

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

For discussion
on 9 November 2015

TFK/13/2015

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

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.

BACKGROUND

2. For the past 93 years, the SPCA has been a non-profit making organisation helping the Government and the Hong Kong Community in promoting 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.

3. Policy support from the Food and Health Bureau (FHB) was given to the SPCA in 2010 to search for suitable site in the N.T. for promoting and benefiting animal health and welfare in Hong Kong. A site in Tsing Yi was subsequently identified in the site search conducted by Planning Department in accordance with the established procedures in May 2011 (see **Plan A**). A section 16 (s.16) planning application for an animal welfare centre at the aforesaid site was approved by the Town Planning Board (the Board) on 7.9.2012. However, in order to achieve a more efficient use of land as advised by the relevant government departments during the land grant application, a s.16 planning application for a 6-storey animal welfare centre with a smaller site area and a higher plot ratio and site coverage was submitted to the Board

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on 11.9.2015. Policy support from FHB for establishing the new centre was obtained on 10.8.2015 (Letter attached at **Appendix I**)

THE SITE

4. The subject site is located near the Rambler Channel in eastern Tsing Yi Island adjoining the Kwai Tsing Bridge. It is about 3,120 m² in area and is zoned “Government, Institution or Community” (“G/IC”) on the Draft Tsing Yi Outline Zoning Plan (the OZP) No. S/TY/27. 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 north-east of the site leading from Cheung Fai Road (see **Plan B**).

ADJACENT LAND USES

5. 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. Several industrial buildings and godowns are found further north across Kwai Tsing Bridge.
- (b) East – Planting strips are found along both sides of Cheung Fai Road east of the site. Further east of Cheung Fai Road and the cargo handling area is the Rambler Channel.
- (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 to the local roads in Tsing Yi.

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THE PROPOSED DEVELOPMENT

(a) *Master Layout Plan*

6. A Master Layout Plan, photomontages, floor plans and section of the proposed development are attached in **Plan C** to **Plan M**. The development proposal comprises a 6-storey building accommodating SPCA's required facilities. The proposed centre has been designed to optimise the development potential of the site. It is also based on a review by the SPCA to achieve operational efficiency for their services. The proposed scheme has the following characteristics:-

- *Site Boundary*

The subject site only occupies the southern portion of the "G/IC" site. It has a site area of about 3,120m². Due to the irregular shape of the site, the main building has been positioned at the northern part of the site. Car parking and loading facilities have been proposed at the narrower southern part of the site. An outdoor landscape and training area has been proposed at the western part of the building.

- *Increase in Plot Ratio, Site Coverage and Building Height*

In order to increase an efficient use of land, the plot ratio and site coverage of the proposed scheme have been fixed at 2.79 and 60% respectively. More educational facilities such as lecture theatre and learning centre gallery have been incorporated to reflect the latest requirements of the SPCA.

The building height for the proposed animal welfare centre has been increased to six storeys in order to accommodate all the SPCA required facilities and a car park at ground level. The proposed development with a building height of 29.45 (or 34.85mPD) has similar height of the adjacent Kwai Tsing Bridge which is at about 30mPD. A well-vegetated slope to the west and southwestern sides of the site forms a protective backdrop of the centre. The outlook of the proposed development is medium-rise in nature and is compatible with the local topography and environment.

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(b) The Architectural Concept – The “CATWALK” + “DOGWALK” in the Air

7. In order to facilitate a better contact and circulation for animals and humans, the “**Grand Ramp**” is exaggerated along the peripheral part of the front elevation, thus the expressive ramp is the major circulation area in the premises which will also perform as a “**Social-Gathering Ramp**” for visitors, animals and medical staff to meet up and to share ideas on animals.

8. The new premises has a total gross floor area (GFA) of 3,120m², accommodating function areas like main reception centre, veterinary, shop/ storage/ pharmacy, cat colony care unit, meeting / interview room, grooming and laundry at ground floor to provide the closest proximity and easiest arrival for visitors. First floor level comprises of several adoption areas and interview/ social rooms as well as an educational facility.

9. As for the second floor level, the premises is well organized with the welfare hospital and spay/ neuter surgical unit. The inspectorate behaviour and training and ancillary offices, administration office area and animal welfare learning centre are proposed at third floor level. Boarding area, community development unit, conference room and staff office are located at fourth floor. The roof level is also connected with the expressive ramp, leading to a unique landscaped roof garden to be enjoyed by both animals and end-users.

10. The main building is positioned at the wider part of the site. More detailed design considerations have been given to its external treatment to enhance the aesthetic of the development proposal.

(c) Development Schedule

11. The development parameters of the proposed development are shown in **Table 1** below. Comparison of the major development parameters between the proposed scheme and the previous scheme approved by the Board on 7.9.2012 is shown in **Table 2**.

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Table 1: Development Schedule of the Proposed Development

	Application Site	
Site Area (m ²)	About 3,120m ²	
Plot Ratio	2.79 (approximate)	
Proposed GFA (m ²)	Not exceeding 8,720m ²	
Site Coverage	60% (approximate)	
No. of Blocks	1	
No. of Storeys	6	
Maximum Building Height (main roof)	29.45m (34.85mPD)	
Private Open Space	418m ²	
No. of Parking Space	Private Car Parking Space	18
	Disabled Parking Space	1
	Motorcycle Parking Space	6
No. of Loading/ Unloading Space	Light Goods Vehicle (LGV) Bay	4
	Medium / Heavy Goods Vehicle (HGV) Bay	1

**Table 2: Comparison of the Major Development Parameters
Between the Proposed Scheme and the Previous Scheme**

		Previous Scheme (a)	Proposed Scheme (b)	Difference (b) – (a)
Site Area (m ²)		4,372m ²	3,120m ²	-1,252m ²
Plot Ratio		1.462	2.79	+1.328
GFA (m ²)	Total	6,390m ²	8,720m ²	+2,330m ²
	Animal Welfare Centre	5,610m ²	8,491m ²	+2,881m ²
	Car Park	1,560/2 = 780m ²	458/2 = 229m ²	-551m ²
Site Coverage		56.26%	60%	+3.74%
No. of Blocks		1 block	1 block	0 block
No. of Storeys		3 storeys	6 storeys	+ 3 storeys
Maximum Building Height (main roof)		13.15m (18.55mPD)	29.45m (34.85mPD)	+ 16.3m
Private Open Space		1,329m ²	418m ²	-911m ²
No. of Parking Space	Private Car Parking	39	18	-21
	Disabled Parking	1	1	0
	Motorcycle Parking	4	6	+2
No. of Loading/ Unloading Space	LGV	5	4	-1
	HGV	1	1	0

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LANDSCAPE PROPOSAL

12. A Landscape Master Plan of the proposed development is shown in **Plan N** to **Plan P**. It is based on the following landscape design concepts:-

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

13. The development proposal will involve the planting of 29 nos. of heavy standard trees, 326m² of shrubs and groundcovers and 92m² lawn area. Total 418m² planting area of total 3,120 m² site area will be provided within the site boundary and the greening ratio of this project is approximately 13.40%. A detailed landscape proposal with assessment was submitted with the s.16 planning application.

