

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



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Cheung Fai Road, Tsing Yi



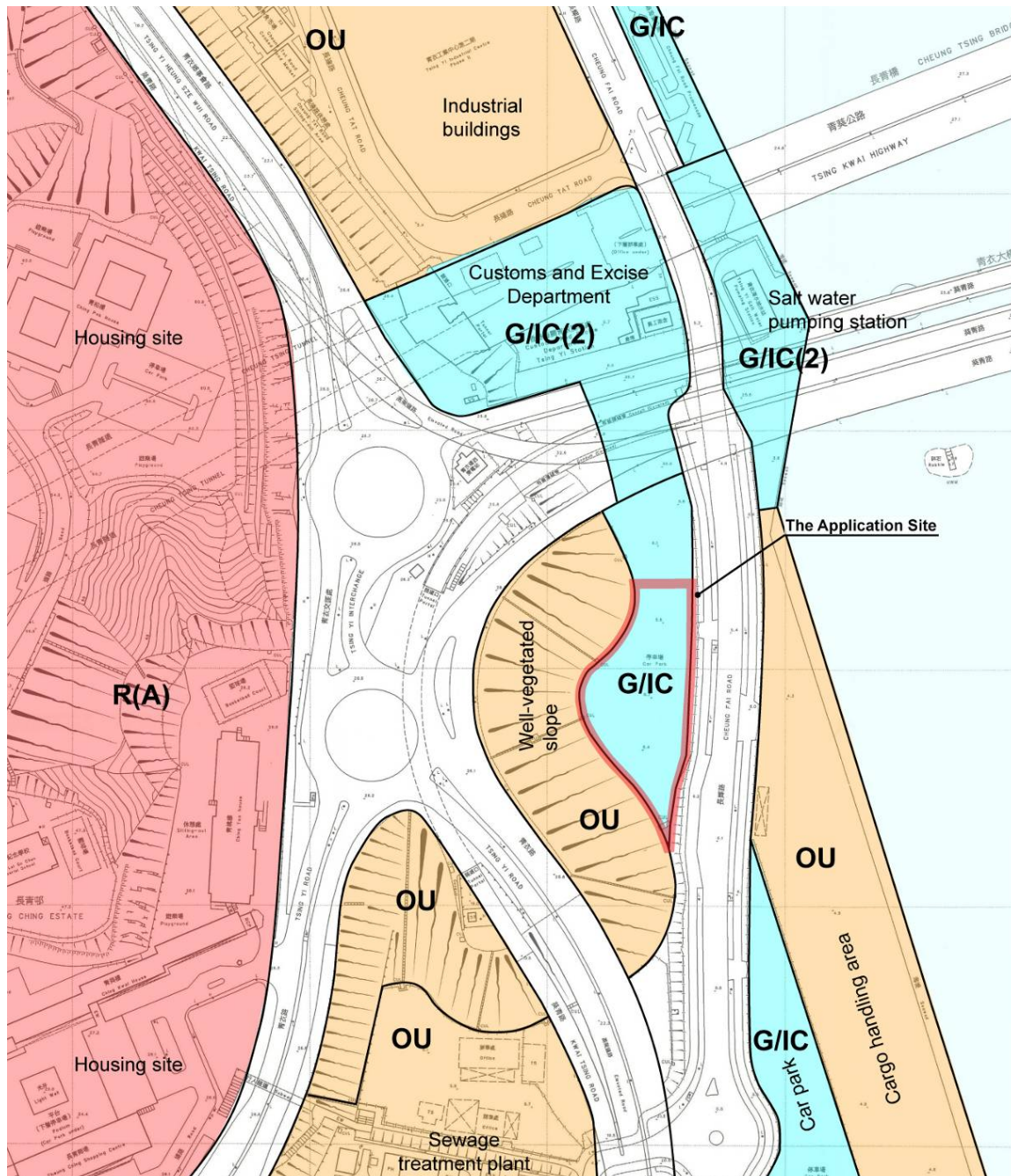
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Introduction

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 3,120 sqm in area and is zoned “G/IC” on the Draft 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/IC facilities in the vicinity.

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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



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The Need for A New SPCA Animal Welfare Centre



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The SPCA Centre in Ho Man Tin

Proposed Animal Welfare Centre for SPCA
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The Need for A New SPCA Animal Welfare Centre



Our work in 2014/15

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



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Inspectorate Figures

Total Number of Calls Received – 35,308



Inspectorate Figures

Animals Collected by Inspectors – 4,473



Inspectorate Figures

Animal Rescues – 1,732



Inspectorate Figures

Complaints of Cruelty investigated – 869

Follow up investigations – 402



Cat Colony Care Programme

More than **50,000** cats de-sexed since 2001



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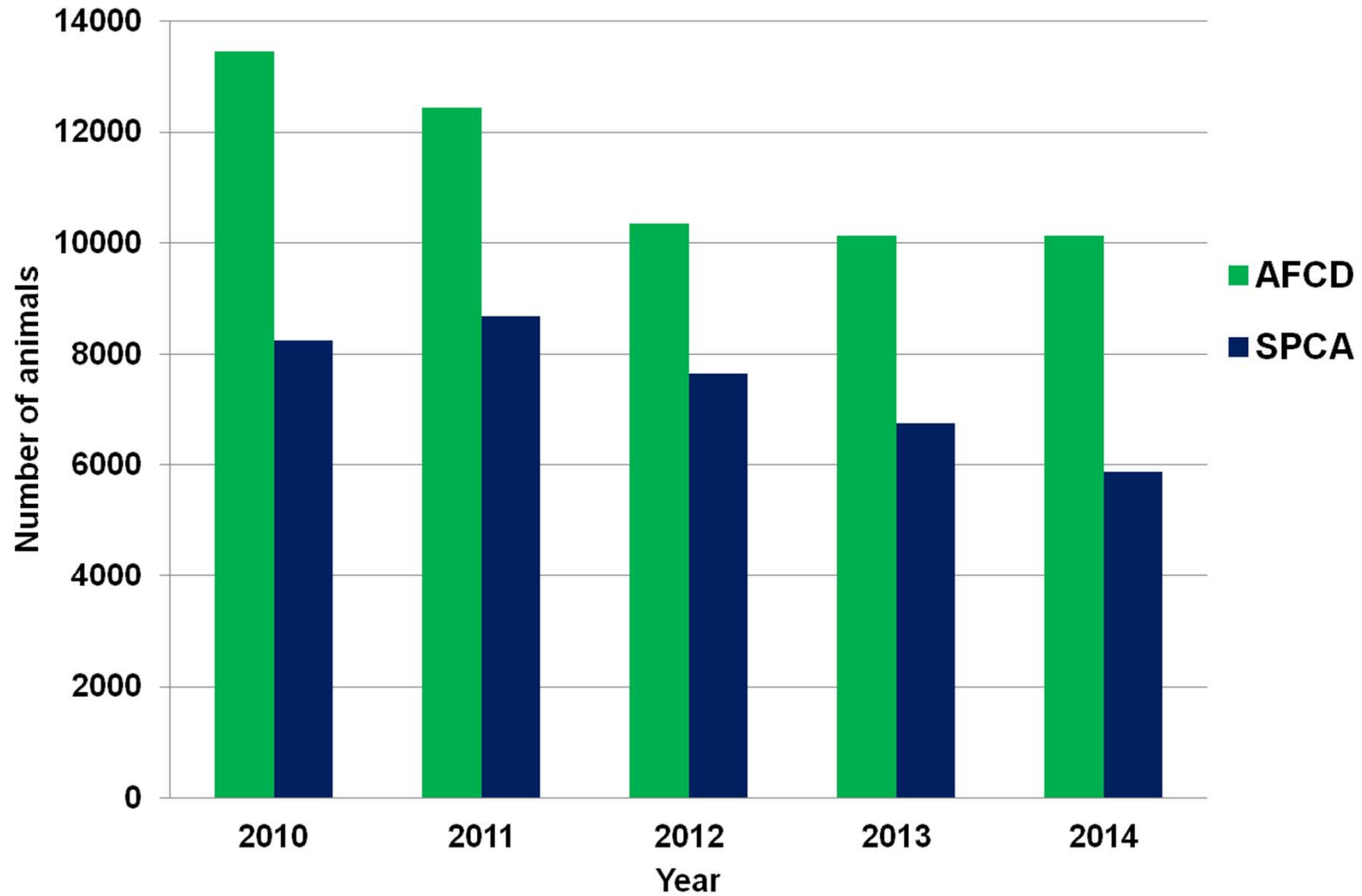
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Controlling Animal Populations



