深圳湾超级总部基地

城市设计优化国际咨询

Open Call for Urban Design Optimization

of Shenzhen Bay Super Headquarters Base

咨询要求

Design Brief (General)

深圳湾超级总部基地开发建设指挥部办公室

Shenzhen Bay Super Base Construction Headquarters Office

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1.项目概况

1. Project Overview

本次国际咨询旨在面向世界，面向未来，以实现构建粤港澳大湾区世界级城镇群的“巅峰之作”为发展新愿景。在现有规划成果的基础上延续进行优化和深化设计，以构建深圳湾集约、高效、生态、人性化的 “未来城市”核心目标，通过对片区的布局结构、开发强度、功能构成、公共空间、地下空间、建筑风貌、生态景观、城市天际线、综合交通、智慧城市等内容进行系统性设计，强化空间形态的精细化规划管制，以指导地块有序开发建设。

This Open Call is future-oriented and targets at design firms worldwide. With a vision to create a masterpiece of world-class urban cluster in Guangdong-Hong Kong-Macao Greater Bay Area, it requests design firms to refine and detail the original planning deliverables and achieve the goal of developing Shenzhen Bay into an intensive, efficient, ecological and people-oriented "future city". Systematic design of the layout structure, development strength, functional composition, public space, underground space, architectural style, ecological landscape, city skyline, integrated transportation, and smart city are required to strengthen lean planning control of spatial form and guide orderly development and construction of the area.

1.1 项目区位

1.1 Project Location

深圳湾填海区位于华侨城地区南部的滨海地区，是塘朗山-华侨城-深圳湾城市功能空间轴的核心城市功能区段之一。该片区南接深圳湾，与香港隔海相望，北倚华侨城内湖湿地，西邻沙河高尔夫球场，东至华侨城欢乐海岸；城市轨道 2 号线、9 号线、11 号线（机场快线）等在该片区交汇，使该片区成为环深圳湾地区自然景观条件得天独厚、城市门户形象突出、未来城市综合开发价值极高的区域。

Located in the southern coastal area of Shenzhen OCT, Shenzhen Bay reclamation area is a core segment of the Tanglang Mountain-OCT- Shenzhen Bay urban functional space axis. It adjoins Shenzhen Bay on the south,

overlooking Hong Kong across the sea, the inner lake wetland of OCT on the north, Sand River Golf Course on the west, and OCT Harbor on the east. Urban railway Line 2, 9 and 11 (airport express line) intersect here, making it an area with unique natural landscape, prominent urban gateway image and high value of integrated urban development in the future.

1.2 规划范围

1.2 Planning Scope

规划核心范围：与《深圳湾超级总部基地控制性详细规划》一致，为滨海大道、深湾一路、深湾五路、白石三道、白石路所围合的区域，用地面积 117 公顷。

Core area of planning: the same as that is described in the Regulatory Detailed Plan of Shenzhen Bay Super Headquarters Base, i.e. bounded by Bin Hai Da Dao, Shen Wan Yi Lu, Shen Wan Wu Lu, Bai Shi San Dao and Bai Shi Lu, with a land area of 117 hectares.

同时建议适当扩大研究范围（南侧延伸至深圳湾公园、北侧衔接华侨城南湖湿地和主题景区，东西两侧呼应华侨城欢乐海岸与沙河高尔夫球场），以更系统的突出城市“上山下海”的空间关系，协调区域交通组织与城市功能构成。

It is also suggested to properly enlarge the scope of research (extending to Shenzhen Bay Park on the south and the southern lake wetland and theme scenic area of OCT on the north, echoing OCT Harbor on the east and Sand River Golf Course on the west), so as to highlight the urban spatial relations of “Mountains Overlooking the Sea” in a more systematical way, and better coordinate regional traffic organization and urban functional composition.

图 1 国际咨询规划范围图

Fig. 1 Planning Scope

2.项目背景

2. Project Background

2.1 规划历程

2.1 Course of Planning

原深圳市规划局 2001 年委托中国城市规划设计研究院开展了《华侨城南填海区详细蓝图》工作，中规院以动态跟踪服务的方式，在长达十数年的规划服务期内，提供了华侨城南填海区不断的城市设计方案修改工作，从原有单一的“滨海城市住区”（2001 年）到复合的“滨海文化商务中心”（2004 年）再到“超级总部基地”（2007 年），从单纯的城市空间设计发展到城市生活方式的引导，确保了城市设计的社会目标与空间结构打下良好实现基础。

In 2001, the former Urban Planning Bureau of Shenzhen entrusted the China Academy of Urban Planning and Design to conduct the Detailed Blueprint of the Reclamation Area in the South of OCT. By offering dynamic

tracing service, CAUPD has been reviewing and revising their urban design plans in their service period in the past 10 plus years. The positioning has been revised from the original simplex “coastal urban residential area”(in 2001) to the mixed-use “coastal cultural and commercial center”（in 2004) and finally to the “super headquarters base”(in 2007), witnessing changes from simple urban spatial design to the concept of leading urban life style. It thus laid a solid foundation for the social objectives and spatial structure of urban design.

图 2 规划历程

Fig. 2 Course of Planning

2011 年，深圳市规划和国土资源委员会（以下简称规划国土委）重新启动了对该地区的规划设计研究工作，开展了《深圳湾超级总部基地控制性详细规划》。作为深圳未来城市建设的实验展示性地区，建议将生态低碳城市构想、数字城市技术等等新科技综合融入深圳湾填海区，与后海中心区形成良性互动。该规划于 2014 年 3 月 14 日，许勤市长主持召开的市政府五届一百零五次常务会议获得原则通过。

In 2011, Shenzhen Urban Planning, Land and Resources Commission

(hereinafter referred to as the UPLRC) restarted the planning and design of the area and conducted the Regulatory Detailed Plan of Shenzhen Bay Super Headquarters Base. It proposes to incorporate ecological and low-carbon city concept, digital city technology and other new technologies into Shenzhen Bay Reclamation Area, which serves as an experimental demonstration area for future urban development of Shenzhen, for positive interactions with Houhai Central District. The regulatory detailed plan was approved in principle on March 14, 2014 in the 105th session of the 5th Standing Meeting of the Shenzhen Municipal Government chaired by then Mayor Xu Qin.

