

安達臣道石礦場未來 土地用途規劃研究

Planning Study on Future Land Use at Anderson Road Quarry

立法會發展事務委員會
LegCo Panel on Development

22/11/2011



發展局
Development Bureau

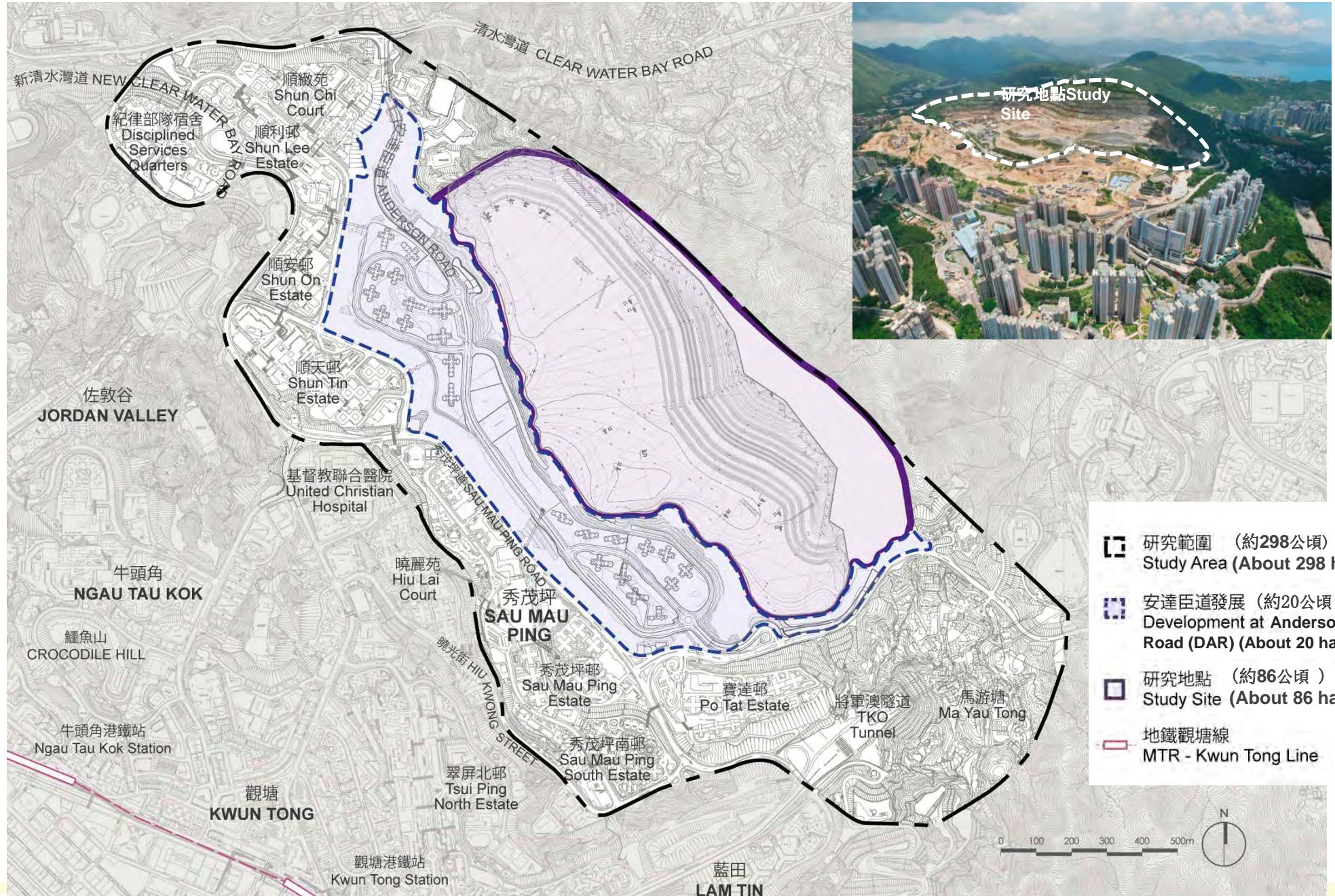


規劃署
PLANNING DEPARTMENT



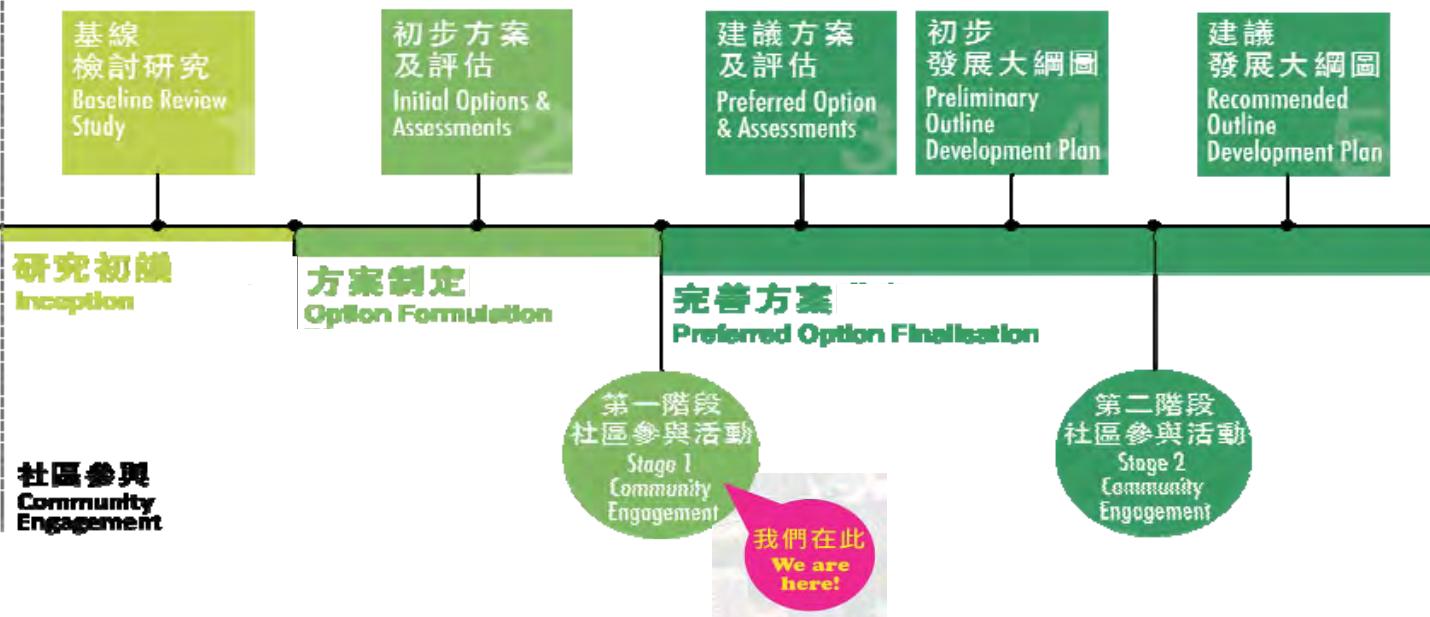
研究地點及範圍

Study Site and Study Area



研究目的及流程 Study Objectives and Approach

規劃及設計 Planning & Design



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.



