

# **Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing**

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For discussion  
on 18 April 2012

TFK/03/2012

## **Proposed Animal Welfare Centre for the Society for the Prevention of Cruelty to Animals (Hong Kong) at Cheung Fai Road, Tsing Yi**

### **1 Purpose**

This paper is intended to solicit the views and support of the Members of the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing on the proposed animal welfare centre for the Society for Prevention of Cruelty to Animals (Hong Kong) (named “the SPCA”) at Cheung Fai Road, Tsing Yi.

### **2 Background**

For the past 89 years, the SPCA has been a non-profit making charity organisation helping the Hong Kong Government and the community in promoting the humane treatment of animals and protecting animals from cruelty and abuse. However, almost 50% of the work load of the Inspectorate in the New Territories (N.T.) region operates from its Kowloon base in Ho Man Tin. The SPCA urgently requires a permanent animal welfare centre in the N.T. in order to facilitate its work of providing a wide range of animal and community related services and keeping pace with the rapid urbanisation of the region.

The SPCA has been communicating with the Food and Health Bureau and the Lands Department in the past few years on the search for a suitable site for the establishment of an animal welfare centre in the N.T.. Last year, Planning Department suggested a “Government, Institution or Community” (“G/IC”) site at Cheung Fai Road (see **Plan A**). An application for a private treaty land grant to the SPCA was submitted to District Lands Officer/ Tsuen Wan and Kwai Tsing on 20.1.2012. The land application could only be processed subject to planning permission from the Town Planning Board.

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### **3 The Site**

The subject site is located near the Rambler Channel in eastern Tsing Yi Island adjoining the Kwai Tsing Bridge. It is about 4,372 m<sup>2</sup> in area and is zoned "G/IC" on the Approved Tsing Yi Outline Zoning Plan (the OZP) No. S/TY/24. The site is currently used as a temporary open-air fee paying car park. It is relatively flat and is paved with concrete. An existing ingress/egress access point is located east of the site leading from Cheung Fai Road (see **Plan B**).

### **4 Adjacent Land Uses**

The subject site is adjacent to a cargo handling area, a temporary car park and a slope with mature vegetation. Details of adjacent land uses are as follows:-

- (a) North – To the immediate north underneath the Kwai Tsing Bridge is a public car park. To the further north across Kwai Tsing Bridge is an "Other Specified Uses (Business)" ("OU(B)") site occupied by a number of industrial buildings and godowns.
- (b) East – Planting strips along both sides of Cheung Fai Road are located east of the site. To the further east across Cheung Fai Road and cargo handling area is the Rambler Channel, the water-front.
- (c) South – A loading/unloading bay is situated south of the site abutting Cheung Fai Road. A temporary vehicle park is situated further south of the site.
- (d) West – West of the site is a slope covered with mature trees. Further west of the site is the Tsing Yi Interchange which provides linkages among the local road network in Tsing Yi.

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### 5 The Proposed Development

#### *Development Schedule*

The development proposal comprises a 3-storey animal welfare centre accommodating SPCA's major facilities. Perspectives showing the outlook of the proposed animal welfare centre are shown in **Plan C** to **Plan E**. Typical floor plans, sections and elevations of the proposed development are shown at **Plan F** to **Plan K**. The development parameters of the proposed development are shown in **Table 1** below.

**Table 1: Development Schedule of the Proposed Development**

	Application Site		
Site Area (m <sup>2</sup> )	About 4,372m <sup>2</sup>		
Plot Ratio	1.462 (approximate)		
Proposed GFA (m <sup>2</sup> )	Total GFA	Not exceeding 6,390m <sup>2</sup>	
		Welfare Centre	Car Parking
	G/F	1,625m <sup>2</sup>	835m <sup>2</sup>
	1/F	1,735m <sup>2</sup>	725m <sup>2</sup>
	2/F	2,250m <sup>2</sup>	-
Site Coverage	56.26% (approximate)		
No. of Blocks	1		
No. of Storeys	3		
Maximum Building Height	Not exceeding 13.15m above ground level of 5.4 mPD (i.e. 18.55mPD)		
Parking spaces for private car & light vans		G/F	1/F
	Private Car	26 Nos.	15 Nos.
	Light Goods Vehicle	5 Nos.	-

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### *Major Facilities*

The proposed development aims at producing a building mass of 3 levels in a humble gesture with the following key elements:

- An operational inspector base, involving control room, office, storage and changing facilities.
- Offices, clinics, surgeries, classrooms, kennelling for adoption, boarding and pending, kennel facilities for isolating animals, hospital facilities and recovery wards.
- In-house grooming facilities which could also be needed for providing vocational training in grooming.
- An area for dog and behavioural training, ideally one indoor and outdoor area, when again the community can be involved and public educated, in responsible pet ownership.

### *The Architectural Design*

The proposed animal welfare centre is designed to blend in with the topography and the adjacent land uses in harmony with the local environment. Environmentally friendly design elements such as energy saving and emission reduction will be adopted in the proposal. The design concepts for the proposed development are as follows:-

(a) Orientation

The subject site situated in Tsing Yi Island along Cheung Fai Road has a frontage facing south-east, enjoying a panoramic view of the Rambler Channel. The south-east orientation also enjoys nice sea breeze and monsoon wind during summer.

(b) 3-Entrance Approach

The Main Entrance is located in the mid-point of the building along Cheung Fai Road so as to facilitate internal circulation.

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A separate entrance is designed exclusively at the left hand side of the main entrance to facilitate visitors for boarding.

The car park entrance is designed exclusively to the right hand side of the main entrance to facilitate car parking and loading and unloading.

(c) Elevation

The entire elevation design aims to project a humble, tidy-looking, modern but functional image of the SPCA. Intensive plantation at the frontage and at the rear garden enhances the building's natural setting facing the Ramble Channel.

Special attention to the plantation, roof gardens and the outdoor training areas (apart from providing greenery for the building) also performs as "Sound Barrier" to screen off undesirable noises.

(d) Ramp Circulation

One of the major features of the architectural design is the insertion of a "transparent ramp" into the centre near the boarding entrance to facilitate the entire internal circulation system.

The ramp aims to exhibit the circulation of human and animals, expressing explicitly their relationship, as well as facilitating the visual impact and communication within the Centre.

(e) Outdoor Landscape Training Area & Roof Gardens

Other major features of the architectural design are the planning of roof gardens, greenery & plantation and the outdoor landscape training court. All these are designed to provide green features to the interior and exterior of the building and also perform as a "sound barrier" to the surrounding environment.

