

TOWN PLANNING BOARD

TPB Paper No. 8916

For Consideration by the Town Planning Board on 30.9.2011

**PLANNING STUDY ON FUTURE LANDUSE AT
ANDERSON ROAD QUARRY – FEASIBILITY STUDY
INITIAL LAND USE OPTIONS**

**PLANNING STUDY ON FUTURE LANDUSE AT
ANDERSON ROAD QUARRY - FEASIBILITY STUDY**
INITIAL LAND USE OPTIONS

1. PURPOSE

The purpose of this paper is to brief Members on the initial land use options formulated under the Planning Study on Future Land Use at Anderson Road Quarry – Feasibility Study (the Study).

2. BACKGROUND

The Planning Department (PlanD) commissioned the Study in January 2011. The overall objective is to examine the future land use and the potential of the Study Site for residential and other uses. The findings and recommendations of the Study will serve as a reference for revision of the relevant town plans to guide the future developments at the Study Site, as well as a basis for the subsequent engineering feasibility study to be conducted by the Civil Engineering and Development Department (CEDD). PlanD is now conducting the Stage 1 Community Engagement (CE) for the Study.

3. STUDY AREA AND STUDY SITE

- 3.1 The Study Site is located on the southwestern slopes of the Tai Sheung Tok Hill in East Kowloon, and is close to the major population centres of Kwun Tong, Lam Tin and Sau Mau Ping (**Plan 1**). It includes the existing Anderson Road Quarry which covers an area of about 86 hectares, out of which a platform of about 40 hectares would be formed under an on-going quarry rehabilitation contract managed by CEDD. The works would be completed by mid-2016.
- 3.2 The Study Area has a total area of about 298 hectares, covering the Study Site, the Development at Anderson Road (DAR)¹ for public rental housing and some nearby residential areas in Sau Mau Ping, including Shun Chi Court, Shun Lee Estate, Shun On Estate, Shun Tin Estate, Sau Mau Ping Estate, Sau Mau Ping South Estate, Po Tat Estate, Ma Yau Tong Village, etc. (**Plan 1**).

¹ The DAR is located at an area below Anderson Road. Site formation works and construction of the associated infrastructure for the project are in progress. The proposed development will provide about 20 hectares of land for public rental housing with a planned population of about 48,300 as well as associated Government, institution and community facilities and public open space.

4. VISION AND GUIDING PRINCIPLES

4.1 The vision of the Study is to reshape the Study Site into a green and livable community that meets the territorial, district and local needs.

4.2 The guiding principles are as follows:-

(a) For the Territory

- to meet territorial housing demand;
- to explore economic and recreational opportunities;

(b) For the district

- to diversify local housing choice;
- to complement existing local and district community facilities;
- to respect transport and infrastructure constraints;
- to respond to the existing and planned built environment in the vicinity;

(c) For the Study Site

- to create a green, sustainable and pedestrian-friendly environment and community; and
- to take advantage of the distinct landform on the Study Site;

5. DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES

5.1 The Study Site is subject to the following major development constraints (**Plan 2**):

- (a) **road traffic** – there is a lack of road capacity in the area. Some effective road improvement measures are required for any large-scale development at the Study Site;
- (b) **sewerage** – the existing and planned sewerage system in the area could only support a maximum population of about 30,000 at the Study Site.
- (c) **protection of the ridgeline** – in accordance with the Hong Kong Planning Standards and Guidelines, the highest 20% of the Tai Sheung Tok ridgeline should be designated as “building free zone” so as to protect the ridgeline;
- (d) **drainage** – there are two underground flood storage tanks in the platform area of the Study Site. No building would be allowed on and above these two tanks; and
- (e) **geology** – there are some drop-cut areas² and fault zones in the platform area of the Study Site. Deeper foundation works incurring higher construction cost may be required for any high-rise development in these areas and zones.

² Drop-cuts were 30m to 60m deep and were formed due to mining of rock during quarry operation. They were subsequently backfilled with compacted general fill materials to the planned levels.

5.2 The Study Site provides the following major development opportunities (Plan 3):

- (a) *land supply* – being located at the fringe of urban Kowloon, the 40-hectare platform within the Study Site provides good opportunity to meet territorial demand for housing land and to provide commercial and community facilities to meet the residents' needs and increase employment opportunities;
- (b) *unique history* - the Anderson Road Quarry has been in operation since 1956. Such unique history will be respected and the distinct landform will be fully utilized for recreational and rock cavern developments;
- (c) *vista* - the Tai Sheung Tok Hill is one of the important ridgelines in East Kowloon which should be protected. There is a visual corridor between its summit and Jordan Valley. The unique benches on the rock faces are good locations for enjoying the grand views of East Kowloon and the Victoria Harbour; and
- (d) *landform* – the Anderson Road Quarry site upon full rehabilitation will be a major landscape resource in urban Kowloon. In the planning and design of future developments, the existing landform of the Study Site could also be enhanced through greening so as to create a green and liveable community.

6. INITIAL LAND USE OPTIONS

Planned Population

- 6.1 Based on various preliminary technical assessments undertaken, it is estimated that the Study Site could accommodate a maximum population of approximately 30,000, with the implementation of appropriate road improvement measures. If more land is to be reserved for non-domestic uses (such as commercial, Government, Institution or Community (GIC), recreational, leisure, open space, etc.), the domestic component will have to be reduced accordingly so as to release sufficient infrastructural capacities for the non-domestic uses. It is therefore proposed to adopt a target population ranging from 22,000 to 30,000 for the Study Site.

Housing Mix

- 6.2 As the adjacent developments in DAR would be planned wholly for public rental housing, a private-to-subsidized housing ratio of 80:20 is proposed to improve the housing mix of the area.

Planning Concepts

- 6.3 Taking into account the considerations above, the basic components in the planning and design concepts formulated for the future land uses of the Study Site are as follows:

- (a) to have residential developments mainly in the northwestern and southeastern parts of the Study Site;
- (b) to provide sufficient GIC facilities to meet the needs of the new developments and to coordinate the provisions of such facilities with those planned for DAR;
- (c) to have low- to medium-rise non-domestic uses in the central part of the Study Site to avoid expensive deep foundation works in the drop-cut areas and preserve the visual corridor between the Tai Sheung Tok summit and Jordan Valley;
- (d) to provide a green promenade along the southwestern edge of the Study Site for enjoyment by the local residents while at the same time provide a relief to mitigate the visual impacts of DAR on the Study Site;
- (e) to have some rock cavern developments at the rock faces in the northeastern part of the Study Site and to make use of the unique benches on the rock faces for hiking and other recreational uses. The feasibility of connecting the proposed hiking trails to the Wilson Trail Stage 3 in Sai Kung will also be examined; and
- (f) to enhance the accessibility of the Study Site, particularly the pedestrian connections to DAR.

6.4 Apart from the above basic components, two initial land use options have been formulated by adopting different design concepts as below:

(a) *Initial Option 1 (Plan 4)*

- (i) a Quarry Park of more than 15 hectares with different recreational and sports facilities and a green promenade along the southwestern edge of the Study Site will be the key feature of the area. The Park will provide a good leisure destination for the residents in Kwun Tong, Sai Kung or even the whole Territory during weekends and holidays;
- (ii) along the central axis of the Study Site and connected to the Quarry Park will be a leisure and entertainment centre with retail, dining and entertainment facilities. The area is proposed to be pedestrianized to avoid conflicts between the pedestrian and vehicular traffic;
- (iii) an elevated viewing deck with dining facilities will be constructed on the bench at the level of 250mPD to allow visitors to enjoy the spectacular view of East Kowloon and the Victoria Harbour; and
- (iv) part of the residential development in the northwestern portion of the Study Site will be limited to medium-rise buildings to complement the open setting of the Quarry Park.

(b) *Initial Option 2 (Plan 5)*

- (i) the central part of the Study Site will be mainly used for community facilities and open space with two sites reserved for commercial development. The open-air civic/event plaza at the centre will provide a gathering place for the local residents;
- (ii) the day-to-day shopping and community facilities will be incorporated within the residential developments for convenience of the local residents; and
- (iii) more land will be reserved for GIC facilities to meet the shortfalls in the district, apart from meeting the local needs.

Rock Cavern Development

- 6.5 Noting the history and landform of the Study Site, it is considered that part of this quarry site should have potential for rock cavern uses. As such, a rock face of no less than 300m frontage is reserved for future rock cavern developments. Based on the overseas experience, consideration may be given to using the rock caverns for wine cellar, restaurant, spa, local utility facilities, etc..

Vehicular and Pedestrian Connections (Plan 6)

- 6.6 Two vehicular accesses to the Study Site are proposed. The primary access will be at the southeastern end to connect Po Lam Road while the secondary one will be in the southwest to connect DAR.
- 6.7 To address the issue of insufficient road capacity, PlanD has been working closely with the Transport Department (TD). Based on the preliminary traffic assessment, it is considered that apart from the traffic improvement measures proposed in the Study on DAR, the following junction and road improvement measures would be required (**Plan 7**):
- (a) to add free flow lanes to the signal junctions at Tseung Kwan O Road/Lin Tak Road and New Clear Water Bay Road/Lung Cheung Road; and
 - (b) to widen part of the carriageway of New Clear Water Bay Road from three to four traffic lanes.
- 6.8 TD has no in-principle objection to the above road and junction improvement proposals. Before finalizing the recommended details for implementation, a traffic impact assessment will be undertaken as part of the Study.
- 6.9 Regarding pedestrian connections, new facilities are proposed to connect the Study Site to the Kwun Tong town centre downhill via the planned pedestrian connection facilities for DAR and the existing pedestrian network in the Sau Mau Ping area. The feasibility of including lifts and/or escalators will be explored at the next stage of the Study.

7. STAGE 1 COMMUNITY ENGAGEMENT

- 7.1 CE will be conducted in two stages to solicit the public views on the planning and design of the future land uses at the Study Site. The Stage 1 CE is in progress to collect the public views on the proposed planning concepts and initial land use options. The views collected will provide important inputs to the formulation of the preferred option at the next stage of the Study.
- 7.2 The three-month CE programme has commenced and will last till the end of November. Roving exhibitions will be staged at different venues in Kwun Tong and Tseung Kwan O. All relevant information on the Study is now available at the PlanD's website at <http://www.pland.gov.hk>.
- 7.3 Separate briefing sessions to relevant organizations and bodies (including Kwun Tong and Sai Kung District Councils, Area Committees and relevant professional institutes) have been/will be held. A public forum will also be organized.
- 7.4 The Stage 1 CE Digest is at **Annex A** for Members' information

