

Proposed Animal Welfare Centre for SPCA Cheung Fai Road, Tsing Yi



Proposed Animal Welfare Centre for SPCA
Cheung Fai Road, Tsing Yi



Introduction

1. *Introduction*
2. *The need for a new SPCA animal welfare centre*
3. *Design of the proposed animal welfare centre*
4. *Compliance with the Harbour Planning Principles and Guidelines*
5. *Question Session*



Site Background

- It is located near the Rambler Channel in eastern Tsing Yi Island adjoining the Kwai Tsing Bridge.
- It is about 4,372 sqm in area and is zoned “G/IC” on the Approved Tsing Yi OZP.
- It is currently used as a temporary open-air fee paying car park.
- It is relatively flat and is paved with concrete.



Existing Site Condition

Proposed Animal Welfare Centre for SPCA
Cheung Fai Road, Tsing Yi



Adjacent Land Uses



Photo 5: View of the application site from the eastern side.



Photo 8: Cheung Fai Road.



Photo 9: Existing G/C facilities in the vicinity.

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Cheung Fai Road, Tsing Yi





Photo 6: Beneath of Kwai Tsing Bridge.



Photo 7: Cheung Fai Road Promenade.



Photo 10: Tsing Yi Salt Water Pumping Station.

Adjacent Land Uses

2. The Need for A New SPCA Animal Welfare Centre

- The SPCA has been a non-profit making charity organization helping the Government and the community in promoting the humane treatment of animals and protecting animals from cruelty and abuse, since 1921.
- Over 50% of SPCA's service needs are in the N.T. region while their main centres are located in central Kowloon and Wan Chai.
- The proposed new animal welfare centre will serve the needs of the N.T. region effectively.
- Policy support from Food and Health Bureau for the provision of a N.T. Animal Welfare Centre was obtained.



The SPCA Centre in Wan Chai

Proposed Animal Welfare Centre for SPCA
Cheung Fai Road, Tsing Yi



The Need for A New SPCA Animal Welfare Centre



Proposed Animal Welfare Centre for SPCA
Cheung Fai Road, Tsing Yi





The SPCA Centre in Ho Man Tin

Proposed Animal Welfare Centre for SPCA
Cheung Fai Road, Tsing Yi



The Need for A New SPCA Animal Welfare Centre



Proposed Animal Welfare Centre for SPCA
Cheung Fai Road, Tsing Yi



Inspectorate Figures

Total Number of Calls Received – 41,764 (114.4 per day)



Inspectorate Figures

Animals Collected by Inspectors – 6,058 (16.6 per day)



Inspectorate Figures

Animal Rescues – 1,762 (4.83 per day)



**Proposed Animal Welfare Centre for SPCA
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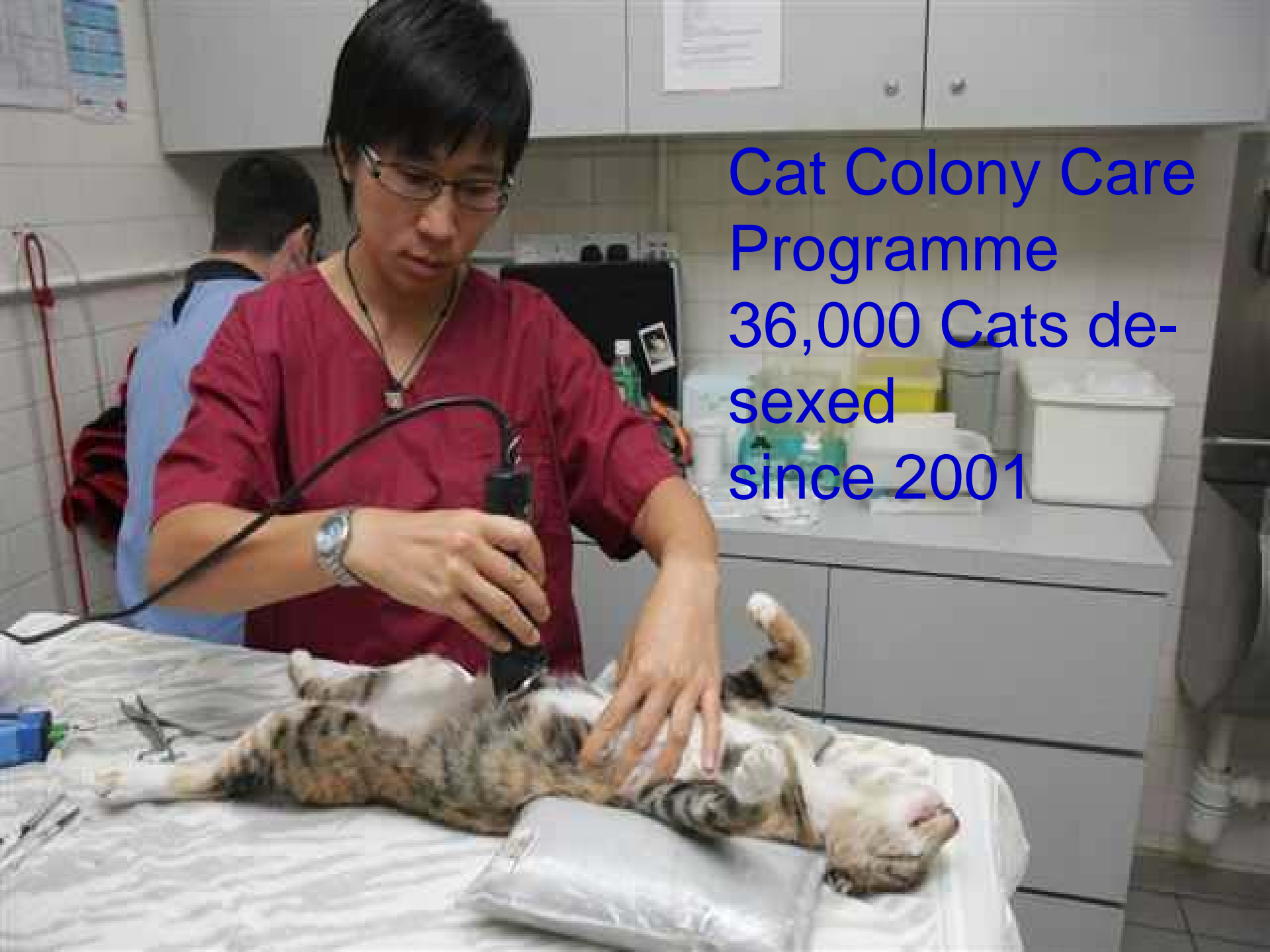
Inspectorate Figures

