

2023年 8月 3 日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-MP/359B

This document is received on 31 AUG 2023
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

2302361 278 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-L-MP/359
	Date Received 收到日期	31 AUG 2023

- 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	☒ Site area 地盤面積 1408.3 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 451.5 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 (N/A) sq.m 平方米 ☐ About 約

(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. SYL-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 (KINDERARTEN) (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
21/08/2023 (DD/MM/YYYY)[&]
於 _____ (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 22/08/2023 (DD/MM/YYYY)[&]
於 _____ (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	Proposed Temporary 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	956.8 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	451.5 .....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	451.5 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	451.5 .....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 building does not exceed 7m and 1 storey, block A-E are for classroom use.	
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	.....
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 parking spaces for 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 Monday to Saturday, 08:30 am to 06:00 pm, close at Sunday and Public holiday.			
(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	☒ 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))	
	No 否	☐ 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, 請另頁註明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	☐ Please provide details 請提供詳情 	
	No 否	☒	
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(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 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒ 		

	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) 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) (N/A)
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(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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 this application 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


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

LEE, WILSON CHI CHUNG

DIRECTOR

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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☐ RPP 註冊專業規劃師

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

25/08/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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 <u>as far as possible</u> . 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 available 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	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
Site area 地盤面積	1408.3 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	米埔及錦綉花園分區計劃大綱圖編號 S/YL-MP/6 No. S/YL-MP/6
Zoning 地帶	「鄉村式發展」 "Village Type Development"
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 0 ☐ 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 ☐ Year(s) 年 ☐ Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時學校（幼稚園暨幼兒中心）（為期3年） Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	451.5 ☒ About 約 ☐ Not more than 不多於	0.32 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	7	☒ (Not more than 不多於) m 米
		1	☒ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	32.1 % ☒ 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		2
	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) 24 Seaters School Bus _____ _____		2
	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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Notification to Owner, Photo Record of Building Appearance, Photos of F.S. Tank, Valid FS251, Letter form FSD,		
Fire Proposal and Compliance Letter, Letter from DSD and Drainage Proposal		
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

20 August 2023

By:

Wilson Lee & Associates Limited

Executive Summary

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

摘要

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

1.0 Introduction

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

2.0 Background and Vision of School

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

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

3.0 Lands and Planning Considerations

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

4.0 Environment, Tree and Visual Considerations

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

5.0 Building Safety Considerations

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

6.0 Fire Safety Considerations

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

7.0 Traffic Considerations

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

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

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

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

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

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

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

8 Geotechnical Considerations

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

9 Drainage and Sewerage Considerations

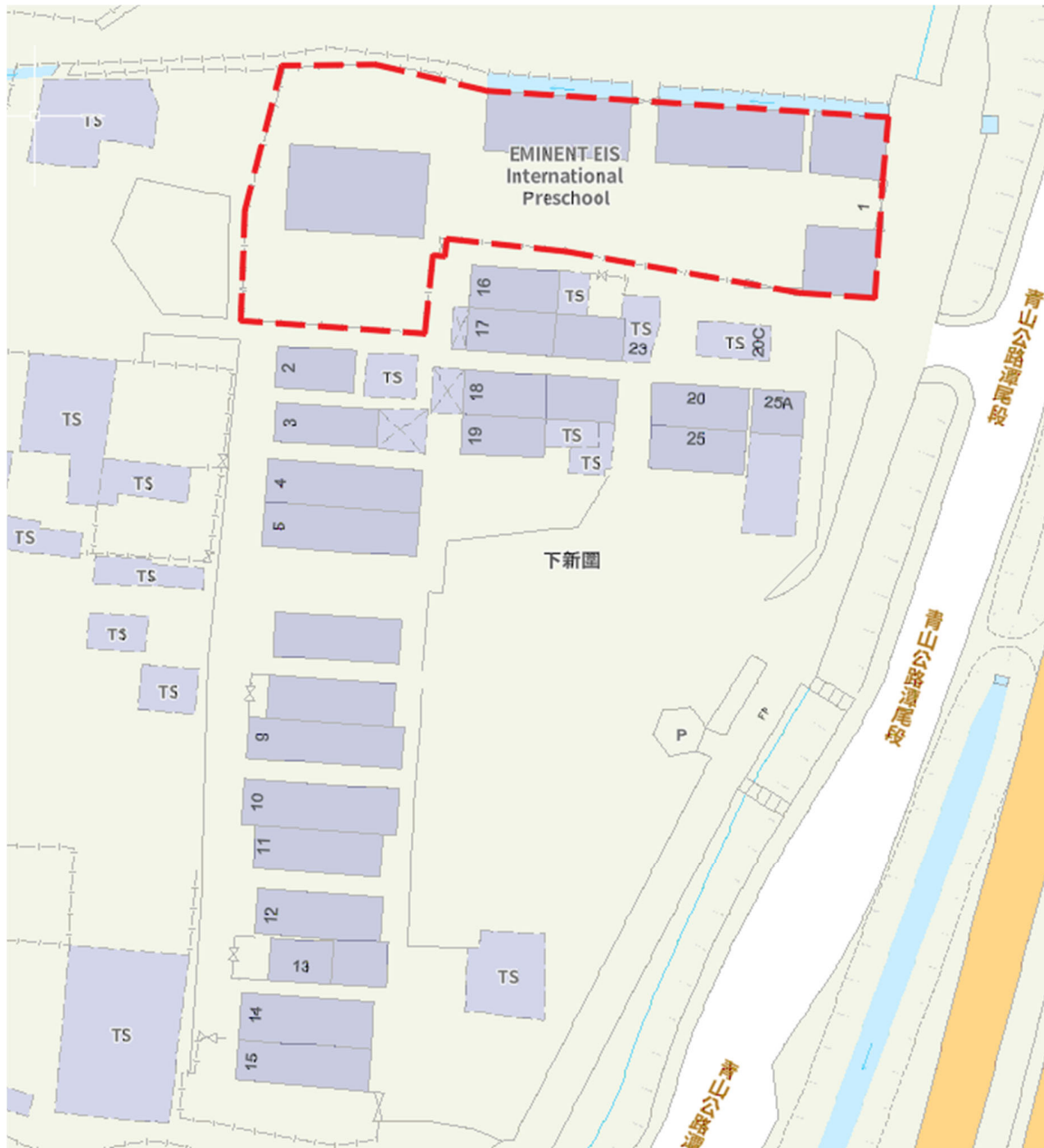
- 9.1 Adequate wash basins, toilet bowls and urinals are provided for the use of children and staff. The proposed drainage works are complied with the requirements under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap.123I). These sanitary fitments for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

10 Conclusion

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

Appendix A

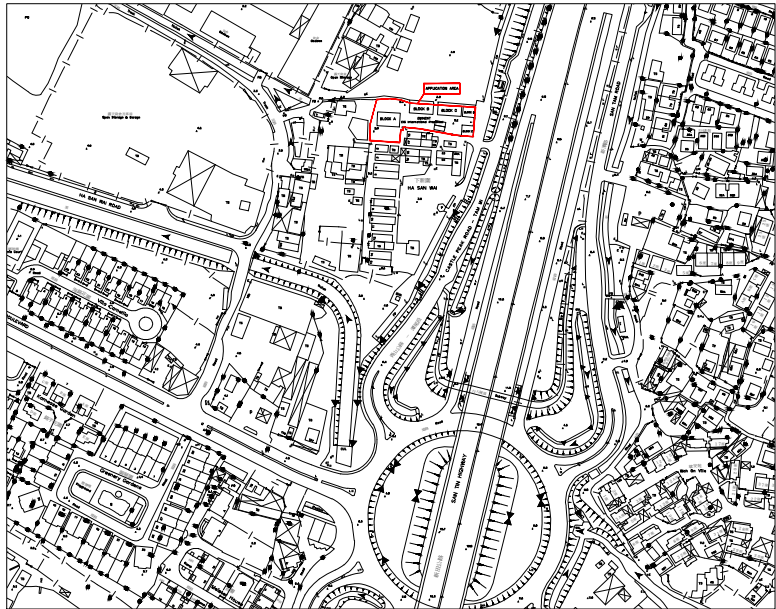
Site Plan



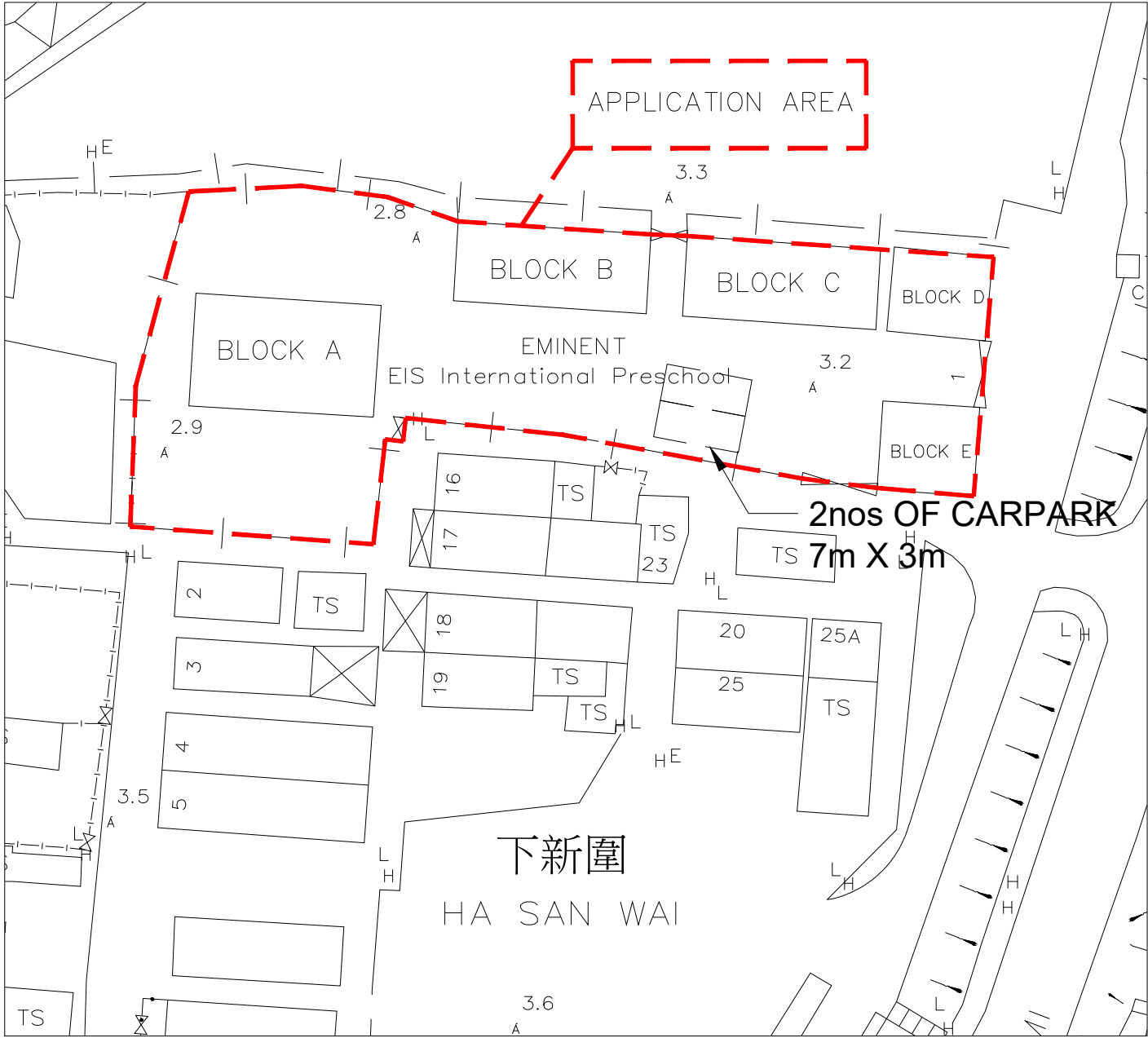
Site Plan - This application is located at No.1 San Wai Tsuen, San Tin, Yuen Long, New Territories.

Appendix C

Proposed Layout Plan



LOCATION PLAN
SCALE 1: 500



SITE PLAN
SCALE 1: 50

SITE INFORMATION

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

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

SITE AREA: 1,408.3m²

BUILDINGS INFORMATION

BLOCK A: (USE: CLASSROOM)

GFA : 136.9m²

STOREY : 1

HEIGHT : UNDER 7m

BLOCK B: (USE: CLASSROOM)

GFA : 101.1m²

STOREY : 1

HEIGHT : UNDER 7m

BLOCK C: (USE: CLASSROOM)

GFA : 102.1m²

STOREY : 1

HEIGHT : UNDER 7m

BLOCK D: (USE: CLASSROOM)

GFA : 54.8m²

STOREY : 1

HEIGHT : UNDER 7m

BLOCK E: (USE: CLASSROOM)

GFA : 56.6m²

STOREY : 1

HEIGHT : UNDER 7m

Appendix D

Photos of Building Appearance



General View



General View

Appendix E

Photos of Natural Playground



General View



General View

Appendix F

Valid FS251



CONTRACT NO.:
FIRE ENGINEERING MAINTENANCE SERVICE REPORT

S0126
Customer

EIS International Pre-School

Date

14/04/2023

Location

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

Location Code

CHECKED EQUIPMENT

QTY GOOD FAIR POOR

1 Manual Alarm / AFA / Addressable System

Direct Link (FA)			
Control Panel Zone			
Batteries & Charger			
Alarm Bell			
Flashing Light			
Manual Call Point			
Smoke Detector			
Heat Detector			

2 Fire Hydrant / Hosereel System

Fire Hydrant			
F.S. Dry Riser			
F.S. Inlet			
Street Hydrant			
Fire Hosereel			
Pump & Starter			

3 Sprinkler / Pre-action / Deluge / Drencher System

Control Valve			
Sprinkler Head			
Sprinkler Inlet			
Pump & Starter			
Flow Switch / Pressure Switch			

4 FM200 / CO₂ / BTM / Foam Extinguishing System

Control Panel Zone			
Batteries & Charger			
Alarm Bell			
Flashing Light			
Siren			
Manual Release Unit			
Lock Off Unit			
Cylinder c/w Accessories			
Nozzle			

5 Cl₂ / H₂ / O₃ / SF₆ / Vesda / Flame Detection System

Control Panel Zone			
Batteries & Charger			
Alarm Bell			
Flashing Light			
Gas Detector			

6 Portable Fire Extinguisher

Fire Blanket			
Sand Bucket			
F.E. Type:			
F.E. Type:			
F.E. Type:			

7 Other

Fire roller shutter			
Fire Curtain			
Fire Damper			
Exit Sign			
Emergency Light			

Date:

Check By:

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

NATURE OF WORK:

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

Cause of Trouble:

Report : FS Annual Inspection: Emergency Lighting (24nos.),
Exit Sign (19nos.) Fire Alarm System (MFA), FH/HR System,
5KG CO₂ (2nos.), 2KG Dry Powder (7nos.), 9L Water (6nos.)
Fire Blanket (1no.), Sand Bucket (1no.)

Internal Use	Sign.	Date
Approved by Kelvin	70	14/4
Report prepare by Kelvin	70	14/4
FS251 issue by Se	28	28/4
Accounting by Se	28	28/4

Call Received Time:

Arrival Time:

Completion Time:

Date:

Checked by Service
Engineer / Technician:

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

Customer's Signature:

Designation:

Date:



This page (For Customer Ref.)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A

FSD Ref.: _____
消防處檔號

Name of Client :

顧客姓名

艾蒙特國際幼稚園

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

1號

Street/Road/Estate Name :

街道/屋苑名稱

新田新圍村

Block :

座

District :

分區

元朗

Area :

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☒ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

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

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

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature :
受權人簽署

Name :
姓名

FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

Poon Kin Yuk

ACME Engineering
Limited

15/4/2023

For FSD
use only:

Inspected

Key-in

Verified

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

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A

FSD Ref.: _____

消防處編號

Name of Client :

顧客姓名

艾蒙特國際幼稚園

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

1號

Street/Road/Estate Name :

街道/屋苑名稱

新田新圍村

Block :

座

District :

分區

元朗

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☒ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

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

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature :
授權人簽署

Name :

姓名

FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱Telephone :
聯絡電話Date :
日期

For FSD use only:

Inspected

Key-in

Verified

CHENG Kit-man

ACME Engineering Limited

15/4/2023

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



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

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

檢查日期：
Date of Inspection: 14-04-2023

SUMMARY OF DEFECTS FOR FIRE SERVICES INSPECTION

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



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

檢查日期：
Date of Inspection: 14-04-2023

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

消防證書號碼：
FS 251 No.: A9245595

F.E. List

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

A9245595

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

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處檔號

A

Name of Client :

顧客姓名

艾蒙特國際幼稚園

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

1號

Street/Road/Estate Name :

街道/屋苑名稱

新田新圍村

Block :

座

District :

分區

元朗

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型 :

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☒ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

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

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature :
受權人簽署

Name :
姓名

FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

Poon Kin Yuk

ACME Engineering
Limited

20/5/2023

For FSD
use only:

Inspected

Key-in

Verified

Appendix G

Photo of F.S. Tank



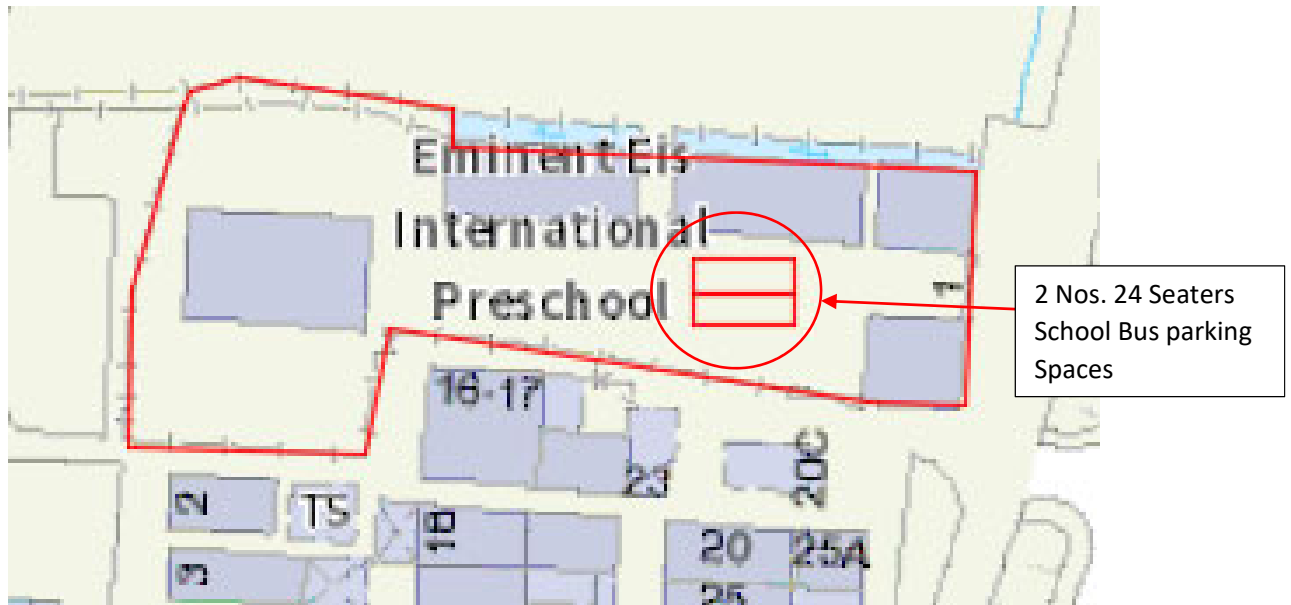
General View of F.S. Tank



F.S. Tank with 2000L Capacity

Appendix H

Location and Photos of Parking Spaces



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

Appendix I

Letter from FSD, Fire Proposal and Compliance Letter

規 劃 署

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



By fax (2558 6877) and Post
Planning Department

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

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

18 October 2022

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

Dear Sir/Madam,

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

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

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

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

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

Yours faithfully,



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

C.C.

