

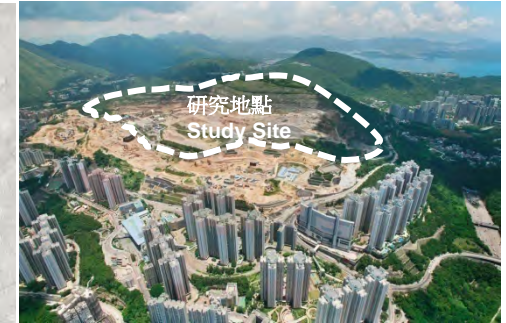
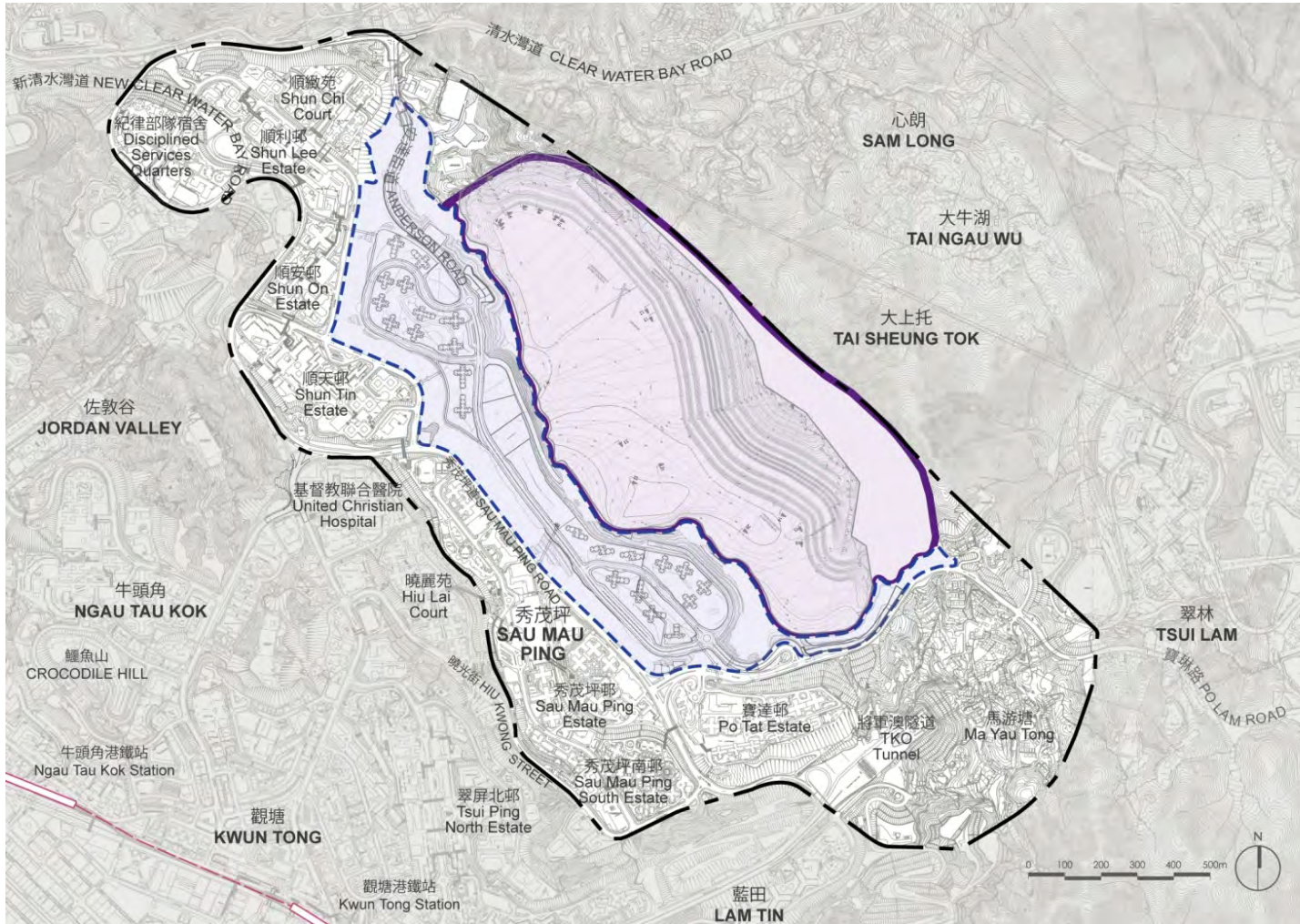
# 安達臣道石礦場 未來土地用途規劃研究 – 最終建議發展大綱圖

## Planning Study on Future Land Use at **Anderson Road Quarry** – Final Recommended Outline Development Plan



# 研究地點及範圍

## Study Site and Study Area



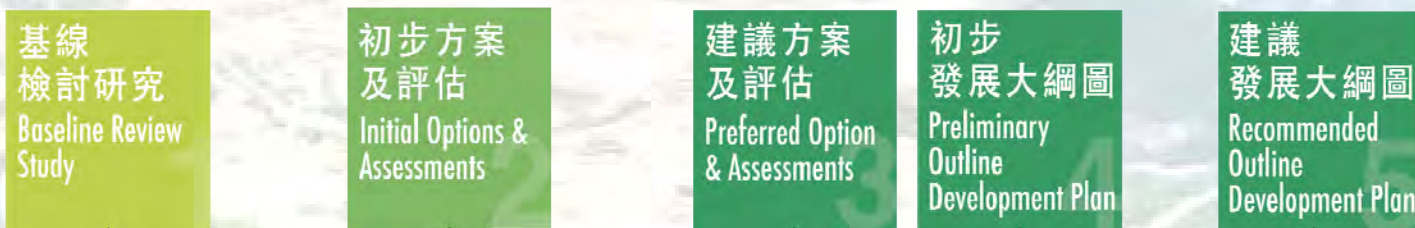
-  研究範圍  
Study Area  
(約298公頃)  
(About 298 ha)
-  安達臣道發展  
Development at  
Anderson Road (DAR)
-  研究地點  
Study Site  
(約86公頃; 40公頃於平臺上)  
(About 86 ha; 40ha on platform)
-  地鐵觀塘線  
MTR - Kwun Tong Line