Complaints of Cruelty investigated – 856 (2.35 per day)

Follow up investigations – 343 (0.94 per day)



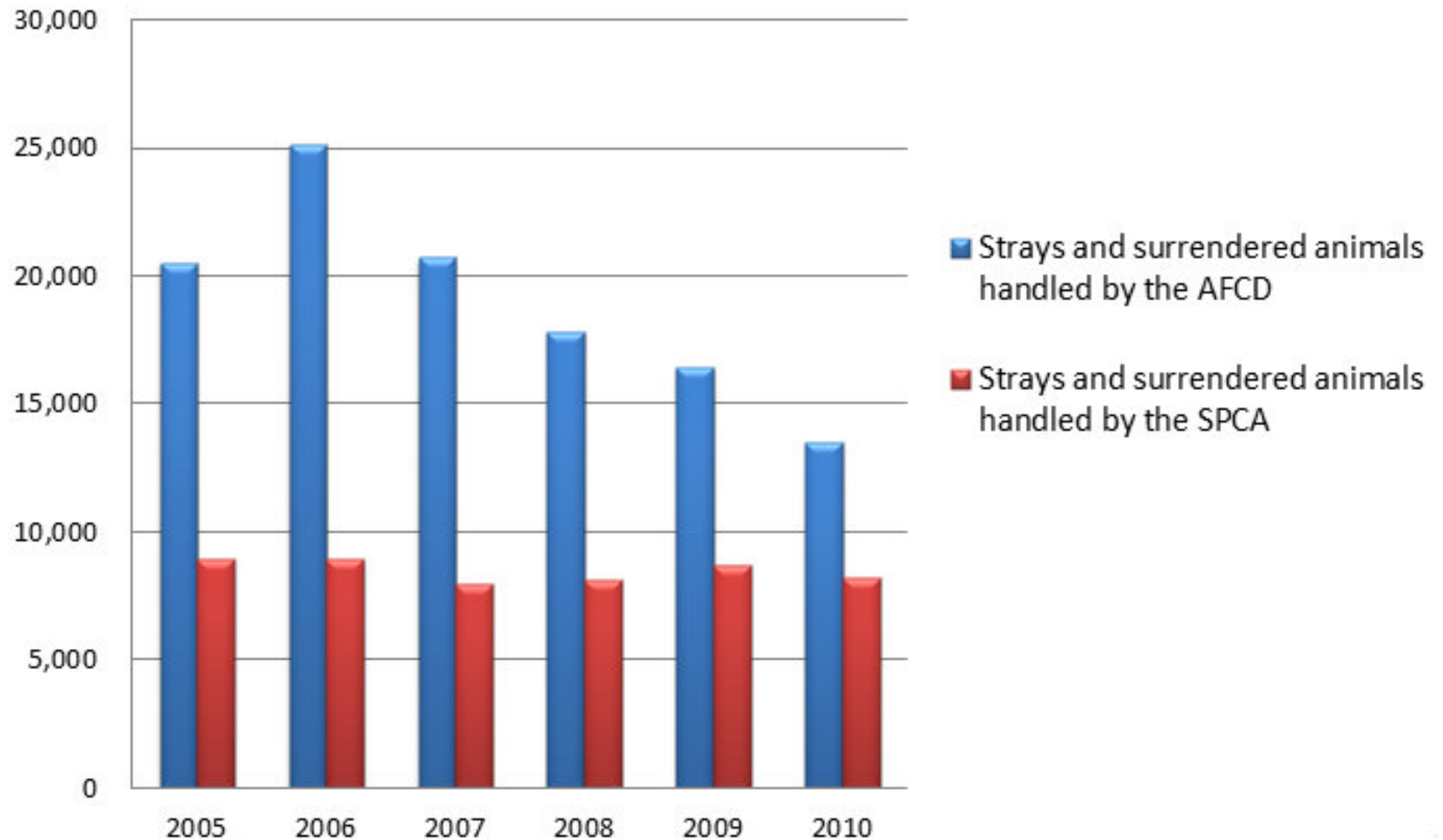
Cat Colony Care
Programme
36,000 Cats de-
sexed
since 2001