Stray and surrendered animals handled by AFCD and SPCA



Education and outreach

*Over 200 talks given to more than
19,000 people*



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3. Design of the Proposed Animal Welfare Centre





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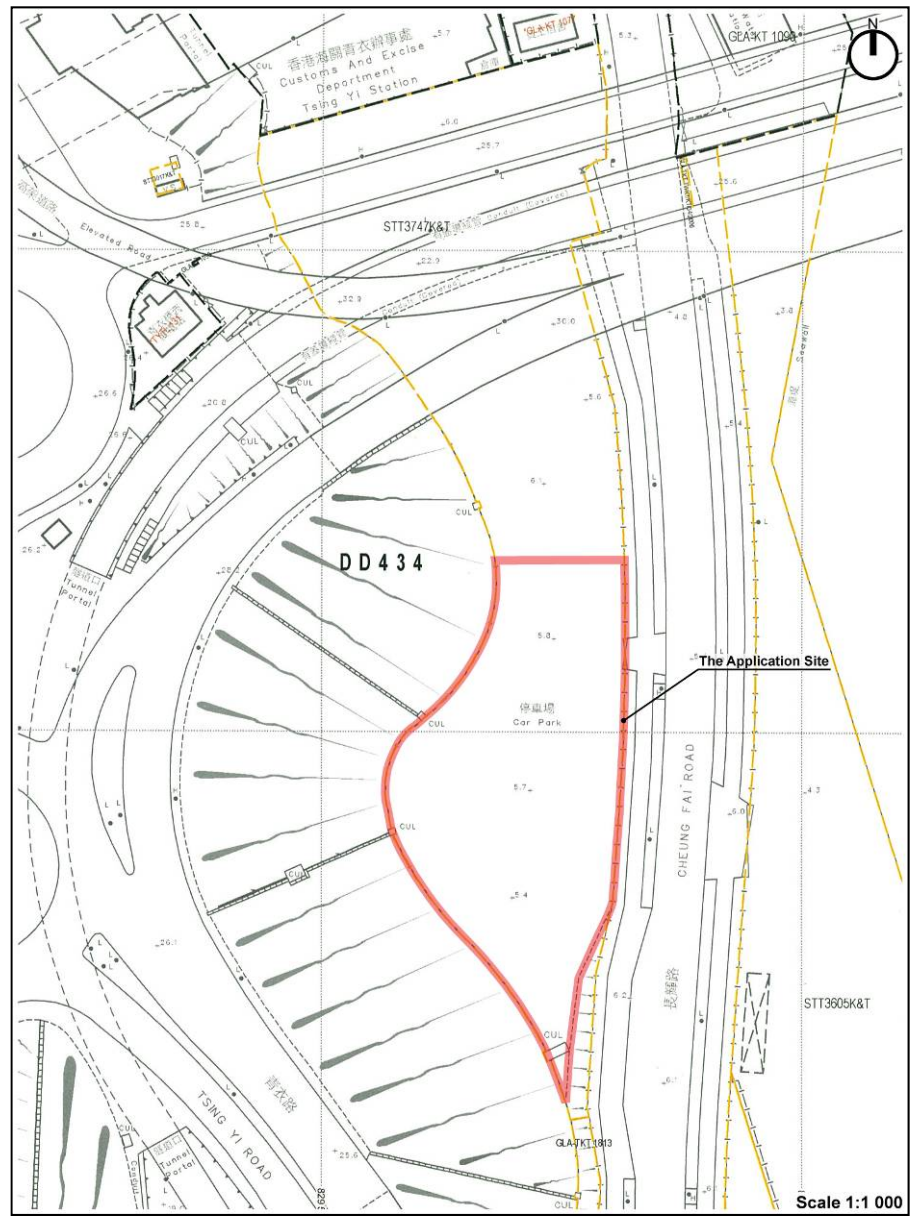


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Section 16 Planning Application

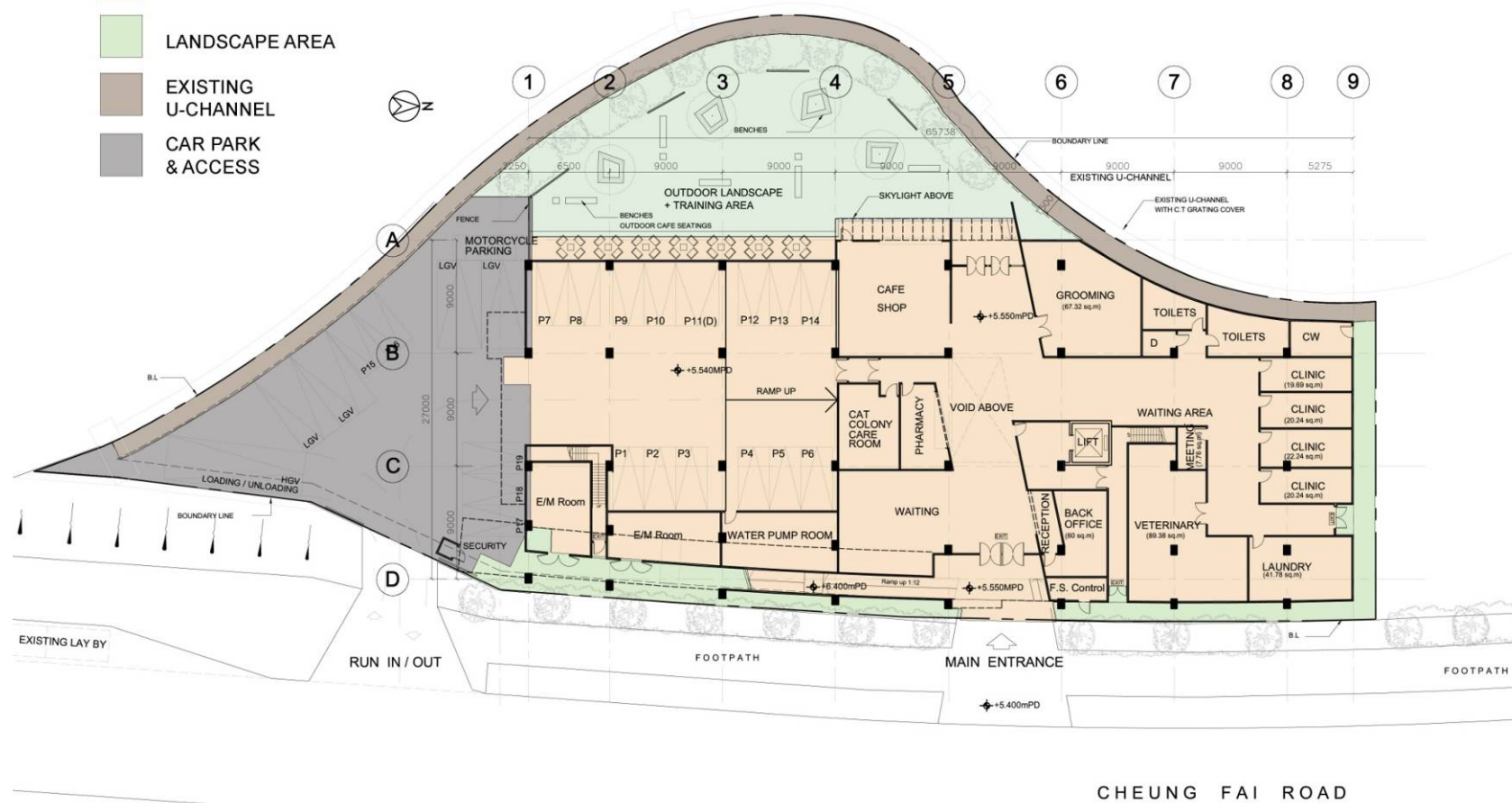
For Proposed Animal Welfare Centre for SPCA at Cheung Fai Road, Tsing Yi