# 研究目的及流程 Study Objectives and Approach

研究安達臣道石礦場未來的土地用途，包括作住宅發展和其他用途的潛力

To examine the future land uses of Anderson Road Quarry, including its potential for residential and other uses

## 規劃及設計 Planning & Design



## 研究初議階段 Inception Phase

社區參與  
Community Engagement

社區參與  
策略  
Community Engagement Strategy

## 方案制定階段 Option Formulation Phase

第一階段  
社區參與活動  
Stage 1 Community Engagement

## 完善方案階段 Preferred Option Finalisation Phase

第二階段  
社區參與活動  
Stage 2 Community Engagement

我們在此  
We are here

第二階段社區參與所收集的公眾意見(2012年6至9月)  
 STAGE 2 COMMUNITY ENGAGEMENT &  
 MAJOR VIEWS COLLECTED (Jun – Sep 2012)



簡報會  
Briefing sessions



公眾論壇  
Public forum



巡迴展覽  
Roving exhibitions



概念設計比賽  
Design Ideas Competition



與區議員實地視察  
Site Visit with DC Members

23,000的規劃人口及80:20的私人及資助房屋比例可接受

Planned population of 23,000 and private-to-subsidised housing ratio of 80:20 were acceptable

不反對把擬議資助房屋用地作居者有其屋計劃發展

No objection to the use of proposed subsidised housing site for HOS development

低層的文娛核心區及「住在公園」的概念獲普遍贊同和支持

Low-rise Civic Core and “living in the park” concept were generally agreed and supported

擬議石礦公園、遠足徑、觀景台及垂直運輸系統廣為接受

Proposed Quarry Park, hiking trails, lookouts and vertical transportation system

石礦公園及岩壁概念設計比賽受到歡迎，並收到具創意的建議

Design Ideas Competition for Quarry Park and Rock Face was welcomed

研究地點未來發展及安達臣道發展的累積交通影響仍是關注焦點

Cumulative traffic impacts of future developments at Study Site and DAR remained the focus of concerns

不反對多把未來交通分流至將軍澳道的建議

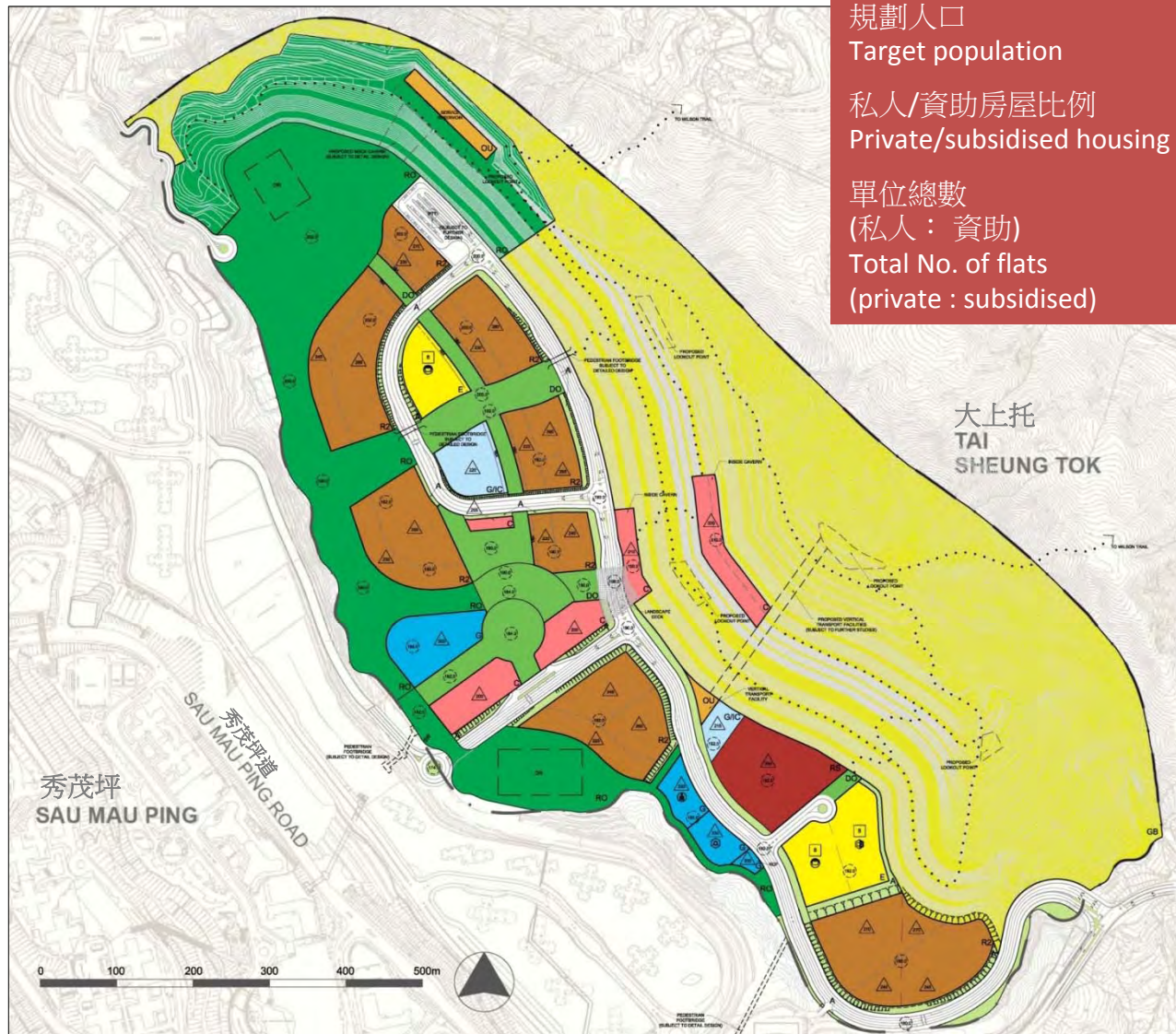
No objection to the proposal of diverting more future traffic to Tseung Kwan O Road