ACCESS AND INTERNAL TRANSPORT FACILITIES

(a) Access Arrangement and Internal Circulation

14. The proposal aims to increase the SPCA's service to the community of the N.T. region. It will provide a 6m wide site vehicular access on Cheung Fai Road directly to the proposed car park and loading/unloading spaces south 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 N.T. via Ting Kau Bridge), Route 8 (to Northern and Eastern N.T. via Shatin). Cheung Fai Road, Cheung Wan Street, Tsing Yi Heung Sze Wui Road and Chung Mei Road will form the local road network.

(b) Parking and Servicing Facilities

15. The provision of parking and loading/unloading facilities for the proposed development has been determined based on the SPCA's operational

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requirements and availability of public transport facilities. A summary of the proposed internal transport facilities is shown in **Table 3**.

Table 3: Proposed Internal Transport Provisions

Type	Provision	Length	Width	Min. Headroom
Motorcycle Parking	6	2.4m	1m	-
Private Car Parking	18	5m	2.5m	2.4m
Disabled Parking	1	5m	3.5m	2.4m
Light Goods Vehicle	4	7m	3.5m	3.6m
Medium /Heavy Goods Vehicle	1	11m	3.5m	4.7m

(c) Proposed Shifting of Existing Lay-by

16. Due to the reduction in site area and the irregular shape of the site, the main building has been proposed at the northern portion of the site. The car parking and loading/unloading area will be provided at the narrower southern part of the site.

17. The proposed vehicular access, which directly connects to the proposed car park and loading/unloading spaces, has been proposed at the southern corner of the site. It avoids any possible conflict with the entrances of the existing temporary car park and the government site north of the site. It also facilitates the innovative design of the proposed animal welfare centre to provide a "Social-Gathering Ramp" along the peripheral of its front elevation. This expressive ramp is the major circulation to the premises to facilitate a better communication and circulation for both Animals and Human.

18. For the reasons above, the vehicular access has to be provided at the southern end of the site at the taper of the existing lay-by. To maintain the traffic operation and safety of the lay-by, it is proposed to shift the lay-by southwards by about 15m. The total length of the lay-by will remain unchanged and therefore will not have any impact.

IMPLEMENTATION

19. Construction of the proposed development is anticipated to commence

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in 2017 with completion in 2020.

PLANNING JUSTIFICATIONS

20. The development proposal is well justified on planning ground and conforms with the requirements of the Harbourfront Commission:-

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

21. The SPCA is a non-profit making social organisation helping the Government and the Hong Kong Community in promoting humane treatment of animals and protecting animals from cruelty and abuse. Despite of its limited budget, the SPCA handles around 5,600 animals and investigates over 850 complaints of cruelty and carries out over 1,000 animal welfare inspections per year. Furthermore, it has been taking the lead in providing community education regarding animal welfare, promoting responsible pet ownership, and the responsibility to protect and co-exist with animals.

(b) In Line with Government's Intention

22. Over 50% of the SPCA's service needs in the 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.

23. A s.16 planning application for an animal welfare centre at the "G/IC" site in Cheung Fai Road was approved by the Board on 7.9.2012. However, in order to achieve a more efficient use of land as advised by the relevant government departments during the land grant application, a proposed 6-storey animal welfare centre based on a smaller site area, a higher plot ratio and site coverage is submitted. Policy support from FHB for establishing the new centre was obtained on 10.8.2015.

(c) Improvements to the Previous Scheme

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24. The proposed scheme will bring the following improvements:-

- *Optimization of Development Potential of the Subject Site*

According to the Tsing Yi OZP, the subject site is zoned "G/IC" which has no building height restriction. The proposed scheme, which comprises a 6-storey animal welfare centre with a site area of 3,120m², a plot ratio of 2.79 and a site coverage of 60%, is in line with the Government's intention to optimise land utilisation. With the adjustment of the site boundary, the original car parking area north of the site can be reserved for other beneficial uses, i.e. G/IC use or fee-paying public car park use, etc.

- *Additional SPCA Facilities*

A series of educational facilities such as lecture theatre and learning centre gallery has been incorporated in the proposed scheme. The additional facilities could help the SPCA to run courses for domestic helpers and humane education programmes under the curriculum of schools in Hong Kong and other provinces in mainland China.

- *Visual Improvements*

More detailed design considerations have been given to the external treatment of the new animal welfare centre to make it blend in well with the surrounding environment. For example, possible visual greenery behind the brise-soleil façade would be considered to create a screen of greening when viewing from outside. Although the proposed building has been increased from three storeys to six storeys, the proposed centre with a building height of 29.45m (or 34.85mPD) has similar height of the adjacent Kwai Tsing Bridge to the north. A set of the photomontages showing the proposed development and the previous scheme are attached in **Plan Q** to **Plan S**.

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

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

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- **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 described in the previous paras., 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 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, SPCA Members and the community as well as 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.

(e) Minimum Traffic Impacts

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

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- 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.
- The vehicular access has been proposed at the southern end of the site at the taper of the existing lay-by. To maintain the traffic operation and safety of the lay-by, it is recommended to shift the lay-by southwards by about 15m. The total length of the layby will remain unchanged and therefore will not have any impact.
- Even with a conservative scaling up factor of +25% on the surveyed trip generation rates, the proposed development would only result in a net traffic increase of 63 pcus and 50 pcus for the AM and PM peak hours respectively. The TIA has concluded that the traffic generated by the proposed is insignificant and the traffic impact on adjacent road network is negligible.

(f) *Minimum Environmental Impacts*

27. An Environmental Assessment (EA) 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

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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 (HKPSG).
- Unacceptable chimney emission impact on the proposed development is not anticipated as there is no chimney located within 200m from subject site. The recommended buffer distance for chimney emission stipulated in HKPSG has been fulfilled.
- The sewage flow generated from the proposed development is estimated to be approximately 11 m³/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.

(g) Planning Gains

28. 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 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

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the N.T., but 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) population in the N.T.. A permanent site would greatly assist in the SPCA's overall operations, with their current centres already being over stretched.