Development Proposal

| | Proposal 1 (April 2012) | Revised Proposal 2 (Feb 2015) | Difference | Difference in % |
|-----------------------------------------|-------------------------------------------------------|----------------------------------|----------------------|-----------------|
| Proposed Lot Size (sq. m.) | 4,372 sq. m. | 3,120 sq. m. | -1,252 sq. m. | -28.64% |
| Site Coverage (sq. m.) | 2,460 sq. m. | 1,872 sq.m | -588 sq. m. | -23.90% |
| (%) | 56.27% | 60.00% | 3.73 | 6.63 |
| Total GFA | 6,390 sq. m. | 8,720 sq.m | 2,330 sq. m. | 36.46% |
| - GFA for Animal Welfare Centre (sq.m.) | 5,610 sq. m. | 8,491 sq.m | 2,881 sq. m. | 51.35% |
| - GFA for Carpark (sq.m.) | 1,560/2 = 780 sq. m. | 458/2 = 229 sq.m | -551 sq. m. | -70.64% |
| Plot Ratio | 1.462 | 2.79 | 1.33 | 90.83% |
| Building Height | 13.15 m | 29.45m | 16.30m | 123.95% |
| No. of Storey | 3 storeys | 6 storeys | 3 storeys | 100.00% |
| Car Parking Space | | | | |
| - Private Car Parking | Total: 40 Nos. G/F: 25 Nos. 1/F: 15 Nos. | Total: 19 Nos. | -21 Nos. | -52.50% |
| - Motorcycle | 4 Nos. | 6 Nos. | 2 Nos. | 50.00% |
| - Light Goods Vehicle (LGV) | 7 Nos. | 4 Nos. | -3 Nos. | -42.86% |
| - Heavy Goods Vehicle (HGV) | 1 No. | 1 No. | 0 Nos. | - |

LEGENDS

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



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

1:300

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ARCHITECTURE · INTERIORS

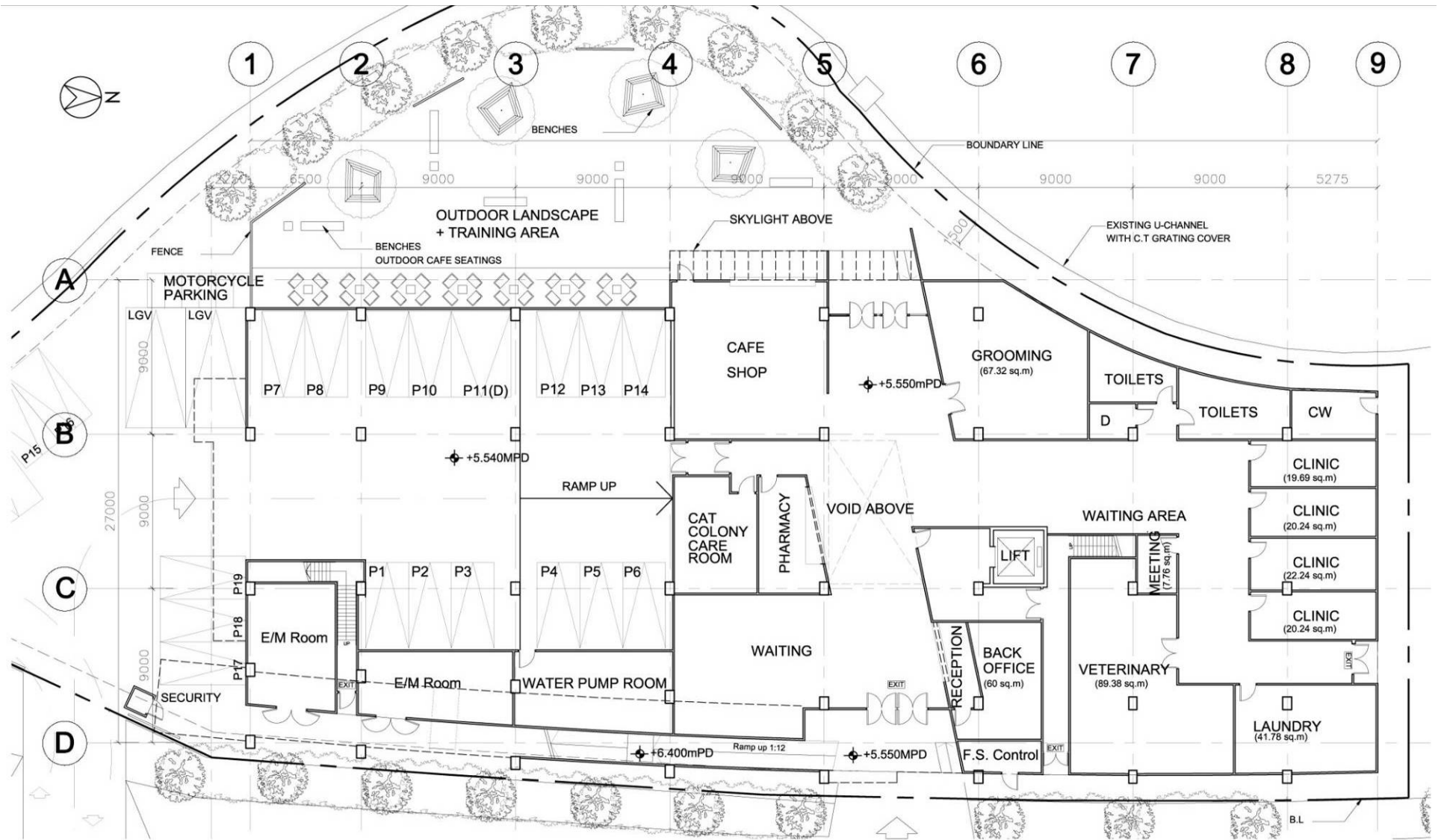
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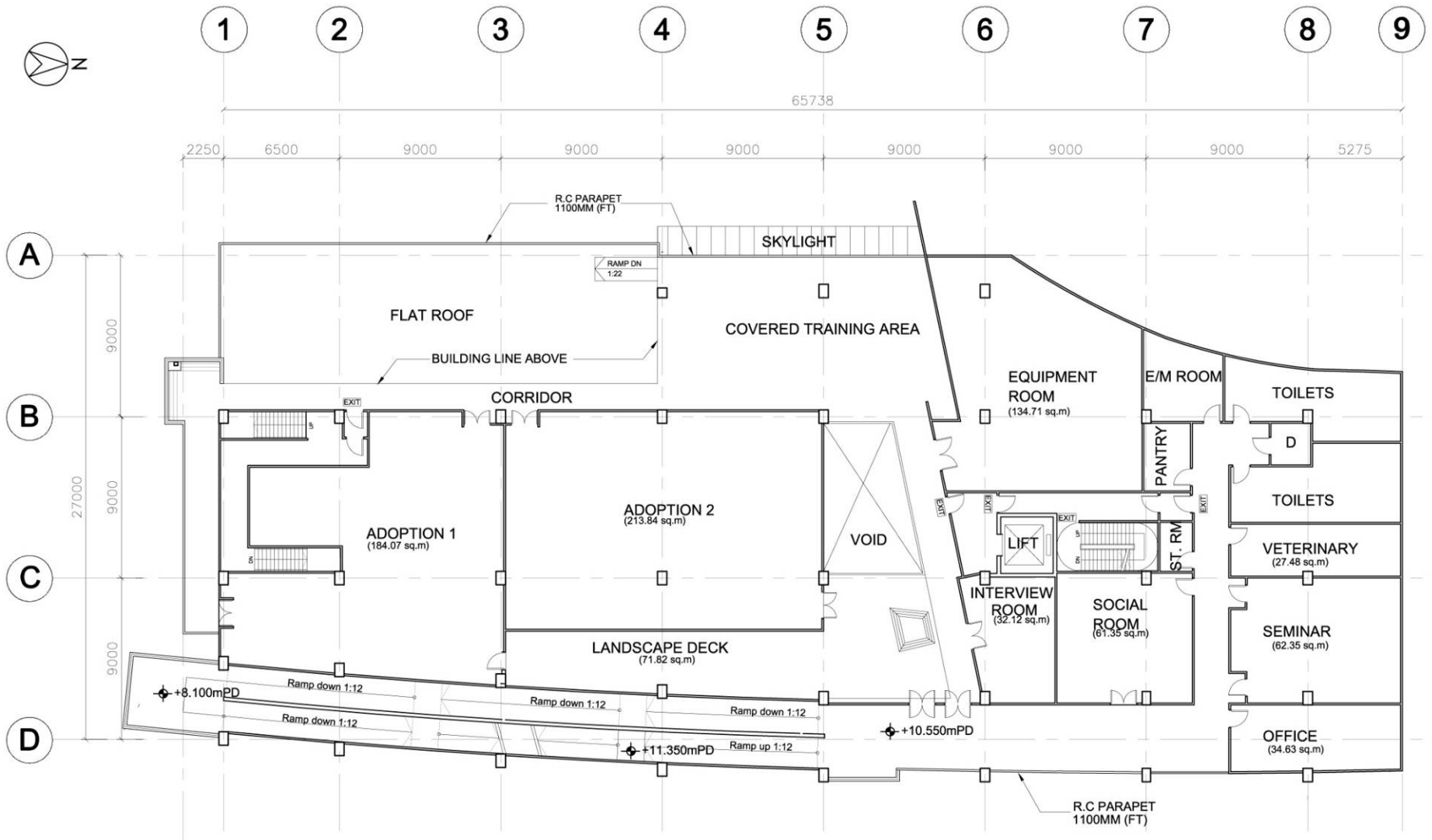
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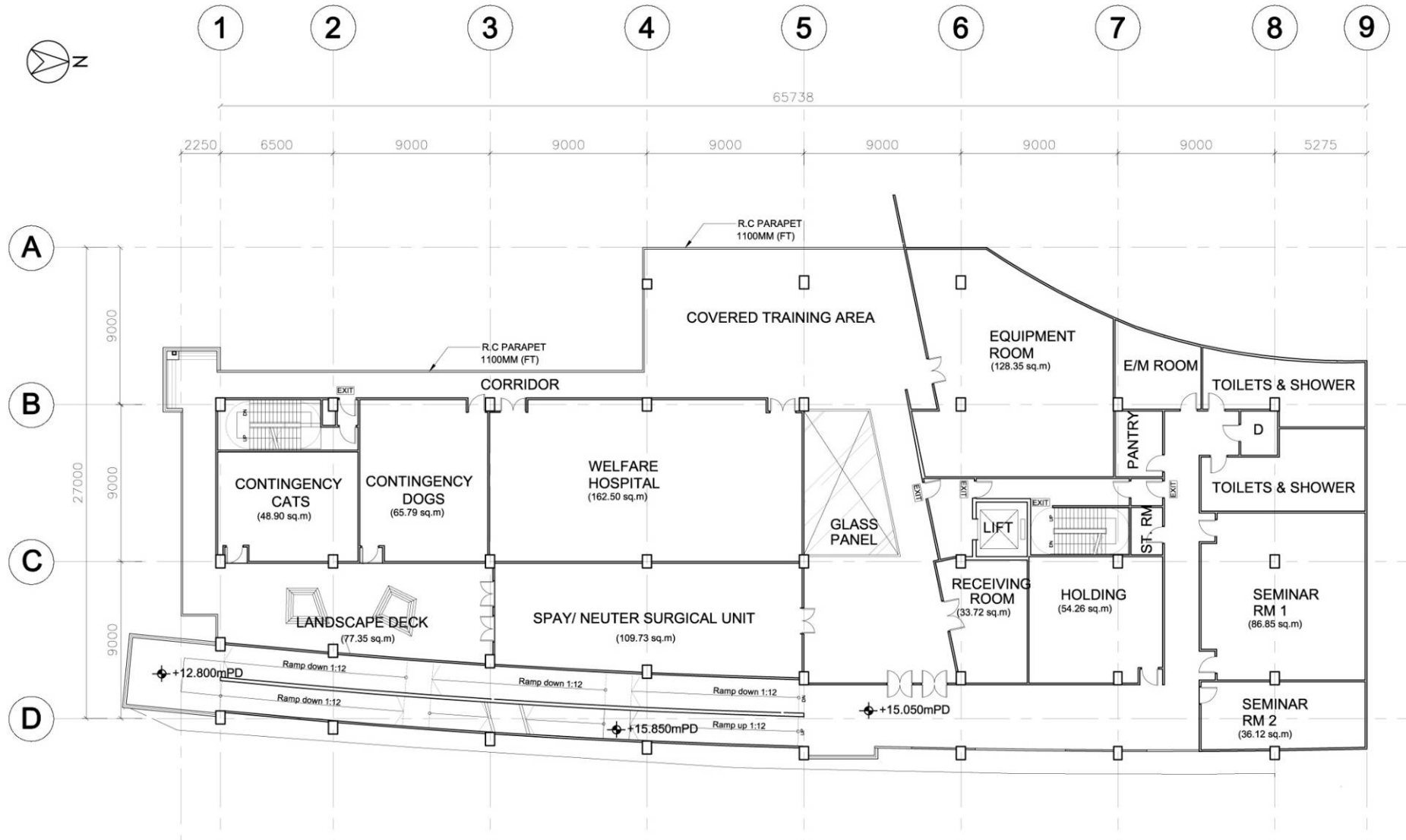