D of FS
CTP/TPB(2)
Site Record

(Attn.: Mr. WONG Ho Yin)

AC/bt

Detailed comments of D of FS:

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

規 劃 署

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



WLA 20144, NP
By Fax (2558 6877) and Post
Planning Department

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

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

30 January 2023

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

RECEIVED

- 1 FEB 2023

.....

Dear Sir/Madam,

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

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

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

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

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

Yours faithfully,



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

C.C.:

D of FS
CTP/TPB(2)

(Attn.: Mr. LI Leong Kiu)

Site Record

AL/AC/dl

Appendix

Detailed comments of D of FS:

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

Appendix J

Letter from DSD and Drainage Proposal

規 劃 署

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



WLA 20144, KH
By fax (2558 6877) and Post
Planning Department

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

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

RECEIVED

17 MAR 2023

15 March 2023

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

Dear Sir/Madam,

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

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

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

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

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

Yours faithfully,



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

c.c.

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

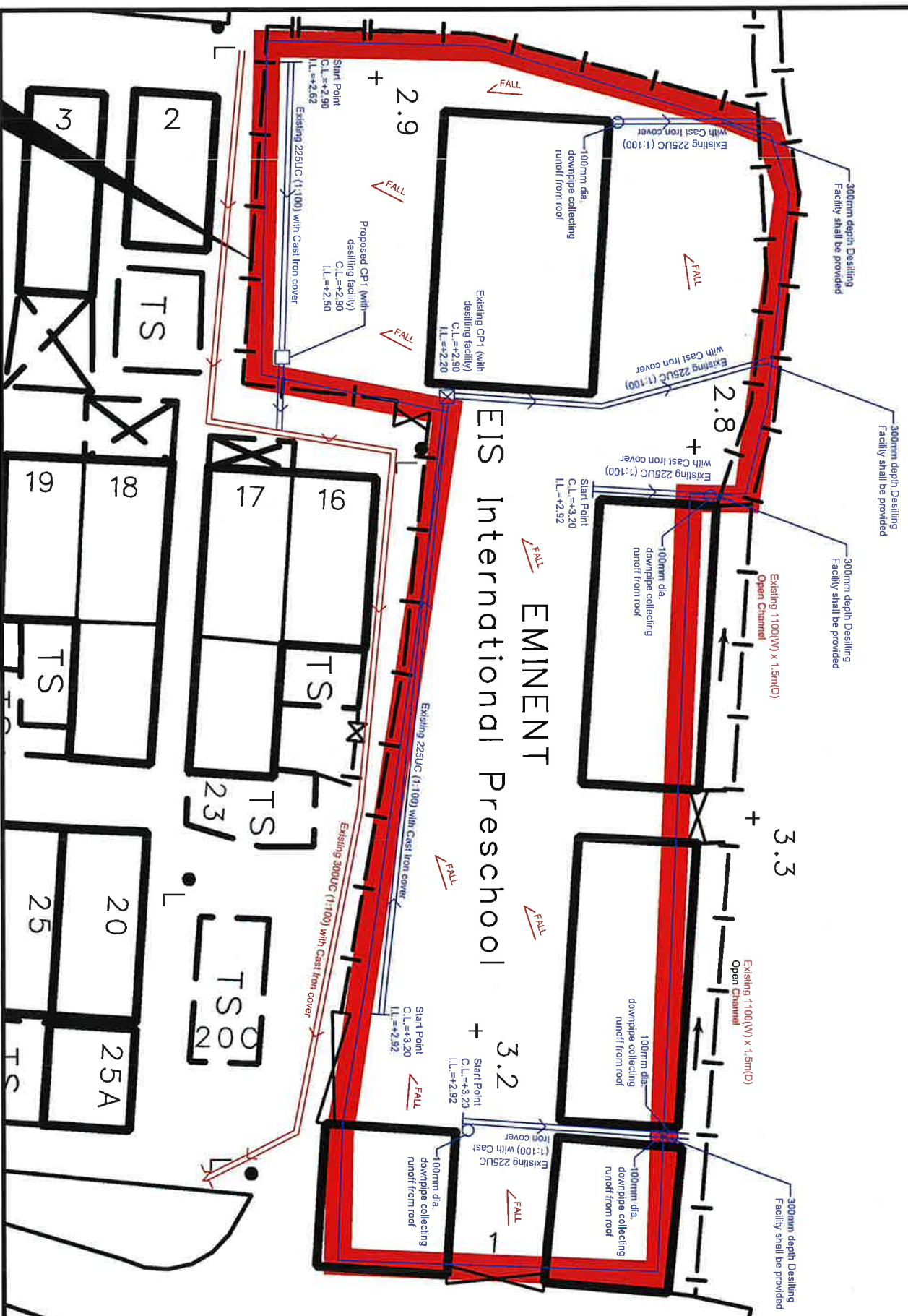
(Attn.: Mr. TANG Kin Ming)

AC/dl

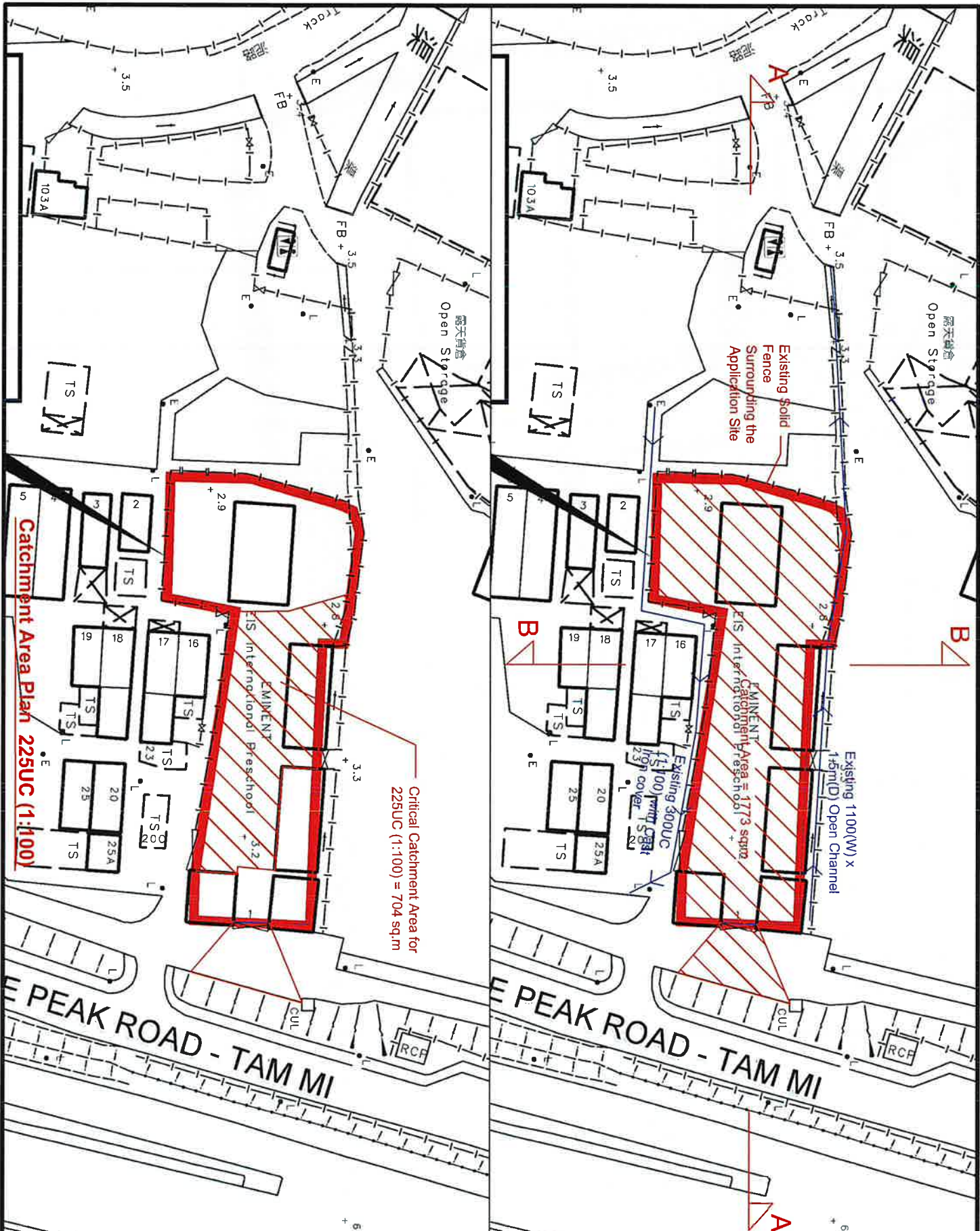
Detail comments of CE/MN, DSD:

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

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



LEGEND  Existing 225/300UC (1:100) with Cast Iron cover  Proposed Catchpit  Existing Catchpit		Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company
PROJECT: Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years at Lots 2261 S.S RP (Part), 2261 S.S ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D and 2265 S.E RP (Part) in D.D. 104, Ha San Wai, Yuen Long (AY/L-MP/304)		
TITLE: Drainage Proposal		
File:	DWG NO.	
Scale:	MP304-D01	
Date: 26-7-2023		



LEGEND

Existing 225/300UC
(1:100) with
Cast Iron cover

Proposed Catchpit

Existing Catchpit

Company:

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

PROJECT:

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

TITLE:

Catchment Area Plan
C-01

File: DWG NO.

Scale:

MP304-D02

Date:
8-4-2023

Catchment Area Plan 225UC (1:100)

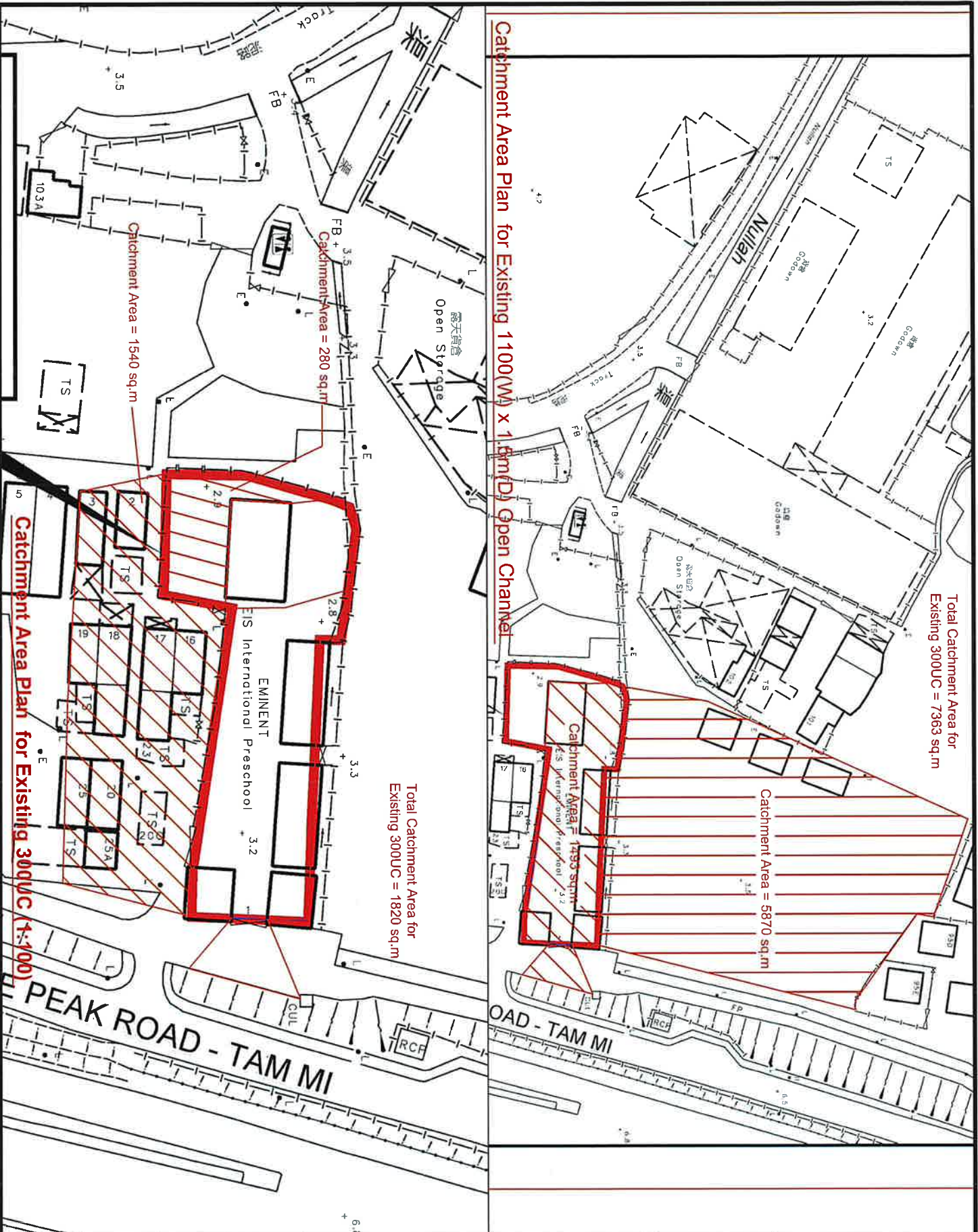
Critical Catchment Area for
225UC (1:100) = 704 sq.m

Existing Solid
Fence
Surrounding the
Application Site

Eminent Catchment Area = 1773 sq.m

Existing 1100(W) x
150(M) Open Channel

Existing 300UC
(1:100) with
Cast Iron cover



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

Catchment Area = 5870 sq.m

Catchment Area = 1533 sq.m

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

Catchment Area = 1540 sq.m

Catchment Area = 280 sq.m

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

LEGEND

Existing 228/300UC
(1:100) with
Cast Iron cover

Proposed Catchpit

Existing Catchpit

Company:

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

PROJECT:

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

TITLE:

Catchment Area Plan
C-02

File: DWG NO.

Scale:

MP304-D03

Date:
8-4-2023



Castle Peak Road

Ex. 225UC

Ex. 225UC

SECTION A--A

Ex. 300UC Ex. 225UC

SECTION B--B

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

LEGEND

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

Proposed Catchpit

Existing Catchpit

Company:

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

PROJECT:

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

TITLE:

SECTIONS

File: DWG NO.