擬議的道路／路口改善措施及行人連接設施獲普遍支持

Proposed road/junction improvement measures and pedestrian connections were generally supported

# 第二階段社區參與的建議發展大綱草圖

## Draft RODP for Stage 2 Community Engagement

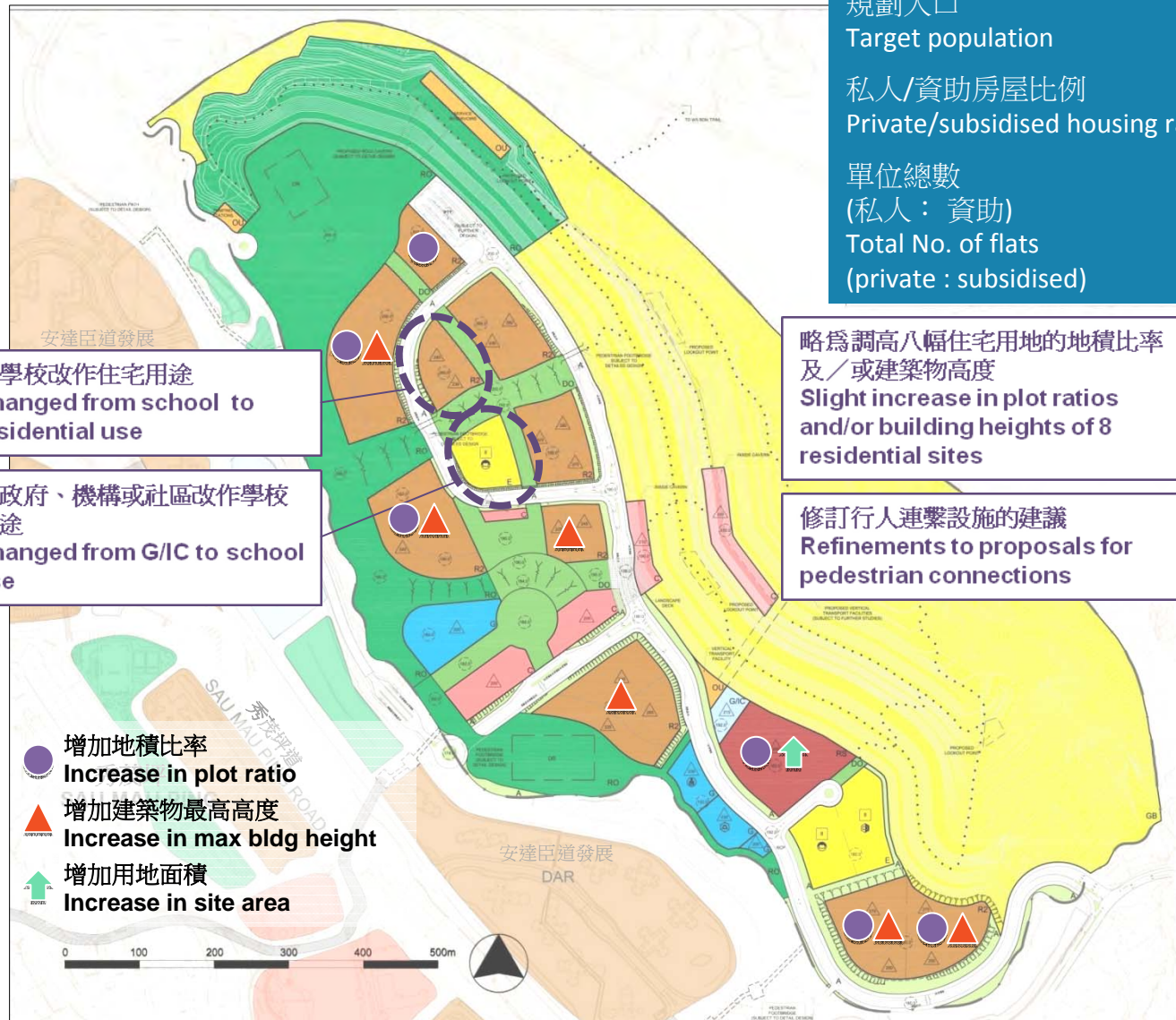


規劃人口 Target population	<b>23 000</b>
私人/資助房屋比例 Private/subsidised housing ratio	<b>80:20</b>
單位總數 (私人：資助) Total No. of flats (private : subsidised)	<b>8 650 (6 920 : 1 730)</b>