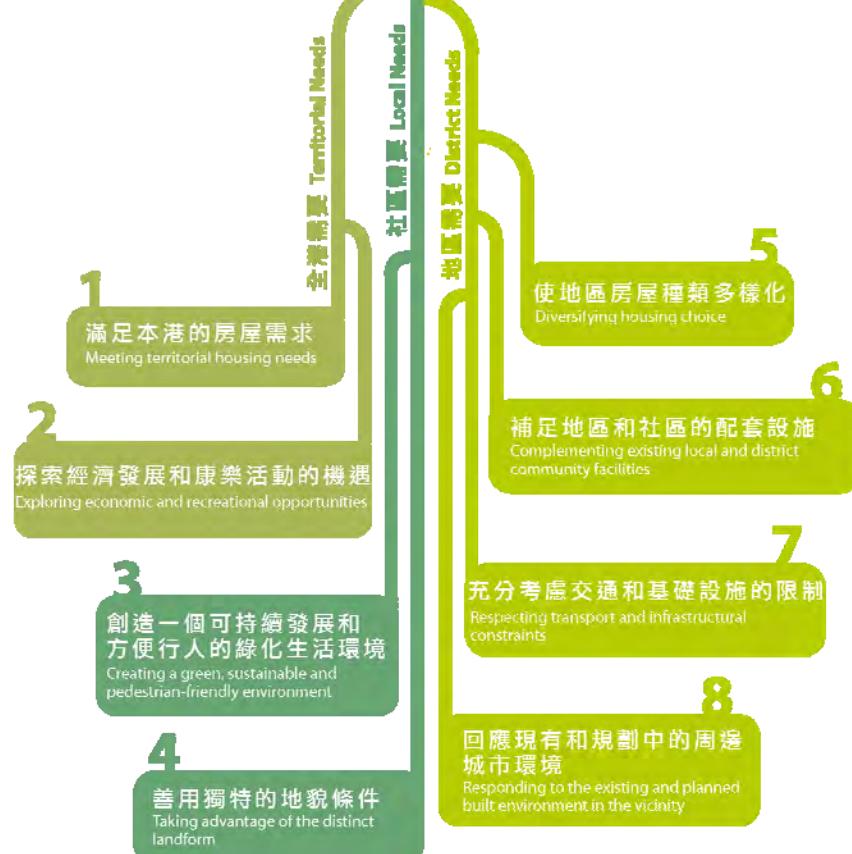
願景及指導原則

Vision & Guiding Principles

願景 VISION

將安達臣道石礦場改造成一個綠色及宜居的社區，並回應全港、地區和社區的需要

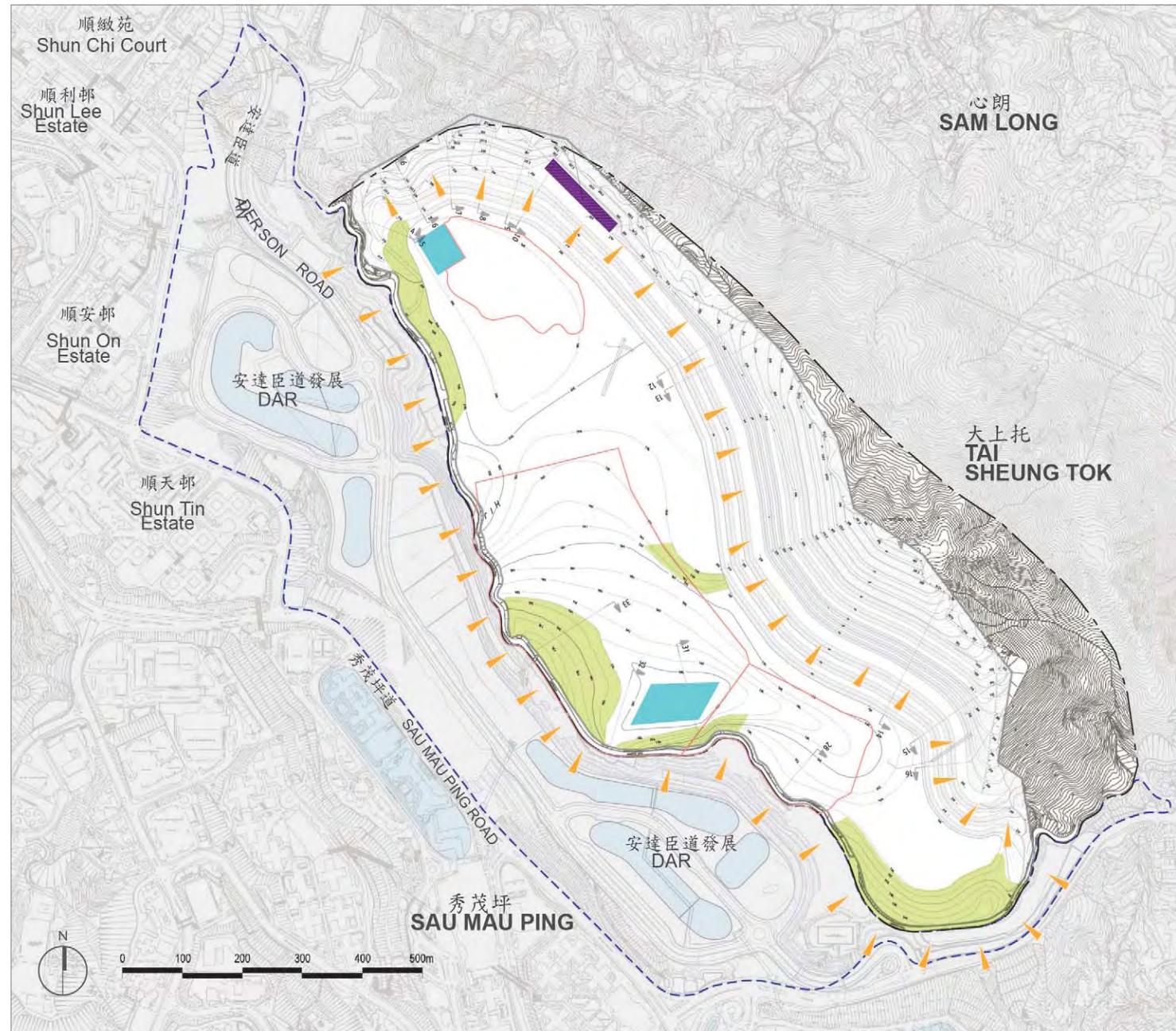
To reshape the Anderson Road Quarry into a green and liveable community that meets the territorial, district and local needs