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## **6 Landscape Proposal**

The landscape design concept is based on the following considerations:-

- Integration with the surrounding landscape
- Amenity plantings at private gardens
- Peripheral planting at building edge
- Preservation of the existing trees outside site boundary

A Landscape Master Plan of the proposed development is shown in **Plan L**. The development proposal will involve the planting of 34 nos. of heavy standard trees, 11,839 nos. of shrubs and groundcovers and 471m<sup>2</sup> lawn area. Total 1,040m<sup>2</sup> planting area of total 4,404 m<sup>2</sup> site area will be provided within the site boundary and the greening ratio of this project is approximately 23.61%. A detailed landscape proposal with assessment will be submitted with the S.16 planning application.

## **7 Access and Internal Transport Facilities**

### *Access Arrangement and Internal Circulation*

The objective of the application site is to increase the SPCA's service to the community of the N.T. region. The proposed development will provide a 6m wide site vehicular access on Cheung Fai Road directly to the proposed car park north of the site. The proposed site access will form a T-junction with Cheung Fai Road and will operate under priority control. The subject site has easy vehicular access to the external strategic road network including Route 3 (to Western and North-western NT via Ting Kau Bridge), Route 8 (to Northern and Eastern NT via Shatin). Cheung Fai Road, Cheung Wan Street, Tsing Yi Heung Sze Wui Road and Chung Mei Road will form the local road network.

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## *Parking and Servicing Facilities*

The provision of parking and loading/unloading facilities for the proposed development has been determined based on the SPCA's operational requirements and availability of public transport facilities. A summary of the proposed internal transport facilities is shown in **Table 2**.

**Table 2: Proposed Internal Transport Provisions**

Type	Location	Provision
Motorcycle	G/F	6
Private Car Parking Space	G/F	24
Disabled Parking Space	G/F	1
SPCA Parking Space	1/F	15
SPCA Vehicle Loading Bay	1/F	2
Light Goods Vehicle Bay	G/F	5
Medium / Heavy Goods Vehicle Bay	G/F	1

## **8 Implementation**

Construction of the development is anticipated to commence in end-2014, for completion in 2016.

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## 9 Planning Justifications

The proposal is well justified on planning ground based on the following reasons:-

(a) *The SPCA as a Non-profit Making Social Organisation*

The SPCA has been a non-profit making charity organisation helping the Hong Kong Government and the community in promoting the humane treatment of animals and protecting animals from cruelty and abuse. It handles around 5,600 animals, investigates over 800 complaints of cruelty and carries out over 1,000 animal welfare inspections per year. Furthermore, it has been taking the lead in promoting public education on animal welfare, responsible pet ownership, and protection and co-existence with animals.

(b) *The Urgent Need for a New Territories Animal Welfare Centre*

As the population of the N.T. continues to grow, the demand for animal-related services has escalated. Over 50% of the Association's service needs are in the N.T. region while their main centres are located in central Kowloon and Wan Chai. According to the statistics provided by the SPCA, the Inspectorate alone has responded to 4,000 emergency cases in the N.T. in the six-month period between September 2009 and February 2010. Furthermore, distances and travelling time have become major obstacles to prompt and efficient services for the public. Hence, the SPCA urgently requires a permanent animal welfare centre in the N.T. in order to facilitate its services. It will also help diversifying animal and community-related services and keeping pace with the rapid urbanisation of the region.

(c) *Site Suitability for Animal Welfare Centre*

A planning assessment on the location, topography, existing site condition has shown that the site is suitable for animal welfare centre based on the following reasons:-

- *Convenient Location*

The subject site is highly accessible from Cheung Fai Road which is connected to Tsing Yi Heung Sze Wui Road. The latter is a major local



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distributor connecting Tsing Yi South Bridge and Tsing Yi Interchange. The site can also be reached by taxis from Tsing Yi MTR Station.

- *Land Use Compatibility*

The planning intention of the “G/IC” zone is primarily for the provision of G/IC facilities serving the needs of the public. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs. Hence, the proposed animal welfare centre is compatible with the planning intention of the “G/IC” zoning.

- *Segregation from Domestic Uses*

The subject site is segregated from the nearby residential uses by the Tsing Yi Interchange and amenity area with mature trees and slope. The site level difference between Cheung Ching Estate (26mPD) and the subject site (5.8mPD) is about 20m. Design measures to mitigate possible adverse environmental impacts such as visual, odour or noise nuisances have been adopted in the development proposal.

(d) *Appropriate Form of Development*

A planning assessment on the proposed scheme has indicated that the form of development is appropriate for the site in the following aspects:-

- *Low Development Intensity*

The proposed plot ratio, building height and site coverage are based on the studies of the approved “G/IC” development near the harbourfront / riverside (see **Table 3**). As regard the development intensity, the proposed GFA of 6,390m<sup>2</sup>, a plot ratio of 1.462, a site coverage of 56.26% and a building height of three storeys are appropriate for the site. With its low-rise and low-density development, the scale of the development blends well with the surrounding area. The well-planned open space and proper landscape treatment will help enhancing the amenity of the locality.

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**Table 3: Similar Cases of “G/IC” Development Adjacent to Harbourfront / Riverside (Source: Town Planning Board)**

<b>Application No.</b>	<b>Development Proposal</b>	<b>Major Development Parameters</b>	<b>Approval Date</b>
A/H8/390	Proposed Victoria Park Swimming Pool Complex at Tin Hau	Site Area: 18,375 m <sup>2</sup> GFA: 23,420 m <sup>2</sup> Plot Ratio: 1.4 Site Coverage: 45% 4 storeys	2.1.2009
A/TM/353	Proposed Joint-user Complex and Wholesale Fish Market at Tuen Mun	Site Area: 8,760 m <sup>2</sup> GFA: 10,550 m <sup>2</sup> Plot Ratio: 1.2 Site Coverage: 85% 4 storeys	2.2.2007
<b>Our Proposal</b>	<b>Proposed Animal Welfare Centre at Tsing Yi</b>	<b>Site Area: 4,372 m<sup>2</sup></b> <b>GFA: 6,390 m<sup>2</sup></b> <b>Plot Ratio: 1.462</b> <b>Site Coverage: 56.26%</b> <b>3 storeys</b>	-

- *Design of the Proposed Animal Welfare Centre*

Caring and sustainable approach in planning and design has been adopted in the development proposal. Environmentally friendly design elements such as energy saving and emission reduction have been proposed in the centre. The entire elevation design aims to project a humble, modern but functional image of the SPCA. Intensive plantation at the frontage and at the rear garden suggests the building sitting naturally on the site facing the Ramble Channel. Other major features of the architectural design are the planning of roof gardens, greenery & plantation and the outdoor landscape training court. All these are designed to provide green features to the interior and exterior of the building and also perform as a sound barrier to the surrounding environment.