Controlling Animal Populations



Stray and Surrendered Animals handled by the AFCD and the SPCA (2005-2010)



347 School Visits – 21,000 Children



3. Design of the Proposed Animal Welfare Centre



PLANNING APPLICATION FOR
PROPOSED ANIMAL WELFARE CENTRE FOR SPCA @ TSING YI . N.T.

B H A
ARCHITECTURE

Proposed Animal Welfare Centre for SPCA Cheung Fai Road, Tsing Yi



SPCA
愛護動物協會

BARRIE HOB
ARCHITECTURE - INTERIORS



TOCO



PLANNING APPLICATION FOR
PROPOSED ANIMAL WELFARE CENTRE FOR SPCA @ TSING YI . N.T.

B H A
Barrie Hob Architects

Proposed Animal Welfare Centre for SPCA
Cheung Fai Road, Tsing Yi



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PLANNING APPLICATION FOR
PROPOSED ANIMAL WELFARE CENTRE FOR SPCA @ TSING YI . N.T.

B H A
BARRIE HOP ARCHITECTURE INTERIORS

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BARRIE HOP
ARCHITECTURE · INTERIORS



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Development Proposal

Site Area : 4372 sq. m. (Approx.)

Proposed Coverage :

Proposal Building Covered Area : = 2460.0 sq. m. (Approx.)
 2460.0 sq.m. / 4372.0 sq.m. x 100% = 56.27 %

Proposed Gross Floor Area :

Proposal Building GFA :	Animal Welfare Centre	Car Parking
G/F	1625 sq. m.	835 sq. m.
1/F	1735 sq. m.	725 sq. m.
2/F	2250 sq. m.	
Total	5610 sq. m.	1560 sq. m.

Actual GFA : 5610 sq. m. + 1560 sq.m. / 2 = 6390 sq.m.

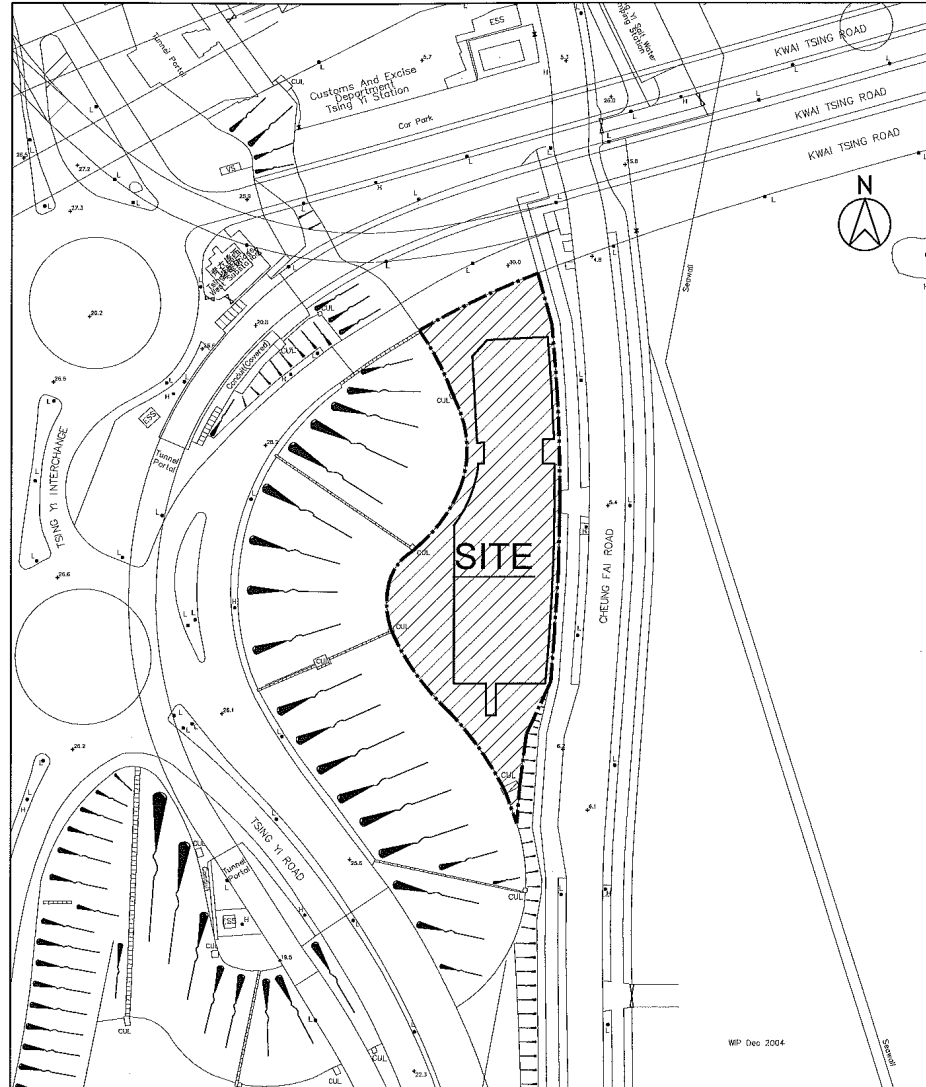
Plot Ratio Calculation : 6390 sq.m. / 4372 sq.m. = 1.462

