreement, at least 2 more spaces can be reserved if required.

8.0 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.

9.0 Drainage and Sewerage Considerations

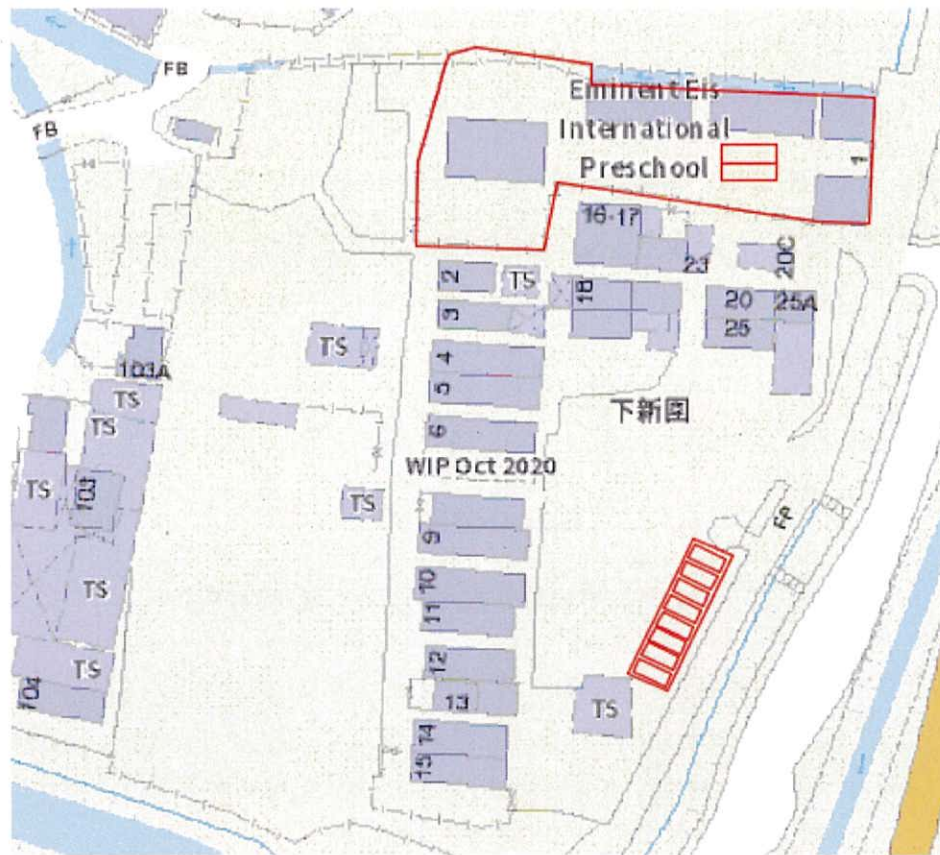
- 9.1 Adequate wash basins, toilet bowls and urinals are provided for the use of children and staff. The proposed drainage works are complied with the requirements under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap.123I) (Refer to Appendix I – Proposed Drainage Arrangements). These sanitary fitments for kindergarten and child care centre will connect to the existing septic tank. No alteration to existing drainage and sewerage systems.

10.0 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 B

Consent/Notification to Owner

Date : 22 February 2020

San Tin Rural Committee

新田鄉鄉事委員會

NOTICE OF APPLICATION FOR PLANNING APPLICATION AT

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

(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)

Notice is hereby given to the owners at No. 1 San Wai Tsuen, San Tin, Yuen Long, New Territories (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), that we intend to apply for planning permission under section 16 of the Town Planning Ordinance for temporary school uses (Kindergarten cum Child-Care-Centre).

Please post this notice on the notice board of your building, or other conspicuous place as you think fit, to inform the owners about this application.

Should you have any queries, please do not hesitate to contact the undersigned or our consultant Ms. Debby Wong or Mr. Kelvin Tam at :

Yours faithfully,

Applicant – EIS INTERNATIONAL PRE-SCHOOL LIMITED

郵件編號:

本地掛號信件

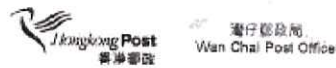


目的地
香港

狀況

日期及時間 *	地點	派遞狀況
25-02-2021 13:16	香港	成功派遞

* 當地時間



收據編號 Receipt No.:
(非作郵件追蹤之用 / Not for mail tracking)

日期 / 時間: 24-02-2021 16:01

Date / Time

掛號郵件 Registered Mail

郵件編號	目的地	投寄類別	重量	掛號	金額
Item No.	DES	CAT	TYPE	WGT	FEE
RH186875749HK	HK	L	P	0.012	\$16.6
郵件總額 / Total Number of Items:					1
實付金額 / Net Amount:					\$17.5

總額 Total \$17.5

八達通付款 Octopus Payment

八達通號碼 Octopus No.

機號 Device No.

扣除金額 Amount Deducted \$17.5

餘額 Remaining Value \$75.8

上一次於 2021-02-23 現金增值

Last add value by Cash on 2021-02-23

寄件資料 Posting Information

RH186875749HK

San Tin Rural Committee

新田鄉鄉事委員會

多謝惠顧 Thank You

此收據為正式收據及上列郵件的投寄證明書，本署並不
會再發出其他收據。

收據上之字樣會褪色，如有需要，請自行影印。
如有任何爭議，香港郵政保留最終決定權。

This receipt is the official proof of payment and
certificate of posting for the mail listed above, and no
other receipt will be issued. The words on this receipt
will fade out, please make copies if necessary. In the
event of any dispute, Hongkong Post reserves the right
of final decision.



Mail Tracking

請以正確的郵件編號追查郵件。
Please trace your mail item(s)
with correct item number(s).

