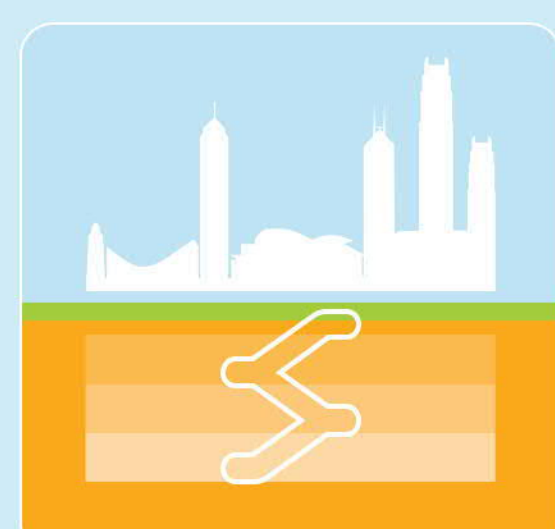


# 城市地下空間發展： Pilot Study on 策略性地區先導研究 UNDERGROUND SPACE DEVELOPMENT in Selected Strategic Urban Areas



## 研究概覽及程序 Study Overview and Programme

土木工程拓展署及規劃署於2015年6月展開「城市地下空間發展：策略性地區先導研究」（下稱「本研究」），探討於四個策略性地區，即尖沙咀西、銅鑼灣、跑馬地及金鐘／灣仔發展地下空間的潛力。本研究旨在評估在上述地區發展地下空間的整體可行性和辨識主要課題，以及擬議合適的優先發展項目，以備將來推行。

本研究包括兩個階段的公眾參與。第一階段公眾參與已於2016年11月7日至2017年2月6日期間進行，主要收集公眾對在策略性地區發展地下空間的機遇和主要考慮因素的意見。此外，亦於2018年2月舉辦了概念設計比賽。

經過了第一階段公眾參與和概念設計比賽，我們擬備了優先項目的概念方案。我們現誠邀您於第二階段公眾參與對概念方案提出寶貴意見。

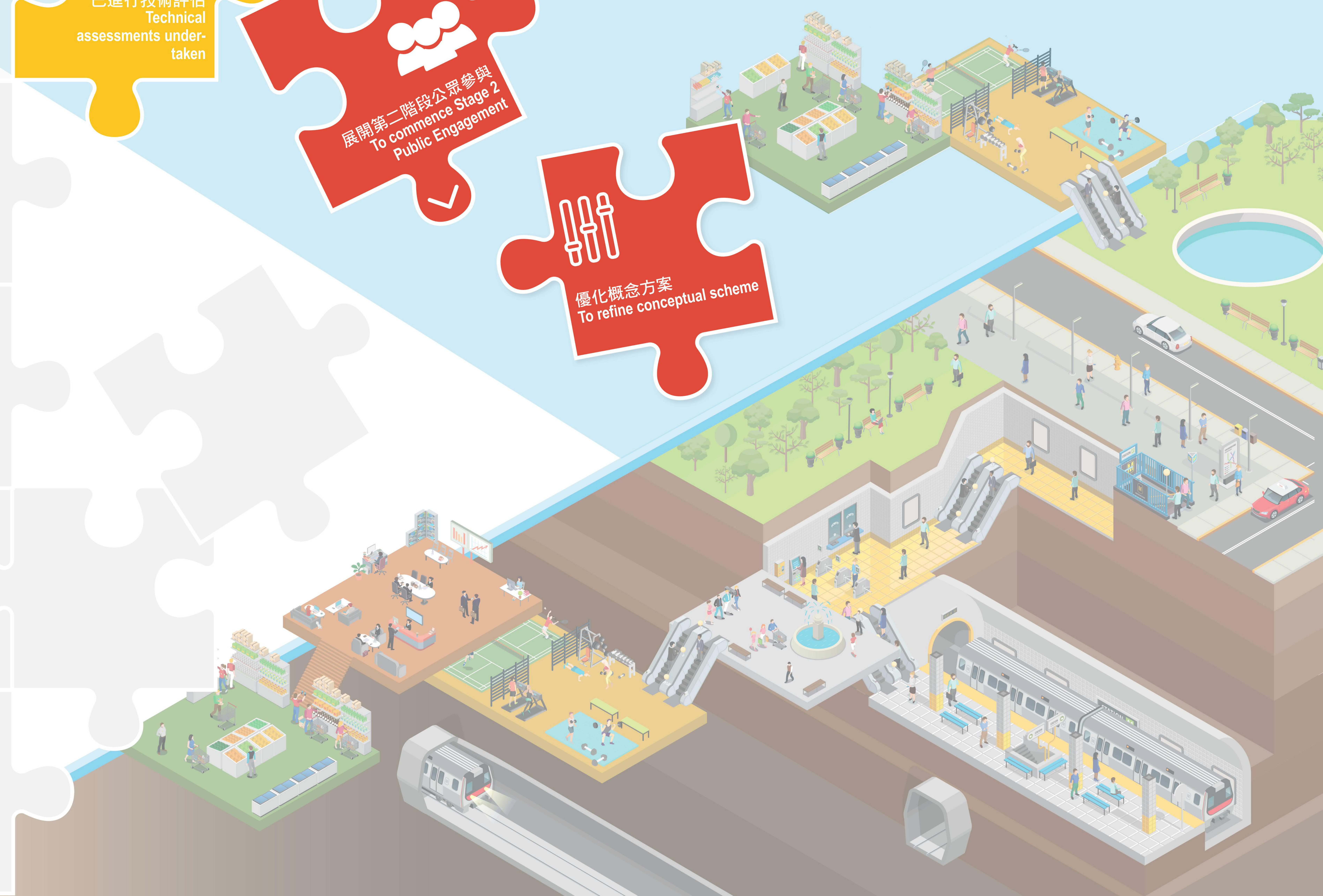
另外，地下空間發展是土地供應專責小組提出值得優先研究和推行的中長期土地供應選項之一。本研究正推展這選項的工作。

The Civil Engineering and Development Department and the Planning Department commenced the “Pilot Study on Underground Space Development in Selected Strategic Urban Areas” (the Study) in June 2015. The objective of the Study is to explore the potential for underground space development (USD) in four selected strategic urban areas (SUAs), namely Tsim Sha Tsui West, Causeway Bay, Happy Valley and Admiralty/Wan Chai. The Study aims to evaluate the overall feasibility and identify key issues of USD in these SUAs, as well as propose suitable priority projects for possible future implementation.

We have adopted a two-stage Public Engagement programme as an integral part of the Study. The Stage 1 Public Engagement (PE1) was carried out between 7 November 2016 and 6 February 2017 to collect public views on the opportunities and key considerations for USD in the SUAs. Furthermore, a Design Ideas Competition was organised in February 2018.

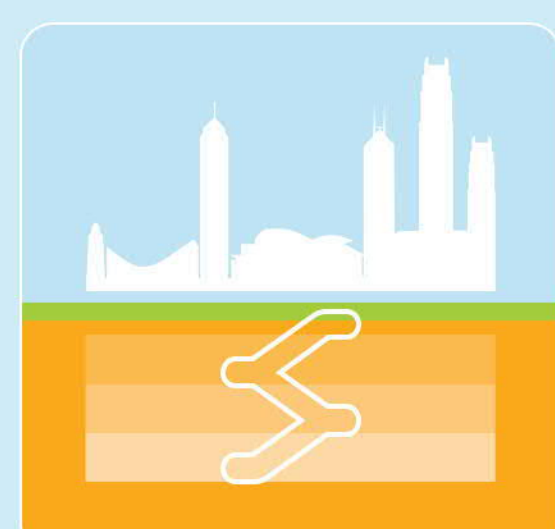
After PE1 and the Design Ideas Competition, we developed a conceptual scheme of the priority project. You are cordially invited to express your valuable views on the conceptual scheme in the Stage 2 Public Engagement (PE2).

Besides, USD is one of the medium-to-long term land supply options worthy of priority studies and implementation endorsed by the Task Force on Land Supply. This option is pursued under this Study.





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## 第一階段公眾參與的概覽 Overview of Stage 1 Public Engagement

我們諮詢了多個相關法定及諮詢組織和持分者團體，包括城市規劃委員會、灣仔區議會、油尖旺區議會、海濱事務委員會及專業團體，亦舉辦了兩次公眾規劃工作坊和三次聚焦小組會議，讓公眾及持分者交換意見。此外，我們在不同地點舉辦了巡迴展覽。

我們為本研究建立了一個網站以發布公眾參與的資料，以及收集公眾意見。第一階段公眾參與收到的公眾意見及我們的回應已收錄於《第一階段公眾參與報告》，詳情可參閱本研究網站 ([www.urbanunderground.gov.hk](http://www.urbanunderground.gov.hk))。



We consulted various relevant statutory and advisory bodies and stakeholder groups including the Town Planning Board, Wan Chai District Council, Yau Tsim Mong District Council, Harbourfront Commission and professional institutes. Two public planning workshops and three focus group meetings were held to exchange views with members of the public and stakeholders. Besides, a roving exhibition at various locations was carried out.

A Study Website has been established for the promulgation of public engagement materials as well as collection of public views. The views received in PE1 and our responses have been compiled in the PE1 Report which is available on the Study Website ([www.urbanunderground.gov.hk](http://www.urbanunderground.gov.hk)).