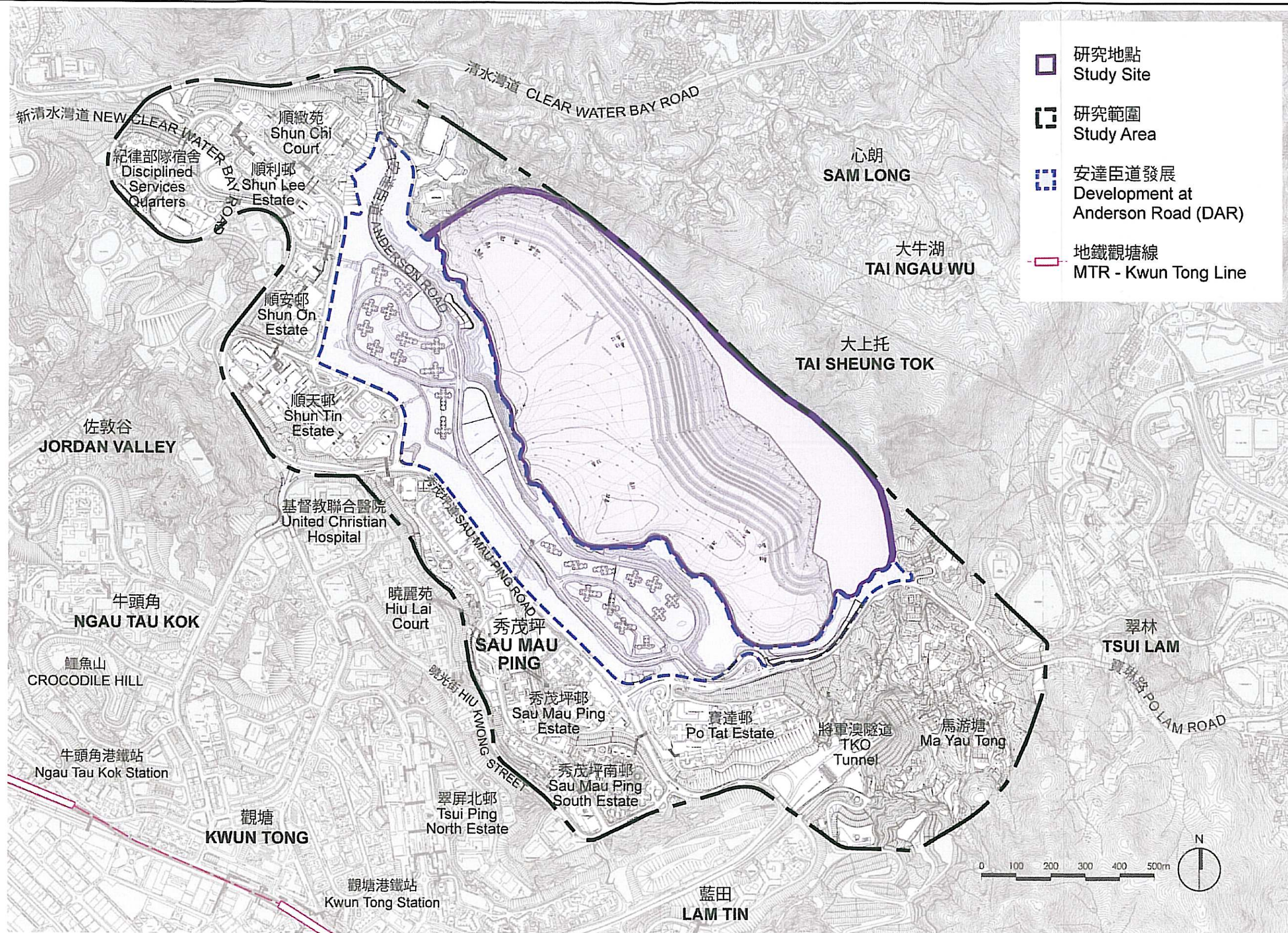
8. Advice Sought

Members are invited to give views on the proposed initial land use options.

9. Attachments

Plan 1	Study Area and Study Site
Plan 2	Development Constraints
Plan 3	Development Opportunities
Plan 4	Initial Land Use Options : Option 1
Plan 5	Initial Land Use Options : Option 2
Plan 6	Vehicular and Pedestrian Accesses
Plan 7	Proposed Junction and Road Improvement Measures
Annex A	Stage 1 Community Engagement Digest

**PLANNING DEPARTMENT
SEPTEMBER 2011**



安達臣道石礦場未來土地用途規劃研究
 THE PLANNING STUDY ON FUTURE LAND USE AT ANDERSON ROAD QUARRY

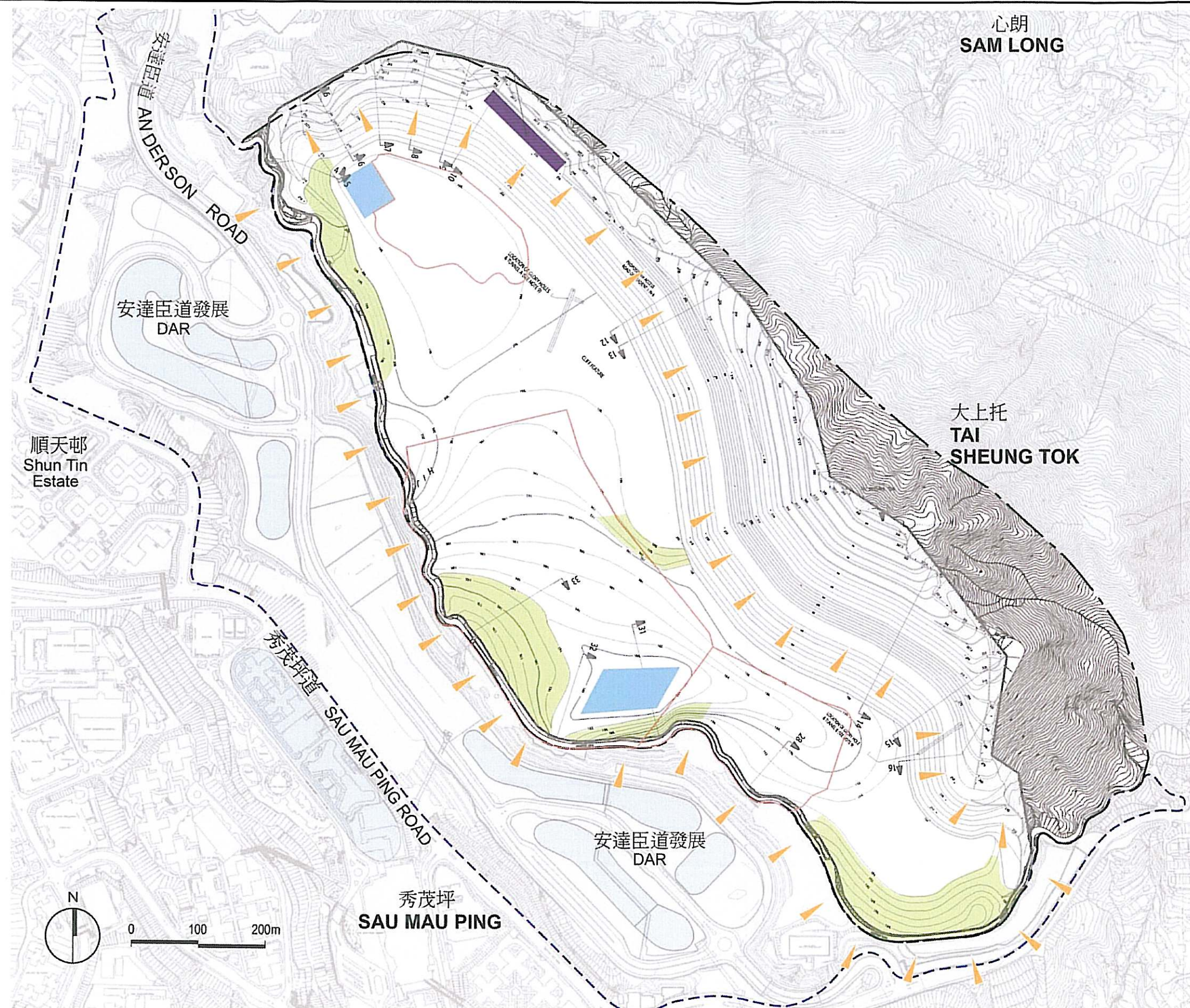
研究地點及研究範圍
 STUDY SITE AND STUDY AREA

規劃署
 PLANNING DEPARTMENT



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圖 Plan 1



- 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

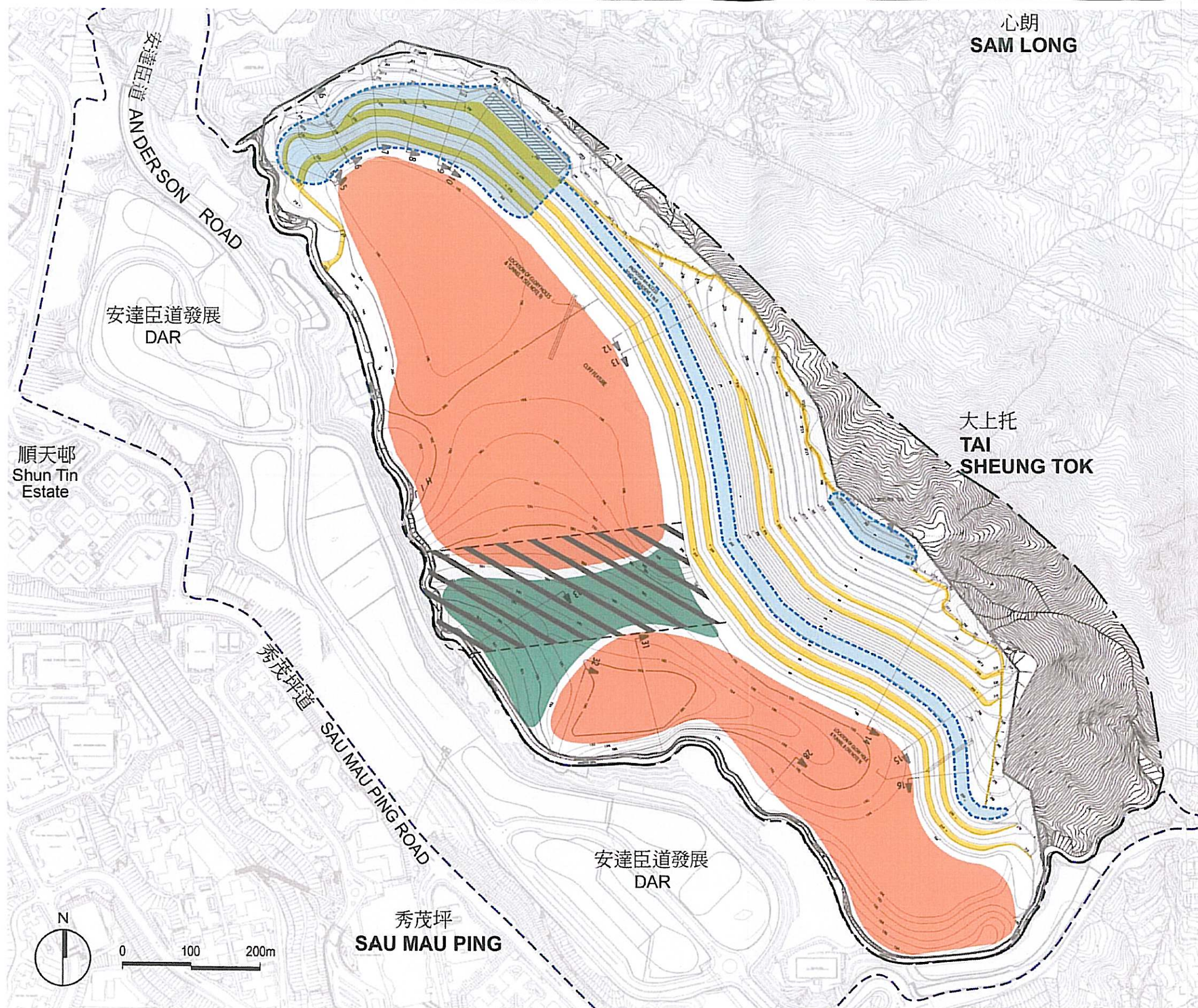
安達臣道石礦場未來土地用途規劃研究
 THE PLANNING STUDY ON FUTURE LAND USE AT ANDERSON ROAD QUARRY
 發展限制
 DEVELOPMENT CONSTRAINTS