Disinfect every 2 hours

每兩小時消毒一次

Date: 22 February 2020

San Tin Rural Committee

新田鄉鄉事委員會

NOTICE OF APPLICATION FOR PLANNING APPLICATION AT

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

(Lots 2261 S.S. RP (Part), 2261 S.S. in B (Part), 2262 RP (Part), 2263 S.A., 2265 S.B., 2265 S.C.,
2265 S.D. and 2265 S.E. RP (Part) in O.D. 104, Ho San Wai, Yuen Long)

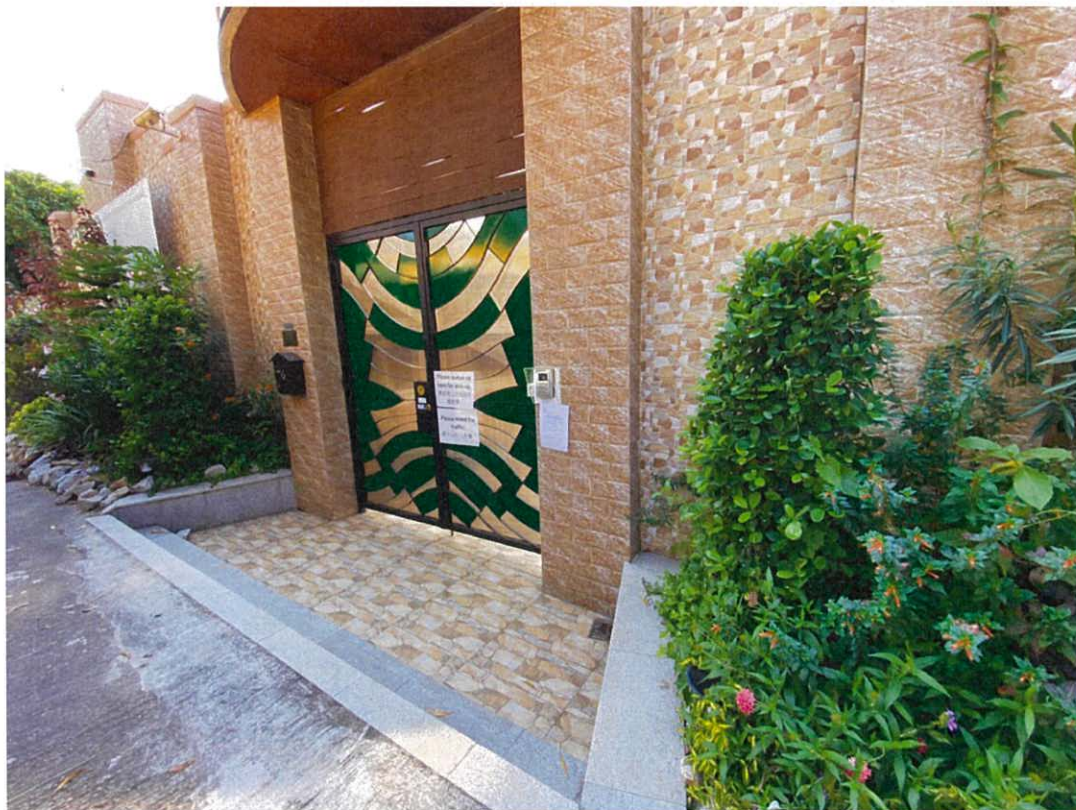
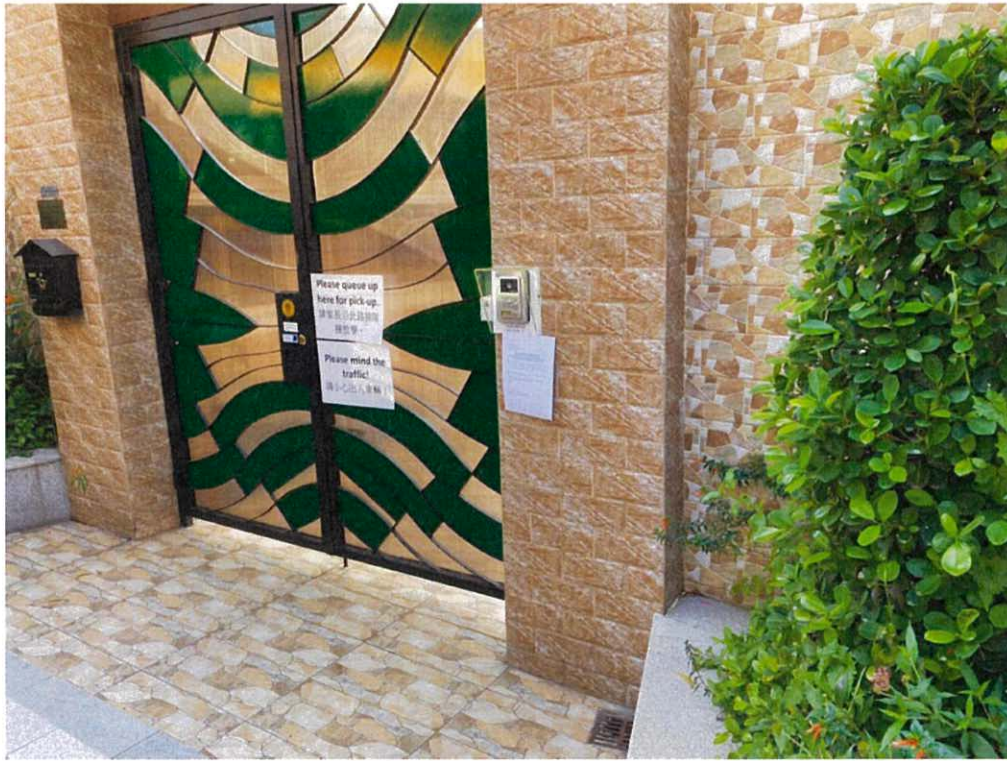
Notice is hereby given to the owners of No. 1, San Tin Wai, San Tin, Yuen Long, New Territories (Lots 2261 S.S. RP (Part), 2261 S.S. in B (Part), 2262 RP (Part), 2263 S.A., 2265 S.B., 2265 S.C., 2265 S.D. and 2265 S.E. RP (Part) in O.D. 104, Ho San Wai, Yuen Long), that we intend to apply for planning permission under section 16 of the Town Planning Ordinance for temporary school uses (Kindergarten cum Child Care Centre).

Please post this notice on the notice board of your building, or other conspicuous place as you think fit, to inform the owners about this application.