聚焦小組會議  
Focus Group Meeting



工作坊  
Workshop



巡迴展覽  
Roving Exhibition

## 第一階段公眾參與所收集的主要意見 Major Comments Received in Stage 1 Public Engagement



加強行人通道的連繫  
**Improvement of  
Pedestrian Connectivity**



實施安排  
**Implementation  
Arrangement**



讓公眾享用公園  
**Public Enjoyment of  
Parks**

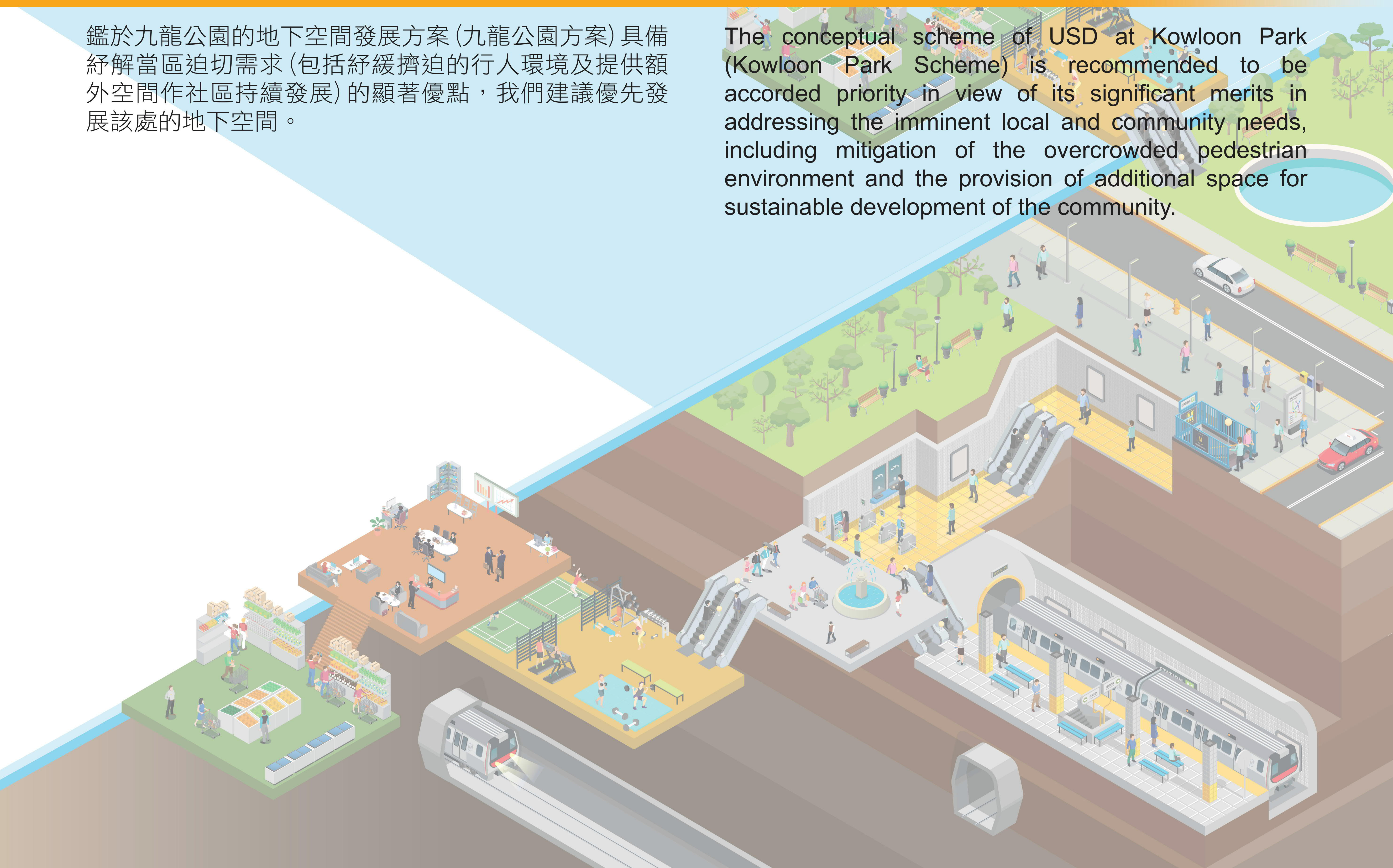


創造空間作各項用途  
**Creation of Space for  
Various Uses**

## 九龍公園地下空間發展 Kowloon Park Underground Space Development

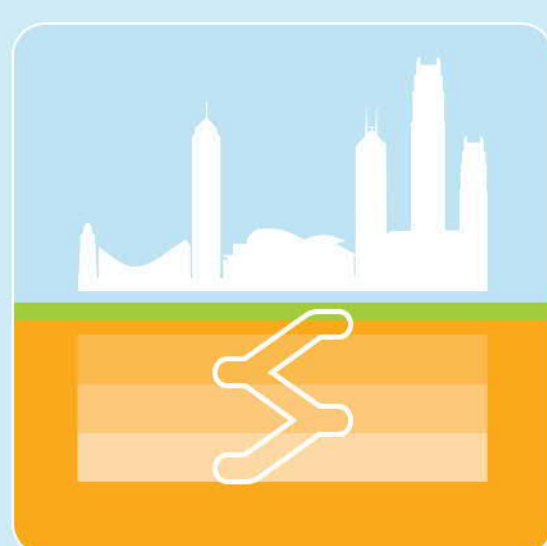
鑑於九龍公園的地下空間發展方案(九龍公園方案)具備紓解當區迫切需求(包括紓緩擠迫的行人環境及提供額外空間作社區持續發展)的顯著優點，我們建議優先發展該處的地下空間。

The conceptual scheme of USD at Kowloon Park (Kowloon Park Scheme) is recommended to be accorded priority in view of its significant merits in addressing the imminent local and community needs, including mitigation of the overcrowded pedestrian environment and the provision of additional space for sustainable development of the community.





# 城市地下空間發展： Pilot Study on 策略性地區先導研究 UNDERGROUND SPACE DEVELOPMENT in Selected Strategic Urban Areas



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Planning Department

AECOM

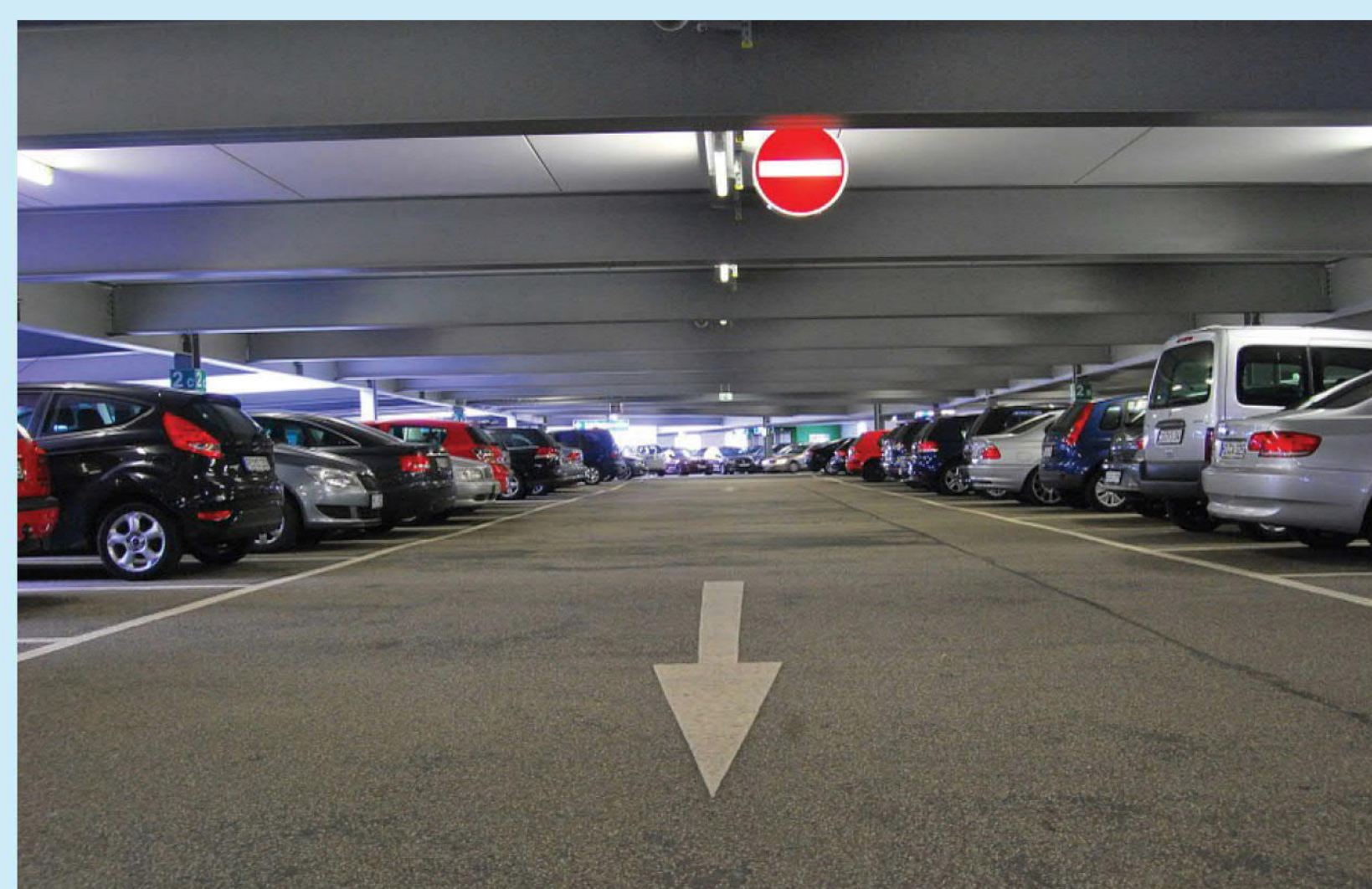
## 九龍公園方案的主要課題 Key Issues of Kowloon Park Scheme



紓緩現時海防道的擠迫步行環境  
Alleviate the Existing Overcrowded  
Walking Environment of Haiphong Road



改善互通連接及步行體驗  
(避免走樓梯)  
Improve Interconnections and Walking  
Experiences (Avoid Climbing Up Stairs)



