

大安森林公園周邊建築開發對公園使用視覺環境之研究

The Research of Visual Environment Caused by Building Development around the Da-an Park

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摘要

近年來隨著科技進步與民生經濟發展迅速，大型豪宅建築為房地產市場趨勢，許多擁有較好區位條件的大型開發案，皆興建成高樓層住宅建築，且此等擁有豐厚利潤的高價位住宅建築，必定極力爭取各項容積獎勵，相對造成建築形式與週遭環境差異性，使開放空間視覺環境品質相對受到影響。

在景觀專業領域中視覺環境評估討論已久，大多僅於大尺度環境空間或特殊開發，但對於一般生活環境中最常接觸的住商建築在開放空間所造成的視覺影響卻往往容易被忽略。本研究針對大安森林公園周邊建築開發形式進行探討，以知名建案做為實證案例，選取公園視覺敏感點及具代表性區位作為觀測點，利用現況照片就可能開發形式做視覺模擬評估，並配合民眾視覺偏好問卷調查，瞭解不同開發方案對於視覺環境的影響。

研究結果可知建築高度對於民眾視覺偏好有顯著差異，其喜好原因為「存在感強」及「天際線多變化」，不喜歡原因則為「擁擠壓迫」及「混亂突兀」；建築牆面色彩灰白色系偏好值明顯較高，其喜歡原因在於「融合」及「現代感」，不喜歡原因則為「對比」。而在民眾個人資料對建築高度視覺偏好於專業訓練種類及性別有顯著差異；建築色彩視覺偏好則皆無顯著差異。

研究顯示現今諸多容積獎勵之相關配套措施與評估標準不足，使得各項意喻良好的法令規定成為開發商投機取巧之手段，造成高層建築開發後皆超出原有規劃之想像，對視覺環境品質產生空間感受的壓迫性及不當天際線變化等負面影響，故建議針對大型建築開發時，需搭配多個視覺敏感點的仿真評估，以正確判斷並減輕環境影響。唯有結合民眾、開發商及政府共同努力，在環境協調之公共利益優於私人利益的考慮下，才能維持或創造都市良好視覺環境品質。

關鍵字：都市公園、高層建築、都市設計、視覺影響、容積獎勵

ABSTRACT

In the past few years, luxurious housing development becomes a new trend in the real estate market in Taiwan, especially for those sites around open spaces. Huge projects affect the quality of visual environment around urban parks. This research is focus on understanding the visual impacts of different heights of development alternatives near a large urban park.

This study indicated that the visual preference would be influenced significantly by different building heights. The preference is caused by "strong sense of presence" and "the changeable skyline ". The dislike is caused by "oppression and crowded" and "disorder and awkward". For building color, grey gets people's preference for having "integration" and "modernism", but it also causes dislike by its "contrast". This study also found that people of different professional training and sex show significantly different visual preference in building heights, but not building color.

Researches indicated that floor area incentive by government may cause negative impacts on visual quality, so visual simulations are suggested by this research to have a better evaluation and minimize the impacts of high-rise buildings.

英文關鍵字：Urban park、High-rise Building、Urban design、Visual Impact
、Floor area incentive