Should you have any queries, please do not hesitate to contact the undersigned or our consultant Mr. Onby Wong at Mr. Yuhua Tam at

Yours faithfully,

Applicant - ED INTERNATIONAL PRE-SCHOOL LIMITED



Appendix C

Proposed Layout Plan

Appendix D

Photos of Building Appearance



General View



General View

Appendix E

Photos of Natural Playground



General View



General View

Appendix F

Valid FS251

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

FSD Ref.: _____

消防處編號

Name of Client:

顧客姓名

#15 International Pre-School

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

No. 1

Street/Road/Estate Name:

街道/屋苑名稱

San Wai Tsuen, San Tin

Block:

座

District:

分區

Yuen Long

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

☒ Institutional 機構

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

In accordance with Regulations 8(a) of the 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(a)款，樓宇業主在任何處所內所任何消防裝置或設備時，須每年至少一次向註冊承辦商檢查該等消防裝置或設備至少一次。

Cable No. (1-19)	Type of PSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)	Next Due Date 下次到期日(DDMMYY)
11	Emergency Lighting (EML)	GF	Conforms with FSD requirement (Defect see Part 3)	12-Feb-2021	11-Feb-2021
12	Exit Sign (ES)	GF	Conforms with FSD requirement (Defect see Part 3)	12-Feb-2021	11-Feb-2021
13	Fire Alarm System (FAS)	GF	Conforms with FSD requirement (Defect see Part 3)	12-Feb-2021	11-Feb-2021
16	FR/R System	GF	Conforms with FSD requirement	12-Feb-2021	11-Feb-2021

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

Cable No. (1-19)	Type of PSI 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(DDMMYY)
			NIL		

Part 3 第三部 Defects 損壞事項

Cable No. (1-19)	Type of PSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11	Emergency Lighting	RM101 outside, Toilet outside near HR	1x20W T5 Weatherproof Fluorescent Ballast (2nos.) defective	Need replacement
12	Exit Sign	RM103, RM105, Toilet door top	Exit Sign Box (2nos.) defective	Need replacement
12	Exit Sign	RM101 outside, Toilet outside near HR	1x14W T5 Weatherproof Fluorescent Ballast (2nos.) defective	Need replacement
13	Fire Alarm System (FAS)	GF	Direct link Elec. Board (1no.) defective	Need replacement

I/We hereby certify that the above installation/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/茲此證明以上之消防裝置及設備經測試，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備中則向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 reference if an 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

Poon Kin Yuk

潘健域

Inspected

檢查

Key-in

輸入

ACME Engineering Limited

有限公司

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

FSD Ref.:

消防處核發

Revised 6/3/2016

Name of Client:

顧客姓名

EIS International Pre-School

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

No. 1

Street/Road/Estate Name:

街道/屋苑名稱

Sai Wai Tuen, San Tin

Block:

座

District:

分區

Yuen Long

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(1) 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(1)款，當有裝置或設備安裝在何處所內時，該裝置或設備的擁有人須於每12個月內一次請册載承辦商檢查該等消防裝置或設備至少一次。

Code/號碼 (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	Portable Fire Extinguisher 5KG CO2 F.E. (Chen.)	G/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021
	2KG Dry Powder F.E. (Chen.)	G/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021
	9L Water F.E. (Chen.)	G/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021
25	Portable Hand-operated Approved Appliance				
	Fire Blanket (Uno.)	G/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021
	Sand Buckets (Uno.)	G/F	Conforms with FSD requirement	12-Feb-2020	11-Feb-2021

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

Code/號碼 (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/號碼 (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 installation/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/我們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之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條，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.

F.S. 251 (Rev. 1/2016)

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

Mok Siu Wing

ACME Engineering

Limited

12-Feb-2020

For FSD use only:

Inspected

Key-in

Verified

Appendix G
Photo of F.S. Tank



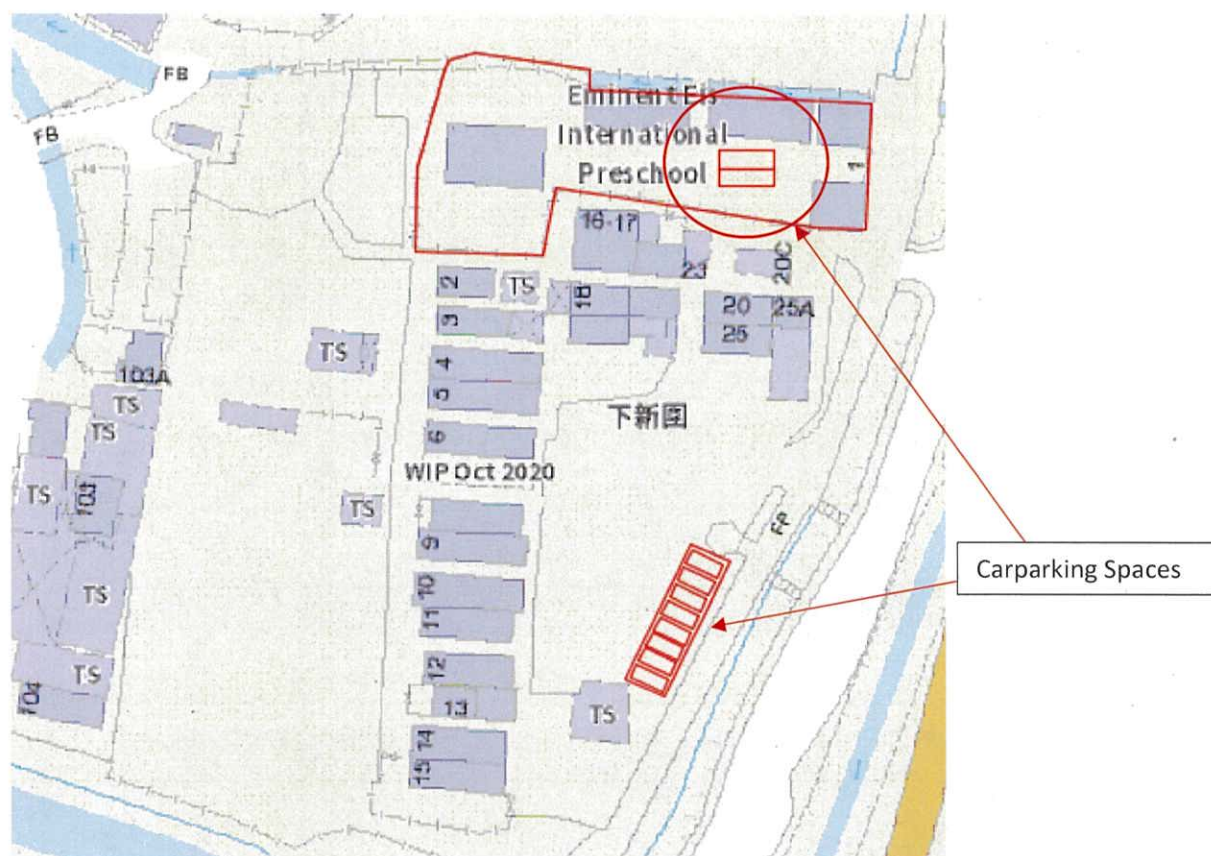
General View of F.S. Tank



F.S. Tank with 2000L Capacity

Appendix H

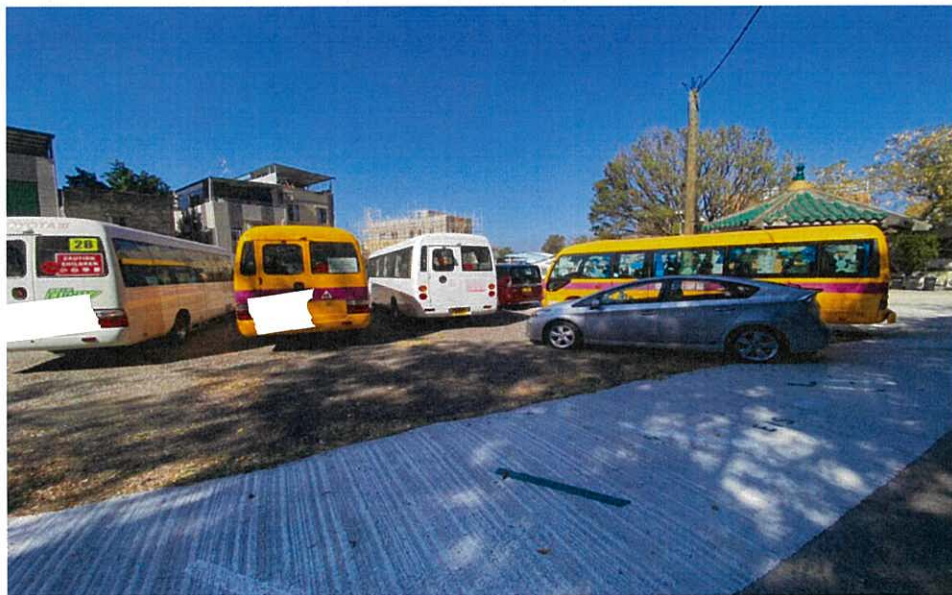
Location and Photos of Parking Spaces



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



General View



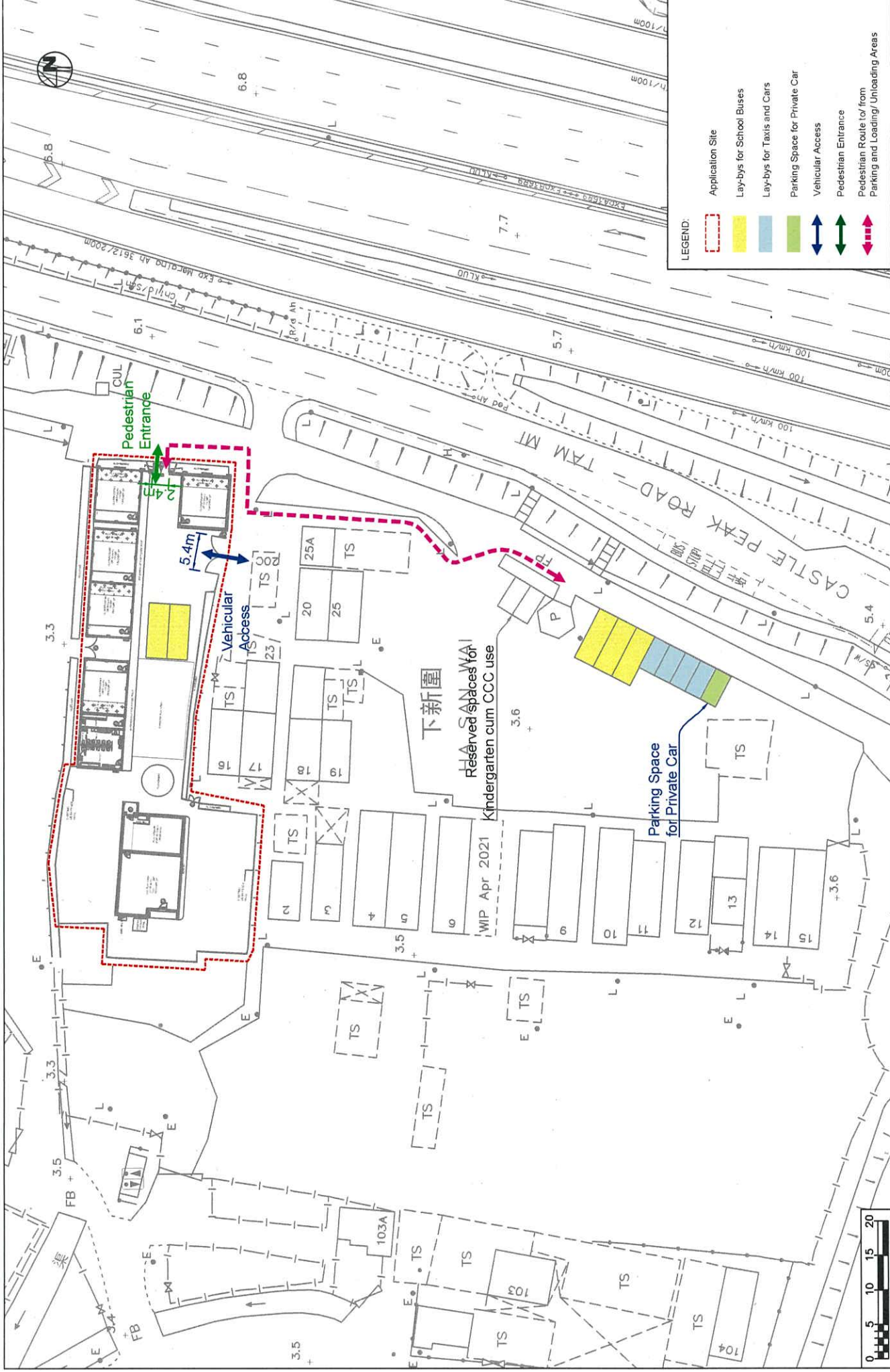
General View

Appendix I

Proposed Drainage Arrangements

Appendix J

Figure (Traffic)



LEGEND:

- Application Site
- Lay-bys for School Buses
- Lay-bys for Taxis and Cars
- Parking Space for Private Car
- Vehicular Access
- Pedestrian Entrance
- Pedestrian Route to/ from Parking and Loading/ Unloading Areas

Date 05/07/2021
Scale 1:500

Project Title
Section 16 Application No. AYL-MP/304 - Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years in D.D. 104, Ha San Wai, Yuen Long

Project No. 82206
Rev. A

Project No. 82206
Rev. A

Dwg No. Figure 1

Vehicular and Pedestrian Access Arrangements



Section 16 Application No. AYL-MP/304 - Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years in D.D. 104, Ha San Wai, Yuen Long

School Bus Swept Path Assessments within Application Site



Project Title		Section 16 Application No. AYL-MP/304 - Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years in D.D. 104, Ha San Wai, Yuen Long	
Project No.		82206	
Dwg No.		Figure 3	
Date		23/07/2021	
Scale		1:500	
OZZO TECHNOLOGY		Rev.	