發展限制 Development Constraints

- 道路交通 Road Traffic
- 污水系統 Sewerage
- 保護山脊線 Ridgeline Protection
- 排水 Drainage
- 地質 Geology

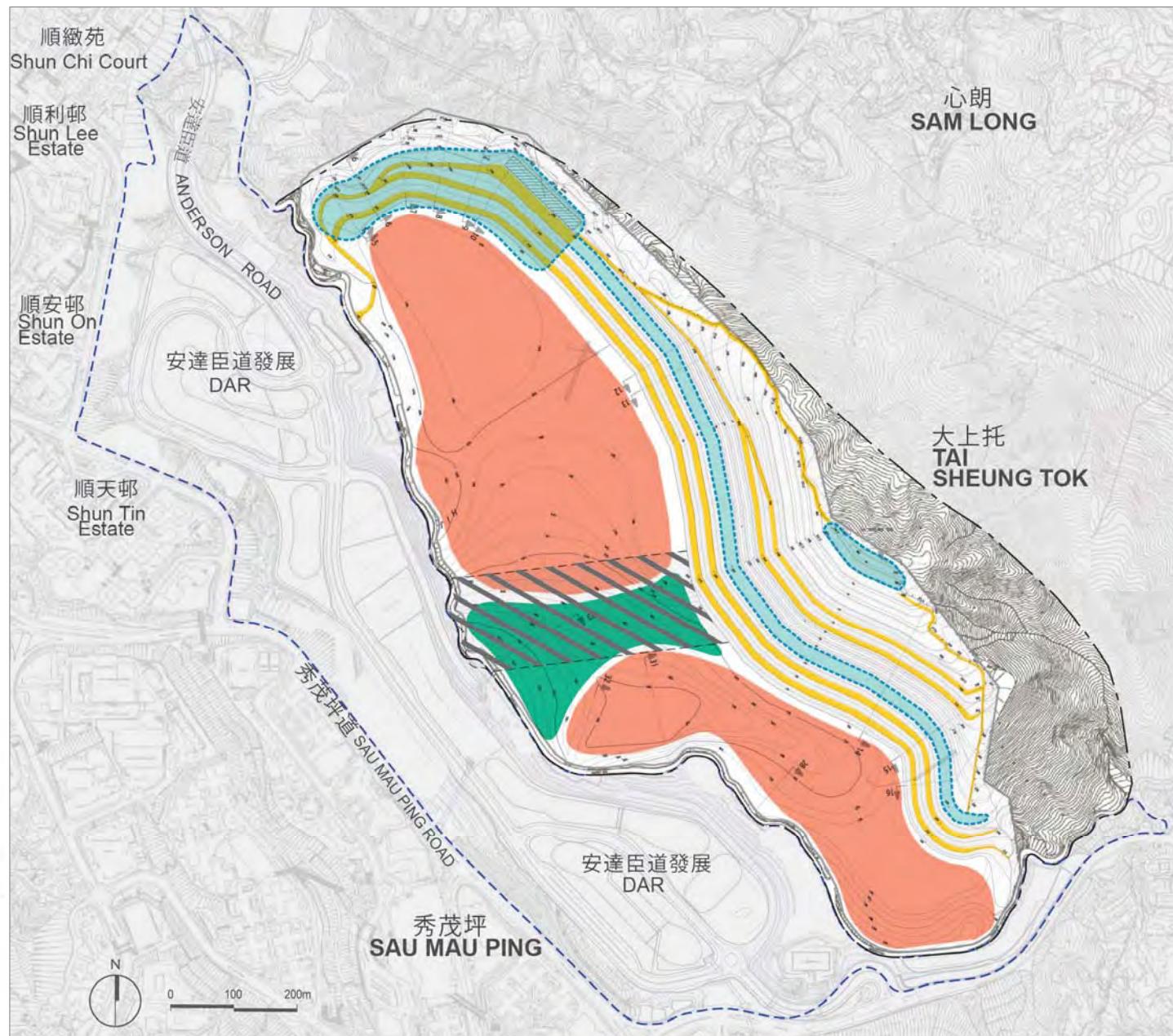
- 研究地點 Study Site
- 安達臣道發展 Development of Anderson Road (DAR)
- 經填挖地帶 Drop-cut area
- 地下蓄洪池 Underground flood storage tank
- 起伏地形 Undulating topography
- 影響行人連接的垂直落差 Vertical differences hindering pedestrian connections
- 視線受住宅樓宇阻擋 Residential towers as visual obstructions
- 水務署預留之平台 Platform reserved by Water Supplies Department



發展機遇 Development Opportunities

- 土地供應 Land Supply
- 獨有歷史 Unique History
- 景觀 Vista
- 地貌 Landform

- 研究地點 Study Site
- 安達臣道發展 Development at Anderson Road (DAR)
- 平台範圍 Platform area
- 平台核心部分 Platform Core
- 朝向大上托山峰之景觀走廊 Visual corridor towards Tai Sheung Tok summit
- 可建瞭望台或觀景台的地點 Potential sites for lookout point or viewing deck
- 可用作遠足徑的岩壁坡台 Potential hiking trails on benches of



發展機遇 (1) Development Opportunities (1)

提供土地作住宅發展及商業和社區設施

Provide land for residential developments as well as commercial & community facilities



發展機遇 (2) Development Opportunities (2)