- 商業  
COMMERCIAL
- 住宅(資助房屋)  
RESIDENTIAL (SUBSIDIZED HOUSING)
- 住宅用途地帶-2 (私人房屋)  
RESIDENTIAL ZONE-2 (PRIVATE HOUSING)
- 政府  
GOVERNMENT
- 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- 教育  
EDUCATION
- 區域休憩用地  
REGIONAL OPEN SPACE
- 地區休憩用地  
DISTRICT OPEN SPACE
- 美化市容地帶  
AMENITY
- 其他指定用途  
OTHER SPECIFIED USES
- 綠化地帶  
GREEN BELT
- 可作岩洞發展的範圍  
AREA WITH POTENTIAL FOR ROCK CAVERN DEVELOPMENT
- P 警署  
POLICE STATION
- F 消防局  
FIRE STATION
- S 中學  
SECONDARY SCHOOL
- P 小學  
PRIMARY SCHOOL
- PT 公共交通總站  
PUBLIC TRANSPORT TERMINUS
- 行人小徑/遠足徑  
PATHWAY/HIKING TRAIL
- 220 最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(in m above PD)
- 5 最高建築物高度 (樓層數目)  
MAXIMUM BUILDING HEIGHT  
(in storeys)
- RCP 垃圾收集站  
REFUSE COLLECTION POINT
- P 行人天橋 (有待詳細設計)  
PEDESTRIAN FOOTBRIDGE  
(SUBJECT TO DETAIL DESIGN)
- 道路、路口及其他  
ROAD, JUNCTION ETC.

# 對建議發展大綱草圖的主要修訂 Major Refinements to Draft RODP

最終建議發展大綱草圖  
Final RODP



規劃人口 Target population	25 000
私人/資助房屋比例 Private/subsidised housing ratio	80:20
單位總數 (私人：資助) Total No. of flats (private : subsidised)	9 410 (7 530 : 1 880)

由學校改作住宅用途  
Changed from school to residential use

由政府、機構或社區改作學校用途  
Changed from G/IC to school use

略為調高八幅住宅用地的地積比率及/或建築物高度  
Slight increase in plot ratios and/or building heights of 8 residential sites

修訂行人連繫設施的建議  
Refinements to proposals for pedestrian connections

- 增加地積比率  
Increase in plot ratio
- 增加建築物最高高度  
Increase in max bldg height
- 增加用地面積  
Increase in site area

- 商業  
COMMERCIAL
- 住宅(資助房屋)  
RESIDENTIAL (SUBSIDIZED HOUSING)
- 住宅用途地帶-2 (私人房屋)  
RESIDENTIAL ZONE-2 (PRIVATE HOUSING)
- 政府  
GOVERNMENT
- 政府、機構或社區  
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- 區域休憩用地  
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- 其他指定用途  
OTHER SPECIFIED USES
- 綠化地帶  
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- 可作岩洞發展的範圍  
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FIRE STATION
- 中學  
SECONDARY SCHOOL
- 小學  
PRIMARY SCHOOL
- 公共交通總站  
PUBLIC TRANSPORT TERMINUS
- 行人小徑/遠足徑  
PATHWAY/HIKING TRAIL
- 最高建築物高度  
(在水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(in m above PD)
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MAXIMUM BUILDING HEIGHT  
(in storeys)
- 垃圾收集站  
REFUSE COLLECTION POINT
- 行人天橋 (有待詳細設計)  
PEDESTRIAN FOOTBRIDGE  
(SUBJECT TO DETAIL DESIGN)
- 道路、路口及其他  
ROAD, JUNCTION ETC.

# 主要發展參數的修訂

## Refinements to Major Development Parameters

	建議發展大綱草圖 Draft RODP	最終建議發展大綱圖 Final RODP	相差 Difference
規劃人口 Planned population	23,000	25,000	+ 2,000
住宅用地數目 No. of residential sites	10	11	+ 1
總單位數目 Total No. of flats	約 about 8,650	約 about 9,410	+ 760
資助房屋人口 (單位數目) Subsidised housing population (No. of flats)*	4,600 (約 about 1,730)	5,000 (約 about 1,880)	+ 400 (+ 約 about 150)
私人房屋人口 (單位數目) Private housing population (No. of flats)	18,400 (約 about 6,920)	20,000 (約 about 7,530)	+ 1,600 (+ 約 about 610)
<b>地積比率 Plot Ratio (PR)</b>			
資助房屋 Subsidised housing	6.0	6.3	+ 0.3
私人房屋 Private housing	3.5 to 5.5	3.0 <sup>#</sup> to 5.5	-
平均住用 Average domestic	4.2	4.5	+ 0.3

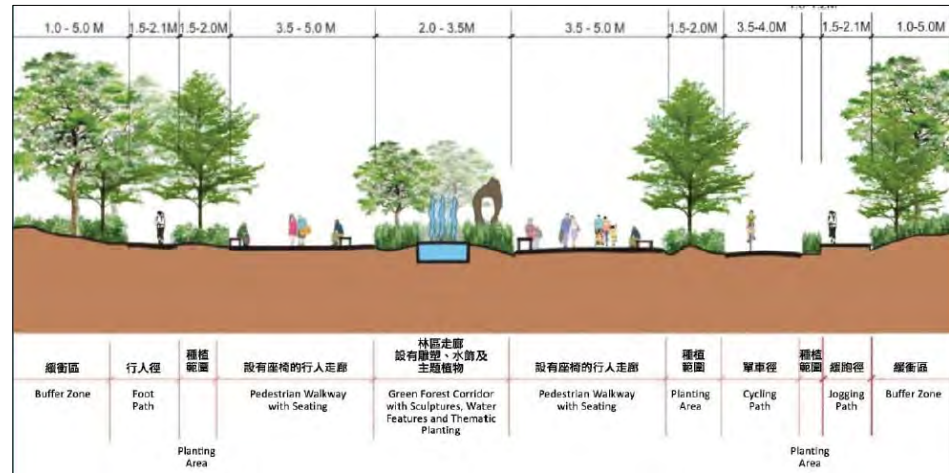
# 顧及到用地的限制及城市設計和空氣流通的考慮，只有北面社區一幅新私人住宅用地的地積比率建議為3.0  
PR of 3.0 is only proposed for a new private residential site in the Northern Community, taking into account its site constraints as well as the urban design and air ventilation considerations

