

Task Force on Kai Tak Harbourfront Development

For discussion
on 15 January 2019

TFKT/02/2019

Agriculture, Fisheries and Conservation Department Animal Management and Animal Welfare Building Complex

PURPOSE

This paper is to seek Members' views on the design of the Agriculture, Fisheries and Conservation Department's (AFCD) Animal Management and Animal Welfare Building Complex (AMAWBC) at Kai Tak.

BACKGROUND

2. AFCD operates four regional Animal Management Centres (AMCs) to provide animal management services. The Kowloon Animal Management Centre (AMC/K) serves Kowloon Peninsula and Tseung Kwan O district. It is also one of the Hong Kong's two statutory quarantine centres for imported animals under the Rabies Ordinance (Cap. 421). The existing AMC/K is situated at Sung Wong Toi Road in To Kwa Wan. Under the town planning review of South East Kowloon, the existing AMC/K site has been planned for public housing development. The re-provisioning of AMC/K is a necessary step for releasing land in To Kwa Wan to achieve Government's pledge of public housing provision.

3. An alternate site in Kowloon City District, Site 3A1 in the Kai Tak Development Area (KTDA), has been identified for the construction of a new AMAWBC for AFCD.

SITE CONTEXT

4. Site 3A1 is located at the South Apron of KTDA and covers an area of about 2,344m². Kai Fuk Road and the elevated Kwun Tong Bypass are on the northeast. The existing DSD's De-silting Depot is on the southeast. The future Central Kowloon Route's Trunk Road T2 is on the southwest. A future Refuse Collection Point Building would be on the west. A new local Road S20 to be constructed by the Civil Engineering and Development Department (CEDD) would be on the northwest. A location plan is at **Annex A**.

Task Force on Kai Tak Harbourfront Development

For discussion
on 15 January 2019

TFKT/02/2019

5. The site is generally flat with a level of around +4.6mPD. There is no registered geotechnical features within and adjacent to it. Across the future Road S20 there are 3 nos. of LPG cum petrol filling stations and further to the north across Kai Fuk Road, there is another LPG cum petrol filling station. Due to the close proximity of these filling stations to the project site, a Quantitative Risk Assessment (QRA) has been carried out and the findings indicate that the overall risk was in the “acceptable” region as stipulated in the Hong Kong Planning Standard and Guidelines (HKPSG). No risk mitigation measures will be required for this project, as long as all the major assumptions in the QRA (population, number of storeys etc.) remain valid throughout the project development. Across Kai Fuk Road, there are mostly community, commercial and industrial buildings, such as Kwun Tong Community Green Station, Kai Fuk Industrial Centre and Mega Box Shopping Mall. The nearest residential development is more than 400 meters away from the project site.

6. The project site is quite remote from public transport facilities, which are mostly near the Mega Box Shopping Mall. Visitors disembarking the buses or minibuses there have to cross the Kai Fuk road via elevated footbridge or walk along the Kai Fuk Road pedestrian pavement and reach the AMAWBC on foot. The current vehicular run-in/out is positioned away from the main pedestrian entrance to ensure safety.

SCOPE OF WORKS

7. The scope of the project includes the construction of a new AMAWBC in the KTDA for the re-provisioning of the required operational/supporting facilities for the following offices of AFCD and the demolition of the existing AMC/K at Sung Wong Toi Road.

8. Detailed scope includes:

- (a) relocation of the AMC/K from existing premise at Sung Wong Toi Road;
- (b) relocation of the Animal Management (Development) Division which comprise of Education Team, Task Force, and Licensing and Inspection Unit, with the provision of office and operational facilities;

Task Force on Kai Tak Harbourfront Development

For discussion
on 15 January 2019

TFKT/02/2019

- (c) provision of offices and disciplinary inquiry related facilities for the Veterinary Surgeons Board and its Secretariat;
- (d) provision of veterinary laboratory facilities for Veterinary Laboratory Division and Equine Disease Division on antimicrobial resistance testing and equine diseases;
- (e) provision of offices for the Antimicrobial Resistance Surveillance Section and Avian Influenza Surveillance Section of Animal Health Division;
- (f) provision of necessary ancillary and supporting facilities, including car park areas and loading/unloading bays;
- (g) provision of landscaping works; and
- (h) demolition, clearance and decontamination of the existing AMC/K premise at Sung Wong Toi Road according to the requirements of Lands Department.