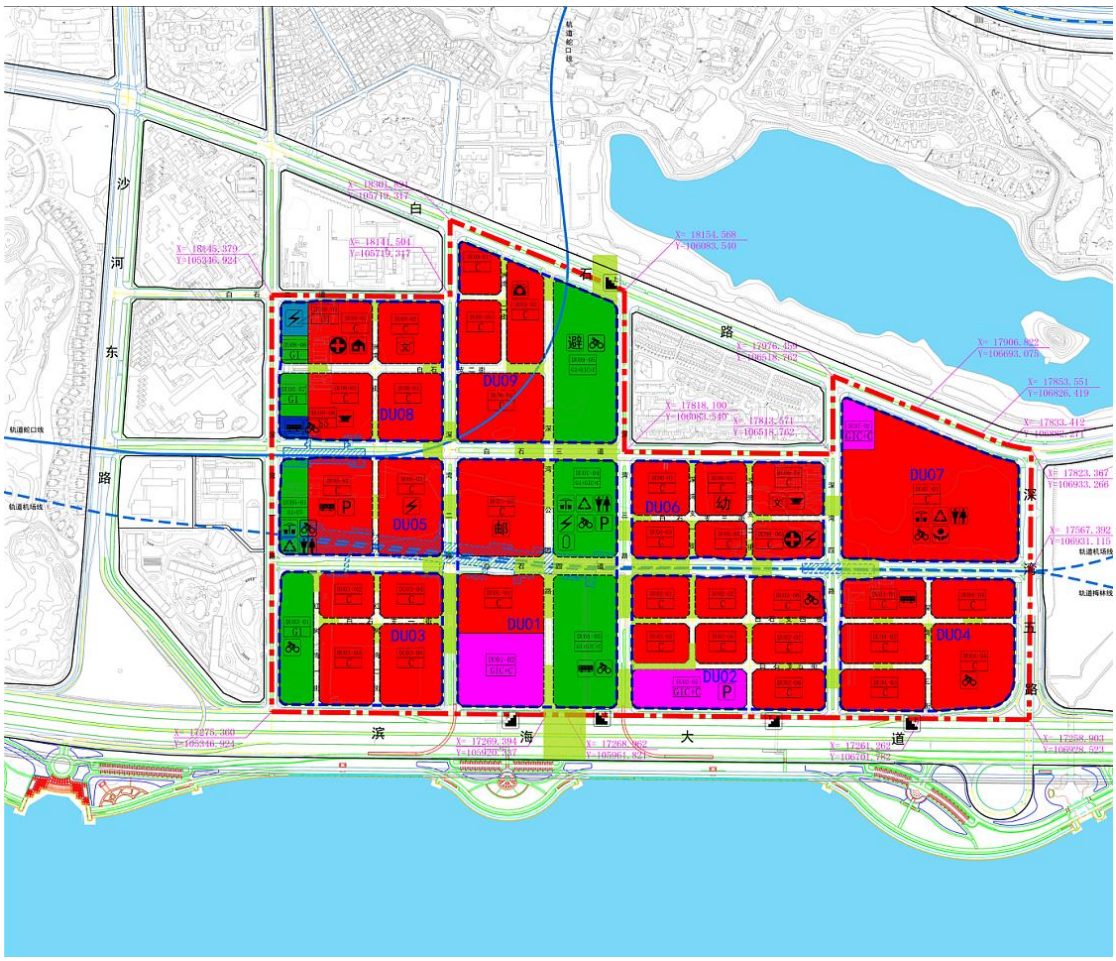

图 3 深圳湾超级总部基地控制性详细规划

Fig. 3 Regulatory Detailed Plan of Shenzhen Bay Super Headquarters Base

此外，2013 年和 2014 年，在现有规划研究成果的基础上，中规院协同规划国土委组织分别开展了深圳湾超级总部基地国际工作坊和超级总部核心区概

念方案的国际竞赛，集思广益、出谋划策，对该片区的提出更具创意与国际视野的深化、优化设计工作。提出了极富想象力及创造性的未来城市建设概念，也使得本片区的公众关注度及国际知名度进一步提升。

In 2013 and 2014, based on the existing results of planning and research, together with the UPLRC, CAUPD organized the Shenzhen Bay Super Headquarters Base International Workshop and an international competition on the conceptual plan of the core area of Shenzhen Bay Super Headquarters Base. These activities helped solicit ideas from all walks of life to refine and detail the design in terms of creativity and international vision. In these activities, imaginative and creative construction concepts of future cities were proposed which helped boost the public attention to and international reputation of this area.

与此同时，规划国土委协同市发改委、市金融办、市投资推广署等部门进一步完善市场需求分析，开展了深圳湾超级总部基地开发建设模式机制研究，以保障深圳湾超级总部基地规划实施的有效性和有序性。

At the same time, the UPLRC joined hands with the municipal departments such as the Reform and Development Commission, Financial Office, and Invest Shenzhen to further improve market demand analysis, conducted research on the development and construction model and mechanism of Shenzhen Bay Super Headquarters Base to guarantee effective and orderly implementation of the regulatory plan of Shenzhen Bay Super Headquarters Base.

2.2 时代背景

2.2 Historical Background

（1）贯彻党的“十九大”精神，践行新发展理念

(1) Implementing the guidelines of the 19th CPC National Congress，Practicing new development concepts

本次城市设计应全面贯彻落实党的十九大精神和习近平新时代中国特色社会主义思想，以统筹推进“五位一体”总体布局为战略目标，在粤港澳大湾区发展

战略以及深港创新合作大背景下，探索更高质量的现代化发展路径，行动化诠释新时代城市营建思想。同时，贯彻落实“创新、协调、绿色、开放、共享”的发展理念，坚持人与自然和谐共生，坚持以人为本，树立全新的绿色发展方式和生产生活方式，践行“世界眼光、国际标准、高点定位、中国特色”的总体要求，按照国际最高标准进行规划设计。

This urban design should fully implement the guidelines of the 19th CPC National Congress and Xi Jinping Thought on Socialism with Chinese Characteristics for a New Era. Under the major circumstances of Guangdong-Hong Kong-Macao Greater Bay Area development strategy and Shenzhen-Hong Kong innovative cooperation and with the strategic objective of promoting balanced economic, political, cultural, social and ecological progress, this urban design should explore a development path towards modernization of higher quality and interpret the urban operation and construction philosophies in the new era with concrete actions. Meanwhile, the design should implement the development concept of “innovation, coordination, green development, opening-up and sharing”, uphold the people-oriented principle of harmonious coexistence of man and nature, establish a brand new path to green development and a new production and life style, practice the general requirements of having “global vision, international standard, high positioning, Chinese characteristics”, and conduct planning and design in accordance with the highest international standard.