減輕區內泊車設施不足問題  
Relieve Insufficient Parking Spaces  
within the District



創造空間以用作社區用途  
Create Space for Community Uses

## 主要考慮因素 Key Considerations



現時公園設施的使用模式  
Usage Pattern of  
Existing Park Facilities



保留古樹名木  
Preserving Old and  
Valuable Trees



減少對九龍公園的影響  
Minimising the Impacts  
to Kowloon Park



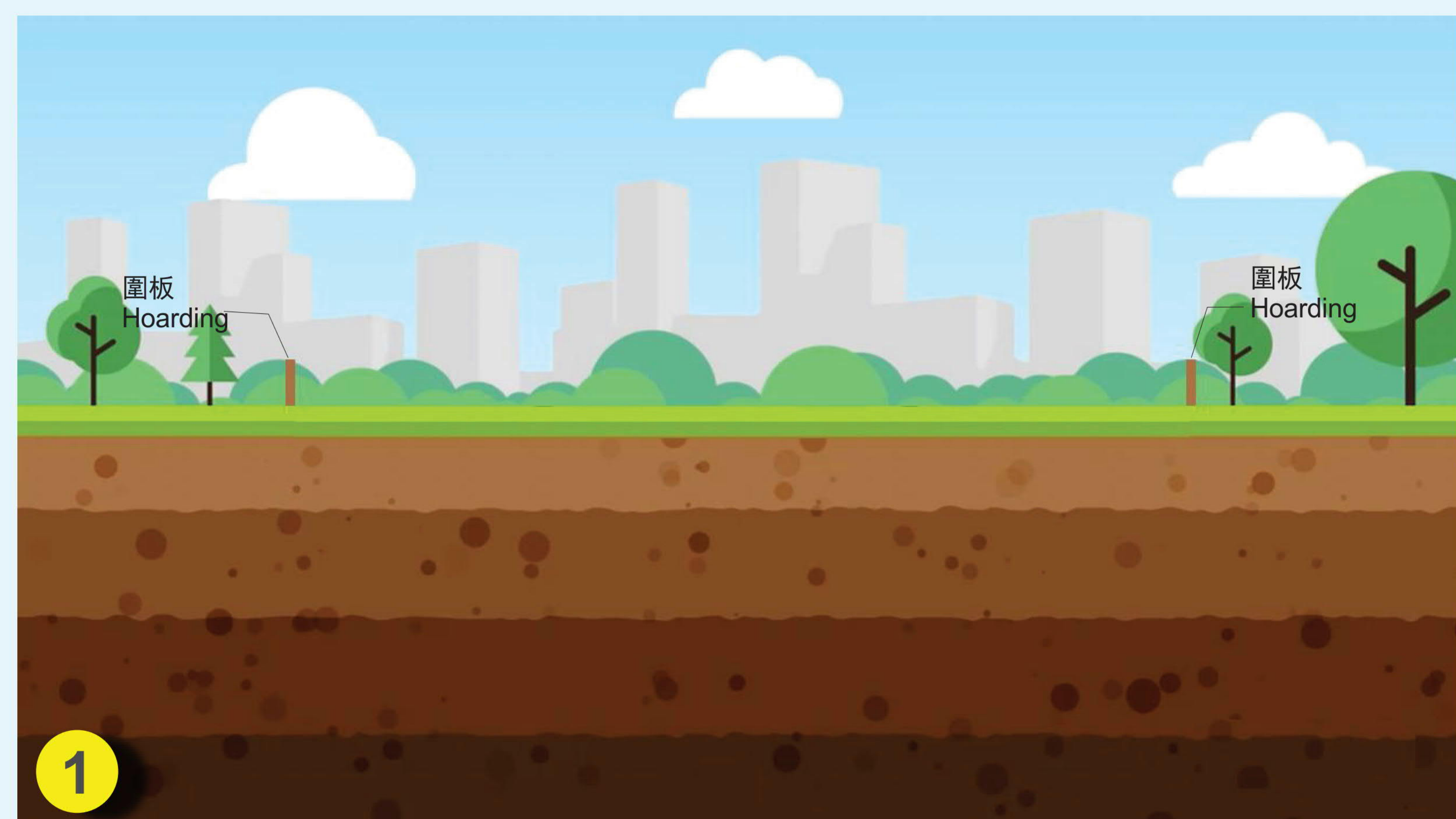
連接地下空間與鄰近  
港鐵站，以紓緩現時  
海防道的擠迫情況

Alleviating the  
Existing Overcrowded  
Haiphong Road through  
Connecting Underground  
Space to the adjacent  
MTR Station