PROPOSED DESIGN

9. The development of the AMAWBC has the objectives of protection of public health, safeguarding and promoting the welfare of animals, controlling diseases in the local animal population and enhancing the implementation of animal management initiatives. It serves as a hub for the multi-disciplinary functions and services of six major divisions of AFCD.

10. The new AMAWBC provides additional accommodation and operational areas for the expanded functions and services of AFCD which will greatly enhance the efficiency and operation of AFCD. Besides, the new AMAWBC provides modernised facilities to AFCD which will facilitate the satisfactory implementation of the related policies and fulfilment of the statutory functions of AFCD and in meeting the present-day expectation of the animal welfare community and members of the public.

11. The overall design of the AMAWBC carries two important objectives of animal caring and animal welfare promotion, as well as harmonious relationship between human and animals. Those objectives will be reflected from the external design, such as street front appearance of the complex, pedestrian walkway and way-

Task Force on Kai Tak Harbourfront Development

For discussion
on 15 January 2019

TFKT/02/2019

finding facilities, to the internal design, such as animal keeping facilities, public service and reception areas, as well as interior design and colour schemes.

12. Animal graphics on the elevations can give an interesting image to the public. At-grade trees & shrubs and vertical greening on G/F can enhance greenery connection with surroundings.

13. We consider the proposal aligns with the **Harbour Planning Principles** in the following aspects –

(a) **Preserving Victoria Harbour**

AMAWBC will have no impact on Victoria Harbour as it will be blocked by future commercial developments in front.

(b) **Sustainable Development – Urban Design**

While developing the building disposition within the site, the requirements set out in the Kai Tak Development Urban Design Guidelines and Manual for the GIC sites have been considered. A 3-meter setback is provided at the site boundary facing the future Central Kowloon Route Trunk Road T2 to engender an identity and ambiance consistent with the rest of the developments in Kai Tak as required.

(c) **Integrated Planning – Interfacing with Infrastructure**

AMAWBC project has a direct interfacing with the Future Road S20. Interfacing issues have been coordinated with CEDD to ensure smooth and seamless integration and implementation.

(d) **Proactive Harbour Enhancement – Visual Connectivity**

Visual and ventilation corridors are maintained to enhance connectivity towards the Harbour.

(e) **Stakeholder Engagement – Public Consultation**

Stakeholders on animal welfare promotion were consulted and they indicated strong support to the new AMAWBC. Relevant views and comments of stakeholders were suitably incorporated in the design of the AMAWBC. Kowloon City District Council (KCDC) was also consulted in September 2017 and members of KCDC in principle supported the project.

14. Site and building perspectives are at **Annex B**.

Task Force on Kai Tak Harbourfront Development

For discussion
on 15 January 2019

TFKT/02/2019

THE WAY FORWARD

15. According to the project schedule, AFCD / ArchSD will proceed with panel consultation of Legislative Council (LegCo) and seek the funding approval of Public Works Subcommittee / Finance Committee of LegCo in 2019 and 2020.