- *Improvement in Townscape*

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

- *Increase in Employment*

The proposed centre could potentially generate a wide range of employment opportunities including Inspectors, veterinarians, vet nurses, kennel keepers, administrative officers, animal behaviourists, technicians and security personnel, general maintenance workers and cleaners etc.

WAY FORWARD

29. Members are invited to comment on the proposed animal welfare centre. The project proponent is prepared to refine the proposed scheme by taking into account the comments and suggestions by the Task Force in the s.16 planning application and detailed design stages.

**The Society for the Prevention of Cruelty to Animals (Hong Kong)
November 2015**



Plan A: Zoning and Location Plan
Extract of Draft Tsing Yi Outline Zoning Plan No. S/TY/27



Plan B: Adjacent Land Uses Plan



Plan C: Photomontages

PHOTOMONTAGES

SECTION 16 PLANNING APPLICATION FOR PROPOSED ANIMAL WELFARE CENTRE FOR THE SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (HK) AT CHEUNG FAI ROAD, TSING YI

LEGENDS

- MAIN BUILDING
- LANDSCAPE AREA
- EXISTING U-CHANNEL
- CAR PARK & ACCESS



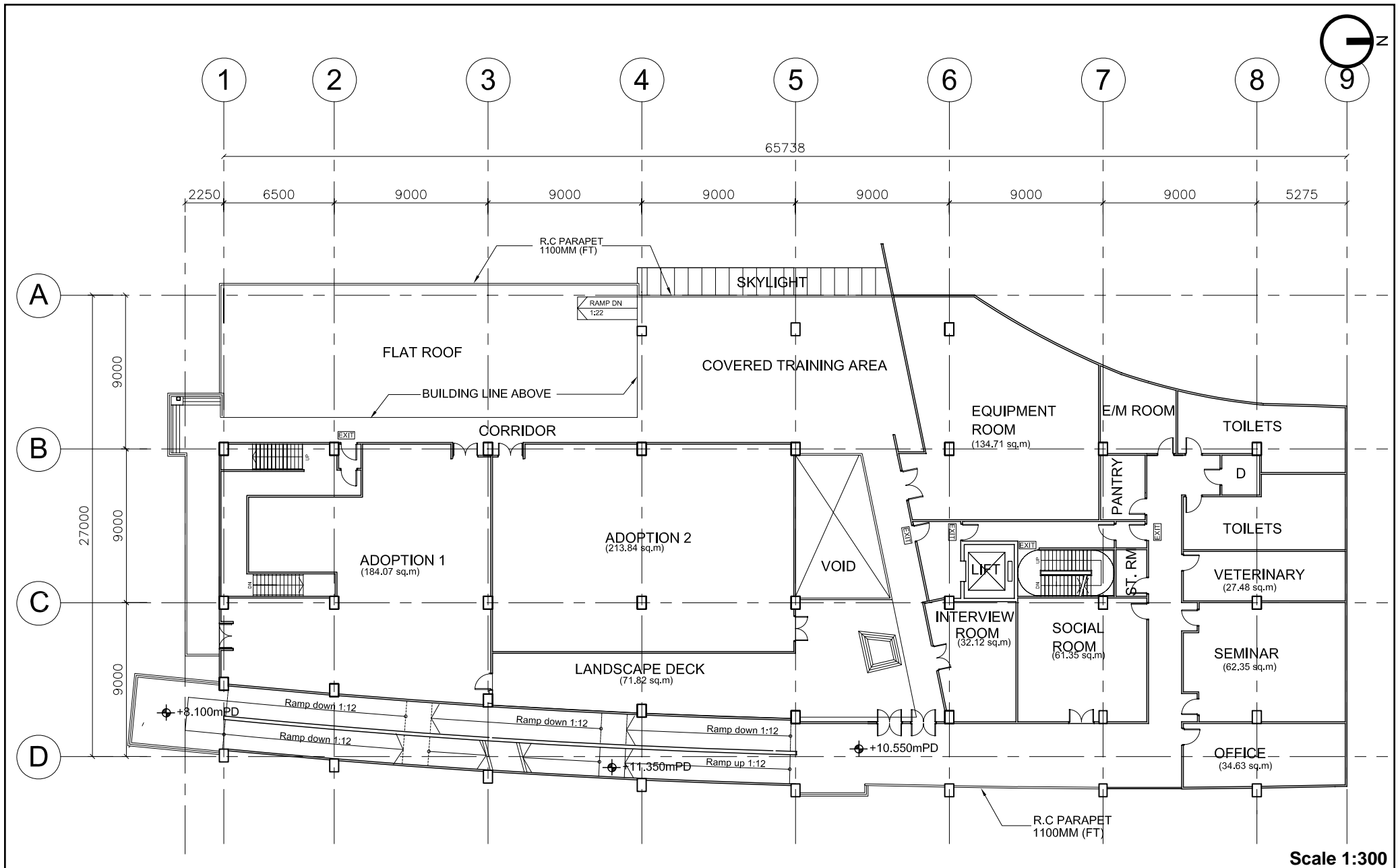
Plan D: Master Layout Plan

MASTER LAYOUT PLAN

SECTION 16 PLANNING APPLICATION FOR PROPOSED ANIMAL WELFARE CENTRE FOR THE SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (HK) AT CHEUNG FAI ROAD, TSING YI

