

Agriculture, Fisheries and
Conservation Department

**The Development of AFCD
Animal Management and Animal
Welfare Building Complex in Kai
Tak Development**

Pre-construction Audit Report

Final | January 2020

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 271753-00

Contents

1	Introduction	2
1.1	Background	2
1.2	Purpose of the Pre-construction Audit Report	2
1.3	Management Structure	2
1.4	Structure of Pre-construction Audit Report	3
2	Project Description	4
2.1	Purpose and Nature of The Project	4
2.2	Site Description	4
2.3	Tentative Implementation Programme	6
3	Design Measures Confirmation	7
3.1	General	7
3.2	The Location of the Entrance and Exits	7
3.3	The Open-air Exercise Areas for Animals	7
3.4	The Air Exhausts of the Ventilation System of the Animal Keeping Areas	8
4	Conclusion	9

Appendix

Appendix A	Location of the ASRs
Appendix B	General Layout Plan
Appendix C	Air Exhaust Locations

1 Introduction

1.1 Background

1.1.1.1 The Environmental Permit (EP) (i.e. EP-563/2018) for Development of AFCD Animal Management and Animal Welfare Building Complex in Kai Tak Development (herein after referred to as the Project) was issued on 10th August 2018.

1.1.1.2 As stipulated in the Condition 2.1 of the EP, the Permit Holder shall, no later than 3 months before the commencement of construction of the Project or otherwise, deposit with the Director of Environmental Protection (DEP) of a Pre-construction Audit Report to confirm the design measures stipulated in the Project Profile (PP) (i.e. PP-569/2018), including the location of the entrance and exits, the open-air exercise areas for animals, and the air exhausts of the ventilation system of the animal keeping areas have been fully incorporate into the relevant design drawings.

1.1.1.3 After the issuance of the EP, AFCD proposed refinements to the design of the Project which are referenced in the attached drawings of this report. In addition, any further refinements in the later stage will not involve changes in the layout plan. Therefore, it will not affect design measures stipulated in the Project Profile.

1.1.1.4 For the proposed development, Agriculture, Fisheries and Conservation Department is the Project Proponent and acts as Permit Holder. ArchSD is the works agent of AFCD. The contractor will be employed by ArchSD at a later stage. The contractor will be responsible for carrying out construction works for the entire development as well as associated design measures.

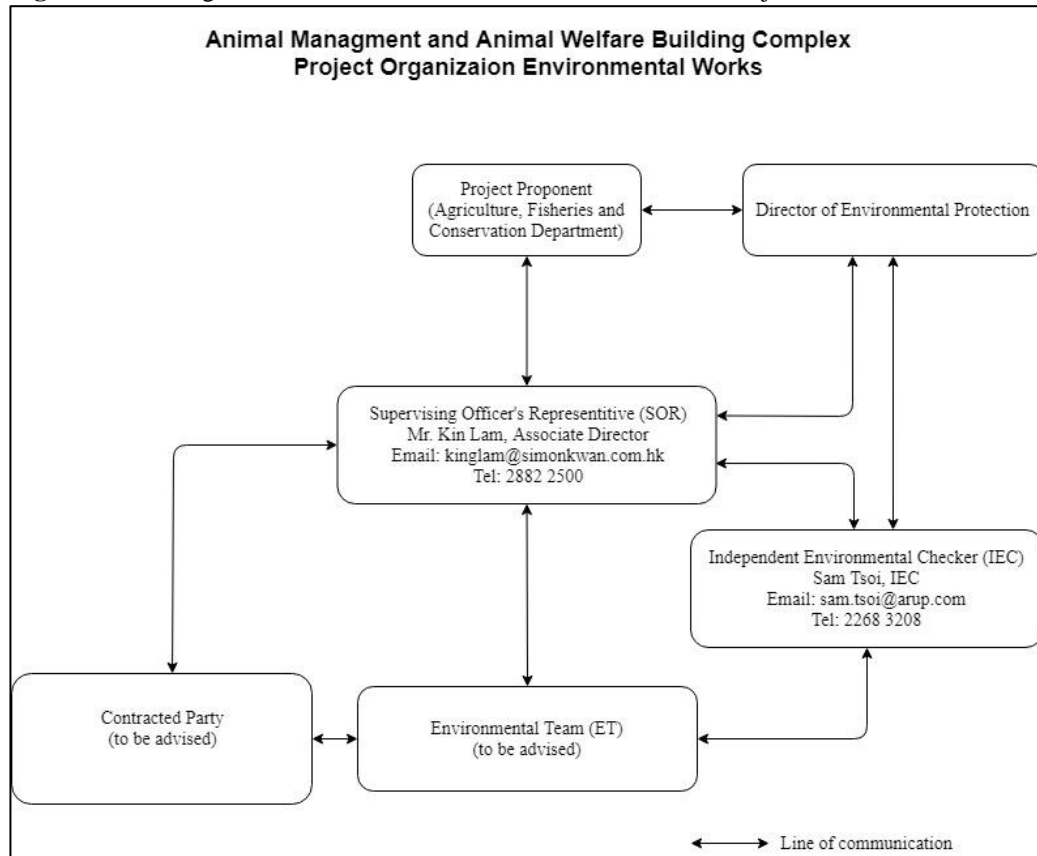
1.2 Purpose of the Pre-construction Audit Report

1.2.1.1 As stipulated in the Condition 2.1 of the EP, this report is to confirm the design measures stipulated in the PP, including the location of the entrance and exits, the open-air exercise areas for animals, and the air exhausts of the ventilation system of the animal keeping areas have been fully incorporate into the relevant design drawings.

1.3 Management Structure

1.3.1.1 The management structure for the environmental works of the Project is indicated in **Figure 1.1**.

Figure 1.1: Management structure for environmental works of the Project



1.4 Structure of Pre-construction Audit Report

1.4.1.1 The structure of this Pre-construction Audit Report is as follows:

Chapter	Title	Aims
1	Introduction	Provides project background, purpose of the Pre-construction Audit Report, management structure, and structure of this Pre-construction Audit Report.
2	Project Description	Presents the Purpose and nature of the project, Site description, and Tentative implementation programme of the Pre-construction Audit Report.
3	Design Confirmation Measures	Presents the confirmation details of the 3 design measures.
4	Conclusion	Provides a summary of the Pre-construction Audit Report.

2 Project Description

2.1 Purpose and Nature of The Project

2.1.1.1 According to the PP, the Agriculture, Fisheries and Conservation Department (AFCD) Animal Management Centre/Kowloon (AMC/K) site at Sung Wong Toi Road in To Kwa Wan has been planned for public housing development. The re-provisioning of the AMC/K is necessary for release of land resources in To Kwa Wan in support of Government's pledge of public housing provision.

2.1.1.2 In line with government's policy to develop public housing at the existing AMC/K, the Secretary for Food and Health has supported the development of a new building complex for the policy objectives of protection advancement 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.

2.2 Site Description

2.2.1.1 According to the PP, the Project site is located at the South Apron of the former Kai Tak Airport with Kai Fuk Road at the northeastern site boundary, a new one-way local road S20 at the northwest site boundary, and the new Central Kowloon Route (CKR) and Trunk Road T2 (T2) at the southwest site boundary, Shown in **Figure 2.1**. On the southeastern site boundary is the Kowloon Bay Sewage Interception Station (KBSIS) of Drainage Services Department (DSD), and Site 3A5 which will be developed into a Refuse Collection Point (RCP) is at the west of the site boundary.

Figure 2.1: Site Plan



2.2.1.2 The types of animals to be kept in the Building Complex include dogs, cats, small mammals (including rabbits, chinchillas, hamsters and gerbils), reptiles and birds (including parrots, tortoises, turtles and lizards); and the maximum number of animals to be kept is approximately 1,558. The breakdown is tabulated below **Table 2.1**:

Table 2.1 Types and Estimated Numbers of Animals

Animal Types	Maximum Numbers
Dogs	130
Cats	78
Small mammals (including rabbits, chinchillas, hamsters and gerbils)	70
Reptiles and birds including 40 parrots, 1,200 palm-size tortoises and turtles, and 40 medium size lizards	1280

2.3 Tentative Implementation Programme

2.3.1.1 Based on the current tentative implementation programme, the construction works would likely commence in Q2 of Year 2020 and target for completion in Q4 of Year 2023.

3 Design Measures Confirmation

3.1 General

3.1.1.1 As stipulated in the Condition 2.1 of the EP, a total number of 3 design measures stipulated in the PP need to be confirmed incorporate into the relevant design drawings, including the location of the entrance and exits, the open-air exercise areas for animals, and the air exhausts of the ventilation system. Below are the confirmation details.

3.1.1.2 After the issuance of the EP, AFCD proposed refinements to the design of the Project. The proposed refinements include:

- (i) An additional division of the AFCD (i.e. the Animal Health Division including the Antimicrobial Resistance Surveillance Section (AMRSS) and Avian Influenza Surveillance Section (AISS)) which are mainly office type uses;
- (ii) The number of employees working in the building complex increased from 603 to 640; and
- (iii) Refinements in layout of the animal keeping areas and outdoor dog exercise yards.

3.1.1.3 The refinements have been taken into account in the design mitigation measures as confirmed in the updated layout plans.

3.2 The Location of the Entrance and Exits

3.2.1.1 As stipulated in the Section 7.8.4 of PP, the entrances and exits of the proposed Building Complex will be located away from the adjacent planned hospital, such that the cross traffic will be avoided between animals/staff and hospital subjects, vector and airborne transmission of pathogens, environmental contamination by waste, etc.

3.2.1.2 As shown in the design drawing **Figure 2.1** and **Appendix B**, the entrance and exits are located at the north of the Project adjacent to the Proposed Road (slip road of Kai Fuk Road). The Proposed New Acute Hospital will be located at the south of the Proposed Central Kowloon Route which will be away from the Kai Fuk Road and have no direct connection.

3.2.1.3 Hence, the design measures and design drawings of the location of the entrance and exits are incorporated.

3.3 The Open-air Exercise Areas for Animals

3.3.1.1 As stated in Sections 7.2.1 and 7.3.2 of the PP, open-air exercise areas for animals will be designed such that the opening would face north towards Kwun Tong Bypass and located at higher levels of the Building Complex so that the odour could be readily dispersed and diluted at higher levels and facing away from air sensitive receivers. The location of the ASRs is attached as **Appendix A**.

3.3.1.2 According to the General Layout Plan of **Appendix B**, the open-air exercise areas are located at 3F,6F,7F, and 8F which are considered higher levels of

the Building Complex as stipulated in the PP. It is facing north-west towards a proposed refuse collection point (to be designed, constructed and operated by others) and Kwun Tong Bypass.

3.3.1.3 According to the Section 2.2 of Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites, the domestic premises, hotel, hostel, temporary housing accommodation, hospital, medical clinic, educational institution, place of public worship, library, court of law or performing arts centre shall be considered to be a noise sensitive receiver. The refuse collection point is not one of those building types mentioned above, therefore, it is not considered as noise sensitive receiver.

3.3.1.4 Hence, the design measures and design drawings of the location of the open-air exercise areas are incorporated.

3.4 The Air Exhausts of the Ventilation System of the Animal Keeping Areas

3.4.1.1 As stipulated in the Section 7.2.1 of PP, indoor animal keeping areas and activity areas will be enclosed by building envelope, served with central air conditioning systems and equipped with deodourisation filters with at least 85% odour removal efficiency at air exhaust.

3.4.1.2 Indoor animal keeping areas will be enclosed by building envelop with independent air conditioning systems as shown in **Appendix B**. The air exhaust locations are the same as those in the PP and attached in **Appendix C**. Activated oxygen purifier will be installed at the exhaust. The air purifier shall have removal efficiency of no less than 95% of Total Bacteria Count (TBC) Test, 95% of airborne particulates of 0.5 micron to 2.0 micron, 95% of cigarette smoke particles, 85% of odours, and 95% of hydrogen sulphide.

