

TOWN PLANNING BOARD

**TPB PAPER NO. 9129
FOR CONSIDERATION BY
THE TOWN PLANNING BOARD ON 13.7.2012**

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

DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN

**PLANNING STUDY ON FUTURE LAND USE AT
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DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN**

INTRODUCTION

1. From August to November 2011, the Planning Department (PlanD) carried out the Stage 1 Community Engagement (CE) on the initial land use options for the Planning Study on Future Land Use at Anderson Road Quarry – Feasibility Study (the Study), based on a planned population ranging from 22,000 to 30,000. A draft Recommended Outline Development Plan (RODP) is now formulated for the Anderson Road Quarry (Study Site). This paper briefs Members on the public views collected in the Stage 1 CE and the draft RODP.

STAGE 1 COMMUNITY ENGAGEMENT AND MAJOR VIEWS COLLECTED

2. During the Stage 1 CE, we consulted the Town Planning Board (TPB Paper No. 8916), Legislative Council (LegCo) Panel on Development, Planning Sub-committee of the Land and Development Advisory Committee, Kwun Tong District Council (DC), Sai Kung DC and the Area Committees of Kwun Tong and Sai Kung districts. We organized a public forum and a joint professional institutes workshop attended by members of the Hong Kong Institutes of Architects, Hong Kong Institute of Planners, Hong Kong Institute of Landscape Architects and Hong Kong Institute of Urban Design. We staged roving exhibitions at five locations in Kwun Tong and Tseung Kwan O¹. We also invited members of the public to send in their written comments. A total of 35 written submissions were subsequently received, with 26 from individuals and nine from organizations. A report on the Stage 1 CE summarizing major views collected has been uploaded to the study website.

3. Overall, the respondents generally accepted the proposed population level of 22,000 to 30,000 and private-to-subsidized housing ratio of 80:20. A number of the consulted bodies suggested keeping the future developments on the Study Site at a medium scale so as to avoid compromising the unique setting of the quarry site and to provide greening and a spacious living environment. As regards the land use, it was generally agreed that apart from housing, the Study Site had potential for public open space, sports/recreational facilities and community facilities. The proposed Quarry Park was very well received with a strong request for a quarry museum. Some considered that the Study Site should be developed into a tourist attraction.

¹ The five locations included the URA Kwun Tong Resource Centre, Shun Lee Tsuen Sports Centre, Sau Mau Ping South Estate, Po Tat Estate and King Lam Neighbourhood Community Centre.

4. In terms of urban design and landscape, the proposed preservation of the Tai Sheung Tok ridgeline, creative use of the rock face, rock climbing facilities and connections of hiking trails to the Wilson Trail in Sai Kung were well supported. It was generally agreed that the rock face should be creatively enhanced to become a new landmark in Hong Kong. Some suggested organizing a design ideas competition on the Quarry Park and the future treatment of the rock face. No strong view on the proposed rock cavern developments was received, though some raised concerns on the possible high construction costs and the relevant building regulations/requirements. Some supported better utilization of the two underground flood storage tanks.

5. The cumulative traffic impacts of the future developments at the Study Site and the Development at Anderson Road (DAR)² attracted much concerns from the locals in the Stage 1 CE, and there were requests for enhancing the road network in the area. There was general support for the proposed enhancement of the pedestrian connections to the DAR and Kwun Tong town centre with mechanically-assisted vertical circulation facilities. For the environmental aspect, some expressed concerns on the possible air and noise pollutions from the future developments during the construction and operation stages.

DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN

6. Having regard to the public views collected and other relevant considerations, a preferred land use option, comprising housing developments, a Quarry Park and related attractions on the rock face, has been drawn up. This preferred land use option provides the basis for the formulation of the draft RODP.

Planning and Design Concepts

7. Having regard to the green backdrop of Tai Sheung Tok and the unique landform of the quarry site, opportunity has been taken to create a green and sustainable residential community and develop a recreational destination of regional significance. To achieve this planning objective, the following planning and design concepts are adopted (**Plan 1**):

- (a) a sizable Quarry Park as a green focus;
- (b) multiple lookouts at different levels on the rock face with hiking trails;
- (c) a Civic Core in the central part as a community focus in the Study Site and the wider Sau Mau Ping area;
- (d) two residential communities in the northern and southern portions mainly for residential development with supporting government, institution and community (GIC) facilities;
- (e) gentle vegetated slopes as transitions between platforms at different levels;
- (f) green pedestrian corridors in the Civic Core, Northern Community and Southern Community;

² The DAR is located in an area below Anderson Road. Site formation works and construction of associated infrastructure for the project are in progress. It will provide about 20 hectares of land for public rental housing with a planned population of about 48,300 as well as associated GIC facilities and public open space.

- (g) a building height profile to respect the Tai Sheung Tok ridgeline and the proposed Quarry Park, to preserve existing visual corridors, and to define the neighbourhood characters; and
- (h) sustainable site planning and building design.

Planned Population, Housing Mix and Development Parameters

8. Taking into account the different land use requirements, urban design considerations and the technical and infrastructural constraints identified in the earlier stage of the Study, it was concluded that 23,000 is the optimal population level. Noting that the Sau Mau Ping area is already dominated by public housing, the adjacent DAR will be entirely for public rental housing and there are public aspirations for a more balanced housing mix in the area, the proposed private-to-subsidized housing ratio of 80:20 is retained. In addition, the subsidized housing site is considered suitable for new Home Ownership Scheme (HOS) development.

9. It is estimated that about 6,920 private housing flats and about 1,730 subsidized housing flats could be provided, contributing to a total supply of 8,650 flats to accommodate a total population of 23,000. The major planning parameters adopted in the preferred option and the draft RODP are as follows:

Total Planned Population (No. of Flats)*	about 23,000 (about 8,650 flats)
Private Housing Population (No. of Flats)*	about 18,400 (about 6,920 flats)
Subsidised Housing Population (No. of Flats)*	about 4,600 (about 1,730 flats)
Private-to-subsidised Housing Ratio	80:20
Plot Ratio	
Private Housing	3.5 to 5.5
Subsidized Housing	6
Average Flat Size	
Private Housing	60m ²
Subsidized Housing	50m ²

* assumed persons-per-flat is 2.66 for both private and subsidized housing.

10. Given the site constraints and the prevailing plot ratios (PRs) for other subsidized housing developments in the urban areas, a PR of 6 is proposed for the subsidized housing on the Study Site. For the private housing, PRs ranging from 3.5 to 5.5 are proposed to respond to the need to preserve the ridgeline and the public aspirations for a lower development intensity and more spacious living environment. Building height variations will be adopted to achieve more interesting built forms on individual sites.

Key Land Use Proposals

11. The draft RODP is shown on **Plan 2**. Taking into account the planning and design concepts, the draft RODP comprises four key land use proposals - the Quarry Park, Civic Core, Residential Communities and Rock Face.

Quarry Park

12. The Quarry Park is zoned “Regional Open Space” on the draft RODP and has a total area of about 17 hectares, including about 11 hectares on the platform and about 6 hectares on the rock face. The platform portion comprises a core part near the northern end of the Study Site, a green promenade along the south-western edge and a recreational ground in the southern portion. The Quarry Park is intended to be a regional park with a quarry museum and an array of leisure, sports and recreational facilities such as an amphitheatre, a rock climbing centre and some sports facilities. The quarry museum is proposed to be a rock cavern development with an internal pedestrian connection to the hiking trails on the rock face via lifts and staircases.

Civic Core

13. The Civic Core is mainly for low-rise commercial and government facilities, open space and a plaza serving the residents and visitors. It comprises three “Commercial” (“C”) sites (about 1.2 hectares in total), one “Government” (“G”) site (about 0.8 hectare) and three “District Open Space” (“DOS”) sites (about 1.7 hectares in total). Two of the “C” sites would be on the platform while the remaining one would be on the rock bench for uses like wine cellar and spa in rock caverns. The “G” site is proposed for an indoor sports complex to mainly serve the local residents and the wider Sau Mau Ping area.

Residential Communities

14. Two residential communities are proposed in the southern and northern parts of the Study Site, linked by green pedestrian corridors running north-south.

15. The Southern Community comprises four residential sites and six GIC sites. Three of the residential sites are zoned “Residential Zone - 2” (“R2”) for private housing (PRs of 3.5 to 4) while the remaining site is zoned “Residential (Subsidized Housing)” for subsidized housing, preferably new HOS (PR of 6.0). The six GIC sites are proposed for a primary school, a secondary school, a fire station, a police station, a community hall cum social welfare facilities and a refuse collection point. The Northern Community comprises six “R2” sites for private housing (PRs of 3.5 to 5.5), one “C” site to mainly serve local needs, and two GIC sites for a primary school and a GIC complex with community facilities.

16. Residential blocks would be of different building heights (**Plan 1**). Low-rise blocks ranging from 30 to 45m (8 to 13 storeys) would be located on sites fronting the Quarry Park and along the green pedestrian corridor in the north to create a more human scale environment. High-rise blocks ranging from 78 to 98m (24 to 31 storeys) would be located closest to the rock face backdrop. Medium-rise blocks ranging from 50 to 73m (15 to 22 storeys) would be built in between the low-rise and high-rise blocks to create stepped height profiles.

Rock Face

17. The rock face is mainly zoned “Green Belt” (about 38 hectares) with a network of hiking trails on the rock benches and connections to the Wilson Trail Stage 3 in Sai Kung. Lookouts would be provided at different levels for public enjoyment. Some lookouts could provide spectacular views of East Kowloon and the Victoria Harbour, while one would be zoned “C” for some commercial facilities in rock caverns. In order to enhance the accessibility of the rock face (particularly for the elderly and disabled), the feasibility of a vertical transport system (such as funicular) linking up the rock face and the platform would be further explored.

18. A Preliminary Landscape Master Plan and a photomontage showing the proposed developments under the RODP are shown on **Plans 3 and 4** respectively.

Rock Cavern Development

19. Noting that the Study Site has a long and unique history of being a quarry since 1956, its distinct landform is considered suitable for rock cavern developments. After preliminary assessment, three rock cavern developments are proposed. One is proposed for the quarry museum as mentioned in paragraph 12, and the remaining two are proposed for commercial facilities on the rock face as mentioned in paragraphs 13 and 17 respectively. Areas with potential for rock cavern developments have also been identified at the rock face fronting the internal main road in the northeastern portion of the Study Site (**Plan 2**). More detailed engineering assessments are required to further confirm the technical feasibility of these proposed rock cavern developments.

Technical Issues

Traffic

Road improvement measures

20. To address the cumulative traffic impacts of the future developments at the Study Site and the DAR, a traffic assessment (TA) has been undertaken. It is concluded in the TA that subject to the following road improvement measures, in addition to those for five road junctions identified for the DAR (**Plan 5**), the proposed developments on the RODP would not significantly affect the traffic conditions in the area:

- (a) to eliminate the existing traffic queue of right-turn movement at the signal junction of Lin Tak Road and Sau Mau Ping Road by constructing new slip roads to make the future junction operate in free-flow movement;
- (b) to widen Lin Tak Road near Hong Wah Court to incorporate new bus bays with passing lane for accommodating the on-street loading/unloading activities currently blocking the passing vehicles;
- (c) to further improve the junction of Clear Water Bay Road and Anderson Road in addition to those measures for the DAR by providing a U-turn facility to the east of the junction to increase the weaving distance; and
- (d) to widen the portion of New Clear Water Bay Road near Shun Lee Tsuen Road by increasing the Kowloon-bound lane from one to two to eliminate the existing traffic queue at this bottleneck location.

21. To further address the overall traffic congestion problems in the area, improvement of the Choi Hung Interchange may also need to be undertaken as a long-term measure (**Plan 5**).

Internal road system and public transport facilities

22. The proposed vehicular access points to/from the Study Site would be at the central and southern portions to match with the key land use proposals (**Plan 5**). The main internal road is designed in a single-four lane configuration.

23. A public transport terminus is proposed at the northern end adjacent to the Quarry Park while a public transport lay-by with turnaround facilities is proposed outside the Study Site near the central access to mainly serve residents in the DAR (**Plan 5**). Apart from the Kwun Tong MTR Station, feeder services would be provided to the Lam Tin and/or Yau Tong MTR Stations.

Pedestrian connectivity

24. Internally, pedestrian linkages connecting different parts of the Study Site would be provided, largely through the pedestrian corridors and the Quarry Park. Externally, four footbridges with lift towers have already been planned to connect the Study Site with Shun Lee Estate, Shun Tin Estate, Sau Mau Ping Estate and Po Tat Estate via the DAR. Four new routes of footbridges with lift towers and escalator are proposed to further extend the planned network to Kwun Tong town centre (**Plan 6**).

Visual

25. The “building free zone” at the highest 20% of the Tai Sheung Tok ridgeline will be protected while the existing visual corridor between the Tai Sheung Tok summit and Jordan Valley would be preserved as viewed from the Hong Kong Convention and Exhibition Centre and Jordan Valley (**Plans 7 and 8**). Nonetheless, it should be noted that most of the views to the proposed developments under the draft RODP would be blocked by the DAR.

Others

26. Technical assessments on sewerage, drainage, environmental, geotechnical, water supply, utilities and sustainability aspects have also been undertaken. All the assessments conclude that the proposed developments under the draft RODP are broadly feasible without insurmountable problem subject to appropriate improvement and mitigation measures.