Scale:

MP304-D04

Date:

8-4-2023

Check 225UC (1:100)Catchment Area = 704 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

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

$$\begin{aligned} A &= 704 \quad \text{m}^2 \\ &= 0.000704 \quad \text{km}^2 \end{aligned}$$

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

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

Provide 225UC (1:100) is OK**Check 300UC (1:100)**Catchment Area = 1820 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

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

$$\begin{aligned} A &= 1820 \quad \text{m}^2 \\ &= 0.00182 \quad \text{km}^2 \end{aligned}$$

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

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

Provide 300UC (1:100) is OK

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

Catchment Area = 7363 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

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

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

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

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

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

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

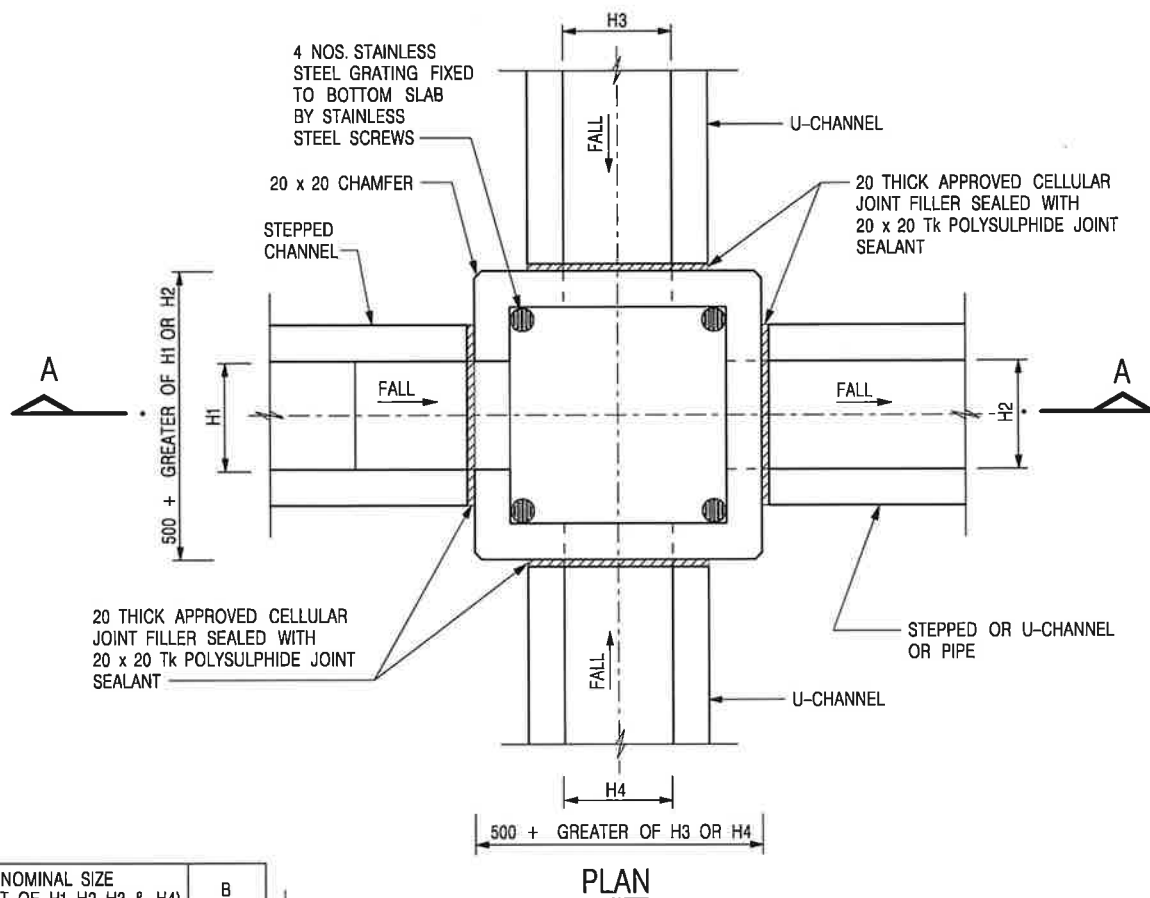
$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/100 \quad S_f = 0.01$$

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

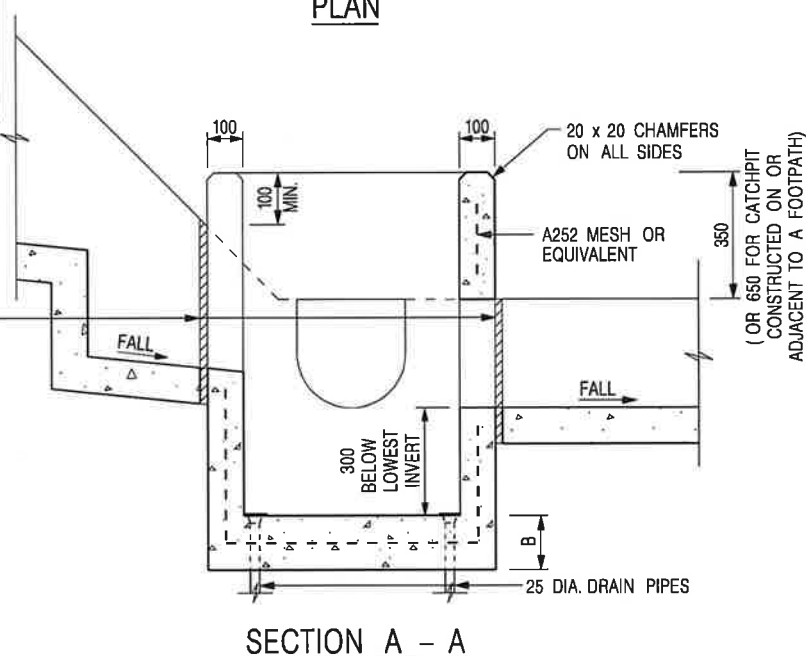
$$\text{Maximum Capacity (Q}_{\text{max}}) = V * A$$
$$= 4.54 * \pi r^2$$
$$= 7.49 \quad \text{m}^3/\text{sec}$$
$$= 449698 \quad \text{lit/min}$$
$$> 29169 \quad \text{lit/min}$$

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



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

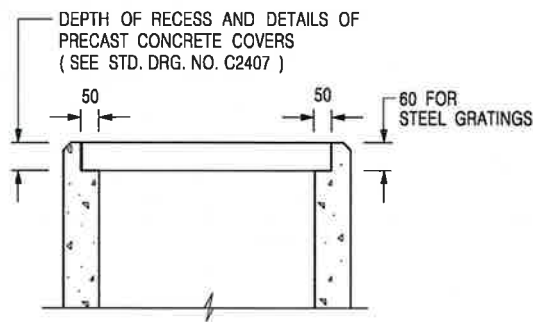
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	

We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

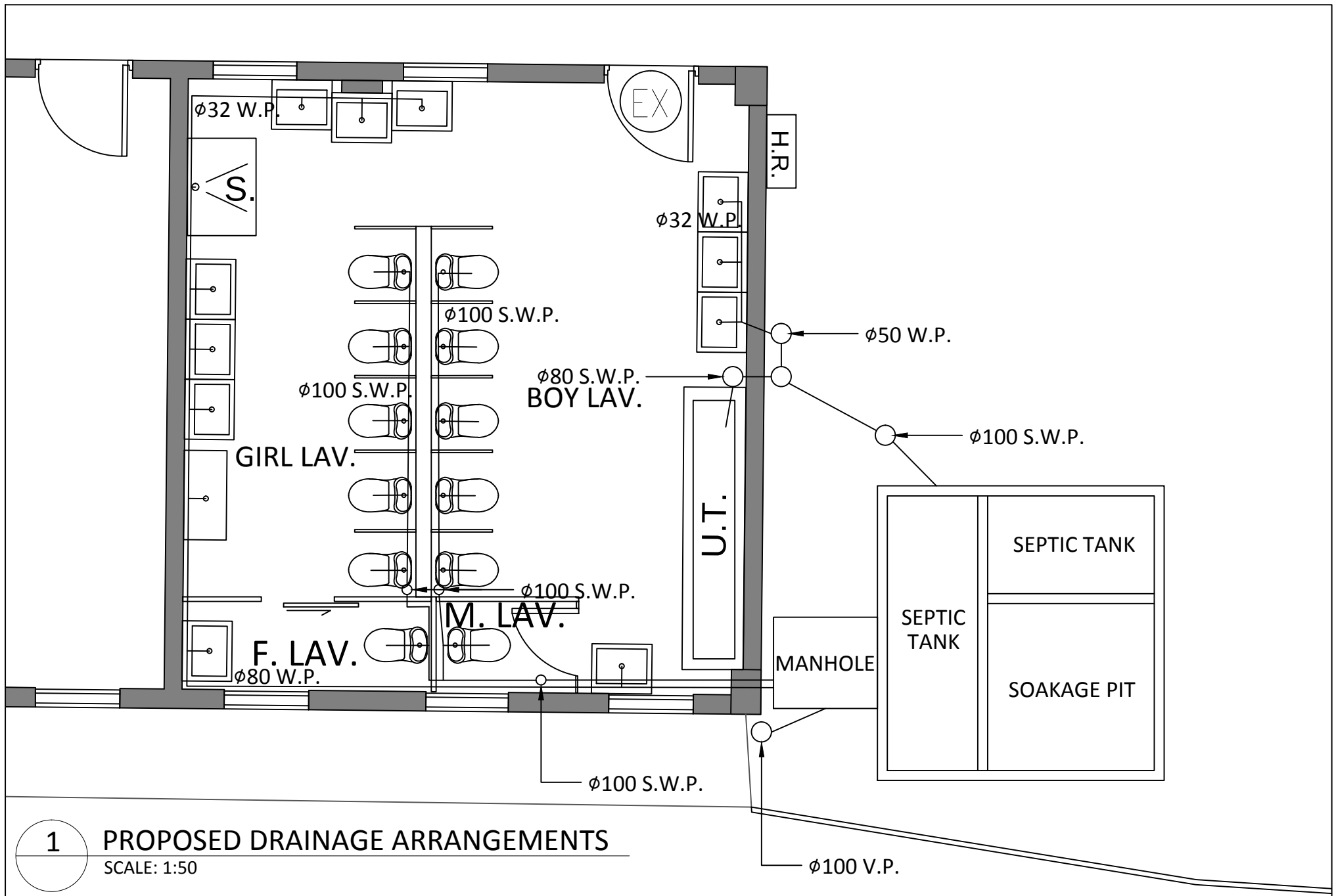
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT SCALE 1 : 20 DATE JAN 1991 DRAWING NO. C2406 /2			

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

Respond to Comment from EPD

(Contact Person: Ms. CHAN Lai Mei, Jolitta; Tel: 2835 1112)

1. Please clarify if the site is surrounded by a boundary wall and whether the proposed school and child care centre will be provided within the existing building structure to ensure that the proposed kindergarten and child care center (both are noise sensitive uses) within the building structure would not be subject to adverse noise impact.
A) The site is surrounded by boundary wall and the new use, kindergarten and child care center, will be within the existing building structure. No adverse noise impact will be generated. (Photos Record attached at the end)
2. Please clarify if septic tank and soakaway system as proposed in the last application will be used for proper collection, treatment and disposal of sewage generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design should follow the requirements of EPD's Practice Note for Professional Note (ProPECC) PN 5/93 "Drainage Plans subject to Comment by Environmental Protection Department" including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93.
B) The septic tank and soakaway system will remain the same as proposed in the last application. The design of those will follows the ProPECCPNs standard.
3. Please provide the estimated ADWF (including staff) and indicate the location of the septic tank and soakaway system in a figure.
C) According to the Technical Paper (Report No.: EPD/TP 1/05) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning Version 1.0, Table T-2, the unit flow factor of "School Student" and "Commercial Employee" are 0.040m ³ /day per person and 0.080m ³ /day per person respectively. The proposed population of the application is 168 students and 12 staff. In this sense, the ADWF will be, $= 168 \times 0.040 + 12 \times 0.080$ $= 6.72 + 0.96$ $= 7.68 \text{ m}^3/\text{day}$



1

PROPOSED DRAINAGE ARRANGEMENTS

SCALE: 1:50

RESPONSES TO DEPARTMENTAL COMMENTS

Item	Comments	The Applicant's Responses
Comments from Transport Department Date received: 9 October 2023 (Contact Person: Mr. LAM Tel: 2399 2716)		
1)	The subject site is connected to the public road network via a section of a private road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.	As clarified with the Lands Department (Mr. Tsang, Tel: 2443 3224), the section between the public road and the lot DD104 2261 S.S RP is not a private land.
2)	As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.	Please refer to Appendix A.
3)	Please clarify the ingress and egress point with clear width indicated on the layout plan drawings. Please confirm whether the proposed ingress and egress point complies with the land lease condition of the subject site. Please also clarify whether the provided headroom of the ingress/egress point is adequate.	Please Refer to Appendix B.
4)	Please clarify the type and the dimension of the school buses to adopted.	6,990mm x 2,080mm x 2,700mm, 24 seats school bus will be used.

Item	Comments	The Applicant's Responses																											
5)	Please provide detailed site plan indicating the location and dimension of the parking spaces. Please supplement the outstanding site photos.	Please refer to Appendix A.																											
6)	Please supplement the swept path of school buses moving from Castle Peak Road - Tam Mei to/from the site and demonstrate that the maneuvering of the school buses is adequate and sightline is unobstructed.	Please refer to Appendix B.																											
7)	The operating hours of the kindergarten cum child care centre and supplement a breakdown of estimated trip generation and attraction rates.	The estimated trip generations to be induced by the proposed new CCC (max 28 places) are summarized in Table 1 .																											
8)	The number of students from Fairview Park and nearby villages in Section 7.2 and the number of students using the compulsory school bus.	Table 1 Estimated AM / PM Trip Attractions to be induced by the Proposed CCC <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 rowspan="2">Fairview Park/nearby areas</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>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>	Area	Proportion ⁽¹⁾	No. of Students	Mode	No. of Students	veh/hour	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
Area	Proportion ⁽¹⁾	No. of Students	Mode	No. of Students	veh/hour																								
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																								

		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. 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. Table 2 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. 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 2 below.
		Table 2 Total Nos. of School Bus Trips Per Day

			Existing Kindergarten (140x60% = 84 students)		Proposed Kindergarten cum CCC (168x60% = 101 students)	
			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
9)	How the 2 parking spaces be allocated to the 3 bus routes as 3 bus routes are proposed in Section 7.1.	As indicated in Table 2, a maximum of 5 school buses will be deployed before and after the school hours. As indicated in Appendix 2, a total of 5 school bus lay bys are available and hence are sufficient to cope with the demand.				
10)	The number of children in Section 7.1 does not tally with the number of children in Section 2.4.	The total number of children in the site should be 168.				

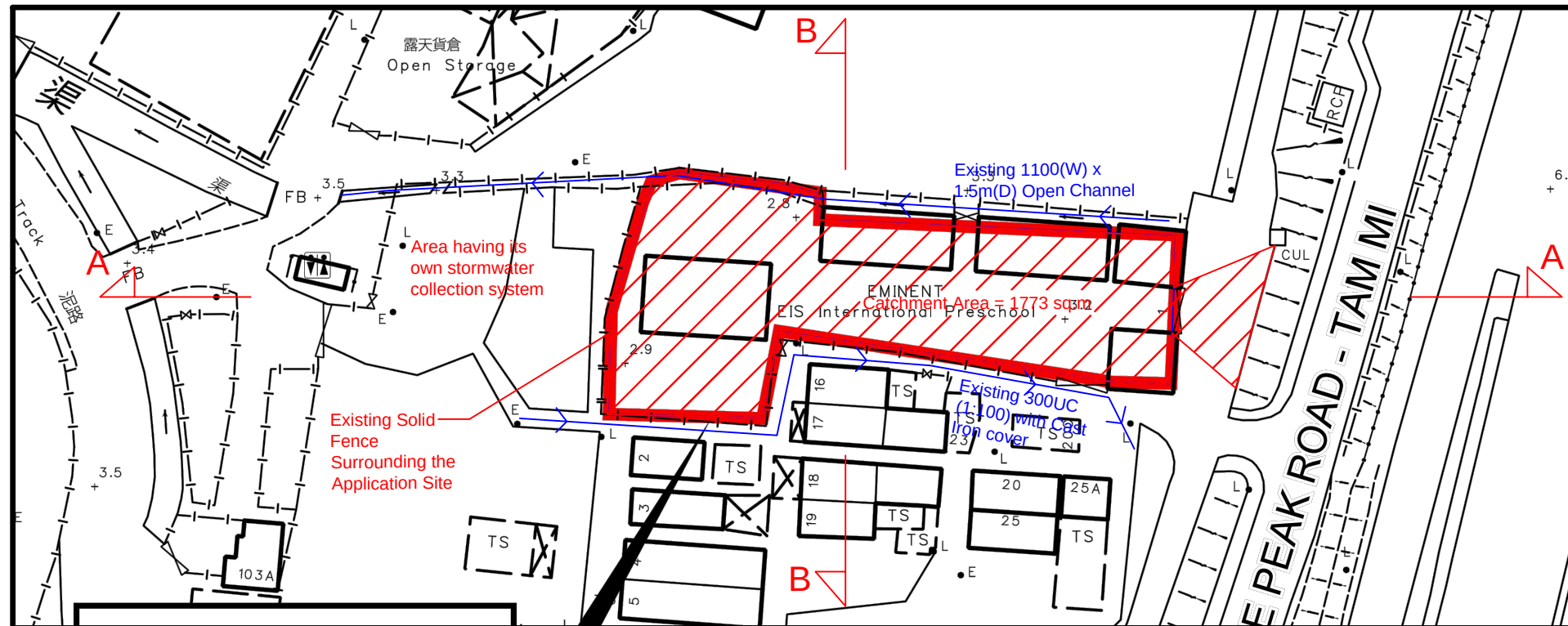
11)	How the 6 bus-run each day will be adequate.	Please refer to the demonstration in part 7 and 8 respond.
12)	The number of half-day session for kindergarten and sessions for child care center. The trip generation/attraction should be based on the mode of operation of the kindergarten cum child care center.	Please refer to the demonstration in part 7 and 8 respond.
13)	The traffic impact base on the above clarification in particular the peak hour traffic for the nearby road network and key junction, including but not limited to the Fairview Park Interchange.	Please refer to the demonstration in part 7 and 8 respond.
14)	Please advise if parking or loading/unloading provisions for parents pick up/drop off, delivery and other purpose.	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 71m ² 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 3. Table 3 also shows the proposed parking and loading/unloading provisions which comply with the relevant HKPSG requirements.

		<table><tr><th colspan="5">Table 3 Required and Proposed Parking and Loading/unloading Provisions</th></tr><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> As shown in Appendix 2, 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.	Table 3 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	5m x 2.5m	Lay-by for School buses	Minimum 5 lay-bys for mini-bus / nanny van	5	5	8m x 3m
Table 3 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	5m x 2.5m																							
Lay-by for School buses	Minimum 5 lay-bys for mini-bus / nanny van	5	5	8m x 3m																							
15)	Please demonstrate that sufficient space has been reserved for school buses and other vehicles (if applicable) turning inside the site. Please be reminded that no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period.	Please refer to Appendix B.																									

R-to-C

1. The chart for the rapid design is revised accordingly.
2. Revised accordingly, 300mm freeboard is considered in the capacity checking calculation of the open channel.
3. All the discharge outlets have been named and details of desilting facility is provided.