School Bus Swept Path Assessments at Existing Carpark

Appendix K

Responses to Departmental Comments

RESPONSES TO DEPARTMENTAL COMMENTS

Item	Comments	The Applicant's Responses
Comments from Transport Department Date received: 23 July 2021 (Contact Person: Ms. Michelle Chan Tel: 2399 2716)		
	I refer to the revised report and RtC received via email dated 22.7.2021,	
1)	Please provide swept path analysis for school bus entering/ leaving from lay-bys within lot no. 2261 ss RP..	Noted. The swept path analysis is provided in Figure 3 .
2)	You are reminded to coordinate with parking spaces owner(s) for reservation on additional parking spaces (i.e. 2 nos of shown in Figure 1)	The Applicant is noted to coordinate closely with parking spaces owner(s) for reservation on additional parking spaces

Item	Comments	The Applicant's Responses
Comments from Transport Department Date received: 19 July 2021 (Contact Person: Ms. Michelle Chan Tel: 2399 2716)		
1)	<p>RtC item (5):</p> <p>Table 3 and Table 2 in revised Justification Report indicated the estimated trip rates, trip generation and attractions for the proposed CCC only. Please provide trip rates, trip generation and attraction rates with breakdown of different types of vehicles (e.g. school bus private car/ taxi and public transport mode) <u>for kindergarten</u> and presented in format similar to Table 2 & Table 3.</p>	<p>The trip rates, trip generation and attraction rates with breakdown of different types of vehicles for kindergarten are provided in Table 2 and Table 3 of the revised Justification Report attached.</p>
2)	<p>Please describe/ elaborate the presentation format on probability assessment in Table 5</p>	<p>Notes are added in the Table 5 and Table 6.</p>

Item	Comments	The Applicant's Responses
Comments from Transport Department Date received: 30 June 2021 (Contact Person: Ms. Michelle Chan Tel: 2399 2716)		
	I refer to the draft RtC received via email dated 29.6.2021 and have following comments from traffic engineering point of view.	
1)	Item (c) in RtC, please indicate the clear width of ingress and egress point on layout plan.	Noted. The clear widths of ingress egress are indicated in the revised Figure 1 attached with the revised Justification Report (a copy is attached).
2)	Item (d) in RtC, swept path in Figure 2 were closed to pedestrian entrance. Please review.	Noted. The swept paths are revised in Figure 2 .
3)	Item (e) in RtC, we observed that 1no of parking space was provided. Please advise the parking spaces arrangement for staff.	Similar to great majority of the general public, the staff use public transport modes for their work trips. The usage of this car parking space will be managed by senior management by advance booking and special approval. Paragraph 7.9 is added in the revised Justification Report.
4)	Item (e) in RtC, please update para 2.4 of justification report accordingly.	Para. 2.4 of the Justification Report is amended accordingly.
5)	Item (f) in RtC, we observed that trip generation and attraction rates with breakdown of different types of vehicles for kindergarten were missing. Please supplement.	Noted. The peak hour trip generation and attraction rates with breakdown of different vehicles are added in Table 3 of the revised Justification Report.

Item	Comments	The Applicant's Responses
6)	Considering the parking arrangement for staff, trip generation and attraction rates from both CCC and kindergarten, please justify/ demonstrate the provision of 1 no of parking spaces and 4 nos. of lay-by for taxi and vehicles for parents to pick up/ set down their children within the subject sites.	Noted. Paragraph 7.10 and Table 5 are added in the revised Justification Report.
	Besides, please be reminded that Planning Department should be informed for any discussion (draft comment included) between applicant and Government Department(s).	Noted. All the responses to comments from Transport Department are included in "Section 7 Traffic Considerations" of the revised Justification Report. Also, all responses to comments (draft comment included) from concerned Government Departments are included in the Appendix K of the revised Justification Report.
Comments from Transport Department Date Received: 3 May 2021 (Contact Person: Ms. Michelle Chan Tel: 2399 2716)		
(c)	The applicant should indicate the ingress and egress point with clear width on the layout plan for the subject site.	The ingress and egress points for vehicular and pedestrian traffic are shown in Figure 1 .
(d)	The applicant should demonstrate sufficient space within the subject site for maneuvering of types of vehicles	2 nos. of school bus bays are provided within the site and the vehicle swept paths are shown in Figure 2 .