Implementation

27. The Civil Engineering and Development Department will undertake an engineering feasibility study after this Study. The required site formation works, road works and infrastructure provisions would follow upon the completion of the engineering feasibility study.

28. The proposed developments will be implemented in two phases. Phase I development would cover the Southern Community and part of the Civic Core. Sites are expected to be available for development starting from 2019/20. A temporary public transport terminus would be provided to tie in with the population in-take. Phase II development would cover the Northern Community and the remaining part of the Civic Core. Its implementation would follow Phase I development but subject to the prevailing market condition at that time.

29. The timing and implementation agent for the Quarry Park and the proposed facilities on the rock face would be further considered.

NEXT STEPS

30. The Stage 2 CE is being undertaken from late June to late September 2012 to collect public views on the draft RODP for the Study Site before finalizing the study recommendations. Relevant information is now available at the study website. The Stage 2 CE Digest is at **Annex** for information.

31. Roving exhibitions are being staged at different venues in Kwun Tong, Tsuen Kwan O and the North Point Government Offices. Apart from Town Planning Board, briefing sessions to other relevant organizations and bodies (including Planning Sub-committee of the Land and Development Advisory Committee, Kwun Tong DC, Sai King DC and Area Committees of Kwun Tong and Sai Kung districts) have been/will be held. A public forum is scheduled for 28 July 2012. A design ideas competition on the proposed Quarry Park and the future treatment of the rock face is also organized as part of the Stage 2 CE.

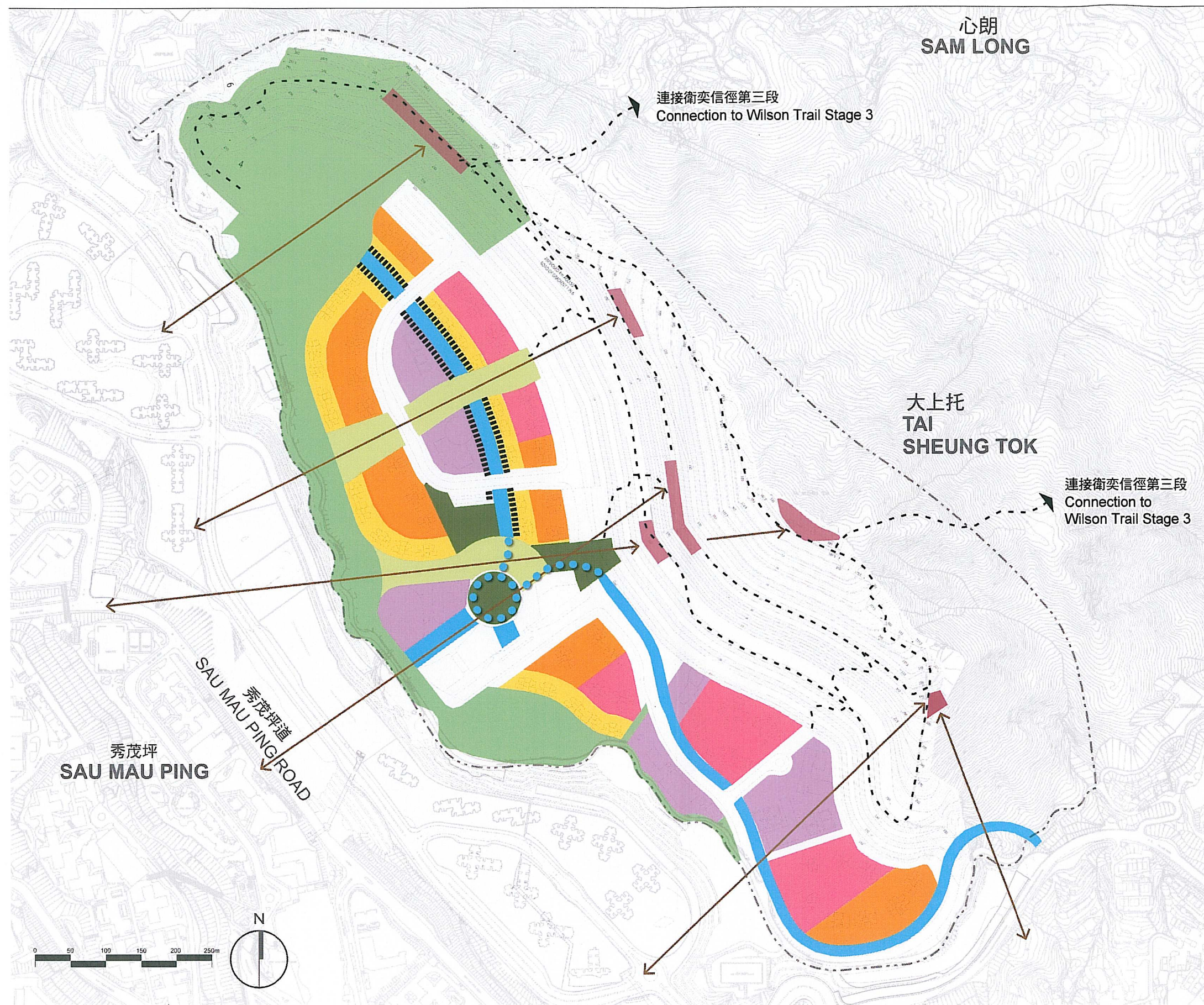
ADVICE SOUGHT

32. Members are invited to note the public views collected in the Stage 1 CE and offer views on the draft RODP.

ATTACHMENTS

Plan 1	Planning and Design Concepts
Plan 2	Draft RODP
Plan 3	Preliminary Landscape Master Plan
Plan 4	Photomontage Showing Proposed Developments under Draft RODP
Plan 5	Proposed Traffic Arrangements and Road and Junction Improvement Measures
Plan 6	Proposed Pedestrian Connections to Kwun Tong Town Centre
Plan 7	Photomontage Showing Proposed Developments Viewing from Hong Kong Convention and Exhibition Centre
Plan 8	Photomontage Showing Proposed Developments Viewing from Jordan Valley
Annex	Stage 2 CE Digest

Planning Department
July 2012



圖例 LEGEND

- 研究地點
Study Site
- 低層住宅樓宇
Low-rise residential building
- 中層住宅樓宇
Mid-rise residential building
- 高層住宅樓宇
High-rise residential building
- 綠化緩坡
Gentle vegetated slope
- 石礦公園
Quarry Park
- } 綠化行人走廊
Green pedestrian corridor
- 主要廣場
Major plaza
- 觀景台
Lookout
- 政府、機構及社區設施
GIC facilities
- 建築後移
Building setback
- 景觀走廊
Visual corridor
- 遠足徑
Hiking Trail

ARUP

www.arup.com

Project Title



AGREEMENT NO. CE 4/2010 (TP)
PLANNING STUDY ON
FUTURE LAND USE AT
ANDERSON ROAD QUARRY
- FEASIBILITY STUDY

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
規劃及設計概念
PLANNING AND DESIGN CONCEPTS

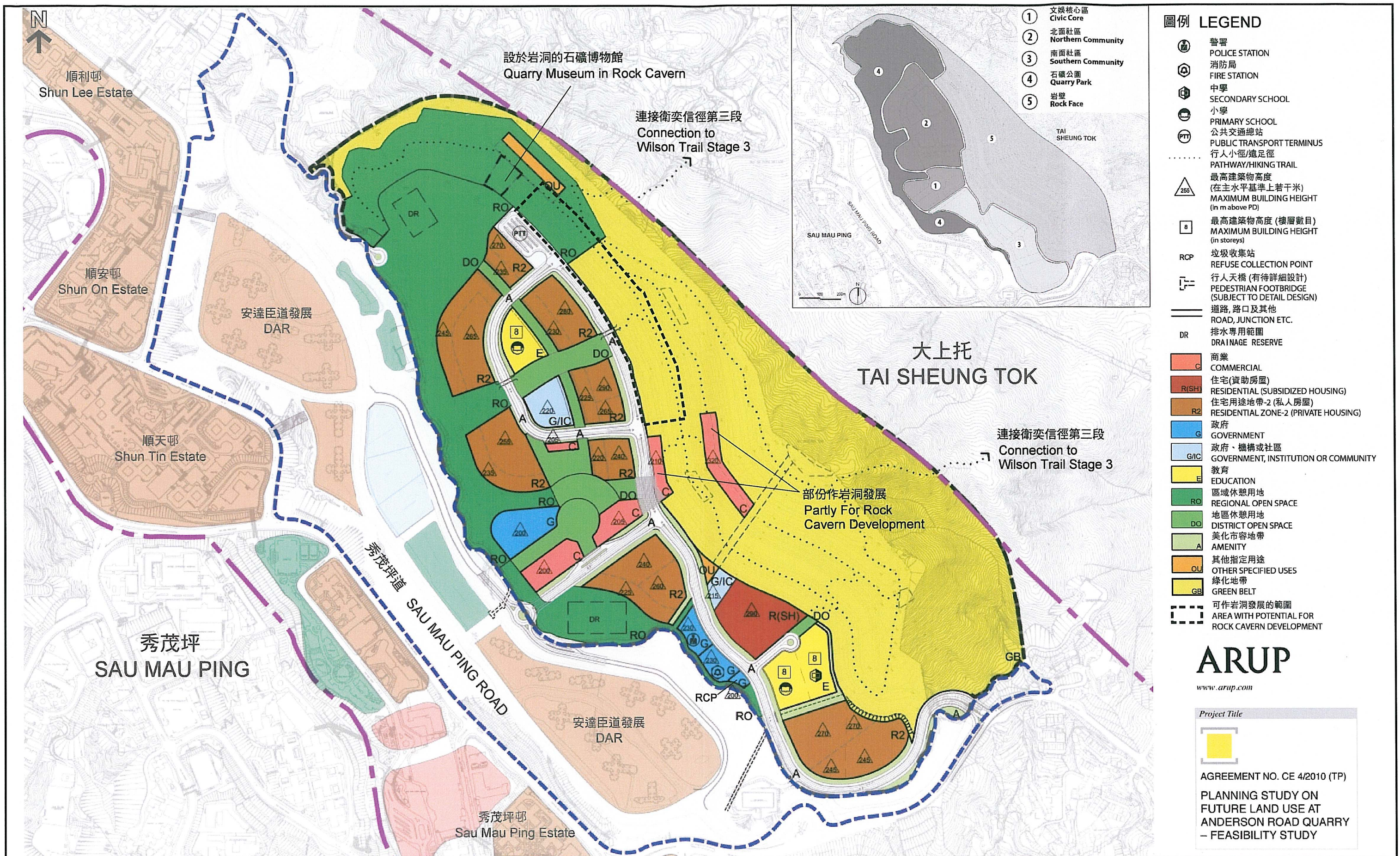
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PLANNING DEPARTMENT



M/HOLS/12/06

圖 Plan 1

本摘要圖於2012年6月18日擬備
EXTRACT PLAN PREPARED ON 18.6.2012



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

建議發展大綱草圖
DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN

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M/HOLS/12/06

圖 Plan 2

本摘要圖於2012年6月14日擬備
EXTRACT PLAN PREPARED ON 14.6.2012



圖例 LEGEND

- 1 石礦公園 (岩壁部份)
Quarry Park (on the Rock Face)
- 2 露天劇場 Amphitheatre
- 3 休憩湖 Amenity Lake
- 4 活動康樂空間 (例如：滑板公園)
Active Recreational Space (e.g. Skate Park)
- 5 遠足徑 Hiking Trail
- 6 攀石中心 Rock Climbing Centre
- 7 石礦博物館廣場及散步長廊
Quarry Museum Plaza and Promenade
- 8 門廊雕像/石礦公園入口 (公共交通)
Gateway Sculpture / Quarry Park Entrance (Public Transport)
- 9 石礦公園信息中心
Quarry Park Information Centre
- 10 單車徑 Cycling Track
- 11 綠化走廊 Green Promenade
- 12 廣場 Plaza
- 13 設有岩洞商業設施的觀景台
Viewing Deck with Commercial Facilities in Rock Caverns
- 14 觀景台 Lookout
- 15 綠化幹道 Green Spines
- 16 綠化行人走廊 Green Pedestrian Corridor
- 17 園景平台 Landscaped Deck
- 18 康樂場地 Recreation Grounds
- 19 垂直運輸系統
Vertical Transport System
- 20 露天茶座 Outdoor Cafe
- 21 公共交通總站 Public Transport Terminus
- 22 主題式種植 Thematic Planting
- 23 山峰觀景台 Summit Lookout
- 24 大草地 Grand Lawn
- 25 兒童遊樂場 Children's Play Area
- 26 觀景平台 Viewing Platform
- 研究地點 Study Site

ARUP

www.arup.com

Project Title



AGREEMENT NO. CE 4/2010 (TP)
PLANNING STUDY ON
FUTURE LAND USE AT
ANDERSON ROAD QUARRY
- FEASIBILITY STUDY

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 初步園景設計總圖 PRELIMINARY LANDSCAPE MASTER PLAN