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圖 Plan 2

本摘要圖於2011年9月23日擬備
 EXTRACT PLAN PREPARED ON 23.9.2011



- 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 rock faces

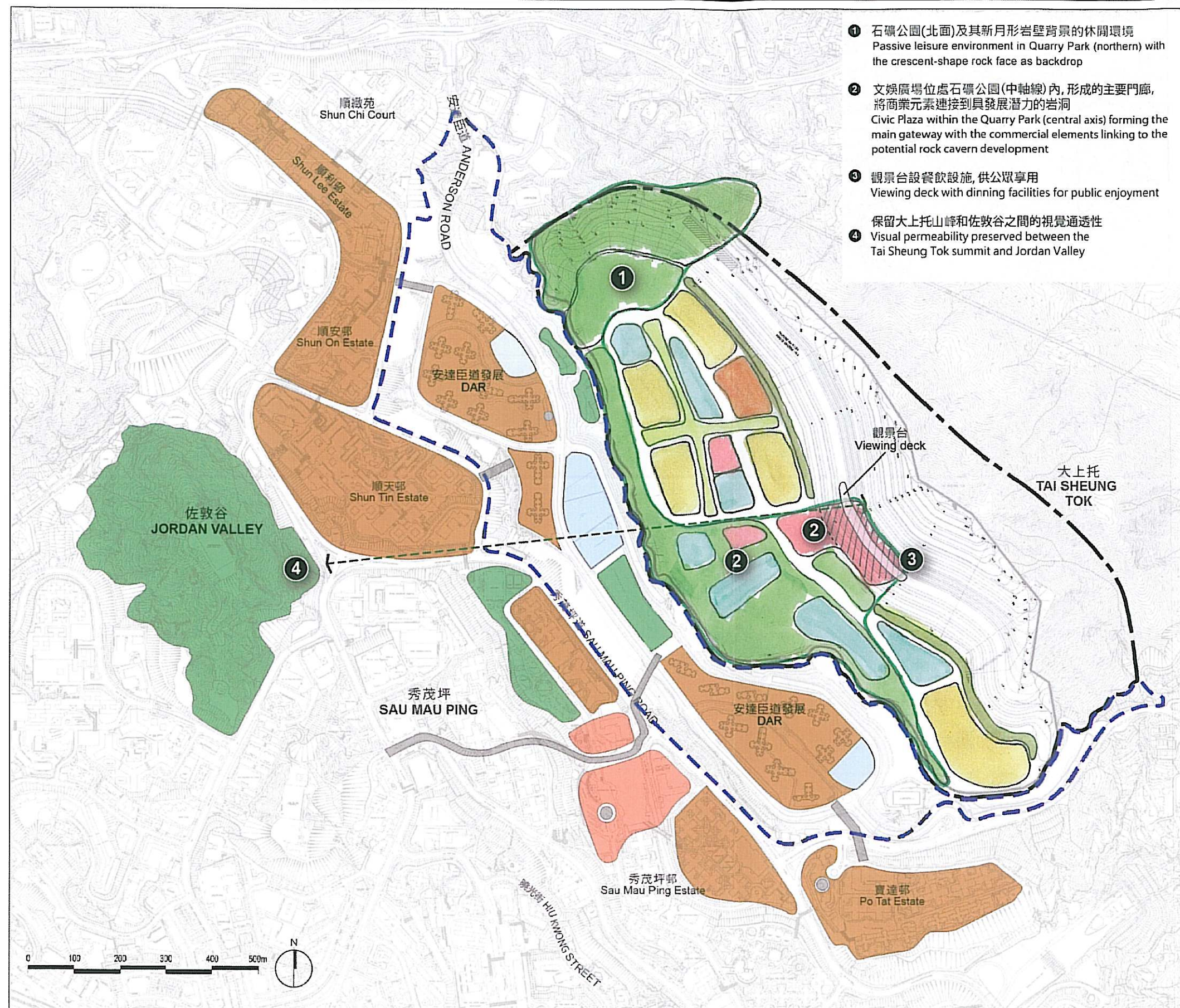
安達臣道石礦場未來土地用途規劃研究
 THE PLANNING STUDY ON FUTURE LAND USE AT ANDERSON ROAD QUARRY
 發展機遇
 DEVELOPMENT OPPORTUNITIES

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圖 Plan 3



安達臣道石礦場未來土地用途規劃研究
THE PLANNING STUDY ON FUTURE LAND USE AT ANDERSON ROAD QUARRY

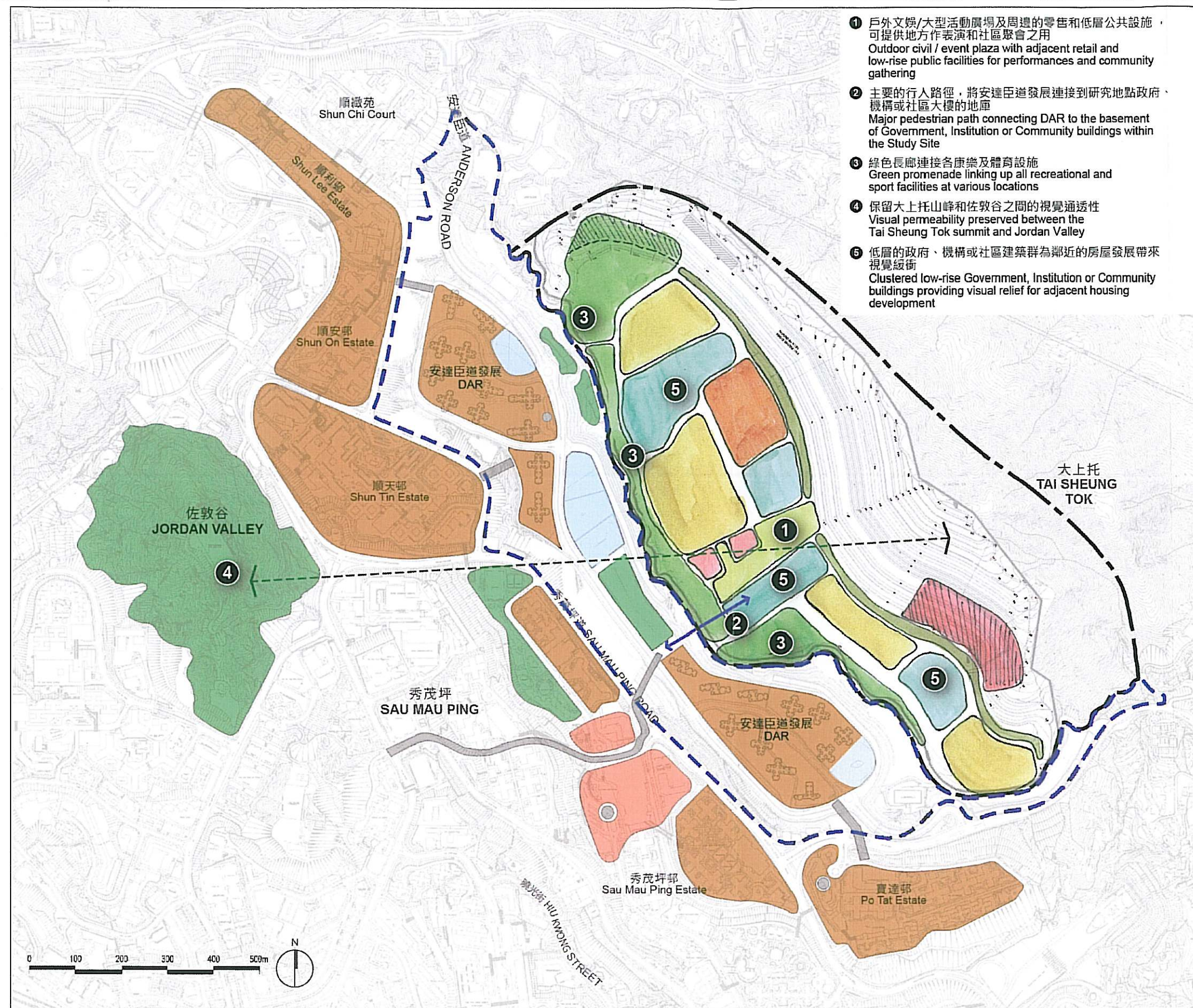
土地用途初步方案：方案一
INITIAL LAND USE OPTION : OPTION 1

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圖 Plan 4



安達臣道石礦場未來土地用途規劃研究
THE PLANNING STUDY ON FUTURE LAND USE AT ANDERSON ROAD QUARRY

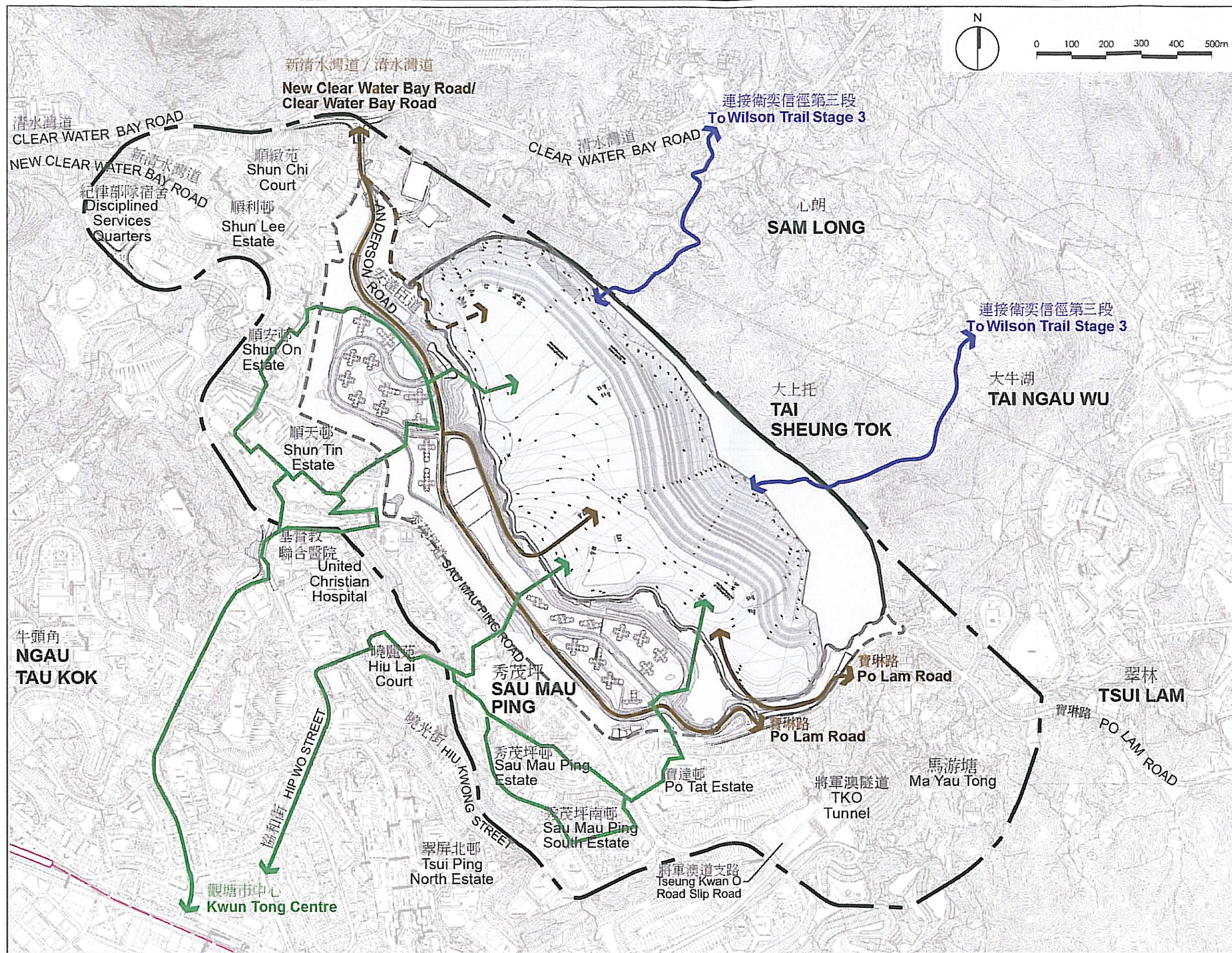
土地用途初步方案：方案二
INITIAL LAND USE OPTION : OPTION 2

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圖 Plan 5



安達臣道石礦場未來土地用途規劃研究
THE PLANNING STUDY ON FUTURE LAND USE AT ANDERSON ROAD QUARRY
車輛及行人通道
VEHICULAR AND PEDESTRIAN ACCESSSES

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圖 Plan 6



安達臣道石礦場未來土地用途規劃研究
 THE PLANNING STUDY ON FUTURE LAND USE AT ANDERSON ROAD QUARRY

擬議路口及道路改善措施
 PROPOSED JUNCTION AND ROAD IMPROVEMENT MEASURES

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圖 Plan 7

5 您的意見 Your Views

他們提議 They propose...