Item	Comments	The Applicant's Responses																				
(e)	The proposed number of children for child care centre is 39 persons; the applicant should justify the provision of 8 nos. of parking spaces considering the arrangement for staff and vehicles from parents to pick up/set down their children to the attraction point in the vicinity.	<p>The correct no. of children for the proposed Child Care Centre (CCC) should be 28 persons.</p> <p>The temporary kindergarten is permitted to provide a maximum of 140 places with 5 nos. of classrooms and the proposed CCC will provide 28 places with a play area of around 71m² as shown in the attached Layout Plan. The parking and loading/unloading provisions required by HKPSG for the kindergarten cum CCC are shown in Table 1. Table 1 also shows the proposed parking and loading/unloading provisions which comply with the relevant HKPSG requirements.</p> <p style="text-align: center;">Table 1 Required and Proposed Parking and Loading/unloading Provisions</p> <table><tr><th>Type</th><th>HKPSG Requirement</th><th>Required Provision</th><th>Proposed Provision</th><th>Size</th></tr><tr><td>Parking Space</td><td>0-1 car parking space per 4-6 classrooms</td><td>1</td><td>1</td><td>5m x 2.5m</td></tr><tr><td>Lay-by for taxis and cars</td><td>1 lay-by for every 5-8 classrooms</td><td>1</td><td>4</td><td>5m x 2.5m</td></tr><tr><td>Lay-by for School buses</td><td>Minimum 5 lay-bys for mini-bus / nanny van</td><td>5</td><td>5</td><td>8m x 3m</td></tr></table> <p>As shown in Figure 1, one parking space, 3 school bus laybys and 4 car/taxi laybys are provided at the car park exclusively for the proposed kindergarten cum CCC under the Tenancy Agreement of the Application Site. Students will be escorted by teachers/nannies or parents to/from the car park and the kindergarten which is around 1 min walking distance as shown in the figure.</p>	Type	HKPSG Requirement	Required Provision	Proposed Provision	Size	Parking Space	0-1 car parking space per 4-6 classrooms	1	1	5m x 2.5m	Lay-by for taxis and cars	1 lay-by for every 5-8 classrooms	1	4	5m x 2.5m	Lay-by for School buses	Minimum 5 lay-bys for mini-bus / nanny van	5	5	8m x 3m
Type	HKPSG Requirement	Required Provision	Proposed Provision	Size																		
Parking Space	0-1 car parking space per 4-6 classrooms	1	1	5m x 2.5m																		
Lay-by for taxis and cars	1 lay-by for every 5-8 classrooms	1	4	5m x 2.5m																		
Lay-by for School buses	Minimum 5 lay-bys for mini-bus / nanny van	5	5	8m x 3m																		

Item	Comments	The Applicant's Responses																												
(f)	Please provide breakdown of estimated trip generation and attraction rates with the proposed parking provisions.	<p>The estimated trip generations to be induced by the proposed new CCC (max 28 places) are summarized in Table 2.</p> <p>Table 2 Estimated AM / PM Trip Attractions to be induced by the Proposed CCC</p> <table><tr><th>Area</th><th>Proportion⁽¹⁾</th><th>No. of Students</th><th>Mode</th><th>No. of Students</th><th>veh/hour</th></tr><tr><td>Other districts</td><td>60%</td><td>17</td><td>School Bus⁽²⁾</td><td>17</td><td>1</td></tr><tr><td>Fairview</td><td rowspan="2">40%</td><td rowspan="2">11</td><td>Private Car/ Taxi⁽³⁾</td><td>10</td><td>10</td></tr><tr><td>Park/nearby areas</td><td>PT/walk⁽³⁾</td><td>1</td><td>-</td></tr><tr><td>Total</td><td>100%</td><td>28</td><td></td><td>28</td><td>11</td></tr></table> <p>Notes: (1) based on the distribution profile of students in the existing kindergarten (2) based on 24-seater school bus (3) To provide conservative estimates, it is assumed 90% of students from Fairview Park and nearby areas use private car/taxi and only 10% by public transport/walk modes.</p> <p>As indicated in the table, it is estimated that the proposed CCC would attract and generate around 11 vehicles in each direction during the AM and PM school peak hours. As the additional traffic flows are not significant, the potential traffic impact would be minimal.</p>	Area	Proportion ⁽¹⁾	No. of Students	Mode	No. of Students	veh/hour	Other districts	60%	17	School Bus ⁽²⁾	17	1	Fairview	40%	11	Private Car/ Taxi ⁽³⁾	10	10	Park/nearby areas	PT/walk ⁽³⁾	1	-	Total	100%	28		28	11
Area	Proportion ⁽¹⁾	No. of Students	Mode	No. of Students	veh/hour																									
Other districts	60%	17	School Bus ⁽²⁾	17	1																									
Fairview	40%	11	Private Car/ Taxi ⁽³⁾	10	10																									
Park/nearby areas			PT/walk ⁽³⁾	1	-																									
Total	100%	28		28	11																									

Item	Comments	The Applicant's Responses																												
(g)	Para 7.1 of Justification report: i. TD note that 3 school bus routes will be proposed with capacity of 24 students for each school bus. Please clarify if round trip is provided for school bus services and justify the proposed bus trips / day for 109 children.	<p>Table 3 shows the total nos. of school bus trips per day for the existing Kindergarten and the proposed Kindergarten cum CCC. As indicated in Table 2 above, 60% of the students are expected to use school bus services and hence a total of 84 students would use school bus services for the kindergarten. Hence a total of 4 school buses will be hired (capacity = 24x4 = 96) in each session serving for the 3 bus routes. The actual no. of bus trips to be deployed for each route will be decided based on the actual distribution of the students. Hence, a total of 16 bus trips per day would be required for the kindergarten students.</p> <p>With the additional 28 students from the proposed CCC in each AM and PM session, a total of 101 students would use school bus services and hence one more school bus will be required. As a result, the no. of bus trips per day will be increased by 4 to a total of 20 bus trips as summarized in Table 3 below.</p> <p style="text-align: center;">Table 3 Total Nos. of School Bus Trips Per Day</p> <table><tr><th rowspan="2"></th><th colspan="2">Existing Kindergarten (140x60% = 84 students)</th><th colspan="2">Proposed Kindergarten cum CCC (168x60% = 101 students)</th></tr><tr><th>Before School</th><th>After School</th><th>Before School</th><th>After School</th></tr><tr><td>AM Session (09:00 – 12:00)</td><td>4 trips</td><td>4 trips</td><td>5 trips</td><td>5 trips</td></tr><tr><td>PM Session (13:00 – 14:00)</td><td>4 trips</td><td>4 trips</td><td>5 trips</td><td>5 trips</td></tr><tr><td>Total Daily Trips</td><td colspan="2">16 trips</td><td colspan="2">20 trips</td></tr></table>						Existing Kindergarten (140x60% = 84 students)		Proposed Kindergarten cum CCC (168x60% = 101 students)		Before School	After School	Before School	After School	AM Session (09:00 – 12:00)	4 trips	4 trips	5 trips	5 trips	PM Session (13:00 – 14:00)	4 trips	4 trips	5 trips	5 trips	Total Daily Trips	16 trips		20 trips	
	Existing Kindergarten (140x60% = 84 students)		Proposed Kindergarten cum CCC (168x60% = 101 students)																											
	Before School	After School	Before School	After School																										
AM Session (09:00 – 12:00)	4 trips	4 trips	5 trips	5 trips																										
PM Session (13:00 – 14:00)	4 trips	4 trips	5 trips	5 trips																										
Total Daily Trips	16 trips		20 trips																											