MP359-D01



LEGEND

Existing 225/300UC (1:100) with Cast Iron cover

Proposed Catchpit

Existing Catchpit

Company:

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

PROJECT:
Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years at Lots 2261 S.S RP (Part), 2261 S.S ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D and 2265 S.E RP (Part) in D.D. 104, Ha San Wai, Yuen Long (A/YL-MP/359)

TITLE:

Catchment Area Plan C-01

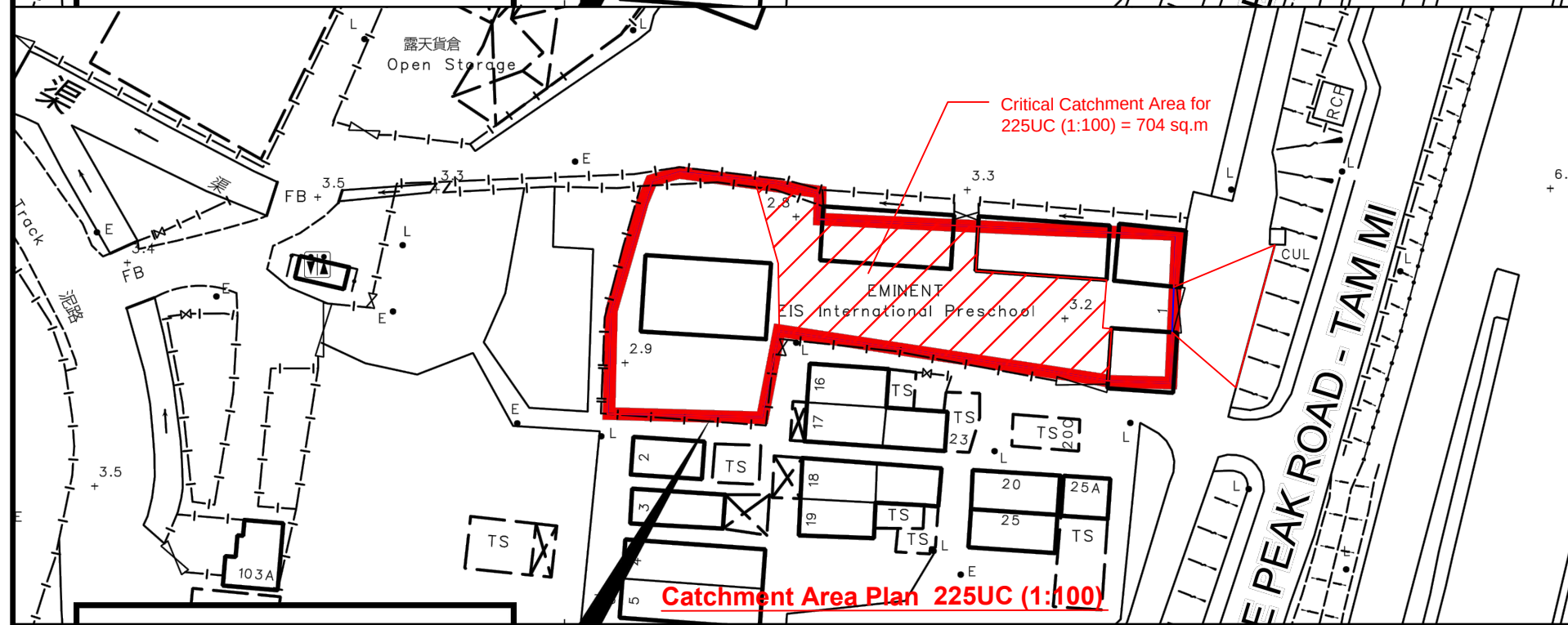
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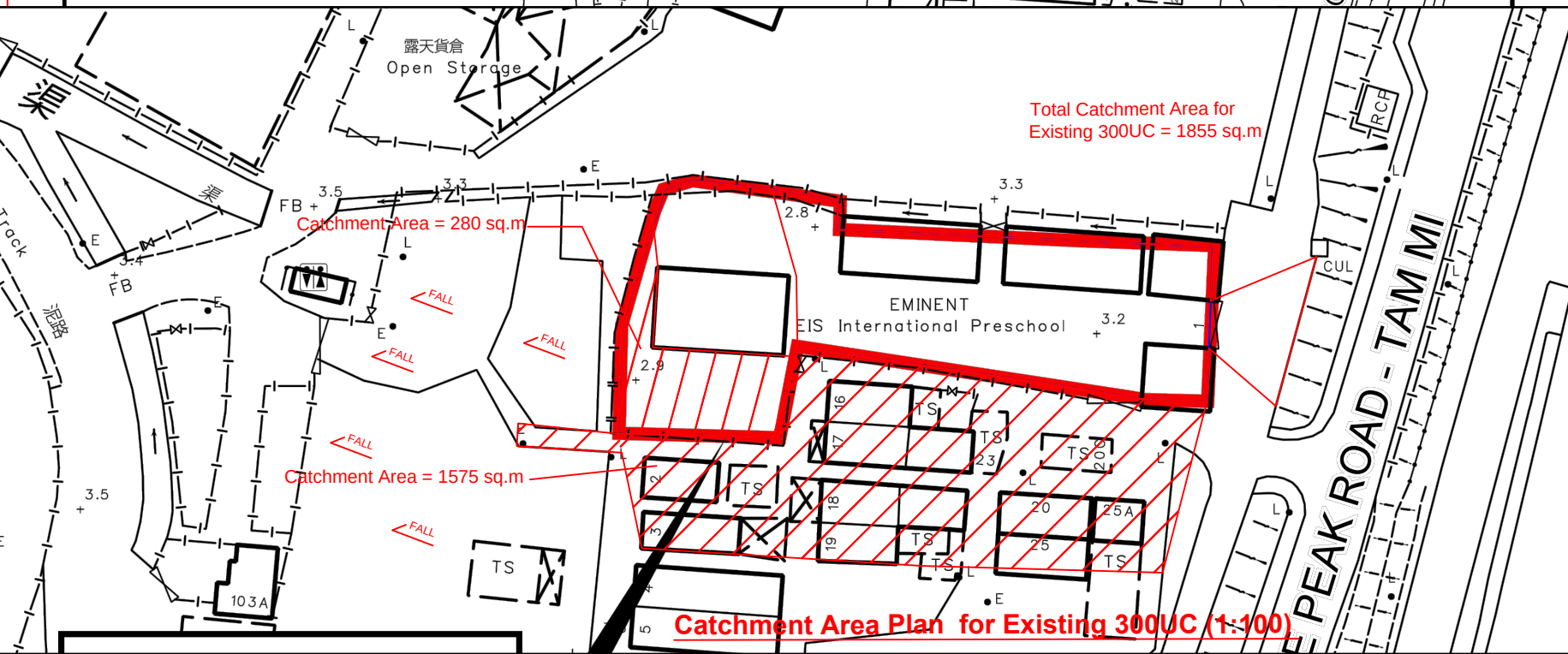
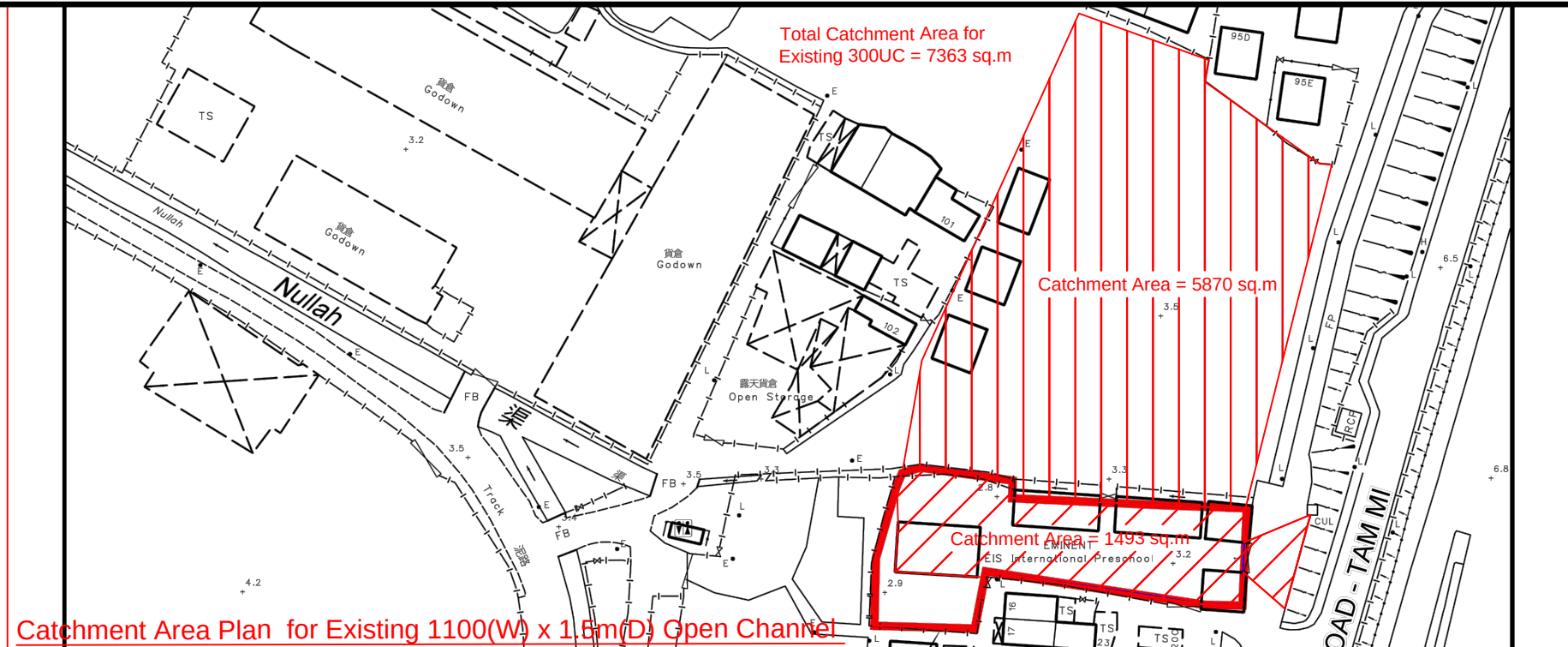
DWG NO.

Scale:

MP359-D02

Date:
25-4-2024





LEGEND

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

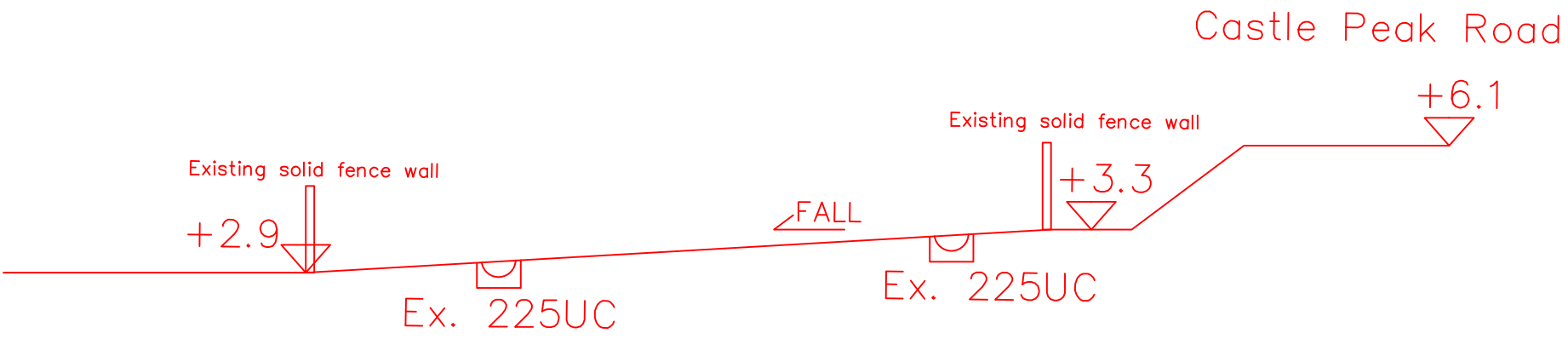
Company:
正宏工程顧問公司
Ching Wan Engineering Consultants Company

PROJECT:
Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years at Lots 2261 S.S RP (Part), 2261 S.S ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D and 2265 S.E RP (Part) in D.D. 104, Ha San Wai, Yuen Long (A/YL-MP/359)

TITLE:
Catchment Area Plan C-02

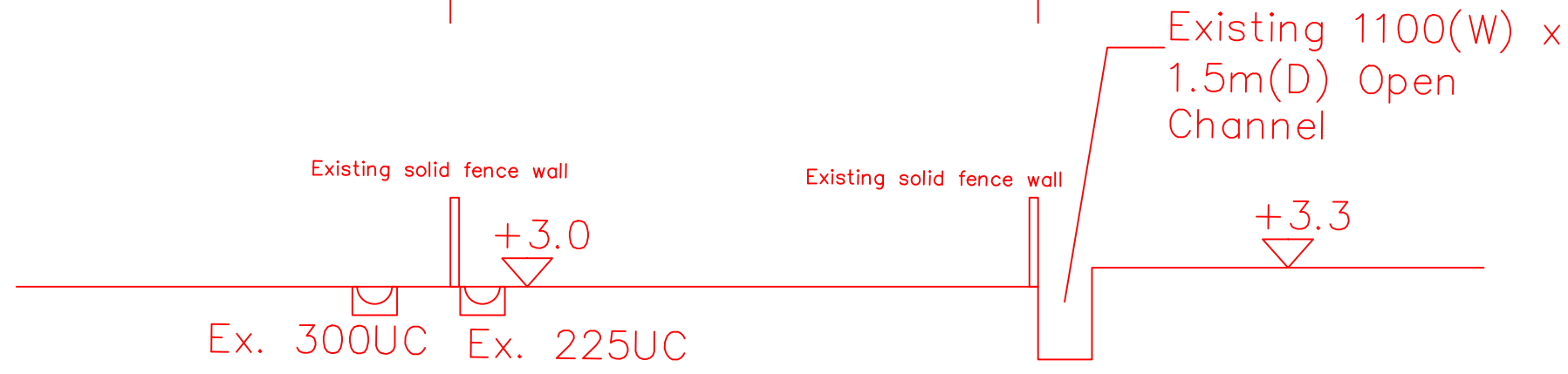
File: DWG NO.
Scale: MP359-D03
Date: 25-4-2024

THE SITE



SECTION A-A

THE SITE



SECTION B-B

LEGEND

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

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

PROJECT:
Proposed Temporary
School (Kindergarten
cum Child Care
Centre) for a Period of
3 Years at Lots 2261
S.S RP (Part), 2261
S.S ss.8 (Part), 2262
RP (Part), 2265 S.A,
2265 S.B, 2265 S.C,
2265 S.D and 2265
S.E RP (Part) in D.D.
104, Ha San Wai,
Yuen Long
(A/YL-MP/359)

TITLE:
SECTIONS

File:	DWG NO. MP359-D04
Scale:	
Date: 25-4-2024	

$$\begin{aligned}
 t &= 0.14465 L/ H^{0.2} A^{0.1} \\
 &= 0.14465 * 10 / 1^{0.2} * 7363^{0.1} \\
 &= 0.59 \quad \text{min}
 \end{aligned}$$

$$\begin{aligned}
 i &= a/(t+b)^c && \text{(Values of a, b and c are from Table 3 of Stormwater} \\
 &= 1178/(0.59+18.49)^{0.582} && \text{Drainage Manual with 10yrs return period)} \\
 &= 212 \quad \text{mm/hr}
 \end{aligned}$$

Check 225UC (1:100)Catchment Area = 704 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

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

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

$$= 0.000704 \quad \text{km}^2$$

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

$$\text{Therefore, } Q = (0.278 * 0.95 * 250 * 0.000704) / 0.9 \quad (0.9 \text{ factor for consideration of sediment})$$

$$= 0.052 \quad \text{m}^3/\text{sec}$$

$$= 3099 \quad \text{lit/min}$$

Provide 225UC (1:100) is OK**Check 300UC (1:100)**Catchment Area = 1855 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

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

$$A = 1855 \quad \text{m}^2$$

$$= 0.001855 \quad \text{km}^2$$

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

$$\text{Therefore, } Q = (0.278 * 0.95 * 250 * 0.001855) / 0.9 \quad (0.9 \text{ factor for consideration of sediment})$$

$$= 0.136 \quad \text{m}^3/\text{sec}$$

$$= 8165 \quad \text{lit/min}$$

Provide 300UC (1:100) is OK

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

Catchment Area = 7363 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

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

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

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

Therefore, $Q = (0.278 * 0.95 * 250 * 0.007363) / 0.9 \quad (0.9 \text{ factor for consideration of sediment})$

$$= 0.540 \quad \text{m}^3/\text{sec}$$
$$= 32409 \quad \text{lit/min}$$

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

where $R = (1.1 * (1.5 - 0.3)) / ((1.5 - 0.3) + (1.5 - 0.3) + 1.1) \quad (\text{consider 300mm freeboard, SDM sec. 6.5})$

$$= 0.377 \quad \text{m}$$

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

$$1/100 \quad S_f = 0.01$$

Therefore, $V = 0.377^{2/3} * 0.01^{0.5} / 0.012$

$$= 4.35 \quad \text{m/sec}$$

Maximum Capacity ($Q_{\max}$) $= V * A$

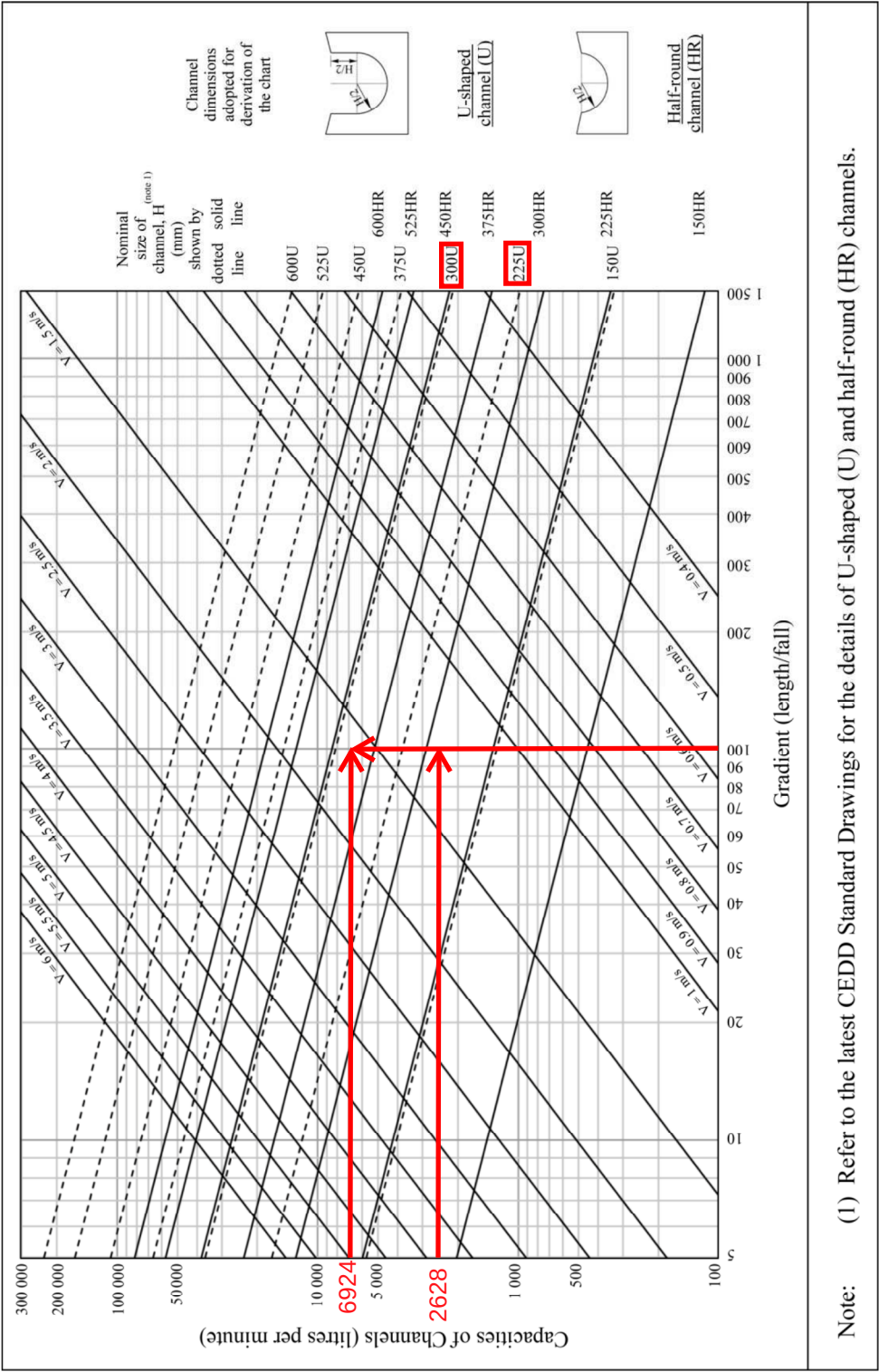
$$= 4.35 * 1.2 * 1.1 \quad (\text{consider 300mm freeboard, SDM sec. 6.5})$$
$$= 5.74 \quad \text{m}^3/\text{sec}$$
$$= 344520 \quad \text{lit/min}$$
$$> 32409 \quad \text{lit/min}$$

