



嵊州市城南新区核心区 总体设计

Shengzhou South City Core Area
Masterplan

COMPANY B

2016 年 3 月



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项目概况

INTRODUCTION



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Introduction







项目概况

项目位于嵊州市城南新区，基地范围为东至上三高速，南至甬金高速，西至新昌江，北至剡溪，规划总面积7.8平方公里。

嵊州城市快速的城镇化发展趋势以及城市发展中心南移，使得城南新区成为嵊州市社会经济发展以及新型城镇化建设的重要功能区块。也是嵊州城市复兴的重点区块。

然而，城南新区的快速发展势头与基础设施、公共服务设施配套之间的矛盾，以及区域现有功能不完善，不但制约了城南新区的持续、健康发展，也对嵊州城市的整体布局与长远发展构成不利影响。

在国际设计团队的广泛深入研究的基础上，在不断讨论和设计理念碰撞之下，团队制定出了针对嵊州实际发展情况的设计理念和一系列的设计原则，力争将基地打造成为嵊州的政治、商贸、文化和居住中心。

文本提供了基地的背景分析、案例研究、项目定位及设计理念，概念总图及重点区域的细化设计。

INTRODUCTION

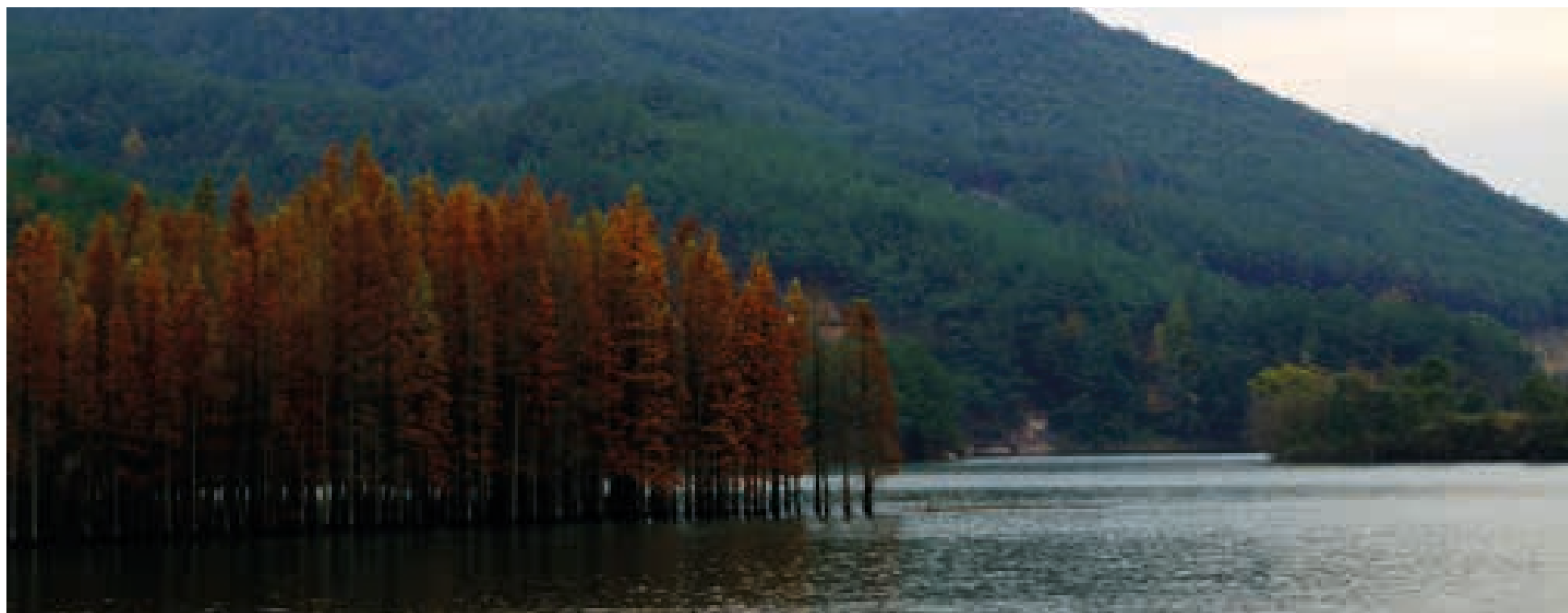
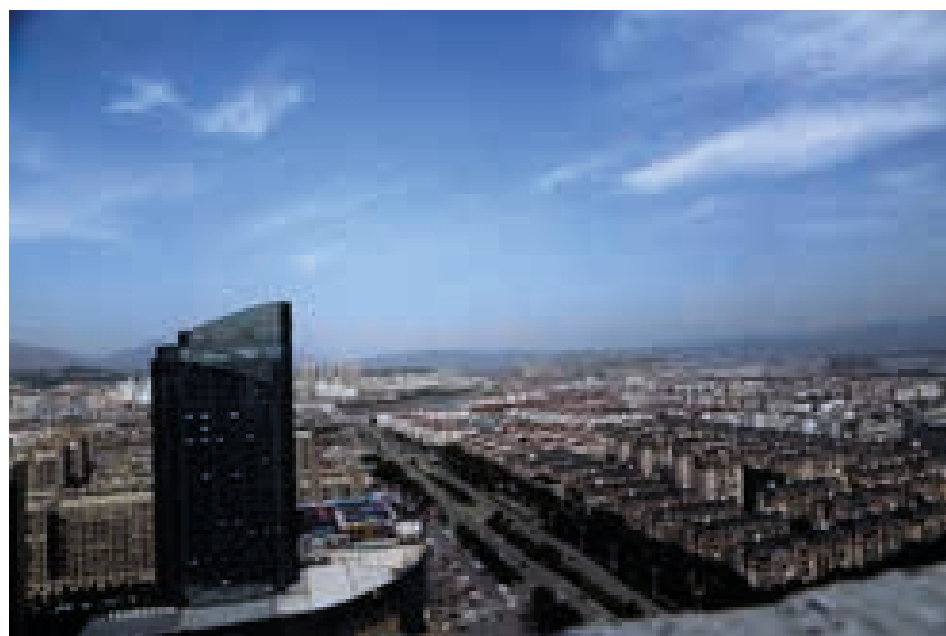
The project is located in Shengzhou South City New District, with site boundaries to the Shangshan Expressway to the east, the Yongjin Expressway to the south and the Xinchang River to the west. The total site area is 7.8 km².