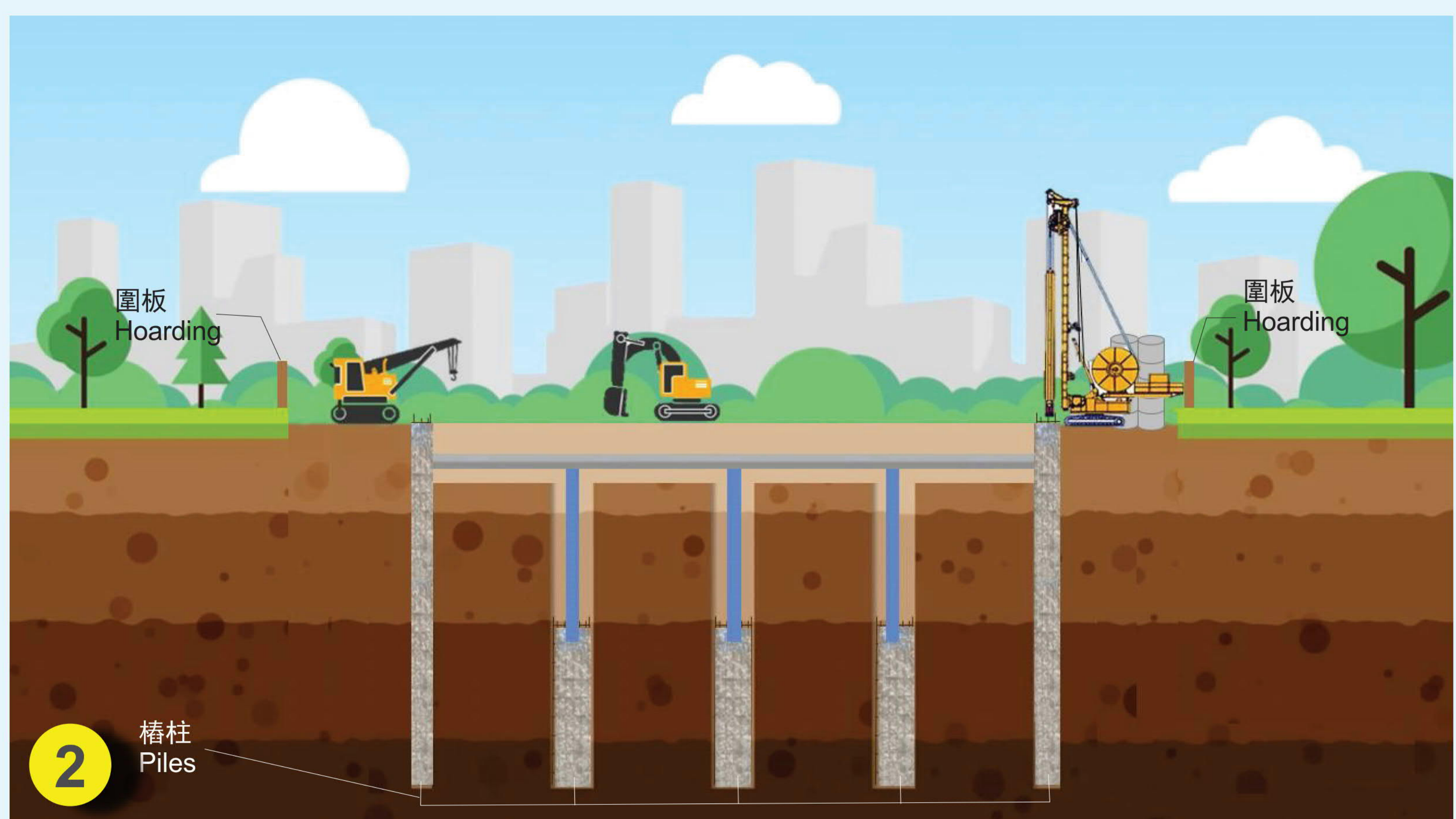


保存鳥湖  
Preserving  
the Bird Lake

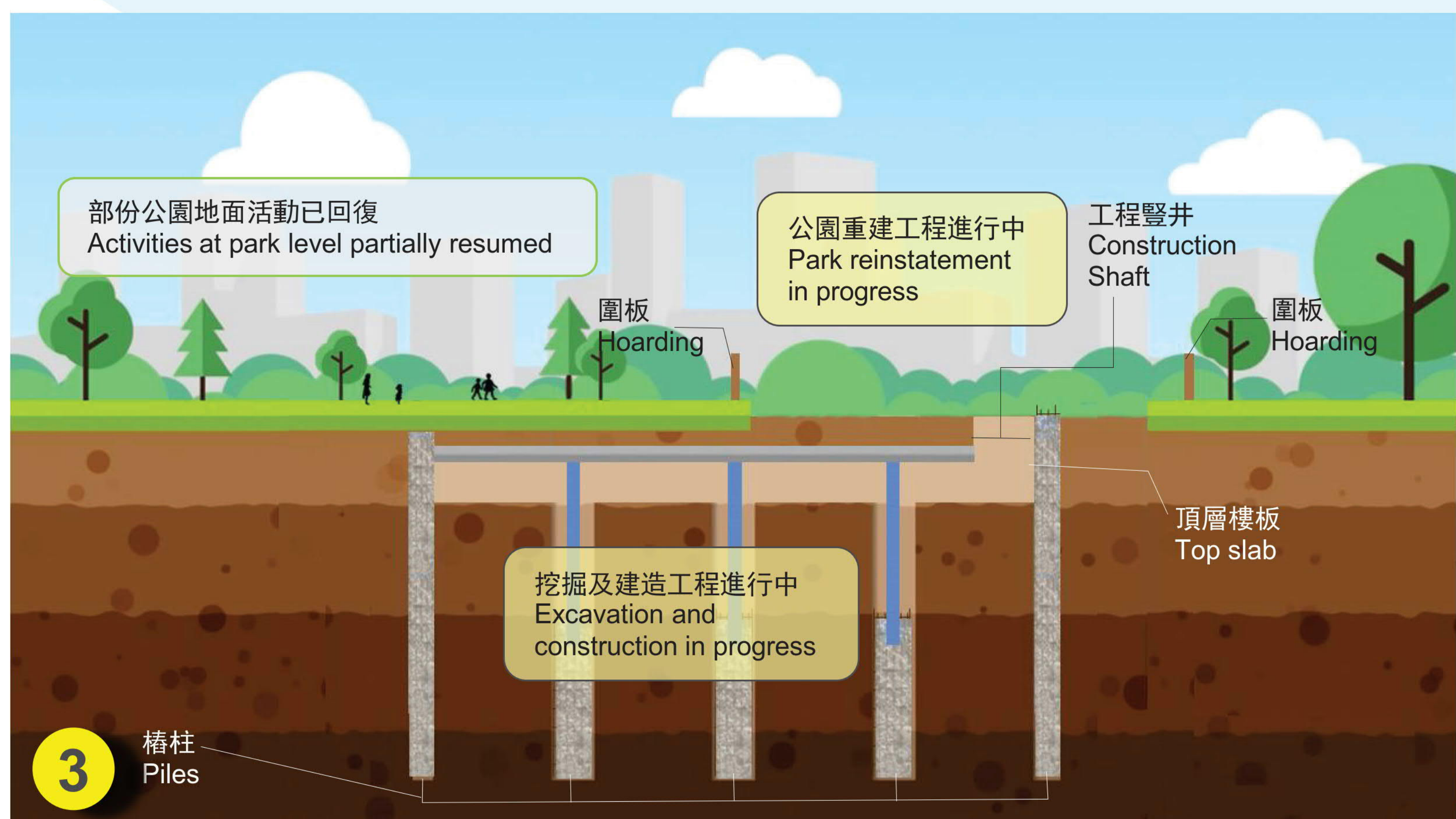
### 「由上而下」的建造方式 “Top-down” Approach



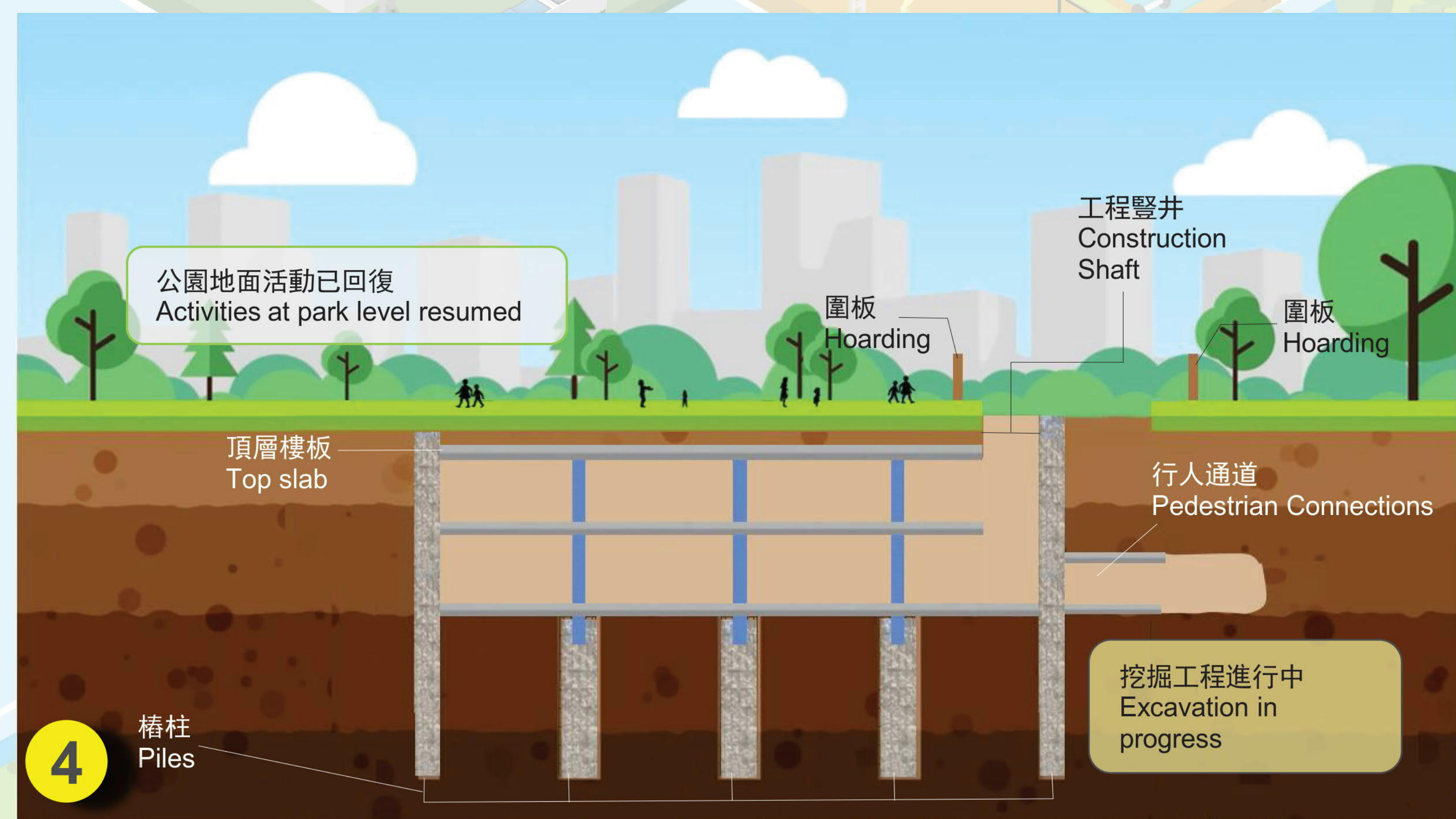
建造工程開始前，先整理工地現場及以圍板圍封工地  
Tidy up and fence off the site by hoarding before commencement  
of construction



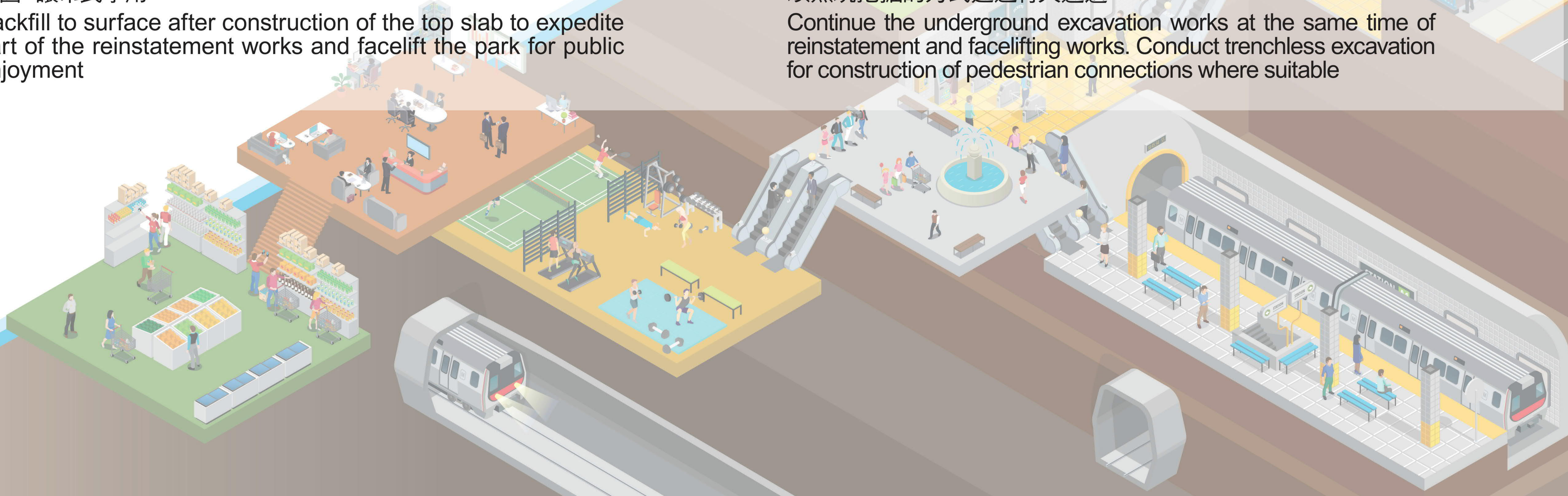
安裝支撐地下空間發展的樁柱及進行地面挖掘以安裝頂層樓板  
Install piles for supporting the underground space development  
and carry out surface excavation for construction of top slab



完成頂層樓板後，回填至地面，以儘快還原部分公園設施，並優化  
公園，讓市民享用  
Backfill to surface after construction of the top slab to expedite  
part of the reinstatement works and facelift the park for public  
enjoyment

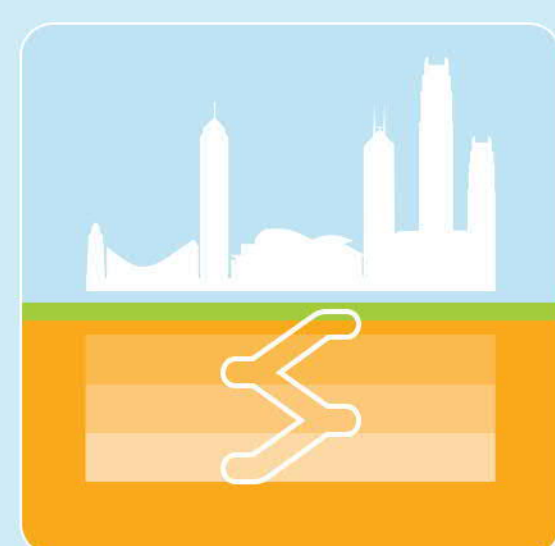


在重建和優化公園的同時，於地下繼續挖掘工作，並在合適的地方  
以無坑挖掘的方式建造行人通道  
Continue the underground excavation works at the same time of  
reinstatement and facelift works. Conduct trenchless excavation  
for construction of pedestrian connections where suitable