「我提議興建住宅!」
"I propose to build more flats."

「我想有行山徑可以讓我走上大上托做晨運。」
"Can I have a walking trail to Tai Sheung Tok for morning exercises?"

「我贊成保護大上托的山脊線。」
"I agree to protect the ridgeline of Tai Sheung Tok."

「很想試試在大上托上看維港的風景。」
"Is there a peak to enjoy the spectacular Victoria Harbour view from the Kowloon side?"

「必須有充足的基礎設施支持設計人口。」
"The planned population should be supported by adequate infrastructure."

「石礦場有一些奇特的山崖，何不興建攀石場，推廣攀石活動?」
"There are some amazing cliffs in ARQ. Can they set up a climbing center there?"

「我希望有足夠的社區設施。」
"I hope there will be enough community facilities."

「支持綠色生活!增加休憩用地和多植樹!」
"Plan for green! We need open space and more trees."

「我希望有較平衡的房屋組合。」
"I would like to see a more balanced housing mix."

...How about you? 您呢?

我們希望聆聽你對安達臣道石礦場規劃建議的寶貴意見。

We would like to hear your valuable views on the planning proposals for the Anderson Road Quarry.

歡迎你在二零一一年十一月三十日或之前將你的意見以郵遞、傳真或電郵方式送交我們。

If you have any comments or suggestions, please send them to the following contact by post, fax or email on/ before 30 November 2011.

地址 Address
規劃署特別職務組
香港北角渣華道333號
北角政府合署15樓
Planning Department -
Special Duties Section
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

電郵 E-mail
sdpd@pland.gov.hk

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(852) 2231 4912

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(852) 2577 3075

請瀏覽本研究的網頁，參閱更詳盡的資料：
More information of this Study is available at the
Study's website:
<http://www.pland.gov.hk>

誠邀你參加
我們的社區
參與活動。
Welcome to join
our community
engagement
activities.

公眾論壇 Public Forum

觀塘社區中心禮堂 Hall, Kwun Tong Community Centre
觀塘翠屏道17號
17 Tsui Ping Road, Kwun Tong

二零一一年十一月二十日(星期日)
20th Nov 2011 (Sun)

巡迴展覽 Roving Exhibitions

30/9 - 30/11
市區重建局觀塘資源中心 URA Kwun Tong Resource Centre
觀塘協和街71號地下 G/F, 71 Hip Wo Street, Kwun Tong

30/9 - 18/10
順利邨體育館 Shun Lee Tsuen Sports Centre
觀塘順利邨道 Shun Lee Tsuen Road, Kwun Tong

18/10 - 28/10
寶達邨 Po Tat Estate
觀塘秀茂坪道寶達商場對開空地
Outdoor area off Po Tat Shopping Centre, Sau Mau Ping Road, Kwun Tong

8/11 - 18/11
秀茂坪南邨 Sau Mau Ping South Estate
觀塘秀茂坪南邨中央空地
Central open space of Sau Mau Ping South Estate, Sau Mau Ping Road, Kwun Tong

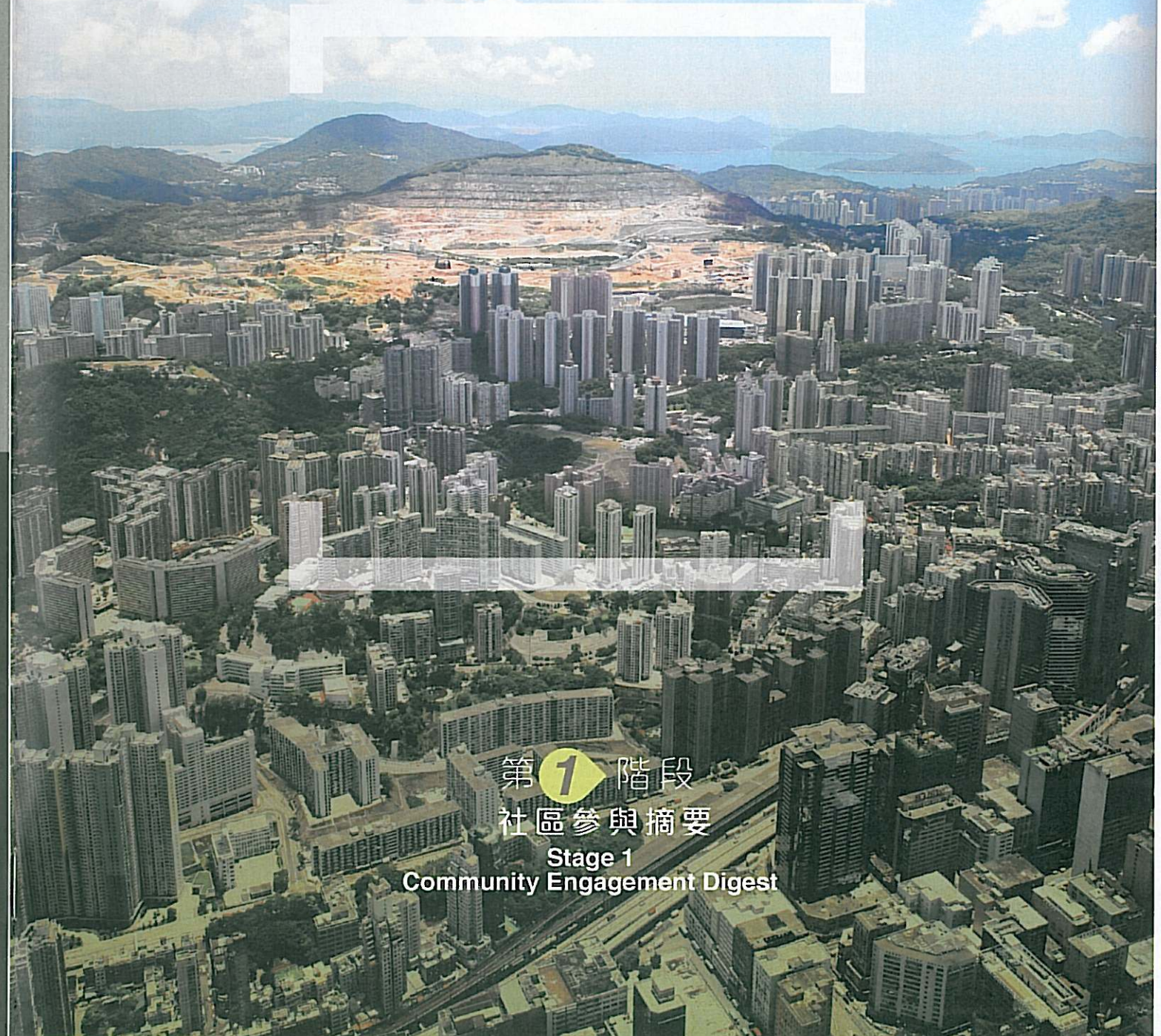
21/11 - 28/11
景林鄰里社區中心 King Lam Neighbourhood Community Centre
將軍澳寶琳北路景林邨 King Lam Estate, Po Lam Road North, Tseung Kwan O

聲明：凡在《安達臣道石礦場未來土地用途規劃研究-可行性研究》過程中向規劃署提供意見和建議的個人或團體，將被視作同意規劃署可將部分或全部提供的內容(包括個人姓名及團體名稱)公布。如你不同意這個安排，請於提供意見和建議時作出聲明。

Disclaimer: A person or an organization providing any comments and suggestions to the "Planning Study on Future Land Use at Anderson Road Quarry - Feasibility Study" shall be deemed to have given consent to the Planning Department to partially or wholly publish the comments and suggestions (including the names of the individuals and organizations). If you do not agree to this arrangement, please state so when providing comments and views.

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安達臣道石礦場未來土地用途規劃研究－可行性研究 PLANNING STUDY ON FUTURE LAND USE AT ANDERSON ROAD QUARRY - FEASIBILITY STUDY



第1階段 社區參與摘要 Stage 1 Community Engagement Digest

規劃署
Planning Department

ARUP

二零一一年九月
9/2011

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5 您的意見 Your Views

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安達臣道石礦場(研究地點)
ANDERSON ROAD QUARRY (STUDY SITE)

將軍澳
TSEUNG KWAN O

小西灣
SIU SAI WAN

油塘
YAU TONG

藍田
LAM TIN

觀塘
KWUN TONG

秀茂坪
SAU MAU PING

安達臣道發展*
DEVELOPMENT AT
ANDERSON ROAD

順利邨
SHUN LEE ESTATE

順緻苑
SHUN CHI COURT

*安達臣道發展現正進行地盤平整及建造相關基礎設施的工程。發展將提供約20公頃土地作公共租住房屋發展，可容納約48,300人，並提供相關的社區設施及休憩用地。

Site formation works and construction of the associated infrastructure for Development at Anderson Road are in progress. The development will provide about 20 hectares of land for public rental housing with a planned population of about 48,300 as well as associated community facilities and public open space.

研究概覽 Study Overview

規劃署於2011年1月展開「安達臣道石礦場未來土地用途規劃研究－可行性研究」，主要目的是研究安達臣道石礦場未來的土地用途，以及作住宅發展和其他用途的潛力。

In January 2011, the Planning Department commissioned the "Planning Study on Future Land Use at Anderson Road Quarry (ARQ) – Feasibility Study". The overall objective is to examine the future land use of the ARQ and the potential for residential and other uses.

研究地點及研究範圍

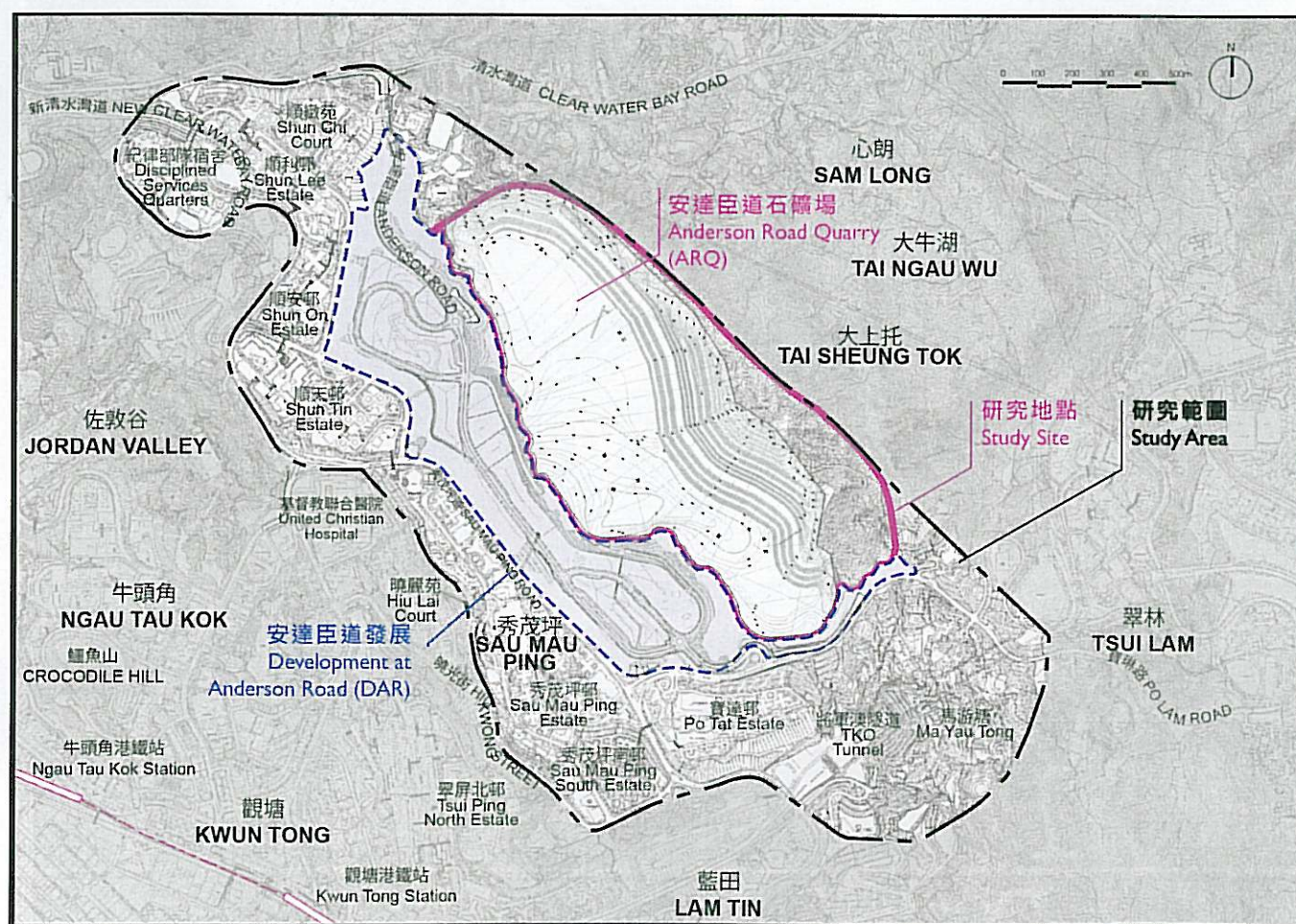
安達臣道石礦場位於東九龍大上托西南面的山坡，佔地約86公頃。該石礦場現時仍在營運中。根據土木工程拓展署的計劃，石礦場的修復工程將於2016年年中全面完成，屆時會提供一幅約40公頃的平台，可作發展之用。