尊重石礦場歷史

Respect history of the quarry



利用獨特地貌的潛力

Utilize potential of the distinct landform



保留景觀廊, 增加綠化, 締造九龍市區重要景觀資源

Preserve visual corridor, improve greenery, create a major landscape resource in urban Kowloon



發展機遇(3) Development Opportunities (3)

岩洞發展 Rock cavern development

法國岩洞餐廳 Cavern Restaurant, France



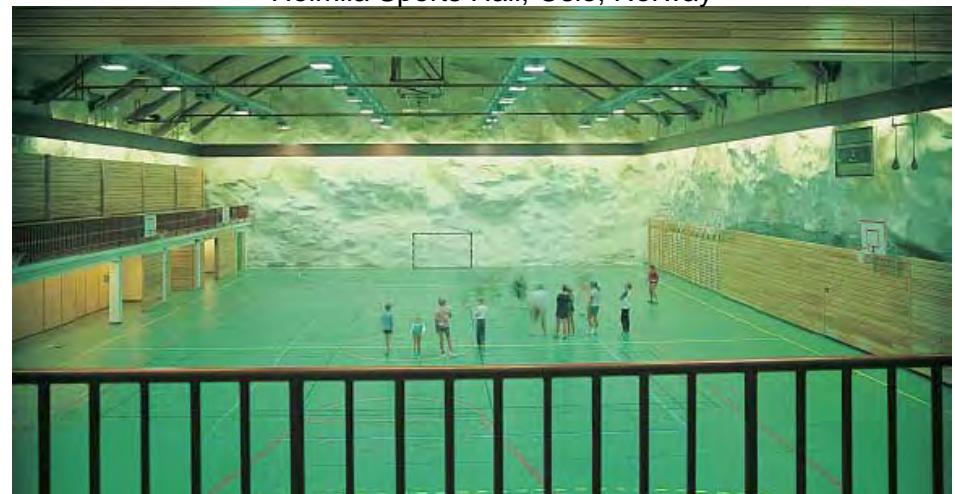
芬蘭赫爾辛基冰上曲棍球場
Ice Hockey Field, Helsinki, Finland



挪威祖域山會堂 (1994年冬季奧運會冰上曲棍球場地)
Gjovik Mountain Hall, Ice Hockey Rink for 1994 Olympic Winter Games, Norway