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圖 Plan 3



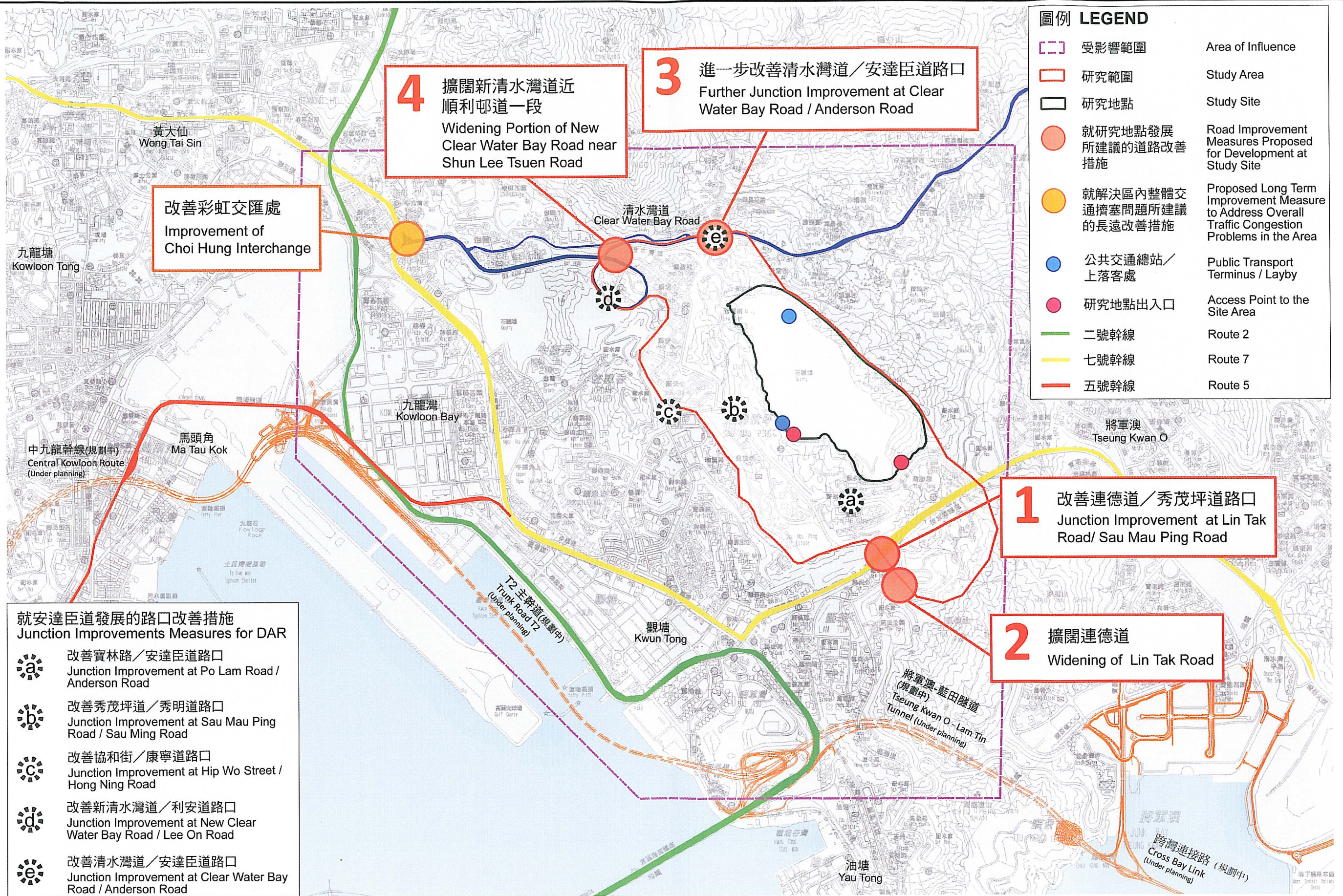
安達臣道石礦場未來土地用途規劃研究
 THE PLANNING STUDY ON FUTURE LAND USE AT ANDERSON ROAD QUARRY
 顯示建議發展大綱草圖上擬議發展的合成照片
 PHOTOMONTAGE SHOWING PROPOSED DEVELOPMENTS UNDER
 DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN

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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
擬議交通安排及道路和路口改善措施
PROPOSED TRAFFIC ARRANGEMENTS AND ROAD AND JUNCTION IMPROVEMENT MEASURES

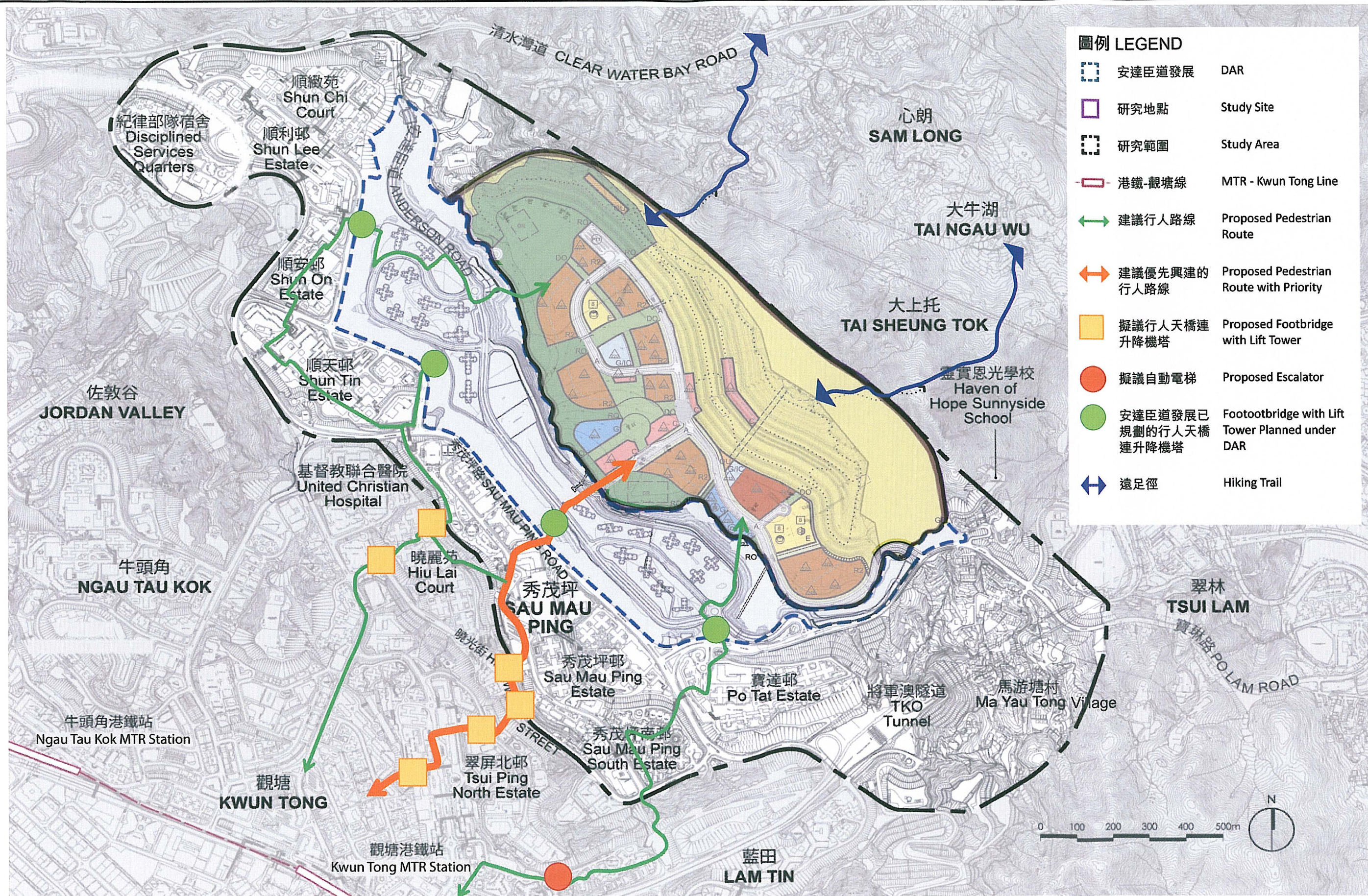
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圖 Plan 5

本摘要圖於2012年6月18日擬備
EXTRACT PLAN PREPARED ON 18.6.2012



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
 擬議至觀塘市中心的行人連繫
 PROPOSED PEDESTRIAN CONNECTIONS TO KWUN TONG TOWN CENTRE

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圖 Plan 6

從香港會議展覽中心望向研究地點
View of Study Site from Hong Kong Convention and Exhibition Centre



現時情況 EXISTING CONDITION



將來情況 FUTURE CONDITION

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
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

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圖 Plan 7

從佐敦谷望向研究地點
View of Study Site from Jordan Valley

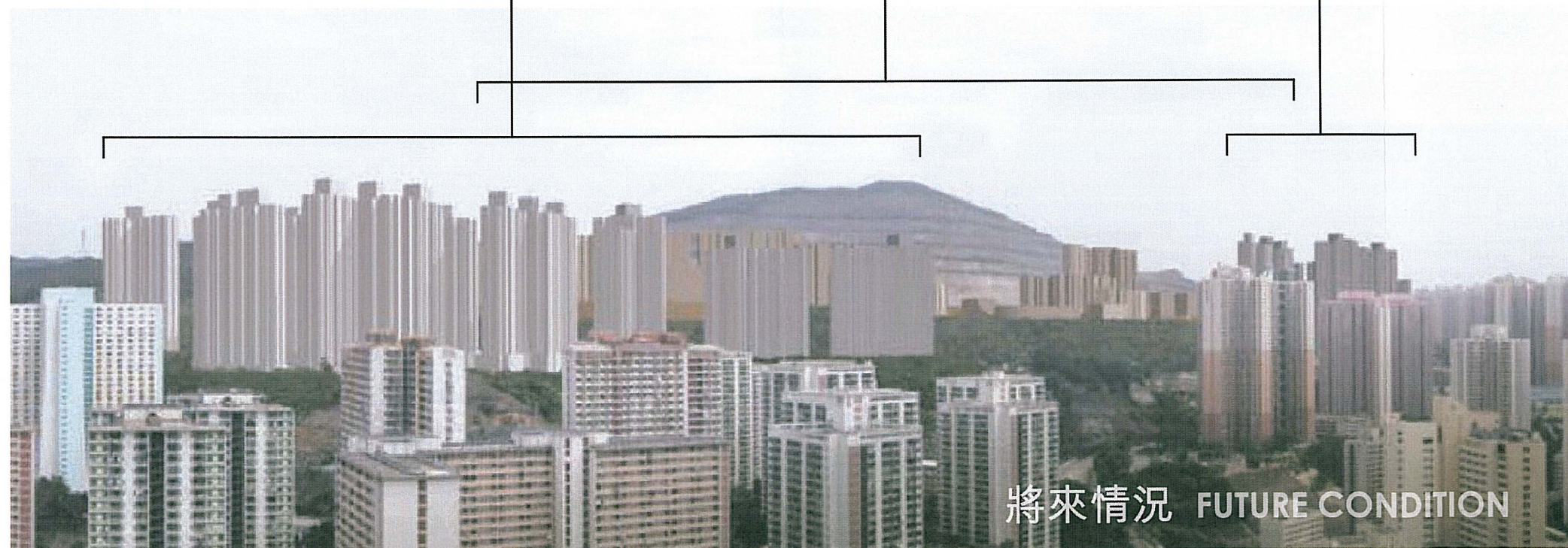


現時情況 EXISTING CONDITION

安達臣道發展
DAR

研究地點
Study Site

安達臣道發展
DAR



將來情況 FUTURE CONDITION

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
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

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圖 Plan 8

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2階段社區參與摘要
Stage 2 Community Engagement Digest



規劃署
Planning Department

ARUP

二零一二年六月
6/2012

我們誠邀你參加第二階段社區參與的活動，就建議發展大綱草圖表達意見。

We cordially invite you to participate in the Stage 2 Community Engagement activities to express your views on the draft Recommended Outline Development Plan.

研究地點及研究範圍

研究地點（即安達臣道石礦場）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。土木工程拓展署預計，石礦場的修復工程將於2016年年中完成，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 (i.e. Anderson Road Quarry) is located on the southwestern slope of Tai Sheung Tok Hill in East Kowloon. It covers an area of about 86 ha. The quarry is still in operation. According to the Civil Engineering and Development Department, a platform of about 40 ha will be formed for future developments upon the completion of the quarry rehabilitation works in mid 2016.

The Study Area has a total area of about 298 ha, 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).



*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公眾休憩用地。

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

p.2

簡介

Introduction

p.3

第一階段社區參與 所收集的公眾意見

Public Views Collected in Stage 1
Community Engagement

p.4

建議發展大綱草圖

Draft Recommended Outline
Development Plan

p.18

交通及其他技術事項

Traffic and Other Technical Issues

p.21

實施及分期發展

Implementation and Phasing

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(研究地點)未來的土地用途，以及作住宅發展和其他用途的潛力。

第一階段社區參與已於2011年8至11月期間進行，主要是就研究地點的規劃概念及土地用途初步方案收集公眾意見。收集到的公眾意見已經進行整理及分析，編輯成第一階段社區參與報告，並上載到研究網頁。

經考慮第一階段所收集的公眾意見及其他相關因素後，我們制訂了選取土地用途方案，並進行技術評估，根據該選取方案，我們進一步擬備了一份建議發展大綱草圖，作第二階段的社區參與。我們現邀請你就這份建議發展大綱草圖表達意見，你的寶貴意見和建議對我們完善建議發展大綱圖及其他研究建議的工作尤其重要。

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

In the Stage 1 Community Engagement (CE) launched from August to November 2011, we sought public views on the planning concepts and the initial land use options for the Study Site. The public views received have been compiled and analyzed in the Report on Stage 1 CE, which is available at the study website.