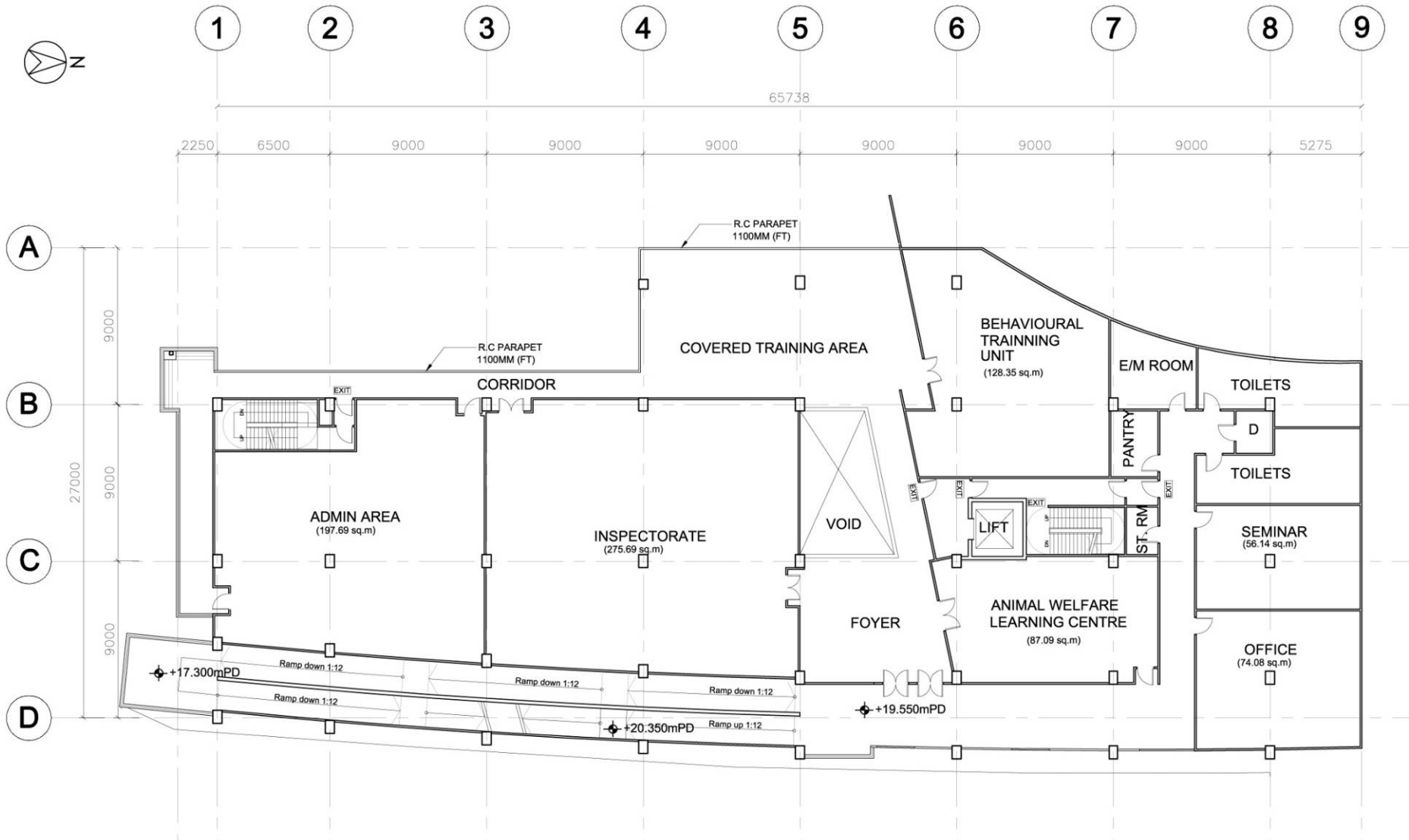
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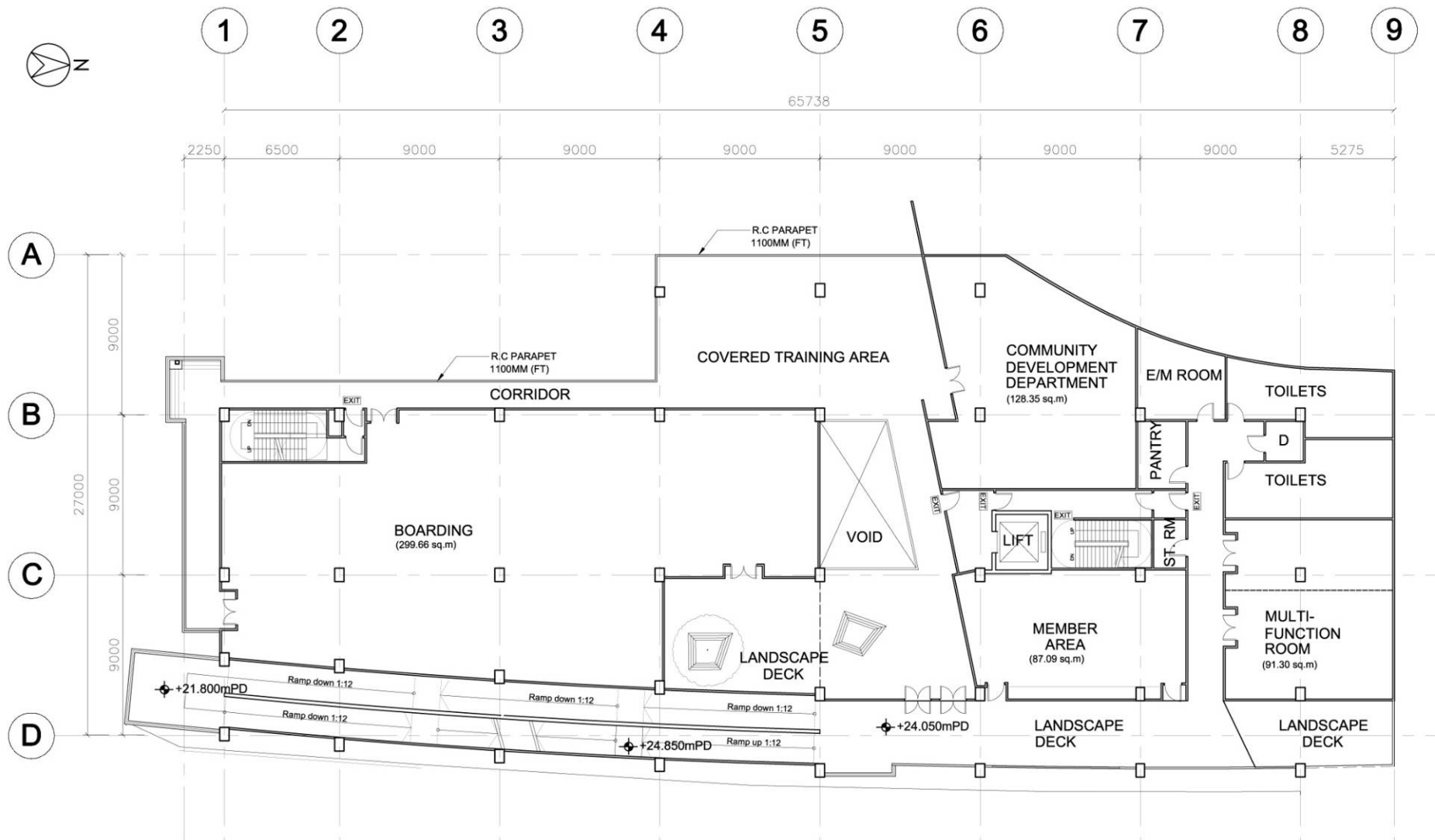
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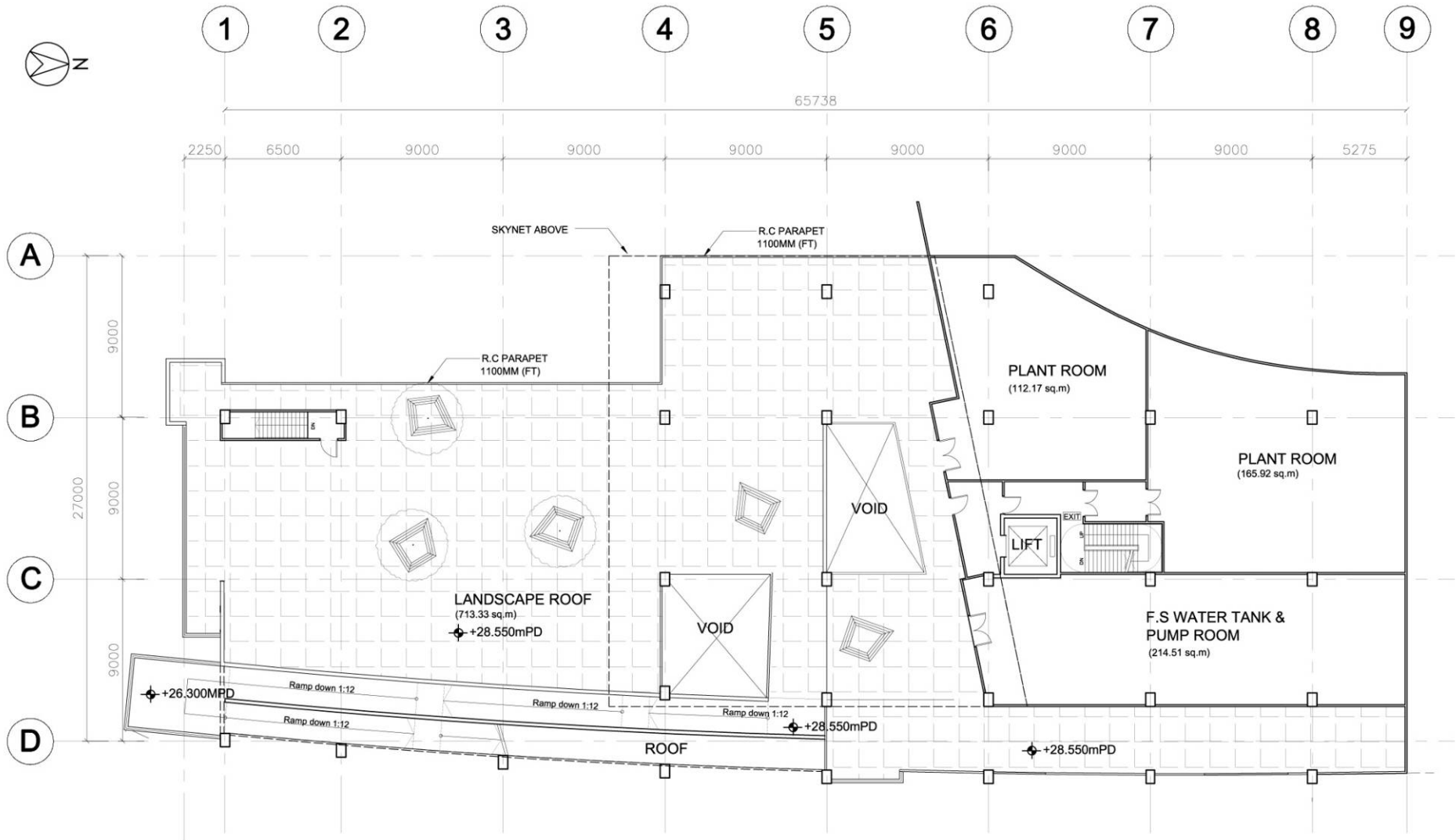