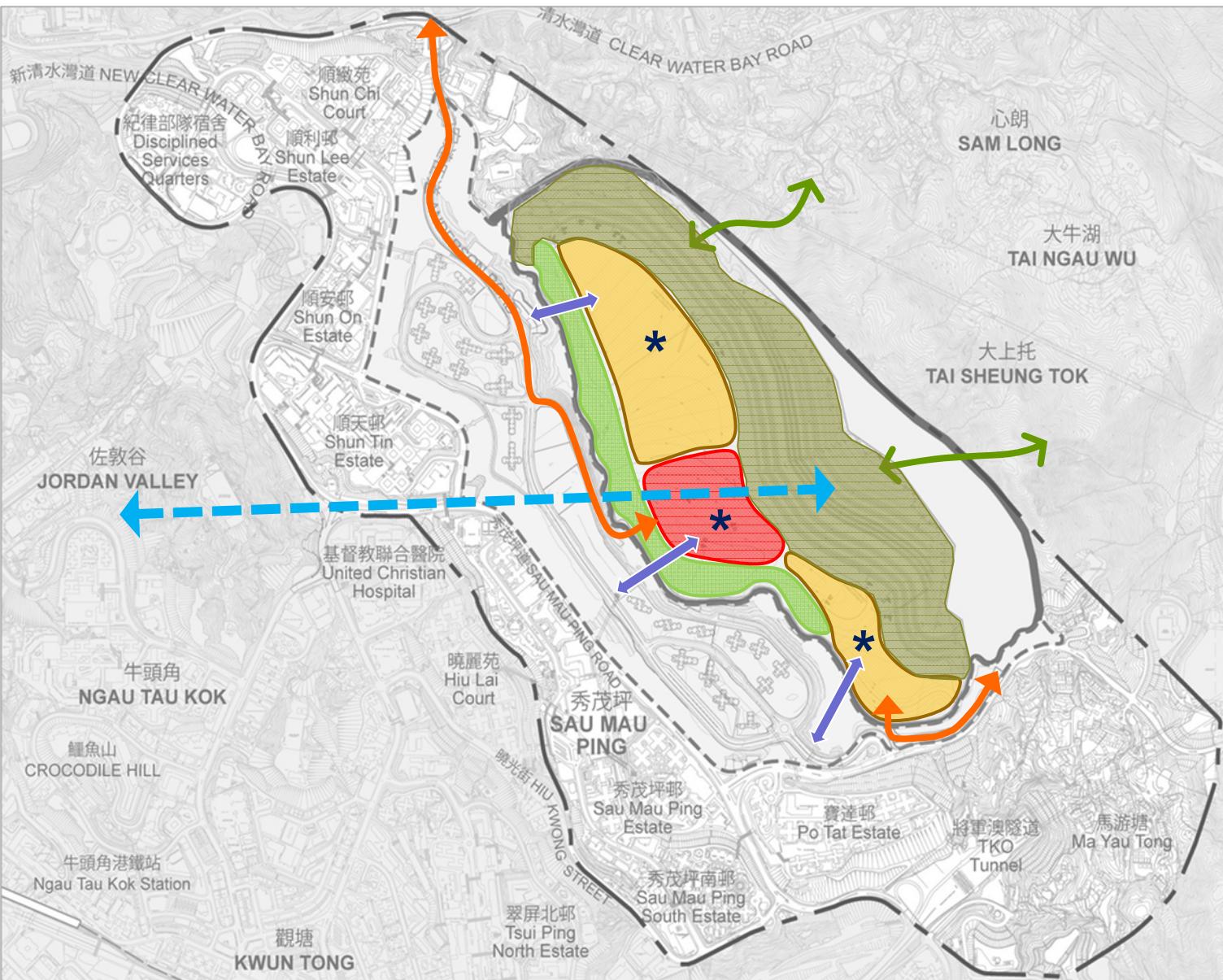


挪威奧斯陸荷尼亞體育館
Holmlia Sports Hall, Oslo, Norway



規劃及設計的基本部分

Basic Planning and Design Components

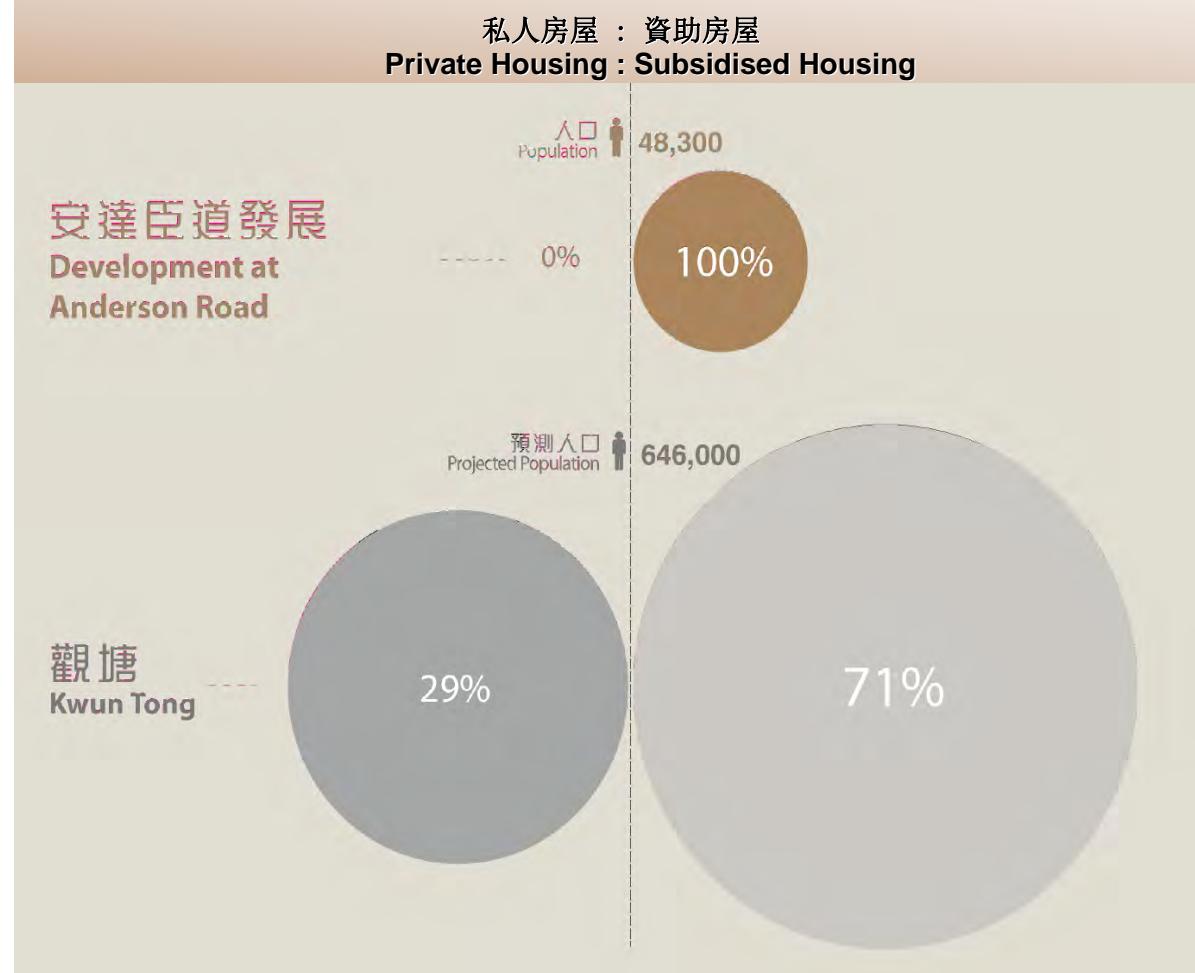
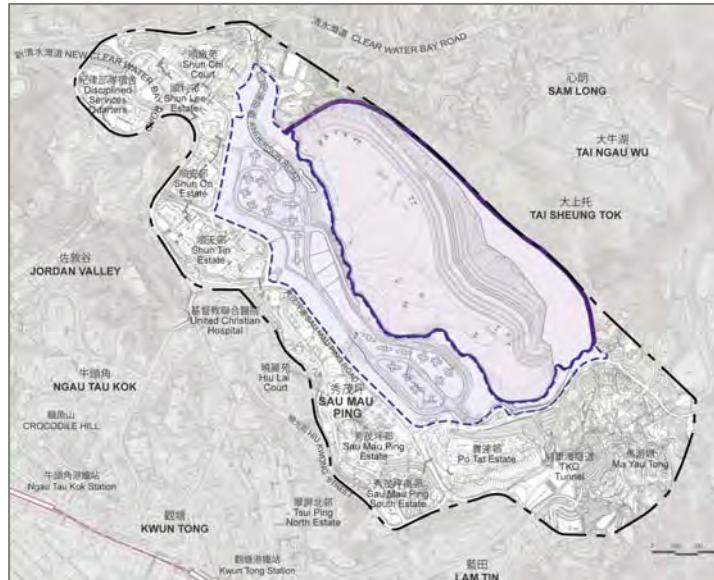


- 主要以西北及東南面作住宅發展
Residential development mainly in NW & SE portions
- * 提供足夠的政府、機構或社區設施
Provision of sufficient GIC facilities
- 中間部分作低至中層的非住宅發展
Central portion for low to medium-rise non-domestic development
- 沿西南面設綠化長廊
Green promenade along SW side
- 作遠足徑、其他康樂用途及可能作岩洞發展
Hiking trails, other recreational uses and possible rock cavern development
- 可能連接西貢衛奕信徑第三段的遠足徑
Possible hiking trails to Wilson Trail Stage 3 in Sai Kung
- 加強與安達臣道發展的行人連繫
Enhanced pedestrian connections with DAR
- ↔ 車輛通道位處西北及東南面
Vehicular Accesses from NW & SE
- ↔ 保留大上托山峰及佐敦谷之間的景觀廊
Visual corridor between Tai Sheung Tok summit and Jordan Valley to be preserved