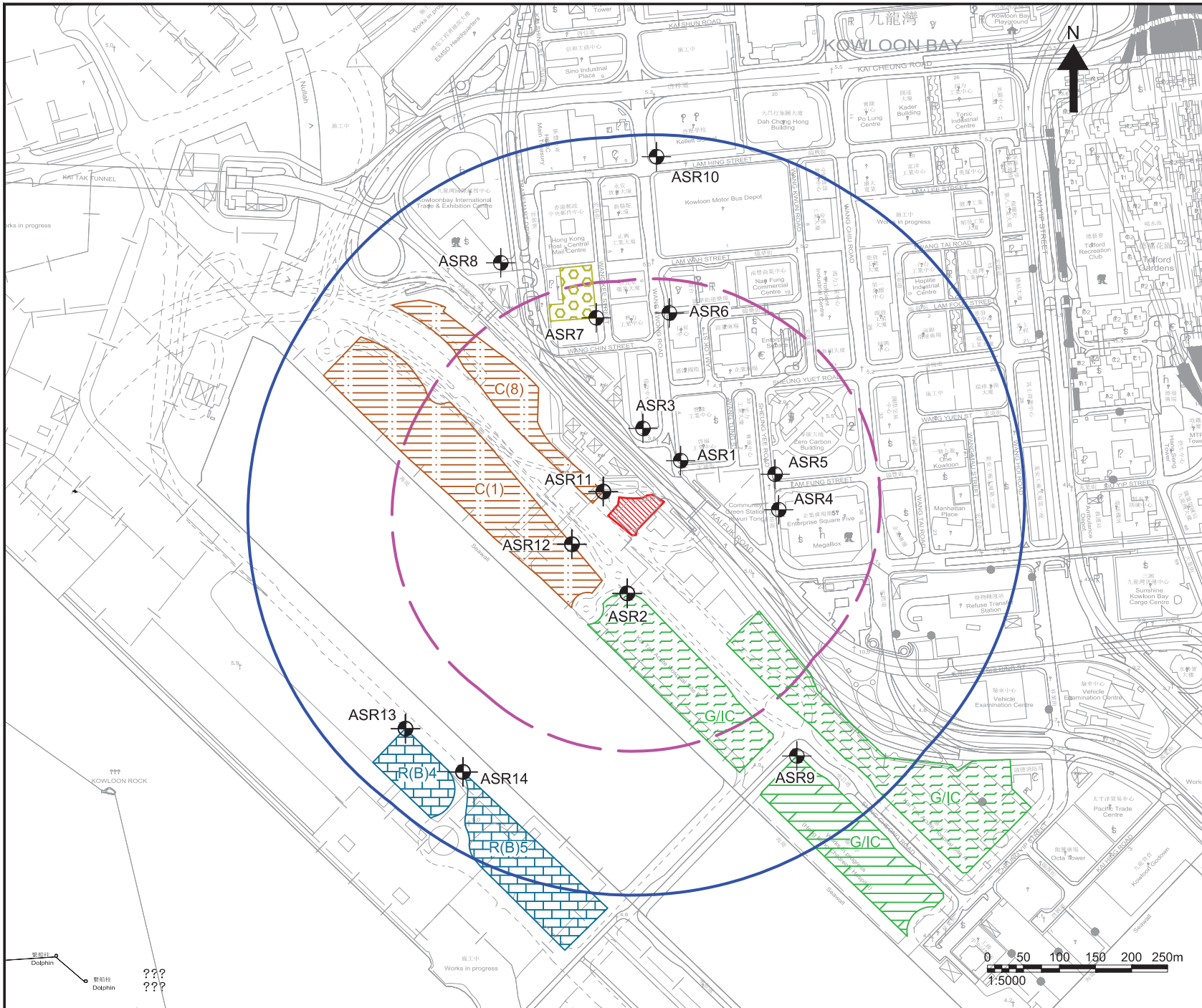
3.4.1.3 Hence, the design measures and design drawings of the location of the air exhausts of the ventilation system are incorporated.

4 Conclusion

- 4.1.1.1** According to Condition 2.1 of the EP-563/2018, the Permit Holder shall, no later than 3 months before the commencement of construction of the Project or otherwise, deposit with the Director of Environmental Protection (DEP) of the Pre-construction Audit Report to confirm the design measures stipulated in the Project Profile.
- 4.1.1.2** This Pre-construction Audit Report submission has been prepared to confirm the design measures stipulated in the PP, including the location of the entrance and exits, the open-air exercise areas for animals, and the air exhausts of the ventilation system of the animal keeping areas of the Project. The refinements proposed by AFCD are also considered.
- 4.1.1.3** After comparison of the relevant contents, all the design measures and design drawings of the location of the open-air exercise areas are fully incorporated, which fulfils the Condition 2.1 of the EP-563/2018.

Appendix A

Location of the ASRs



NOTES:

- PROJECT SITE 項目位置
- 300m NOISE ASSESSMENT AREA 三百米噪音評估範圍
- 500m AIR ASSESSMENT AREA 五百米空氣評估範圍
- REPRESENTATIVE AIR SENSITIVE RECEIVERS 具代表性的空氣敏感受體
- PLANNED COMMERCIAL AREA 商業發展用地
- PLANNED RESIDENTIAL AREA 住宅發展用地
- KAI TAK ACUTE HOSPITAL 啟德急症醫院
- HK CHILDREN'S HOSPITAL 香港兒童醫院
- HEADQUARTERS 香港郵政總部的重置位置

ASR ID	Location 位置	Horizontal Dist. from Project Site 與項目之水平距離
ASR1	Kai Tak Industrial Centre 啟德工業中心	61m
ASR2	Kai Tak Acute Hospital 啟德急症醫院	81m
ASR3	Bilion Centre 億利中心	93m
ASR4	MegaBox	159m
ASR5	Zero Carbon Building 零碳天地	159m
ASR6	Lam Wan Street Playground 藍灣街遊樂場	254m
ASR7	Hong Kong Post Central Mail Centre 香港郵政中央郵件中心	251m
ASR8	Kowloon Bay International Trade & Exhibition Centre 九龍灣國際貿易中心	364m
ASR9	Hong Kong Children's Hospital 香港兒童醫院	379m
ASR10	Kai Tak School 啟德學校	469m
ASR11	Planned Commercial Zone C(8) 商業(八)發展用地	23m
ASR12	Planned Commercial Zone C(1) 商業(一)發展用地	64m
ASR13	Planned Residential Zone R(B)4 住宅(乙類)4發展用地	408m
ASR14	Planned Residential Zone R(B)5 住宅(乙類)5發展用地	404m

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Project No.: 1450
 Drawing By: DT
 Project: THE DEVELOPMENT OF AFCD ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX IN KAI TAK DEVELOPMENT
 漁農自然護理署 動物管理及動物福利綜合大樓

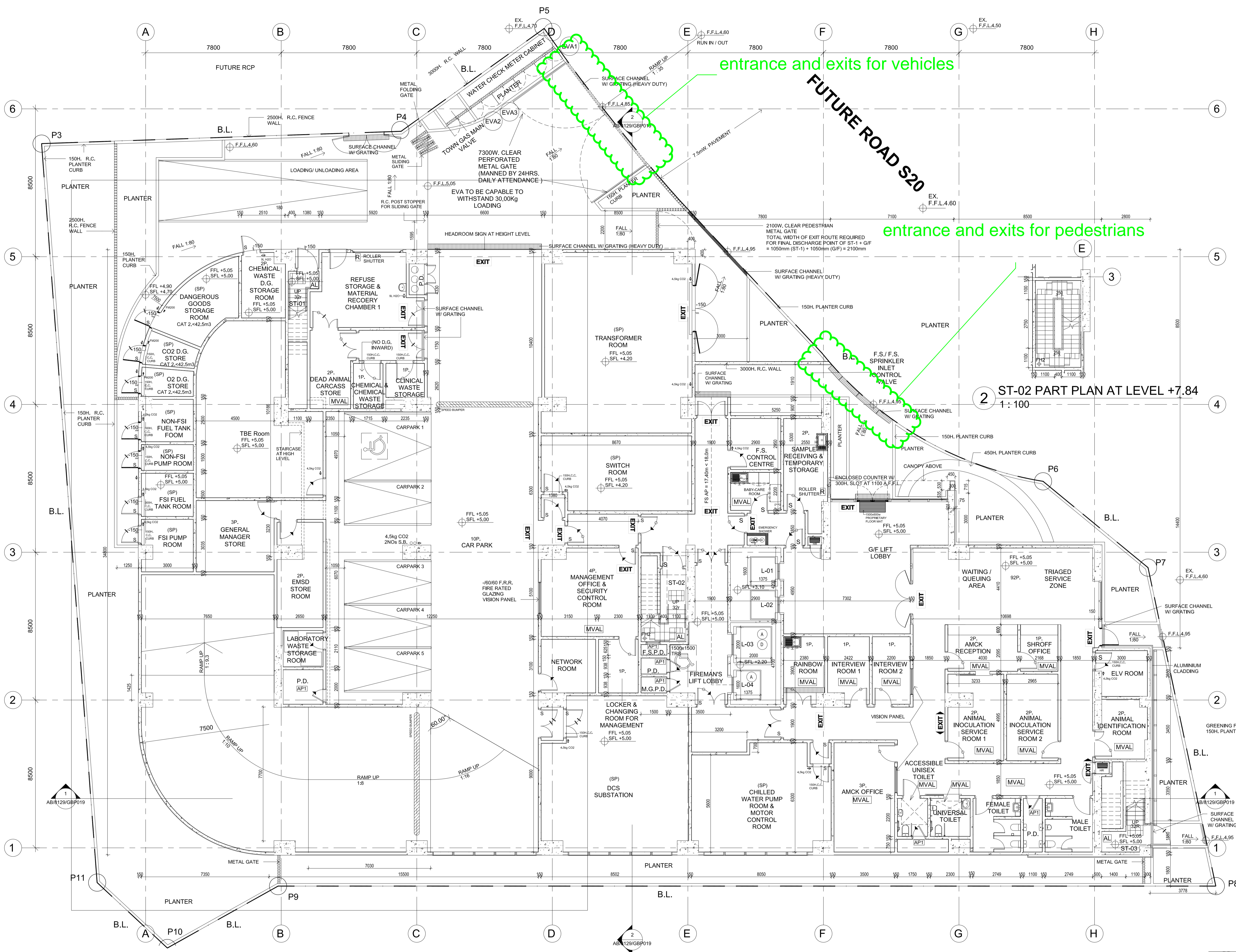
Drawing Title: LOCATION OF AIR SENSITIVE RECEIVERS
 空氣敏感受體位置圖

Drawing No: FIGURE 3-3 圖3-3	Revision: 4
Scale: AS SHOWN	Date: 2 JUNE 2018

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Appendix B

General Layout Plan



2 ST-02 PART PLAN AT LEVEL +7.84
1:100

Notes:

- EV01 LAYOUT SIGN AT ENTRANCE OF EVA
- EV02 INDICATION SIGN ALONG EVA
- EV03 NO PARKING SIGN

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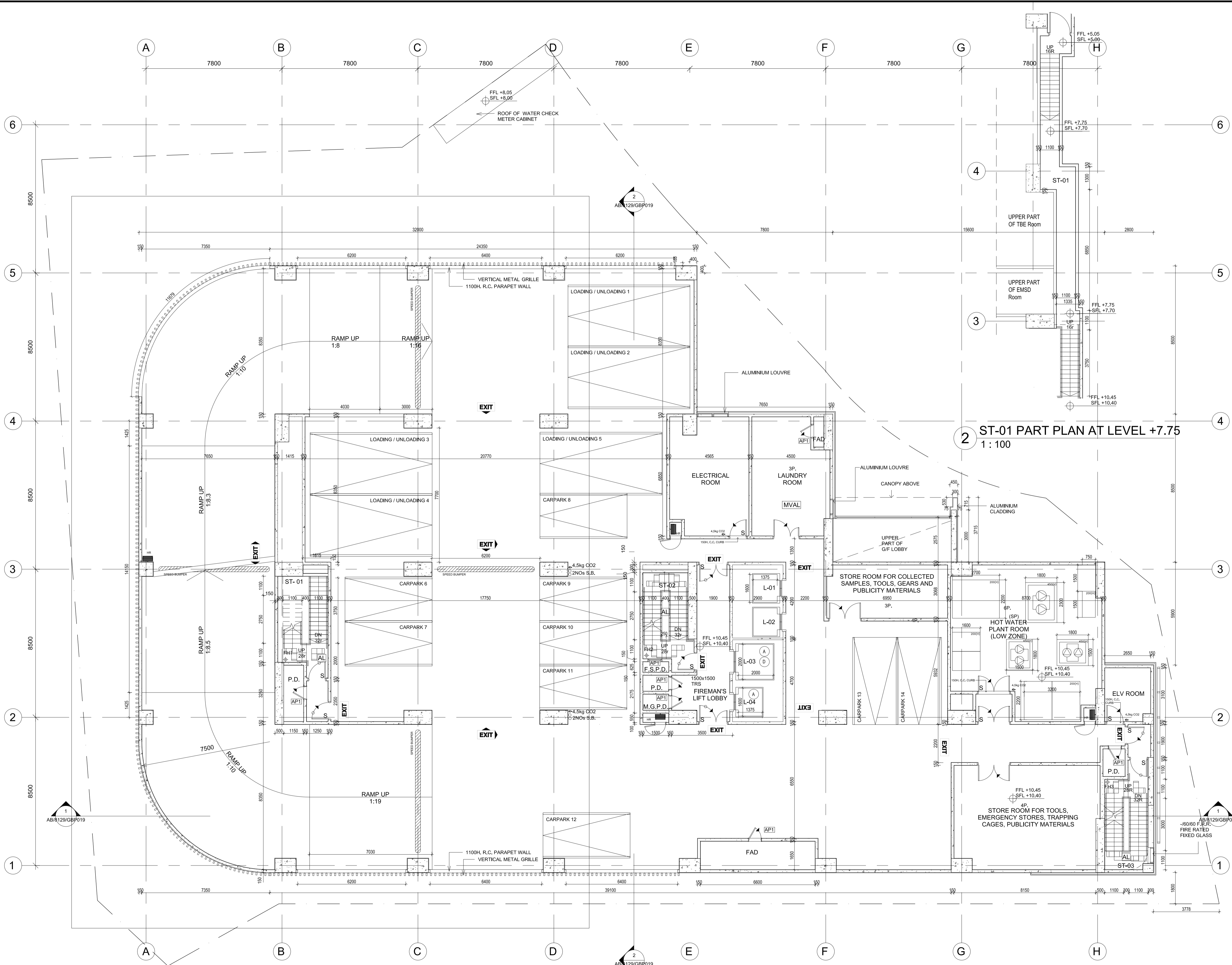
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GROUND FLOOR PLAN