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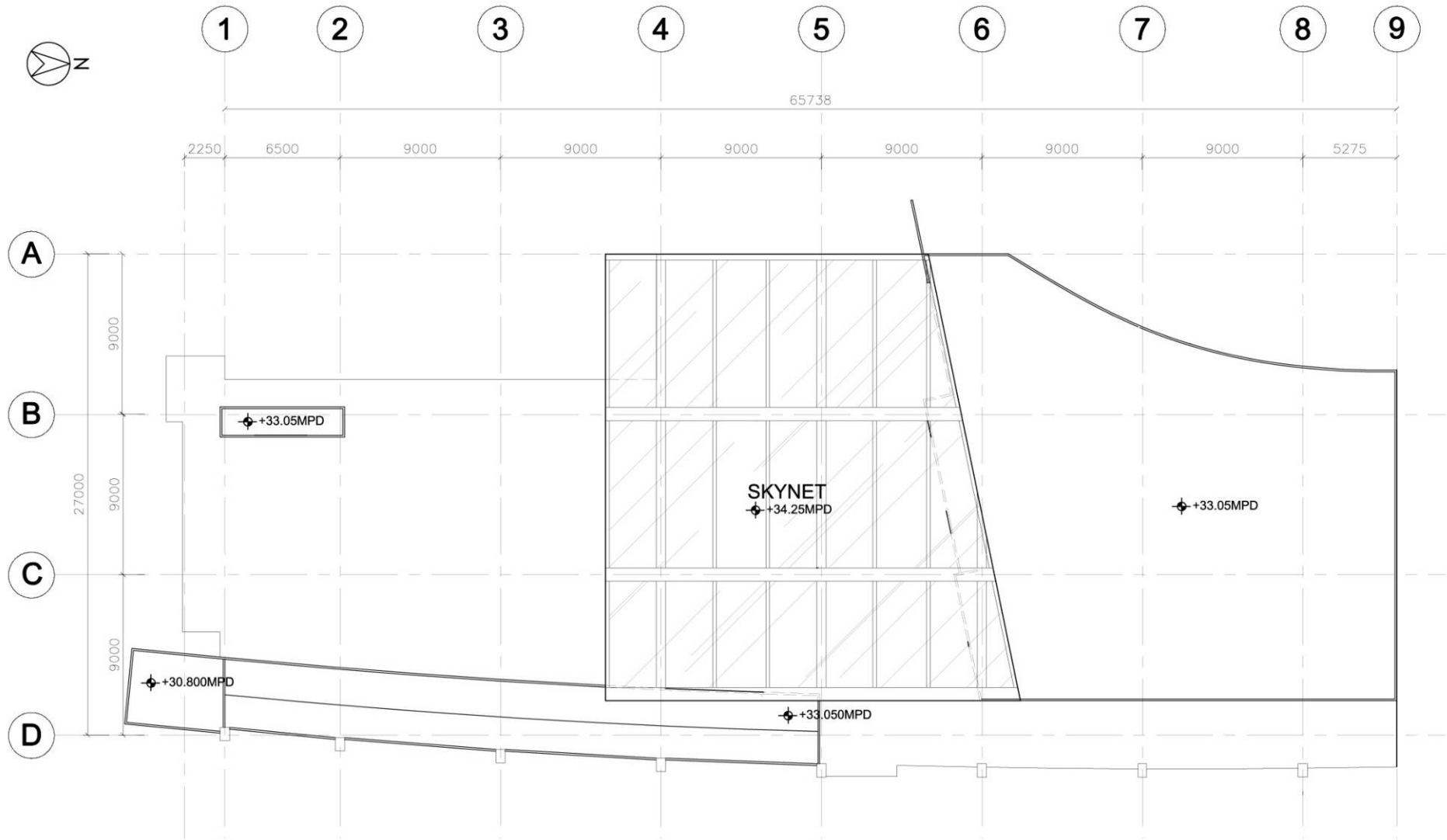
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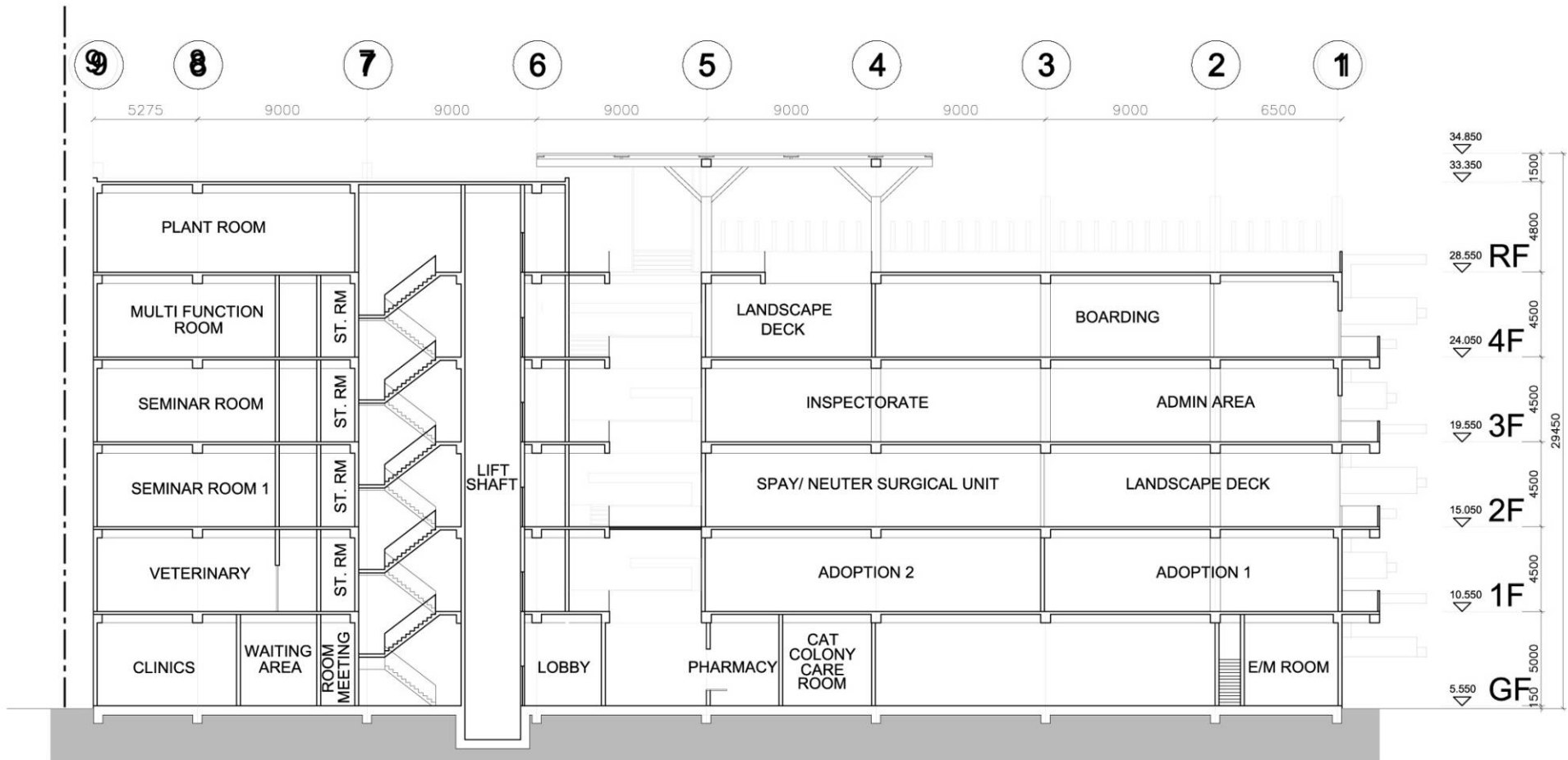


