



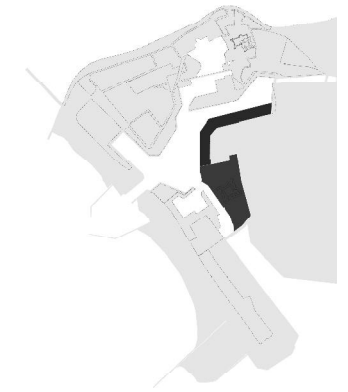
港濱公園景觀現況 Statue of Matsu in the park (2004).



港濱公園現況航照圖 Current aerial view



港濱公園規劃構想圖 The plan ideas

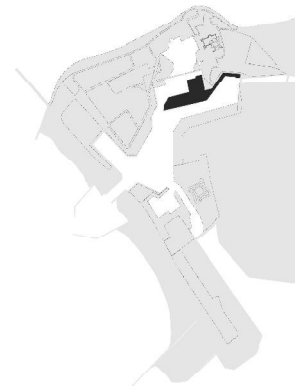


## 9. 港濱歷史公園

此區絕大部分為公有地。私有地為生長紅樹林之濕地，有部分在水中為航道的一部份。港濱歷史公園原則上應保持自然簡單、可親近的水岸空間保護原生的濕地植物，避免不必要的人工設施，並以生態工法營建。主要的空間內容包括美術館，二鯤鯨砲台，以及相關設施。

## 9. Harbor Park

Most land are public-owned. The private land is in large portion in the water currently this important waterfront is an abandoned fishery space. The plan is to create a large green with natural bedding plants. Minimize facilities and structures unless necessary. Museum for Asian Arts is proposed to occupy the central location of the harbor, and signifies the functional transition from fishery port to a cultural harbor. Very precious local wetland plants can be found growing well, and should be carefully protected.



## 10.遊憩碼頭

本區段土地約 10 公頃，水岸總長約 2,000 m。其中公有地佔 90% 以上。

碼頭區可分為 A、B、C 三段，各有不同的開發條件與使用功能。基本開發構想如下：

**A 段：**設公共渡輪站一處以及 2 至 3 處私人小型觀光遊艇公司碼頭，另外附帶服務設施及餐飲，總樓地板面積約 2800 平方公尺，建築量體以 9 公尺為限。

**B 段：**設小型商店，單元容積在 120~180 平方公尺之間，總樓地板面積約 2600~3200 平方公尺，以二層高 7 公尺為限。另設社區中心及碼頭廣場。

**C 段：**主要為複合商業及遊憩空間：包括旅館，餐飲及購物中心等，總樓地板面積約 9000 平方公尺，以 3-4 層高 15 公尺為限。並須向水岸退縮，另設渡船碼頭及旅遊資訊中心，總樓地板面積約 1900 平方公尺，量體以二層高 7 公尺為限。

## 10.Festival Wharf

This area should designate new land use as 'Resort Mixed Use', which includes retails, restaurants, hotels, tourist services and also open spaces both for ordinary activities and celebration events. Water transit is highly encouraged as major transportation means for residents and visitors.

### SITE A

One public ferry station and 2~3 Ferry for private uses, and ticket booth, snack kiosk, and related service facilities. Total floor area will be about 2800 square meters, massing shall be no more than 9 meters in height.