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2 ST-01 PART PLAN AT LEVEL +7.75
1:100

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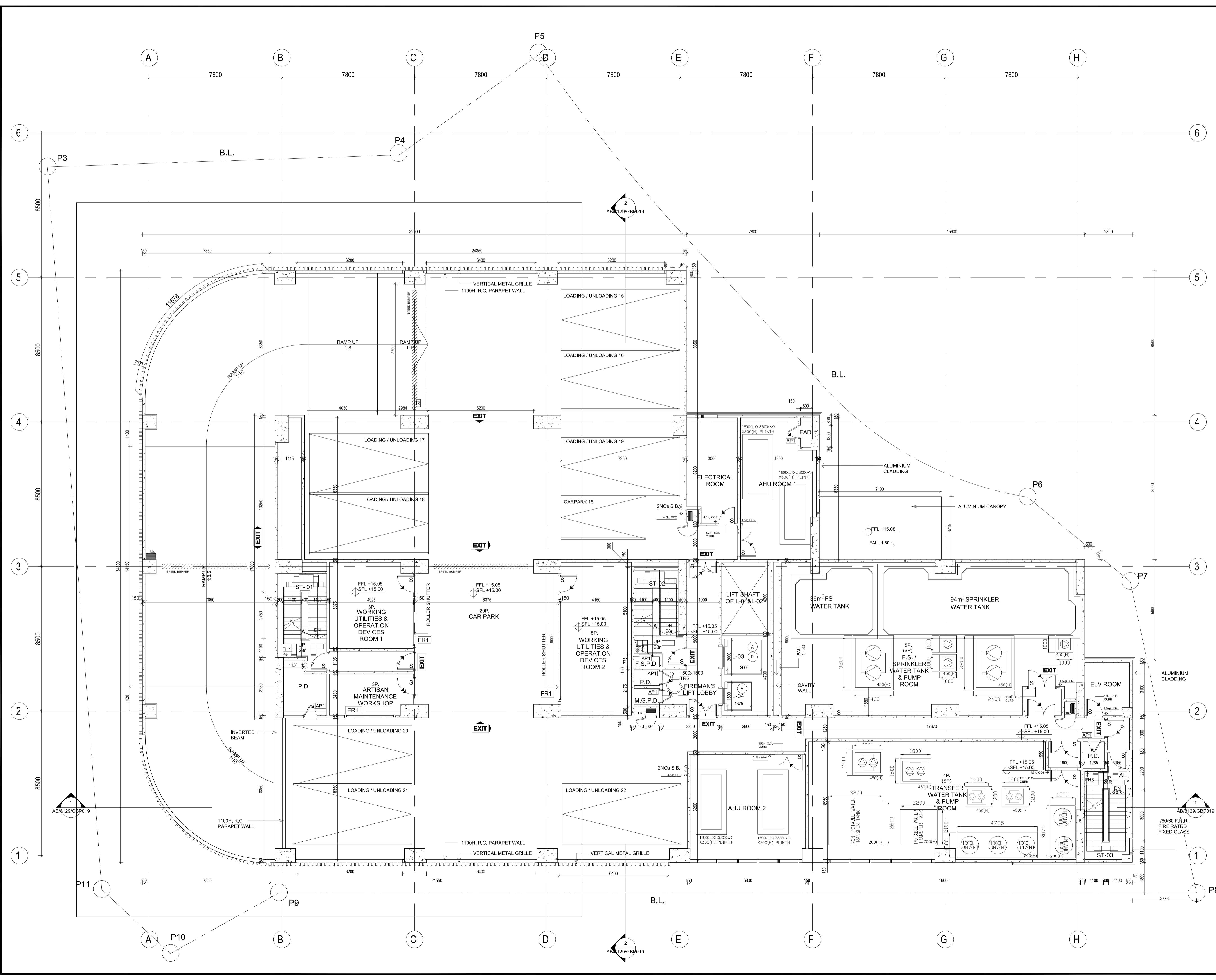
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Drawing Title
FIRST FLOOR PLAN

Drawing No. AB/8129/GP002-A	Scale 1:100
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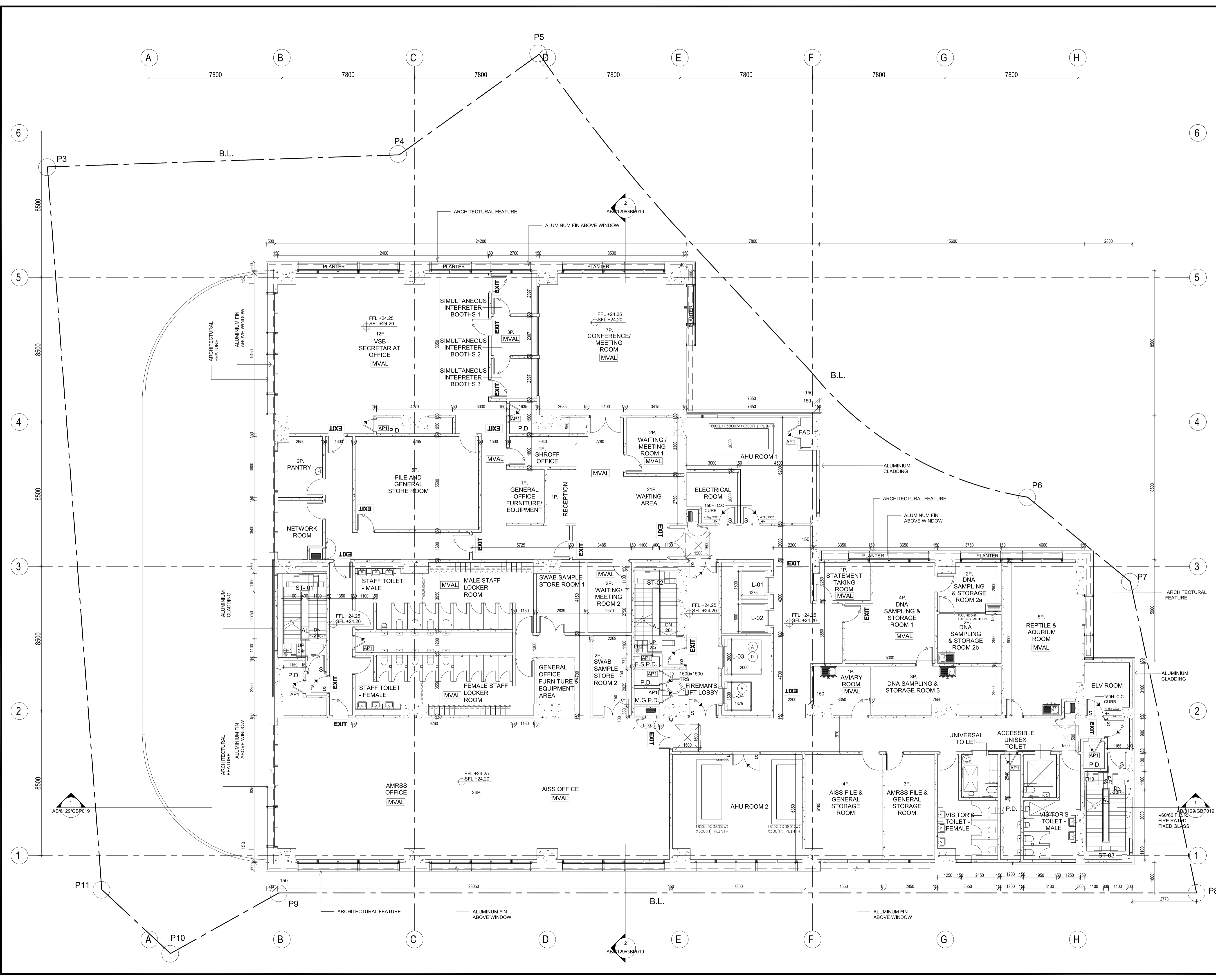
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Drawing Title

SECOND FLOOR PLAN

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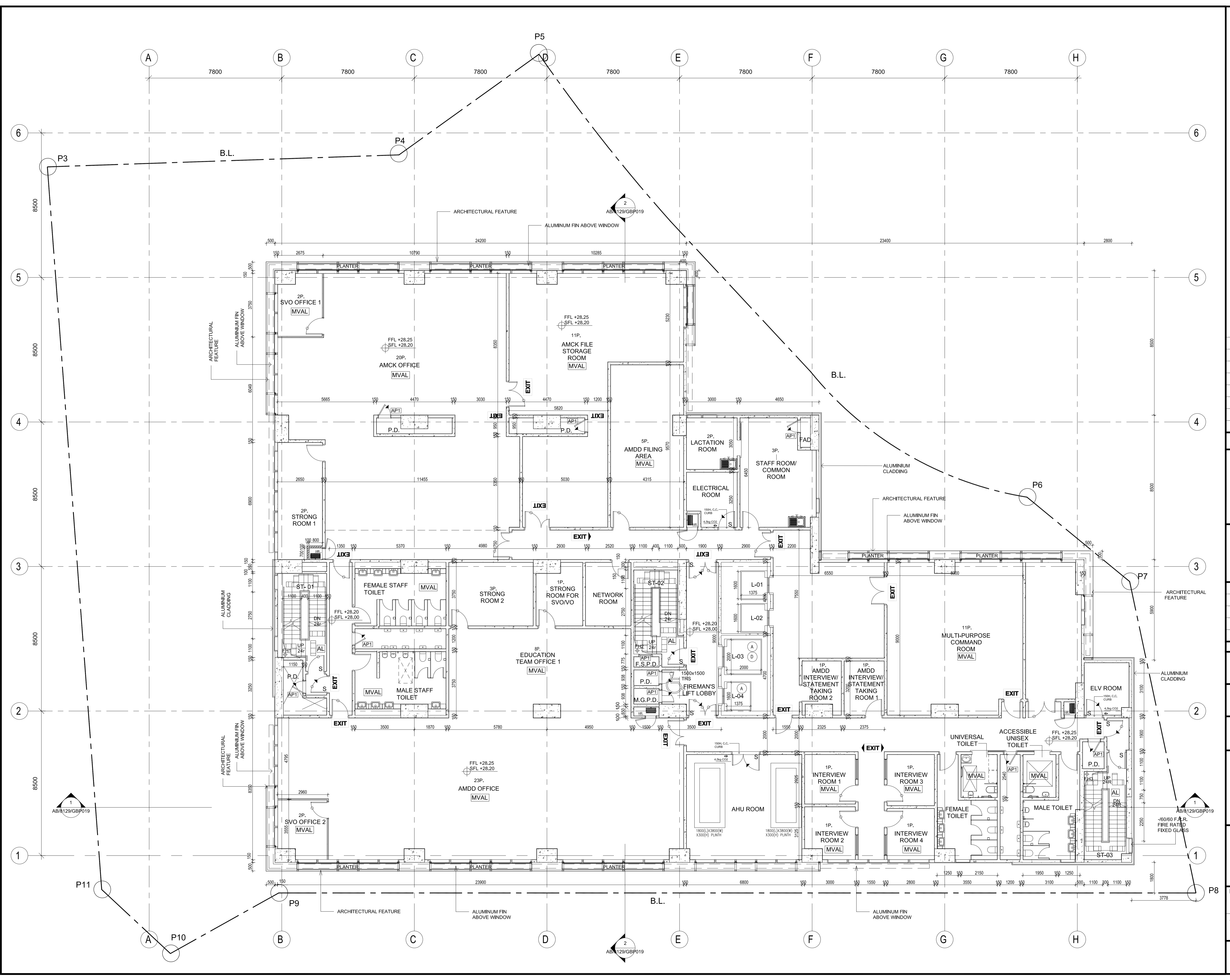
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Drawing Title
FOURTH FLOOR PLAN