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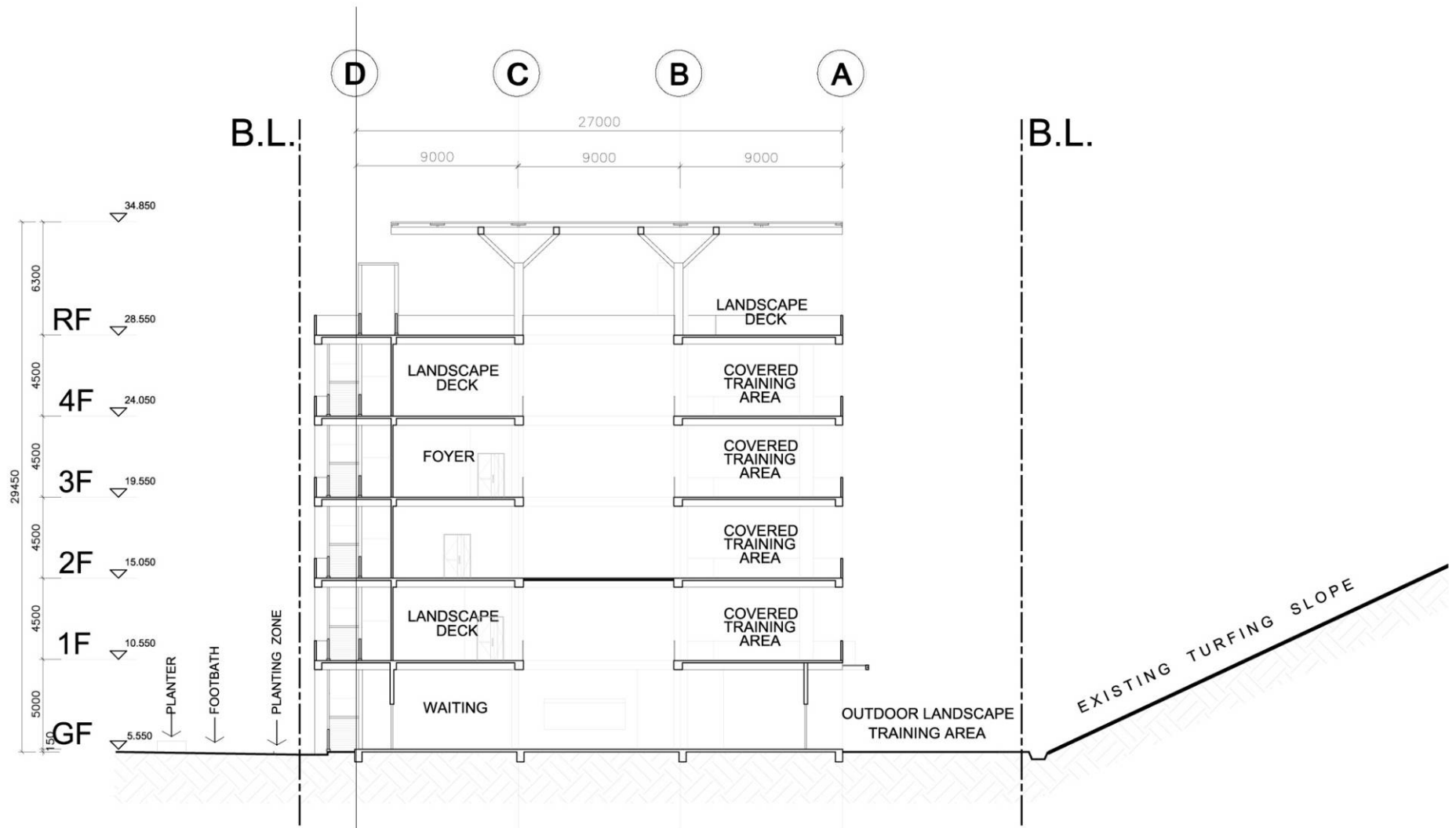