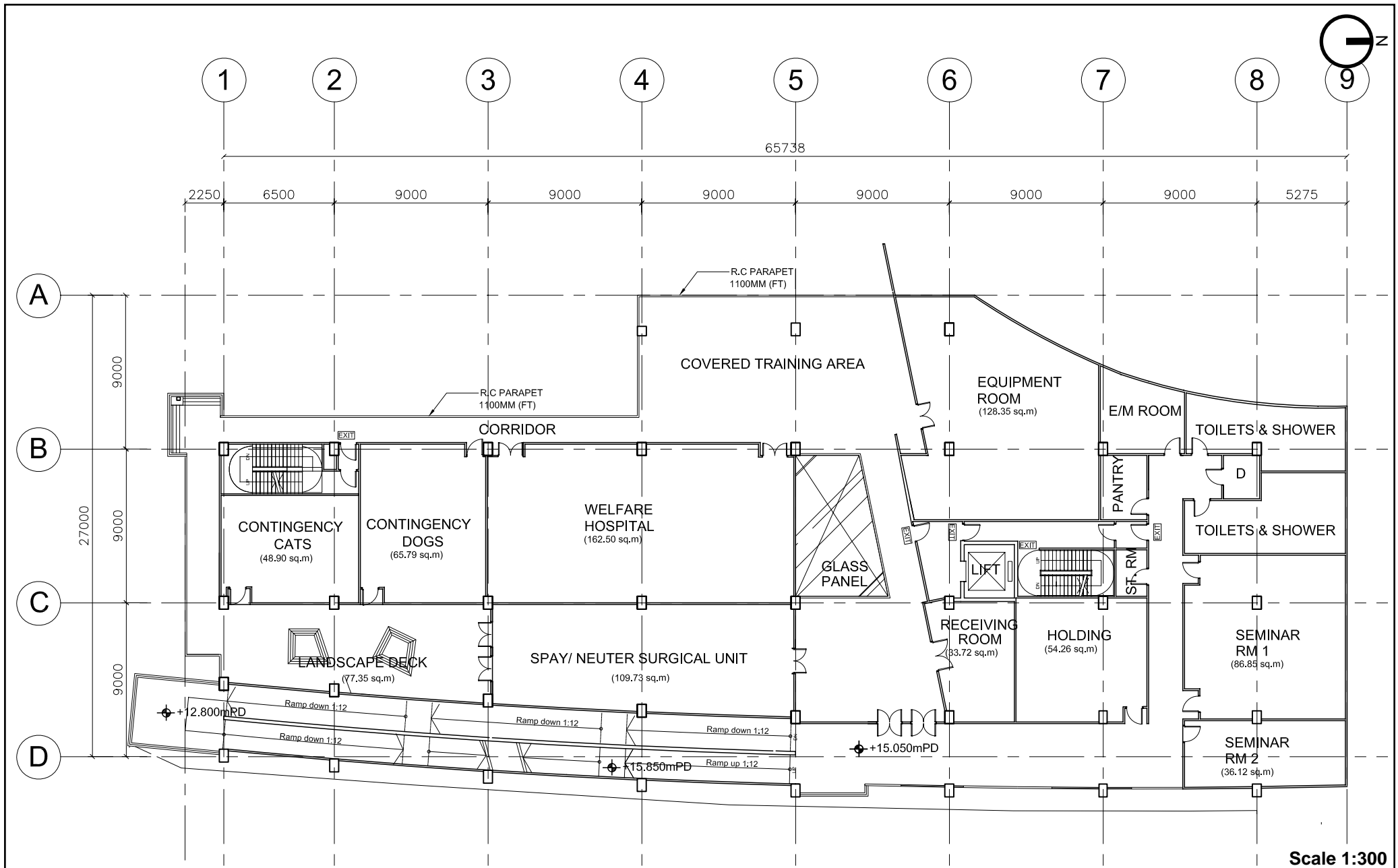
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BARRIE HO
ARCHITECTURE · INTERIORS