Proposed Building Height :

Main Roof at +18.55 mPD
 Building Height = 13.15 m above entrance level (entrance Level at +5.40 mPD)

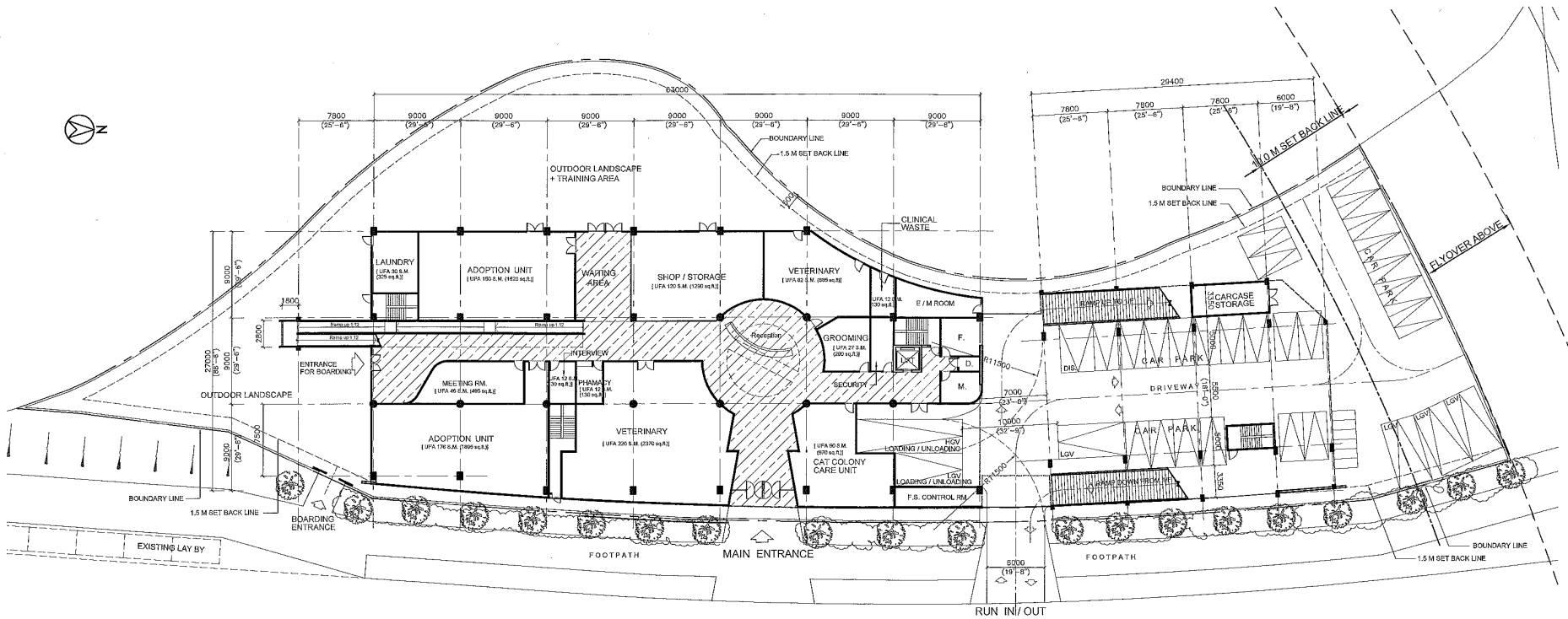
Proposed Car Parking Spaces :

Private Car Parking :	G/F :	25 Nos.
	1/F :	15 Nos.
Light Goods Vehicle (LGV) Parking and Loading/Unloading :	G/F :	5 Nos.
Heavy Goods Vehicle (HGV) Parking and Loading/Unloading :	G/F :	1 No.
Motorcycle :	G/F :	6 Nos.