# 最終建議發展大綱圖 - 住宅社區

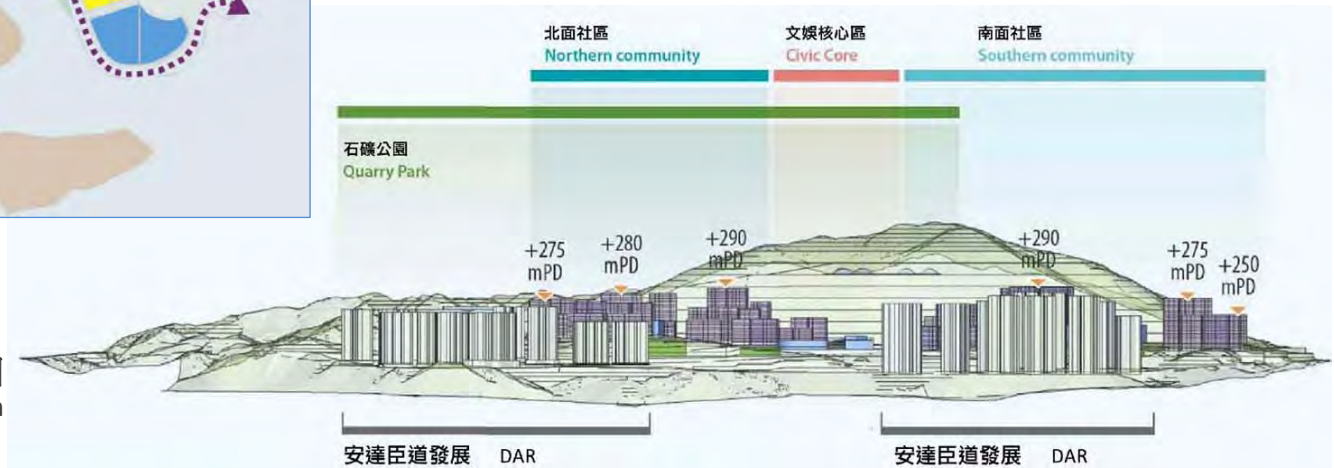
## Final RODP - Residential Communities



北面社區綠化行人走廊的示意設計  
Indicative Design of Green Pedestrian Corridor in Northern Community