研究範圍約298公頃，涵蓋研究地點、西南面作公共租住房屋的安達臣道發展及附近秀茂坪的主要住宅用地（包括順緻苑、順利邨、順安邨、順天邨、秀茂坪邨、秀茂坪南邨、寶達邨、馬游塘村等）。

Study Site and Study Area

The Study Site is located on the southwestern slope of Tai Sheung Tok Hill in East Kowloon. It covers an area of about 86 hectares. The quarry on the Study Site is still in operation. According to the Civil Engineering and Development Department, a platform of about 40 hectares will be formed for future developments upon the completion of the rehabilitation works in mid 2016.

The Study Area has a total area of about 298 hectares, covering the Study Site, the Development at Anderson Road (DAR) for public rental housing to the southwest, and some nearby residential areas in Sau Mau Ping (including Shun Chi Court, Shun Lee Estate, Shun On Estate, Shun Tin Estate, Sau Mau Ping Estate, Sau Mau Ping South Estate, Po Tat Estate, Ma Yau Tong Village, etc).



第1階段 Stage 1 社區參與摘要 Community Engagement Digest

第一階段社區參與

研究會透過兩個階段的社區參與，收集公眾對研究地點未來土地用途規劃及相關設計的意見。第一階段社區參與於2011年8月30日至11月30日期間進行，為期三個月，主要就規劃概念及土地用途的初步方案收集公眾意見，這些意見將會為制訂選取方案及初步大綱發展圖提供重要基礎，對下一階段的研究至為重要。

Stage 1 Community Engagement

Community engagement will be conducted in two stages to solicit public views on the planning and related design of the future land uses at the Study Site. The three-month Stage 1 Community Engagement is from 30.8.2011 to 30.11.2011. The main purpose is to collect public views on the planning concepts and the initial land use options. The views collected will provide important inputs to the formulation of the preferred option and Preliminary Outline Development Plan at the next phase of the Study.



規劃及設計 Planning & Design

基線
檢討研究
Baseline Review
Study

初步方案
及評估
Initial Options &
Assessments

選取方案
及評估
Preferred Option
& Assessments

初步
發展大綱圖
Preliminary
Outline
Development Plan

建議
發展大綱圖
Recommended
Outline
Development Plan

研究初議階段 Inception Phase

方案制定階段 Option Formulation Phase

完善方案階段 Preferred Option Finalisation Phase

社區參與
Community
Engagement

第一階段
社區參與
Stage 1
Community
Engagement

我們在此
We are
here!

第二階段
社區參與
Stage 2
Community
Engagement

道路交通 Road Traffic

區內的主要道路容量不足，若要在研究地點上進行大型發展，需進行有效的道路改善措施。

The road capacity in the area is not adequate. Effective road improvement measures are required for any large-scale developments at the Study Site.

主要發展限制 Major Development Constraints

保護山脊線 Protection of Ridgeline

根據《香港規劃標準與準則》的規定，大上托山脊線最高的20%將訂為「不受建築物遮擋地帶」，以保護山脊線。

In accordance with the Hong Kong Planning Standards and Guidelines, the highest 20% of the Tai Sheung Tok ridgeline will be designated as "building free zone" to protect the ridgeline.

污水系統 Sewerage

按區內現有及已規劃的污水系統計算，在研究地點上最多只能容納約30,000的人口。

The existing and planned sewerage system in the area could only support a maximum population of about 30,000 at the Study Site.

排水 Drainage

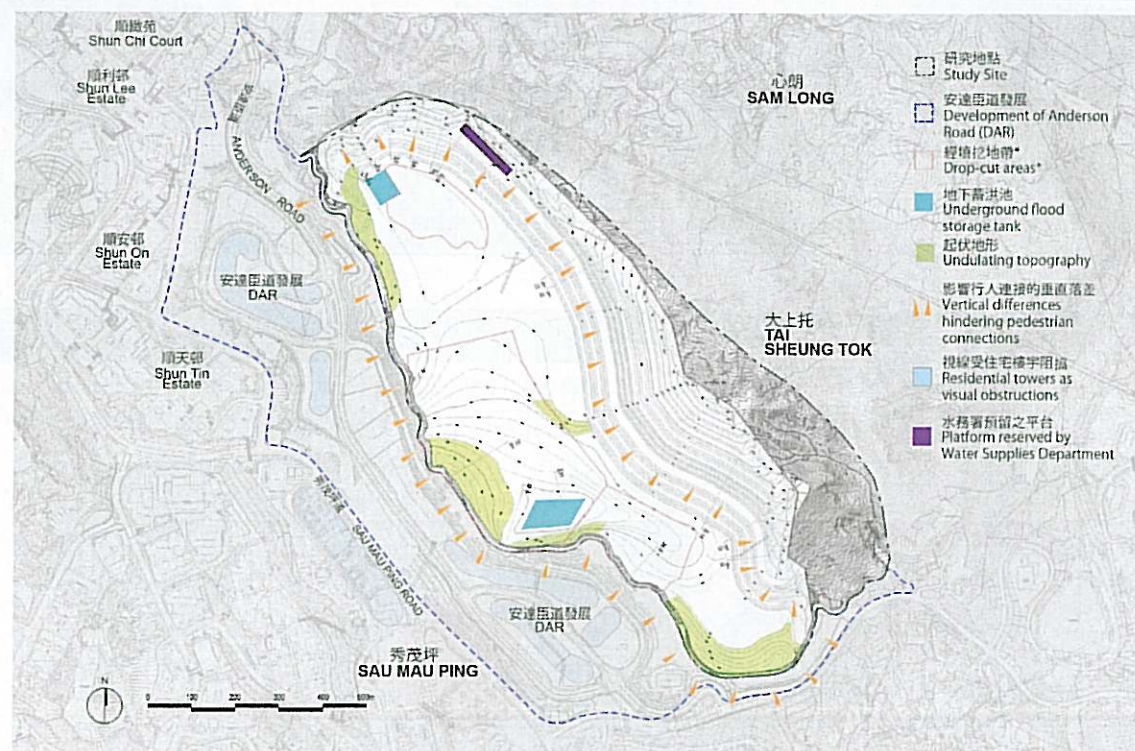
研究地點內的平台上有兩個大型地下蓄洪池，在其上不可興建建築物。

There are two underground flood storage tanks on the platform of the Study Site. No building would be allowed on top of these two tanks.

地質 Geology

研究地點內的平台上，有三個經填挖地帶*及一些斷層帶。如要在這些地帶內進行高層發展，可能需要進行較昂貴的深層地基工程。

There are drop-cut areas* and fault zones on the platform of the Study Site. Deeper foundation works incurring higher construction cost may be required for any high-rise developments in these areas and zones.



* 經填挖地帶是指那些經採石後留下30至60米的深坑，再用壓實填土材料把深坑填至規定水平的地帶。

Drop-cut areas are 30m to 60m deep, which were formed due to mining of rock during quarry operation and subsequently backfilled with compacted general fill materials to the planned levels.

土地供應 Land Supply

位於九龍市區的研究地點，可提供約40公頃的平台，為住宅發展、商業及社區設施提供用地，以回應全港需求及滿足居民需要。

Being located in urban Kowloon, the 40-hectare platform within the Study Site can provide land for housing, commercial and community facilities to meet territorial demand and the residents' needs.

主要發展機遇 Major Development Opportunities

獨有歷史 Unique History

安達臣道石礦場由1956年營運至今。需要尊重研究地點的獨有歷史，並善用獨特的地貌，作康樂及岩洞發展。

The ARQ has been in operation since 1956. Such unique history will be respected and the distinct landform will be utilized for recreational and cavern development.

景觀 Vista

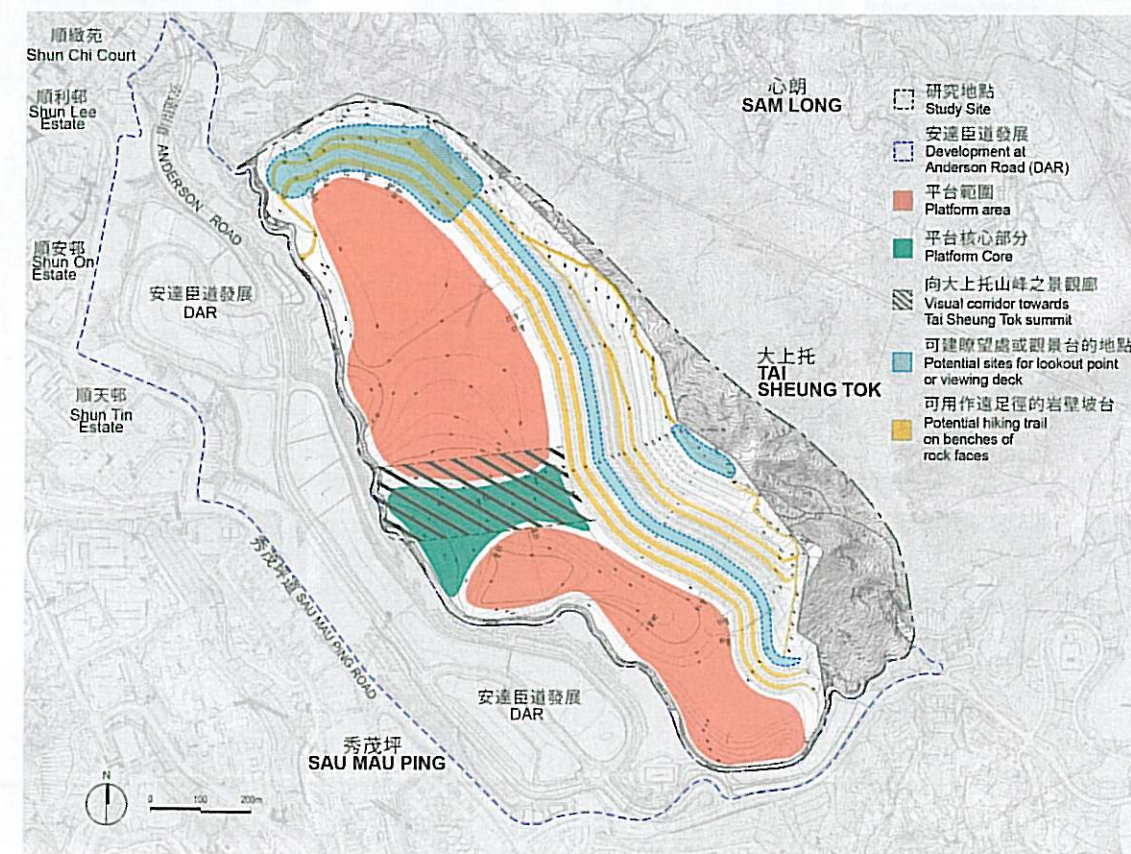
需要保護大上托山峰與佐敦谷之間的景觀廊，可善用岩壁上坡台獨有的有利位置，讓市民飽覽東九龍及維港的景緻。

There is a visual corridor between the Tai Sheung Tok summit and Jordan Valley which should be protected. The benches of the rock faces are good locations for enjoying the spectacular view of East Kowloon and the Victoria Harbour.