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SPACE DEVELOPMENT**  
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Development Department

**規劃署**  
Planning Department

**AECOM**

## 綜合概念方案 Overall Conceptual Scheme



提升可達性及改善步行環境  
**Enhancing Accessibility and  
Improving Walkability**

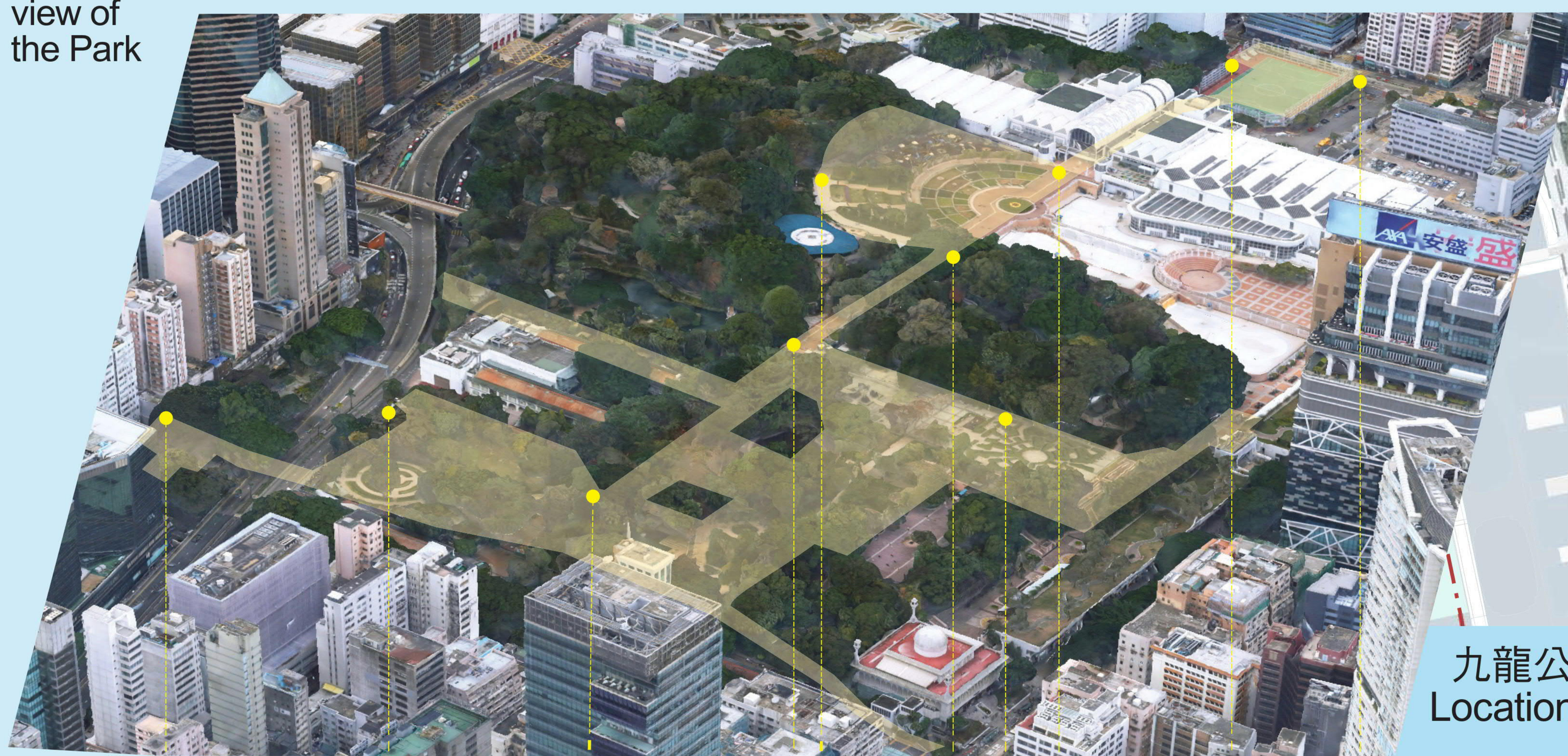


構建一個可持續的綠色公園  
**Re-establishing a Sustainable  
Green Park**



創造更多空間作不同用途  
**Creating Additional Space  
for Diverse Uses**

公園鳥瞰圖  
Bird's-eye  
view of  
the Park



九龍公園位置圖  
Location Plan of Kowloon Park

公園表面  
Park Level  
+23mPD

地下高層  
Upper Ground Level  
+15mPD

地下低層  
Lower Ground Level  
+6~10mPD

往海防道  
To Haiphong Road

第一層地庫  
Level B1  
+4mPD

第二層地庫  
Level B2  
-4mPD

第三層地庫  
Level B3  
-10mPD

往九龍公園徑  
To Kowloon Park  
Drive  
+6mPD

+14mPD

社區用途  
Community Uses

往柯士甸道  
To Austin Road  
+10mPD

往彌敦道  
To Nathan Road  
+10mPD

零售及餐飲設施  
Retail/Food and  
Beverage Facilities

泊車設施  
Parking Facilities

往尖沙咀港鐵站  
To MTR  
Tsim Sha Tsui  
Station

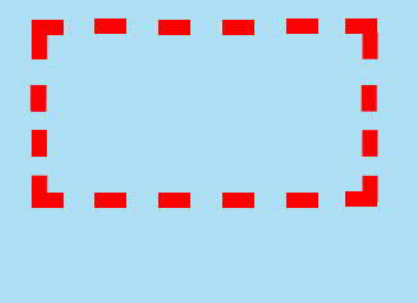
圖例  
Legend

+10mPD

主水平基準以上10米  
10m above principal datum



古樹名木  
Old & Valuable Trees



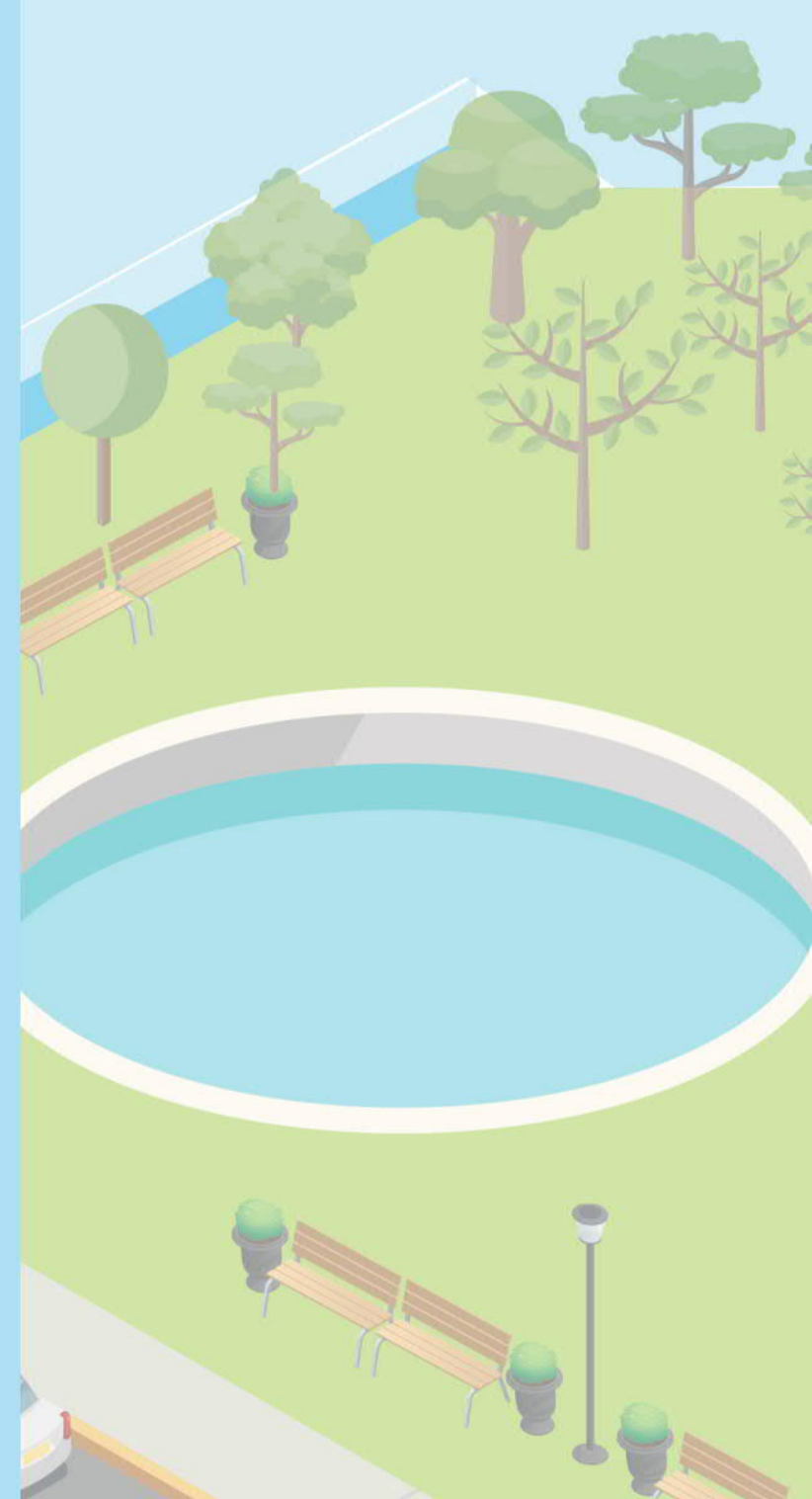
擬議發展界線  
Proposed Development  
Boundary