（2）城市设计试点城市工作创新，促进城市转型发展

(2) Taking innovative measures of “Pilot Cities for Urban Design”, Promoting urban transformation and development

近日，国家住房和城乡建设部下发文件，将深圳与珠海、杭州、南京、银川、苏州等 20 个城市列为首批“城市设计试点城市”。这意味着，未来深圳的城市面貌将会有一个质的提升，城市设计也将更多地向精品化、人文化迈进。

Recently, the Ministry of Housing and Urban-Rural Construction issued a document listing 20 cities such as Shenzhen and Zhuhai, Hangzhou, Nanjing, Yinchuan and Suzhou as the first batch of "Pilot Cities for Urban Design". It

means that in the future the urban landscape of Shenzhen will have a substantial improvement, and its urban design will be more exquisite and human-oriented.

试点包括四方面的工作内容：创新管理制度，因地制宜开展城市设计，从制度上保障落实城市规划、指导建筑设计、塑造城市特色的目标；探索技术方法，坚持问题导向和目标导向，鼓励使用新技术和信息化手段，保证城市设计科学合理、好用、适用；传承历史文化，探索通过城市设计，精细化管理城市各类空间，保护城市历史格局，延续城市文脉；提高城市质量，结合生态修复、城市修补工作，提高城市规划建设管理的精细化水平，促进城市转型发展。

The pilot project includes four aspects: firstly, innovating the management system. Urban design will be conducted in keeping with local conditions so as to ensure that the objectives of implementing urban planning, guiding architectural design and forming urban characteristics are met. Secondly, exploring technical methods. The principle of being problem-oriented and goal-oriented will be kept, and new technologies and information-based means be used to ensure scientific and rational urban design. Thirdly, carrying forward the historical legacy. Lean management of all kinds of urban space will be explored through urban design to protect the historical structure of the city, and keep the urban context. Fourthly, improving the quality of the city. Urban planning and construction management will be refined in combination with ecological restoration and urban repair to promote urban transformation and development.

（3）规划、建设、管理制度创新，共建粤港澳大湾区世界级城市群的巅峰之作

(3) Innovating the planning, construction and management system, Co-constructing a masterpiece of world-class urban cluster in Guangdong-Hong Kong-Macao Greater Bay Area

为了面向世界，面向未来实现规划发展目标，将深圳湾超级总部基地建设成“粤港澳大湾区世界级城市群的巅峰之作”，按照市委市政府对该片区高品质、高标准开展规划、设计、建设和管理的要求，建立统筹协调、形成合力、强力推进的规建管一体化体制机制，加强指挥决策领导管理，特此成立了以常务副市长刘

庆生为总指挥的深圳湾超级总部基地开发建设指挥部，统筹推进基础设施、配套设施的建设，高质量、高水平、高效率规划建设及管理，实现深圳湾超级总部规划空间价值目标。

In order to realize the planning and development objective of building the Shenzhen Bay Super Headquarters Base into “a masterpiece of world-class urban cluster in Guangdong-Hong Kong-Macao Greater Bay Area” with an open and future-oriented mindset, under the guidelines of conducting high-quality, high-standard planning, design, construction and management instructed by the Municipal Party Committee and the Municipal Government, a unified planning, construction and management mechanism featuring inter-departmental coordination, joint actions and strong implementation was established to strengthen command and decision-making. In order to achieve this goal, the Shenzhen Bay Super Headquarters Base Construction Headquarters with Executive Vice Mayor Liu Qingsheng as Chief Commander was established. The Construction Headquarters aims to advance infrastructure and supporting facilities construction in a coordinated manner, conduct high-quality, high-level, and high-efficiency planning, construction and management, and eventually realize the spatial value and objectives of the planning of Shenzhen Bay Super Headquarters Base.

同时，在规划设计建设过程中试行总设计师制度，目前已邀请孟建民院士担任深圳湾超级总部基地总设计师，强化建设项目全流程的设计质量把控及规划管理衔接，并对本次国际咨询给予全程技术指导。

Meanwhile, a chief designer coordinating system chaired by Academician Meng Jianmin will be put into trial use during the planning, design and construction of Shenzhen Bay Super Headquarters Base. As the chief designer, Meng will strengthen the control of design quality and the coordination of planning and management throughout the whole process of construction projects, and offer technical guidance throughout this Open Call.