地貌 Landform

當全面修復後，安達臣道石礦場用地將成為九龍市區的主要景觀資源。研究地點的地貌可藉綠化而改善，並建造一個綠色及宜居社區。

The ARQ site upon full rehabilitation will be a major landscape resource in urban Kowloon. The existing landform of the Study Site could also be enhanced through greening to create a green and liveable community.



3

研究願景 Study Vision

第 1 階段
社區參與摘要
Stage 1
Community Engagement
Digest

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.



指導原則 Guiding Principles

- 1 滿足本港的房屋需求
Meeting territorial housing needs
- 2 探索經濟發展和康樂活動的機遇
Exploring economic and recreational opportunities
- 3 創造一個可持續發展和方便行人的綠化生活環境
Creating a green, sustainable and pedestrian-friendly environment
- 4 善用獨特的地貌條件
Taking advantage of the distinct landform

- 5 使地區房屋種類多樣化
Diversifying housing choice
- 6 補足地區和社區的配套設施
Complementing existing local and district community facilities
- 7 充分考慮交通和基礎設施的限制
Respecting transport and infrastructural constraints
- 8 回應現有和規劃中的周邊城市環境
Responding to the existing and planned built environment in the vicinity

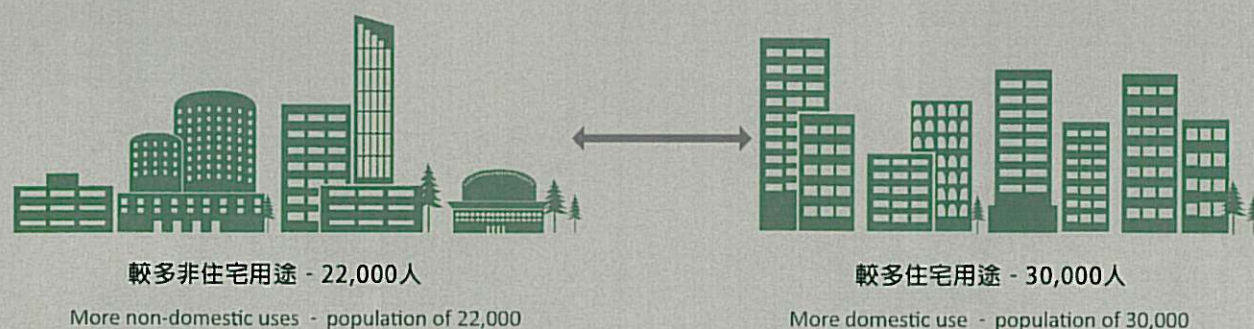
4 土地用途的初步方案 Initial Land Use Options

設計人口 Planned Population

就各項基礎設施所進行的初步技術評估，研究地點最高可容納的人口約為30,000人，但需要配合適當的道路改善措施。假若把研究地點內較多的土地用作非住宅用途（例如商業、政府、機構或社區、康樂、消閒及/或休憩用地等用途），則須相應地減少住宅部分，以預留足夠基礎設施供非住宅用途使用。因此，建議將研究地點的目標人口訂為22,000至30,000人之間。

設計人口
Planned population
22,000 - 30,000

Based on various preliminary technical assessments undertaken, it is estimated that the Study Site could accommodate a maximum population of approximately 30,000, with the implementation of appropriate road improvement measures. If more land is to be reserved for non-domestic uses (such as commercial, Government, Institution or Community (GIC), recreational, leisure and/or open space, etc.), the domestic component will have to be reduced accordingly so as to release sufficient infrastructural capacities for the non-domestic uses. It is therefore proposed to adopt a target population ranging from 22,000 to 30,000 for the Study Site.



房屋組合 Housing Mix

建議房屋組合比例 Proposed Housing Mix Ratio

私人房屋 80:20 資助房屋
Private Housing Subsidised Housing

由於研究地點位處的秀茂坪區以資助房屋(包括公共租住房屋)為主，而毗連的安達臣道發展亦將全部為公共租住房屋發展，為了改善區內房屋組合的比例，建議把研究地點的私人房屋及資助房屋的比例訂為80:20。

As the Sau Mau Ping area where the Study Site is located is mainly for subsidized housing (including public rental housing), and the adjacent development in DAR would be planned wholly for public rental housing, a private-to-subsidised housing ratio of 80:20 is proposed for the Study Site to improve the housing mix of the area.

私人房屋 Private Housing 資助房屋 Subsidised Housing

安達臣道發展
Development at
Anderson Road
(DAR)

人口
Population
48,300

觀塘
Kwun Tong

預測人口
Projected Population
646,000*

*此數據已包括安達臣道發展之人口。
The data had included the population of DAR.



4 土地用途的初步方案 Initial Land Use Options

規劃及設計的基本部分 Basic Planning and Design Components

1 主要以研究地點的西北及東南面作住宅發展。

To have residential developments mainly in the northwestern and southeastern parts of the Study Site.

2 提供足夠的政府、機構或社區設施，以滿足新發展的需要，並與安達臣道發展已規劃的社區設施互相配合。

To provide sufficient GIC facilities to meet the needs of the new developments and to coordinate the provisions of the facilities with those planned for DAR.

3 在研究地點的中間部分作低至中層的非住宅發展，以避免在經填挖地帶內進行昂貴的深層地基工程，同時保存大上托山峰與佐敦谷之間的景觀廊。

To have low- to medium-rise non-domestic uses in the central part of the Study Site so as to avoid expensive deep foundation works in the drop-cut areas and preserve the visual corridor between the Tai Sheung Tok summit and Jordan Valley.

4 沿研究地點西南面興建一條綠化長廊，一方面供居民享用，另一方面幫助舒緩安達臣道發展在視覺上對研究地點的影響。

To provide a green promenade along the southwestern edge of the Study Site for enjoyment by the local residents while at the same time to provide a relief to mitigate the visual impacts of DAR on the Study Site.

5 在研究地點東北面的岩壁作岩洞發展，並利用岩壁上獨有的坡台作遠足徑及其他康樂用途，亦會進一步研究把遠足徑連接西貢衛奕信徑第三段的可行性。

To have some rock cavern developments at the rock faces in the northeastern part of the Study Site and to make use of the unique benches on the rock faces for hiking and other recreational uses. The feasibility of connecting the proposed hiking trails to Wilson Trail Stage 3 in Sai Kung will be examined.

6 加強研究地點的可達性，特別是與安達臣道發展的行人連繫。

To enhance the accessibility of the Study Site, particularly the pedestrian connections to DAR.



設計概念
Design Concepts

① 一個面積超過15公頃的石礦公園，將提供不同的康樂及體育設施，加上研究地點西南面的綠化長廊，一併成為區內主要特色。為觀塘、西貢甚至全港市民提供一個周末及假日的休閒好去處。

A Quarry Park of more than 15 hectares with different recreational and sports facilities, and a green promenade along the southwestern edge of the Study Site will be the key features of the area. The Park will provide a good leisure destination for the residents in Kwun Tong, Sai Kung or even the whole Territory during weekends and holidays.

② 沿研究地點中軸及連接石礦公園的部分，將成為一個消閒娛樂活動中心，提供零售、餐飲及娛樂等設施，並設行人專區，避免人車爭路的情況。

Along the central axis of the Study Site and connected to the Quarry Park will be a leisure and entertainment centre with retail, dining and entertainment facilities. The area will be pedestrianized to avoid conflicts between the pedestrian and vehicular traffic.

⑤ 保留大上托山峰和佐敦谷之間的視覺通透性。

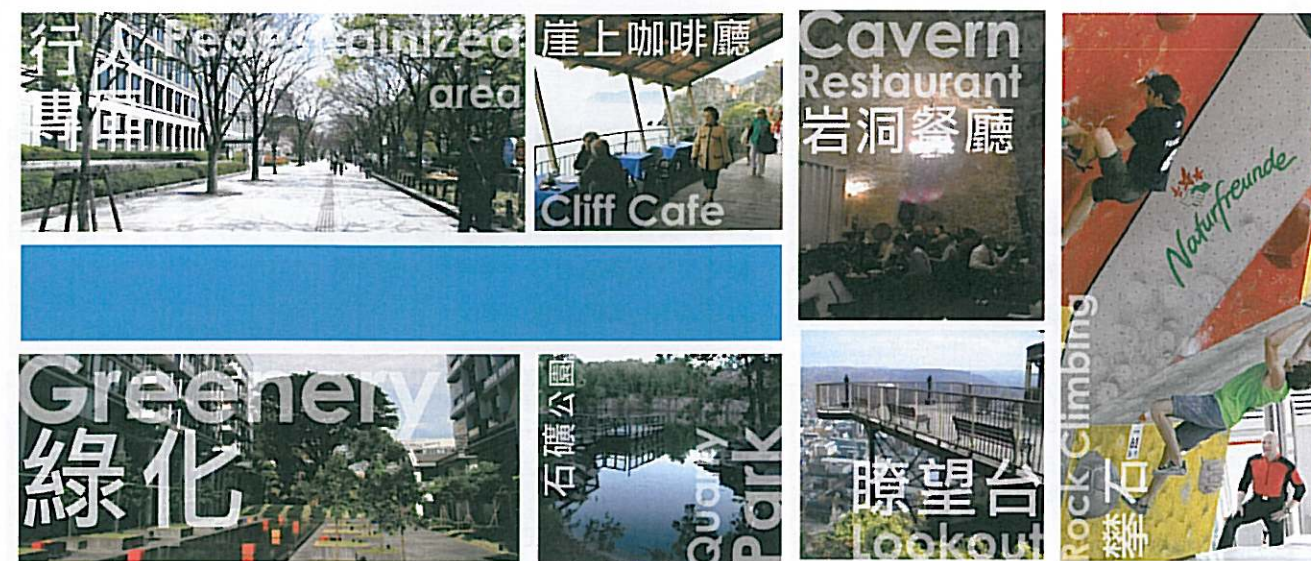
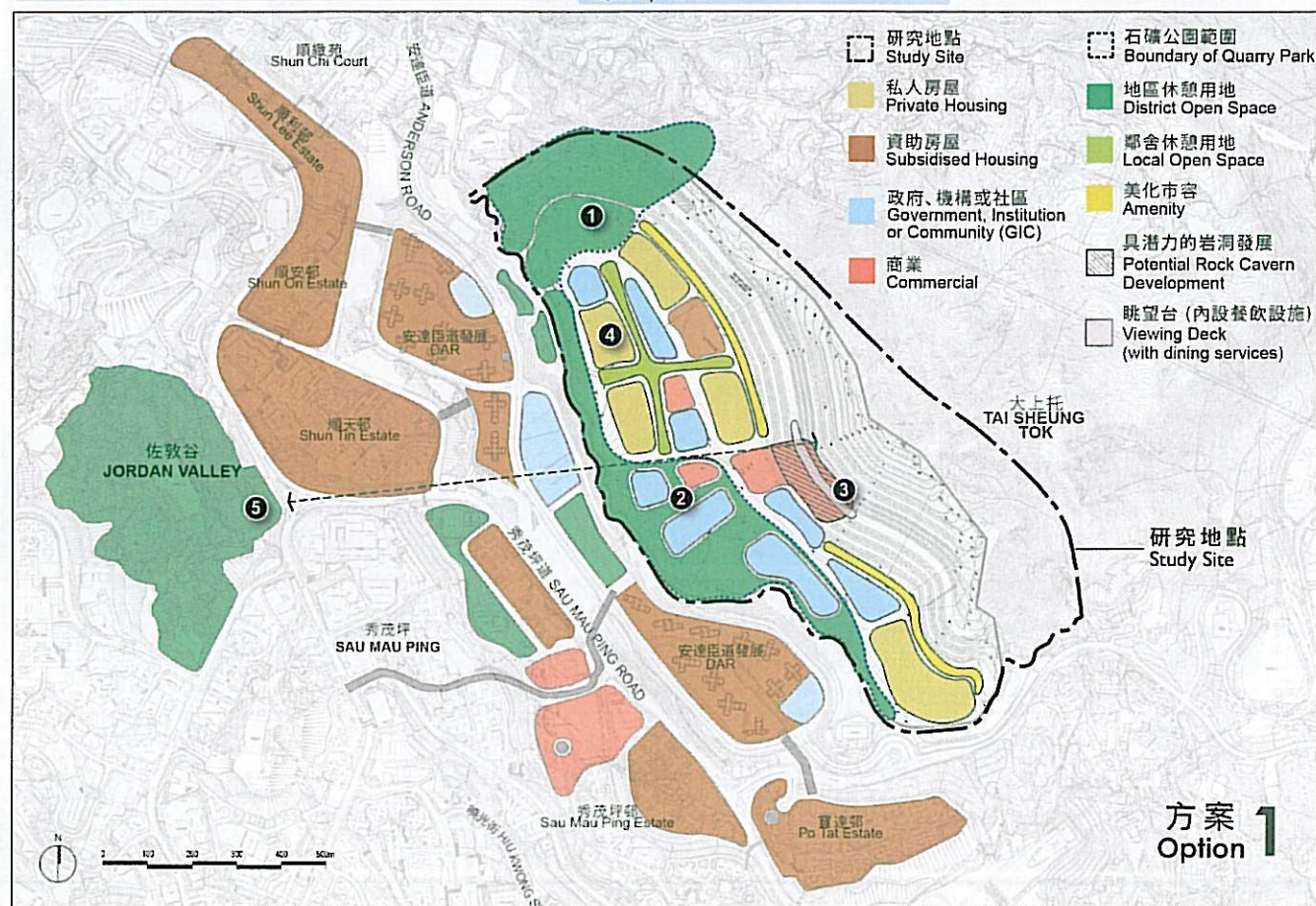
To preserve the visual permeability between the Tai Sheung Tok Summit and Jordan Valley.