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(e) *In Line with Government Policy*

According to the Policy Address 2011-2012, the Chief Executive made the following statement on animal welfare that...

*“There has been growing public concern about animal rights and welfare in recent years. We will examine with relevant groups ways to facilitate the adoption of stray cats and dogs by the public. Furthermore, we are helping relevant groups implement the Trap-Neuter-Return trial programme, and will consult the relevant District Councils on this matter.”*

The SPCA’s effort in promoting birth control for companion animals resulted in over 13,700 pets being desexed last year. The proposed animal welfare centre with veterinary clinics and surgical facilities will provide animal desexing services for the N.T. community as well as supporting other animal desexing programmes in the region.

(f) *Conformity with the Harbour Planning Principles and Guidelines*

The proposed animal welfare centre is in compliance with the Harbour Planning Principles and Guidelines based on the following reasons:-

- **Preserving Victoria Harbour** – Though the subject site is not situated in a new reclamation area and a prominent location, 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, as well as the relevant district council to ensure the design and the development intensity of the proposed scheme would be widely acceptable by Government and the local community. This Task Force was also consulted on the proposed development.
- **Sustainable Development** – With appropriate building form and design as mentioned in the previous paras., the proposed development will match with the adjacent land uses and enhance the local

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townscape. Technical assessments have demonstrated that the proposed development is sustainable and will minimise 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.
- **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.

(g) Minimum Traffic Impacts

A Traffic Impact Assessment (TIA) has been carried out with the following conclusions:-

- The objective of the scheme is to increase the SPCA's service to the community of the N.T. region. The subject site has easy vehicular access to the external strategic road network including Route 3 (to Western and North-western N.T. via Ting Kau Bridge), Route 8 (to Northern and Eastern NT via Shatin).
- There is an open car park on Cheung Fai Road just opposite which provides ample spaces for private cars, good vehicles and containers which will adequately serve local parking demand. There is an existing vehicle lay-by located on Cheung Fai Road near the southern tip of the site, this provides a useful boarding/alighting and loading/unloading facility for the surrounding land uses.
- Even with a conservative scaling up factor of +25% on the surveyed trip generation rates, the proposed development would only generate a total of 173 and 137 passenger car units (pcus)/hr during the AM and PM peaks respectively. The TIA has concluded that the traffic generated by

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the proposed is insignificant and the traffic impact on adjacent road network is negligible.

(h) Minimum Environmental Impacts

An Environmental Impact Assessment (EIA) has been carried out with the following conclusions:-

As all of the noise sensitive receivers at the proposed development will be provided with well gasketed windows with lockable sashes, traffic noise impact generated from the surrounding roads and industrial noise generated from nearby industrial buildings as well as the cargo handling activities should lie within an acceptable level.

Vehicular emission impact on the proposed development is not anticipated as the proposed development has adequate buffer distance with the nearby major road networks as stipulated in Chapter 9 of the Hong Kong Planning Standards and Guidelines.

Assessment results indicated that the chimney emission identified within 500m from the Subject Site will not be subject to unacceptable air quality impact. The predicted levels of the NO<sub>2</sub> and SO<sub>2</sub> obtained based on a worst case representative scenario are all within the relevant Air Quality Objectives standards at the air sensitive receivers.

The sewage flow generated from the proposed development is estimated to be approximately 11 m<sup>3</sup>/day and about 1 litre (l)/second (s) as the peak flow. The capacity of the public sewer connecting with the proposed development is about 1245 l/s. Therefore, it is found that the capacity of the existing sewer serving the site is sufficient and no upgrading works of the public sewer is required.

(i) Planning Gains

The proposed animal welfare centre will result in the following social benefits to the local and larger community:-

- Improvement in Community Relationship

The SPCA promotes animal grooming and dog behaviour training for

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the benefit of owners and their pets. It is also believed that well-trained animals can help to minimise possible conflicts between pet owners and the community at large. In fact, pet owners are less likely to suffer from stress, depression and anxiety because of the playful nature of animals. Pets offer unconditional love, companionship and will help people to relax as they can help prevent their owners from feeling lonely. Studies have been done and shown that people are less likely to feel stressed in a stressful situation if they have a pet.

- *Benefits to Society*

Not only will it benefit the owned, strayed animals and wildlife of the N.T., but also through their desexing and vaccination programmes it will also have a very positive effect on public health and safety. Having such a centre would facilitate birth control programmes which would allow the SPCA to effectively reduce animal (dog and cat) populations in the N.T.. A longer term site would also justify the considerable expenses in renovating and repairing the existing structures.

