

摘 要

台北市為台灣首善之區，在都市環境上的可居性與適宜性之提升一直是施政重點與民眾之期待。在二十世紀末各國先進致力於「生態都市」願景擘畫與實踐之時，台北市政府亦陸續委託專家學者進行各項資源調查、空間規劃與指標擬定等研究，並開始從中轉化相關施政計畫或制定相關自治條例。一個持續發展的都市因產業環境、政策措施與交通建設的更進而改變現有空間結構，如近幾年因房地產的榮景帶動郊區土地的開發，尤其是有捷運交通優勢的地區，最為明顯。這個過程中生態環境的價值常被遺忘，造成環境負擔加重與棲地環境的減少，進而影響生物數量和種類的變化。

本研究以文獻回顧瞭解目前建築基地開發之法令規範，分析台北市邊緣土地目前現況環境與條件，藉由田野調查與GIS軟體進行分析都市邊緣已規劃為住宅用地但目前尚未開發土地的綠化與保水性質，並利用研究案例探討規劃單位綠化與保水之設計方式，結果發現相關建築基地法令對於都市邊緣基地與其他開發度高區域之基地要求相同，另外規劃單位對基地綠化與保水設計方式也無特別加強。本研究認為這些稀有土地未來將面臨開發，規劃上應採取更為謹慎的態度處理，避免生態環境破壞並應嘗試予以補償，提出規劃上改善之建議以作為參考。

關鍵字：都市邊緣、建築基地、綠化值、保水性能

Abstract

Taipei is the best developed city in Taiwan. Improving the living quality and the suitability of the city has always been the government's major concern of its policy under the expectation of the citizens. At the end of the twentieth century, most advanced countries had worked on drafting and building up Eco-cities. Taipei government has also commissioned professionals and scholars to conduct various researches on resources, space arrangement and setting up indexes, as well as adjusting relevant policies or establishing relevant self-governance articles in regard to the research outcome. A city continually undergoing development would change its space arrangement due to ups and downs of industries, modification of relevant policies and the advancement in transportation. The best example would be the prosperous housing market in the past few years which lead to the development of suburban areas. It is most obvious in the areas with more advanced transportation such as MRT. In the entire developing process, the value of eco-system is often neglected. The increase of environmental burden and the decrease of habitats often scale down the amount and variations of organisms.

In the literature review the paper looks at the current laws and articles concerning construction site development and gives an in-depth analysis of the current status of the fringe land of Taipei. Field researches are conducted with the aids of GIS software to analyze the greenery and the soil water retention of areas in city fringes which are undeveloped yet are mapped out as residential areas. Many research cases are reviewed as references to the design of the greenery and soil water retention at a unit size. The result shows that the construction sites articles stipulates the same level of requirement to the construction sites at city fringes as that of other construction sites in highly developed areas. What's more, the government agencies didn't set special requirement on greenery and soil water retention. This paper suggests that the government should be more cautious when adopting relevant plans and policies so as to avoid the destruction toward the eco-system of the precious land which face future development. Suggestions of modification in the policies are proposed in this paper.

Key words: city Fringes, construction site, index of greenery, performance of Soil Water Retention