### SITE B

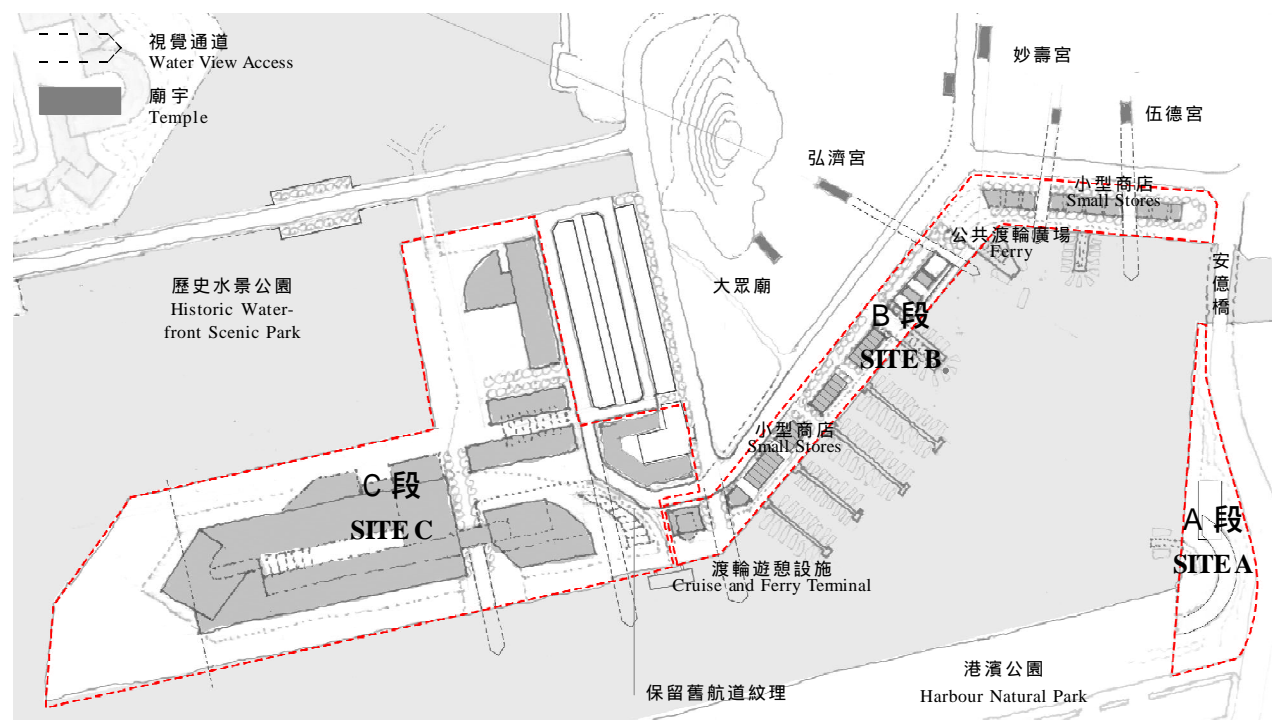
Shop houses shall be 120 to 180 square meters each, with two stories or 7 meters as the height limit. Total floor area will be about 2600 to 3200 square meters, massing shall be no more than two stories or 7 meters in height. Beside, including Community Center and Wharf Plazas.

### SITE C

Multiple commercial and recreational facilities include a hotel, restaurants, and a shopping center. Total floor area shall be about 90,000 square meters. The building shall be three to four floors and no more than 15 meters in height, and should recess from the waterfront. Main public facilities include the ferry terminal and information center, with total floor areas of 1900 square meters. The building (s) shall be no more than two stories and seven meters in height.



現況航照圖  
Current Situations



① 規劃構想 Land use plan



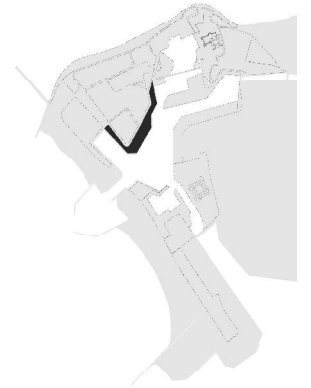
基地現況 Current view of the site



現況航照圖 Current Situations



漁業碼頭規劃 Land use plan



## 11. 漁業碼頭

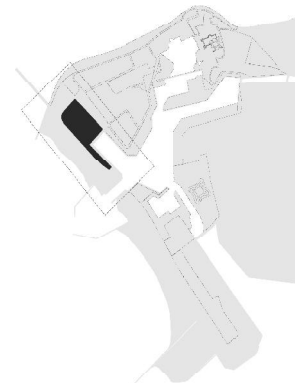
本區土地大多為農委會取得做為漁港用地，目前僅興建有漁港管理中心及遠洋魚市場，完工後並未使用，擬整修為觀光魚市，目前正在施工中。近年來，雖然漁業在沒落中，但就振興傳統產業做為永續發展的一個主要精神而言，應鼓勵重建地方經濟。

新的土地使用包括近海漁市場之整建，遠漁市場改建為觀光漁市，新設多樣化餐飲複合建築，以及港口主題餐廳。

## 11. Fisherman Wharf

The wharf is planned to promote new fishing industry. The land use program includes

- rebuild a traditional fish market and related service facilities.
- remodel the existing wholesale market as recreational fish shops.
- Introduce tourism-oriented variety food market complex.
- Provide harbor theme restaurants.