示意立視圖  
Indicative Elevation





# 最終建議發展大綱圖 - 石礦公園

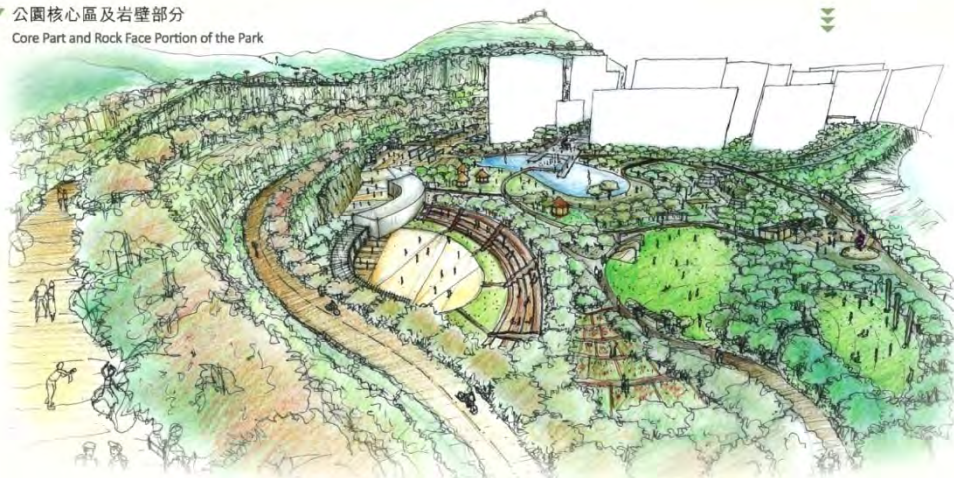
## Final RODP – Quarry Park



平台部分 11 公頃 ha  
Platform Portion

岩壁部分 6 公頃 ha  
Rock Face Portion

▼ 公園核心區及岩壁部分  
Core Part and Rock Face Portion of the Park

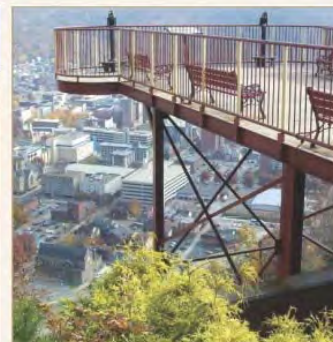


# 最終建議發展大綱圖 - 岩壁 Final RODP – Rock Face



▲ 主水平基準以上310米的觀景台 Lookout at 310mPD

## 觀景台 Lookouts



## 商業設施及遠足徑 Commercial Facilities and Hiking Trails



## 岩洞發展 Rock Cavern Development



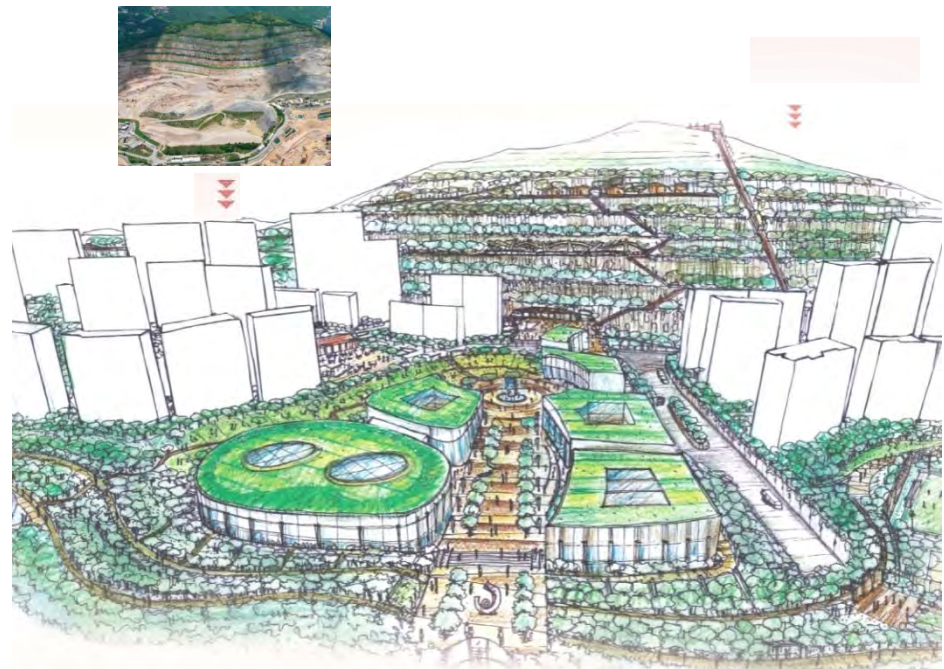
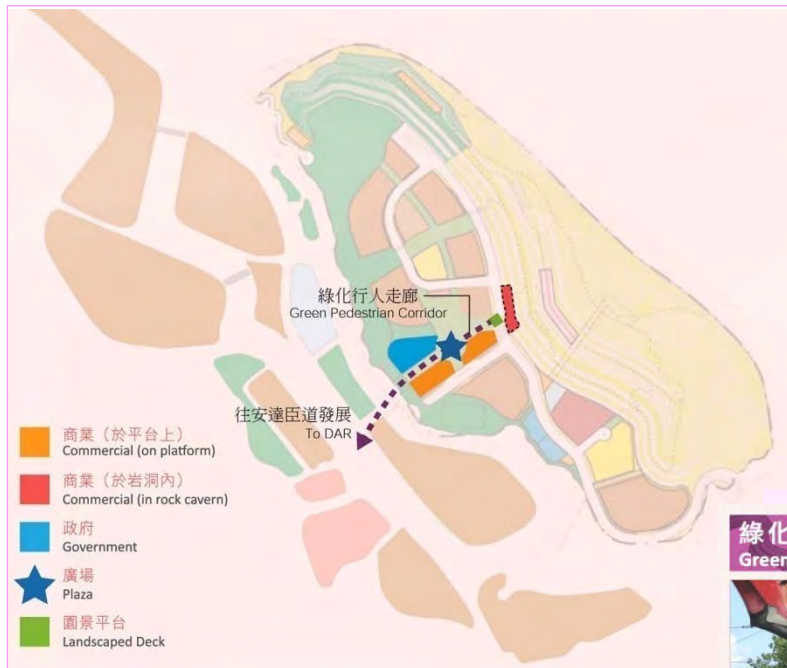
展覽場地/資源中心  
Exhibition area/Resource centre

有潛質作岩洞發展的範圍  
Potential area for cavern development

商業設施  
Commercial facilities

# 最終建議發展大綱圖 - 文娛核心區

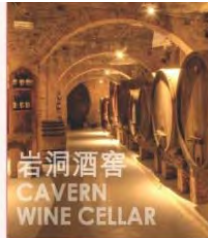
## Final RODP - Civic Core



綠化行人走廊  
Green Pedestrian Corridor



主要設施  
Key Facilities



## 補充技術評估 Supplementary Technical Assessments

- 交通 Traffic
  - 污水系統 Sewerage
  - 排水 Drainage
  - 環境 Environmental
  - 地質 Geotechnical
  - 景觀 Visual
  - 園境 Landscape
  - 空氣流通 Air Ventilation
  - 供水 Water Supply
  - 公共設施 Utilities
  - 可持續發展 Sustainability
- 
- 結論 Conclusion

25,000人的規劃人口的擬議發展及基礎建設整體上仍然可行及可持續，只要實施適當的改善及紓緩措施，並沒有不可解決的問題

Proposed developments and infrastructures for the planned population of 25,000 are still broadly feasible and sustainable, without any insurmountable problem and subject to appropriate improvement and mitigation measures

# 交通及運輸 Traffic and Transport

- 補充交通評估 Supplementary Traffic Assessment

如能實施適當的改善措施，增加的規劃人口(至25,000人)將不會嚴重影響區內的交通情況

Subject to appropriate mitigation measures, the increased planned population (to 25,000) will not significantly affect the traffic conditions in the area

- 主要建議 Major Recommendations

- 鼓勵研究地點的未來居民使用南面的車輛出入口，以減低對觀塘市中心及彩虹交匯處的交通負荷  
Encourage future residents of the Study Site to use the southern vehicular access to relieve the traffic burdens on Kwun Tong town centre and Choi Hung interchange

- 為區內一些主要道路及路口實施改善措施  
Undertake improvement measures for some major roads and junctions in the area