Location Plan

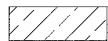
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GROUND FLOOR PLAN

(SCALE 1:400 in A3)

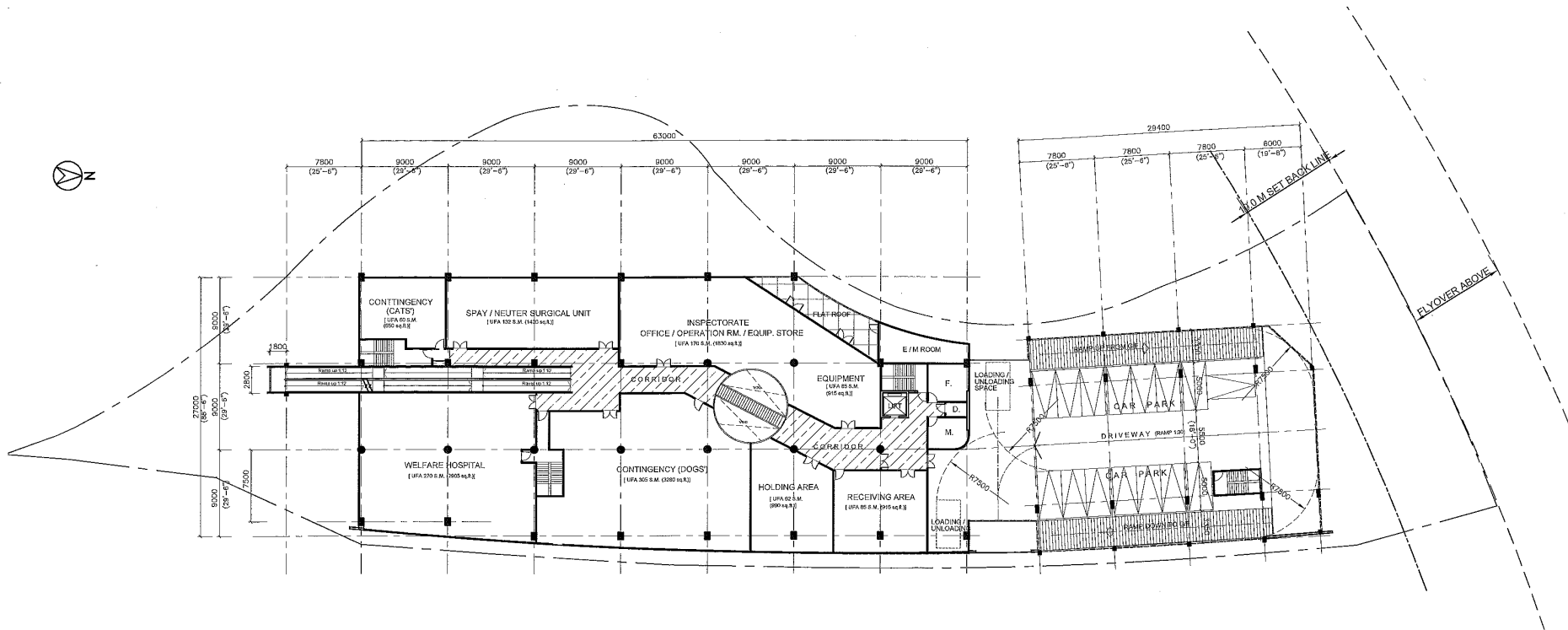
CHEUNG FAI ROAD



CIRCULATION SPACE

CARPARK AT G/F :

PRIVATE CAR :	(2.5m. x 5.0m x 2.4m H) = 24 Nos.
LIGHT GOODS VEHICLE (LGV) :	(3.5m. x 7.0m x 3.6m H) = 5 Nos.
HEAVY GOODS VEHICLE (HGV) :	(3.5m. x 11.0m x 4.7m H) = 1 Nos.
MOTORCYCLE :	(1.0m. x 2.0m x 2.4m H) = 6 Nos.