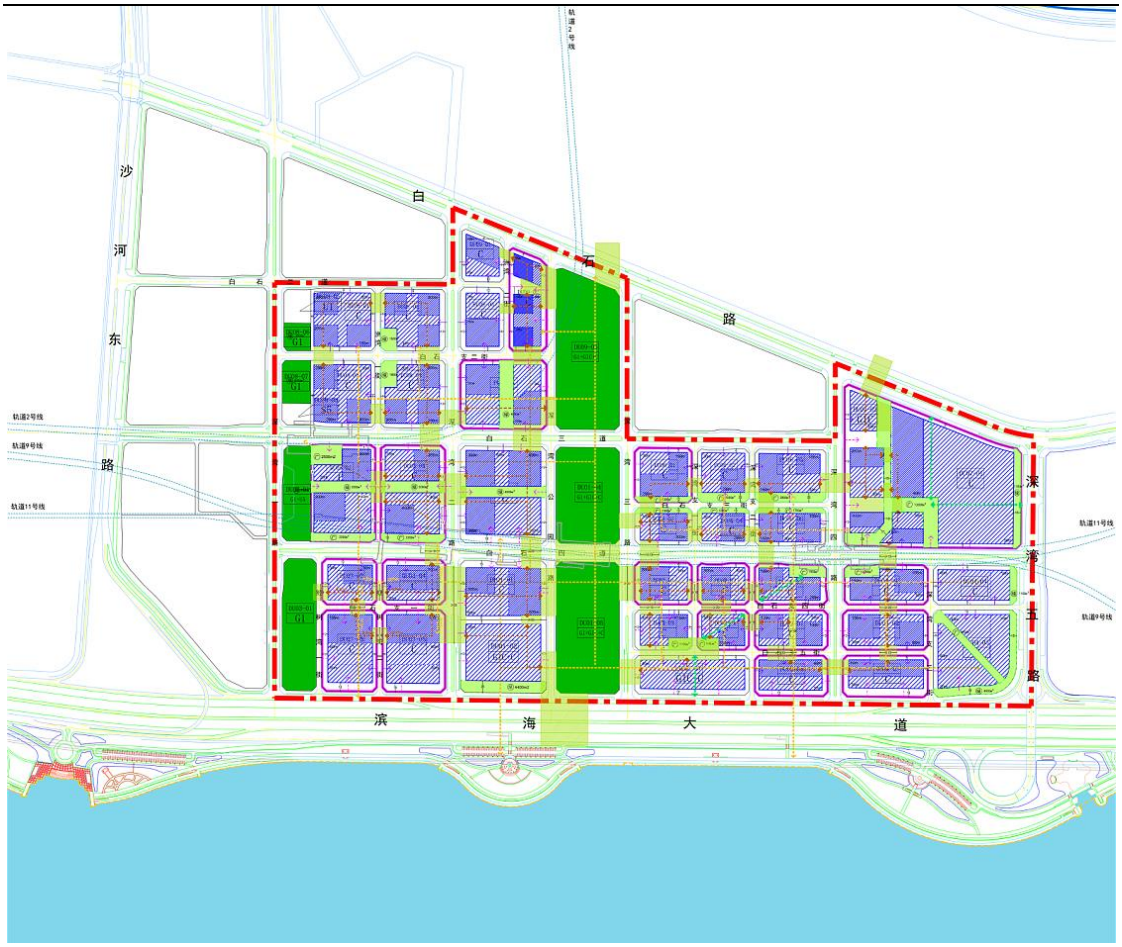

图 4 城市设计空间控制图则

Fig. 4 Spatial Control Plan of Urban Design

3.现状条件

3. Project Information

3.1 现状用地

3.1 Existing Site Conditions

深圳湾超级总部基地位于深圳湾北面，华侨城地区南部，是塘朗山-华侨城-深圳湾城市功能空间轴的核心城市功能区段之一。根据最新深圳市城市总体规划，环深圳湾地区将成为深港都市圈最重要的城市地区，成为激发深圳跻身全球一流城市的能量起点。深圳湾由西至东布局了蛇口地区、西部通道口岸、后海中心区、高新区和华侨城地区。

Located in the north of Shenzhen Bay and in the south of OCT, Shenzhen Bay Super Headquarters Base is a core segment of the Tanglang Mountain-OCT- Shenzhen Bay urban functional space axis. According to the latest master plan of Shenzhen, Shenzhen Bay rim will become the most crucial urban area in the Shenzhen-Hong Kong metropolitan area, and a base powering Shenzhen's efforts to be a first-tier city in the world. Shekou area, West Corridor port, Houhai Central District, High-Tech Zone and OCT area are included in the layout of Shenzhen Bay from the west to the east.

规划用地为原侨城南填海区，道路网格局已基本形成，现状目前以空置地为主。除以出让用地外，其余都是国有土地。

The site is a reclamation area in the south of OCT. Currently most of the land is vacant with a road network basically established. Except for the land which has already been assigned, the rest is owned by the state.

城市轨道 2 号线、9 号线、11 号线已开通运营，在规划区内设置红树湾站、红树湾南站和深湾站。

Urban railway Line 2, 9, 11 have been opened for operation. There are 3 stations including Hongshuwan Station, Hongshuwan South Station, and Shenwan Station within the planning area.

图 5 华侨城地区现状要素分析图

Fig. 5 Existing Conditions Analysis of the OCT Area

3.2 土地出让

3.2 Land Assignment

目前，按照市委市政府的工作部署，深圳湾超级总部基地已进入加速建设实施阶段，除早期联泰返还用地项目、地铁上盖投融资项目（万科臻湾汇）外，近年来已出让了中信证券、招商银行、天音通信、碳云智能、恒力、中国电子、中兴通讯、神州数码、万科、恒大等 10 个项目，已出让土地面积共 39.4 公顷，上述用地已占到规划总用地的 35%左右。

Currently, according to the work deployment of the Municipal CPC Committee and the Municipal Government, Shenzhen Bay Super Headquarters Base has ushered in a stage of accelerated construction. Besides the early land return project of Liantai Group and the investment and financing project located above the subway station (Vanke Zhen Wan Hui), a total land area of 39.4 hectares has been assigned to ten projects in recent years, including Citic Securities, China Merchants Bank, Telling Telecommunication, iCarbonX, Hengli Group, China Electronics, ZTE, Digital China, Vanke, and Evergrande, accounting for 35% of the total planned land use area.

其中地铁上盖投融资项目（万科臻湾汇）正在建设，大部分项目也已完成建筑单体设计的国际招标工作。

The investment and financing project located above the subway station (Vanke Zhen Wan Hui) is now under construction, and most of the other projects have completed international bidding for singular building design.

图 6 土地出让情况图

Fig. 6 Current Land Assignment

4.原则与目标

4. Principles and Objectives

基于以上背景，可以判断深圳湾超级总部基地作为当前深圳土地增量空间极为有限条件下的优势性节点区域，应站在深圳湾未来城市开发建设运营的角度开展研究工作，配合深圳湾超级总部基地总设计师团队，构建一个重要的协同开发平台，开展进一步的城市设计优化和深化工作，基于构建深圳湾集约、高效、生态、人性化“未来城市”的核心目标，将重点加强如下几个方面工作：

Based on the above information, it can be judged that for Shenzhen Bay Super Headquarters Base, a dominant node area under the condition of limited room for increment in land development in Shenzhen at present, its research work should be conducted from the perspective of the future urban development, construction and operation of Shenzhen Bay. It is required to work closely with the chief designer team of Shenzhen Bay Super Headquarters Base to construct an important platform for coordinated development and further refine and detail the urban design work. With the core objectives of constructing Shenzhen Bay into an intensive, efficient, ecological and human-oriented “future city”, the following aspects of work need to be strengthened:

第一、在发展愿景方面，本次国际咨询旨在谋划新时代背景下的新主题，塑造未来城市品质与特色，为深圳市打造一个融汇总部办公、文化创意、商业活力街区等功能，兼具国际品质与地区特色的生态可持续城区。

Firstly, in terms of development vision, this Open Call requests for a new theme in the new era and shape quality and characteristics of the future city, and create an ecologically sustainable urban area with both international quality and regional characteristics, integrating functional areas of headquarter offices, culture and creativity industry and commercial blocks.