Taking into account the public views collected in the Stage 1 CE and other relevant considerations, a preferred land use option has been derived and technically assessed. Based on this preferred option, we then formulate a draft Recommended Outline Development Plan (RODP) for the Stage 2 CE. We would now like to invite your views on the draft RODP. Your valuable views and suggestions would be important to us in finalizing the RODP and the study recommendations.



第一階段社區參與報告
Report on Stage 1 Community Engagement

規劃及設計 Planning & Design



2

第一階段社區參與所收集的公眾意見

Public Views Collected in Stage 1 Community Engagement

第一階段社區參與所收集的主要公眾意見為：

The major public views collected in the Stage 1 CE are:

22,000至30,000之間的人口及80:20的私人及資助房屋的比例應屬恰當

The population between 22,000 and 30,000 and the private-to-subsidized housing ratio of 80:20 are appropriate

未來發展的建築物高度應尊重大上托的山脊線

Building heights of future developments should respect the Tai Sheung Tok ridgeline

擬議石礦公園很受歡迎，並應設置一所石礦博物館

The proposed Quarry Park was well received and a quarry museum should also be provided

應具創意地使用現有的岩壁

The existing rock face should be creatively used

須設置適當政府、機構及社區設施，以滿足居民需要

Appropriate government, institution and community (GIC) facilities are necessary to meet residents' needs

應制訂適當措施，紓緩交通擠塞問題

Appropriate measures should be prepared to address traffic congestion problems

須改善與觀塘市中心及下坡發展的行人連繫

Pedestrian connectivity with Kwun Tong town centre and the developments downhill needs to be improved

建議為石礦公園及岩壁舉辦設計概念比賽

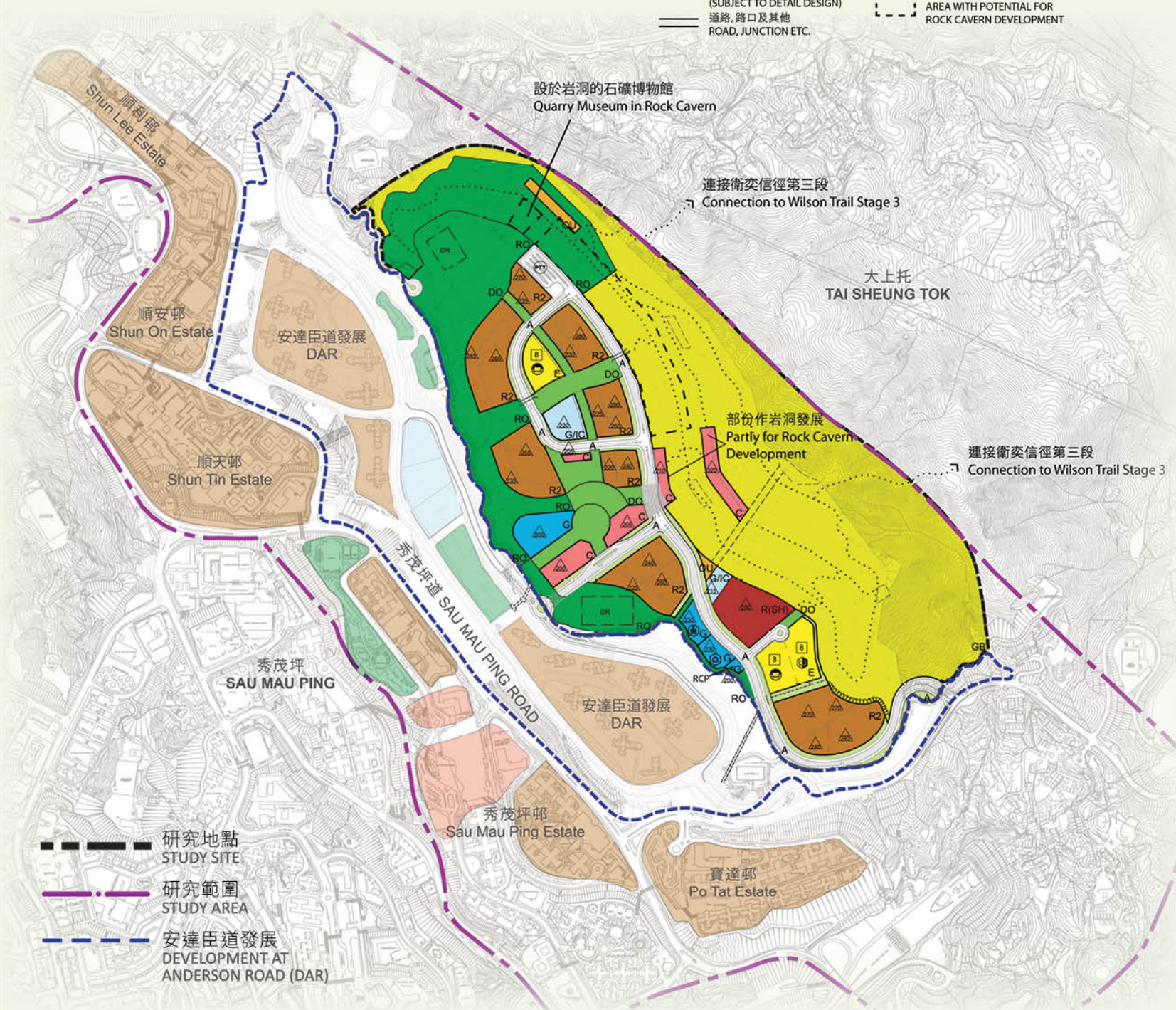
A design ideas competition on the Quarry Park and rock face is suggested



建議發展大綱圖將為日後修訂分區計劃
大綱圖提供重要基礎

The RODP will form an important basis for the future
amendments to the Outline Zoning Plan.

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

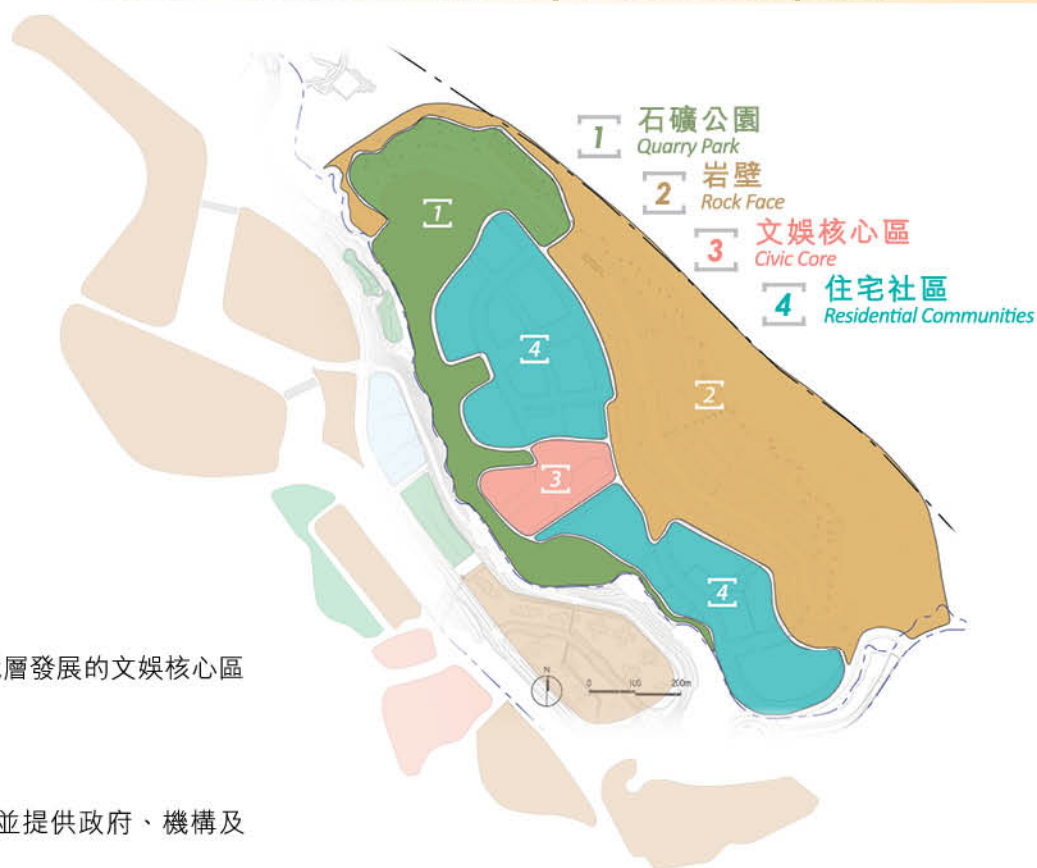


規劃及設計概念

研究地點的規劃將利用大上托的翠綠背景及石礦場用地的獨有地貌，締造一個綠色及可持續發展的社區，並同時發展一個具區域重要性的康樂景點。為了達到這個規劃目標，我們已根據以下的規劃及設計概念制訂一份建議發展大綱草圖：

- 考慮到不同土地用途的要求、技術限制及城市設計因素，研究地點的規劃人口訂為23,000人
- 私人及資助房屋比例訂為80:20，以平衡區內的房屋組合
- 私人及資助房屋的地積比率分別為3.5-5.5及6.0，以回應市民要求較低發展密度的期望
- 具規模的石礦公園將成為綠化焦點，而作低層發展的文娛核心區則將成為社區焦點
- 岩壁上將設置多個觀景台，並以遠足徑連接
- 北面及南面兩個社區將主要作住宅發展，並提供政府、機構及社區設施作配套
- 利用綠化緩坡過渡位處不同高度水平的平台
- 在文娛核心區、北面社區及南面社區內提供綠化行人走廊
- 建築物高度會尊重大上托的山脊線及擬議石礦公園，保護現有的主要景觀廊，並締造鄰里特色
- 推動可持續發展的用地規劃及建築設計

主要土地用途建議 Key Land Use Proposals



Planning and Design Concepts

The planning of the Study Site will take advantage of the green backdrop of Tai Sheung Tok and the unique landform of the quarry site. Opportunity will be taken to create a green and sustainable residential community and develop a recreational destination of regional significance. To achieve this planning objective, a draft RODP has been formulated based on the following planning and design concepts:

- planned population of 23,000 for the Study Site considering different land use requirements, technical constraints and urban design considerations
- a private-to-subsidized housing ratio of 80:20 to achieve a more balanced housing mix for the area
- plot ratios of 3.5 - 5.5 and 6.0 for private and subsidized housing respectively to respond to the public aspirations of a lower development intensity
- a sizable Quarry Park as green focus and a low-rise Civic Core as community focus
- multiple lookouts on rock faces connected with hiking trails
- Northern and Southern Communities mainly for residential developments with supporting GIC facilities
- gentle vegetated slopes as vertical transitions between platforms at different levels
- provision of green pedestrian corridors in the Civic Core, Northern Community and Southern Community
- a building height profile to respect the Tai Sheung Tok ridgeline and proposed Quarry Park, to preserve existing key visual corridors, and to define the neighborhood characters
- sustainable site planning and building design will be promoted