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

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



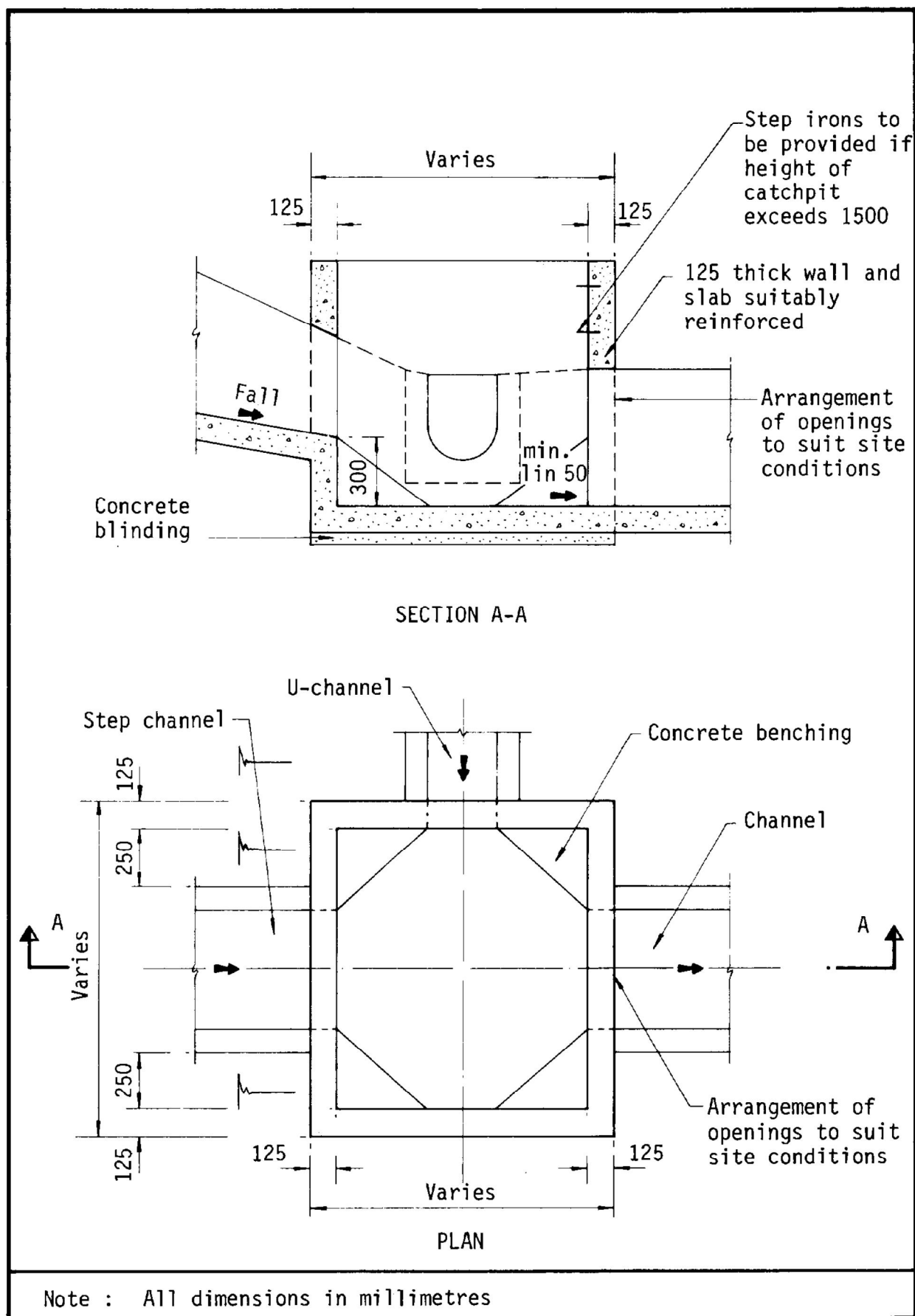
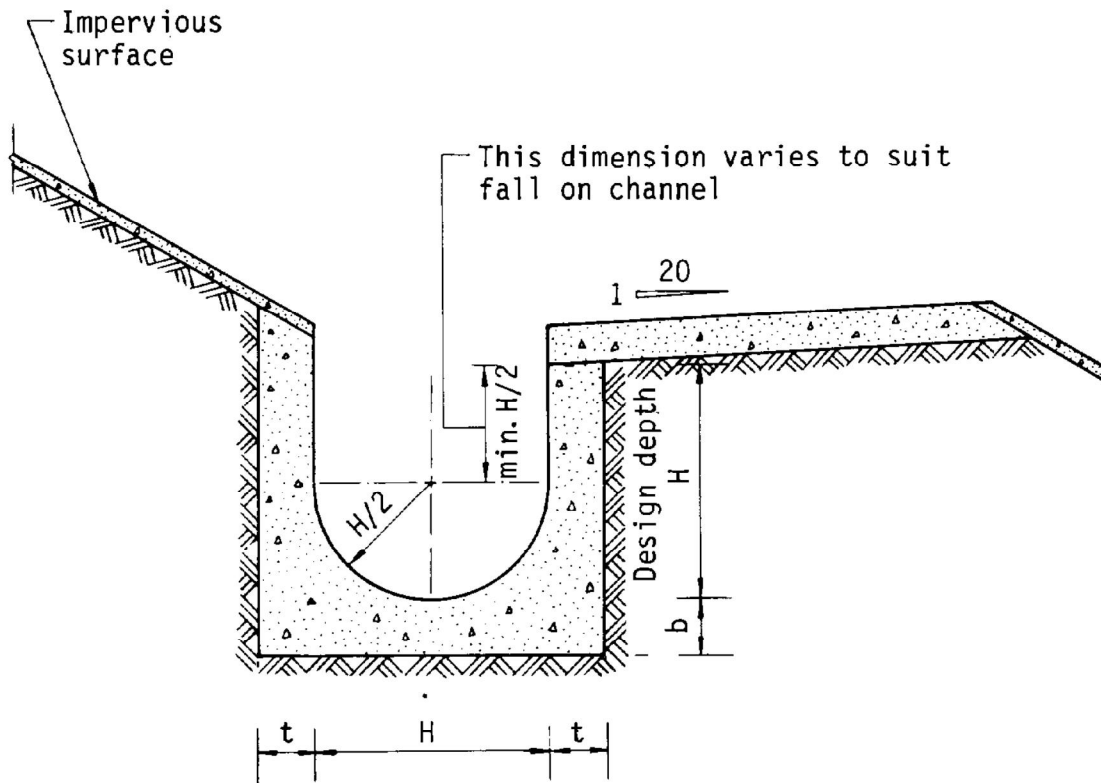


Figure 8.10 - Typical Details of Catchpits



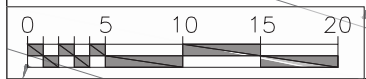
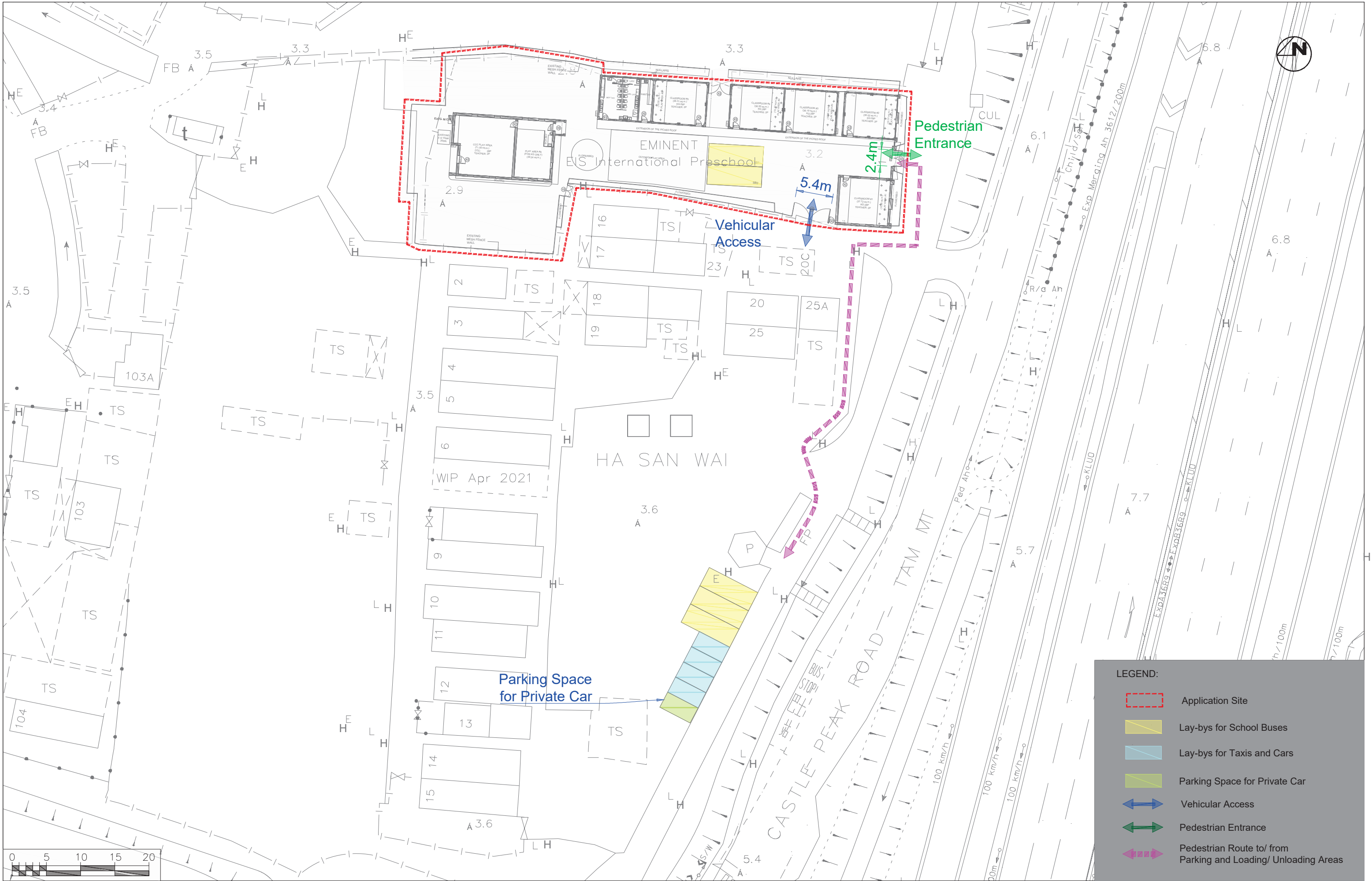
Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



Photo 1



Wilson Lee & Associates Ltd.
ADDRESS: RM. A, 9/F, HENG SHAN CENTRE,
145 QUEEN'S ROAD EAST, WANCHAI, HONG KONG
TEL: 2967 6748 FAX: 2558 6877
EMAIL: info@wla.hk.com

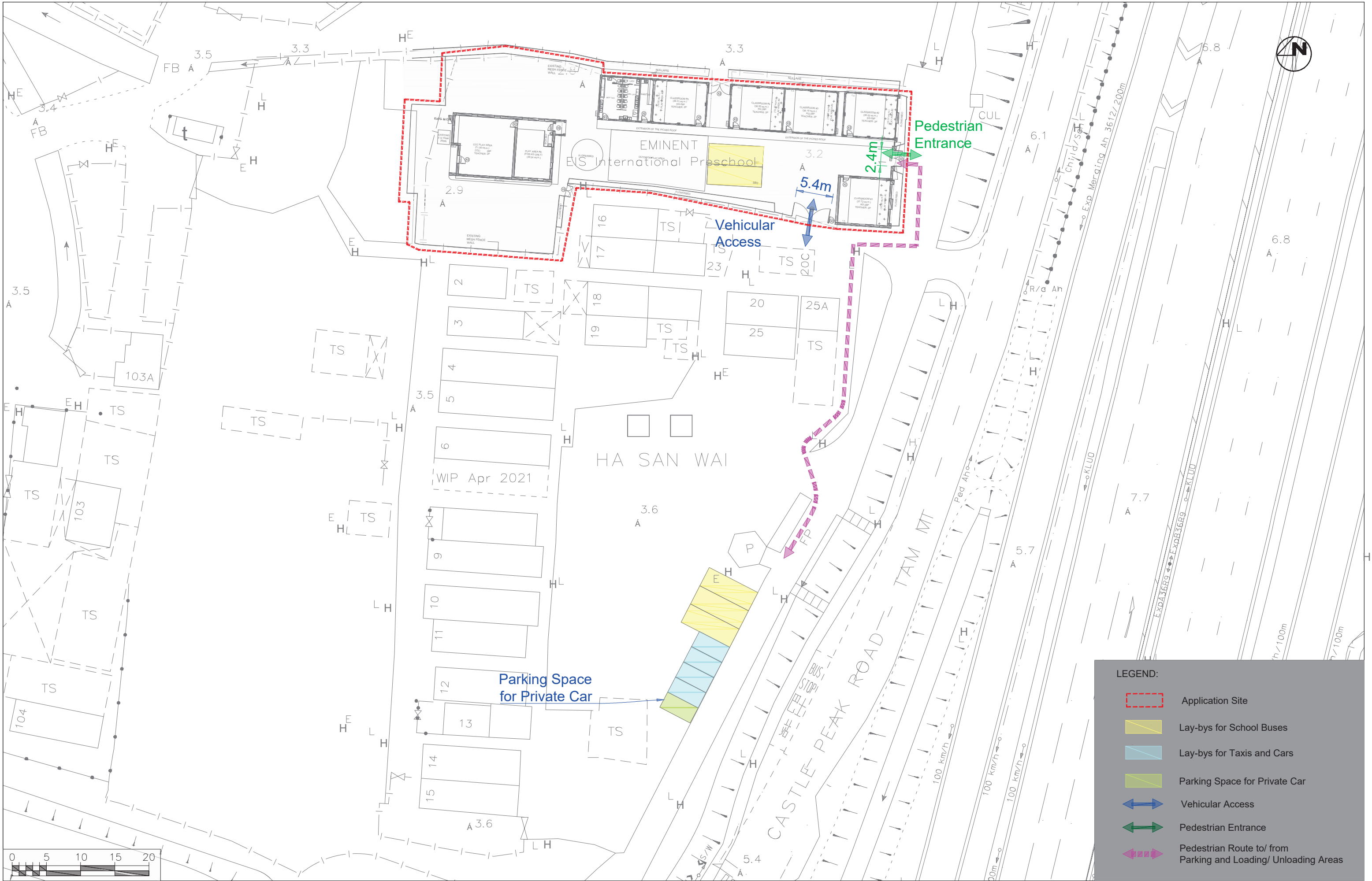
Date 02 April 2024

Scale 1:500

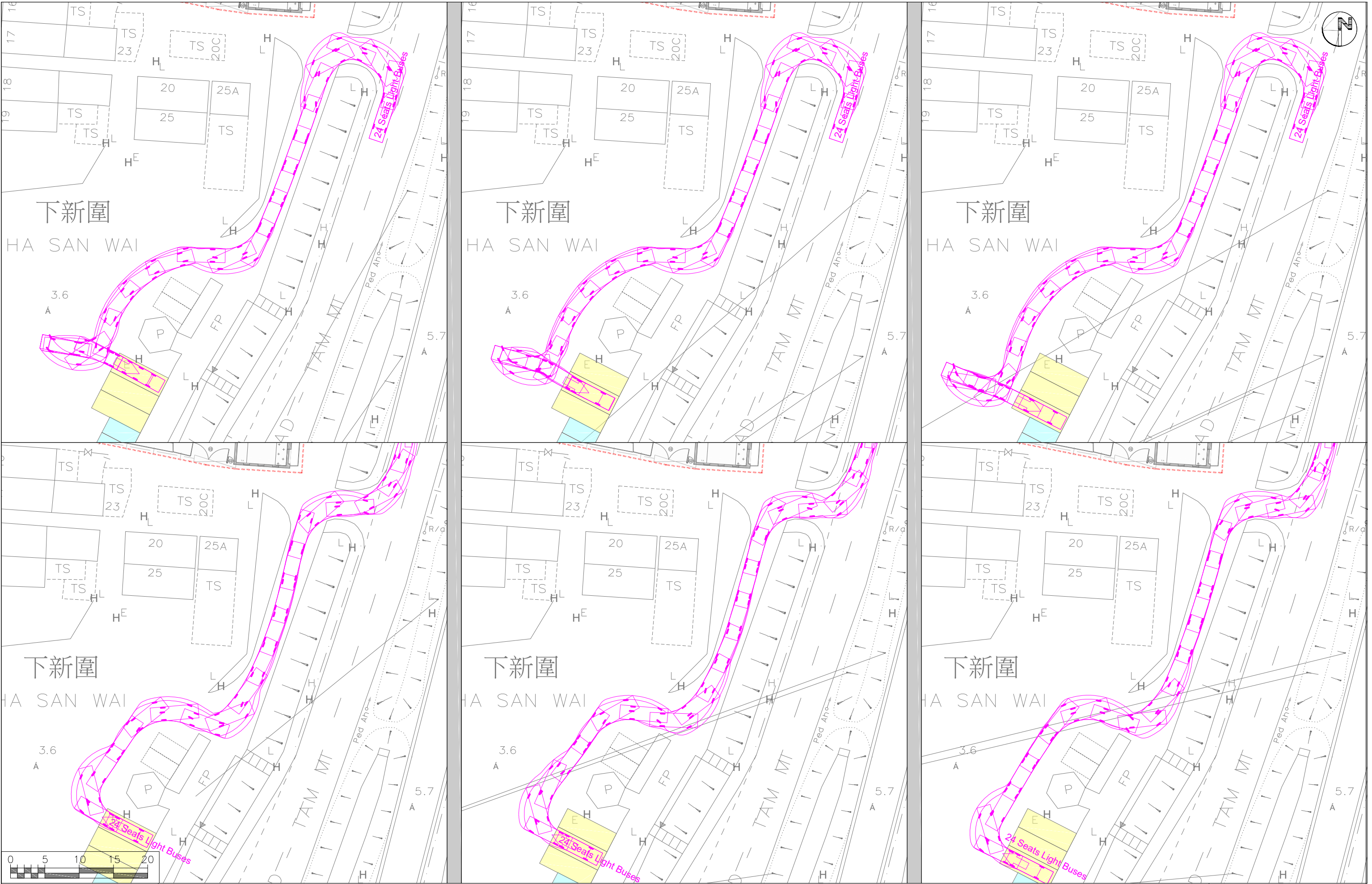
Project Title **Section 16 Application No. A/YL-MP/359 - Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years in D.D. 104, Ha San Wai, Yuen Long**