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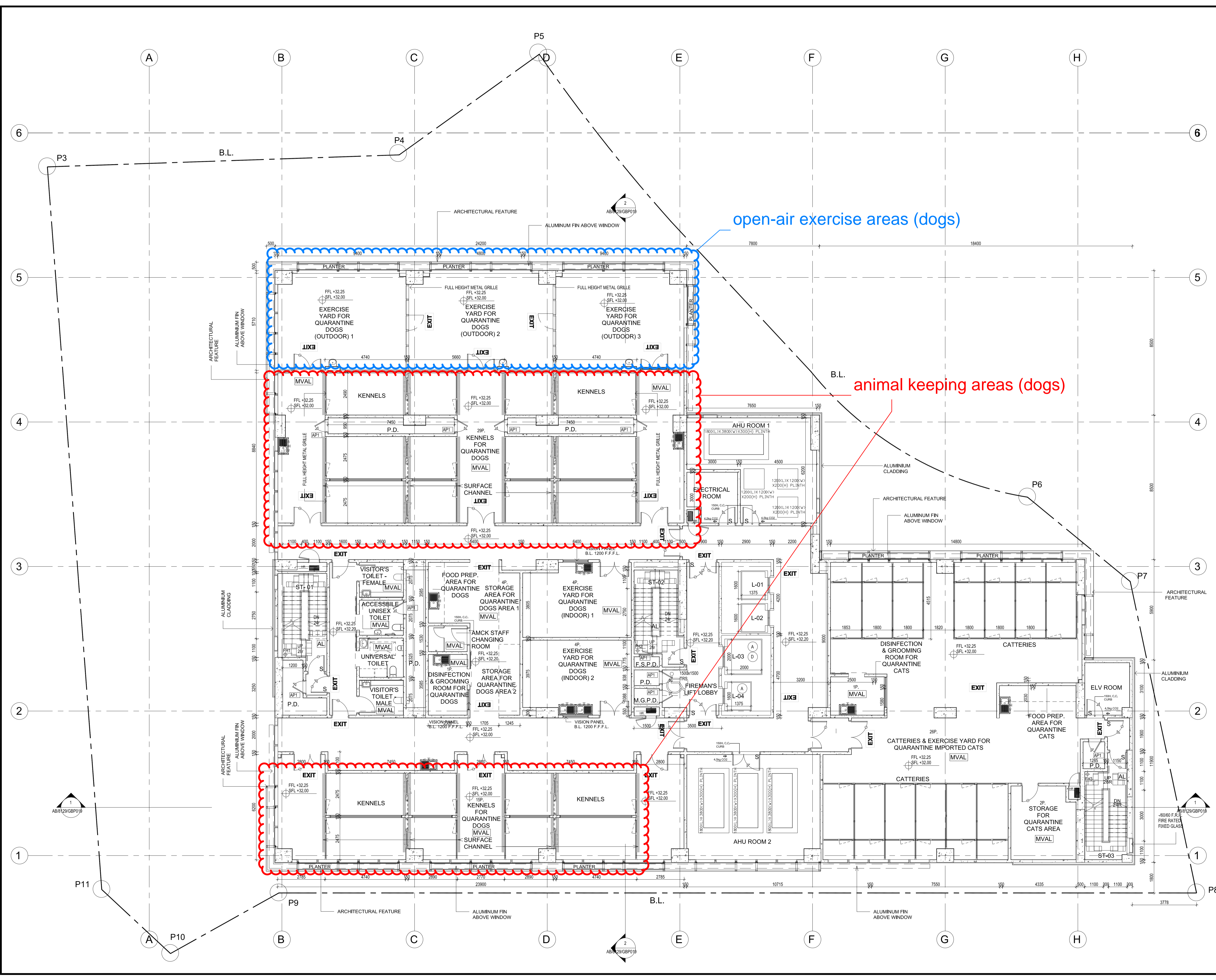
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Drawing Title

FIFTH FLOOR PLAN

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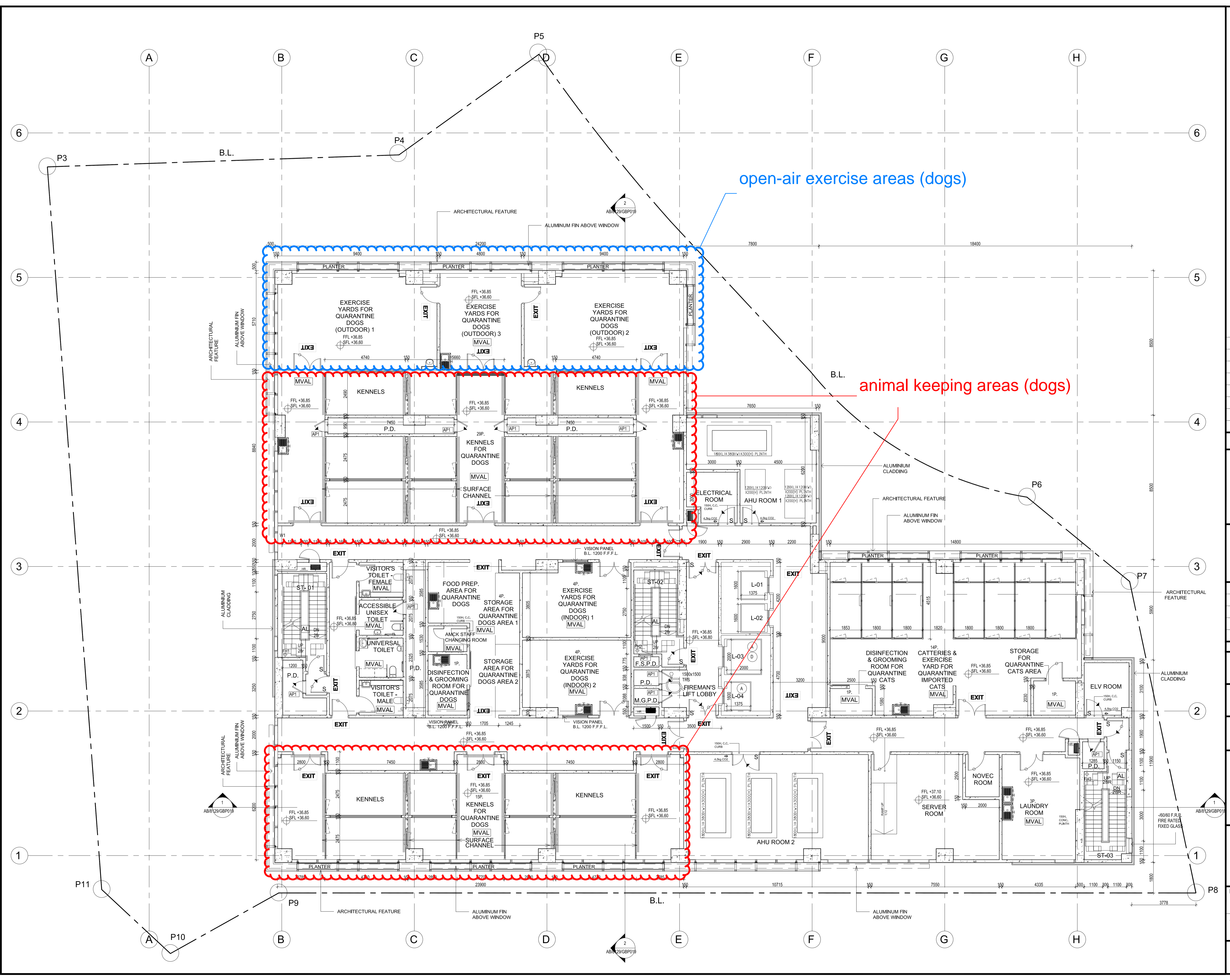
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CONSTRUCTION OF ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX IN KAI TAK DEVELOPMENT

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SIXTH FLOOR PLAN

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CONSTRUCTION OF ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX IN KAI TAK DEVELOPMENT

Drawing Title
SEVENTH FLOOR PLAN

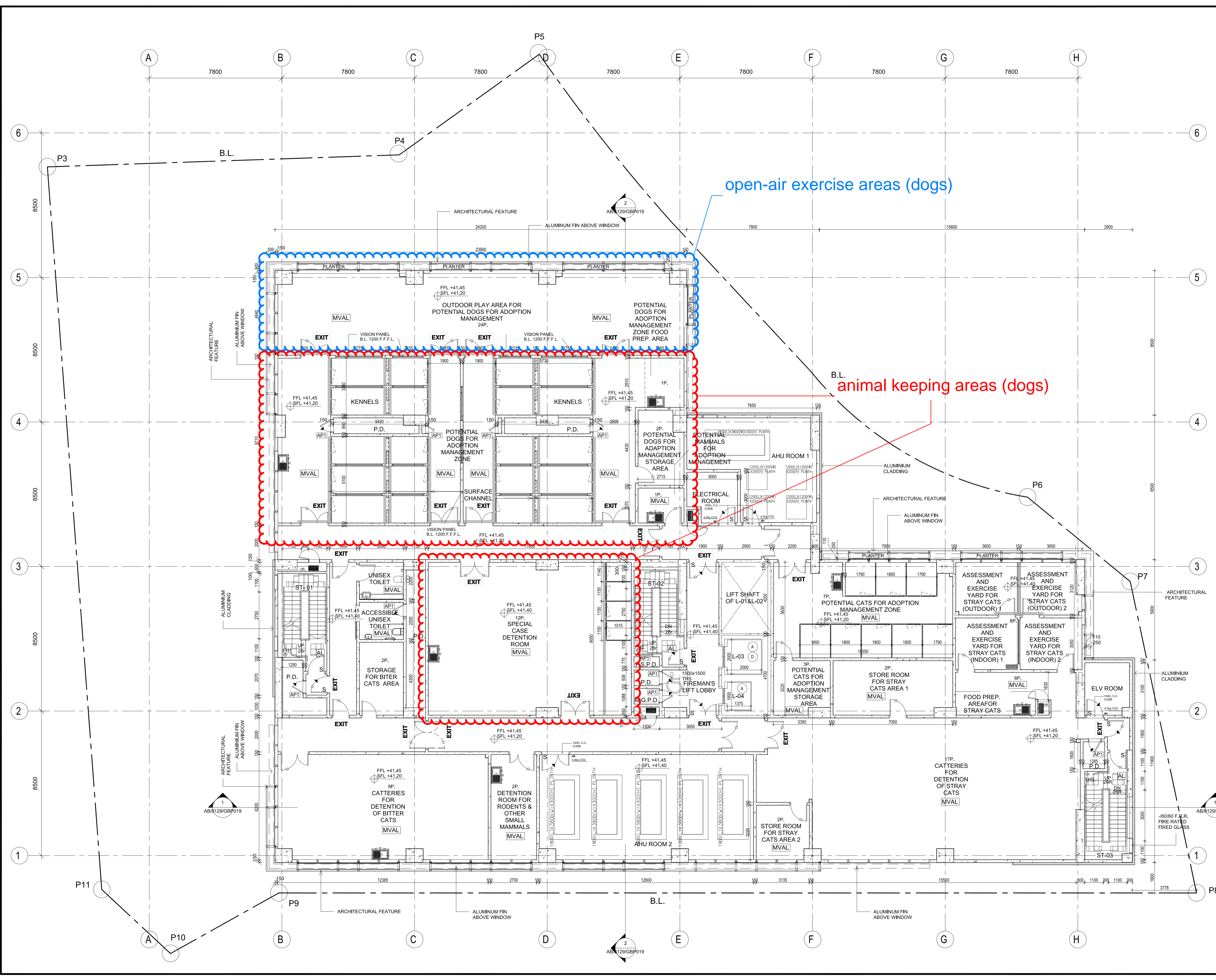
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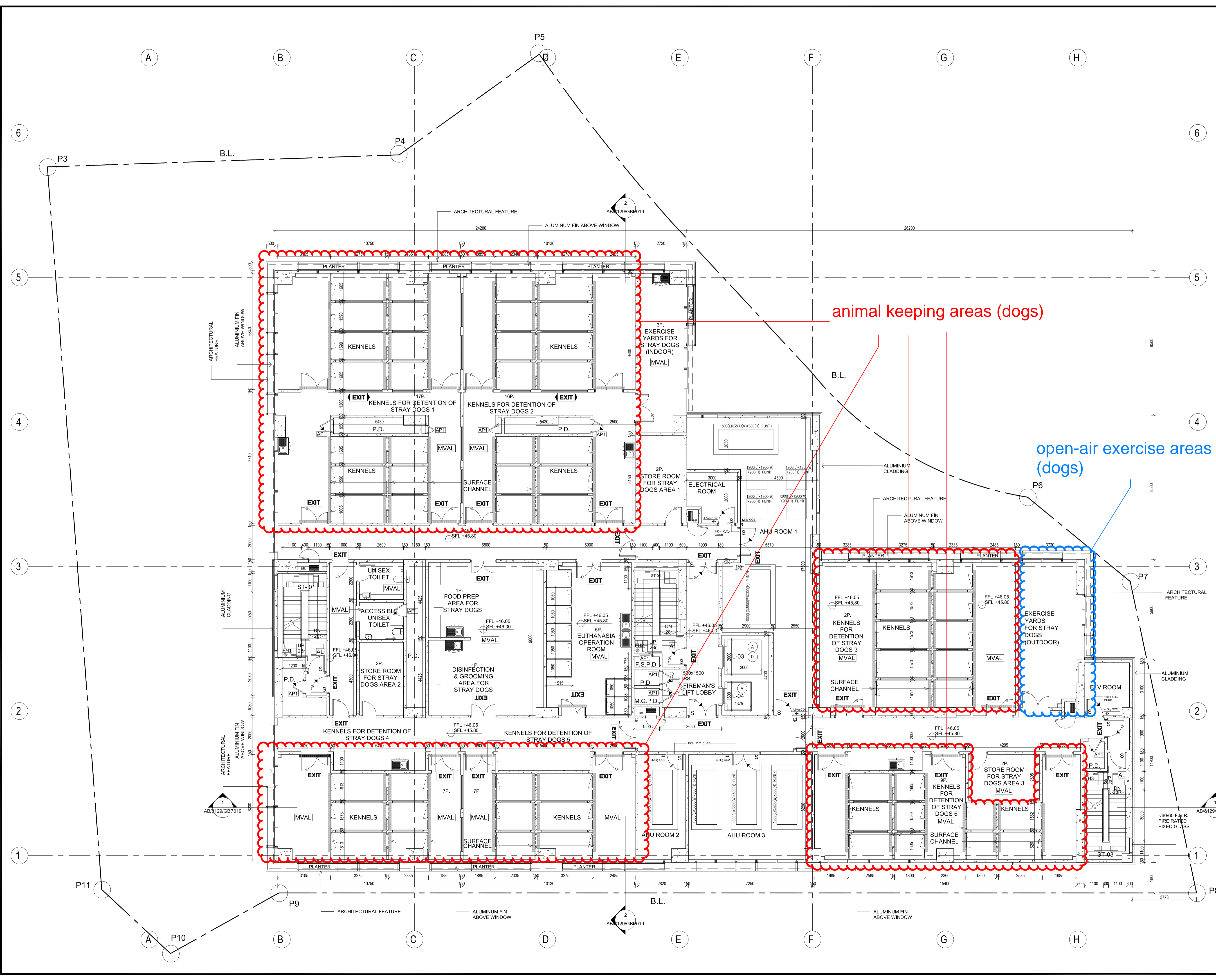
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Drawing Title
EIGHTH FLOOR PLAN