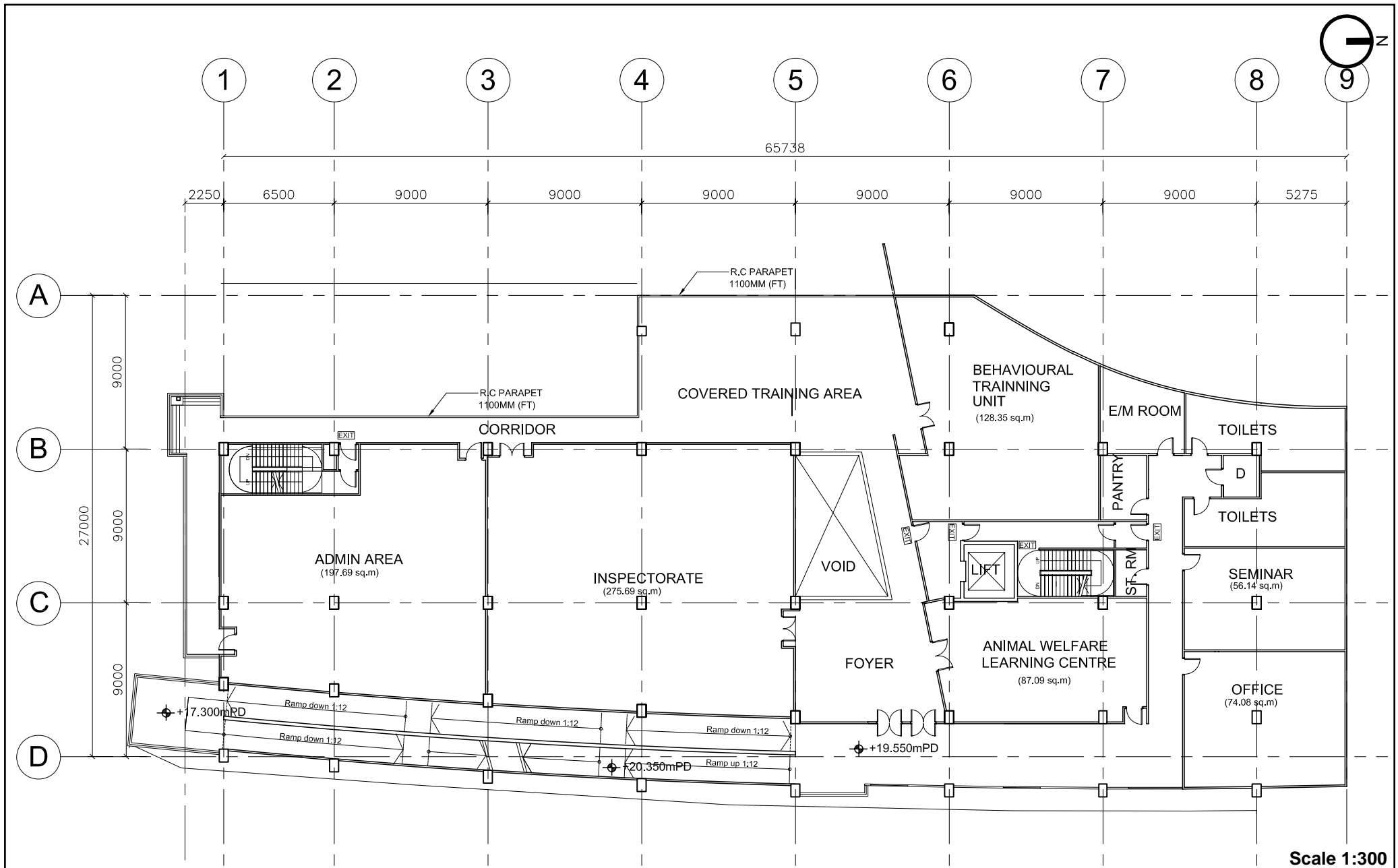
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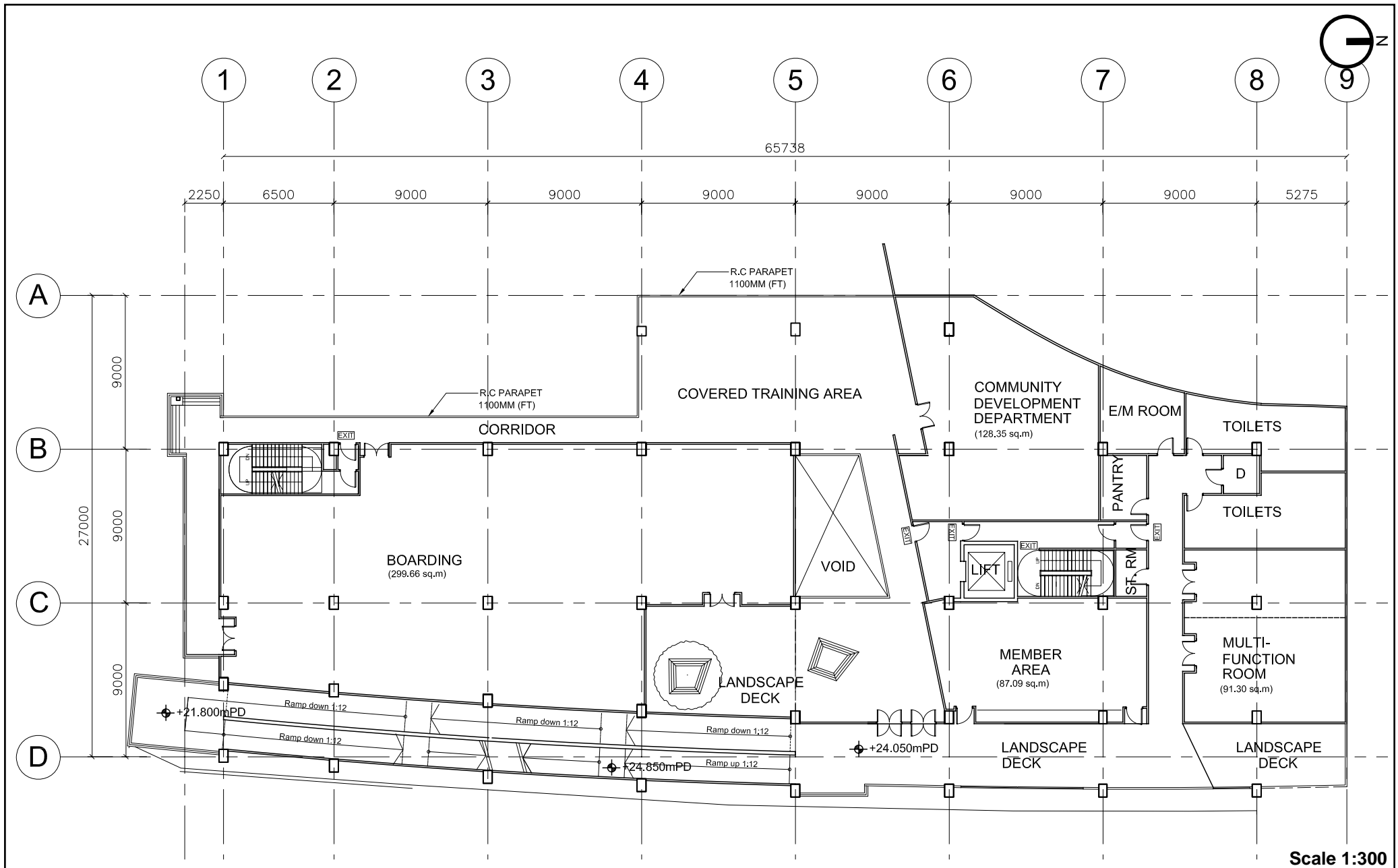
Plan F: First Floor Plan