第二，在城市空间方面，结合滨海大道下穿计划，统筹立体空间开发，提出结合现有创新科技手段，打造一个集约的未来城市。

Secondly, in terms of urban space, coordinate multi-level space development in consideration of the Binhai Avenue underpass project, and create an

intensive future city by means of existing innovative technology.

第三，在绿色生态方面，建设以滨海公园与中央为核心的立体公园系统，呼应华侨城片区塘朗山-深圳湾“上山下海”的空间轴线，加强建筑节能设计，细化海绵城市设计要求，打造高效的绿色生态系统。

Thirdly, in terms of green development and ecology, establish a multi-level park system with Binhai Park as the core to echo the “Mountains Overlooking the Sea” gesture of Tanglang Mountain -Shenzhen Bay space axis in the OCT area. Strengthen energy conservation design for buildings and refine sponge city design requirements so as to create an efficient green ecological system.

第四，在智慧城市方面，提出打造智能市政基础设施、智能交通管理系统，重点开展中运量交通的可行性、地面和地下车行智能交通系统、停车智能化管理等工作。

Fourthly, in terms of smart city, build smart municipal infrastructure and smart traffic management system. Focus on studying the feasibility of medium-capacity transit system and implementing at-grade and below-grade smart vehicular traffic system and smart parking management system.

第五，在人性化城市方面，打造近人尺度的城市空间，营造岭南特色街道空间，构建由二层花园平台、地面街道和地下通道组成的立体慢行系统。通过对片区进行系统性设计，为市民提供一个绿色生态、开放共享、文化活力的城市公共场所。

Fifthly, in terms of people-oriented city, create people-oriented urban spaces and streets with Lingnan characteristics, and establish a multi-level slow traffic system consisting of F2 garden terrace, at-grade street and below-grade passage. Through systemic design of the area, provide citizens with an urban public space which is green, ecological, open, shared, cultural and dynamic.

提出具有前瞻性的意见与建议，寻找积极普适的典型意义，成为集中体现深圳先锋城市理念与标准的城市设计实验场，进而向深圳、乃至全国其他地区推广城市设计经验。

Based on the above principles and objectives, we call for forward-looking

advices and suggestions that can make a typical project of general applicability, and a pilot project that embodies the vanguard urban design concept and standards of Shenzhen, whose urban design experience can be popularized to the rest part of Shenzhen, or even other regions in the country.

5.工作内容

5. Contents of Work

5.1 深入解读城市设计理念

5.1 Interpreting Urban Design Concept

深入解读“粤港澳大湾区世界级城市群巅峰之作”的含义，厘清片区面临的功能定位、产业布局、空间形象等核心问题及主要发展方向，提出符合地区发展特征且具有创想性、前瞻性的核心概念与设计对策，明确深圳湾超级总部基地的核心价值。

Thoroughly interpret the connotation of “a masterpiece of world-class urban cluster in Guangdong-Hong Kong-Macao Greater Bay Area”, clarify core issues such as functional positioning, industrial layout and spatial image and major development orientation of the area, propose innovative and forward-looking core concept and design method which are in line with local development characteristics, and specify the core value of Shenzhen Bay Super Headquarters Base.

5.2 深化研究城市功能特色

5.2 Deepening Study on Urban Functions

深圳湾超级总部基地是城市在全球经济产业链条中终级地位的典型代表，是未来深圳发展成为世界城市的一个功能中心。城市设计优化可以重点研究各地块内部功能构成与比例引导。突出城市文化功能的注入，落实建设滨海大型文化设施、打造“总部+文化”的基本定位，布局国际性文化设施及酒店、高端金融办公、文化创意及商务公寓等功能，合理配套公共文化设施和商业设施，打造具有鲜明

特色的商业活力街区。具体功能可不限于上述内容，设计机构可借鉴国内外先进经验，提出匹配发展定位的总体功能策划，同时探索多样化的功能组织模式。

Shenzhen Bay Super Headquarters Base is a typical example of the ultimate role of cities in the global economic and industrial chain, and a functional center for Shenzhen to go global in the future. The emphasis of urban design optimization may be laid on the study of functional composition and proportion within different plots. It is required to highlight the injection of urban cultural function, build large-scale coastal cultural facilities, define a basic positioning of “Headquarters + Culture”, provide international cultural facilities and hotels, high-end financial office buildings, culture and creativity facilities and business apartments, as well as proportional public cultural and commercial facilities, and create dynamic commercial streets with distinctive features. Specific functions are not limited to the above-mentioned contents. Design institutions are encouraged to draw from the domestic and overseas advanced experience and put forward an overall functional plan which are compatible to the development orientation of the Project while explore diversified functional organization models.

5.3 优化总体规划结构及开发规模

5.3 Optimizing Overall Planning Structure and Development Size

围绕设计概念与发展主题，结合目前已出让土地，对原规划“1 个云城市中心+2 个顶级街区+N 个立体城市组团”结构进行整体空间重塑，建立脉络清晰、蓝绿交织、开放共享的规划结构。统筹考虑与深圳其他城市中心区的关系，结合航空限高、交通评估等限制因素分析，优化开发规模，增强城市中心区活力。

Based on the design concept and development theme and giving consideration to the assigned land, reorganize the overall spatial layout of the originally planned structure of “1 cloud city center + 2 top-tier blocks + several multi-level urban clusters” structure, and establish a clear, open and shared planning structure with interwoven greenery and water systems. Give coordinated consideration to the area’s relations with other central urban areas of Shenzhen and, based on analysis of aviation clearance and traffic impact assessment, optimize the development size and boost the vitality of the Project

as an urban center.

5.4 融入城市开放空间系统，提升公共艺术与景观设计品质

5.4 Fitting into the Urban Open Space System, Improving Public Art and Landscape Design Quality

结合滨海大道下穿工程，突出超级总部的“零距离滨海”特征，以大华侨城山海绿轴为骨架，深化云城市中心立体公园的设计，一体化建构城市公共空间体系，改变现状公共空间缺失的意象，考虑公共空间连接、景观一体化设计，同时适当增加具有岭南特色的文化设施、市民运动休闲场地，构建可达性高、多样化的绿色空间网络，提供舒适宜人的场所体验。同时对南侧深圳湾公园滨海地区的红树林提出生态修复策略，将城市绿化向海洋延伸，构建最具深圳特色的滨海生态系统。

Highlight the characteristics of "zero distance to the sea" of the Super Headquarters Base taking advantage of Binhai Avenue underpass project, and detail the design of a multi-level park in the cloud city center with the green axis of OCT as the skeleton. Establish an integrated urban public space system to make up the current situation of inadequate public spaces. Consider public space connection and integrated landscape design, add cultural facilities and sport and leisure playgrounds with Lingnan characteristics, and establish an accessible and diversified green space network to provide comfortable and pleasant experience of place. Meanwhile, propose an ecological restoration strategy targeting the mangrove in the coastal area of Shenzhen Bay Park extending urban greenery to the sea to construct a coastal ecological system with Shenzhen’s characteristics.