③ 在主水平基準以上250米的坡台上興建眺望台，並加入餐飲設施，讓遊人在用膳之餘，同時欣賞東九龍及維港的景色。

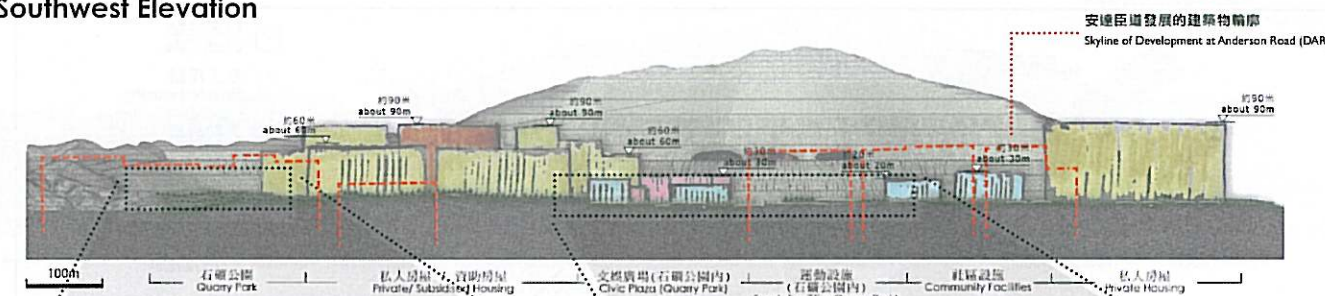
To construct an elevated viewing deck with dining services on the bench at the level of 250mPD to allow the visitors to enjoy the spectacular view of East Kowloon and the Victoria Harbour.

④ 研究地點西北面的部分住宅區會作中層發展，以配合石礦公園開揚的環境。

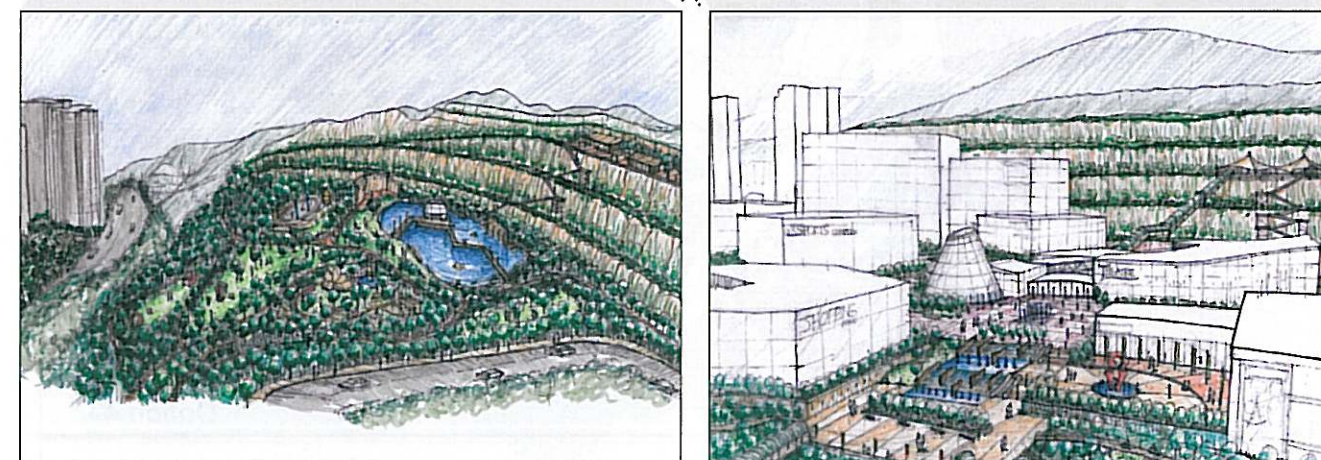
To limit part of the residential district in the northwestern portion of the Study Site to medium-rise buildings to complement the open setting of the Quarry Park.