Vehicular and Pedestrian Access Arrangements

Project No.	WLA20144	Rev.
Dwg No.	Figure 1	-







SCHEDULE OF ACCOMMODATION :							
FOR KINDERGARTEN USE (HALF DAY ONLY) (0.9m ² / PERSON)							
		NO. OF TEACHERS	NO. OF STUDENTS	FLOOR AREA (m ²)	EXCLUDING T.A. AND PLAY AREA (m ²)	AREA PER STUDENTS	
	1	CLASSROOM # 1	2	28	37.72	27.76	0.99
	2	CLASSROOM # 2	2	28	36.52	27.01	0.96
	3	CLASSROOM # 3	2	28	36.19	26.92	0.96
	4	CLASSROOM # 4	2	28	36.50	27.22	0.97
	5	CLASSROOM # 5	2	28	36.31	27.09	0.96
SUB-TOTAL:			10 (a)	140 (b)	182.24		
TOTAL NO. OF PERSONS:			150	(a) + (b)			
TOTAL PLAY AREA REQ'D = AREA OF CLASSROOM = 182.24 x 50% = 91.12 m ²							
PLAY AREA CALCULATION:			AREA (m ²)				
	1	PLAY AREA # 1	10.54				
	2	PLAY AREA # 2	10.51				
	3	PLAY AREA # 3	10.36				
	4	PLAY AREA # 4	10.37				
	5	PLAY AREA # 5	10.35				
	6	PLAY AREA # 6	39.24				
TOTAL PLAY AREA =			91.37				
TOTAL PLAY AREA PROV'D ~ 91.37 m ² > 91.12 m ²							
FOR CHILD CARE CENTRE USE (HALF DAY ONLY) (1.8m ² / PERSON)							
		NO. OF CCW	NO. OF STUDENTS	FLOOR AREA (m ²)	EXCLUDING T.A. AND PLAY AREA (m ²)	AREA PER STUDENTS	
	1	CCC PLAY AREA	2	28	71.00		2.53
SUB-TOTAL:			2 (c)	28 (d)	71.00		
TOTAL NO. OF PERSONS:			180	(a) + (b) + (c) + (d)			

NOTES :

- PLAY AREAS FOR KINDERGARTEN SHOULD NOT BE INTRODUCED EXTRA CAPACITY.
- NO EXTRA POPULATION WOULD BE GENERATED AT GENERAL OFFICE, SICK BAY AND PANTRY.
- THE TOTAL NUMBER OF PERSONS TO BE ACCOMMODATED IN THE PLAY AREA #6 AND CCC PLAY AREA SHOULD NOT EXCEED 30 PERSONS (INCLUDING STAFF, STUDENTS AND TEACHERS) AT ANY TIME.
- THE PROPOSED LAYOUT DOES NOT INVOLVE STRUCTURAL ALTERATION AND NO UNAUTHORIZED BUILDING WORKS EXIST.
- THE MAXIMUM CAPACITY OF THE SCHOOL INCLUDING STUDENTS, TEACHERS, STAFF AND ETC. WILL NOT EXCEEDS 180 PERSONS. NO POPULATION WILL BE GENERATED EXCEPT THOSE MENTIONED UNDER SCHEDULE OF ACCOMMODATION.

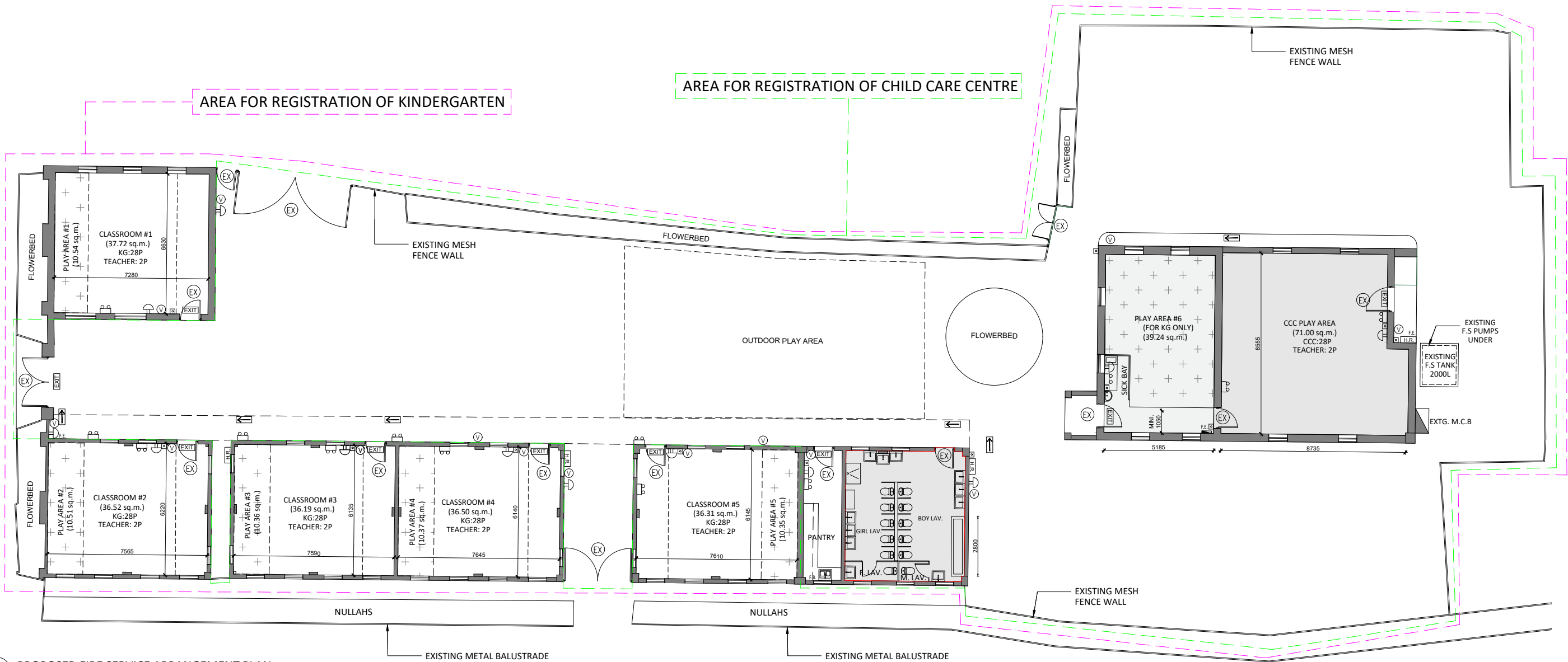
FIRE SERVICES NOTES :

- FIRE EXTINGUISHER AND FIRE BLANKET TO BE PROVIDED TO SUIT FOR NEW LAYOUT
- HOSE REELS ARE INSTALLED AS SHOWN ON PLAN TO ENSURE THAT EVERY PART OF LICENSING AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN THAN 30M OF FIRE SERVICES HOSE AND HOSE REEL TUBING.
- ALL EXISTING FIRE SERVICE INSTALLATIONS AND EQUIPMENT TO BE RETAINED. FSI ITEMS INCLUDE:-
(1) FIRE BLANKET
(2) FIRE EXTINGUISHER
(3) HOSE REEL WITH FS PUMP AND 2m³ FS TANK
(4) BREAK GLASS UNIT (EN 54: PART 11: 2001)
(5) EMERGENCY LIGHTING (BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021)
(6) VISUAL ALARM (BS 5839-1:2017, THE FSD CIRCULAR LETTER NO. 2/2012 AND THE DESIGN MANUAL: BARRIER FREE ACCESS 2008 PUBLISHED BY THE BUILDINGS DEPARTMENT)
(7) ALARM BELL (BS 5839-1:2017 AND THE FSD CIRCULAR LETTER NO. 6/2021)
(8) FIRE CONTROL PANEL
(9) EXIT SIGN (BS 5266-1:2016 AND THE FSD CIRCULAR LETTER NO. 5/2008)
(10) DIRECTIONAL SIGN (BS 5266-1:2016 AND THE FSD CIRCULAR LETTER NO. 5/2008)
(11) AUTOMATIC FIRE DETECTION SYSTEM WITH DIRECT TELEPHONE LINE CONNECTED TO FSCC (BS 5839-1:2017 AND THE FSD CIRCULAR LETTER NO. 6/2021)
- STORAGE BATTERY AND ESSENTIAL POWER SUPPLY SHALL BE PROVIDED AS THE SOURCE OF SECONDARY POWER SUPPLY FOR EMERGENCY LIGHTING, ALARM SYSTEM, FIXED FIRE PUMP AND HOSE REEL.

LEGENDS :

	EXTG. STRUCTURE/ WALL
	EXTG. WINDOW
	EXTG. M.C.B
	EXISTING EXIT SIGN
	EXISTING DIRECTIONAL SIGN
	EXISTING HOSE REEL
	AREA FOR REGISTRATION OF KINDERGARTEN
	AREA FOR REGISTRATION OF CHILD CARE CENTRES
	AREA FOR ALTERATION OF KINDERGARTEN
	PLAY AREA
	EXISTING EMERGENCY LIGHTING
	EXISTING BREAK GLASS UNIT
	EXISTING ALARM BELL
	EXISTING VISUAL FIRE ALARM
	EXISTING APPROVED DOOR
	EXISTING FIRE BLANKET
	EXISTING FIRE EXTINGUISHER

NAME OF KINDERGARTEN (ENGLISH):	EIS INTERNATIONAL PRE-SCHOOL
NAME OF KINDERGARTEN (CHINESE):	文豪特爾國際幼稚園
ADDRESS OF KINDERGARTEN (ENGLISH):	NO.1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES
ADDRESS OF KINDERGARTEN (CHINESE):	新界元朗新田新圍村一號
NAME OF CHILD CARE CENTRES (ENGLISH):	EIS INTERNATIONAL NURSERY
NAME OF CHILD CARE CENTRES (CHINESE):	文豪特爾國際幼兒園
ADDRESS OF CHILD CARE CENTRES (ENGLISH):	PORTION OF NO.1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES
ADDRESS OF CHILD CARE CENTRES (CHINESE):	新界元朗新田新圍村一號 (部份)



1 PROPOSED FIRE SERVICE ARRANGEMENT PLAN
SCALE: 1:100

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NO. 145 QUEEN'S ROAD EAST, WANCHAI, HONG KONG
TEL: 2947 6746 FAX: 2558 4877
EMAIL: INFO@WLHK.COM

project: EMINENT INTERNATIONAL PRE-SCHOOL
EMINENT INTERNATIONAL NURSERY AT
NO.1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES

drawing title: FIRE SERVICE INSTALLATION PLAN

project no: WLA 20144
drawn by: KH checked by: WL

scale: 1:100 on A3
date: 30 JAN 2024

revision: -
drawing no: FS-01

General Views of the Car Parking Space



Date: 21/02/2024

Secretary of the Board
Town Planning Board
15/F., North Point Government Offices,
333 Java Road, North Point,
Hong Kong.

Re: Application for Permission for Temporary Use under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed School (Kindergarten cum Child Care Centres) (3 years) at "EIS International Pre-School" at No.1, San Wai Tsuen, San Tin, Yuen Long, New Territories.

Dear Sir / Madam,

We, Fuk Hing Company, the Land Owner of Lot DD104 2261 S.S RP, hereby confirmed that the applicant is grant to use the Car parking space and related right of way to the car park (As shown on the Attached plan).

Should you have any enquiries, please contact Mr Yeung (楊浩強司理) at 9329 9820.

Yours faithfully,
For and on behalf of
Fuk Hing Company


Authorized Person

楊耀庭 楊浩強



寄件者:
寄件日期: 2024年05月24日星期五 14:28
收件者: Ryan Long Yin CHAN/PLAND; tpbpd/PLAND
副本: Gary Tat Leung LAM/PLAND; Yen PY LEUNG/PLAND

主旨: RE: Planning Application No. A/YL-MP/359 - Departmental Comments
附件: 20240524 S16 plan.pdf; REVISED PLAN.PDF

類別: Internet Email

Dear Sir or Madam,

I am writing to reply your quires,

1. There will be max. 12 staffs in the premises, the same as indicated in the plan.
2. Attached please find the revised plan for your consideration.
3. For the comment from Lands, we will fulfill the land clause up to the satisfaction of LandsD as soon as possible and rectify the UBW.

Please feel free to contact me at for any further discussion.

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

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From: Ryan Long Yin CHAN/PLAND [mailto:rlychan@pland.gov.hk]
Sent: Wednesday, May 22, 2024 6:02 PM
To:
Cc: Gary Tat Leung LAM/PLAND <gtllam@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>
Subject: Planning Application No. A/YL-MP/359 - Departmental Comments

Dear Kelvin,

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

I refer to our tele-conversation just now.

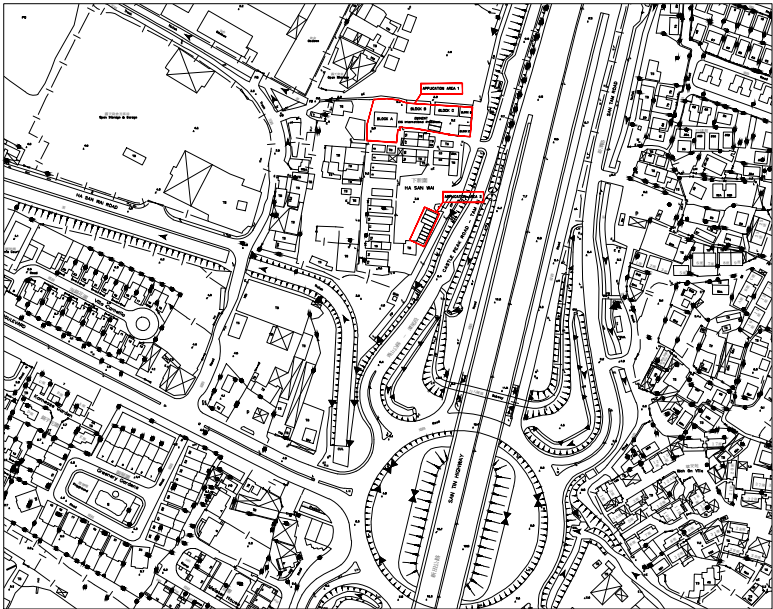
Please find the comments from District Planning Officer/Fanling, Sheung Shui & Yuen Long East, Planning Department below for your urgent follow-up.

1. Please provide the number of staff in the kindergarten and child care centre.
2. Please review the application site boundary with the ancillary car parking area.