对华侨城南部地区进行一体化的城市公共艺术与景观设计，保障城市公共场所体验的连续性，设计中应考虑地区内景观廊道、重要景观节点的设置，考虑不同角度的人的视觉感知体验；考虑到片区作为深圳滨海的重要段落，应对滨海大道下沉后的功能、景观、形象进行重点考虑。服务地区特色塑造以及未来发展需求，设计机构应对片区内的公共文化设施（如博物馆、演艺场馆等）进行功能策划，并结合周边片区甚至城市配比情况对规模、选址提出建议。

Provide integrated urban public art and landscape design in the southern part of OCT with continuous experience of urban public places. During design, consideration should be given to the setup of landscape corridors and important landscapes in the area, and to the visual perception of people looking from different angles. Considering that the area is located at an important juncture of Shenzhen's coastal area, design priorities should be given to the functions, landscape and image of Binhai Avenue after it becomes an underpass. In order to shape local characteristics and cater to future development demands, design institutions should make functional planning for the public cultural facilities (such as museums and performing venues) in the area and offer suggestions on their size and location in view of the configuration ratio in the peripheral areas or even throughout the city.

5.5 整合完善交通系统规划和地下空间系统

5.5 Integrating and Improving the Traffic System Planning and Underground Space System

结合现状综合交通情况和最新交通规划研究，从系统性、可操作性角度优化区域交通联系，创新内部交通组织，对片区地下道路、轨道站点、公共交通、次支路布局、慢行系统等内容进行优化完善。

Based on the current traffic conditions and the latest traffic planning study, optimize regional traffic connections in terms of systematicness and operability. Innovatively organize the internal traffic system and refine underground roads, rail transit station, public transit, branch road layout and slow traffic system within the area.

结合先进地区地下空间建设经验，探索适合深圳湾超级总部片区地下空间开发利用的合理模式，同时结合地下道路网络、轨道站点探索站点周边地区地上地下一体化创新设计。设计机构应对地下空间开发规模提出建议，并对地下商业、地下停车空间进行合理组织。梳理垂直城市二层连廊、立体公园与地面街道、地下空间的立体系统，强化立体城市空间的交互与衔接。

Work out a reasonable mode for developing and utilizing the underground space in consideration of the construction experience of underground space in

advanced areas and the features of the Shenzhen Bay Super Headquarters Base area. Meanwhile, explore integrated innovative design for aboveground and underground spaces in peripheral areas near the rail transit station in consideration of underground road network and the rail transit station. Design institutions should offer suggestions on the development size of underground space and conduct reasonable organization of underground commercial space and underground parking space. It is also required to streamline the multi-level system formed by the F2 garden terrace, multi-level park and at-grade street and below-grade spaces and strengthen the interaction and connections between urban spaces at various levels.

5.6 突出创新技术应用，凸显地域特色的城市风貌

5.6 Highlighting Application of Innovative Technology and Urban-scape with Local Characteristics

重点开展体现“深圳性、未来性、海洋性”为特征的城市滨海地区的建筑风貌研究。从宏观的城市天际线、中观的建筑空间特色和微观的海滨亲水场所建构角度对深圳湾超级总部基地进行详细剖析，借助环境心理学、行为学等研究手段和分析方法，分别从城市轮廓、建筑的视觉形象、建筑色彩、光影等方面出发，寻找独具超总性格的滨海城市风貌。

Focus on studying the architectural style of the urban coastal area representing the characteristics of “Shenzhen-styled, future-oriented and sea-oriented”. Thoroughly analyze Shenzhen Bay Super Headquarters Base from the perspective of the macroscopic urban skyline, the mesoscopic space characteristics of architectures and the microscopic coastal waterside playgrounds. With the support of research and analysis methods such as environmental psychology and environment-behavior studies, present a coastal urban style with unique Super Headquarters characteristics from the perspective of the urban contour, the visual image of buildings, building colors and light and shadow.

5.7 重点建筑研究，突出滨海标志性形象

5.7 Studying Key Buildings, Highlighting the Iconic Coastal Image

在现有规划研究成果的基础上，为了下一步对该片区的土地出让与建筑设计控制条件提出明确指引。原则上以航空限高 400 米作为整个区域的高度上限，对原有规划的建筑高度控制进行重点优化调整，深入研究世界级滨海城市天际线的构成形式，将“云城市中心”除已明确的“恒大中心”外最重要的两个标志性塔楼、两处文化设施及周边立体公园进行统筹优化研究。原规划 DU01-01 地块 A 塔高度可以结合方案需要，适当突破航空限高。

On the basis of the existing planning, point out a clear direction for subsequent land assignment and control conditions of architectural design. In principle, take the aviation clearance of 400 meters as the max. height to optimize the originally planned building height. With an in-depth study of the composition of world-class coastal city skylines, optimize the two most important iconic towers of the “cloud city center” in addition to the clearly planned Evergrande Center, and two cultural facilities and the surrounding multi-level park as a whole. The height of the originally planned Tower A on DU01-01 plot may exceed the aviation clearance if required by design.

对于重点建筑建议在前期主导功能基础上，进行功能复合和细化研究，探索提出功能复合的基本原则及对应方案；对超高层塔楼功能布局，立体公园、两处文化设施等公共设施进行功能策划和细化，周边开放空间、道路交通组织等在不影响大系统的前提下，可适当调整。

For key buildings, it is suggested to conduct detailed study and explore basic principles for and solutions to functional combination on the basis of the dominant functions at the initial stage. For functional planning of super high-rise buildings, functional layout and detailed study should be conducted on the multi-level park, two cultural facilities and other public facilities. Minor adjustments can be made to the surrounding open space and road traffic organization on the premise of not affecting the macro system.