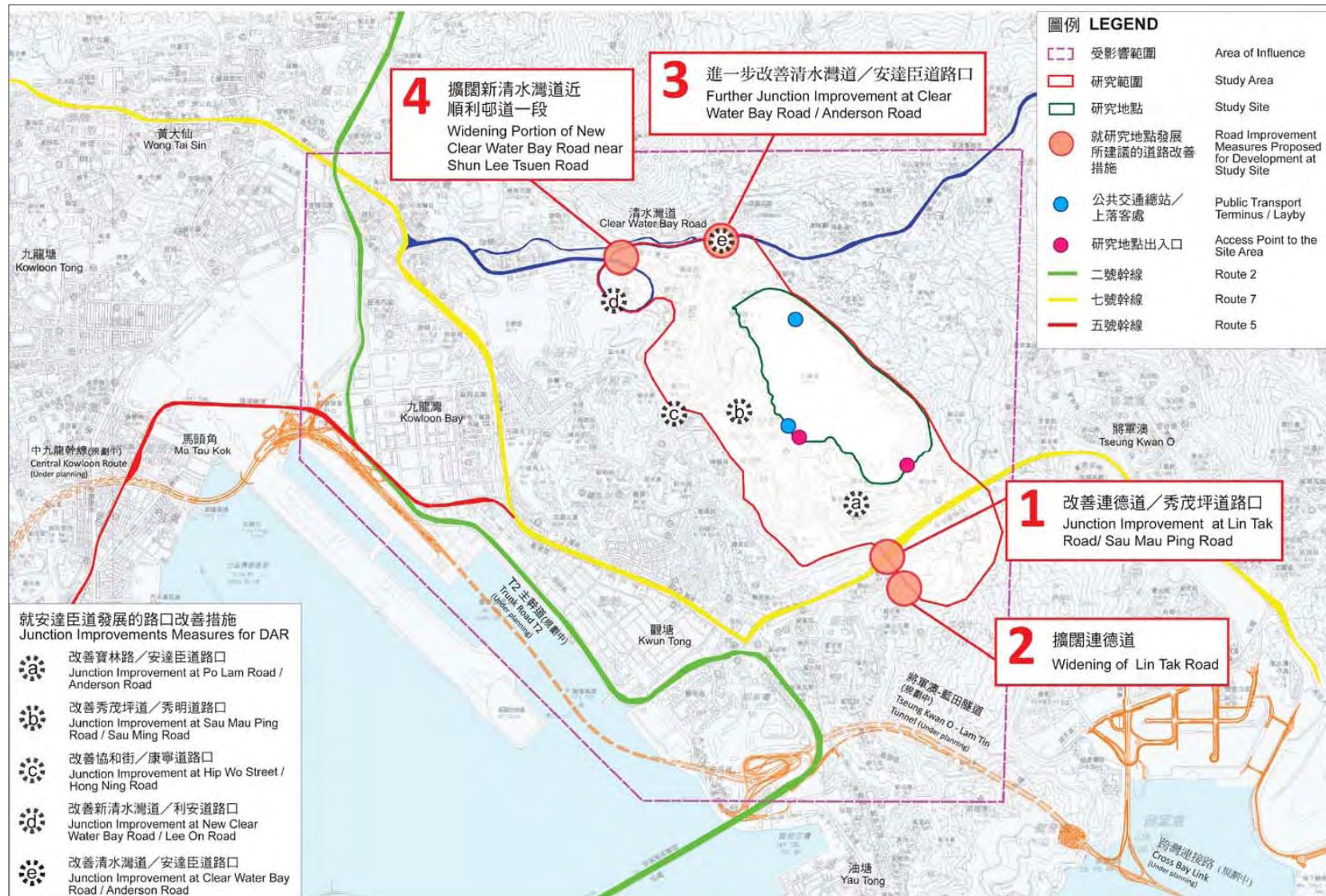
- 鼓勵區內居民更多使用公共交通  
Encourage residents in the area to use more public transport

- 鼓勵研究地點的未來居民使用藍田及油塘港鐵站，以避免進一步加重在繁忙時間擠迫的觀塘港鐵站的負荷  
Encourage future residents of the Study Site to use Lam Tin and Yau Tong MTR Stations so as not to overload the already congested Kwun Tong MTR Station at peak hours

- 加強研究地點與觀塘市中心的行人連繫  
Enhance the pedestrian connectivity between the Study Site and the Kwun Tong town centre