社區用途  
Community Uses

泊車設施  
Parking Facilities

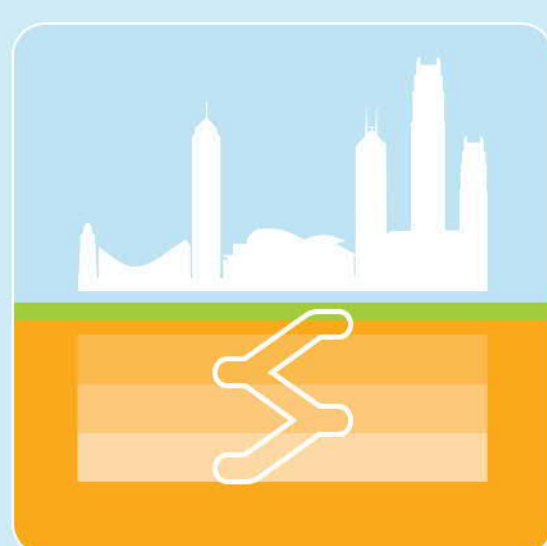
行人通道  
Pedestrian Passages

零售及餐飲設施  
Retail/Food and Beverage  
Facilities





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Development Department

**規劃署**  
Planning Department

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## 地下空間用途及連接 Underground Space Uses and Connections

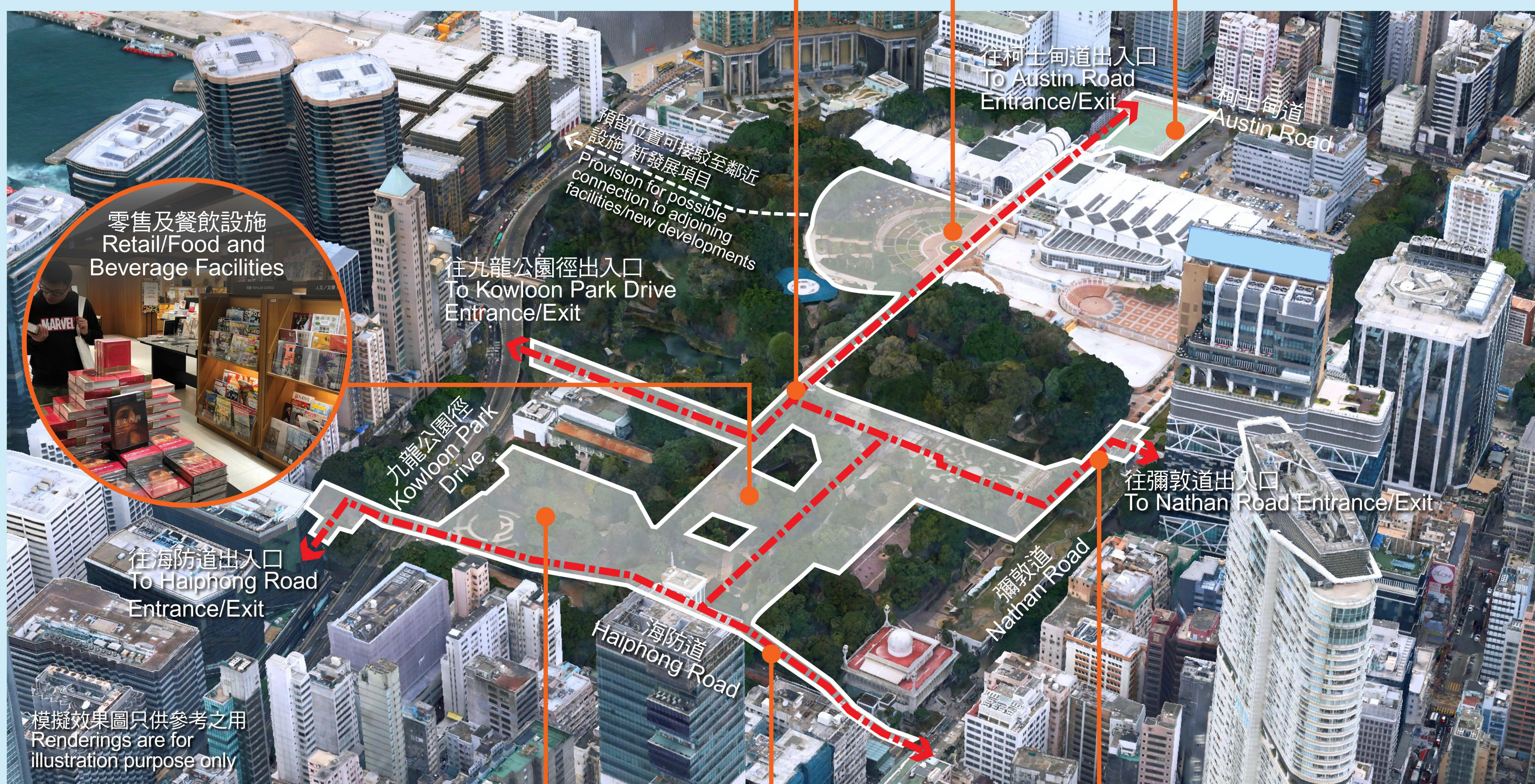
構建綜合、多層的行人網絡，  
以解決疏導人流的急切需求  
Develop a comprehensive multi-level  
pedestrian network to address the pressing  
pedestrian circulation demand



創建空間以增加社區設施，  
滿足社區需求  
Create space for additional  
community facilities to meet  
community demand



提供上落客貨設施  
Provide loading/unloading  
facilities



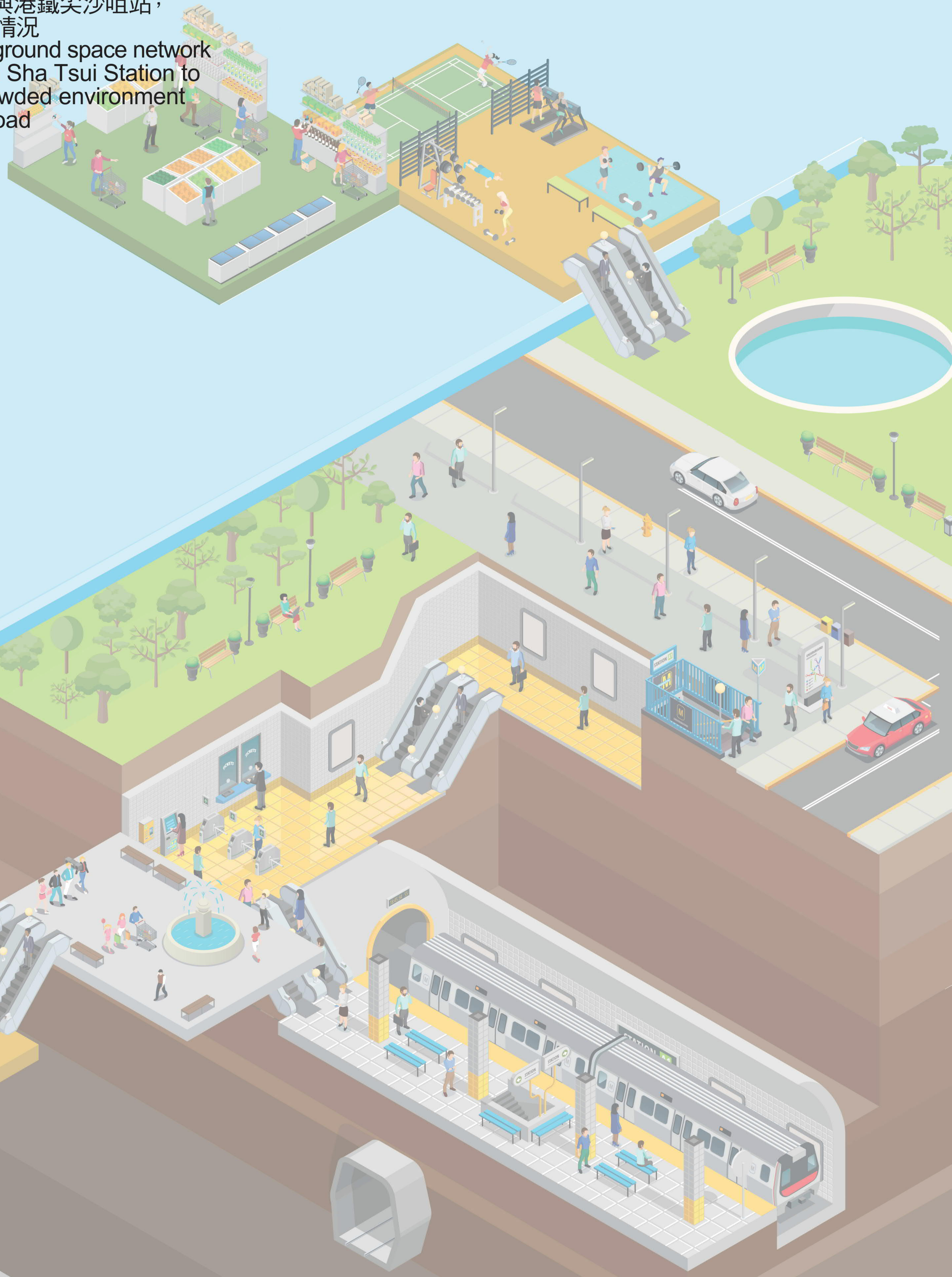
泊車設施  
Parking Facilities  
提供地下停車場，紓緩區內對泊車位的需求  
Provide an underground carpark to ease high demand for car parking spaces in the area



連接港鐵尖沙咀站的行人通道  
Pedestrian Link to  
MTR Tsim Sha Tsui Station  
連接地下空間網絡與港鐵尖沙咀站，  
紓緩海防道的擠迫情況  
Connect the underground space network  
with the MTR Tsim Sha Tsui Station to  
relieve the overcrowded environment  
along Haiphong Road