Item	Comments	The Applicant's Responses
(g)	ii. Please justify the provision of 2 nos. of parking spaces for school bus and sufficient space is allowed for queuing / stacking school buses.	As indicated in Table 3 , a maximum of 5 school buses will be deployed before and after the school hours. As indicated in Table 1 and shown in Figure 1 , a total of 5 school bus lay-bys are available and hence are sufficient to cope with the demand.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



RE: [EIS - S.16] - (Ref: A/YL-MP/304) Replacement of Justification Report
2021/09/15 15:23

From: "Debby Wong"
To: <tpbpd@pland.gov.hk>
Cc: <akfpang@pland.gov.hk>
File Ref:

1 attachment



WLA20144 - Justification Report_Revised P.3.pdf

Dear Town Planning Board,

This email supersedes our email dated 3/8/2021 and previous email on 15/9/2021. Meanwhile, we are writing to clarify the total floor area should be 391.37 sq. m. We have also revised the Justification Report of P.3 under para. 2.3 "The proposed Kindergarten cum Child Care Centre has a total floor area of about 344.61 sq.m."

Enclosed please find the revised Justification Report of P.3 for your review. Many thanks.

If you have any further queries, please do not hesitate to contact me at

Best Regards,

For and on behalf of Mass Concept Limited

For and on behalf of Wilson Lee & Associates Limited

Debby Wong

Dir:

Email:

Address

From: Debby Wong <>
Sent: Wednesday, September 15, 2021 3:12 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'akfpang@pland.gov.hk' <akfpang@pland.gov.hk>; '<>; 'Stephen Ho' <>
<>
Subject: RE: [EIS - S.16] - (Ref: A/YL-MP/304) Replacement of Justification Report

Dear Town Planning Board,

This email supersedes our email dated 3/8/2021. Meanwhile, we are writing to clarify the total floor area should be 344.61 sq. m. We have also revised the Justification Report of P.3 under para. 2.3 "The proposed Kindergarten cum Child Care Centre has a total floor area of about 344.61 sq.m."

Enclosed please find the revised Justification Report of P.3 for your review. Many thanks.

If you have any further queries, please do not hesitate to contact me at

Best Regards,
For and on behalf of Mass Concept Limited
For and on behalf of Wilson Lee & Associates Limited

Debby Wong

Dir: / Te.
Email:

From: Kelvin Tam < >
Sent: Tuesday, August 03, 2021 5:02 PM
To: tpbpd@pland.gov.hk
Cc: akfpang@pland.gov.hk; 'Debby Wong' < >; 'Stephen Ho' < >
Subject: RE: [EIS - S.16] - (Ref: A/YL-MP/304) Replacement of Justification Report

Dear Town Planning Board,

As discussed with Planning Department officer, we have revised the **Background and Vision of School of point 2.3 – the total floor are of about 390.37 sqm.**

Enclosed please find the replacement of report (Pg.3) for your information. Thankyou.

Should you have any quesiton, please do not hesitate to contact me at
Thank you very much.

Best regards,
For and on behalf of Mass Concept Limited
For and on behalf of Wilson Lee & Associates Limited

Kelvin Tam

Assistant Building Surveyor

Dir: / Tel:

Email:

Address:

CONFIDENTIALITY NOTICE

This e-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any error or omissions. Thank you.

保密信息提示

此電郵提示所載的是保密資料，並可被視為享有法律特權的資料。倘若您並非指定的收件人，則不可複製、轉發、公開或使用此信息的任何部分。若此信息被誤送到您的郵箱，請刪去信息及存於您電腦內的所有相關副本，並立即通知郵件的發送者。經互聯網傳送的電郵信息，不保證準時、完全安全、不含錯誤或電腦病毒。寄件者不會承擔所引致任何錯誤或遺漏的責任。謝謝。

保密信息提示

此电邮提示所載的是保密資料，並可被視為享有法律特權的資料。倘若您並非指定的收件人，則不可复制、转发、公开或使用此信息的任何部分。若此信息被誤送到您的郵箱，請刪去信息及存於您电脑內的所有相關副本，並立即通知郵件的發送者。經

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 1,630 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 391.37 sq.m. including five classrooms, two indoor play areas, one outdoor playground, 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.

Previous s.16 Application at the Application Site

Approved s.16 Application

No.	Application No.	Proposed Uses	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-MP/245	Proposed School (Kindergarten)	22.1.2016 Approved by RNTPC	(1) to (2)

Approval Conditions

- (1) Submission and implementation of water supplied for firefighting and fire services installations proposal.
- (2) Implementation of accepted drainage proposal.

就規劃申請擬議學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

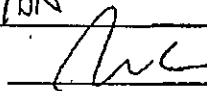
Other Comment (use separate sheet if necessary)

此教學模式的學校在香港比較少，十分贊成此校的成立。

「提意見人」姓名／名稱 Name of person/company making this

CHAN WAI YAN

簽署 Signature:



日期 Date:

6/5/2021

「提意見人」詳細資料 Particulars of "Commenter"

通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾查閱）(This part will not be made available for public inspection)



就規劃申請擬議學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

Other Comment (use separate sheet if necessary)

very unique kindergarten in HK!

「提意見人」姓名／名稱 Name of person/company making this

PATRICIA LOPEZ LEHA

簽署 Signature:



日期 Date:

07/05/2021

「提意見人」詳細資料 Particulars of "Commenter"

通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾查閱）(This part will not be made available for public inspection)



就規劃申請擬議學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

Other Comment (use separate sheet if necessary)

非常支持這類幼稚園

「提意見人」姓名／名稱 Name of person/company making this

楊榮南

簽署 Signature:

[Signature]

日期 Date:

7/5/2021

「提意見人」詳細資料 Particulars of "Commenter"

通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾查閱）(This part will not be made available for public inspection)



就規劃申請擬議學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

Other Comment (use separate sheet if necessary)

Very unique and important style of education needed in Hong Kong. Being in Nature.

「提意見人」姓名／名稱 Name of person/company making this

Royce Kovitz

簽署 Signature:

[Signature]

日期 Date:

7/5/21

「提意見人」詳細資料 Particulars of "Commenter"

通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾） (This part will not be made available for public inspection)



就規劃申請擬議學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

Other Comment (use separate sheet if necessary)

This school is a wonderful place for children.