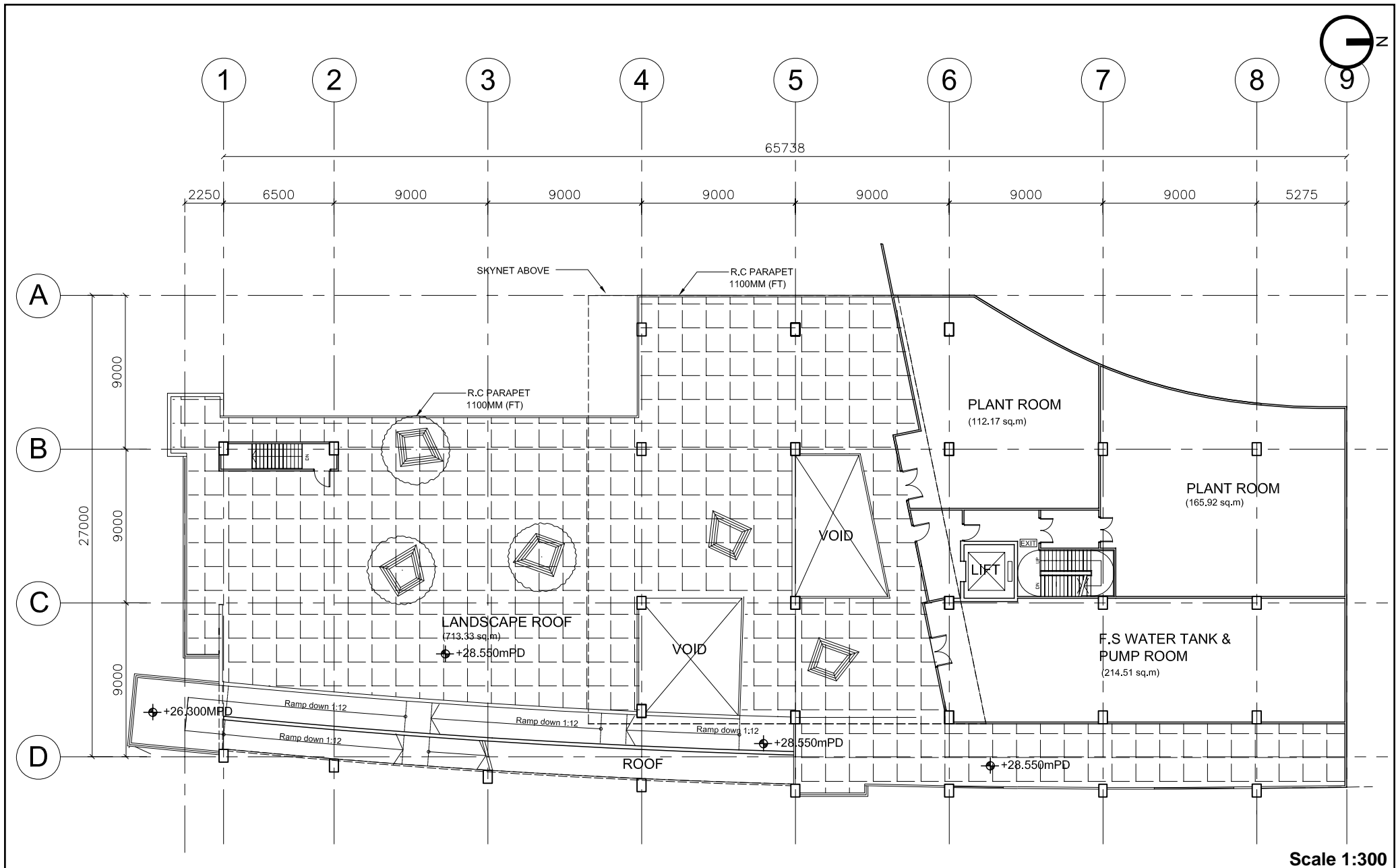


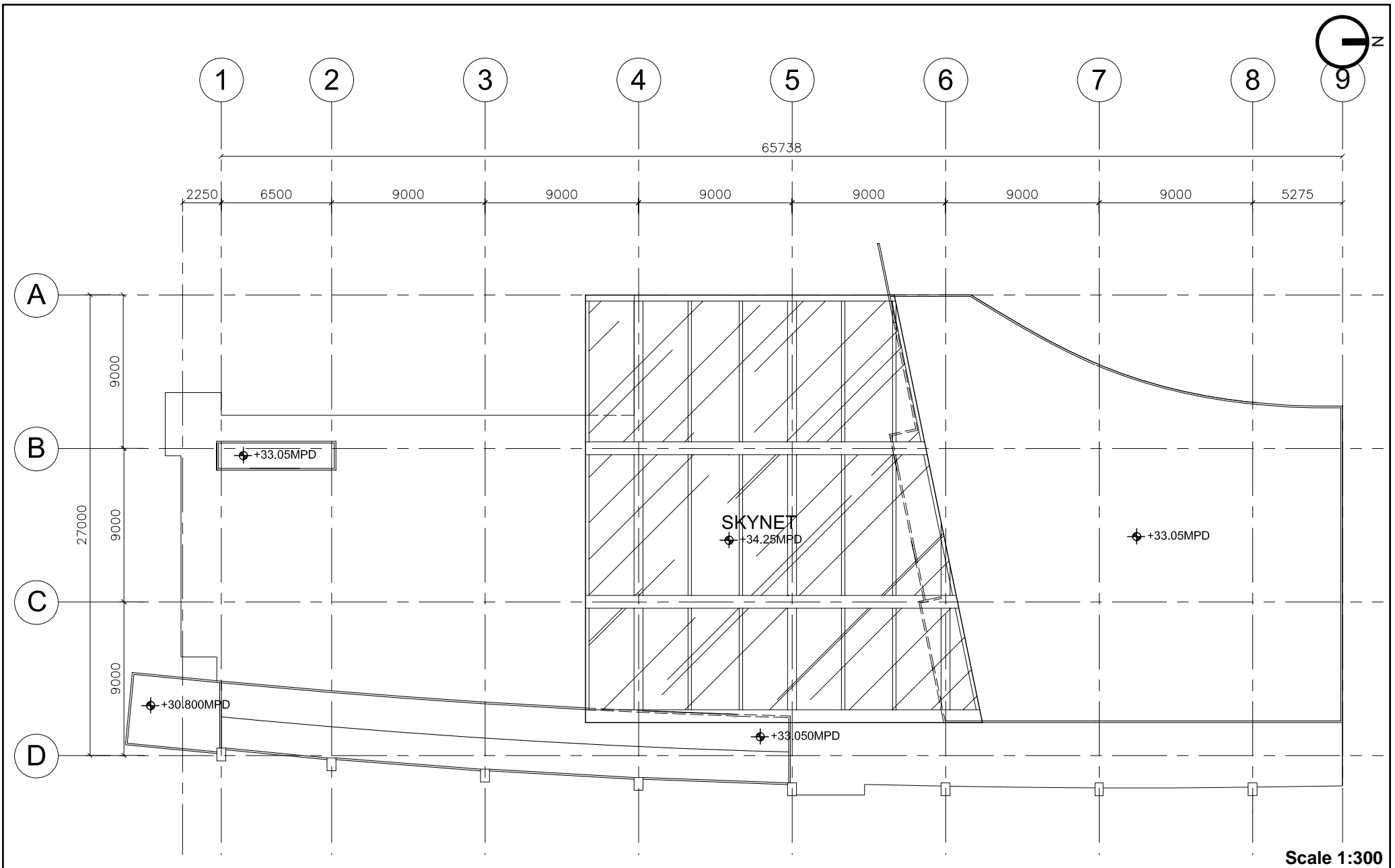
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Plan G: Second Floor Plan