VIEWS SOUGHT

16. Members are invited to give comments on the design of the project.

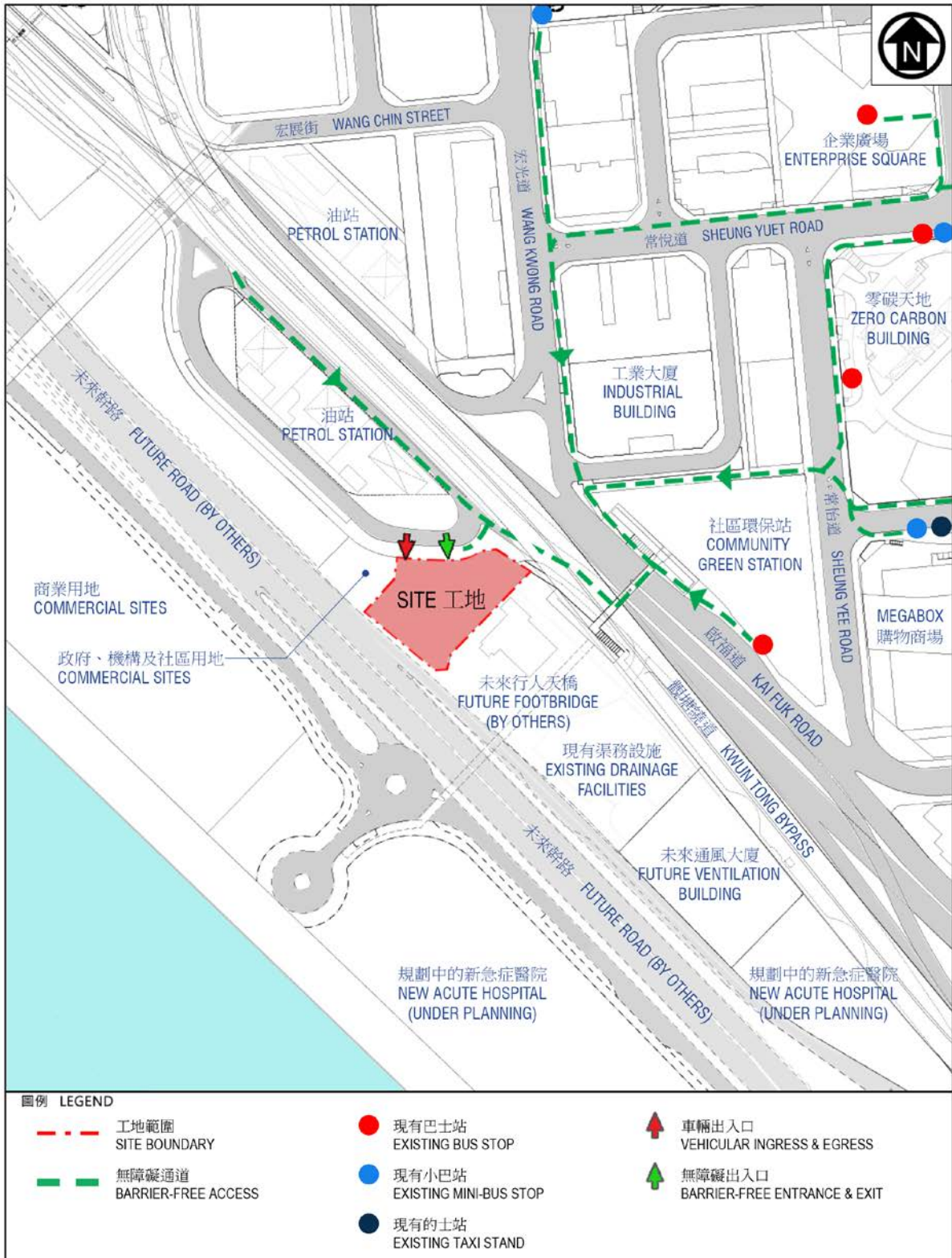
Annex A Location plan

Annex B Site and Building Perspectives

Agriculture, Fisheries and Conservation Department
Architectural Services Department
January 2019

Task Force on Kai Tak Harbourfront Development

Annex A



Task Force on Kai Tak Harbourfront Development

Annex B1



**View from Victoria Harbour
(Without future commercial buildings in front at Commercial Zone)**



**View from Victoria Harbour
(With future commercial buildings in front at Commercial Zone)**

Task Force on Kai Tak Harbourfront Development

Annex B2



View from Kai Fuk Road

Task Force on Kai Tak Harbourfront Development

Annex B3



View from MegaBox

Task Force on Kai Tak Harbourfront Development

Annex B4



View from Central Kowloon Route