FIRST FLOOR PLAN

(SCALE 1 : 400 in A3)

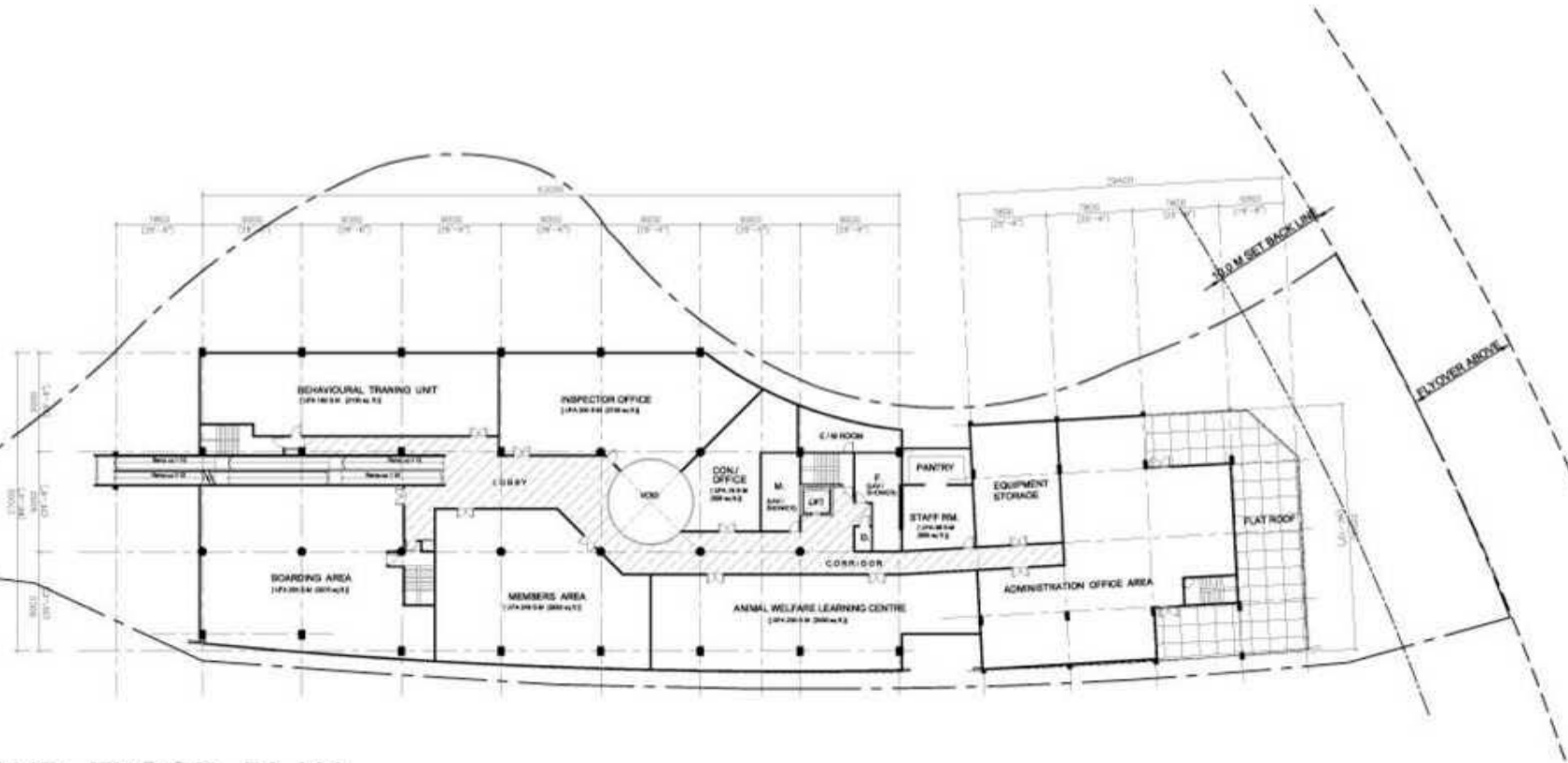


CIRCULATION SPACE

CARPARK AT 1/F :


PRIVATE CAR :