西南立面圖
Southwest Elevation



示意性透視圖 Indicative Perspective

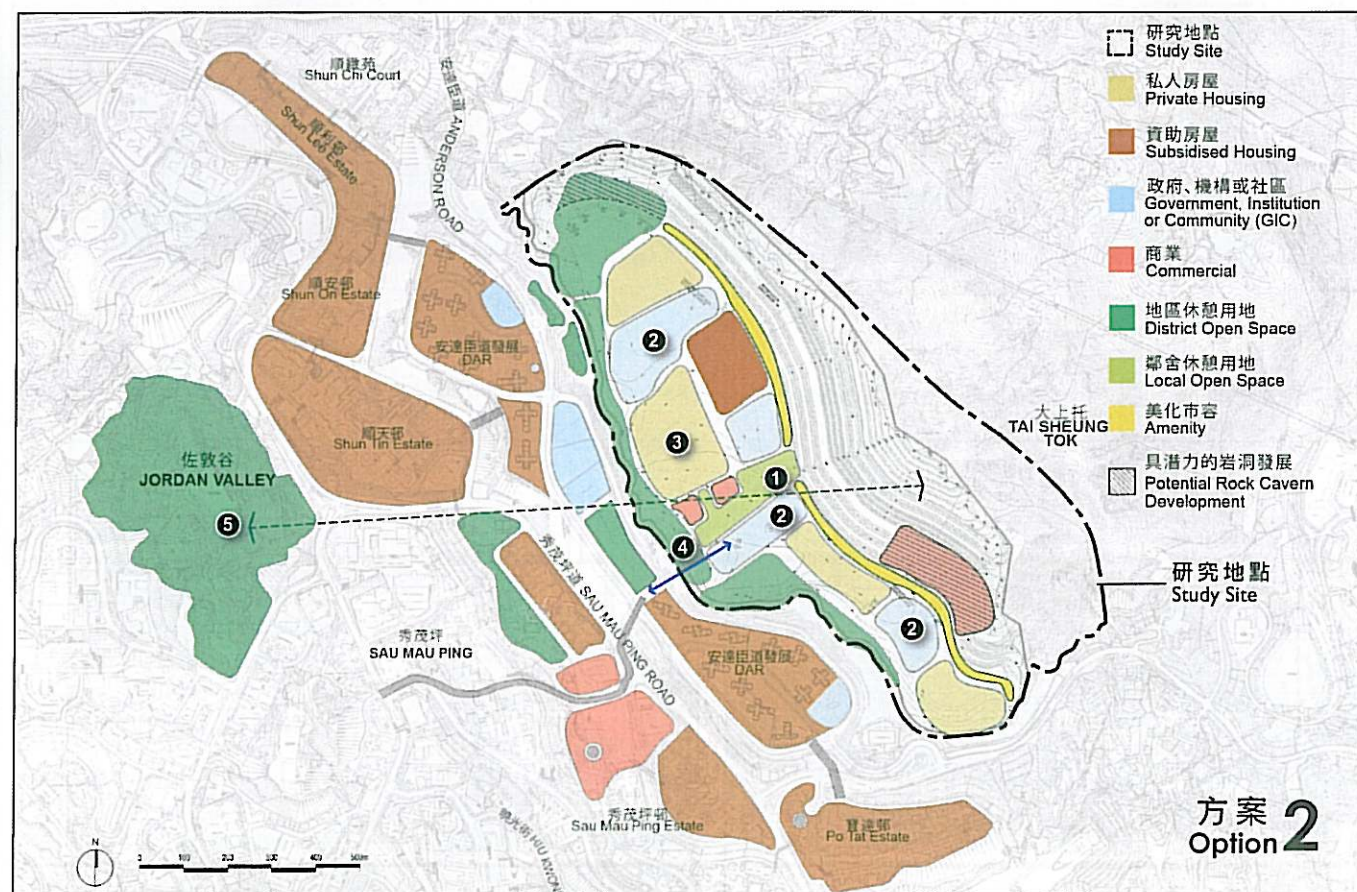


初步方案 2 INITIAL OPTION 2

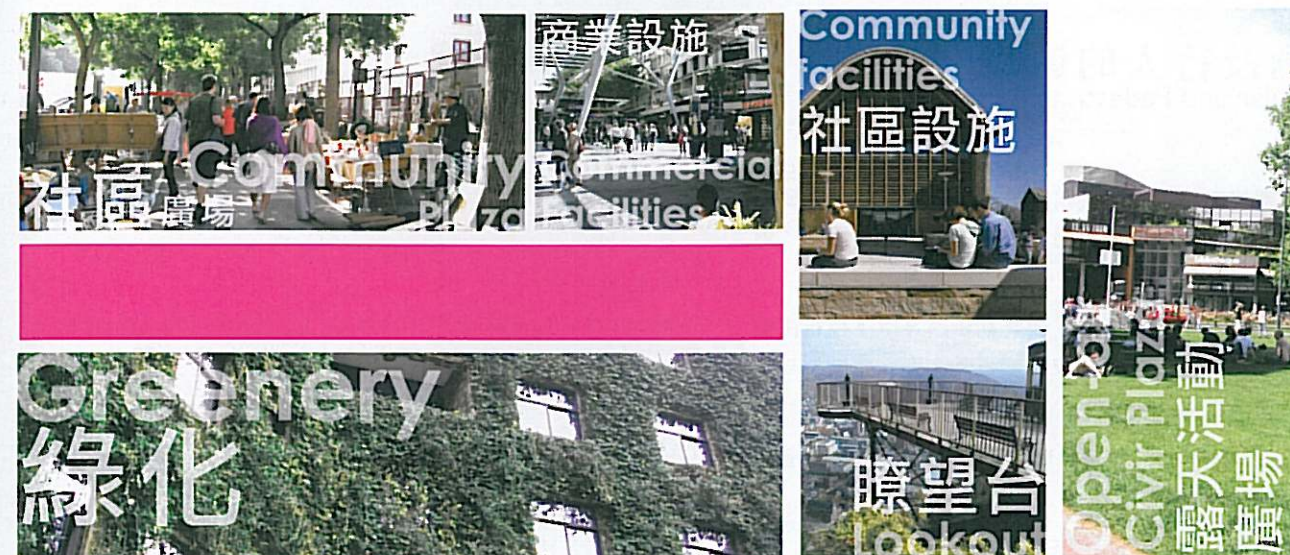
土地用途的初步方案 Initial Land Use Options

設計概念 Design Concepts

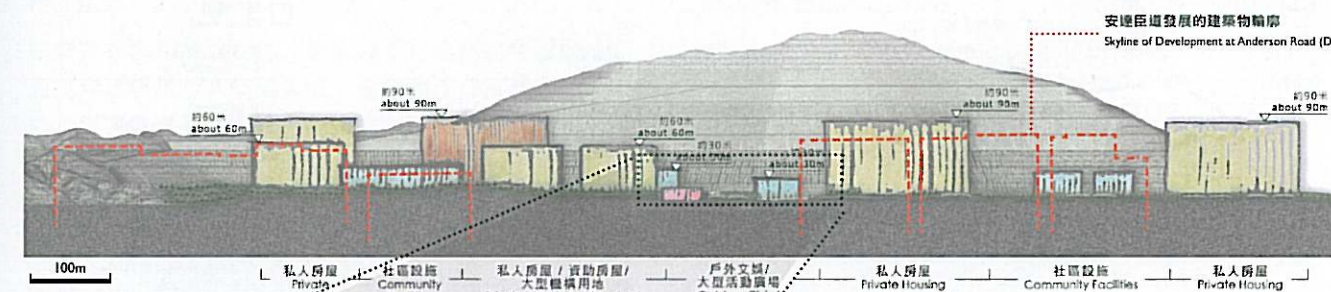
- 研究地點的中央部分會以社區設施和休憩用地為主要用途，並預留兩幅供商業發展的用地。建議在中間位置興建一個戶外文娛/大型活動廣場，為居民提供一個聚集的地方。
The central part of the Study Site will be mainly used for community facilities and open space, and two sites will be reserved for commercial development. The open-air civic/event plaza at the centre will provide a gathering place for the local residents.
- 預留較多的土地作政府、機構或社區設施之用，除滿足居民的需要外，並為區內短缺的社區設施提供用地。
More land will be reserved for GIC facilities to meet the shortfalls in the district, apart from meeting the local needs.
- 日常的商業及社區設施設於住宅屋苑內，方便居民使用。
The day-to-day shopping and community facilities will be incorporated within the residential developments for convenience of the local residents.
- 主要的行人路徑，把安達臣道發展連接到研究地點內之政府、機構或社區大樓的地庫。
Major pedestrian path will connect DAR to the basement of the GIC building within the Study Site.
- 保留大上托山峰和佐敦谷之間的視覺通透性。
To preserve the visual permeability between Tai Sheung Tok Summit and Jordan Valley.



方案 2
Option 2



西南立面圖
Southwest Elevation



示意性透視圖 Indicative Perspective



4 土地用途的初步方案 Initial Land Use Options

車輛及行人的連接 Vehicular and Pedestrian Accesses

車輛連接

研究建議以兩條車輛通道連接研究地點。主要通道位於研究地點東南端，將連接寶琳道，另一條通道則位於西南面，連接安達臣道發展。

為了解決道路容量不足的情況，研究初步建議除了進行由安達臣道發展研究而提出的道路改善工程外，亦需要針對以下的路口及道路進行改善工程：

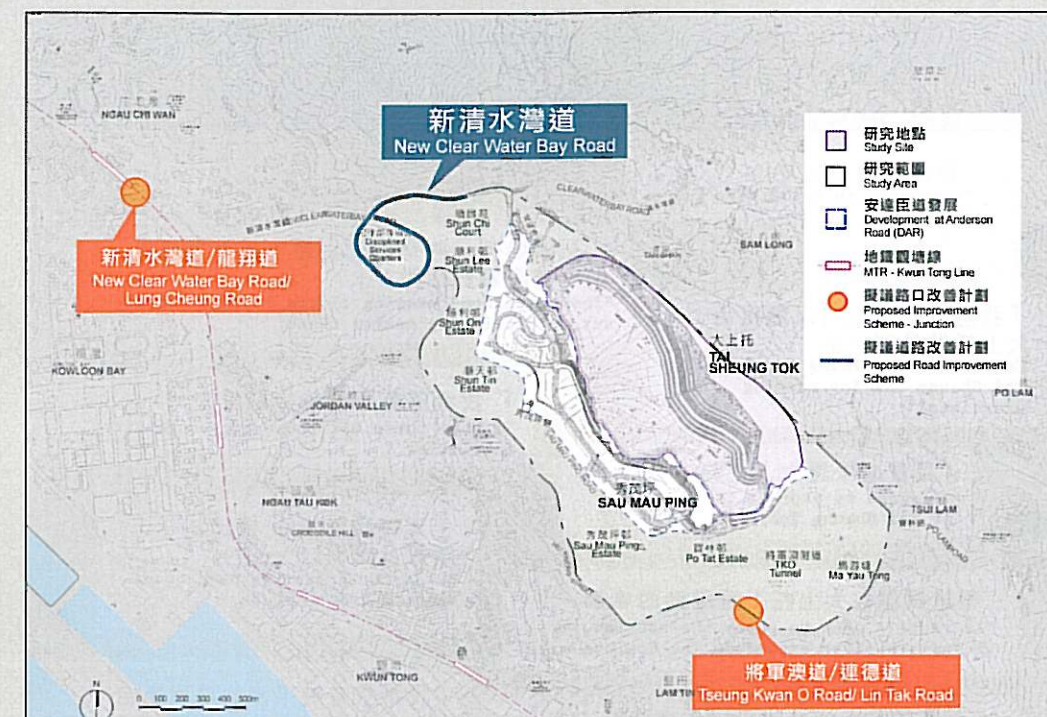
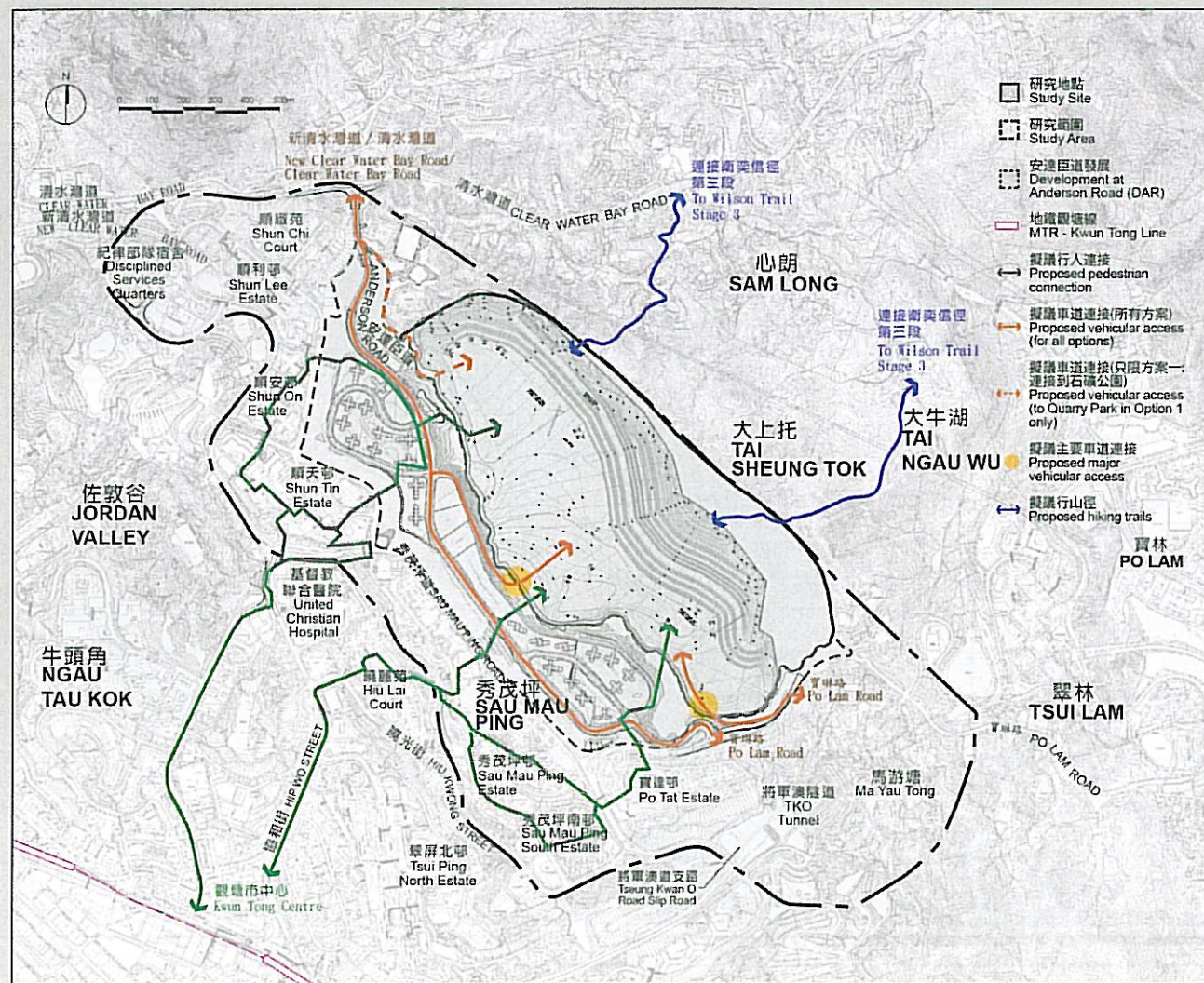
- 在將軍澳道/連德道及新清水灣道/龍翔道這兩個交通燈路口增加無阻行車線。
- 將部分新清水灣道的行車道由三線擴闊至四線。

Vehicular Access

Two vehicular accesses to the Study Site are proposed. The primary access will be at the southeastern end of the Study Site connecting to Po Lam Road while the secondary access will be in the southwest connecting to DAR.

To address the issue of insufficient capacity of the road infrastructure, the Study's preliminary proposal is that apart from the traffic improvement measures proposed in the Study on DAR, the following junction and road improvement measures would be necessary:

- To add free flow lanes to the signal junctions at Tseung Kwan O Road/ Lin Tak Road and New Clear Water Bay Road/Lung Cheung Road.
- To widen part of the carriageway of New Clear Water Bay Road from three to four traffic lanes.



行人連接

研究建議興建行人通道，經安達臣道發展已規劃的通道及秀茂坪現有的行人通道系統，接駁至位於下坡的觀塘市中心。研究會在下一階段探討加設行人自動梯及/或升降機的可行性。



Pedestrian Connections

The Study proposes to construct pedestrian facilities to connect the Kwun Tong town centre downhill via the planned pedestrian connection facilities for DAR and the existing pedestrian network in Sau Mau Ping. The feasibility of including lift and/or escalator will also be explored at the next stage of the Study.