- *Improvement in Townscape*

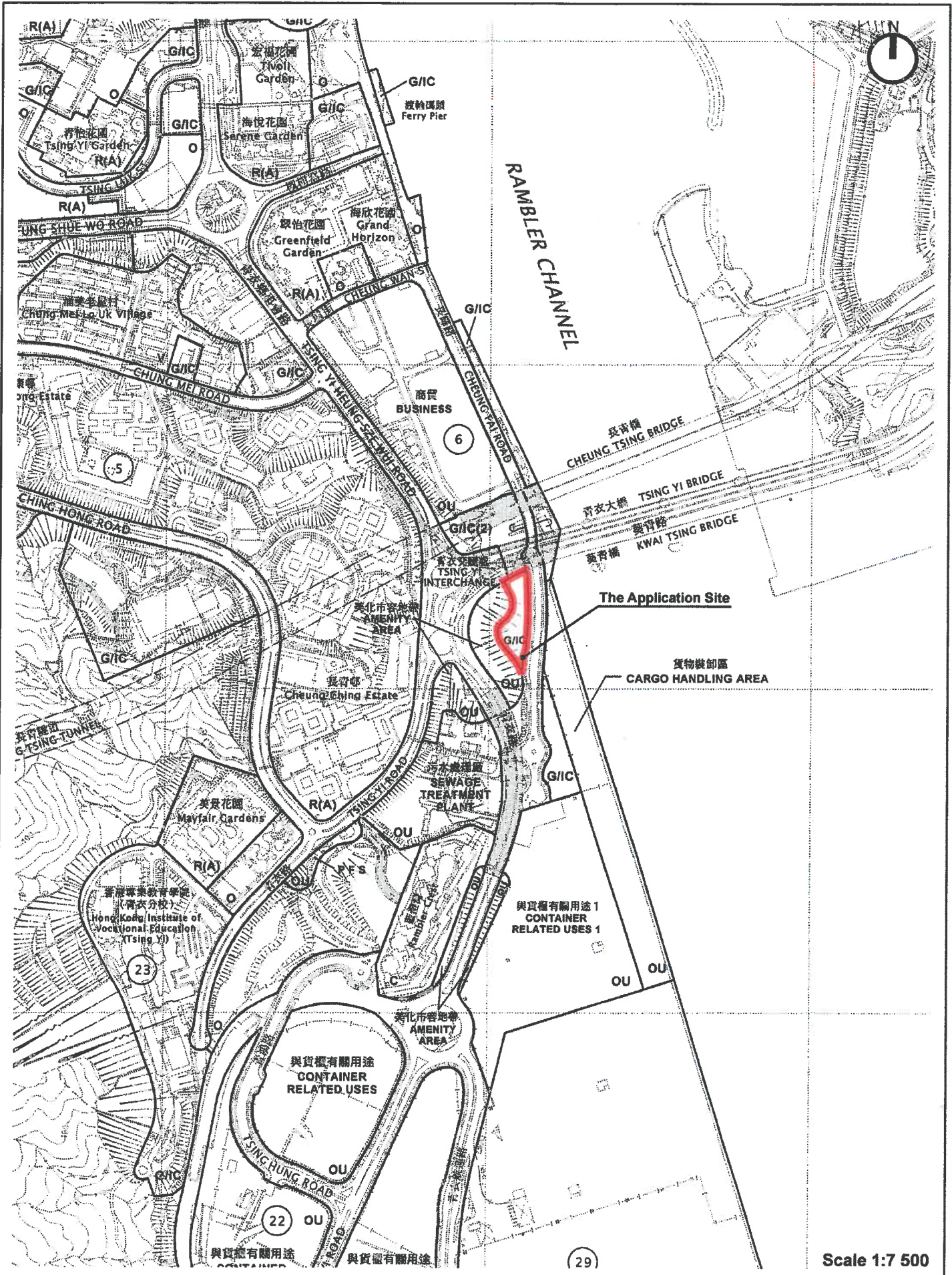
The proposed development comprising quality architectural design, landscaping features and ancillary facilities could serve as catalyst to phase out the adjacent cargo handling area and industrial area, and thus enhancing the environment in the area.

### **10 Way Forward**

Members are invited to comment on the proposed animal welfare centre. The project proponent will refine the proposed scheme taking into account the comments and suggestions by the Task Force before submission of the S.16 planning application to the Town Planning Board.