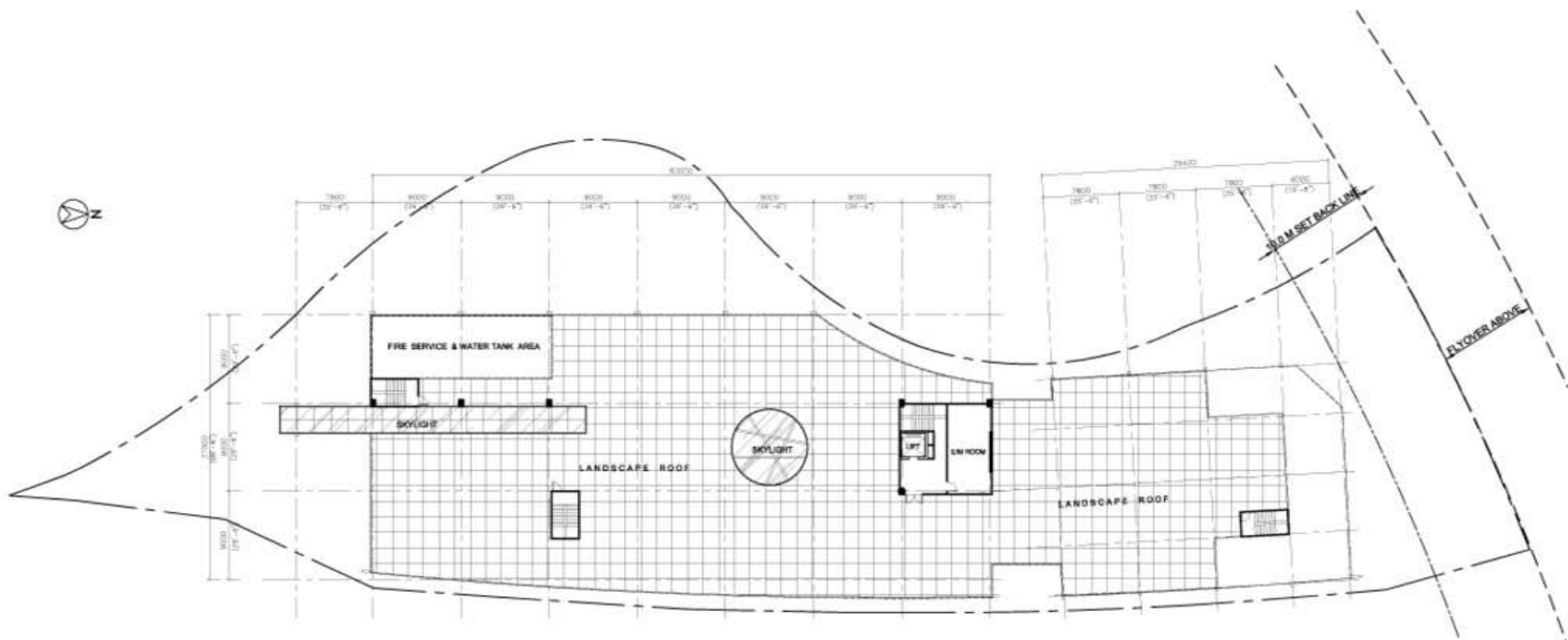
(2.5m. x 5.0m x 2.4m H) = 15 Nos.



SECOND FLOOR PLAN

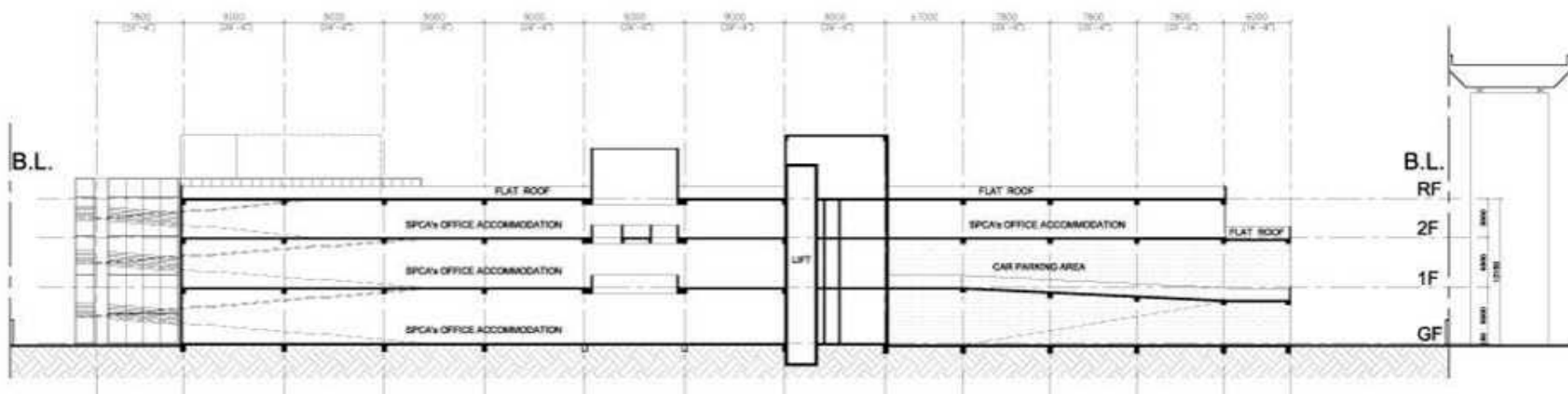
(SCALE 1 : 400 in A3)