主要建議 Key Proposal 1

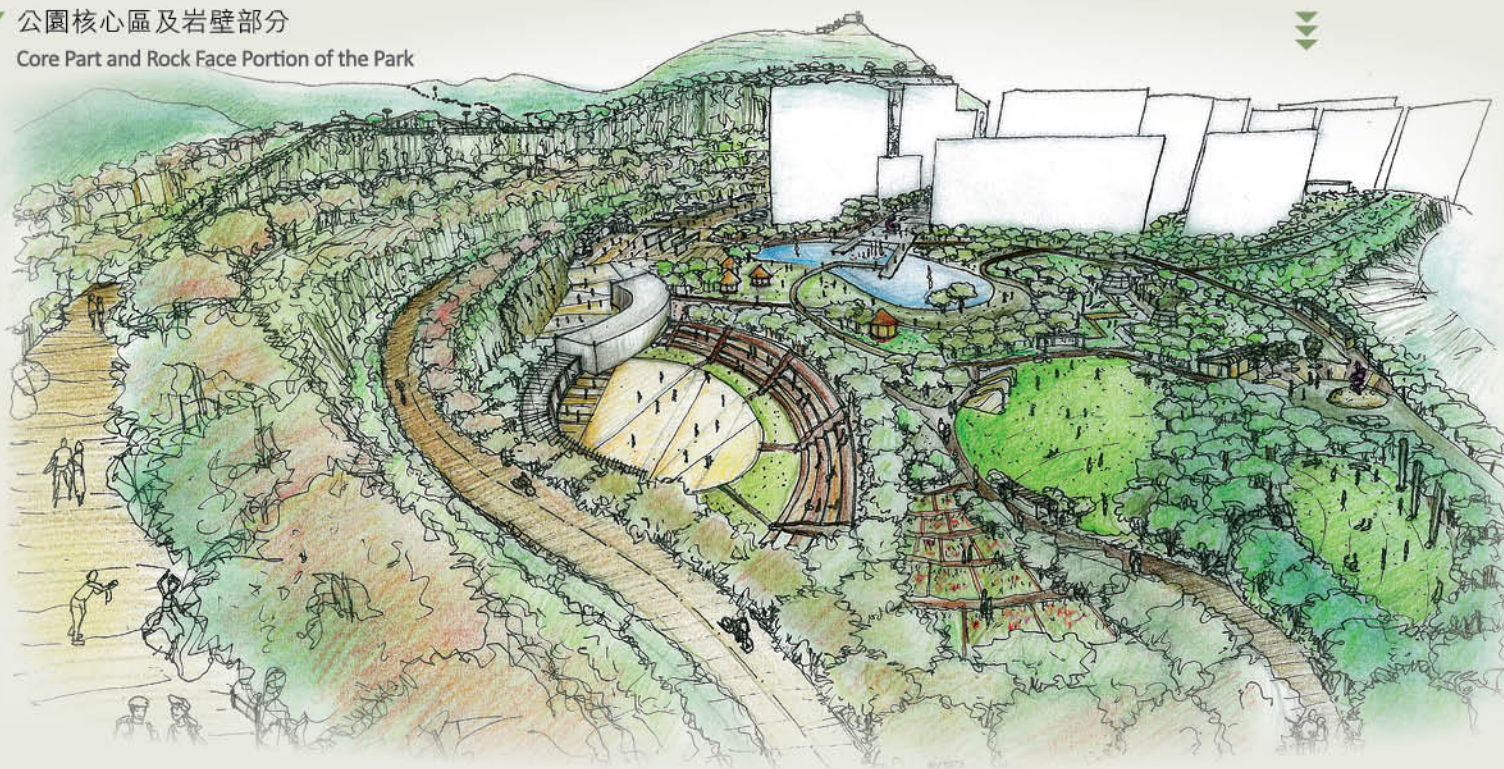
石礦公園 Quarry Park

佔地約17公頃的石礦公園在建議發展大綱草圖上劃為「區域休憩用地」地帶，當中約11公頃位於平台，約6公頃則位於岩壁。平台內的北面部分為公園核心區，沿西南邊是一條綠化走廊，而南面部分則設有康樂場地。

The Quarry Park is zoned "Regional Open Space" on the draft RODP and has a total area of about 17 ha, including about 11 ha on the platform and about 6 ha on the rock face. The platform portion includes the core part of the Park in the northern portion, a green promenade along the southwestern edge and a recreation ground in the southern portion.



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



核心區 Core Part



石礦公園將設計成區域公園，提供石礦博物館及不同類型的休閒、體育及康樂設施，例如露天劇場、攀石中心及運動設施等。石礦博物館建議為岩洞發展，館內將設有升降機及樓梯，連接位於主水平基準以上250米岩壁的遠足徑。

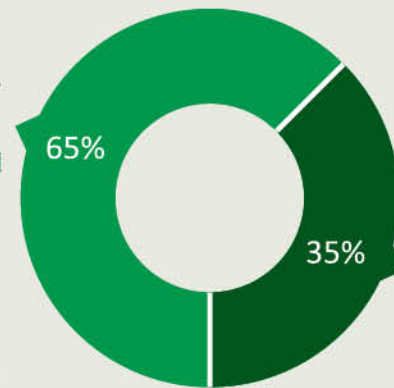
第二階段社區參與包括石礦公園及岩壁概念設計比賽。

The Quarry Park is intended to be a regional park with a quarry museum and an array of leisure, sports and recreational facilities such as an amphitheatre, a rock climbing centre and some sports facilities. The quarry museum is proposed to be a rock cavern development with an internal pedestrian connection to the hiking trails on the rock face at 250mPD via lifts and staircases.

The Stage 2 CE includes a design ideas competition on the Quarry Park and the rock face.

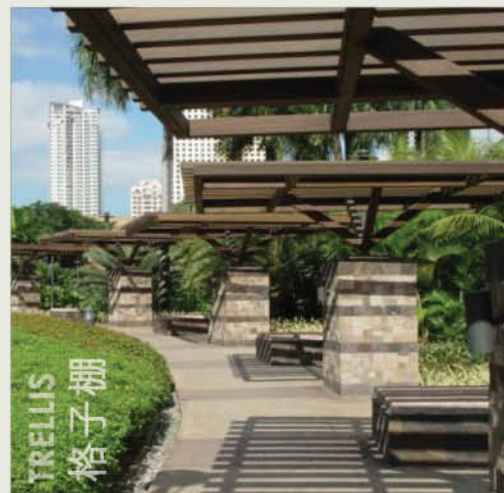


平台部分
Platform
portion
11 公頃
ha



岩壁部分
Rock face
portion
6 公頃
ha

總數 Total
17 公頃
ha



主要建議 2
Key Proposal

岩壁
Rock Face

岩壁在建議發展大綱草圖上將主要劃作「綠化地帶」(約38公頃)。岩壁坡台上將設置遠足徑網絡，並連接西貢衛奕信徑第三段。亦會在不同水平提供數個觀景台供市民享用，當中一些觀景台，特別是位處主水平基準以上310米的觀景台，是飽覽東九龍及維港景致的理想位置。這個觀景台將劃作「商業」地帶(約0.6公頃)，並在岩洞內作咖啡店/餐廳、精品店、零售攤檔等用途。

當局會進一步研究設置垂直運輸系統(例如：纜索鐵路)，連接岩壁與平台。

具創意的設計會把岩壁變成香港的地標。正如之前所述，石礦公園及岩壁概念設計比賽為第二階段社區參與的活動之一。

The rock face is mainly zoned "Green Belt" on the draft RODP (about 38 ha) with a network of hiking trails on the rock benches, including connections to the Wilson Trail Stage 3 in Sai Kung. Lookouts would be provided at different levels for public enjoyment. Some of them, in particular the viewing deck at 310mPD could provide spectacular views of East Kowloon and the Victoria Harbour. This viewing deck is zoned "Commercial" (about 0.6 ha) for uses like café/restaurant, souvenir shop, retail stall, etc. in rock caverns.

The feasibility for a vertical transport system linking up the rock face and the platform (such as funicular) would be further explored.

The rock face has potential to be creatively designed to form a landmark in Hong Kong. As mentioned earlier, a design ideas competition on the Quarry Park and the rock face is part of the Stage 2 CE activities.



岩壁上的地標
Landmark at Rock Face





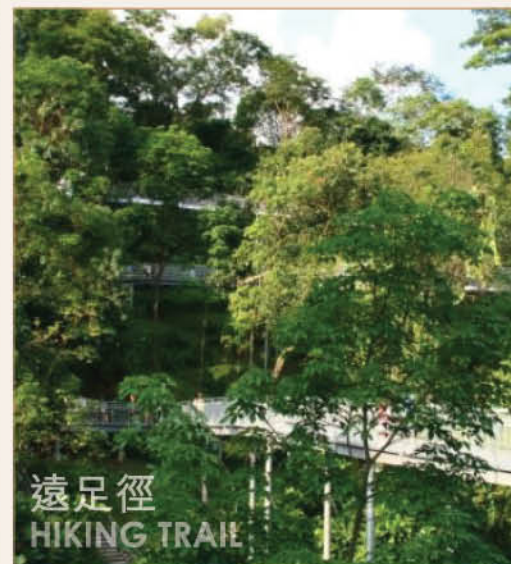
▲ 主水平基準以上310米的觀景台 Lookout at 310mPD



觀景台 Lookouts



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



主要建議 3 Key Proposal 3 文娛核心區 Civic Core

文娛核心區將設於研究地點中央，主要作商業及政府設施、休憩用地及廣場，供居民和遊人使用。核心區包括三幅合共約1.2公頃的「商業」用地、一幅約0.8公頃的「政府」用地及三幅合共約1.7公頃的「地區休憩用地」。

核心區內的發展均為低層建築，以確保遊人從岩壁觀景台外望的景觀不受阻擋，並使經填挖地帶*內進行的工程更具成本效益。其中一幅位於主水平基準以上200米岩壁的「商業」用地，會在岩洞內作酒窖及水療設施等商業用途，並以園景平台橫跨區內的主幹道。「地區休憩用地」當中包括一個廣場，這些用地將構成一條東西走向的綠化行人走廊，連接岩壁上的「商業」用地及安達臣道發展的休憩用地。「政府」用地擬興建一座室內體育館，供住在區內及秀茂坪一帶的居民使用。亦建議在經填挖地帶提供地庫停車設施，以減少樓宇體積，並改善空氣質素及視覺通透度。

The Civic Core is located in the central part of the Study Site and is mainly for commercial and government facilities, open spaces and a plaza to serve the residents and visitors. It comprises three "Commercial" sites (about 1.2 ha in total), one "Government" site (about 0.8 ha) and three "District Open Space" sites (about 1.7 ha in total).

Development within the area would be low-rise to preserve the unobstructed views from the lookouts on the rock face and to allow more cost-effective constructions in the drop-cut area*. One of the "Commercial" sites would be on the rock face at 200mPD for uses like wine cellar and spa in rock caverns with a landscaped deck over the major internal road. The "District Open Space" sites including a plaza would form a green pedestrian corridor running east-west between the "Commercial" site on the rock face and the open space at the DAR. The "Government" site is proposed for an indoor sports complex to serve local residents and the wider Sau Mau Ping area. Basement parking is proposed for the drop-cut area to help reduce the building bulk and enhance air quality and visual permeability.

*經填挖地帶是指那些經採石後留下的深坑，再用壓實填土材料填至規定水平的地帶，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。

*Drop-cut area was formed due to mining of rock during quarry operation and subsequently backfilled with compacted general fill materials to the planned levels. High-rise development in the area may require deeper foundation works incurring higher construction cost.

主要設施 Key Facilities



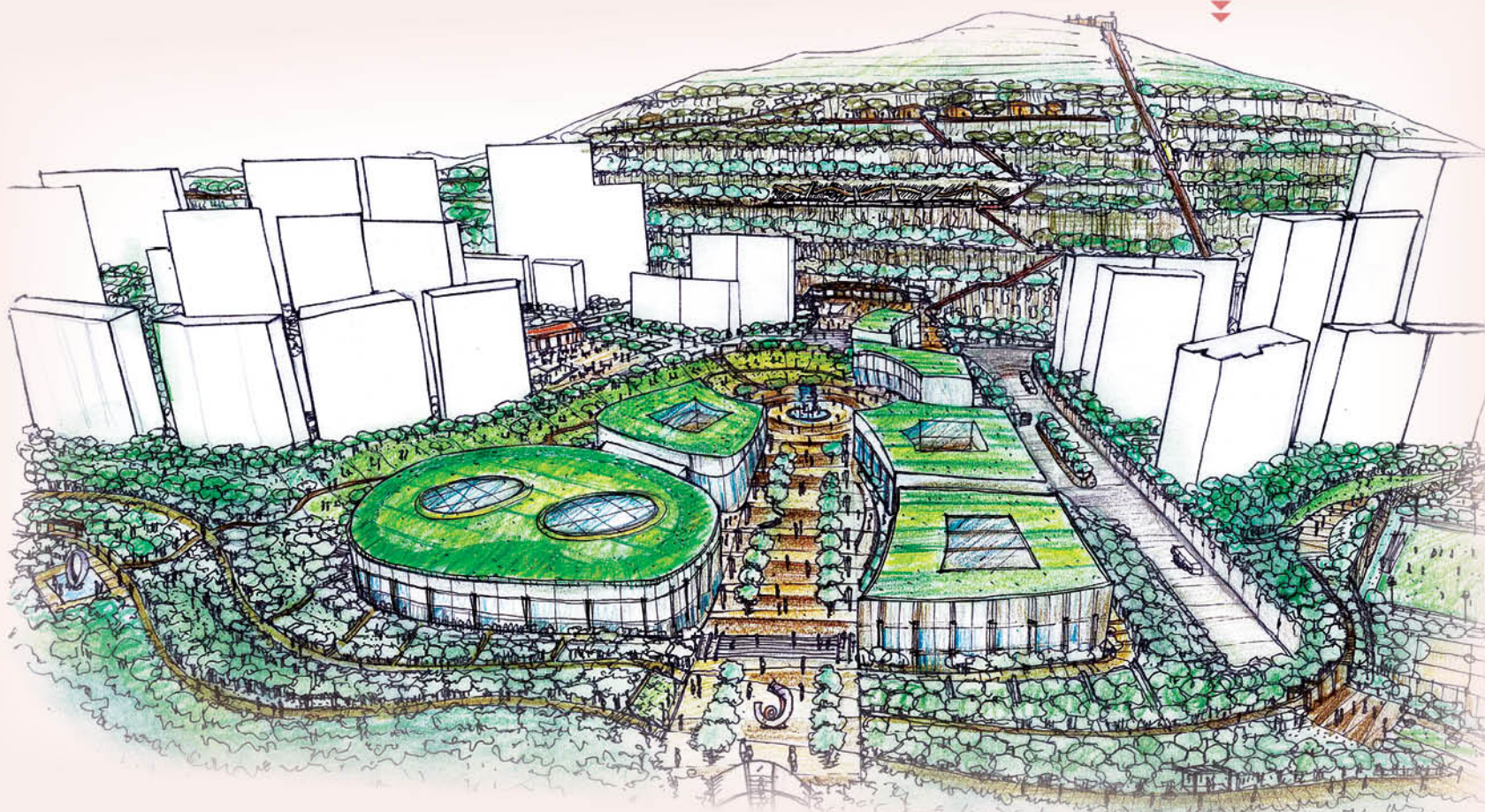
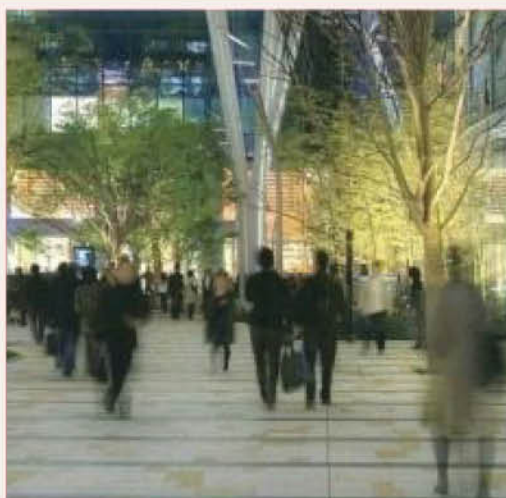
室內運動場館
Indoor Sports Complex



岩洞酒窖
CAVERN
WINE CELLAR



綠化行人走廊 Green Pedestrian Corridor



主要建議 4
Key Proposal

住宅社區
Residential Communities

建議在研究地點南部及北部設立兩個住宅社區，每個均以房屋發展及配套公共及商業設施為主，並以南北走向的綠化行人走廊連繫。

Two residential communities are proposed in the southern and northern parts of the Study Site, each mainly for residential developments with supporting public and commercial facilities linked by a green pedestrian corridor running north-south.