5.8 强化空间形态的精细化规划管制

5.8 Implementing Lean Planning Control over Spatial Form

为形成粤港澳世界级城市天际线，结合航空限高进一步优化整体高度与密度

控制，突出强化其空间形态的精细化规划管制。对于成片开发的街区项目，如何运用现代城市设计理论和有效的规划管理手段来确保其高质量的城市环境，是未来城市建设管理的重点关注内容之一。以整体化、规模化、标准化的模式实现深圳湾“未来城市”城市设计理想的空间形态为目标，探索空间控制要素体系以及控制指标。

In order to form the world-class city skyline of Guangdong-Hong Kong-Macao Greater Bay Area, the overall height level and density control should be optimized based on aviation clearance via lean planning control over the spatial form. For block development projects, how to use modern urban design theory and effective planning management methods to ensure high-quality urban environment will be a key concern of future urban construction management. The goal is to realize the urban design ideal of “future city” in Shenzhen Bay through an integrated, large-scale and standardized approach, and explore the space control element system and control indicators on such basis.

对于出让地块和出让单元，其空间控制要素建议包括但不限于：

For assigned plots and units, the suggestions for space control elements include but are not limited to:

（1）保证规划整体性原则的规划单元建筑总面积控制，精细化研究单个地块的开发建设指引，重点研究界定城市设计中刚性与弹性的管控要素。

（1）Control the total floor area of the planned unit based on the holistic principle of the planning. Conduct fine study on the development instructions of individual plots. Focus on studying controlling elements that define the rigidity and elasticity of urban design.

（2）重点研究地下 24 米至地面 24 米之间的近人尺度城市空间，突出城市街道界面、立体慢行系统和复合智能交通、市政系统研究。

（2）Focus on the study of people-nearing urban space between Level 24m underground and Level 24m aboveground, with the highlights on urban street interface, multi-level slow traffic system and composite intelligent traffic

as well as municipal system.

（3）划定多级建筑退线，控制裙楼、塔楼外边界和裙楼、塔楼高度。对建筑高度的弹性管控幅度提供明确建议。建议地块四边突出人性化尺度设计，通过不同的建筑贴线率控制，以形成具有亲人尺度、公共服务功能和完整连续感的街道空间。

（3）Building setback. Define multi-level building setback lines and control the outer boundary and height of the tower and podium buildings. Put forward clear-cut suggestions for the extent of flexible control over building height. It is suggested to highlight humanized scale on the four sides of the plot and employ different ratios of building length to streetside red line length to form friendly, holistic and uninterrupted street spaces with public service functions.

（4）根据片区公共服务设施布置的整体结构，部分地块应在裙房或首层设置城市商业文化及其他服务设施。对其功能面积和业态进行要求，并规定其联系二层步行连廊和地下步行连廊的出入口位置。

（4）Based on the overall layout of public service facilities in the area, provide commercial, cultural and other service facilities in podium buildings or the first floor of buildings on some plots. Propose requirements for their functional areas and trades, and specify the location of accesses linking up the F2 corridor and the underground pedestrian passage.

（5）制定深圳湾未来城市街道设计标准。

（5）Define design standards for future urban streets in Shenzhen Bay.

（6）公共步行通道控制。结合地铁站和地下功能开发，形成地下步行通道系统；结合地面绿地及沿街公共服务功能，形成地面步行通道系统；结合立体公园、二层连廊设置和建筑公共服务功能，形成空中步行通道系统。

（6）Implement control over public pedestrian passages. Establish an underground pedestrian passage system in combination with the development of subway stations and underground functions, an at-grade pedestrian passage system in combination with the green space on the ground and public

service functions along the street, and a sky pedestrian passage system in combination with the multi-level park, the F2 corridor and public service functions of buildings.

（7）通过物联网技术和未来智能交通管理技术，分析研究机动车停车位和地下停车设置。制定停车位的配置标准，规定机动车地面出入口位置以及联系公共停车环道系统的出入口位置。

（7）Use the technologies of Internet of Things and future intelligent traffic management to analyze vehicle parking spaces and underground parking layout. Develop configuration standards for parking spaces, put requirements on the location of surface vehicular accesses and the accesses leading to the public parking loop system.

（8）建筑形体控制。常规建筑应采用单一方向（垂直或水平）的主导线条，不宜造成裙楼、塔楼的对比，塔楼不宜完全设在裙楼之上。裙楼近人界面应保持连续的服务展示功能界面，和较高视觉通透性。对塔楼顶部形态，提供多种建议形态。提供建筑体量、色彩、表皮等详细设计指引。

（8）Architectural form control. Conventional buildings should adopt dominant lines in a single direction (vertical or horizontal). It is not preferred to create a contrast between a podium and tower building, or to place a tower building completely on a podium building. The people-nearing facade of a podium building should maintain a continuous display of service functions and a relatively high visual transparency. A variety of suggestions for tower top form should be provided . Detailed design guidelines for building volume, coloring and facade designs are also required.

（9）夜景观照明规划的控制指引。对于深圳湾滨海城市界面进行重点控制引道。在保护夜间生态环境的前提下，突出局部地区的城市夜景观门户意向。

（9）Guidelines for the control of nightscape lighting planning. Priorities should be given to control coastal city interface of Shenzhen Bay. On the premise of protecting nighttime ecological environment, highlight the imagery of urban nightscape gateway in some areas.

（10）弹性奖励调整政策研究。探索空间控制体系下的弹性调整政策，参考国外容积率奖励政策案例，通过控制要素的奖励补偿措施，实现建筑高度、开放空间、城市界面等的有机调整。

（10）Study on bonus policies for flexible adjustment. Explore a policy for flexible adjustment under the spatial control system. By referencing the foreign policies regarding FAR bonus, take measures to reward control elements thus realize organic adjustment of building height, open space and city interface.

6.成果构成

6. Composition of Submissions

本次国际咨询方案设计成果应能完整、清晰的表达规划思路，并形成利于宣传展示的成果，包括但不限于以下内容：

The submissions of this Open Call (excluding those of the design detailing, refining and coordination phase) should express the planning concepts in a complete and clear manner, and should be conductive to promotion, including but are not limited to:

6.1 城市设计报告

6.1 Urban Design Report

提出深圳湾超级总部基地城市设计思路，具体详实的阐述目标愿景、总体结构、空间布局、公共空间设计、城市景观设计、重要地标与公共建筑策划与初步形象设计、三维形态设计及开发强度安排、综合交通设计、立体慢性系统、地下空间组织等内容。

Propose the urban design concept of the Shenzhen Bay Super Headquarters Base, and elaborate on the goals, visions, overall structure, spatial layout, public space design, urban landscape design, key landmarks and public building planning and preliminary image design, three-dimensional form design and development intensity arrangement, comprehensive traffic design, multi-level slow traffic system, underground space organization, etc.