規劃參數 Development Parameters

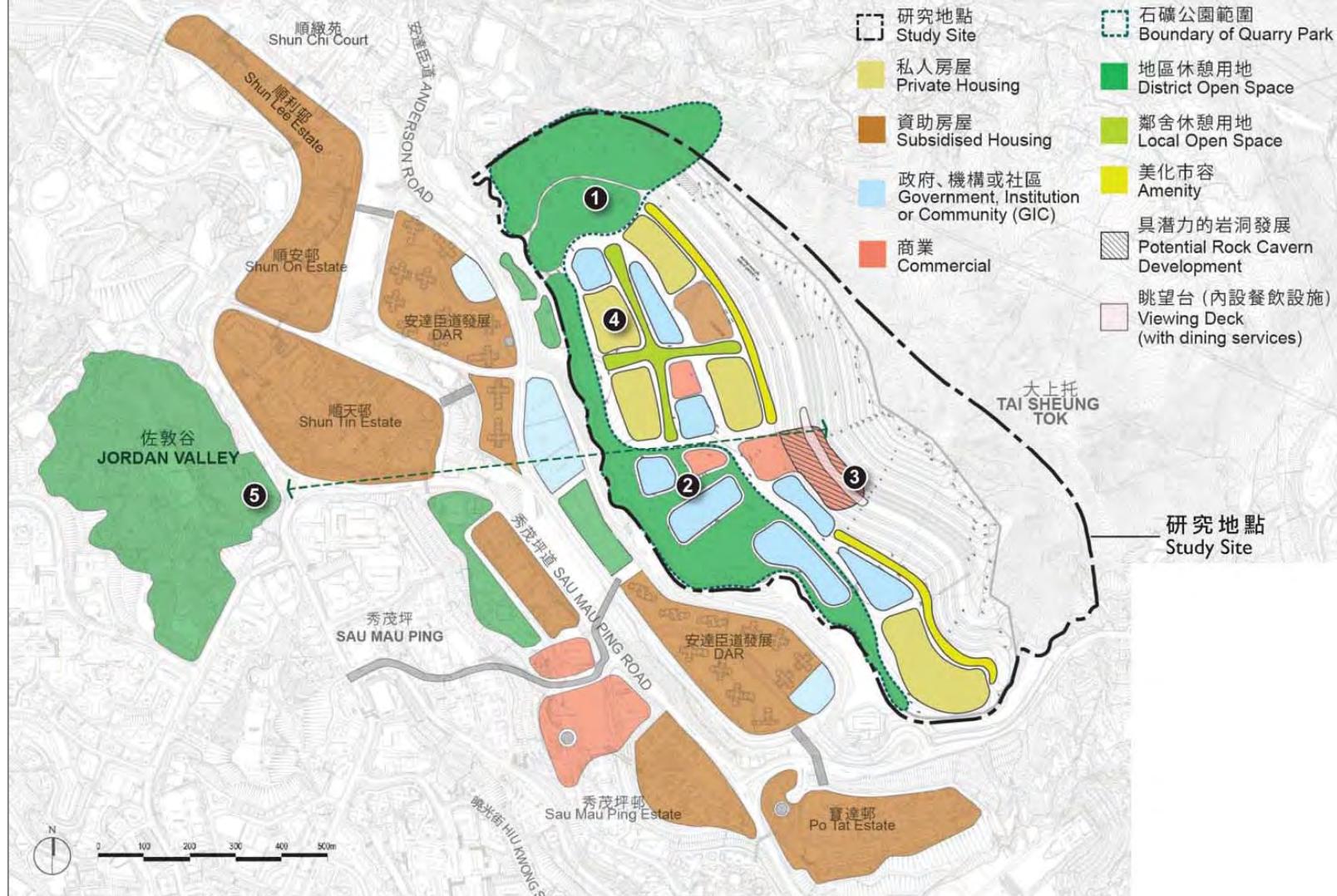
設計人口
Planned Population
22,000 – 30,000

房屋組合
Housing Mix
80:20
私人房屋: 資助房屋
Private Housing: Subsidized Housing

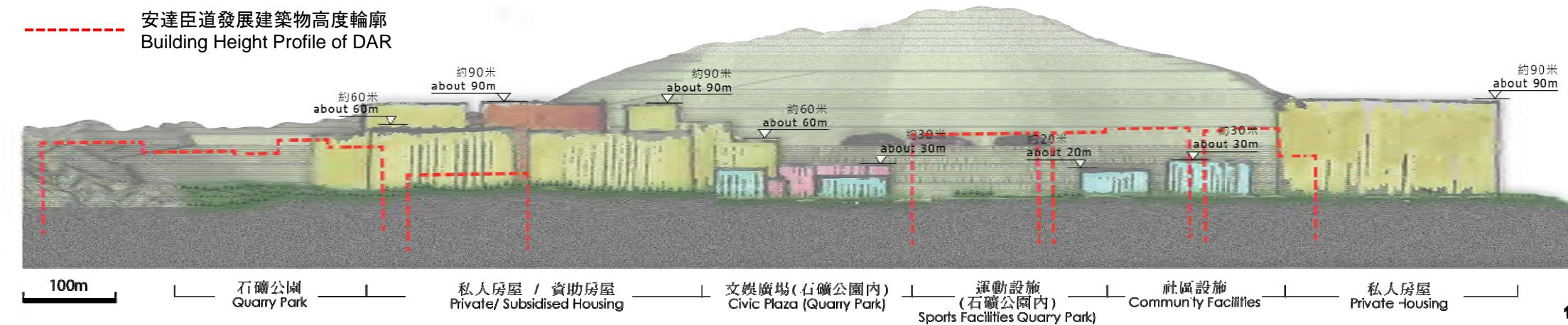


土地用途 初步方案一

Initial Land Use Option 1

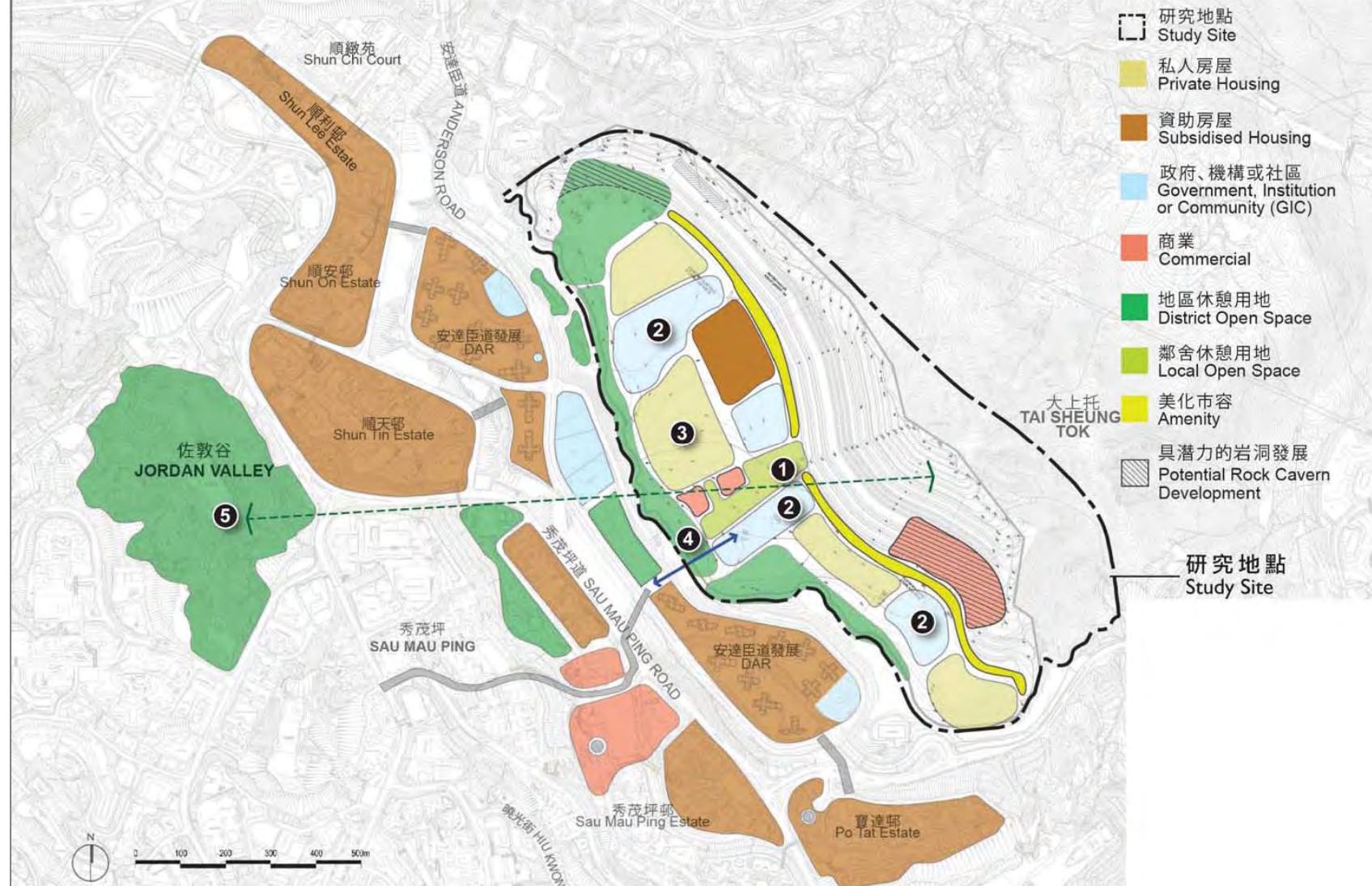