北面社區
Northern Community

- 住宅 Residential
- 商業 Commercial
- 政府、機構及社區 Government, Institution & Community

南面社區
Southern Community

- 住宅 Residential
- 政府、機構及社區 Government, Institution & Community



南面社區
Southern Community

人口 (約)
Population (approx.)

11,570

南面社區包括四幅住宅用地及六幅政府、機構及社區用地。其中三幅合共約4.1公頃的住宅用地將發展私人房屋，餘下一幅(約1.4公頃)則發展資助房屋(宜為新居者有其屋計劃)。六幅政府、機構及社區用地將提供一所小學、一所中學、一所消防局、一所警署、一幢附有社會福利設施的社區會堂大樓及一所垃圾收集站。

The Southern Community comprises four residential sites and six GIC sites. Three of the residential sites (about 4.1 ha in total) are for private housing while the remaining site (about 1.4 ha) is for subsidized housing, preferably new Home Ownership Scheme. The six GIC sites are for one primary school, one secondary school, one fire station, one police station, one community hall complex cum social welfare facilities and one refuse collection point.

私人房屋 Private housing 資助房屋 Subsidized housing

用地數目 No. of Sites	3	1
地積比率 Plot Ratio	3.5 - 4.0	6.0
建築物高度 Building Height	225 - 270 mPD	290 mPD
單位數目 (約) No. of Units (approx.)	2,620	1,730
人口 (約) Population (approx.)	6,970	4,600



人口 (約)
Population (approx.)
11,430

私人房屋
Private housing

用地數目
No. of Sites **6**

地積比率
Plot Ratio **3.5 – 5.5**

建築物高度
Building Height **220 – 290 mPD**

單位數目 (約)
No. of Units (approx.) **4,300**

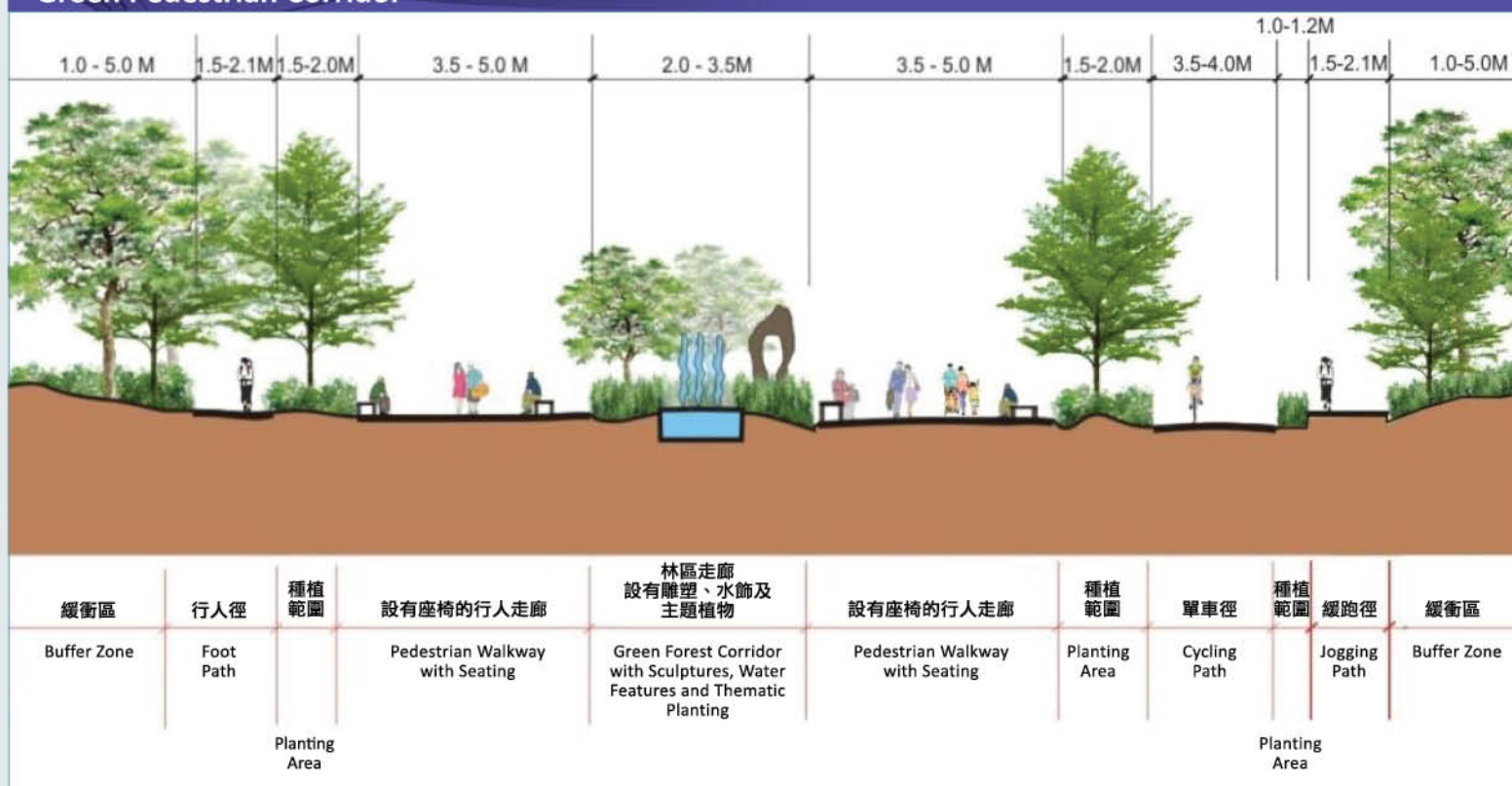
人口 (約)
Population (approx.) **11,430**

北面社區包括六幅合共約6.4公頃的私人住宅用地、一幅商業用地及二幅供一所小學及一幢政府社區設施綜合大樓使用的政府、機構及社區用地。商業用地連同一個廣場將作低層及低密度發展，以服務當區居民為主。將以綠化緩坡連接不同高度水平的平台，這些緩坡亦同時成為社區內的綠色幹道。

The Northern Community comprises six private residential sites (about 6.4 ha in total), one commercial site and two GIC sites for one primary school and one GIC complex. The commercial site would be low-rise and low density development with a plaza to mainly serve the local needs. Gentle vegetated slopes would become Green Spines to connect platforms of different levels within the Community.



綠化行人走廊 Green Pedestrian Corridor

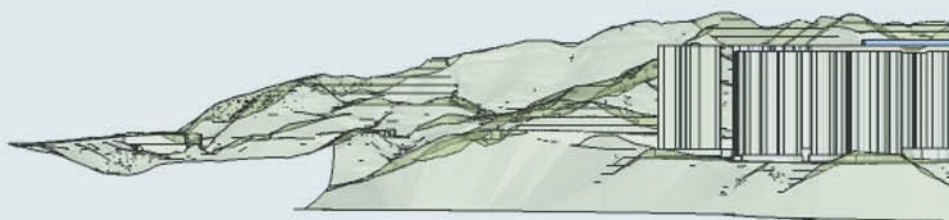


南北兩個社區均會興建不同高度的住宅樓宇。毗連石礦公園及沿北面綠化行人走廊的用地將興建樓高30至45米(約8至13層)的低層樓宇，以締造一個符合人本比例的環境。樓高78至98米(約24至31層)的高層樓宇則會在最靠近岩壁的用地興建，利用岩壁作背景把樓宇對景觀可能造成的不良影響減至最少。樓高50至73米(約15至22層)的中層樓宇會興建在低層與高層樓宇之間，以締造梯級式的建築物高度輪廓。

Residential blocks of different building heights would be provided in the Northern and Southern communities. Low-rise blocks ranging from 30m to 45m (about 8 to 13 storeys) would be located on sites fronting the Quarry Park and along the northern green pedestrian corridor to create a human scale environment. High-rise blocks ranging from 78m to 98m (about 24 to 31 storeys) would be located closest to the rock face backdrop to minimize the possible adverse visual impacts of the blocks. Medium-rise blocks ranging from 50m to 73m (about 15 to 22 storeys) would be built in between the low-rise and high-rise blocks to create stepped height profiles.

建築物高度 Building Height

石礦公園 Quarry Park



安達臣道發展



北面社區
Northern community

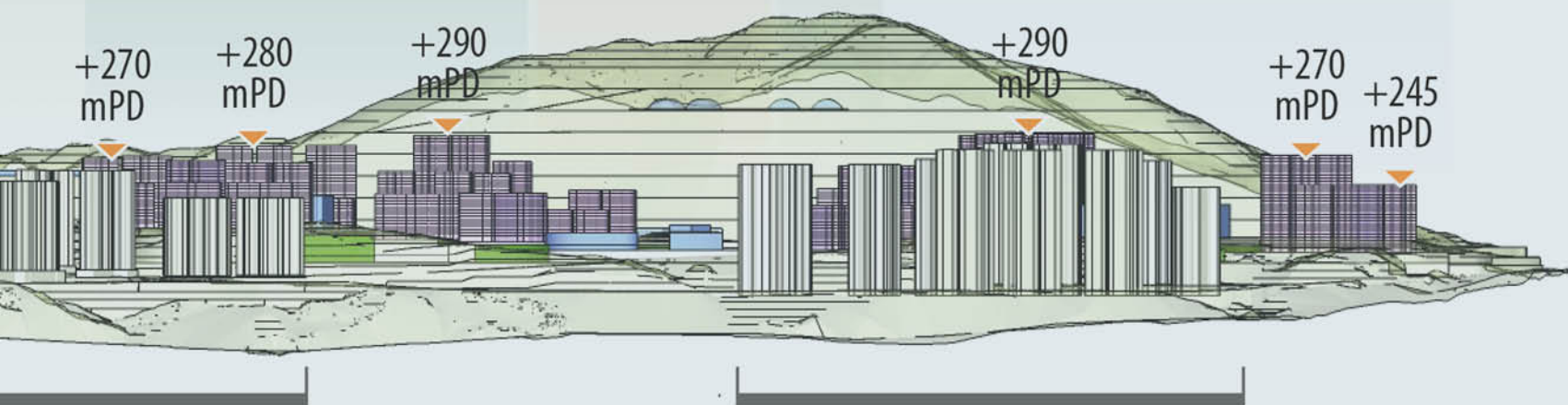
安達臣道發展
DAR

南面社區
Southern community

北面社區
Northern community

文娛核心區
Civic Core

南面社區
Southern community



DAR

安達臣道發展 DAR



園景及視覺影響 Landscape and Visual Impacts

圖例 LEGEND

- 1 石礦公園 (岩壁部份)
Quarry Park (on the Rock Face)
- 2 露天劇場 Amphitheatre
- 3 休憩湖 Amenity Lake
- 4 活動康樂空間 (例如：滑板公園)
Active Recreational Space (e.g. Skate Park)
- 5 遠足徑 Hiking Trail
- 6 攀石中心 Rock Climbing Centre
- 7 石礦博物館廣場及散步長廊
Quarry Museum Plaza and Promenade
- 8 門廊雕塑/石礦公園入口 (公共交通)
Gateway Sculpture / Quarry Park Entrance
(Public Transport)
- 9 石礦公園信息中心
Quarry Park Information Centre
- 10 單車徑 Cycling Track
- 11 綠化走廊 Green Promenade
- 12 廣場 Plaza
- 13 設有岩洞商業設施的觀景台
Viewing Deck with Commercial Facilities in
Rock Caverns
- 14 觀景台 Lookout
- 15 綠化幹道 Green Spines
- 16 綠化行人走廊 Green Pedestrian Corridor
- 17 園景平台 Landscaped Deck
- 18 康樂場地 Recreation Grounds
- 19 垂直運輸系統
Vertical Transport System
- 20 露天茶座 Outdoor Cafe
- 21 公共交通總站 Public Transport Terminus
- 22 主題式種植 Thematic Planting
- 23 山峰觀景台 Summit Lookout
- 24 大草地 Grand Lawn
- 25 兒童遊樂場 Children's Play Area
- 26 觀景平台 Viewing Platform
- 研究地點 Study Site

A

A'

B

往寶達邨
To
Po Tat
Estate

根據建議發展大綱草圖，我們以「住在公園」的概念制訂了一份初步園景設計總圖，該設計總圖不但為研究地點提供綠化建議，亦提供優化現時岩壁景觀的機會。擬議休憩用地除提供靜態及動態康樂活動的設施外，部分亦會用作當區居民及遊人的行人通道空間。

由香港會議展覽中心及佐敦谷望向研究地點的合成照片顯示，大上托山脊線的最高20%將得到保護，而大上托山峰與佐敦谷之間的一條現有景觀廊亦獲保留。由於望向擬議發展的大部分景觀將會被安達臣道發展遮擋，擬議發展應不會帶來嚴重的視覺影響。

A Preliminary Landscape Master Plan (PLMP) based on the draft RODP has been prepared by adopting a concept of "living in the park". The PLMP not only proposes greening for the Study Site, but also provides an opportunity to enhance the aesthetic value of the existing rock face. Apart from providing facilities for passive and active recreational activities, some proposed open spaces would serve as pedestrian circulation space for the local residents and visitors.