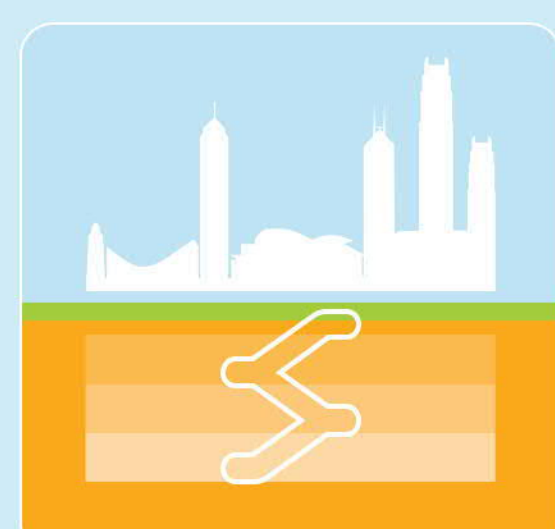
彌敦道出入口  
Nathan Road  
Entrance/Exit



模擬效果圖只供參考之用  
Renderings are for  
illustration purpose only



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Planning Department

**AECOM**

## 優化九龍公園的機遇 Opportunities for Facelififting of Kowloon Park



花卉園林  
**Floral Garden**

- 全新花園將設有兒童遊樂場和露天茶座  
A new garden with children's playground and café

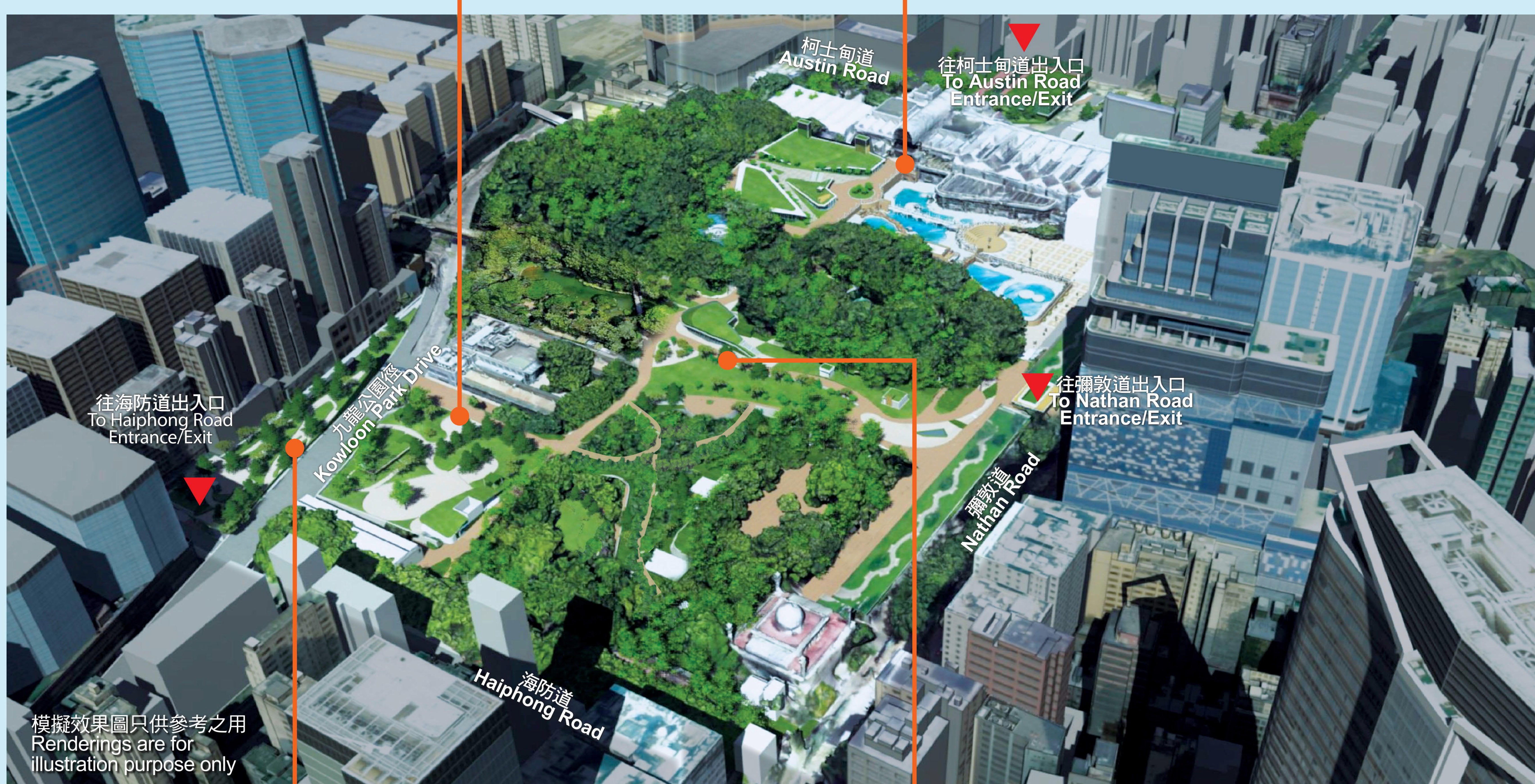
為公園增添嶄新  
和現代的設施  
Add new and  
contemporary  
facilities

於公園環境中融入  
地下空間發展的  
地面附屬建築物  
Integrate surface  
ancillary structures  
of USD with the park  
environment



社區中心上的花園  
**Garden on the Community Hub**

- 綠化地面附屬構築物  
Greening of surface ancillary structures



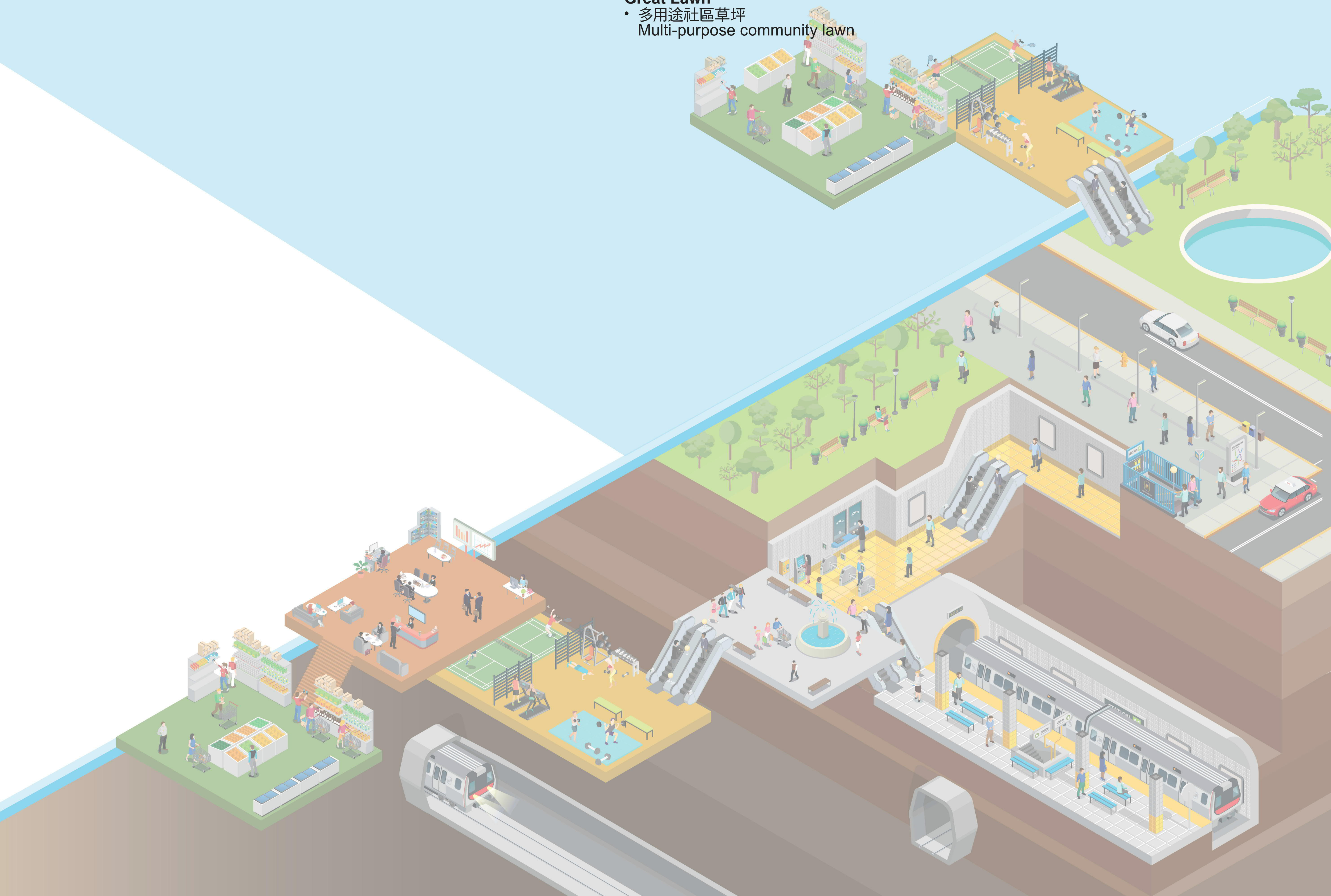
建立直接  
往來九龍公園與  
海防道兒童遊樂場  
的地下行人通道  
Provide a direct underpass  
between Kowloon Park  
and Haiphong Road  
Children's Playground

增加園林小徑  
Provide  
new walking  
paths



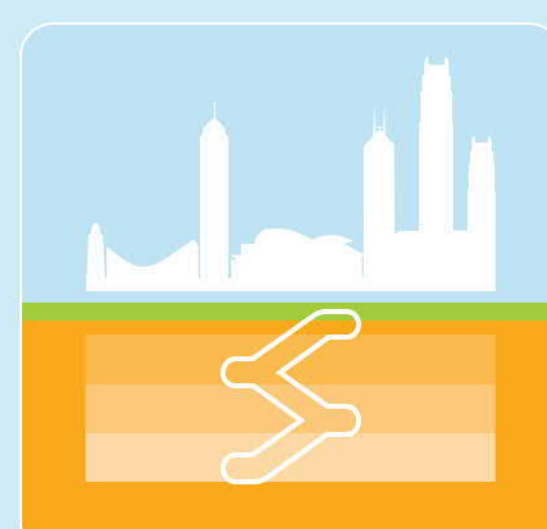
中央草坪  
**Great Lawn**

- 多用途社區草坪  
Multi-purpose community lawn





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## 擬議地下空間發展概覽 Summary of Proposed Underground Space Development