安平燈塔  
Current Situations  
of the lighthouse



現況航照圖  
Aerial view of the site



活魚儲運中心規劃 The land use plan

## 12.活魚儲運中心

行政院農業委員會漁業署為達到熱絡活魚交易、提升臺灣水產養殖業在世界之競爭力，委託財團法人臺灣漁業及海洋技術顧問社進行安平活魚儲運中心之規劃。未來可能的營運型態可分自營型及出租型兩種。目前已有一處進行興建工程。

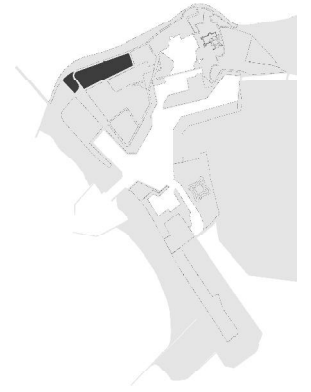
本區段土地宜做道路變更，以增加土地使用價值及提升品質，變更後重新配置，活魚儲運中心之主要空間需求仍能滿足，且能與東鄰的漁業觀光碼頭連接，創造整體的活動區帶以及水岸空間的多樣性。

## 12.Aquacultural Production Center

The aquacultural production is considered one of the major projects to revitalize the declined maritime economy in Taiwan. To build a center in Anpin is initiated by the National Council of Agriculture. To support this project, the City of Tainan provides sufficient land and facilities as specified in the 2000 subdivision plan for Anpin fishing port development. The first structure of the center is now underconstruction and will begin its operation by 2004.

There are reasons that the Center needs to be replanned:

1. To make Center more compact to be efficient for operation.
2. By the compact layout, new spaces become available for resort developments to increase total land values.
3. Reconfiguring street pattern is required, to produce better block arrangements.



現況航照圖 Aerial view of the site.



基地現況 Current Situation



### 13.港岸旅遊區

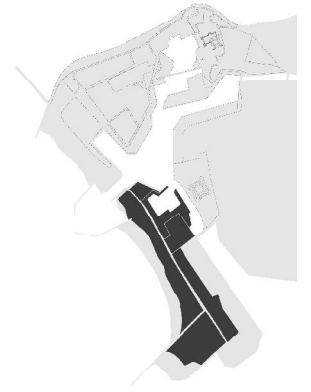
本區分為高低二種開發強度，以整體街廓為開發基本單位，共有五個街廓。有以下規範：

- 1.樓高：20M 為限。
- 2.低密度開發：建蔽率 50 %
- 3.高密度開發：建蔽率 80 %
- 4.建築之材料及顏色應能配合地區之自然質感。
- 5.建築設計應強調地方氣候之主題及基地環境之特色來發展設計語言，如通敞的大廳，逐層退縮之樓層，斜屋頂，中庭，迴廊可供用餐的陽台及簷廊等。

### 13.Harbor Resort

The area zoned for hotel and related commercial uses is about 16.3 acres in which two categories of use intensity are employed :the lower density development for youth hostel and the higher density development for grown-ups.

Approximately,the area provides about 8600 visitor units. Design elements should respond to local climate and natural setting.Building design is required to consider the use of stepped heights,hip roof ,open lobby,courtyard, dinning balcony.