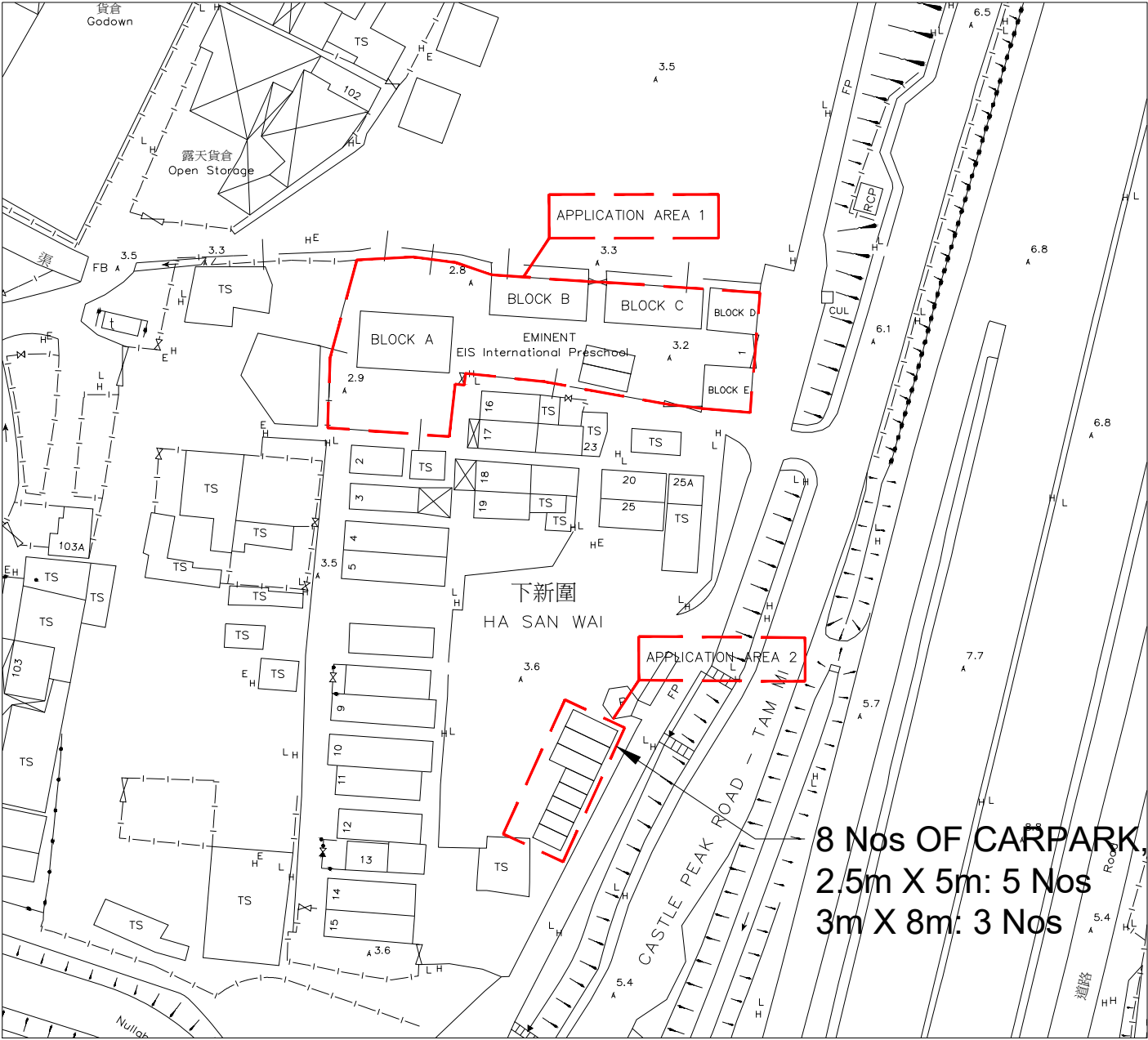
Should you have any questions, please feel free to contact me. Thank you.

Regards,

Ryan CHAN
TPG/FSYLE(4), FSYLE DPO
Planning Department
Tel: 3168 4028



LOCATION PLAN
SCALE 1:500



SITE PLAN
SCALE 1:100

SITE INFORMATION

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

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

SITE AREA:1,408.3m² (APPLICATION AREA1) + 134.5m² (APPLICATION AREA 2)= 1542.8m²

BUILDINGS INFORMATION

BLOCK A:(USE: CLASSROOM)

GFA :136.9m²

STOREY :1

HEIGHT :UNDER 7m

BLOCK B:(USE: CLASSROOM)

GFA :101.1m²

STOREY :1

HEIGHT :UNDER 7m

BLOCK C:(USE: CLASSROOM)

GFA :102.1m²

STOREY :1

HEIGHT :UNDER 7m

BLOCK D:(USE: CLASSROOM)

GFA :54.8m²

STOREY :1

HEIGHT :UNDER 7m

BLOCK E:(USE: CLASSROOM)

GFA :56.6m²

STOREY :1

HEIGHT :UNDER 7m

CAR PARKING SPACE

IN APPLICATION AREA 2

2.5mX5m: 5 Nos

2.5mX5m=12.5m²

3mX8m : 3 Nos

3mX8m = 24m²

TOTAL AREA

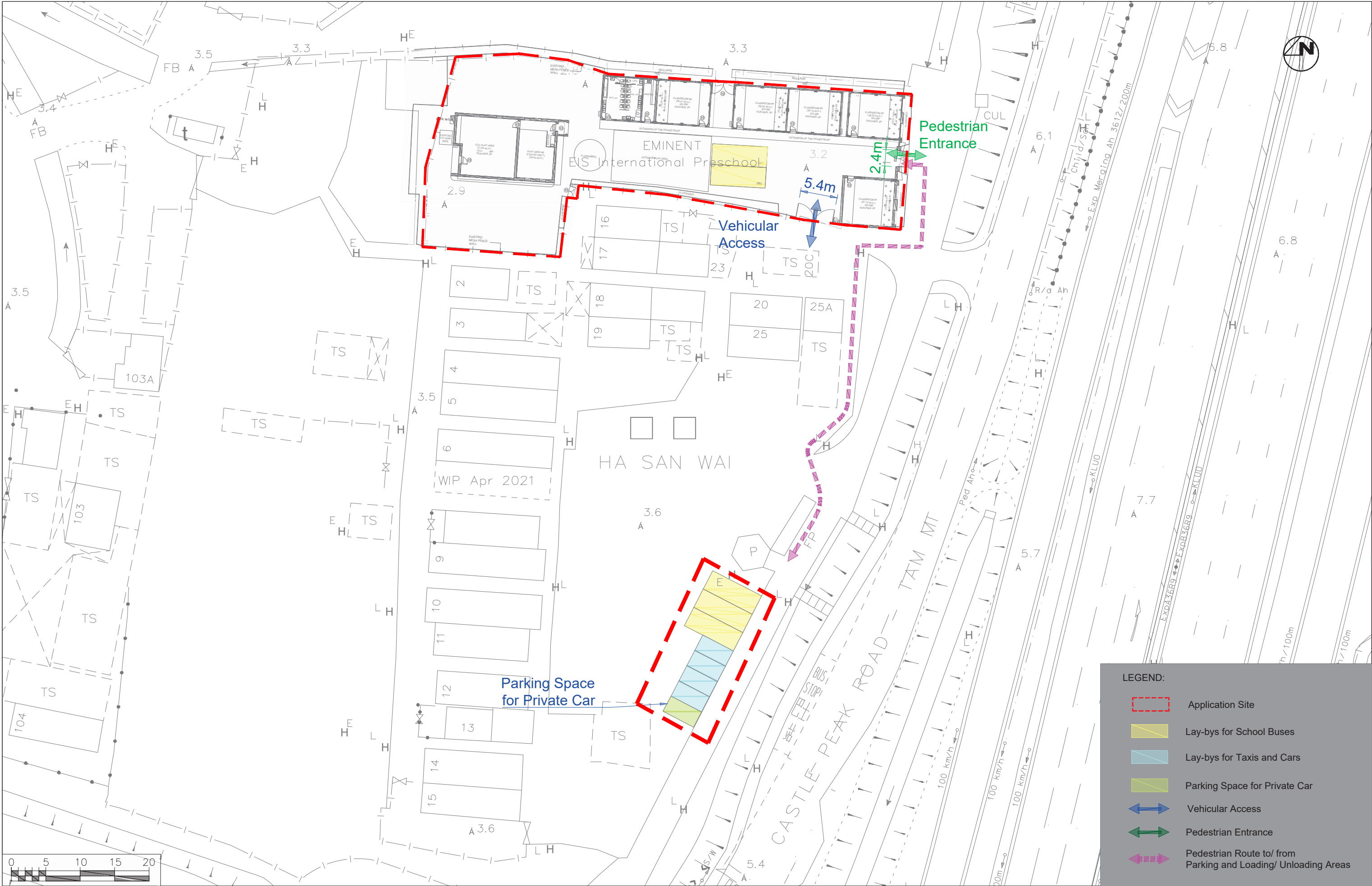
=12.5X5 + 24X3

=134.5m²

8 Nos OF CARPARK,
2.5m X 5m: 5 Nos
3m X 8m: 3 Nos

Wilson Lee & Associates Limited

ADDRESSES: 906A, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 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寄件者:
寄件日期: 2024年05月27日星期一 12:08
收件者: Ryan Long Yin CHAN/PLAND; tpbpd/PLAND
副本: Gary Tat Leung LAM/PLAND; Yen PY LEUNG/PLAND;
主旨: RE: Planning Application No. A/YL-MP/359 - Departmental Comments
附件: 20240527 S16 plan.pdf; REVISED PLAN.PDF
類別: Internet Email

Dear Sir or Madam,

I am writing to Submit the replacement plan for the captioned application. Please find the attached plans for your proceeding.

Please feel free to contact me at for any further discussion.

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

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From:
Sent: Friday, May 24, 2024 2:28 PM
To: 'Ryan Long Yin CHAN/PLAND' <rlychan@pland.gov.hk>; 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'Gary Tat Leung LAM/PLAND' <gtllam@pland.gov.hk>; 'Yen PY LEUNG/PLAND' <pyleung@pland.gov.hk>;

Subject: RE: Planning Application No. A/YL-MP/359 - Departmental Comments

Dear Sir or Madam,

I am writing to reply your quires,

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

1. There will be max. 12 staffs in the premises, the same as indicated in the plan.
2. Attached please find the revised plan for your consideration.
3. For the comment from Lands, we will fulfill the land clause up to the satisfaction of LandsD as soon as possible and rectify the UBW.

Please feel free to contact me at _____ for any further discussion.

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

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From: Ryan Long Yin CHAN/PLAND [<mailto:rlychan@pland.gov.hk>]
Sent: Wednesday, May 22, 2024 6:02 PM
To:
Cc: Gary Tat Leung LAM/PLAND <gtllam@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>
Subject: Planning Application No. A/YL-MP/359 - Departmental Comments

Dear Kelvin,

I refer to our tele-conversation just now.

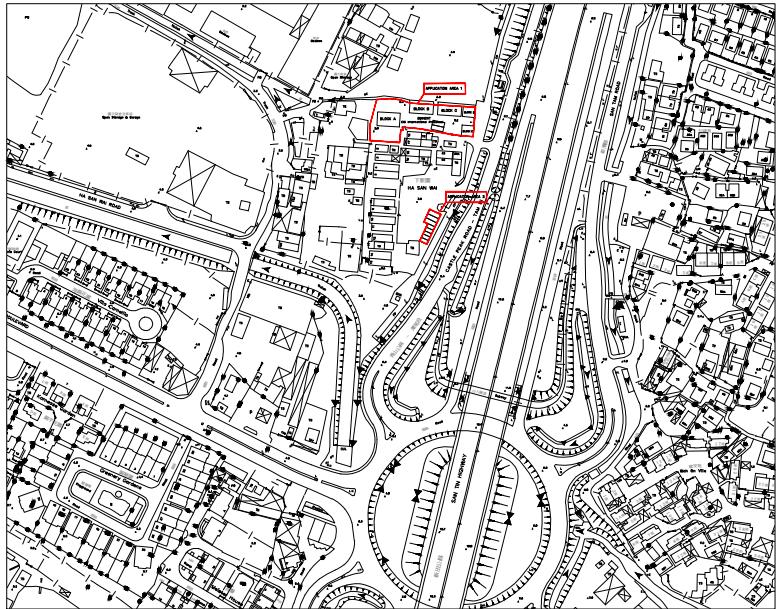
Please find the comments from District Planning Officer/Fanling, Sheung Shui & Yuen Long East, Planning Department below for your urgent follow-up.

1. Please provide the number of staff in the kindergarten and child care centre.
2. Please review the application site boundary with the ancillary car parking area.

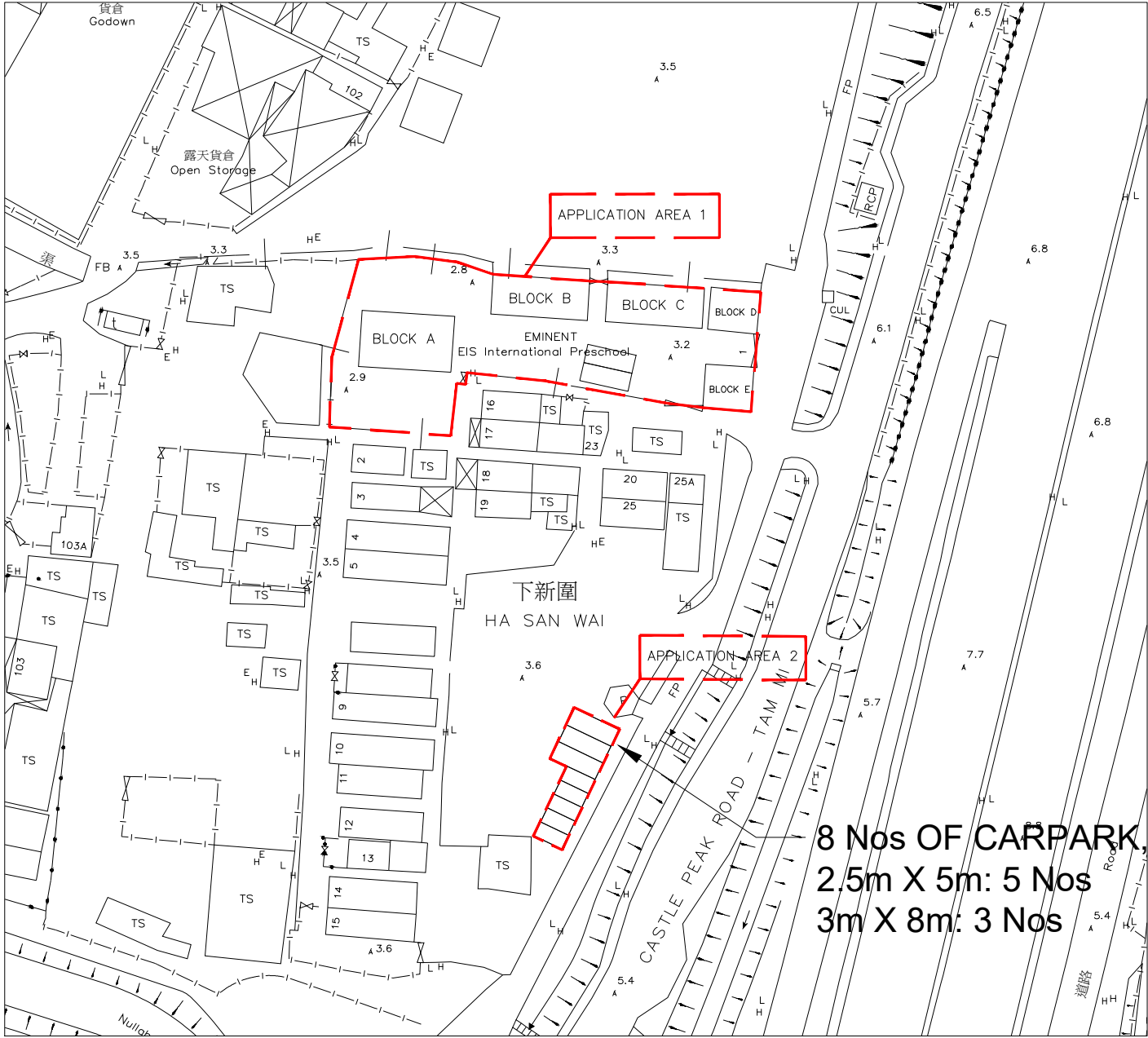
Should you have any questions, please feel free to contact me. Thank you.

Regards,

Ryan CHAN
TPG/FSYLE(4), FSYLE DPO
Planning Department
Tel: 3168 4028



LOCATION PLAN
SCALE 1:500



SITE PLAN
SCALE 1:100

SITE INFORMATION

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

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

SITE AREA:1,408.3m² (APPLICATION AREA1) + 134.5m² (APPLICATION AREA 2)= 1542.8m²

BUILDINGS INFORMATION

BLOCK A:(USE: CLASSROOM)

GFA :136.9m²

STOREY :1

HEIGHT :UNDER 7m

BLOCK B:(USE: CLASSROOM)

GFA :101.1m²

STOREY :1

HEIGHT :UNDER 7m

BLOCK C:(USE: CLASSROOM)

GFA :102.1m²

STOREY :1

HEIGHT :UNDER 7m

BLOCK D:(USE: CLASSROOM)

GFA :54.8m²

STOREY :1

HEIGHT :UNDER 7m

BLOCK E:(USE: CLASSROOM)

GFA :56.6m²

STOREY :1

HEIGHT :UNDER 7m

CAR PARKING SPACE

IN APPLICATION AREA 2

2.5mX5m: 5 Nos
2.5mX5m=12.5m²

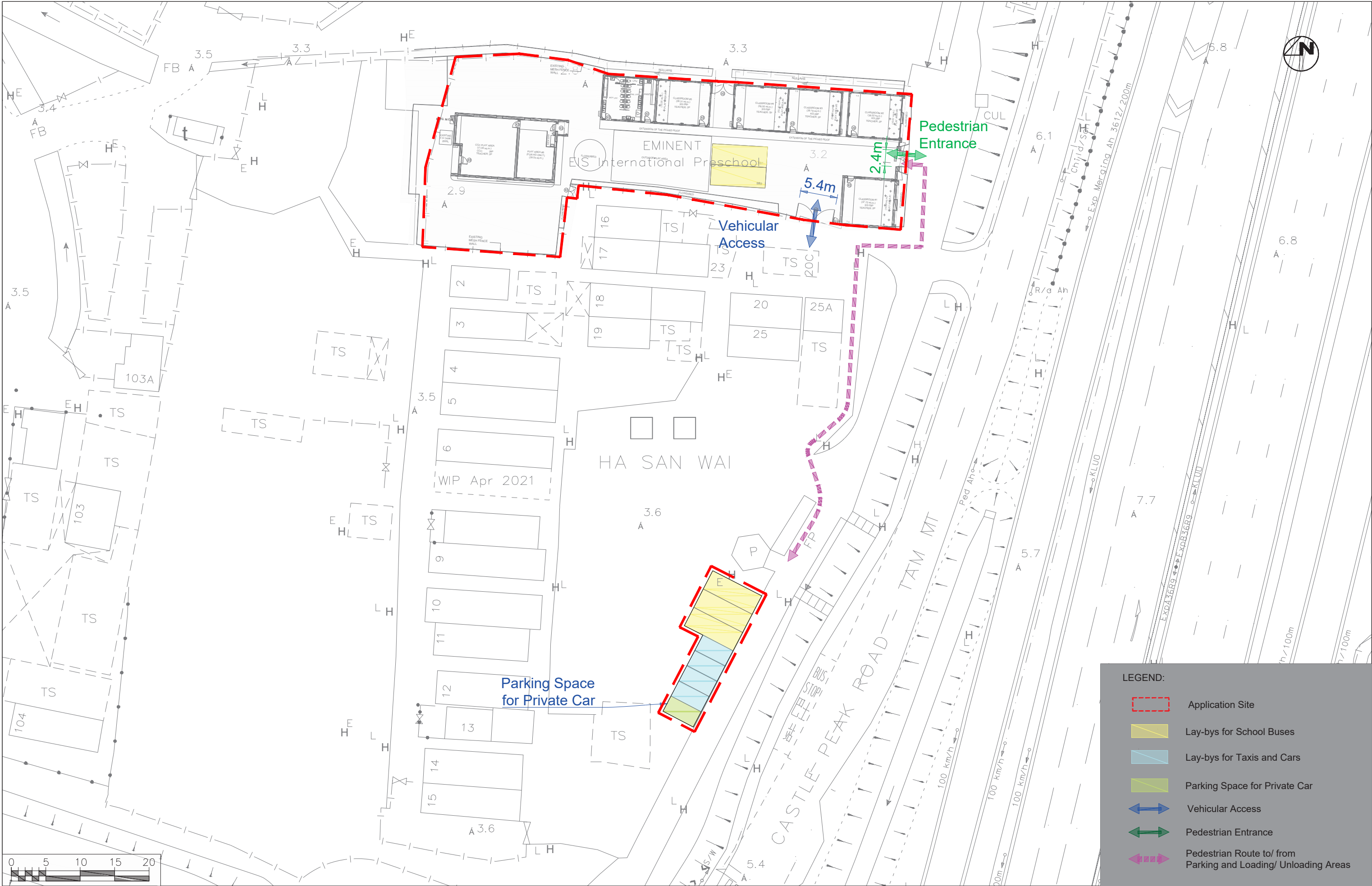
3mX8m : 3 Nos
3mX8m = 24m²

TOTAL AREA
=12.5X5 + 24X3
=134.5m²

8 Nos OF CARPARK
2.5m X 5m: 5 Nos
3m X 8m: 3 Nos

Wilson Lee & Associates Limited

ADDRESSES: 906A, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 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2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2



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

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

寄件者:
寄件日期: 2024年06月18日星期二 11:40
收件者: tpbpd/PLAND
副本: Gary Tat Leung LAM/PLAND; Ryan Long Yin CHAN/PLAND;
主旨: Planning Application No. A/YL-MP/359
附件: 20240618-Form No. S.16-III_Aug 2023_.pdf; CamScanner 05-27-2024 15.33.pdf;
20240306 - WLA20144 FS Plan (Rev.-).pdf

類別: Internet Email

Dear Sir/Madam,

Please find the attached files with internal layout of the proposed development, registration of the current kindergarten and replacement pages of the application form for your consideration.