 CIRCULATION SPACE

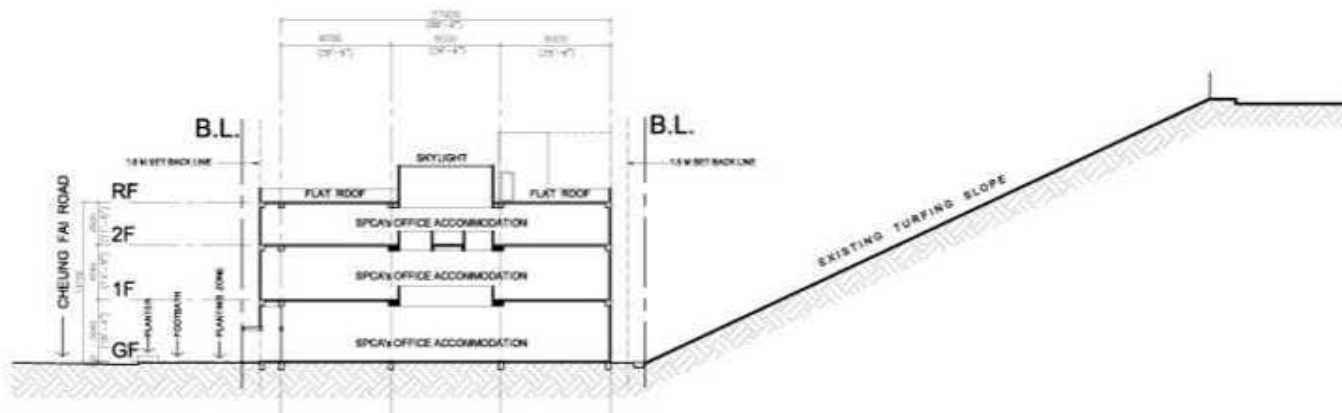


ROOF FLOOR PLAN
(SCALE 1 : 400 in A3)

 CIRCULATION SPACE



LONGITUDINAL SECTION



VERTICAL SECTION



FRONT ELEVATION (FACING CHEUNG FAI ROAD)

LEGEND:

SITE BOUNDARY

PLANTING AREA

PROPOSED HEAVY STANDARD TREE

EXISTING TREE OUTSIDE SITE BOUNDARY TO BE RETAINED

CREeping PLANT

TREE PLANTING WITH 1.2m SOIL DEPTH EXCLUDING DRAINAGE LAYER, TO PROVIDE SHADE AND AMENITY TO THE STAFF AND VISITORS. THIS WILL ALSO HELP IN PROVIDING VISUAL SCREENING OF THE DEVELOPMENT

600mm WIDE EDGE PLANTER FOR SHRUBS AND CREEPING PLANT TO SOFTEN THE HARD LINES OF THE BUILDING.

1.5m SET BACK OF BUILDING FROM THE SITE BOUNDARY TO MINIMIZE DISTURBANCE ON EXISTING TREE ALONG CHEUNG FAI ROAD.

PRESERVATION OF EXISTING TREES TO PROVIDE SMOOTH TRANSITION FROM THE ROADSIDE ENVIRONMENT AND THE PROPOSED DEVELOPMENT.

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 切勿照圖比例	SCALE 比例	DESIGNED BY 繪圖	TEL
						PROJECT 工程項目	1:400		
						PROPOSED ANIMAL WELFARE CENTRE FOR SPCA AT TSING YI, N.T.	DATE 日期		
							13/03/2012		
						DRAWING TITLE 圖紙名稱	REVISION 校訂		
						LANDSCAPE MASTER PLAN	DRAWING NUMBER 圖號		
							LMP01		
								CHECKED 審核	ANK
								APPROVED 審批	TEL

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LandDes

4. Compliance with the Harbour Planning Principles and Guidelines

- **Preserving Victoria Harbour**

The proposal has been carefully designed to match with the surrounding setting. The low-rise development will serve the social function to facilitate the SPCA in providing animal welfare and educational services to the community.

- **Stakeholder Engagement**

The SPCA has been regularly communicating with the relevant Government bureaux and departments and district councils to ensure the design and the development intensity of the proposed scheme would be widely acceptable by Government and the local community.

4. Compliance with the Harbour Planning Principles and Guidelines

- **Sustainable Development**

With appropriate building form and design, the proposed development will match with the adjacent land uses and enhance the local townscape. Technical assessments have demonstrated that the proposed development is sustainable and will minimize adverse impacts on the land use, visual, traffic, environmental, engineering and landscape aspects of the locality to the absolute minimum levels.

- **Proactive Harbour Enhancement**

The proposed development comprising quality architectural and urban design, landscaping features and ancillary facilities could enhance the environment in the harbourfront area.

4. Compliance with the Harbour Planning Principles and Guidelines

- **Public Enjoyment**

The proposed development not only provides a quality animal welfare centre to serve the animals and the need of the pet's owners, but also provides a wide range of education initiatives and activities for public to enjoy. The proposed landscape area at the site is also opened to visitors to the centre.

Thank You