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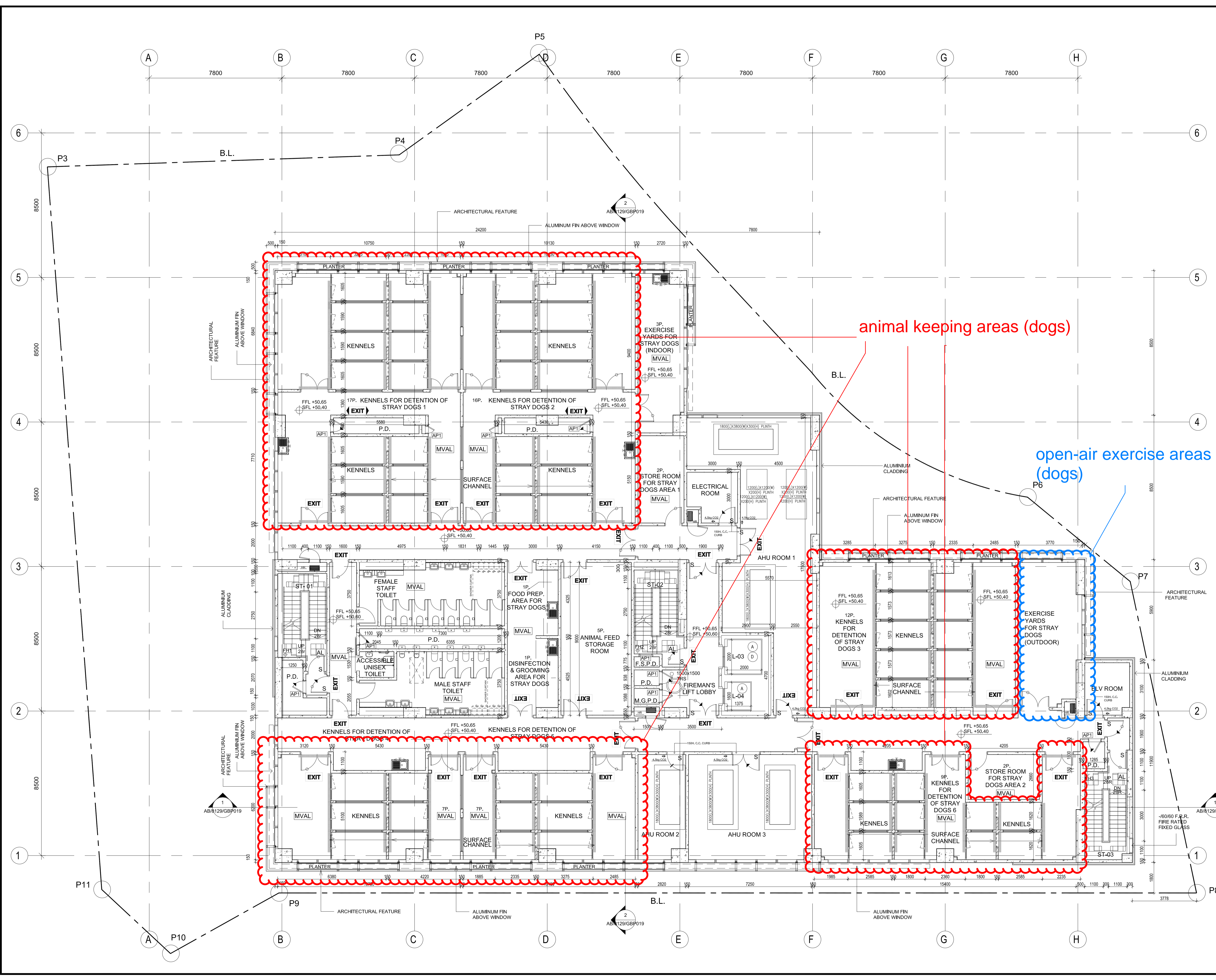
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CONSTRUCTION OF ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX IN KAI TAK DEVELOPMENT

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NINTH FLOOR PLAN

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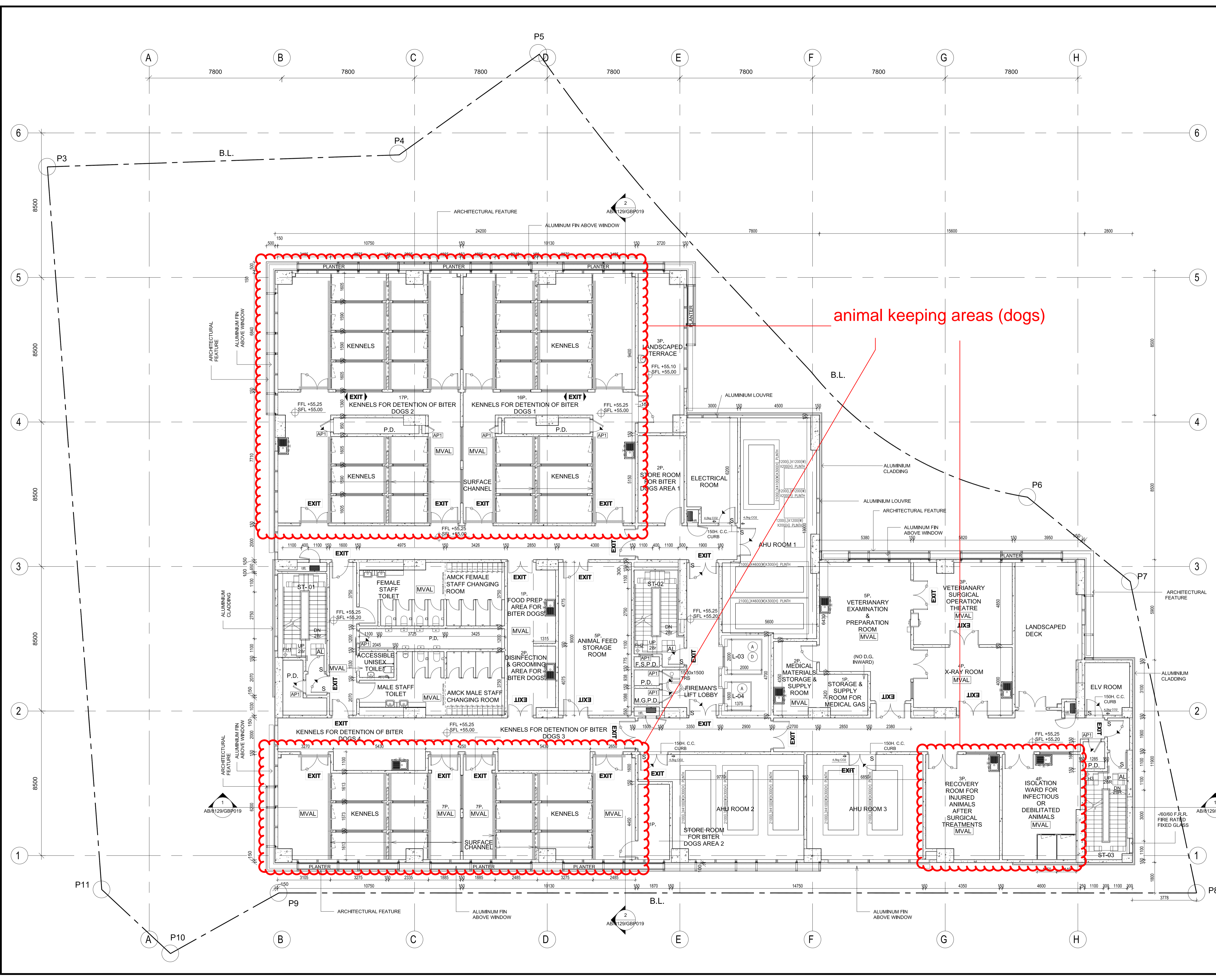
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CONSTRUCTION OF ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX IN KAI TAK DEVELOPMENT

Drawing Title
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animal keeping areas (dogs)

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No.	Date	Description	Initial
A	09/19	GENERAL REVISION	
	04/19	TENDER DRAWING	

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Architect
SIMON KWAN & ASSOCIATES LTD. Architects & Designers
 關善明建築師事務所有限公司

Consultant:

Name	Signed	Date
Designed	WS	04-2019
Drawn	YCP	04-2019
Checked	LL	04-2019
Approved	CKK	04-2019

Consultancy Agreement No. 9AE 112

File No. Appendix B11

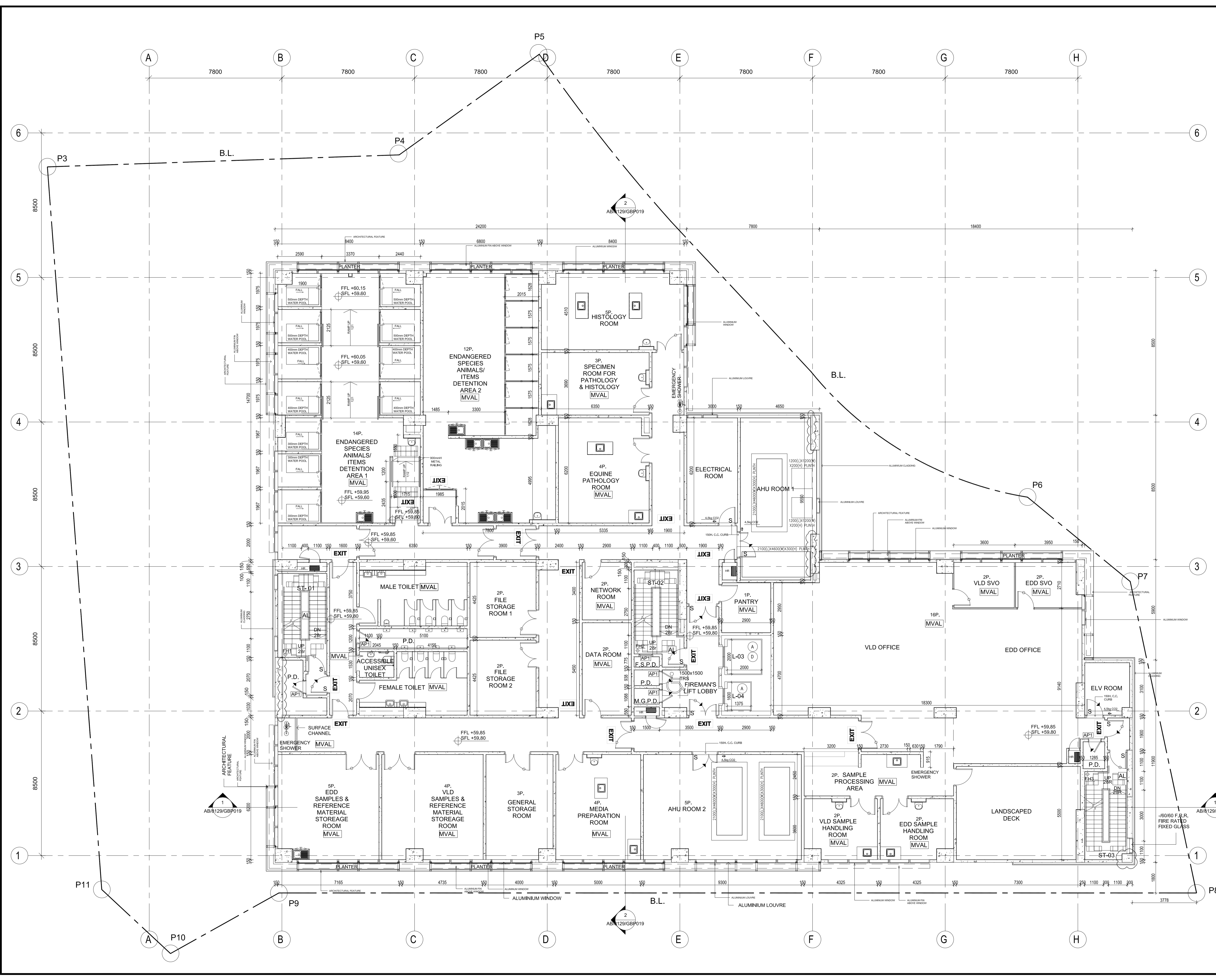
Programme No. 187GK

Contract
CONSTRUCTION OF ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX IN KAI TAK DEVELOPMENT