As shown in the photomontages of the Study Site viewing from the Hong Kong Convention and Exhibition Centre and Jordan Valley, the "building free zone" at the highest 20% of the Tai Sheung Tok ridgeline will be protected. The existing visual corridor between the Tai Sheung Tok summit and Jordan Valley would also be preserved. Since most of the views would be blocked by the DAR, the visual impacts of the proposed developments under the draft RODP should not be significant.



A



A'

B

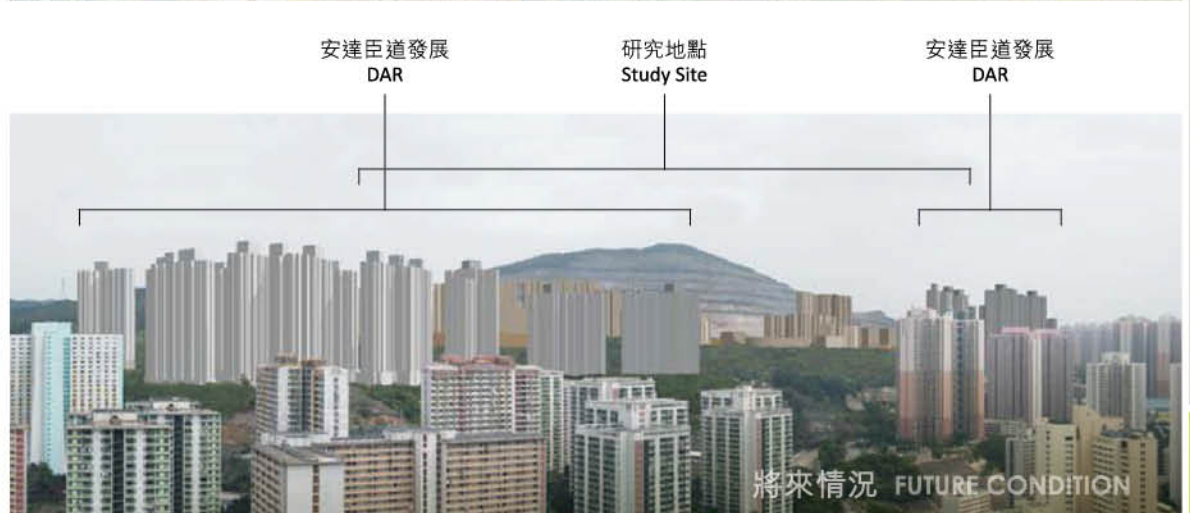
B'

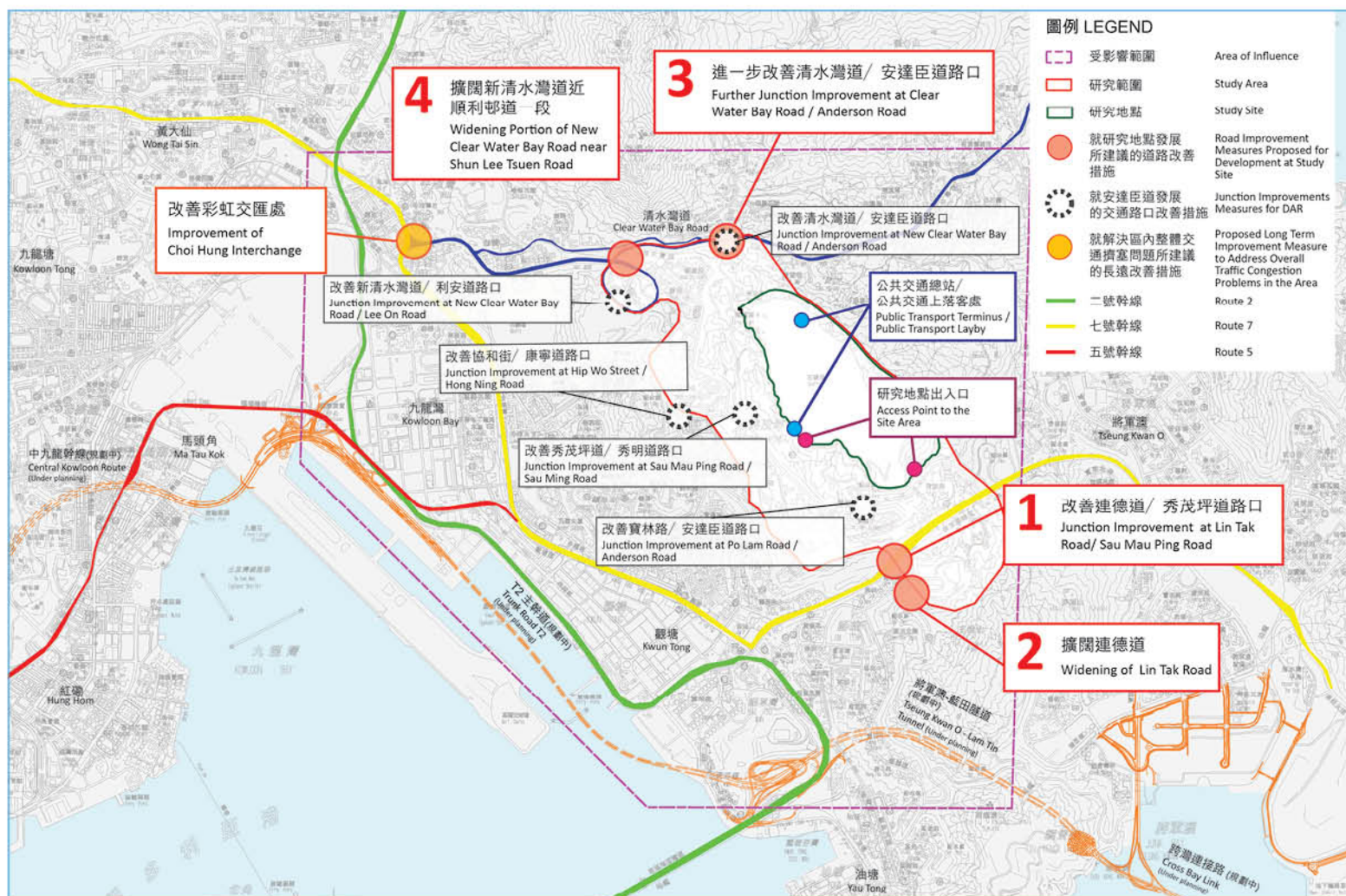


從香港會議展覽中心望向研究地點
View of Study Site from Hong Kong Convention and Exhibition Centre



從佐敦谷望向研究地點
View of Study Site from Jordan Valley





道路改善措施

為解決研究地點將來發展及安達臣道發展所帶來的累積交通影響，研究已進行了交通評估。評估的結論指出，除就安達臣道發展所進行的五項路口改善措施外，如能額外實施下列道路改善措施，在研究地點的擬議發展將不會嚴重影響區內的交通情況。

1. 更改連德道與秀茂坪道的路口設計，把現時的燈控路口取消，並在路口加建新行車天橋，使右轉的車輛可直接駛離該路口
2. 擴闊連德道近康華苑一段，增設新巴士站及行車道，以解決現時在該路段上落客時阻塞其他車輛通過的問題
3. 在安達臣道發展已訂立的改善措施外，進一步改善清水灣道與安達臣道的路口安排，在路口以東增設掉頭設施，以增加車輛轉線的距離
4. 把新清水灣道近順利邨道一段之九龍方向車道，由單線行車擴闊至雙線行車，以解決現時該路段瓶頸時出現車龍的情況

為進一步改善區內整體交通擠塞問題，長遠可能需要在彩虹交匯處進行改善工程。

Road Improvement Measures

To address the cumulative traffic impacts of the future developments at the Study Site and the DAR, a traffic assessment has been undertaken. It is concluded in the assessment that subject to the following road improvement measures in addition to those for five road junctions identified for the DAR, the proposed developments on the Study Site would not significantly affect the traffic condition in the area.

1. To eliminate the existing traffic queue of right-turn movement at the signal junction of Lin Tak Road and Sau Mau Ping Road by constructing new slip roads to make the future junction operate in free-flow movement
2. To widen Lin Tak Road near Hong Wah Court to incorporate new bus bays with passing lane for accommodating the on-street loading/unloading activities currently blocking the passing vehicles
3. To further improve the junction of Clear Water Bay Road and Anderson Road in addition to those measures for the DAR by providing a U-turn facility to the east of the junction to increase the weaving distance
4. To widen a portion of New Clear Water Bay Road near Shun Lee Tsuen Road by increasing the Kowloon-bound lane from one to two to eliminate the existing traffic queue at this bottleneck location

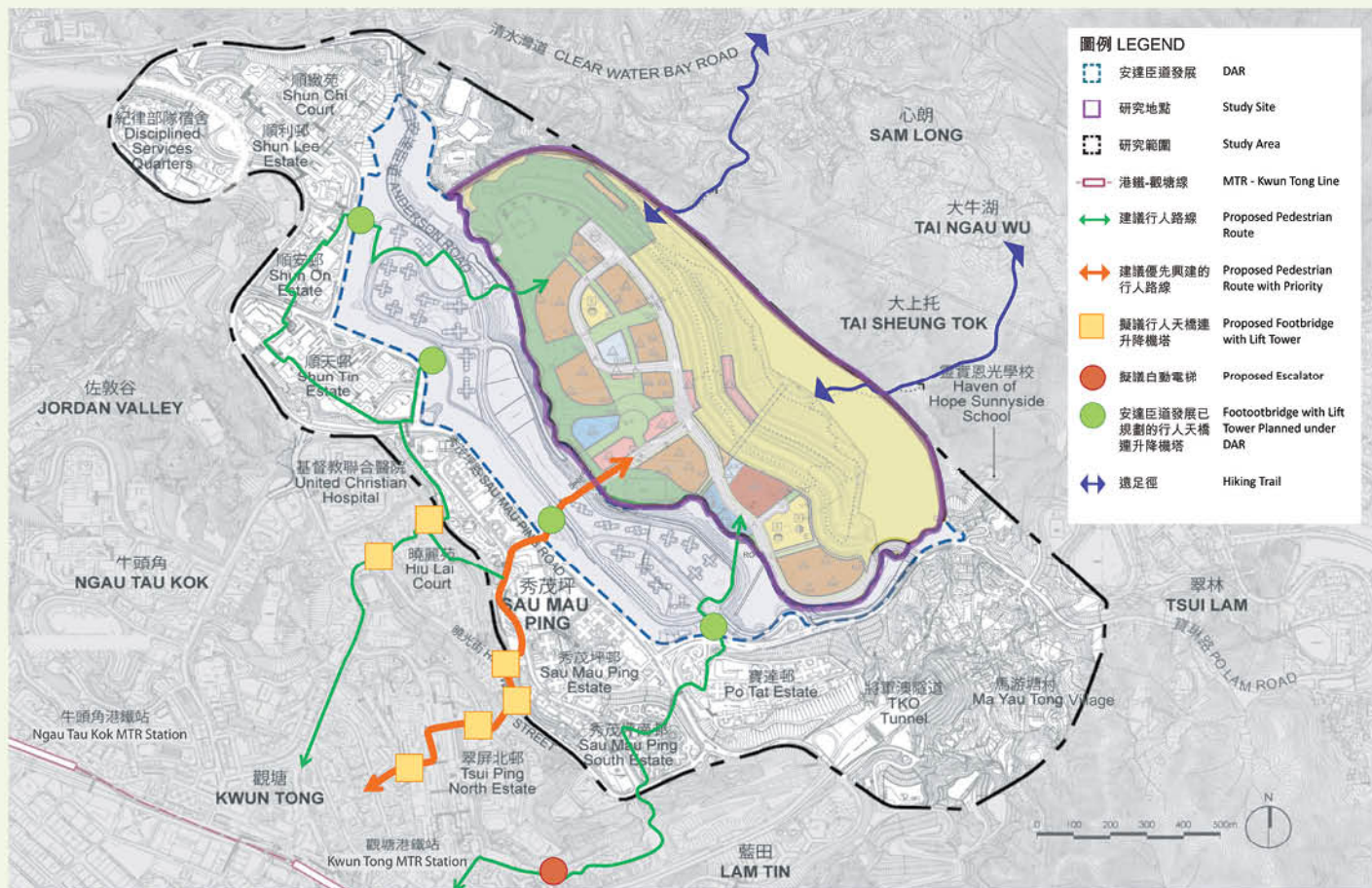
To further address the overall traffic congestion problems in the area, improvement of the Choi Hung Interchange may also need to be undertaken as a long-term measure.