## 14. 灘岸旅遊區

漁光里原為一沙洲，稱三鯤鯓，北為安平漁港入口，南為安平商港入口。漁港舊航道重建後，與臺南市區之交通將賴新建漁光大橋出入。除商港碼頭用地外，面積約有87公頃。1983年臺南市主要計畫第二次通盤檢討，將漁光里由綠地變為低密度住宅區，1989年第三次通盤檢討再將舊聚落納入住宅區。現有住戶計260戶，共675人。北端有秋茂園遊樂區，以及臺南騎馬協會之租用地。中段有漁光國小及瑞復益智中心；西為防風林。以漁光橋為界，其南為低密度住宅區，其北可編定為旅館區，低強度使用。灘岸以保育為主，允許低強度的遊憩活動，漁港舊航道重建後，可闢建一小型漁船及舢舨停泊碼頭區，亦可考慮未來轉型為遊艇使用。

## 14. Beach Resort

After the waterway of old harbor was reconstructed, the communications with Tainan urban area depended on the newly built Yu Kuang Bridge. Except the land for trading port dock, the area is about 87 hectares. The present resident families are totalized 260 households with 675 persons.

In the future, Yu Kuang Bridge can be used as the boundary with low density residential area on the south side, hotel area set on the south part with low application intensity. The beach function is conservation as principle to allow the low intensity touring and resting activities. A small-scale fishing vessel and sampan anchoring dock area can be developed and constructed, and future transformation into yachts use can also be considered.



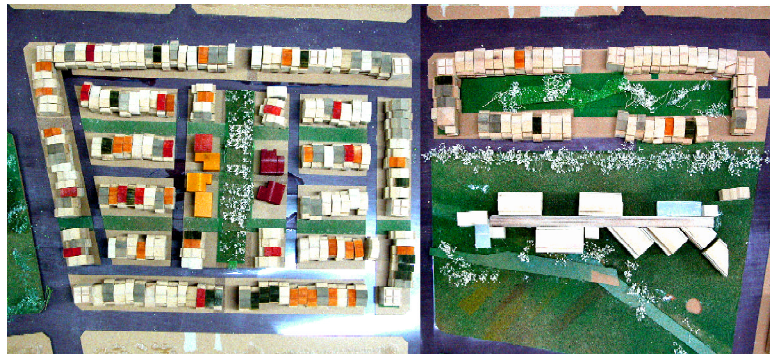
基地現況 Current Situation



現況航照圖 Aerial view of the site



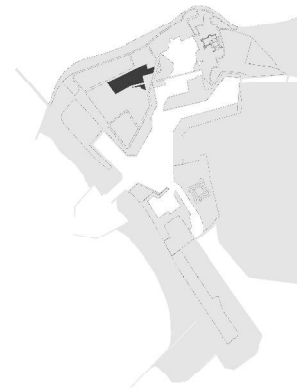
灘岸旅遊區規劃 The Plan Idea



規劃模型 Study Model



現況航照圖 Current Situations / Aerial Photo



## 15. 舊安平新都心

路網重新規劃後，居住面積略減，但商業面積則增加，宜再檢討本區之居住密度，應重新設定為中低米度，較能提昇居住環境之品質，同時重新檢討相關之公共設施量，並擬定細部的都市設計準則。

## 15. New Community

The new residential blocks are planned to accommodate new residents as well as displaced homeowners from the historic community.

The precinct is characterized by low-rise row house type and many shaded green spaces with two parallel retail streets that link two neighboring precincts zoned for resort uses and mariculture production.



① 新都心住宅區規劃 / 街廓斷面圖 The Plan of New Community / Typical section of blocks.