**The Society for the Prevention of Cruelty to Animals (Hong Kong)  
April 2012**



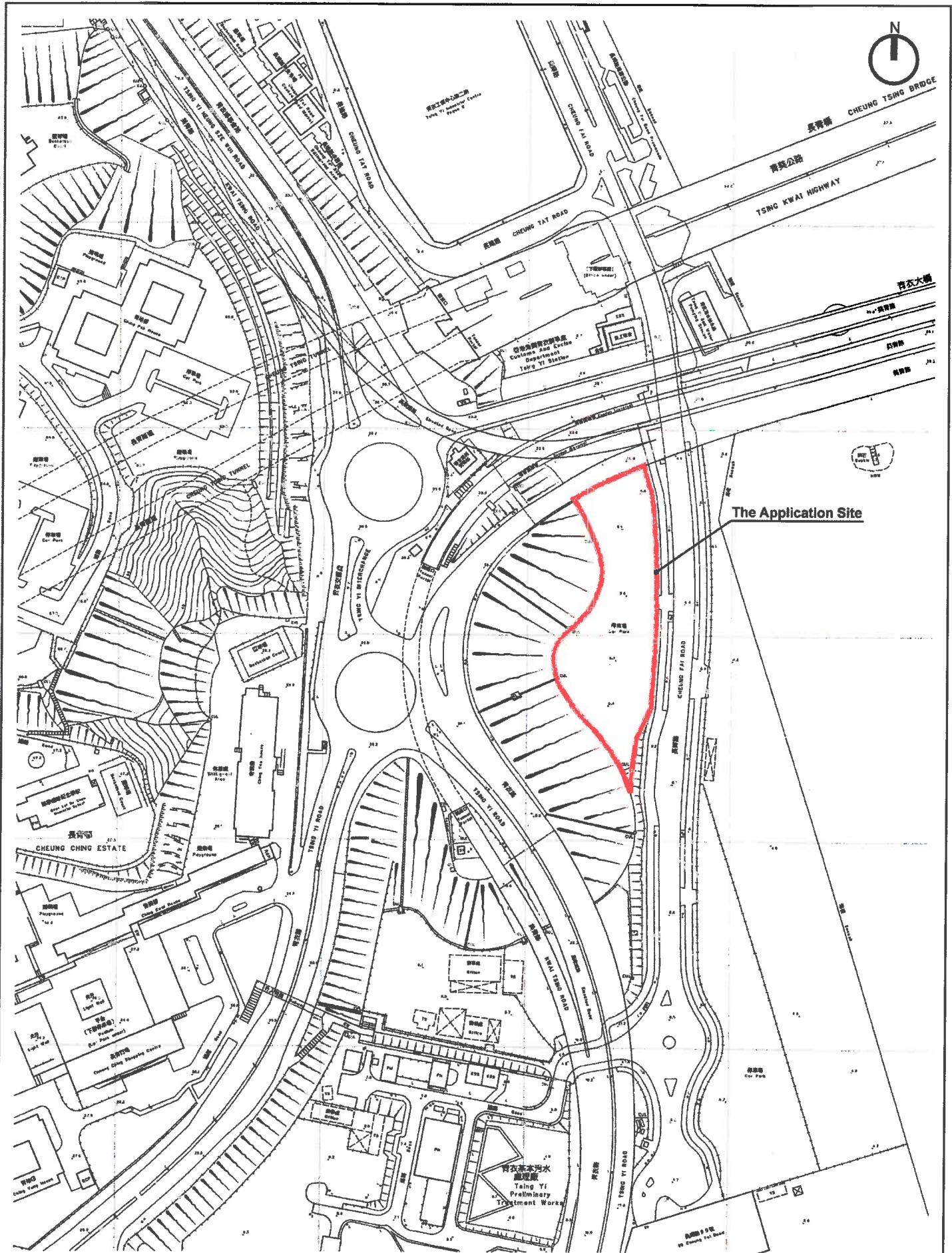


Scale 1:7 500



**Plan A: Zoning and Location Plan**  
 Extract of Approved Tsing Yi Outline Zoning Plan No. S/TY/24





Scale 1:2 500



# Plan B: Site and Adjacent Land Uses Plan





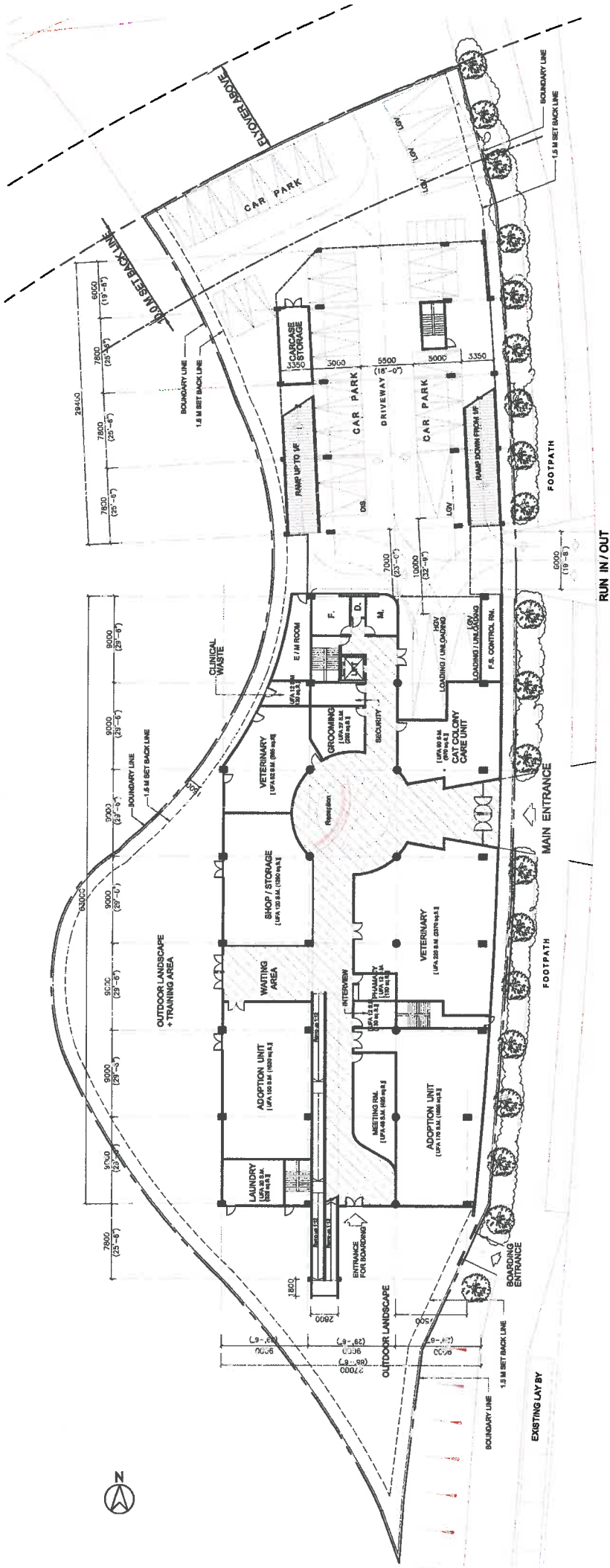
Plan C: Perspective (1)



Plan D: Perspective (2)







# GROUND FLOOR PLAN

(SCALE 1 : 400 in A3)

CHEUNG FAI ROAD

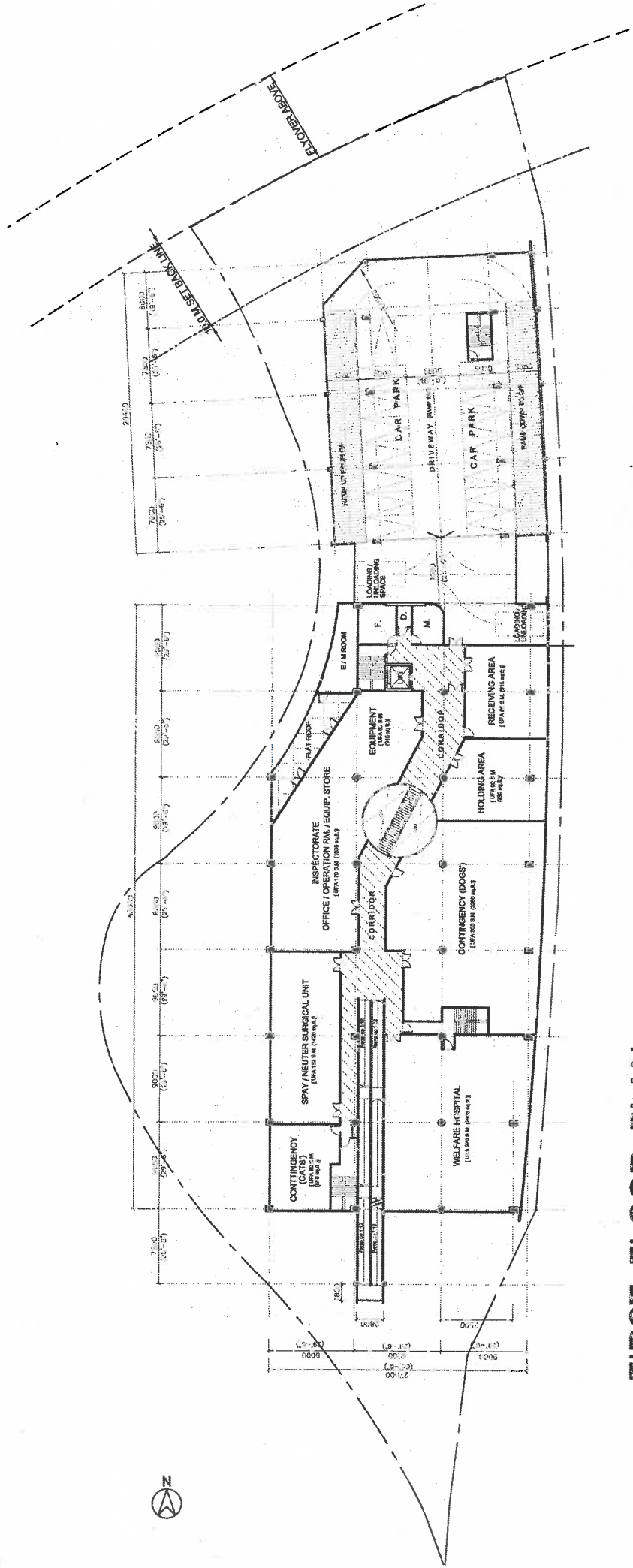
RUN IN / OUT

## 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.

何周禮建築設計事務所有限公司		REVISION	DRAWN	CHECKED
REMARKS: DO NOT SCALE THIS DRAWING. ALL MEASUREMENTS MUST BE CHECKED ON SITE.		DATE		
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CHECKED: CYO	PROJECT: PLANNING APPLICATION FOR PROPOSED ANIMAL WELFARE CENTRE FOR SPCA AT T'SING YI, N.T.	DWG NO.:	LP-01	
DATE:		JOB NO.:	11088	
DRAWN: CYO	TITLE: GROUND FLOOR PLAN	SCALE:	1:400 (A3)	
DATE: 15 Feb. 2012				