內部道路系統及公共交通設施

研究地點的車輛出入口建議設於中部及南部，以配合主要土地用途建議。地點內的主幹道為四線不分隔車道，並每隔300至400米設置巴士停車處。研究建議在用地北端毗鄰石礦公園的位置設立公共交通總站，亦建議在研究地點以外近中部出入口附近設置附有掉頭設施的公共交通上落客處，主要服務安達臣道發展的居民。為避免於繁忙時間對觀塘港鐵站及附近道路造成額外負荷，研究建議提供來回藍田及/或油塘港鐵站的接駁服務。

Internal Road System and Public Transport Facilities

The proposed vehicular access points to/from the Study Site would be at the central and southern portions to match with the key land use proposals. The main internal road is designed in a single-four lane configuration with intermediate bus bays at 300 to 400m intervals. A public transport terminus is proposed at the northern end adjacent to the Quarry Park. Another public transport layby with turnaround facilities is proposed outside the Study Site near the central access to mainly serve the residents in the DAR. To avoid further overloading the Kwun Tong MTR Station and its surrounding roads at peak hours, feeder services would also be provided to the Lam Tin and/or Yau Tong MTR Stations.



行人連繫

研究地點內主要以行人走廊及石礦公園連接用地不同部分。對外方面，研究地點已規劃四條經安達臣道發展的行人天橋連升降機塔，分別連接順利邨、順天邨、秀茂坪邨及寶達邨。研究建議另外四條新行人天橋連升降機塔及自動電梯的路線，將上述的網絡進一步伸延到觀塘市中心。當中可以考慮優先興建其中一條路線的行人天橋連升降機塔，經秀茂坪（中區）社區中心、曉明街遊樂場、翠屏北邨及和樂邨連接觀塘市中心。

Pedestrian Connectivity

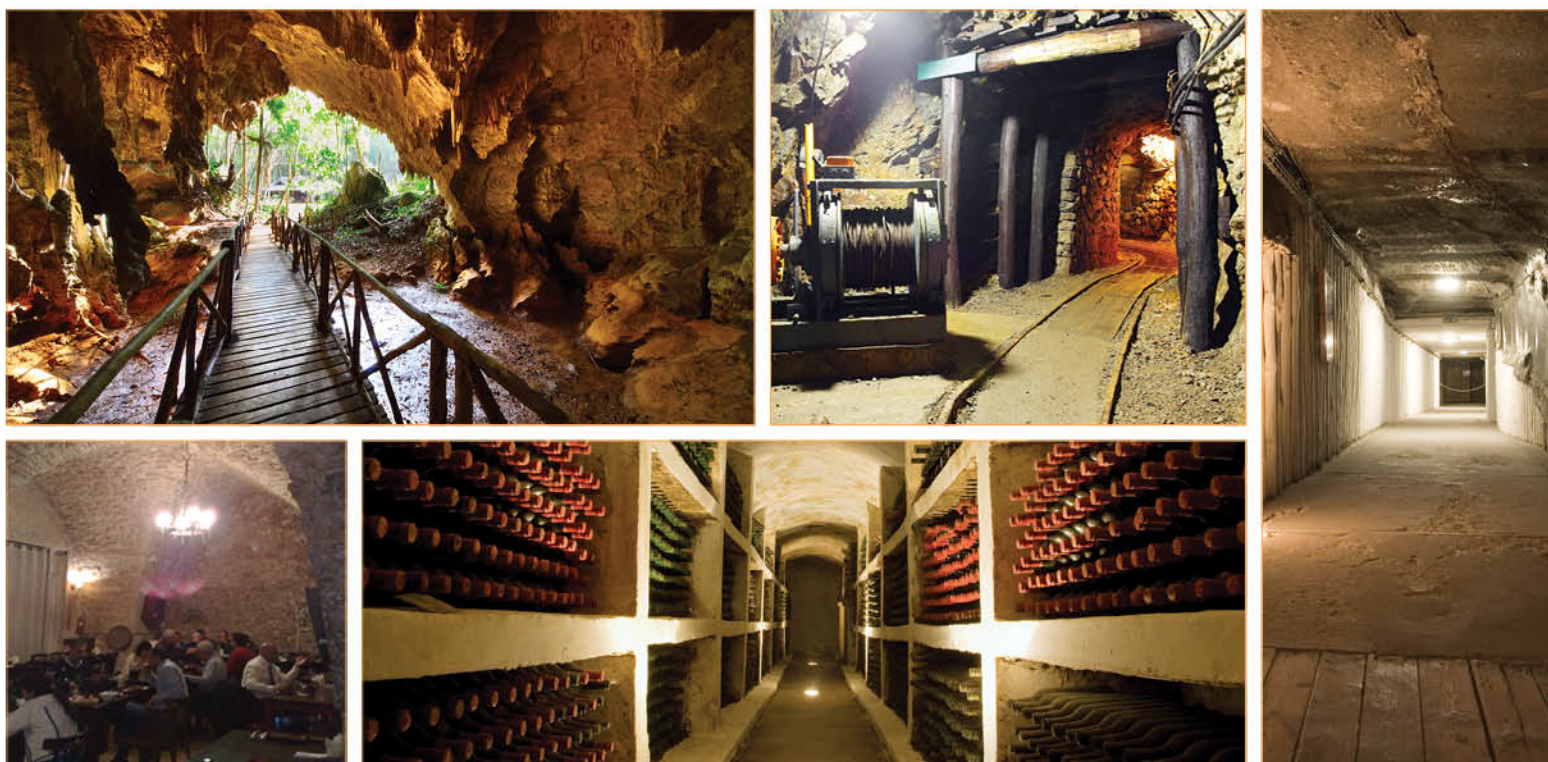
Internally, pedestrian linkages connecting different parts of the Study Site would be provided, largely through the pedestrian corridors and the Quarry Park. Externally, four footbridges with lift towers have already been planned to connect the Study Site with Shun Lee Estate, Shun Tin Estate, Sau Mau Ping Estate and Po Tat Estate via the DAR. Four new routes of footbridges with lift towers and escalator are proposed to further connect the network to Kwun Tong town centre. It is considered that priority should be accorded to the route via the footbridges with lift towers at/near the Sau Mau Ping (Central) Estate Community Centre, Hiu Ming Street Playground, Tsui Ping North Estate and Wo Lok Estate.

其他技術事項

研究亦已就污水系統、排水、環境、地質、供水、公用設施及可持續發展各方面進行技術評估。所有評估的總結是建議發展大綱草圖的擬議發展整體上可行，只要適當地進行改善及舒緩措施，並不會帶來不可解決的問題。

Other Technical Issues

Technical assessments on sewerage, drainage, environmental, geotechnical, water supply, utilities and sustainability aspects have also been undertaken. All the assessments conclude that the proposed developments under the draft RODP are broadly feasible without insurmountable problem subject to appropriate improvement and mitigation measures.



研究地點自1956年開始作為石礦場，有着一段悠長而獨有的歷史，其獨特的地貌正適合作岩洞發展。經初步評估後，研究建議三項岩洞發展。正如之前所述，其中一項是擬議石礦博物館，而餘下兩項是分別位於主水平基準以上200米及310米岩壁的擬議商業設施。研究亦發現研究地點東北面面向區內主幹道的岩壁有潛力作岩洞發展。所有岩洞發展建議須進行較詳細的工程評估，以進一步確定這些建議的可行性。

Noting that the Study Site has a long and unique history of being a quarry since 1956, its distinct landform is considered suitable for cavern developments. After preliminary assessment, three rock cavern developments are proposed. As mentioned earlier, one is proposed for the quarry museum while the remaining two are proposed for commercial facilities on the rock face at 200mPD and 310mPD. Areas with potentials for rock cavern developments have also been identified at the rock face fronting the internal main road in the northeastern portion of the Study Site. More detailed engineering assessments are required to further confirm the feasibility of these proposed rock cavern developments.



5

實施與分期發展 Implementation and Phasing



此項研究完成後，土木工程拓展署會展開工程可行性研究。研究地點所需的的地盤平整工程、道路工程及基礎設施會在工程研究完成後進行。

研究地點的擬議發展將會分兩個階段實施。

The Civil Engineering and Development Department will undertake an engineering feasibility study upon the completion of this Study. The required site formation works, road works and infrastructure provisions for the Study Site would follow after the completion of the engineering study.

The proposed developments for the Study Site will be implemented in two phases.

第一階段發展

Phase 1 Development

第一階段的發展將涵蓋南面社區及部分文娛核心區。預計在2019/20起開始提供發展用地。屆時會設置一個臨時公共交通總站，以配合入住人口。

Phase I development would cover the Southern Community and part of the Civic Core. Sites are expected to be available for development starting from 2019/20. A temporary public transport terminus would be provided to tie in with the population in-take.

第一階段發展 Phase 1 Development

人口 (約)
Population (approx.)

11,570

單位數目 (約)
No. of Flats (approx.)

私人
Private

2,620

資助
Subsidized

1,730

總數
Total

4,350

人口 (約)
Population (approx.)

6,970

4,600

11,570

第二階段發展 Phase 2 Development

人口 (約)
Population (approx.)

11,430

第二階段發展

Phase 2 Development

第二階段的發展將涵蓋北面社區及文娛核心區的餘下部分。有關的實施時間會因應當時的市場情況決定。

Phase II development would cover the Northern Community and the remaining part of the Civic Core. The timing for its implementation would be subject to the prevailing market condition at that time.

單位數目 (約)
No. of Flats (approx.)

私人 Private

總數
Total

4,300

人口 (約)
Population (approx.)

11,430

第一及第二階段發展的總人口 (約)

Total Population of
Phase 1 & Phase 2 Development
(approx.)

23,000

第一及第二階段發展的單位總數 (約)

Total No. of Flats of
Phase 1 & Phase 2 Development
(approx.)

8,650

其他 Others

至於石礦公園及岩壁上擬議設施的實施時間表及執行機構，會作進一步考慮。

The timing and implementation agent for the Quarry Park and the proposed facilities on the rock face would be further considered.

誠邀你參加
我們的社區
參與活動。

Welcome to join
our community
engagement
activities.

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2012年9月26日或之前把你的意見
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/
or before 26 September 2012.

地址
Address

規劃署
房屋及辦公室用地供應組
香港北角道華道333號
北角政府合署15樓
Planning Department -
Housing and Office Land Supply Section
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

@ 電郵 E-mail
hols@pland.gov.hk

電話 Telephone
(852) 2231 4912

傳真 Fax
(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/pland_en/p_study/
prog_s/AndersonRoadQuarry/en/index.html](http://www.pland.gov.hk/pland_en/p_study/prog_s/AndersonRoadQuarry/en/index.html)



研究網站
Study Website



概念設計比賽
Design Ideas
Competition



建議發展大綱草案
的模擬影片
Animation of Draft
Recommended
Outline Development
Plan

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.

S M T W T F S

六月 JUN 2012

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2012

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公眾論壇 Public Forum

觀塘社區中心
Kwun Tong Community Centre

觀塘翠屏道17號
17 Tsui Ping Road, Kwun Tong

2012年7月28日(週六)
28th July 2012 (Sat)

巡迴展覽 Roving Exhibitions

26/6 - 2/7

順利邨體育館 Shun Lee Tsuen Sports Centre
觀塘順利邨道 Shun Lee Tsuen Road, Kwun Tong

6/7 - 8/7

觀塘港鐵站 Kwun Tong MTR Station
觀塘觀塘道 Kwun Tong Road, Kwun Tong

9/7 - 13/7

北角政府合署 North Point Government Offices
北角渣華道333號 333 Java Road, North Point

18/7 - 2/8

寶達邨 Po Tat Estate
觀塘秀茂坪道寶達商場對出空地
Outdoor Area off Po Tat Shopping Centre, Sau Mau Ping
Road, Kwun Tong

1/8 - 26/9

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

3/8 - 13/8

翠林體育館 Tsui Lam Sports Centre
將軍澳翠林路 Tsui Lam Road, Tseung Kwan O

11/9 - 22/9

秀茂坪南邨 Sau Mau Ping South Estate
觀塘秀明道秀茂坪南邨秀好樓地下
G/F, Sau Ho House, Sau Mau Ping South Estate, Sau Ming
Road, Kwun Tong