6.2 图件

6.2 Drawings

（1）现状分析图纸（若干）

（1）Status analysis drawings (several)

（2）表达设计概念和方案构思的相关图纸

（2）Relevant drawings illustrating design concepts and plans

（3）城市设计总平面图

（3）Master plan of urban design

（4）空间结构与功能板块示意图

（4）Schematic diagrams of spatial structure and functions

（5）用地功能规划图（含控制指标）

（5）Drawings of land function planning (including control indices)

（6）城市设计空间控制图

（6）Space control drawings of urban design

（7）公共开放空间及绿地系统规划图

（7）Planning drawings of public open space and green space system

（8）综合交通规划图及相关分析图

（8）Integrated traffic plan and related analysis drawings

（9）立体慢行系统分析图

（9）Analysis diagrams of multi-level slow traffic system

（10）地下空间规划图（分层）

（10）Underground space planning drawings (by level)

（11）中央立体公园景观设计图

（11）Landscape design of central multi-level park

（12）滨海大道上盖公园景观设计图

（12）Landscape design of the park above Binhai Avenue

（13）三维形态分析图

（13）Three-dimensional form analysis graphics

（14）总体鸟瞰图（若干）

（14）Overall aerial views (several)

（15）标志性建筑相关设计图及效果图

（15）Design drawings and renderings of landmark buildings

（16）重要节点相关设计图及效果图（若干）

（16）Design drawings and renderings of important nodes (several)

（17）相关经济技术指标

（17）Relevant economic and technical indicators

（18）设计方可提供其他展示设计的分析图

（18）Other analysis diagrams which can further demonstrate the design

6.3 成果规格与数量

6.3 Specifications and Quantity of Submissions

（1）规划研究报告文本：A3 规格（297mm×420mm），装订成本，一式 10 本，无篇幅限制要求；

（1）Planning study report: 10 copies bound into book form in A3 (297mm × 420mm) with no length limit;

（2）展板：A0 规格（840mm×1180mm）1 套，图版装裱，6 张；

（2）Display boards: 1 set (6 pieces) of drawings mounted on A0 (840mm × 1180mm) display boards;

（3）多媒体演示系统：MP4、AVI 或 WMV 格式，时间控制在 5 分钟以内；

（3）Multimedia presentation system: in MP4, AVI or WMV formats lasting 5 minutes;

（4）实体模型：尺寸为 2.5 米*2 米。重点表达详细城市设计范围，比例统一为 1：1000；

（4）Solid models: 2.5 m * 2 m in size, focusing on detailed urban design scope, under a unified scale of 1:1000;

（5）三维数字化模型文件：Sketchup 或 3Dmax 文件格式，用于置入城市仿真平台；

（5）3D digital model files: in Sketchup or 3Dmax formats to be embedded into the city simulation platform;

（6）现场汇报演示文件：PPT 或 PDF 格式，汇报时间控制在 20 分钟内（含翻译时间及多媒体播放时间）；

（6）On-site presentation files: in PPT or PDF format, with a reporting time within 20 minutes (including translation time and multimedia play time);

（7）电子文件：U 盘及光盘各提交一份，含规划研究报告（PPT、doc 文件或可编辑的 PDF 文件）、CAD 图纸（包括规划总平面图、土地利用规划图、空间控制图则等图纸的 DWG 文件）、评审展示用图（A0，300DPI 的 JGP 或 PDF 文件）、多媒体演示系统（MP4、AVI 或 WMV 格式）、三维数字化模型文件（Sketchup 或 3Dmax 文件格式），现场汇报演示文件（PPT 或 PDF 文件）等。

（7）Electronic files: one copy of USB and CD-ROM respectively, including planning study report (PPT, doc file or editable PDF file), CAD drawing (including master plan, land use plan, space control plan and other drawings in DWG formats), display drawings for evaluation (A0, JGP or PDF

files (300 DPI)), multimedia presentation system (in MP4, AVI or WMV format), 3D digital model files (in Sketchup or 3Dmax format), live presentation files (PPT or PDF documents) and so on.

* 以上所有设计成果文字必须采用中英双语，中英文内容如有出入以中文为准。

* All the above submissions must be produced bilingually in both Chinese and English. If there is any discrepancy between Chinese and English, the Chinese version shall prevail.

* 设计机构须遵守中华人民共和国及地方政府和部门颁布的有关商业秘密保护的法律法规和管理规定，对甲方提供的技术、经济资料及有关信息予以保密。未经甲方书面允许，乙方不得向第三人泄露、转让甲方提供的技术、经济资料及有关信息，不得将乙方获得的甲方的有关资料与信息用于本次咨询设计以外的其他用途。如违反上述要求给甲方造成损失的，须赔偿甲方因此所遭受的全部损失。

* The design firm shall abide by the laws, regulations and management regulations promulgated by the People's Republic of China and local governments and departments regarding the protection of business secrets, and shall keep the technical, economic and related information provided by Party A confidential. Without the written permission of Party A, Party B shall not disclose or transfer the technical, economic and related information provided by Party A to a third party, and shall not use relevant materials and information obtained from Party A for other purposes other than this Open Call. In case of any loss to Party A in violation of the above requirements, Party B shall compensate for all the losses incurred to Party A.

附件 1：深圳市规划国土委仿真模型数据要求

Attachment 1: Data Requirements of SUPLRC for Simulation Models

1.模型文件格式：

1. Model File Format:

Sketchup、3Dmax 或者犀牛（Rhino3D）文件，建议使用前两者。如建筑有材质，须提供立面材质贴图等文件。

Provide Sketchup, 3Dmax or Rhino 3D files, preferably the first two. If construction materials are required, image of the façade materials need to be provided.

2.模型深度要求：

2. Detailing Level of the Model:

设计机构综合考虑方案展示、制作时间等因素，自行确定模型的精细程度，对片区内重要的公共文化建筑可适当进行细节刻画，模型应至少包含建筑体量、高度等基本信息。

Design firms may determine the detailing level of the model in view of such factors as design display and model fabrication time, and may include certain details of important public cultural buildings in the area. The model should at least contain basic information such as building volume and height.