Drawing Title
ELEVENTH FLOOR PLAN

Drawing No. AB/8129/GP012-A	Scale 1:100
Approved	Revision A
Date 09/2019	

ARCHITECTURAL SERVICES DEPARTMENT



Notes:

No.	Date	Description	Initial
A	09/19	GENERAL REVISION	
-	04/19	TENDER DRAWING	

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Architect:
SIMON KWAN & ASSOCIATES LTD. Architects & Designers
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Consultant:

Name	Signed	Date
Designed	WS	04-2019
Drawn	YCP	04-2019
Checked	LL	04-2019
Approved	CKK	04-2019

Consultancy Agreement No. 9AE 112

File No. Appendix B12

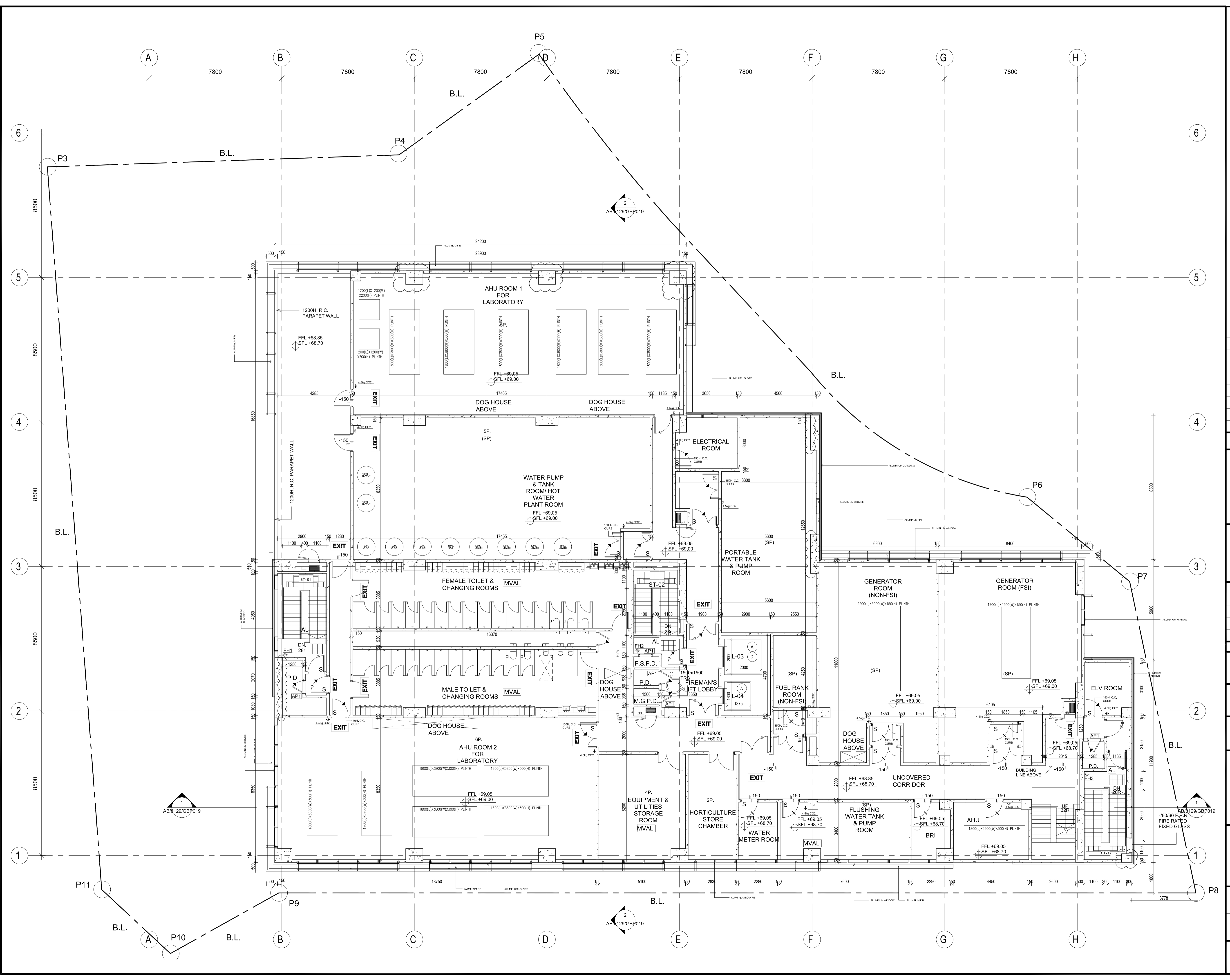
Programme No. 187GK

Contract
CONSTRUCTION OF ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX IN KAI TAK DEVELOPMENT

Drawing Title
TWELVETH FLOOR PLAN

Drawing No. AB/8129/GP013-A	Scale 1:100
Approved	Revision A Date 09/2019

ARCHITECTURAL SERVICES DEPARTMENT



Notes:

No.	Date	Description	Initial
A	09/19	GENERAL REVISION	
-	04/19	TENDER DRAWING	

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Consultant:

Name	Signed	Date
Designed	WS	04-2019
Drawn	YCP	04-2019
Checked	LL	04-2019
Approved	CKK	04-2019

Consultancy Agreement No.
9AE 112

File No.
Appendix B14

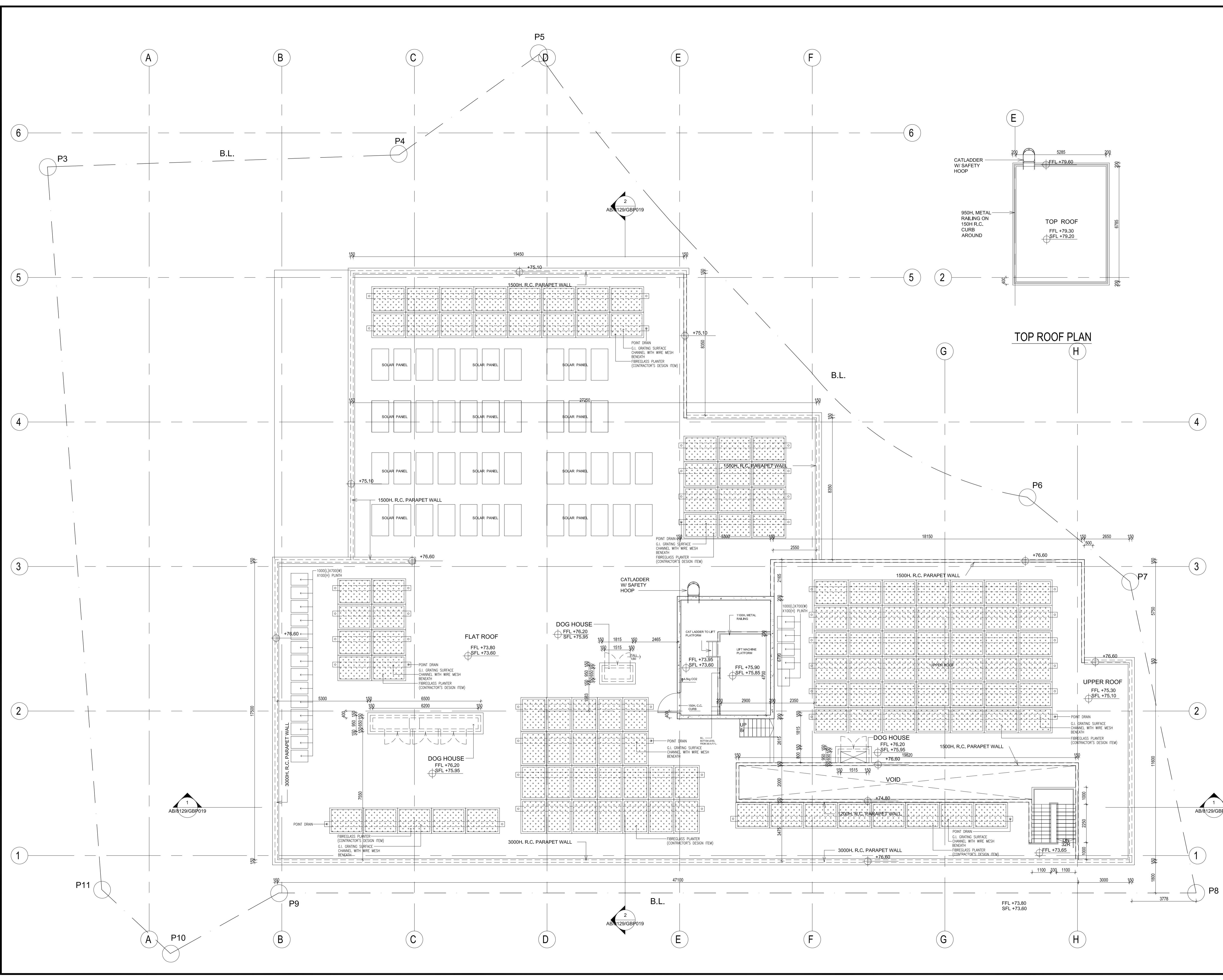
Programme No.
187GK

Contract
CONSTRUCTION OF ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX IN KAI TAK DEVELOPMENT

Drawing Title
FOURTEENTH FLOOR PLAN

Drawing No. AB/8129/GP015-A	Scale 1 : 100
Approved	Revision A
	Date 09/2019

ARCHITECTURAL SERVICES DEPARTMENT



Notes:

No.	Date	Description	Initial
B	09/19	GENERAL REVISION	
A	06/19	TENDER ADDENDUM NO.2	
-	04/19	TENDER DRAWING	

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Consultant:

Name	Signed	Date
Designed	WS	04-2019
Drawn	YCP	04-2019
Checked	LL	04-2019
Approved	CKK	04-2019

Consultancy Agreement No. 9AE 112

File No. Appendix B15

Programme No. 187GK

Contract
CONSTRUCTION OF ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX IN KAI TAK DEVELOPMENT