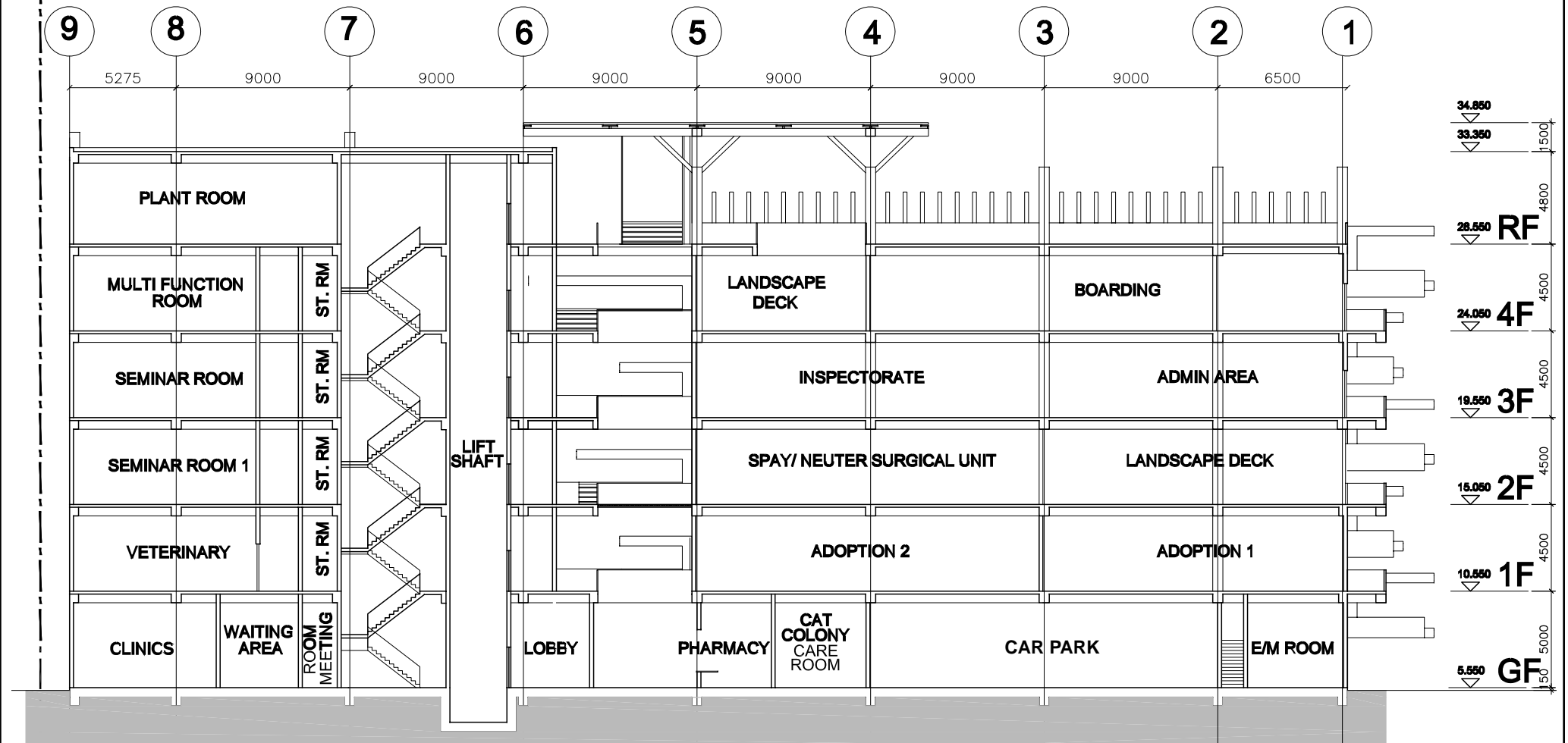




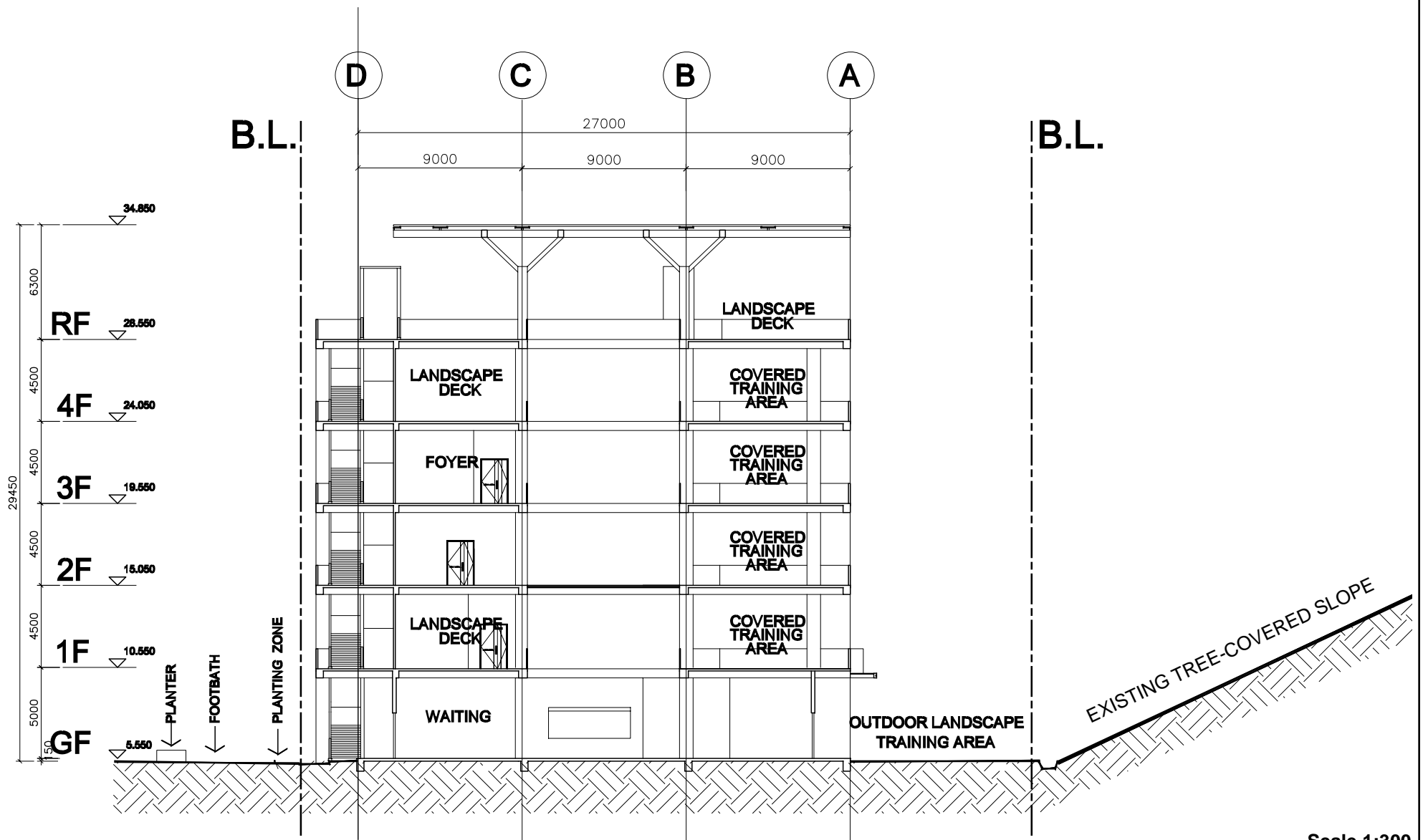


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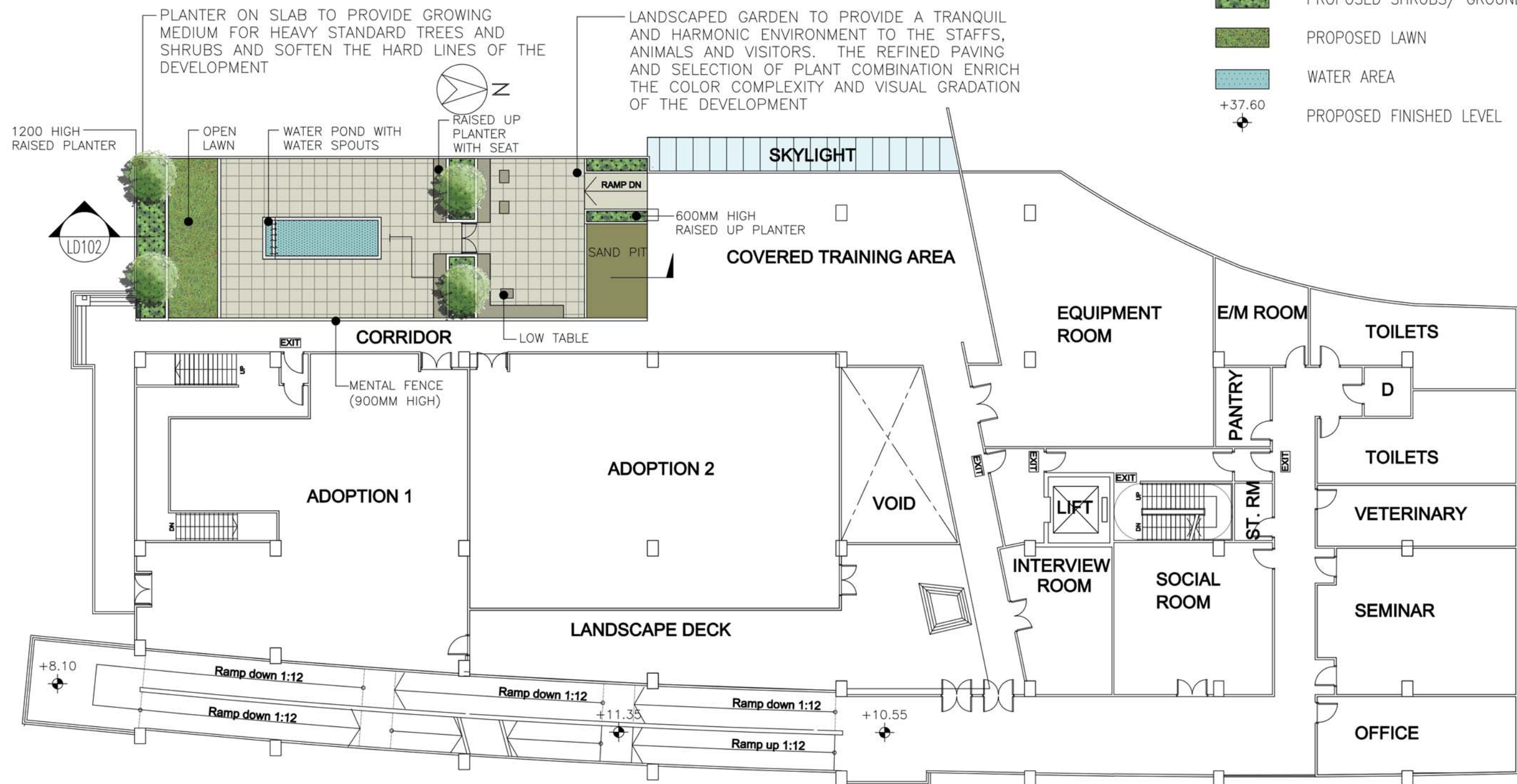


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- LEGEND:
- STUDY BOUNDARY
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED SHRUBS/ GROUNDCOVER
 - PROPOSED LAWN
 - WATER AREA
 - PROPOSED FINISHED LEVEL



FIRST FLOOR PLAN

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 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED ANIMAL WELFARE CENTRE FOR SPCA AT TSING YI, N.T.	1:200	TEL	
						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN (FIRST FLOOR)	DATE 日期 10/07/2015	DRAWN 繪圖 CAD	
						REVISION 校訂	CHECKED 審核 TEL	CHECKED 審核 TEL	
						DRAWING NUMBER 圖號 C1519-LMP02	APPROVED 審批 TEL	APPROVED 審批 TEL	

Plan O: Landscape Master Plan (1/F)

- LEGEND:
- STUDY BOUNDARY
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED SHRUBS/ GROUNDCOVER
 - PROPOSED LAWN
 - PROPOSED FINISHED LEVEL



ROOF FLOOR PLAN

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 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED ANIMAL WELFARE CENTRE FOR SPCA AT TSING YI. N.T.	1:200	TEL	
						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN (ROOF FLOOR)	DATE 日期 10/07/2015	DRAWN 繪圖 CAD	
							REVISION 校訂	CHECKED 審核 TEL	
							DRAWING NUMBER 圖號 C1519-LMP03	APPROVED 審批 TEL	

Plan P: Landscape Master Plan (R/F)



The Proposed Scheme