# 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.

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PROJECT: BARRIE HOE ARCHITECTURE • INTERIORS

TITLE: 1ST FLOOR PLAN

APPROVED: AP

CHECKED: CYO

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DATE: 15 Feb. 2012

REVISION DATE DRAWN CHECKED

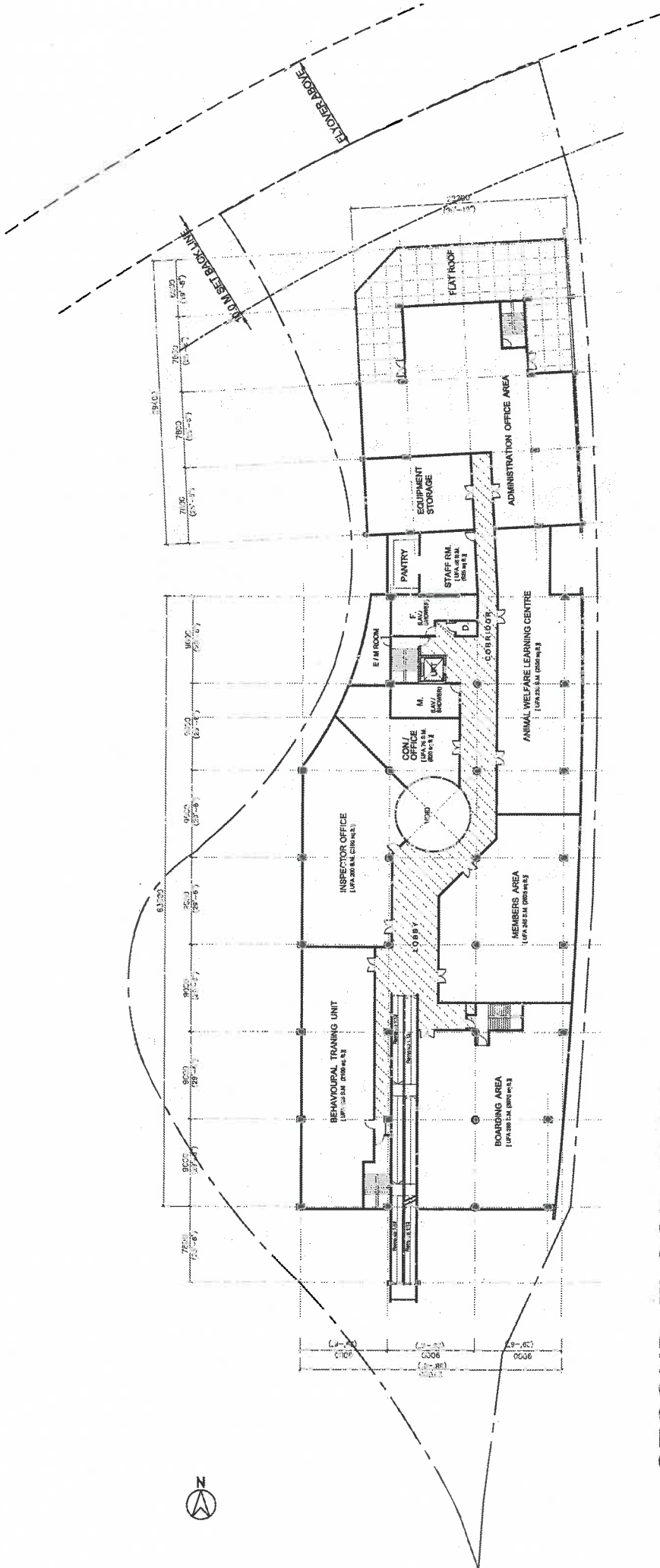
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JOB NO.: 11068

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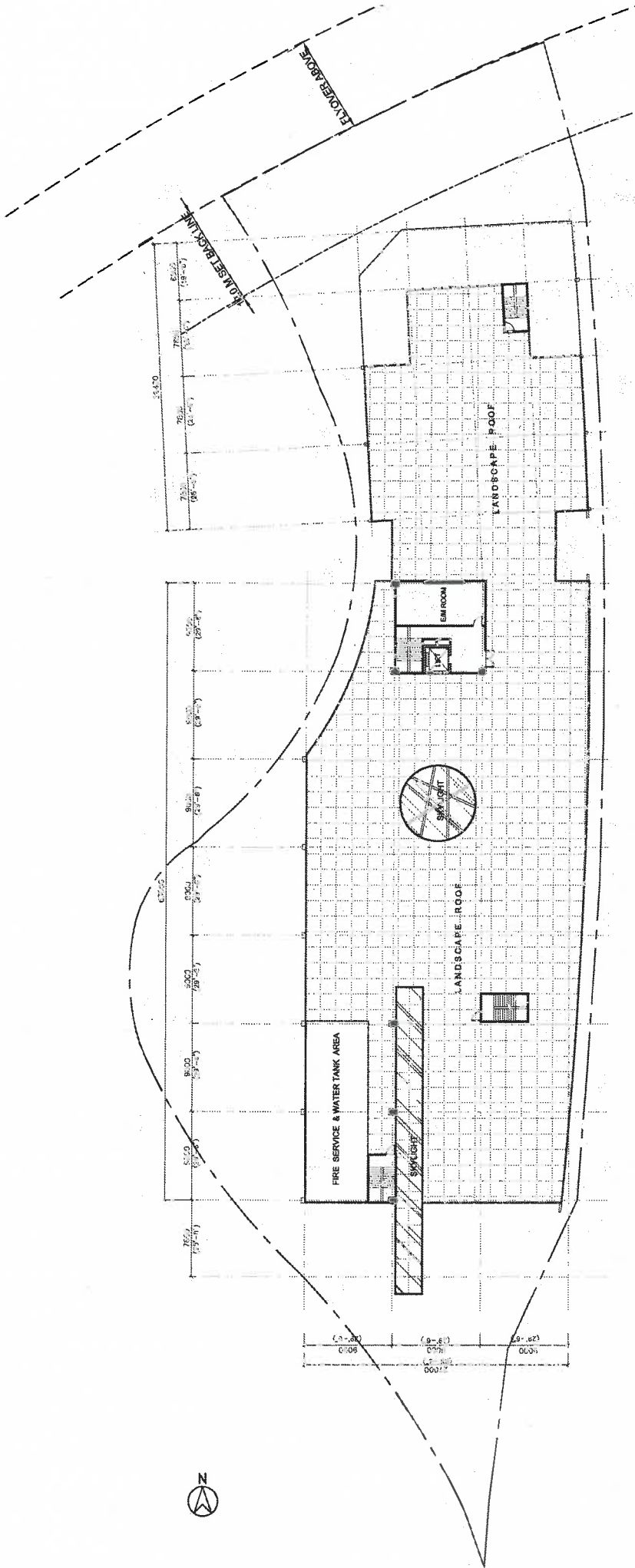
# SECOND FLOOR PLAN