The maximum number of pupils for the proposed kindergarten is 140 persons for half day session (2 half day sessions per day). The maximum number of child for the proposed child care centre is 28 persons for each 1.5 hours - session, which has 2 sessions for a.m. and 2 sessions for p.m..

Please feel free to contact me at for any further discussion.

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

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保密信息提示

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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	☒ Site area 地盤面積 1542.8 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 451.5 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	(N/A) sq.m 平方米 ☐ About 約

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	Proposed Temporary 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	956.8 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	451.5 .....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	451.5 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	451.5 .....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 building does not exceed 7m and 1 storey, block A-E are for classroom use.	
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	1 Parking Space for Private Car
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	4 Lay-bys for Taxis and Cars
Coach Spaces 旅遊巴車位	5 Lay-bys for School Buses
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)	.....

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . 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 available 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	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
Site area 地盤面積	1542.8 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	米埔及錦綉花園分區計劃大綱圖編號 S/YL-MP/6 No. S/YL-MP/6
Zoning 地帶	「鄉村式發展」 "Village Type Development"
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 <u>0</u> ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/development 申請用途/發展	擬議臨時學校（幼稚園暨幼兒中心）（為期3年） Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	451.5 ☒ About 約 ☐ Not more than 不多於	0.32 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	7	m 米 ☒ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	32.1 % ☒ 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		1
	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) 24 Seaters School Bus _____ _____		1
(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		7
	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) _____ _____		4 5

FORM 2
教育條例
EDUCATION ORDINANCE
 (第279章)
 (Chapter 279)

註冊編號
 (Registration Number 615633)

學 校 註 冊 證 明 書

CERTIFICATE OF REGISTRATION OF A SCHOOL

1. 本人證明下述學校已根據<<教育條例>>第13條註冊 -
 I certify that the undermentioned school is registered under section 13 of the Education Ordinance -

學校的註冊名稱
 Registered name of school :

(中文) 艾 蒙 特 國 際 幼 稚 園

(in English) **EIS INTERNATIONAL PRE-SCHOOL**

2. 可用以營辦該校的房產如下 -
 The premises in which the school may be operated are -

- (i) 新界元朗新田新圍村一號
 NO. 1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES

其詳情已在存放於本人處並經本人批准的圖則第(107) in EDB(SRC) 1/615633/2020 號內顯示及說明。
 as more particularly shown and described on Plan No. (107) in EDB(SRC) 1/615633/2020 deposited with and approved by me.



教育局常任秘書長
 (何敏儀代行)
 (Ms M Y HO)

for Permanent Secretary for Education

香港 2021 年 5 月 13 日
 Hong Kong, 13 May 2021

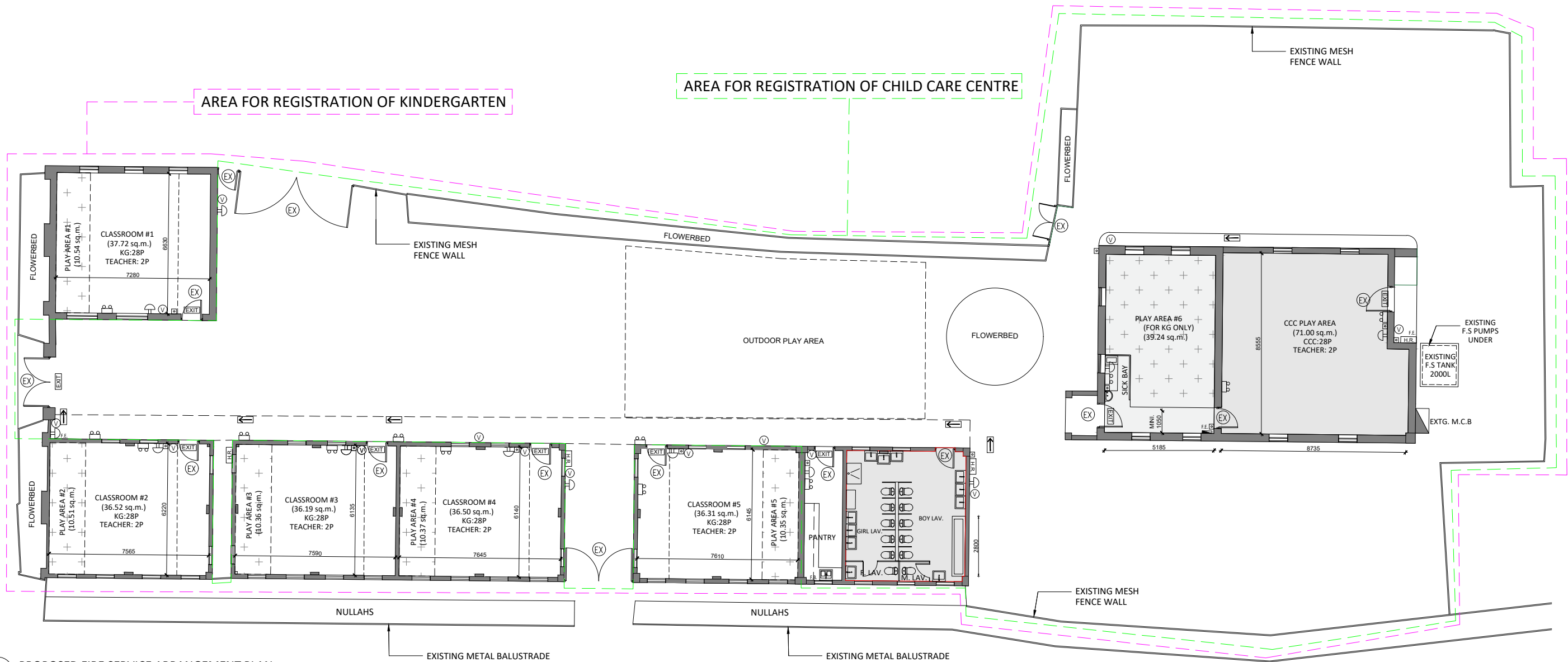
警告 WARNING

學校的註冊，並不豁免學校的擁有人、校董或任何其他人士遵守<<建築物條例>>(第123章)或任何其他與學校有關的條例的規定，亦不對與用以營辦該校的房產有關的協議或契諾有所影響或修改。

Registration of a school does not release the owners or managers or any other person from compliance with any requirement of the Buildings Ordinance (Cap. 123) or any other Ordinance relating to the school, nor does it in any way affect or modify any agreement or covenant relating to any premises in which the school is operated.

SCHEDULE OF ACCOMMODATION :							
FOR KINDERGARTEN USE (HALF DAY ONLY) (0.9m ² / PERSON)							
		NO. OF TEACHERS	NO. OF STUDENTS	FLOOR AREA (m ²)	EXCLUDING T.A. AND PLAY AREA (m ²)	AREA PER STUDENTS	
	1	CLASSROOM # 1	2	28	37.72	27.76	0.99
	2	CLASSROOM # 2	2	28	36.52	27.01	0.96
	3	CLASSROOM # 3	2	28	36.19	26.92	0.96
	4	CLASSROOM # 4	2	28	36.50	27.22	0.97
	5	CLASSROOM # 5	2	28	36.31	27.09	0.96
SUB-TOTAL:			10 (a)	140 (b)	182.24		
TOTAL NO. OF PERSONS:			150	(a) + (b)			
TOTAL PLAY AREA REQ'D = AREA OF CLASSROOM = 182.24 x 50% = 91.12 m ²							
PLAY AREA CALCULATION:			AREA (m ²)				
	1	PLAY AREA # 1	10.54				
	2	PLAY AREA # 2	10.51				
	3	PLAY AREA # 3	10.36				
	4	PLAY AREA # 4	10.37				
	5	PLAY AREA # 5	10.35				
	6	PLAY AREA # 6	39.24				
TOTAL PLAY AREA =			91.37				
TOTAL PLAY AREA PROV'D ~ 91.37 m ² > 91.12 m ²							
FOR CHILD CARE CENTRE USE (HALF DAY ONLY) (1.8m ² / PERSON)							
		NO. OF CCW	NO. OF STUDENTS	FLOOR AREA (m ²)	EXCLUDING T.A. AND PLAY AREA (m ²)	AREA PER STUDENTS	
	1	CCC PLAY AREA	2	28	71.00		2.53
SUB-TOTAL:		2 (c)	28 (d)	71.00			
TOTAL NO. OF PERSONS:		180	(a) + (b) + (c) + (d)				

NAME OF KINDERGARTEN (ENGLISH):	EIS INTERNATIONAL PRE-SCHOOL
NAME OF KINDERGARTEN (CHINESE):	文豪特爾國際幼稚園
ADDRESS OF KINDERGARTEN (ENGLISH):	NO.1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES
ADDRESS OF KINDERGARTEN (CHINESE):	新界元朗新田新圍村一號
NAME OF CHILD CARE CENTRES (ENGLISH):	EIS INTERNATIONAL NURSERY
NAME OF CHILD CARE CENTRES (CHINESE):	文豪特爾國際幼兒園
ADDRESS OF CHILD CARE CENTRES (ENGLISH):	PORTION OF NO.1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES
ADDRESS OF CHILD CARE CENTRES (CHINESE):	新界元朗新田新圍村一號 (部份)



1 PROPOSED FIRE SERVICE ARRANGEMENT PLAN
SCALE: 1:100

DO NOT SCALE AND MEASURE THIS DRAWING. THE DIMENSION SHOWN ON THIS DRAWING IS FOR REFERENCE AND INDICATION ONLY. CONTRACTOR SHOULD VERIFY THE SITE CONDITIONS PRIOR TO ANY MANUFACTURING AND CONSTRUCTION. IF THERE IS ANY DISCREPANCY FOUND ON THIS DRAWING AND TO THE SITE CONDITIONS, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY WILSON LEE & ASSOCIATES LTD. IN WRITING. ALL COPYRIGHTS OF THIS DRAWING IS RESERVED BY WILSON LEE & ASSOCIATES LTD. NO REPRODUCTION OF THIS DRAWING UNLESS A WRITTEN CONSENT IS ISSUED BY WILSON LEE & ASSOCIATES LTD. WILSON LEE & ASSOCIATES LTD. DOES NOT RESPONSIBLE FOR ANY DAMAGES AND LOSS DUE TO THE MISUSE OR MISREPRESENTATION OF THIS DRAWING.

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NO. 145 QUEEN'S ROAD EAST, WANCHAI, HONG KONG
TEL: 2947 6746 FAX: 2558 4877
EMAIL: INFO@WLHK.COM

project: EMINENT INTERNATIONAL PRE-SCHOOL
EMINENT INTERNATIONAL NURSERY AT
NO.1, SAN WAI TSUEN, SAN TIN, YUEN LONG, NEW TERRITORIES

drawing title: FIRE SERVICE INSTALLATION PLAN

project no: WLA 20144
drawn by: KH checked by: WL

scale: 1:100 on A3
date: 30 JAN 2024

revision: -
drawing no: FS-01

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-MP/245	Proposed School (Kindergarten)	22.1.2016
2.	A/YL-MP/304*	Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years	24.9.2021 [Revoked on 24.3.2023]

* denotes permission revoked

Government Departments' General Comments

1. Traffic

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

- she has no comment on the application from traffic engineering point of view;
- the Site is connected to the public road network via a section of a private road 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; and
- should the application be approved, a condition should be incorporated that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- advisory comments as detailed in **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no environmental complaints relating to the Site was recorded in the past 3 years; and
- advisory comments as detailed in **Appendix IV**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site is located within an area zoned “Village Type Development”, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated; and
- advisory comments as detailed in **Appendix IV**.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- he has no objection in principle to the proposed development from the public drainage point of view; and
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions should be stipulated in the planning permission requiring the applicant (i) the submission of a revised drainage proposal; and (ii) the implementation and maintenance of the drainage proposal for the development to the

satisfaction of the Director of Drainage Services or of the Board.

5. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development;
- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
- 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.

6. **Fire Safety**

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

- he has no objection in principle to the application subject to water supplies for firefighting and fire service installations (FSIs) being provided to the satisfaction of D of FS; and
- advisory comments as detailed in **Appendix IV**.

7. **Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department;
- (e) Chief Building Surveyor/New Territories West, Buildings Department;
- (f) Director of Electrical and Mechanical Services;
- (g) Commissioner of Police; and
- (h) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government; and no structure is proposed on the Site. The private land Lot No. 2261 S.S RP in D.D. 104 is covered by Short Term Waiver (STW) No. 856 to permit structures for the purpose of “Shop” and “School (Kindergarten)”; and Lots No. 2261 S.S ss. 8 and 2265 S.E RP in D.D. 104 are covered by STWs No. 4384 and No. 4385 respectively to permit structures for the purpose of “School (Kindergarten)”. Should planning approval be given to the application, the STW holder(s) will need to immediately apply to his office for modification of the STW conditions where appropriate. The lot owner(s) of the lots without STW will need to apply to his office for permitting the structures to be erected or regularise any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications 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 applications will be approved. If such applications are approved, it will be subject to such terms and conditions, including among others the payment of rent or fees, 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 the public road network via a section of private road 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.
 - as there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek relevant land owner(s) on the right of using the vehicular access; and
 - similar to the previous application No. A/YL-MP/304, the applicant should reserve at least 2 additional spaces if required to cater for the parking and pick up/drop off demands.
- (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 should be commented and approved by TD. HyD shall not be responsible for the maintenance of 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) that the applicant should note that the design of the septic tank and soakaway system should follow the requirements of the Environmental Protection Department (EPD)’s Practice Note for Professional Note (ProPECC) PN 1/23 (previous PROPECC 5/93) “Drainage Plans subject to Comment by EPD” including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 1/23;

- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from the maintenance parties and relevant departments prior to the commencement of the works;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - DSD has the following comments on the drainage proposal submitted by the applicant:
 - The capacities of channels in chart for the rapid design do not tally with the calculated runoff.
- (g) to note the comments of the Director of Fire Services (D of FS) that detailed fire services requirements will be formulated upon receipt of formal submission of STT/STW, general building plans or referral of application via relevant licensing authority. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD);
- (h) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
 - 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 (B(P)R) respectively;
 - the three sites do not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - 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 the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- if 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. The applicant is 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;
- 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 B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-MP/359 DD 104, ESI Eminent Pre-School, Ha San Wai
03/10/2023 02:43

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/YL-MP/359

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 Eminent International Pre-School

Site area : About 1,408.3sq.m

Zoning : "VTD"

Applied use : Kindergarten cum Child Care Centre / 2 Vehicle Parking

Dear TPB Members,

It is quite alarming to note that this establishment failed to fulfill fire and drainage conditions and approval was revoked.

Public expectations would be that a business catering for young children would have ticked these boxes from Day 1. AND WHY WAS IT ALLOWED TO OPERATE FOR TWO YEARS IN BREACH????

Applicant back with a smaller footprint – reduced parking.

Recent revelations of dangers posed to the community because of failure to fulfill lease conditions have alarmed the community. Members have failed in their duty to seriously consider the implications of approving operations that do not comply with basic standards.

When the safety and security of young children is at stake the ASK NO QUESTIONS ROLL OVER OF PLAND RECOMMENDATIONS is not acceptable.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 3 May 2021 3:21 AM CST

Subject: A/YL-MP/304 DD 104, ESI Eminent Pre-School, Ha San Wai

A/YL-MP/304

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 Eminent International Pre-School
Site area : About 1,630sq.m
Zoning : "VTD"
Applied use : Kindergarten cum Child Care Centre / 10 Vehicle Parking

Dear TPB Members,

Application 245 - **The permission should be valid until 22.1.2020**, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed.

Operating without approval for more than one year, surely an education centre for young children should be in full compliance with the conditions?

<https://www.eminent-education.org/>

So if this is to be a permanent fixture, surely a rezoning application to GIC would be appropriate? If school places in the growing community are not sufficient, this would allow for expansion of the number of places available.

Mary Mulvihill