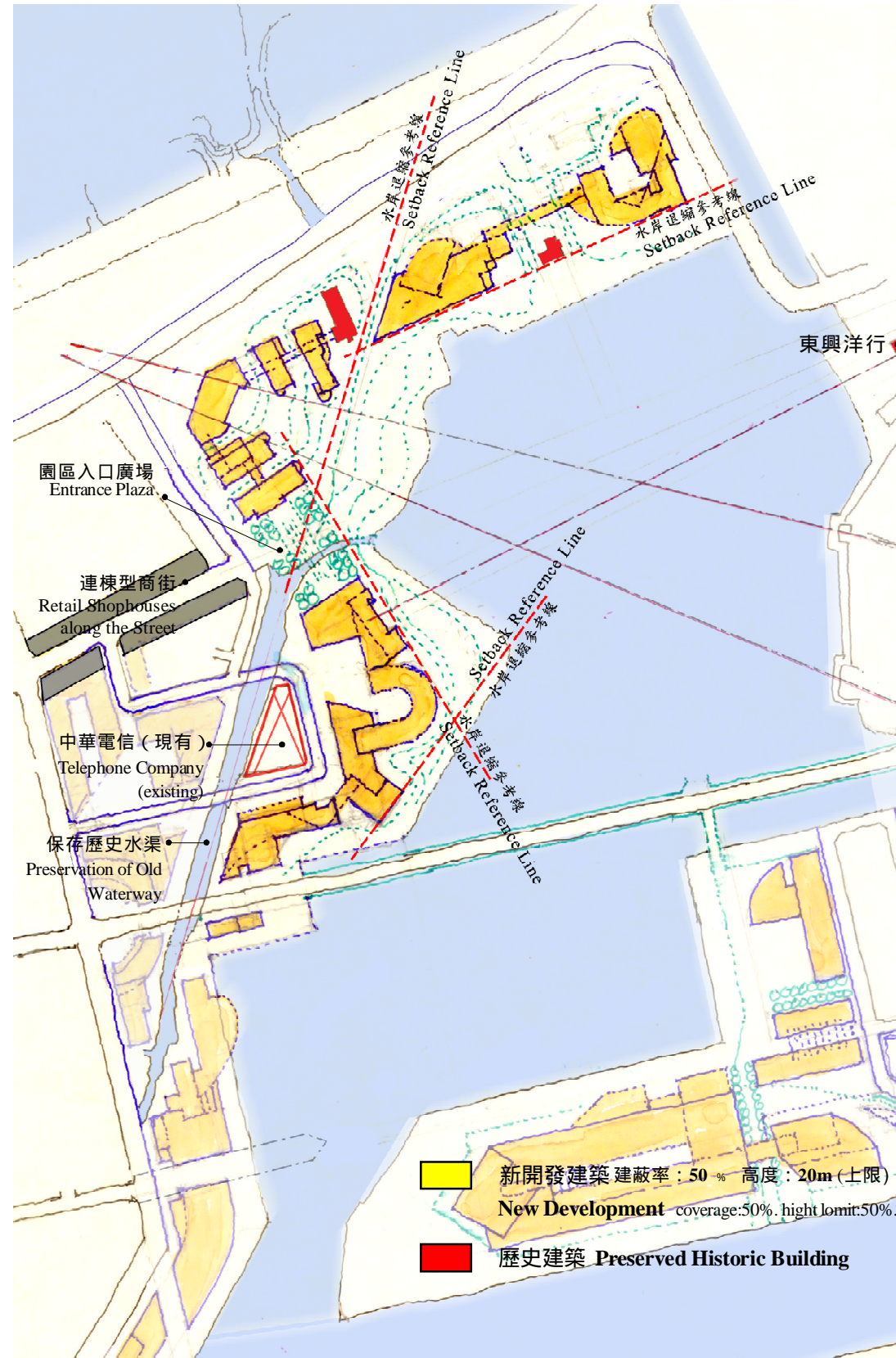
總面積 Total Area : 69 Acres ( 100% )



會展園區水岸現況 Current Situation



現況航照圖 Current Situations / Aerial Photo



文化會展園區規劃 The Development Plan



## 16.文化會展園區

配合歷史水景公園之環境資源，周邊水岸地區可劃設以文化及藝術為基礎的產業與設施，不但在經濟上，同時也是在功能上，能強化歷史核心區域再發展的一個重大項目。可注入的主要內容包括：工藝學園及附屬美術館，創意產業的設計中心，中型尺度的會展中心，以及相關的藝文產品與服務商店。

臨水岸的開發，應保持一定的退縮，擬定細部之設計規範時，應劃設水岸退縮參考線。本區可編定商業用地，但其使用強度宜做限制，原則上以20m為樓高之上限，建蔽率以50%左右，這種強度才能配合大水域及綠地而形成有特色的園區。

## 16.Cultural Precinct

Culture industry is a new element to be added to Aipin's traditional trades for revitalization of local economy. The cultural district is developed to achieve this goal. It will provide a rich combination of different business. Such as educational institute on arts and craft, art and cultural products and services, design center, medium size convention center. These investments are located around the water park with regress setback from the edges. The trangleshape area on the west side is commercial mixed-use that should be designed to integrate into the urban fabric of the neighboring precinct.