Previous Approved Scheme (No. TPB/A/TY/120)



The Proposed Scheme



Previous Approved Scheme (No. TPB/A/TY/120)



The Proposed Scheme



Previous Approved Scheme (No. TPB/A/TY/120)



中華人民共和國香港特別行政區政府總部食物及衛生局
Food and Health Bureau, Government Secretariat
The Government of the Hong Kong Special Administrative Region
The People's Republic of China

Our Ref :
Your Ref : BH/L015/06/2015

Tel no : 3509 8932
Fax no : 2526 3753

10 August 2015

Bernd Hanemann
Executive Director,
Society for the Prevention
of Cruelty to Animals (HK),
5 Wan Shing Street,
Wanchai, Hong Kong

Dear Mr Hanemann,

**Update on the Establishment of
an Animal Welfare Centre in the New Territories**

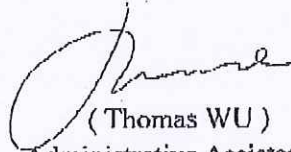
Thank you for your letter dated 29 June 2015 to the Secretary for Food and Health.

We are thankful to the Society for the Prevention of Cruelty to Animals (HK) for your dedication to various fronts of work relating to animal welfare protection and promotion. In particular, we are pleased to hear that the preparatory work for establishing the animal welfare centre is in good progress.

Should there be any matter that calls for our fair share of support

in future, please do not hesitate to contact our Bureau or the Agriculture,
Fisheries and Conservation Department.

Yours sincerely,



(Thomas WU)
Administrative Assistant
to Secretary for Food and Health

c.c.

Director of Agriculture, Fisheries and Conservation
(Attn.: Dr Thomas Sit)

Fax: 2311 3731