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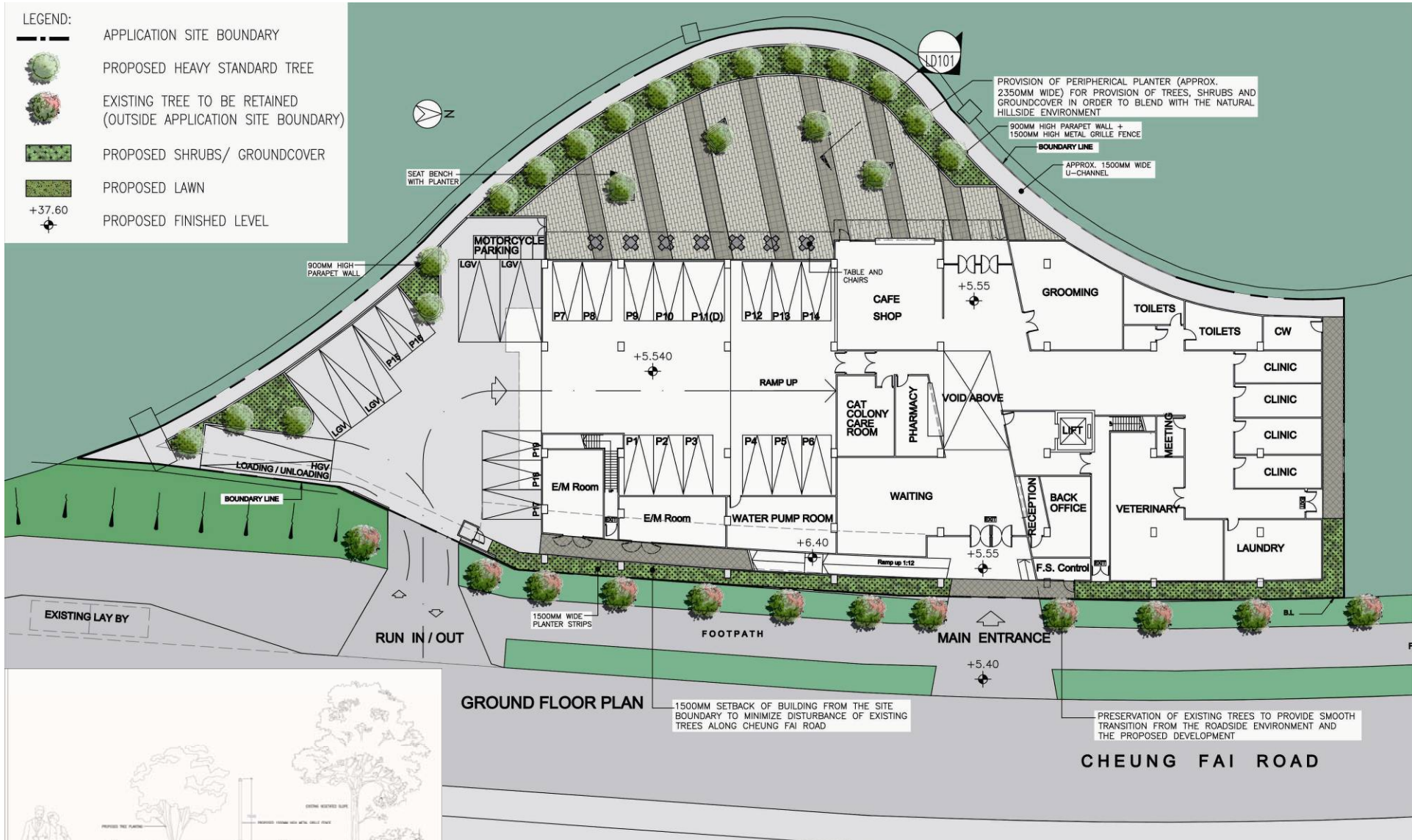
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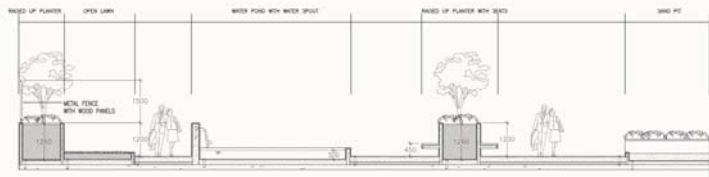
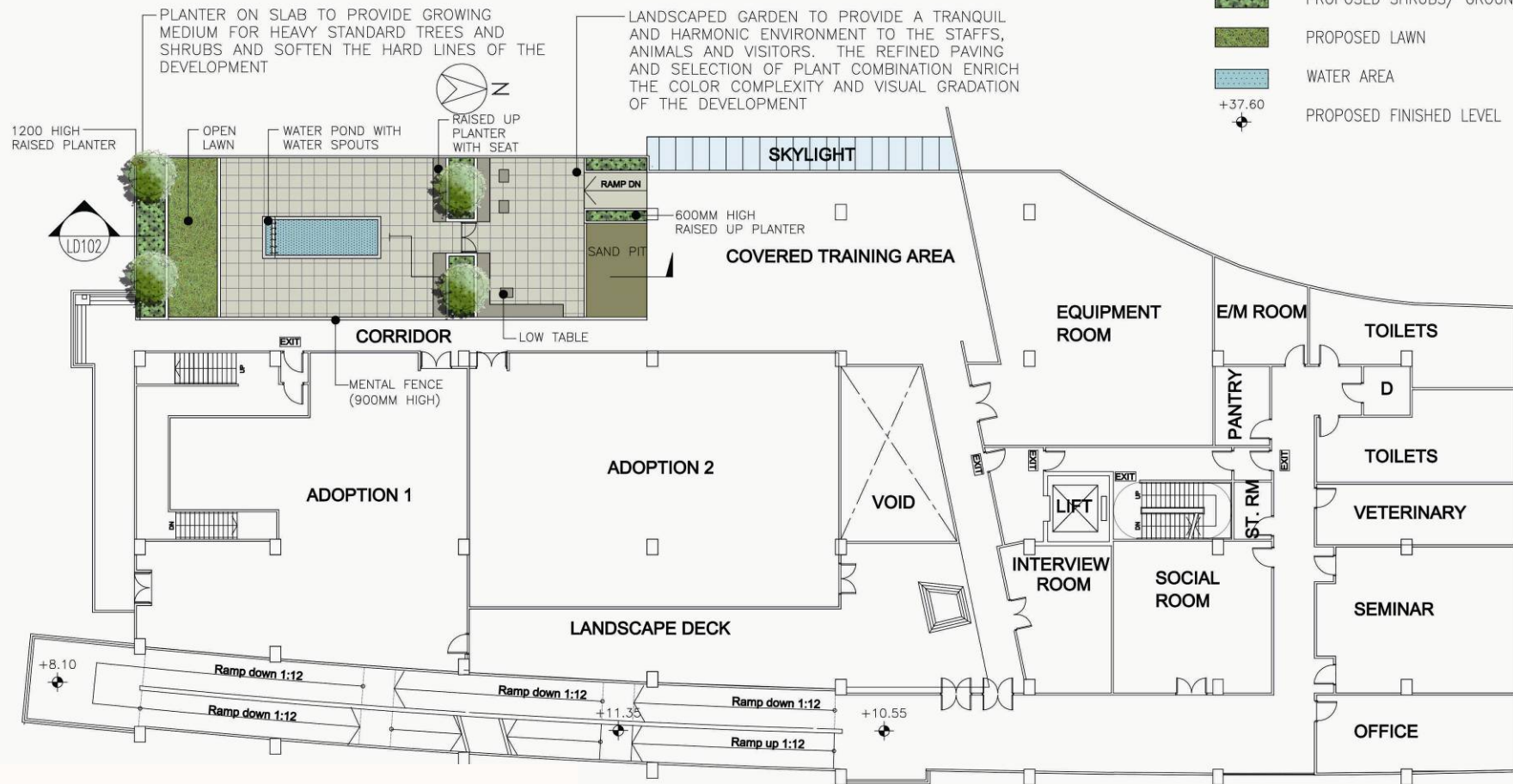
Proposed Animal Welfare Centre for SPCA Cheung Fai Road, Tsing Yi