安達臣道發展建築物高度輪廓
Building Height Profile of DAR

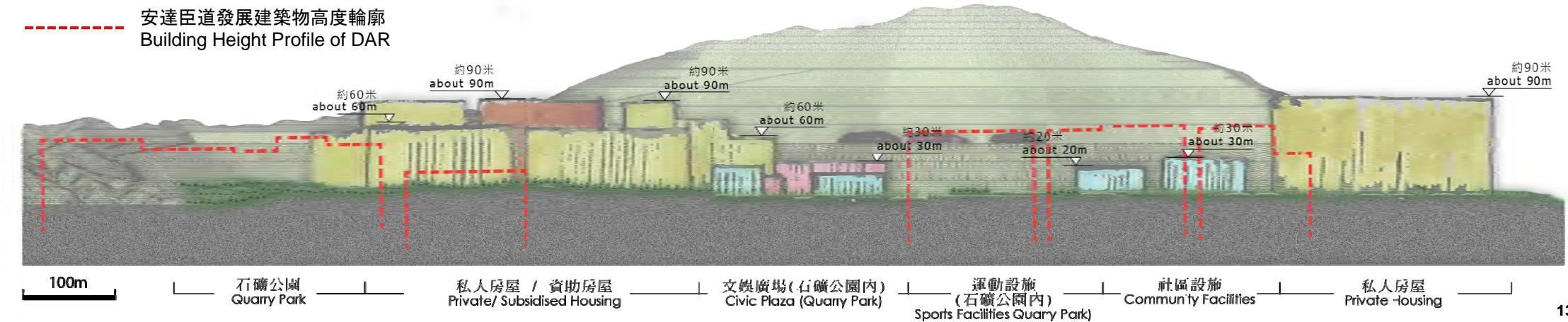


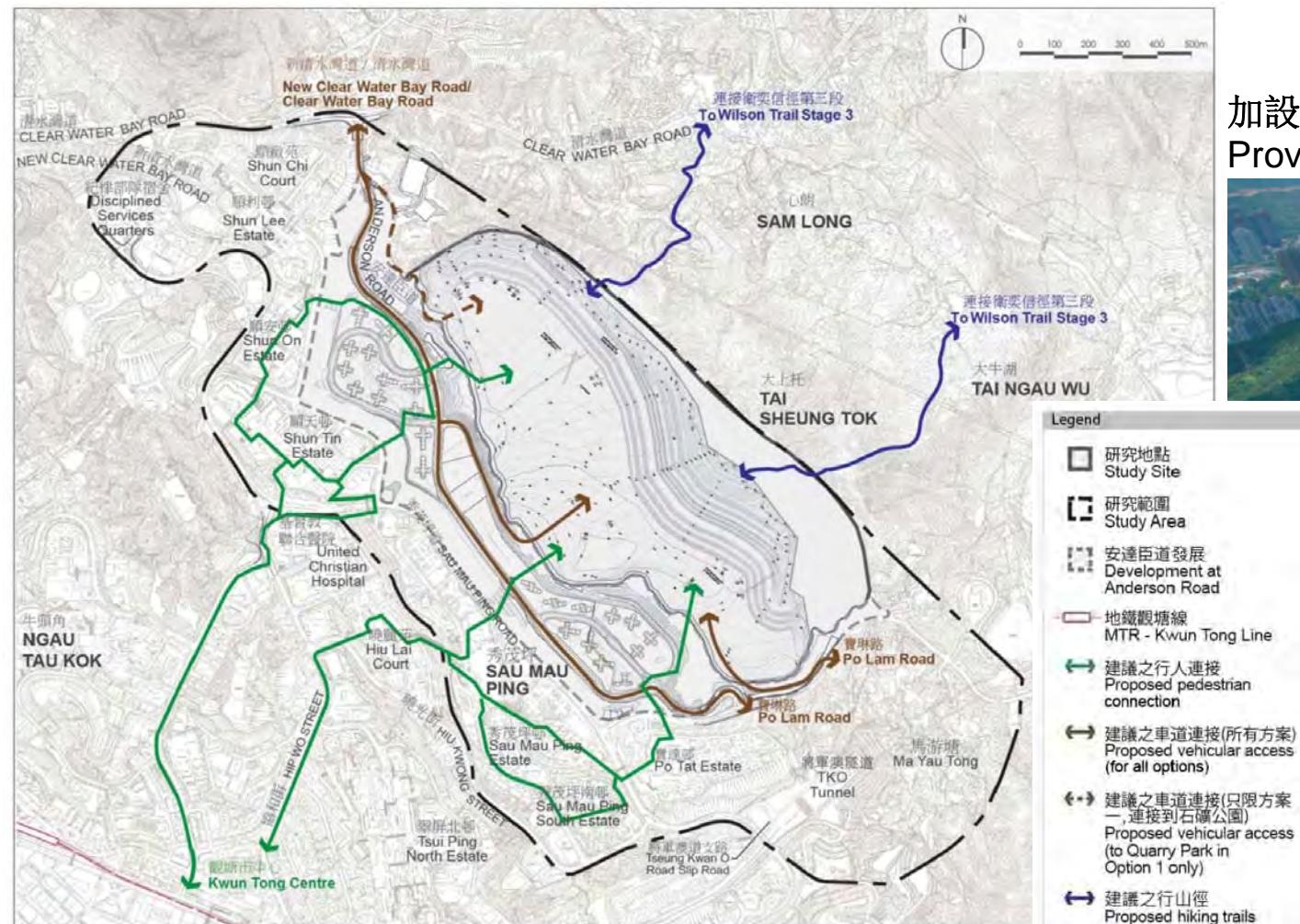
土地用途 初步方案二

Initial Land Use Option 2

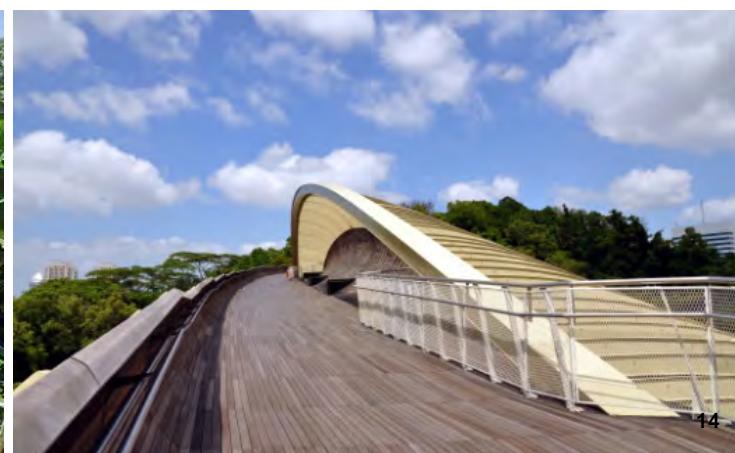
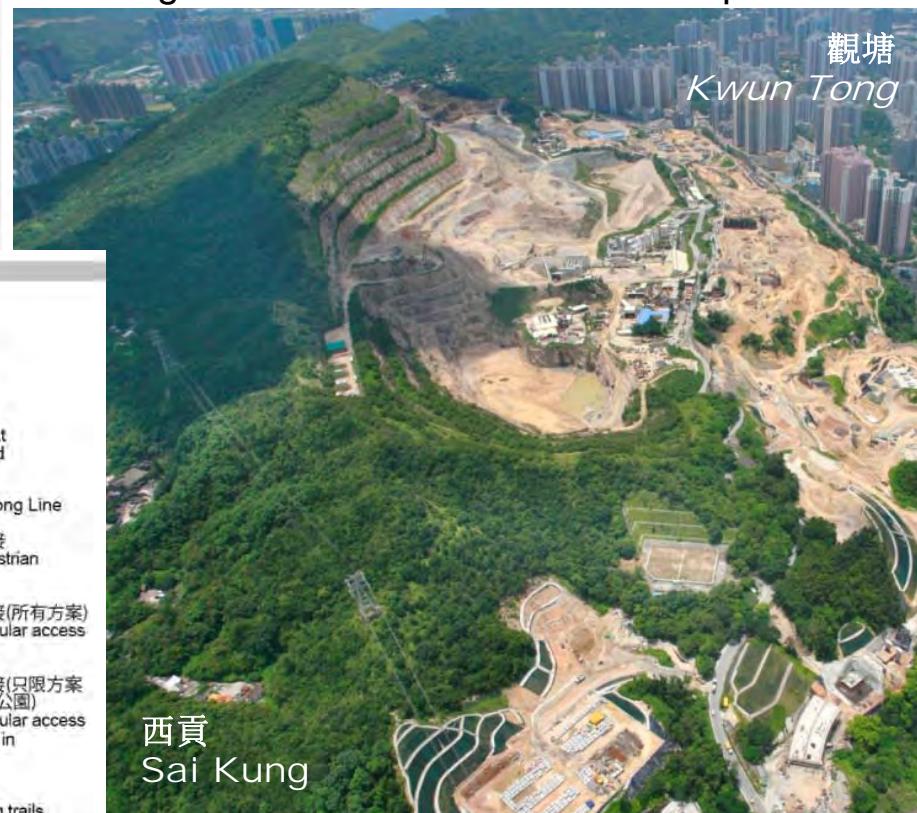


安達臣道發展建築物高度輪廓
Building Height Profile of DAR





加設行人自動梯及/或升降機的可行性
Providing lifts and/or escalators to be explored



擬議路口及道路改善措施

Proposed Junction and Road Improvement Measures



下一步 Next Steps

選取方案及初步發展大綱圖

Preferred Option and
Preliminary Outline Development Plan



第二階段社區參與

Stage 2 Community Engagement



建議發展大綱圖

Recommended Outline Development Plan



謝謝
Thank You