(SCALE 1 : 400 in A3)

 CIRCULATION SPACE

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DATE: _____		CHECKED: CYO		PROJECT: BARRRIE HOE ARCHITECTURE • INTERIORS		DWG NO.: LP-03			
DATE: _____		DRAWN: CYO		TITLE: 2ND FLOOR PLAN		JOB NO.: 11068			
DATE: 15 Feb. 2012				FOR SPCA AT TSING YI, N.T.		SCALE: 1:400 (A3)			

Plan H: Second Floor Plan

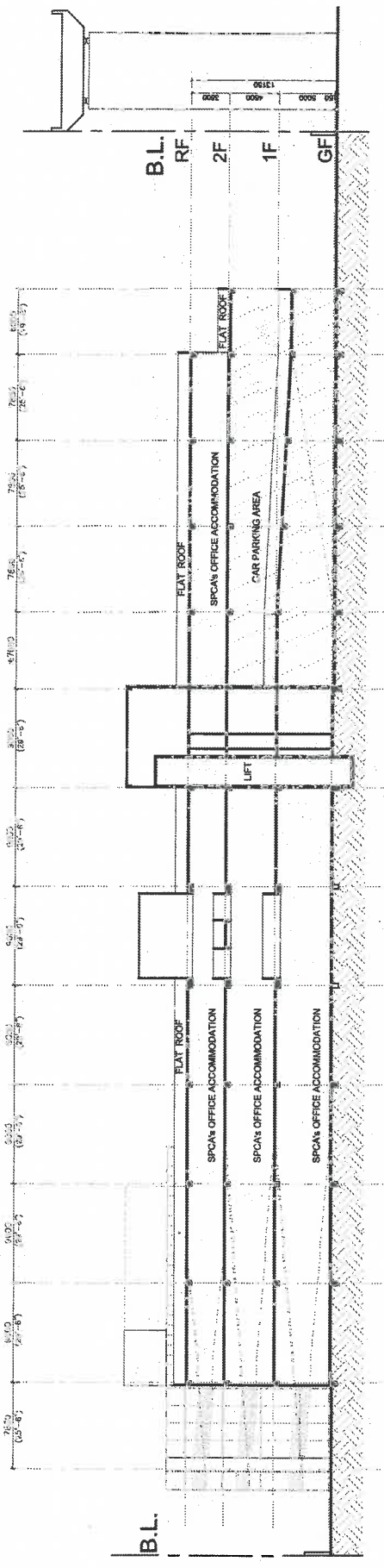


# ROOF FLOOR PLAN

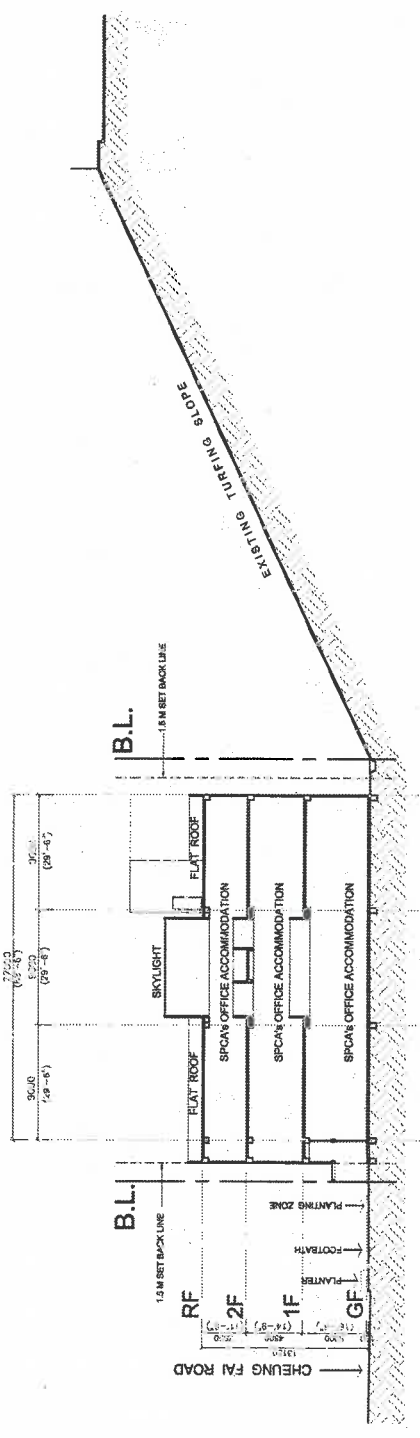
(SCALE 1 : 400 in A3)



何 周 禮 建 築 設 計 專 務 所 有 限 公 司 <b>BARRIE HOPE</b> ARCHITECTURE • INTERIORS		DWG NO.: LP-04 JOB NO.: 11088 SCALE: 1:400 (A3)
REMARKS: DO NOT SCALE THIS DRAWING. ALL MEASUREMENTS MUST BE CHECKED ON SITE.	APPROVED: AP DATE: _____ CHECKED: CYO DATE: _____ DRAWN: CYO DATE: 15 Feb. 2012	PROJECT: PLANNING APPLICATION FOR PROPOSED ANIMAL WELFARE CENTRE FOR SPCA AT TSING YI, N.T.
TITLE: <b>ROOF FLOOR PLAN</b>		REVISION: _____ DATE: _____ DRAWN / CHECKED: _____