約 **25%** 九龍公園的範圍建議作地下空間發展  
Approximately of Kowloon Park area proposed for underground space development

九龍公園擬議地下空間將會為當區帶來額外  
The proposed underground space at Kowloon Park will provide an extra of

約 **9,000** 平方米 **9,000 m<sup>2</sup>** 的社區設施用地及室內公共空間，面積與  
approximately total floor area for community facilities and covered public space, similar areas as 1.5 Kowloon Park Outdoor Swimming Pool

以及約 **14,000** 平方米 **14,000 m<sup>2</sup>** 的室內行人通道  
and approximately covered pedestrian passages

### 整體建造及公園受影響時間\* Overall Construction Time & Park Affected Period\*

\* 按擬議方案估計  
Estimated based on the proposed scheme

同期發展 Single development 3-4 年 Years

分期發展 (預計同時受影響的公園面積將會減少)  
Phased development (anticipated park area to be affected at a particular time will be reduced) 6-7 年 Years

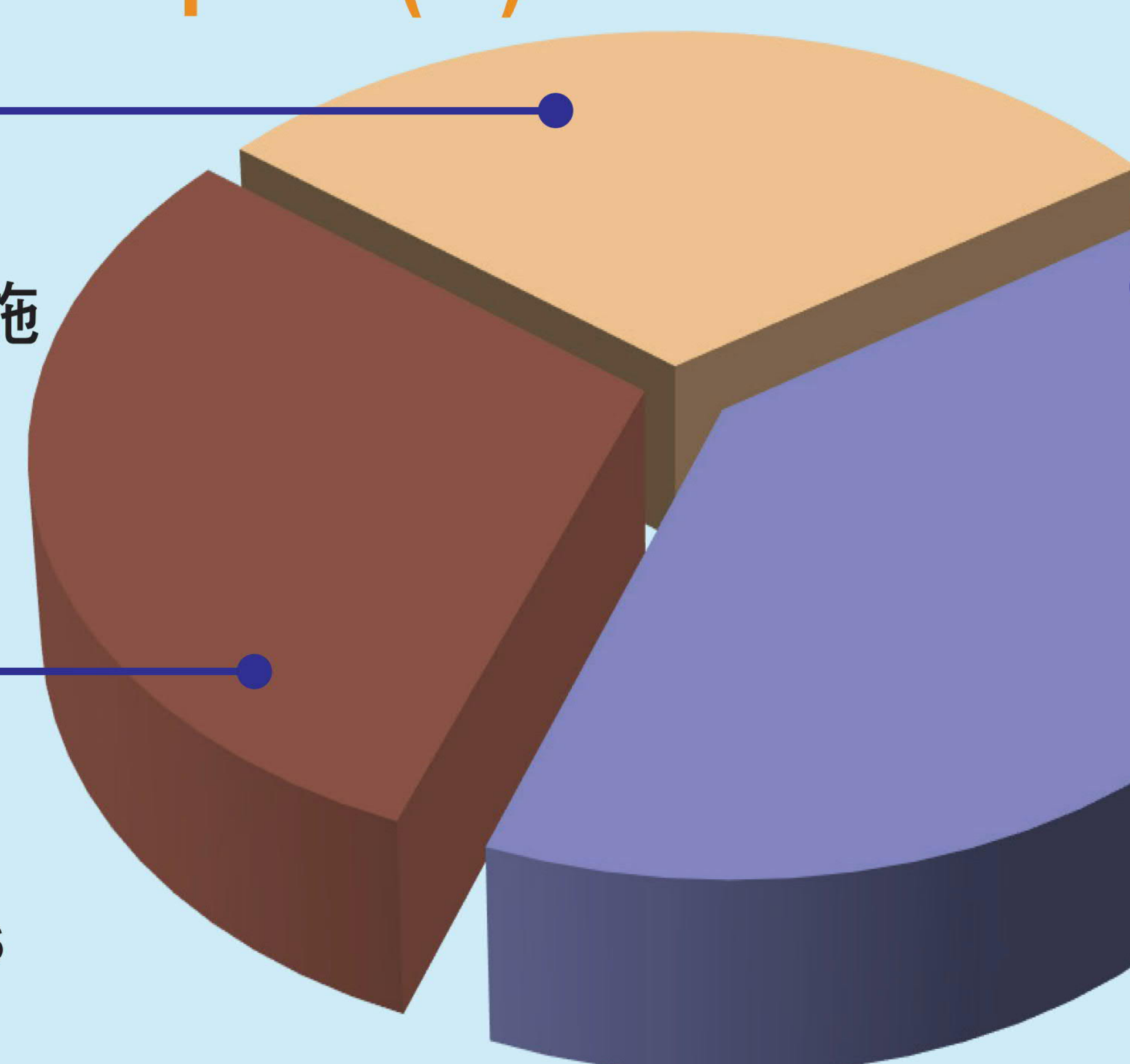


### 地下空間擬議用途分布 (%) Distribution of Proposed Uses in Underground Space (%)

**30%**  
零售及餐飲設施  
Retail/Food and Beverage Facilities

**30%**  
泊車設施  
Parking Facilities

**40%**  
社區設施  
Community Facilities  
行人通道  
Pedestrian Passages  
室內公共空間  
Covered Public Space

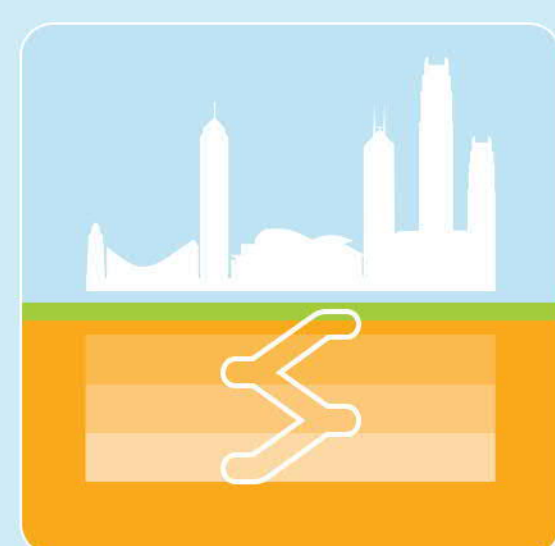


### 改善地下連接，更加暢通易達 Improving Underground Connections and Enhancing Accessibility





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Planning Department

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## 第二階段公眾參與活動 Stage 2 Public Engagement Activities

您的意見對我們下一步的工作和研究十分重要。在第二階段公眾參與中，我們特別想知道您對下列事項的意見：

Your views will be vital for the tasks and studies in our next steps. In the PE2, we are particularly interested in knowing your views on the following:

再想一想  
**Further  
Thoughts**

**行人連接**  
Pedestrian Connections  
您對於九龍公園擬議的地下行人連接網絡有什麼意見？  
What are your views on the proposed underground pedestrian network at Kowloon Park?

**建議用途**  
Proposed Uses  
您期望九龍公園擬議的地下空間會提供哪些用途或設施？  
What kind of uses/facilities would you expect in the proposed underground space at Kowloon Park?

**地下泊車空間**  
Underground Car Parking Space  
您對於九龍公園擬議的地下停車場有什麼意見？  
What are your views on the proposed underground carpark at Kowloon Park?

**施工計劃**  
Construction Programme  
您比較希望以同期還是分期發展的方式建造九龍公園的地下空間？  
Do you prefer developing underground space at Kowloon Park in a single phase approach or a phased approach?

**其他意見**  
Other Comments  
您有其他意見和建議嗎？  
Do you have other comments and suggestions?

### 巡迴展覽

日期 Date

六月 Jun 05-12  
18-23

七月 Jul 02-06  
08-18  
21-27

八月 Aug 03-11

### Roving Exhibition

地點 Venue

中環展城館三樓會議室\*  
3/F, Meeting Room, City Gallery, Central\*  
尖沙咀柏麗購物大道藝術雕塑附近  
Near Park Lane Shopper's Boulevard Sculpture, Tsim Sha Tsui

灣仔入境事務大樓一樓  
1/F, Immigration Tower, Wan Chai  
北角政府合署地下\*  
G/F, North Point Government Offices, North Point\*  
尖沙咀九龍公園游泳池觀眾席大堂\*  
Kowloon Park Swimming Pool Foyer, Tsim Sha Tsui\*

尖沙咀九龍公園游泳池外拱廊\*  
Kowloon Park Swimming Pool Arcade, Tsim Sha Tsui\*

\* 展覽包括虛擬實景體驗  
\* Exhibition with Virtual Reality (VR) experience

### 週末公眾活動 – 知多D·週末行^

日期 Date

七月 Jul 27  
時間 09:30-13:00  
Time

八月 Aug 11  
時間 15:00-18:30  
Time

### Weekend Public Events - Let's Talk and Walk^

地點 Venue

尖沙咀九龍公園游泳池觀眾席大堂  
Kowloon Park Swimming Pool Foyer,  
Tsim Sha Tsui

尖沙咀九龍公園游泳池外拱廊  
Kowloon Park Swimming Pool Arcade,  
Tsim Sha Tsui

^ 活動會以廣東話進行，並備有中英雙語資料。如有需要，工作人員會提供適當協助給予需要英語支援人士。

^ The event will be conducted in Cantonese and information will be presented in both Chinese and English. Our staff will provide assistance to those who need English support.

### 週末公眾活動報名方法 Registration for Weekend Public Events:

報名可致電以下電話或把姓名及電話電郵至 [info\\_urbanunderground@aecom.com](mailto:info_urbanunderground@aecom.com)。  
每一報名只限一人。報名獲接納的人士將收到電話 / 電郵回覆確認。

Please call the following telephone no. or email your name and telephone number to [info\\_urbanunderground@aecom.com](mailto:info_urbanunderground@aecom.com) for registration. Only one person per registration is allowed. Those accepted will receive a confirmation email / call.

報名及活動查詢電話：

Registration and Event Enquires Tel: **3917 4761**