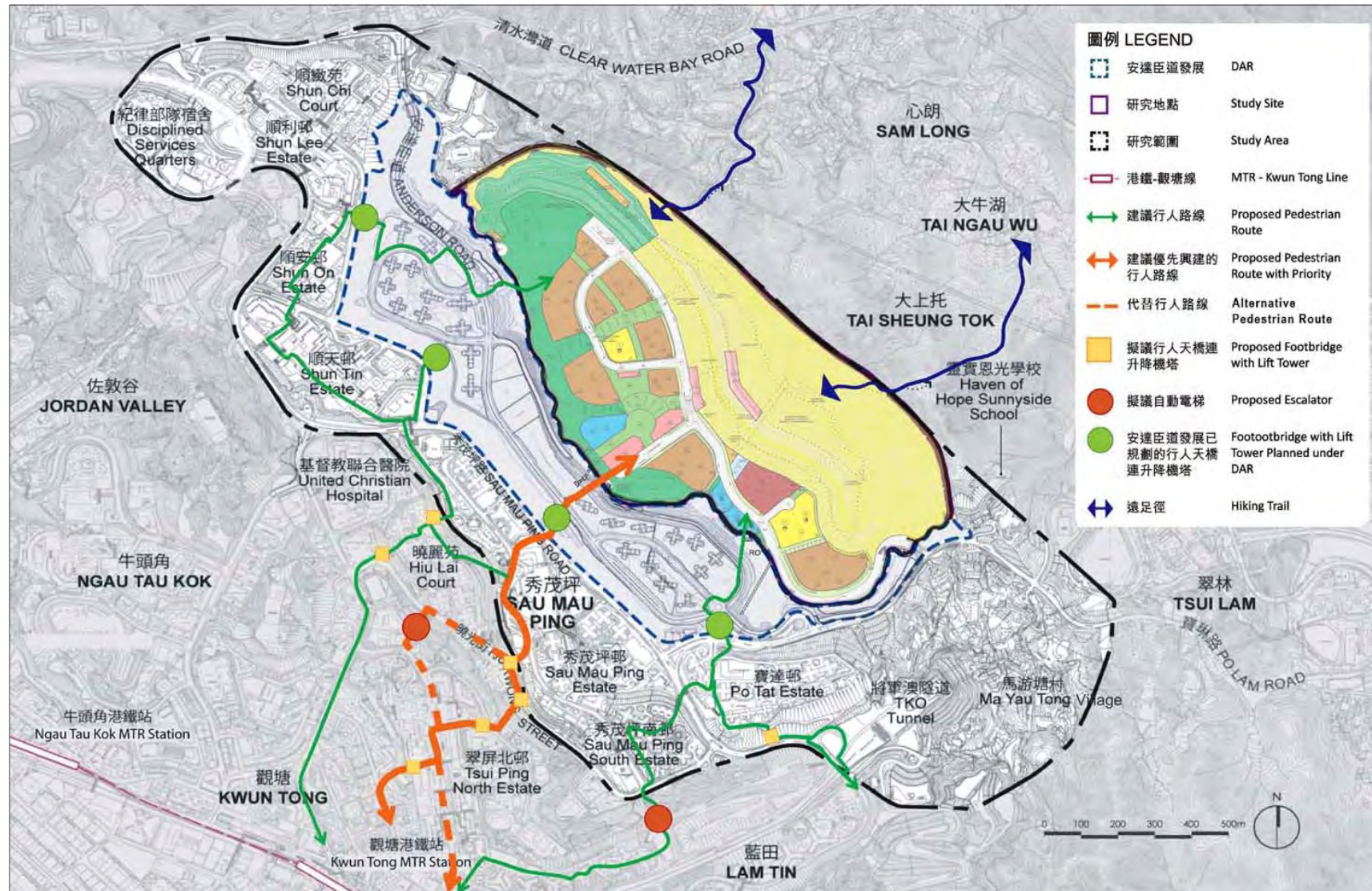
# 交通安排及道路／路口改善措施

## Traffic Arrangements and Road/Junction Improvement Measures



# 擬議至觀塘市中心的行人連繫

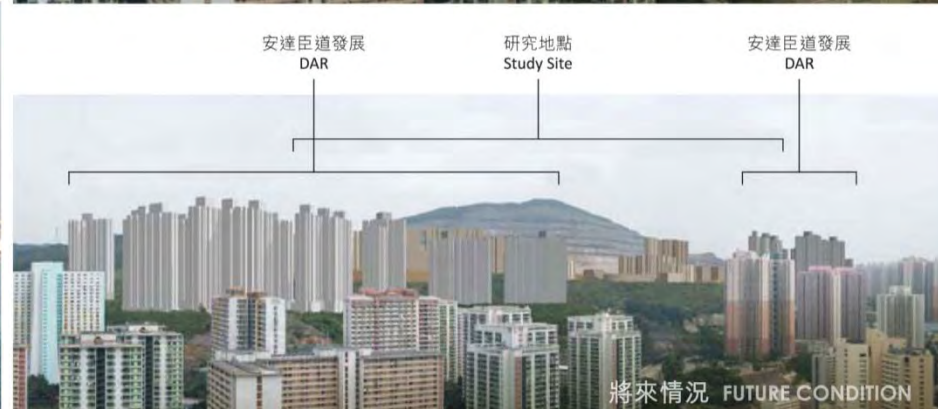
## Proposed Pedestrian Connections to the Kwun Tong Town Centre



# 景觀影響 Visual Impact



顯示從香港會議展覽中心望向擬議發展的合成照片  
Photomontage showing proposed developments viewing from Hong Kong Convention and Exhibition Centre



顯示從佐敦谷望向擬議發展的合成照片  
Photomontage showing proposed developments viewing from Jordan Valley

將保留大上托山脊線最高20%及位於大上托山峰與佐敦谷之間的現有景觀廊  
The highest 20% of the Tai Sheung Tok ridgeline protected and the existing visual corridor between the Tai Sheung Tok summit and Jordan Valley preserved



## 實施 Implementation

- 第一階段發展涵蓋南面社區及部分文娛核心區  
Phase 1 Development covers the Southern Community and part of the Civic Core
- 第二階段發展涵蓋北面社區及文娛核心區的餘下部分  
Phase 2 Development covers the Northern Community and the remaining part of the Civic Core
- 用地預計在2019/20年起可供發展  
Sites are expected to be made available for development starting from 2019/20

## 下一步 Next Steps

### 土木工程拓展署 Civil Engineering and Development Department

- 工程可行性研究預計於2014年初完成

Engineering feasibility study is scheduled for completion in early 2014

- 研究地點的地盤平整工程、道路工程及基礎設施建設會在石礦承辦商於2016年完成復修合約後，將研究地點交還當局後展開

Site formation works, road works and infrastructure provisions within the Study Site will be carried out after the Study Site is handed back from the quarry contractor in 2016 upon completion of the rehabilitation contract

- 研究地點外的擬議道路／路口改善措施及行人連繫設施工程，預計會於研究地點未來發展的居民入伙前完成

Works for the proposed road/junction improvement measures and pedestrian connections outside Study Site are estimated to be completed before the resident occupancy of the future developments at Study Site.

### 規劃署 Planning Department

- 已向城市規劃委員會、觀塘區議會及西貢區議會簡介最終建議發展大綱圖，它們大致同意25,000的規劃人口及80:20的私人／資助房屋比例

Town Planning Board, Kwun Tong District Council and Sai Kung District Council were briefed on the Final RODP. They generally agreed to the planned population of 25,000 and the private/subsidised housing ratio of 80:20

- 將提出觀塘北部分區計劃大綱圖的修訂，以反映最終建議發展大綱圖的土地用途建議，供城市規劃委員會考慮

To propose zoning amendments to the Kwun Tong North OZP to reflect the land use proposals of the Final RODP for the Town Planning Board's consideration

謝謝  
Thank You