Drawing Title
ROOF FLOOR, LIFT MACHINE PLATFORM & TOP ROOF PLAN

Drawing No. AB/8129/GP016-B
 Scale 1:100

Approved	Revision	Date
	B	09/2019

ARCHITECTURAL SERVICES DEPARTMENT

Appendix C

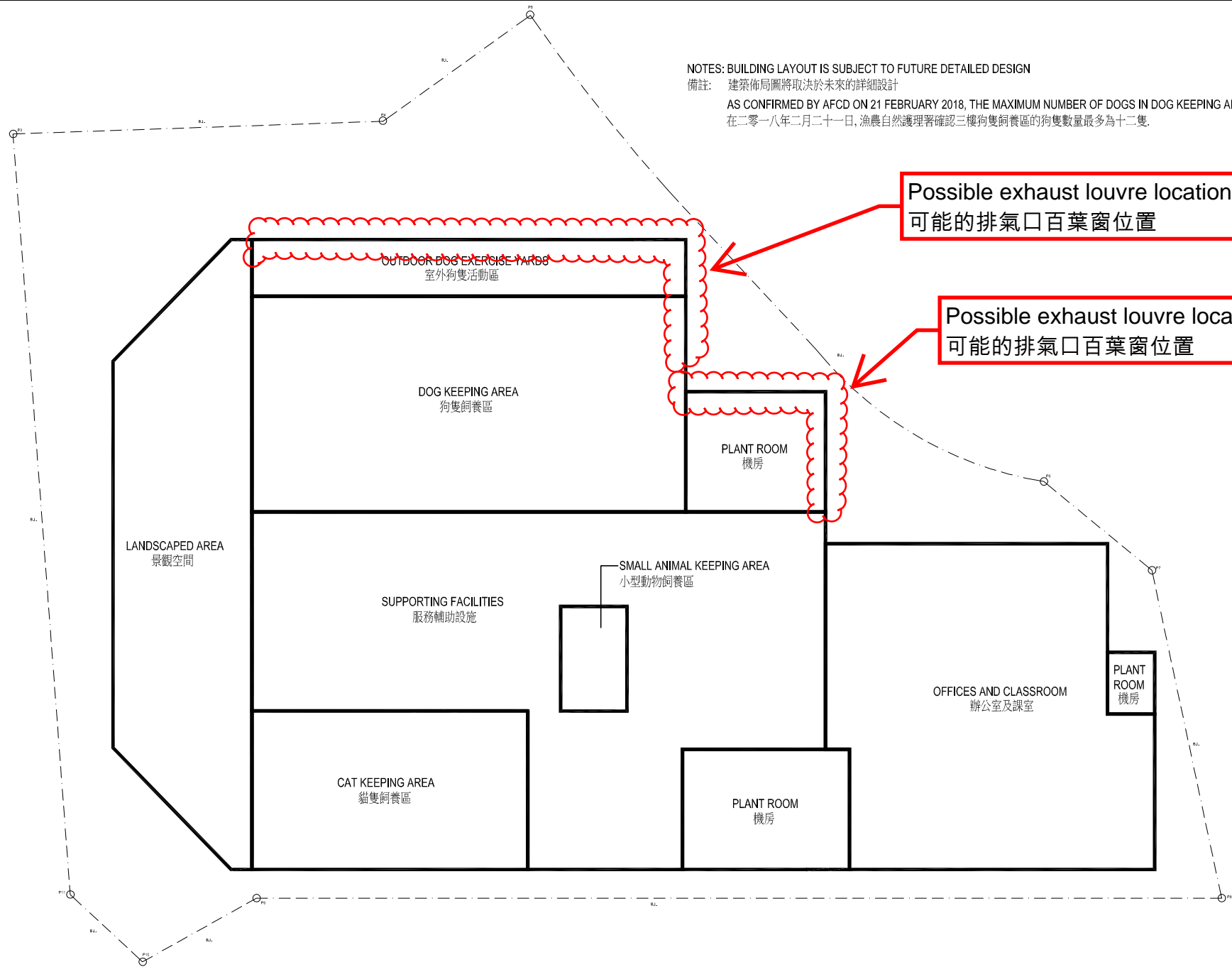
**Air Exhaust
Locations**

NOTES: BUILDING LAYOUT IS SUBJECT TO FUTURE DETAILED DESIGN

備註：建築佈局圖將取決於未來的詳細設計

AS CONFIRMED BY AFCD ON 21 FEBRUARY 2018, THE MAXIMUM NUMBER OF DOGS IN DOG KEEPING AREAS AT 3/F WILL BE 12.

在二零一八年二月二十一日，漁農自然護理署確認三樓狗隻飼養區的狗隻數量最多為十二隻。



Possible exhaust louvre location
可能的排氣口百葉窗位置

Possible exhaust louvre location
可能的排氣口百葉窗位置

NOTES: BUILDING LAYOUT IS SUBJECT TO FUTURE DETAILED DESIGN

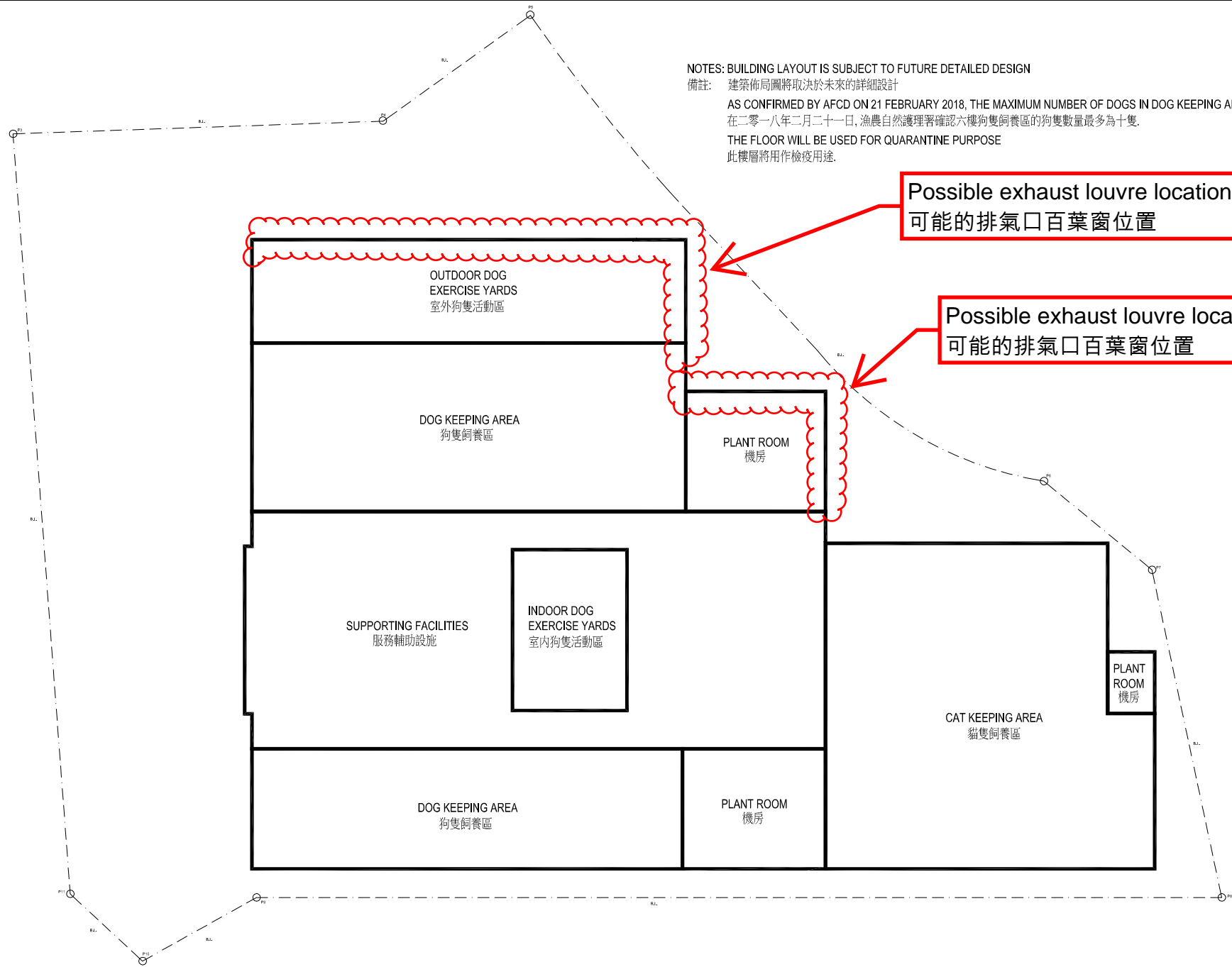
備註：建築佈局圖將取決於未來的詳細設計

AS CONFIRMED BY AFCD ON 21 FEBRUARY 2018, THE MAXIMUM NUMBER OF DOGS IN DOG KEEPING AREAS AT 6/F WILL BE 10.

在二零一八年二月二十一日，漁農自然護理署確認六樓狗隻飼養區的狗隻數量最多為十隻。

THE FLOOR WILL BE USED FOR QUARANTINE PURPOSE

此樓層將用作檢疫用途。



Possible exhaust louvre location
可能的排氣口百葉窗位置

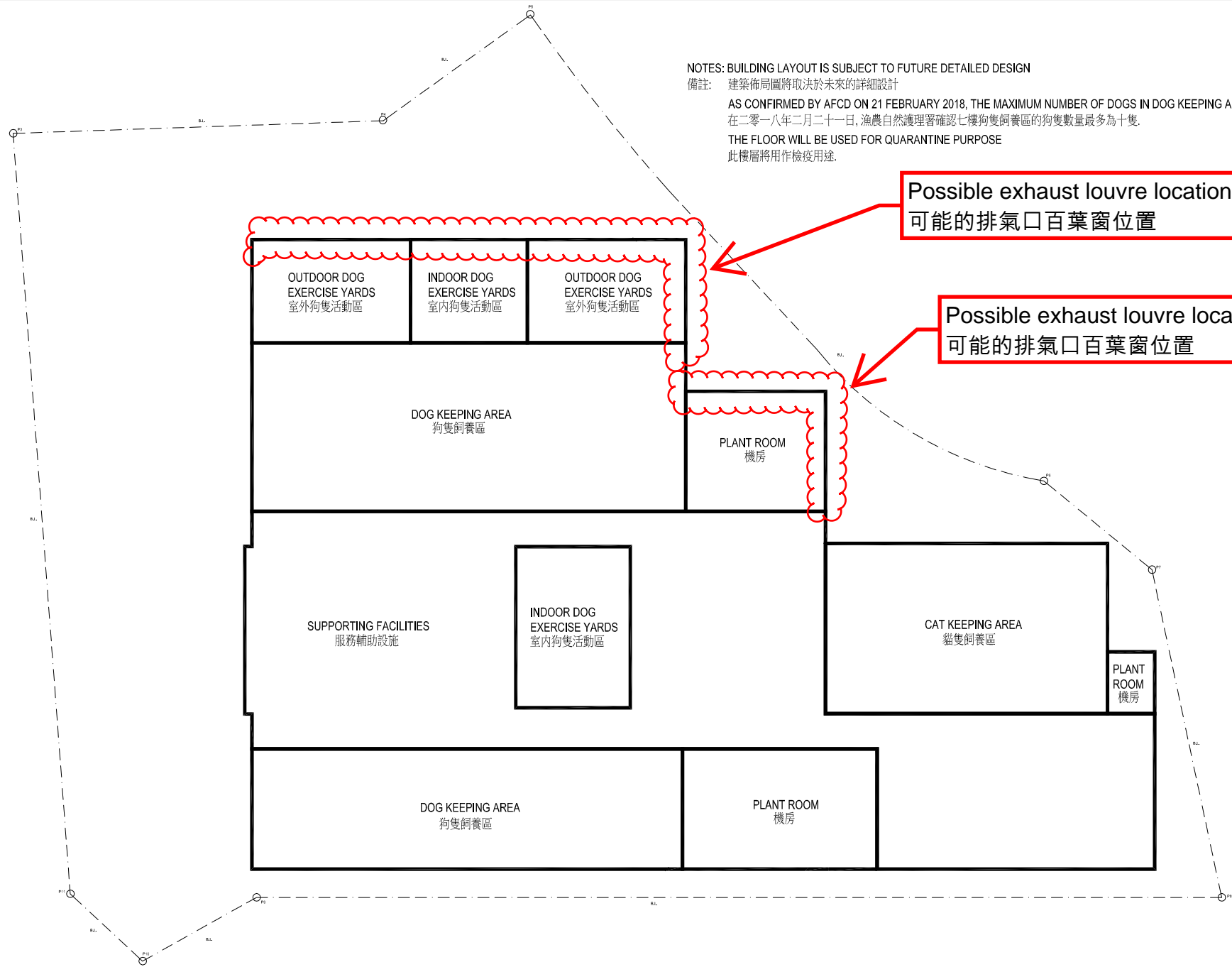
Possible exhaust louvre location
可能的排氣口百葉窗位置

NOTES: BUILDING LAYOUT IS SUBJECT TO FUTURE DETAILED DESIGN

備註：建築佈局圖將取決於未來的詳細設計

AS CONFIRMED BY AFCD ON 21 FEBRUARY 2018, THE MAXIMUM NUMBER OF DOGS IN DOG KEEPING AREAS AT 7/F WILL BE 10.
在二零一八年二月二十一日，漁農自然護理署確認七樓狗隻飼養區的狗隻數量最多為十隻。