「提意見人」姓名／名稱 Name of person/company making this

簽署 Signature:

[Signature]

日期 Date:

7/5/2021

「提意見人」詳細資料 Particulars of "Committer"

通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾查閱）(This part will not be made available for public inspection)



就規劃申請擬議學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

Other Comment (use separate sheet if necessary)

I believe that Yuen Long needs a pre-nursery that
supports the holistic development of early learners.
EIS completely supports this style of education + development

「提意見人」姓名／名稱 Name of person/company making this

Pamela S. L. Bonitz

簽署 Signature:

Pamela Bonitz

日期 Date:

7/5/2021

「提意見人」詳細資料 Particulars of "Commenter"

通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾查閱）(This part will not be made available for public inspection)



就規劃申請撥辦學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Chlld Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

- ☒ 支持上述規劃申請 support the above application
- ☐ 就上述規劃申請沒有意見 have no comment on the above application
- ☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

Other Comment (use separate sheet if necessary)

IT IS WONDERFUL TO HAVE SUCH A KINDERGARTEN IN
 HONG KONG. A REALLY SPECIAL OPPORTUNITY.

「提意見人」姓名／名稱 Name of person/company making this

簽署 Signature: ADAMS THOMAS ROBERT MCKINNON 日期 Date: 07/05/2021

「提意見人」詳細資料 Particulars of "Commenter"

通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾查閱）(This part will not be made available for public inspection)



就規劃申請擬議學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

Other Comment (use separate sheet if necessary)

區內很需要這一類國際幼稚園

「提意見人」姓名／名稱 Name of person/company making this

李欣賢

簽署 Signature:

[Signature]

日期 Date:

6/5/2021

「提意見人」詳細資料 Particulars of "Commenter"

通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾閱覽） (this part will not be made available for public inspection)



就規劃申請撥議學校 (幼稚園暨幼兒中心) 提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人!

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見 (如有需要，請另頁說明)

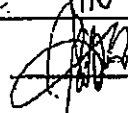
Other Comment (use separate sheet if necessary)

dedicated staff members
 Great Kindergarten of its philosophy and teachers.
 Provide a nurturing place for children to learn in nature.

「提意見人」姓名/名稱 Name of person/company making this

Li Lok Yin

簽署 Signature:



日期 Date:

7/5/2021

「提意見人」詳細資料 Particulars of "Commenter"

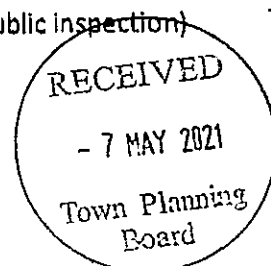
通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

(這部分不會公開予公眾查閱) (This part will not be made available for public inspection)



就規劃申請擬辦學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

Other Comment (use separate sheet if necessary)

本人支持有關申請 在區內可以有好的國際
幼稚園是很好的事

「提意見人」姓名／名稱 Name of person/company making this

MARCUS LING

簽署 Signature:

[Signature]

日期 Date:

07 May 2021

「提意見人」詳細資料 Particulars of "Commenter"

通訊地址 Postal Address:

電話號碼 Tel:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾查閱）(This part will not be made available for public inspection)



就規劃申請擬議學校（幼稚園暨幼兒中心）提出意見
Comments on Planning Application Proposed School (Kindergarten cum Child Care Centre)

有關的規劃申請編號 The application no. to which the comment relates A/YL-MP/304.

本人 I

☒ 支持上述規劃申請 support the above application

☐ 就上述規劃申請沒有意見 have no comment on the above application

☐ 反對上述規劃申請，並有以下原因 object to the above application for the following reasons:

其他意見（如有需要，請另頁說明）

Other Comment (use separate sheet if necessary)

I am in strong support of this application as I believe this Kindergarten provides its students with a high quality education and nurturing environment

「提意見人」姓名／名稱 Name of person/company making this

LAURA JANE DALLISON

簽署 Signature:

LA. D.

日期 Date:

07/05/2021

「提意見人」詳細資料 Particulars of "Commenter"

通訊地址 Postal Address:

電話號碼 Tel No.:

傳真號碼 Fax No.:

電郵地址 E-mail Address:

（這部分不會公開予公眾） (This part will not be made available for public inspection)



Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government. The private land Lot No. 2261 S.S RP in D.D. 104 is covered by the Short Term Waiver (STW) No. 856 to permit structures for the purpose "Shop"; and Lots Nos. 2261 S.S ss. 8 and 2265 S.E RP in D.D. 104 are covered by STWs Nos. 4384 and 4385 respectively to permit structures for the purpose of "School(Kindergarten)". Should planning approval be given to the application, the STW holders will need to immediately apply to his office for modification of the STW conditions where appropriate. Moreover, the lot owner(s) of the lots without STW will need to apply to his office for permitting the structures to be erected or regularize any irregularity on site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Castle Peak Road – Tam Mi via a section of local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed access arrangement of the Site from Castle Peak Road – Tam Mi should be approved by TD. HyD shall not be responsible for the maintenance for any access connecting the Site and Castle Peak Road – Tam Mi. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) to implement mitigation measures to handle potential water pollution generated in the parking area, e.g. installation of grease trap, petrol interceptor. Should pesticides or agrochemicals, such as fertilizers, would be used, the applicant is reminded to adopt pesticides registered under the Pesticides Ordinance, Cap. 133 where necessary. Apart from the choice of agrochemicals, the applicant should follow instructions of the agrochemicals manufacturers including but not limited to the dosage, application method. Application of agrochemicals in dry season is preferred. The applicant should also minimise water quality impact to the watercourse nearby as far as practicable;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant is also advised that (1) the layout plans should be drawn to scale and

depicted with dimensions and nature of occupancy; and (2) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, will be formulated upon receipt of formal application via licensing authority; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under BO and should not be designated for any applied use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BA's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively;
 - (v) the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations;
 - (vii) the proposed kindergarten cum child care centre may be subject to the issuance of a license/registration if it falls within the meaning of "school" under section 3(1) of the Education Ordinance. Please be reminded that any proposed building works on the Site intended to be used for such purpose is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (viii) detailed checking under BO will be carried out at the building plan submission stage; and
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- (i) existing water mains will be affected (**Plan A-2**). The developer shall bear the cost of any necessary diversion works affected by the proposed development;
- (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centreline of the water main shall be provided to WSD. No structure shall be erected over this waterworks reserve and such area shall not be used for storage purposes;
- (iii) the Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other service across, through or under it which the Water Authority may require or authorise; and
- (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