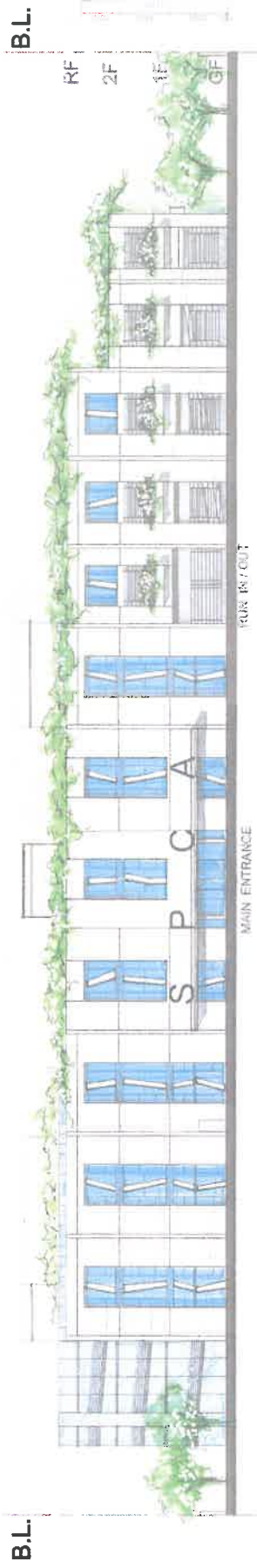
# LONGITUDINAL SECTION



# VERTICAL SECTION

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PROJECT: PLANNING APPLICATION FOR PROPOSED ANIMAL WELFARE CENTRE FOR SPCA AT TSING YI N.T.			DWG NO.: LP-05			
TITLE: SECTIONS			JOB NO.: 11088			
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**FRONT ELEVATION** (FACING CHEUNG FAI ROAD)

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Plan K: Front Elevation (Colour)

**LEGEND:**

SITE BOUNDARY

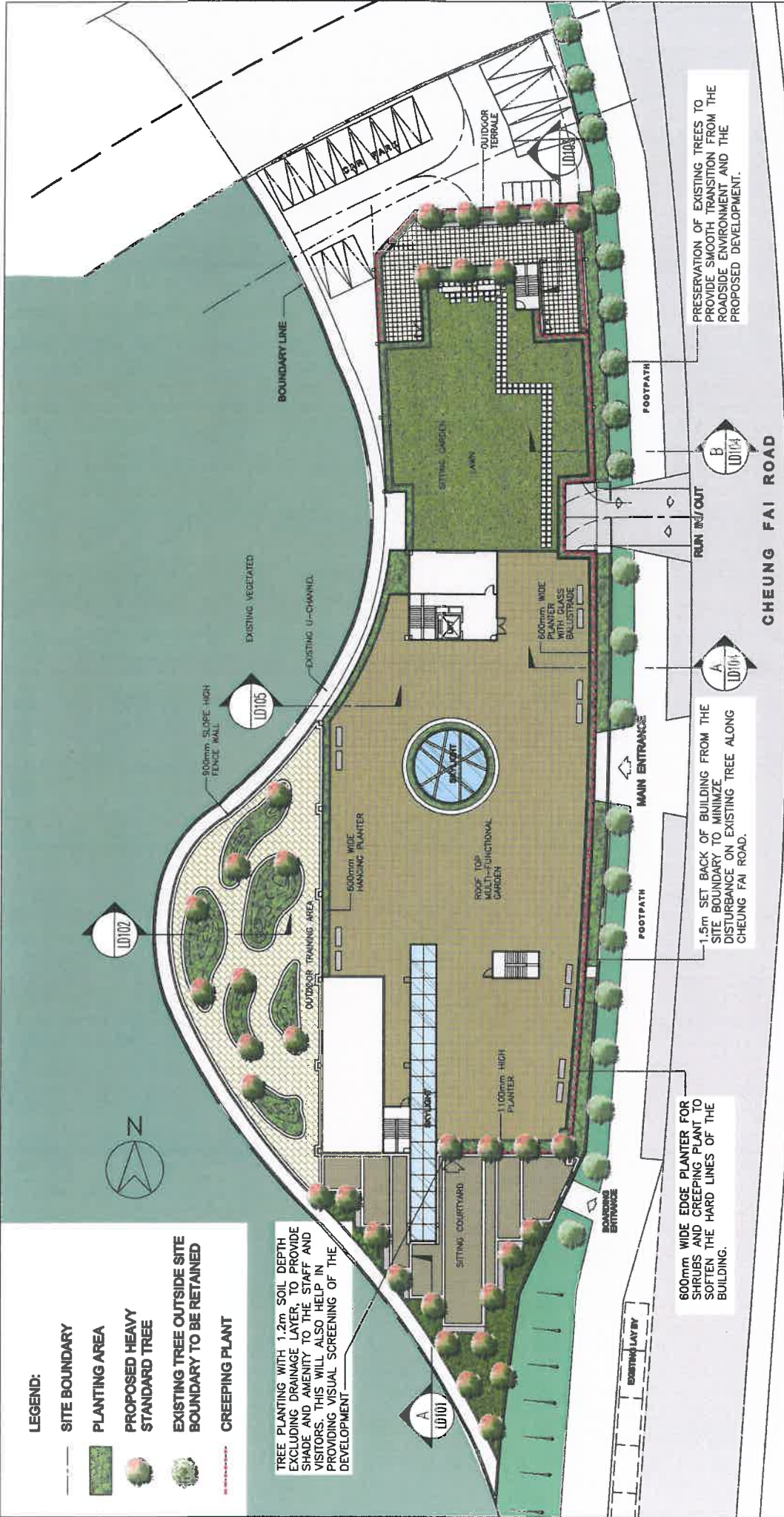
PLANTING AREA

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	PROJECT 項目名稱	SCALE 比例尺	DESIGNED 設計
						DO NOT SCALE FROM THIS DRAWING. 勿按圖量比例	1:400	TEL
						PROPOSED ANIMAL WELFARE CENTRE FOR SPAK AT TSING NI. N.I.	DATE 日期 19/03/2012	DRAWN 繪圖
						BRANNING TITLE 圖樣名稱	REVISION 校訂	CHECKED 校核
						LANDSCAPE MASTER PLAN	TRAINING NUMBER 圖號	APPROVED 審批
							LMP01	TEL