THE FLOOR WILL BE USED FOR QUARANTINE PURPOSE
此樓層將用作檢疫用途。



Possible exhaust louvre location
可能的排氣口百葉窗位置

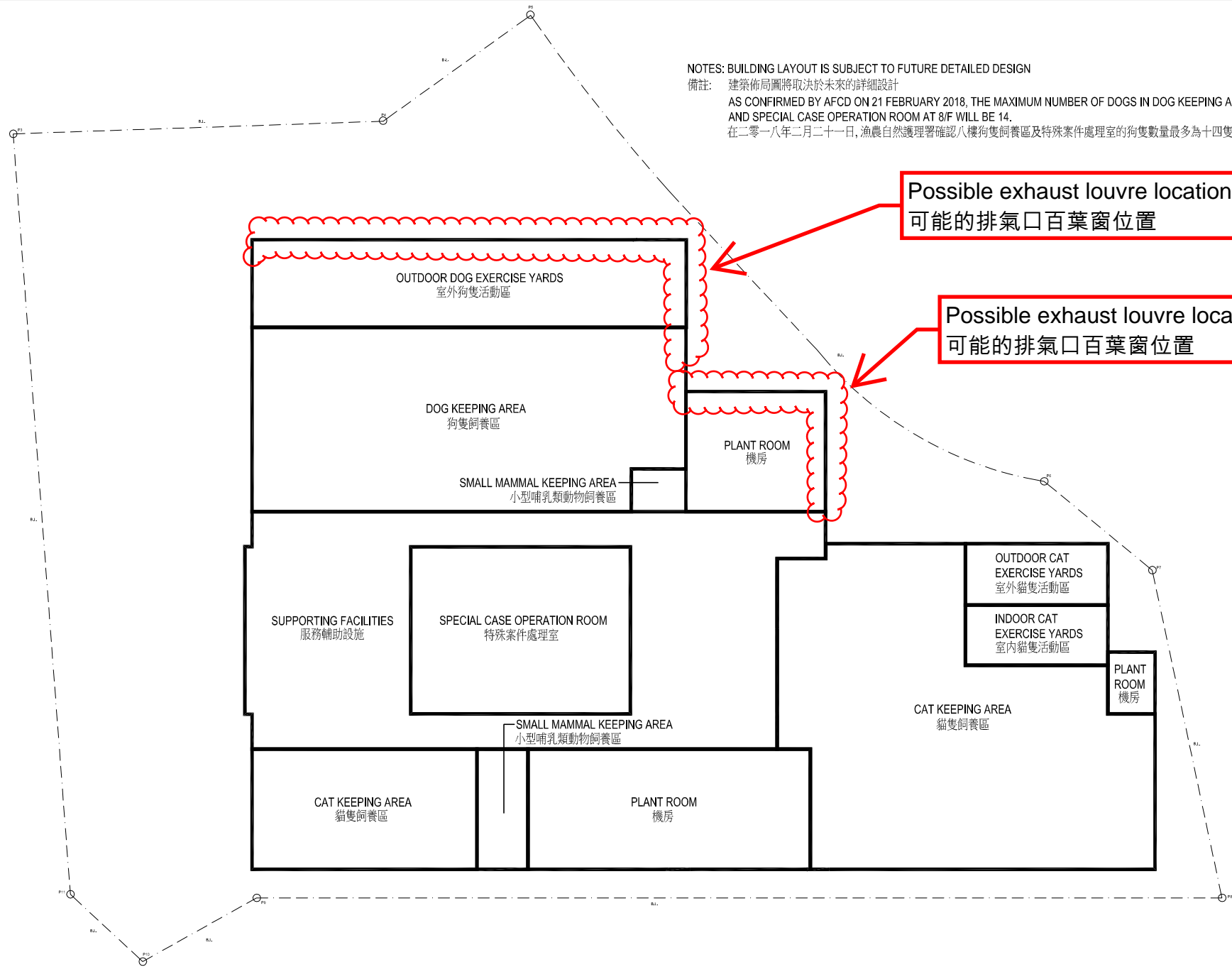
Possible exhaust louvre location
可能的排氣口百葉窗位置

NOTES: BUILDING LAYOUT IS SUBJECT TO FUTURE DETAILED DESIGN

備註：建築佈局圖將取決於未來的詳細設計

AS CONFIRMED BY AFCD ON 21 FEBRUARY 2018, THE MAXIMUM NUMBER OF DOGS IN DOG KEEPING AREA AND SPECIAL CASE OPERATION ROOM AT 8/F WILL BE 14.

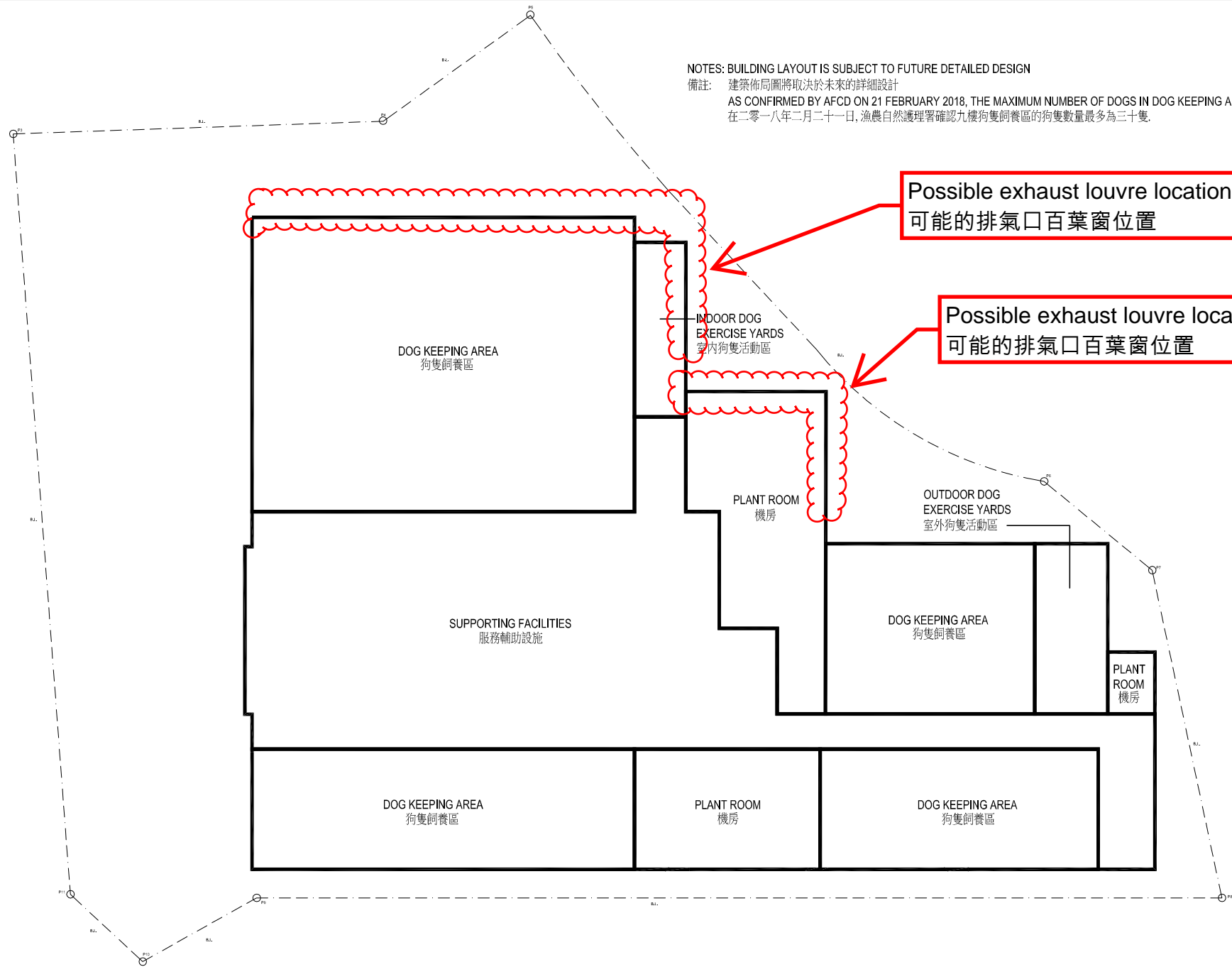
在二零一八年二月二十一日，漁農自然護理署確認八樓狗隻飼養區及特殊案件處理室的狗隻數量最多為十四隻。



NOTES: BUILDING LAYOUT IS SUBJECT TO FUTURE DETAILED DESIGN

備註：建築佈局圖將取決於未來的詳細設計

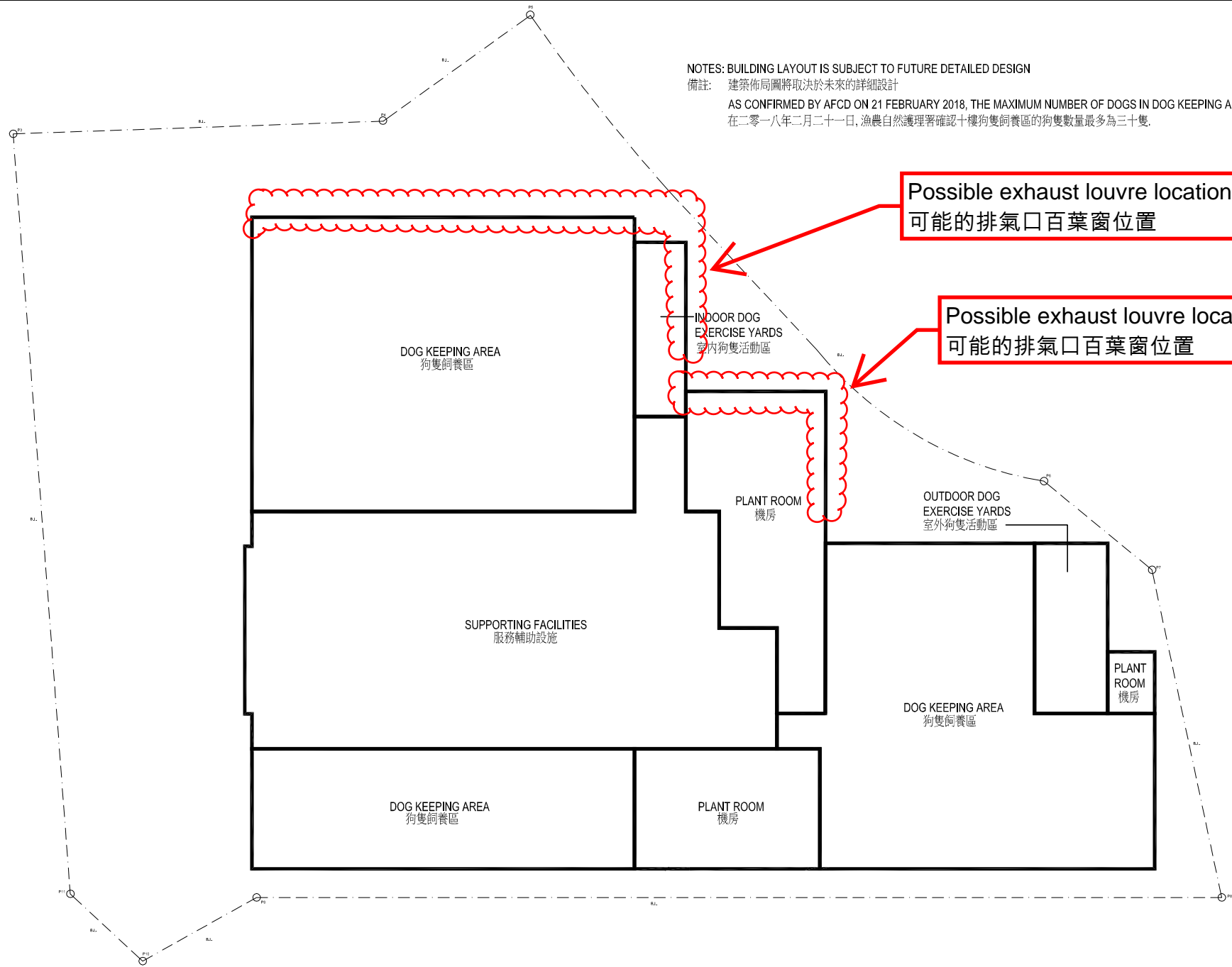
AS CONFIRMED BY AFCD ON 21 FEBRUARY 2018, THE MAXIMUM NUMBER OF DOGS IN DOG KEEPING AREAS AT 9/F WILL BE 30.
在二零一八年二月二十一日，漁農自然護理署確認九樓狗隻飼養區的狗隻數量最多為三十隻。



NOTES: BUILDING LAYOUT IS SUBJECT TO FUTURE DETAILED DESIGN

備註：建築佈局圖將取決於未來的詳細設計

AS CONFIRMED BY AFCD ON 21 FEBRUARY 2018, THE MAXIMUM NUMBER OF DOGS IN DOG KEEPING AREAS AT 10/F WILL BE 30.
在二零一八年二月二十一日，漁農自然護理署確認十樓狗隻飼養區的狗隻數量最多為三十隻。



NOTES: BUILDING LAYOUT IS SUBJECT TO FUTURE DETAILED DESIGN

備註: 建築佈局圖將取決於未來的詳細設計

AS CONFIRMED BY AFCD ON 21 FEBRUARY 2018, THE MAXIMUM NUMBER OF DOGS IN DOG KEEPING AREAS, ANIMAL RECOVERY ROOM & ANIMAL ISOLATION WARD AT 11/F WILL BE 24.

在二零一八年二月二十一日, 漁農自然護理署確認十一樓狗隻飼養區, 動物康復室及動物隔離病房的狗隻數量最多為二十四隻。