LANDSCAPE PLAN AT G/F

LEGEND:

-  STUDY BOUNDARY
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED SHRUBS/ GROUNDCOVER
-  PROPOSED LAWN
-  WATER AREA
-  +37.60 PROPOSED FINISHED LEVEL



TYPICAL SECTION OF LANDSCAPED GARDEN AT 1/F
SCALE: 1/75

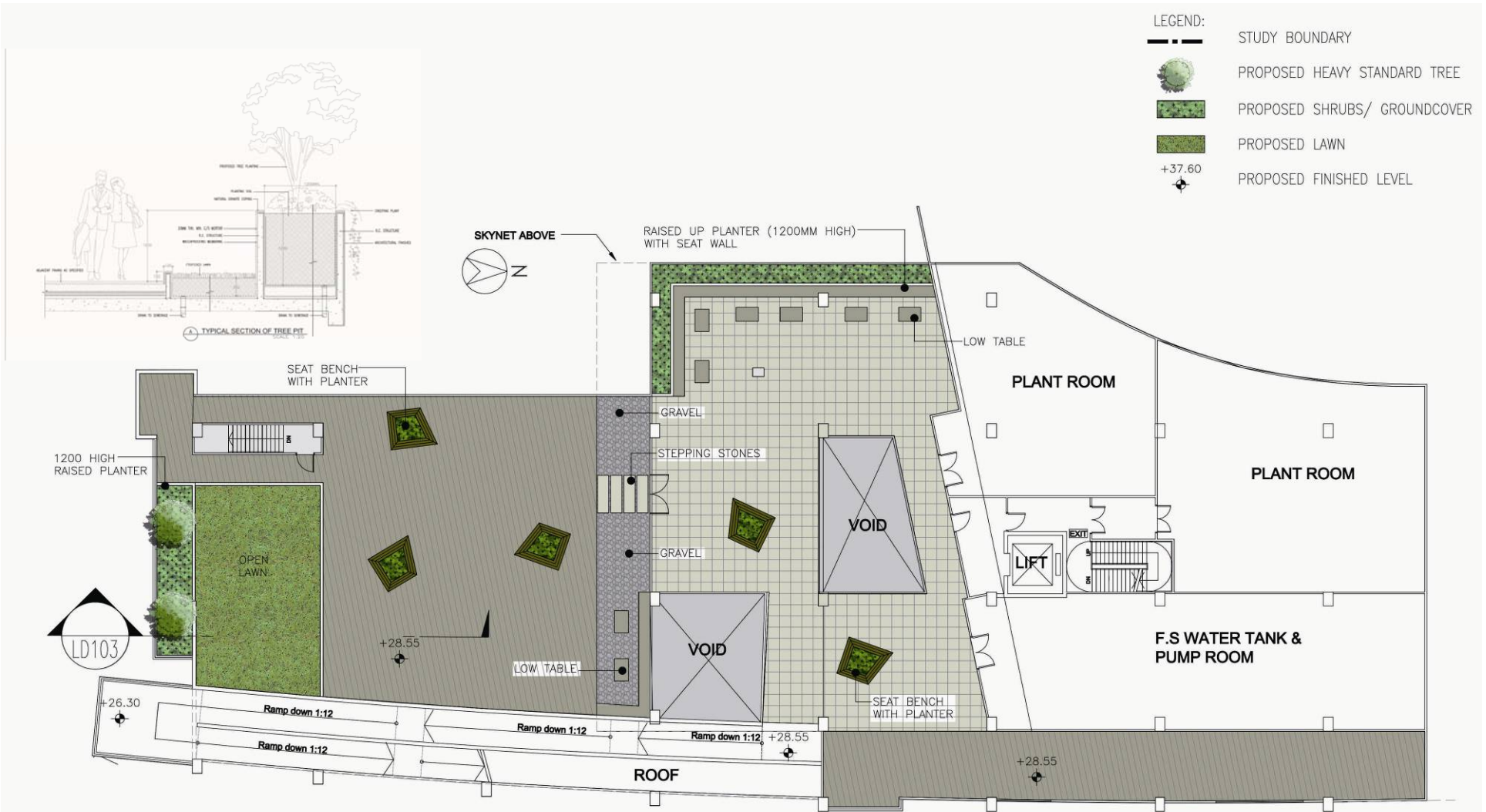
LANDSCAPE PLAN AT 1/F

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



LanDes





LANDSCAPE PLAN AT R/F

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



LanDes



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

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



SPCA
愛護動物協會

LanDes

BARRIE HOD
ARCHITECTURE · INTERIORS
LTD



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