Shengzhou is developing rapidly with the city growing to the south, so that the site is becoming a key area for the Shengzhou's future development. The site is therefore located at the heart of the city in terms of transport and socio-economic dynamics and has great potential for the next round of growth in Urbanism V2.0. It is an extremely important location in terms of Shengzhou's Renaissance.

There are, however, conflicts arising from the south part of Shengzhou's rapid development and the lack of urban infrastructure, which is an obstacle to the city's healthy and sustainable development.

Our international design team has gained a thorough understanding of the existing site and, in the course of a collaborative brain-storming process has developed a series of design concepts and principles to create a new centre for commerce, culture, education and residential renewal.

This report consists of chapters covering the site context, case studies, project positioning and masterplan design including key areas in more detail.



设计目标

Design Target

设计目标

- 遵循《嵊州市域总体规划（2006-2020）》的指导意见，提供针对与基地的总体设计方案
- 将基地有机更新成为未来的嵊州政治、商贸、文化和居住中心
- 提出能体现活力嵊州核心区域的方案
- 方案应系统梳理基地的城市功能，完善配套设施
- 通过公共界面的打造，提升城市的整体面貌，建立一系列有特色的城市节点及通廊，将基地打造成为具有自然生态景观以及特色文化的区域
- 提供一个可行的方案，来引导后续的实施方案

DESIGN TARGET

- To maintain consistency with Shengzhou's Overall Masterplan (2006-2020) by producing a masterplan that contributes to the realisation of the goals set out in the plan
- To establish Shengzhou's administrative, business, cultural and residential future through a Renaissance programme for the site
- To develop a design proposal that will enable the site to become the future heart of Shengzhou
- To set out an improved mix of uses by means of design proposals for the city centre, supported by enhanced infrastructure facilities for the citizens
- To raise the city's appearance and profile through public realm improvements focussing a series of key spaces and landscape corridors to build up a sustainable environment with high quality cultural facilities
- To provide a deliverable design proposal that can lead the way for Shengzhou's future

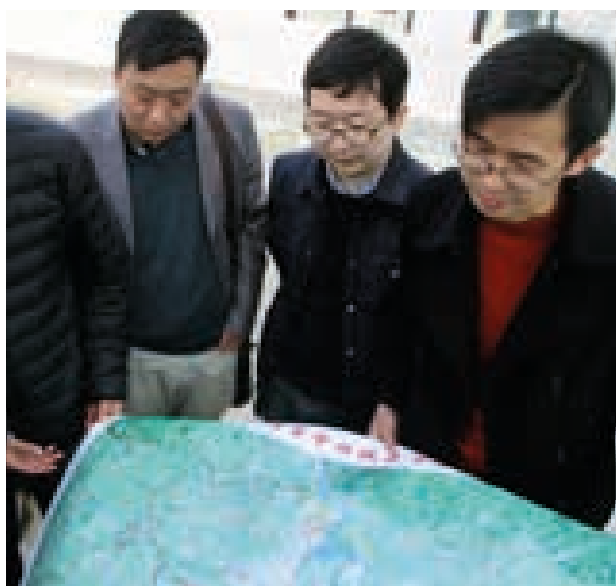
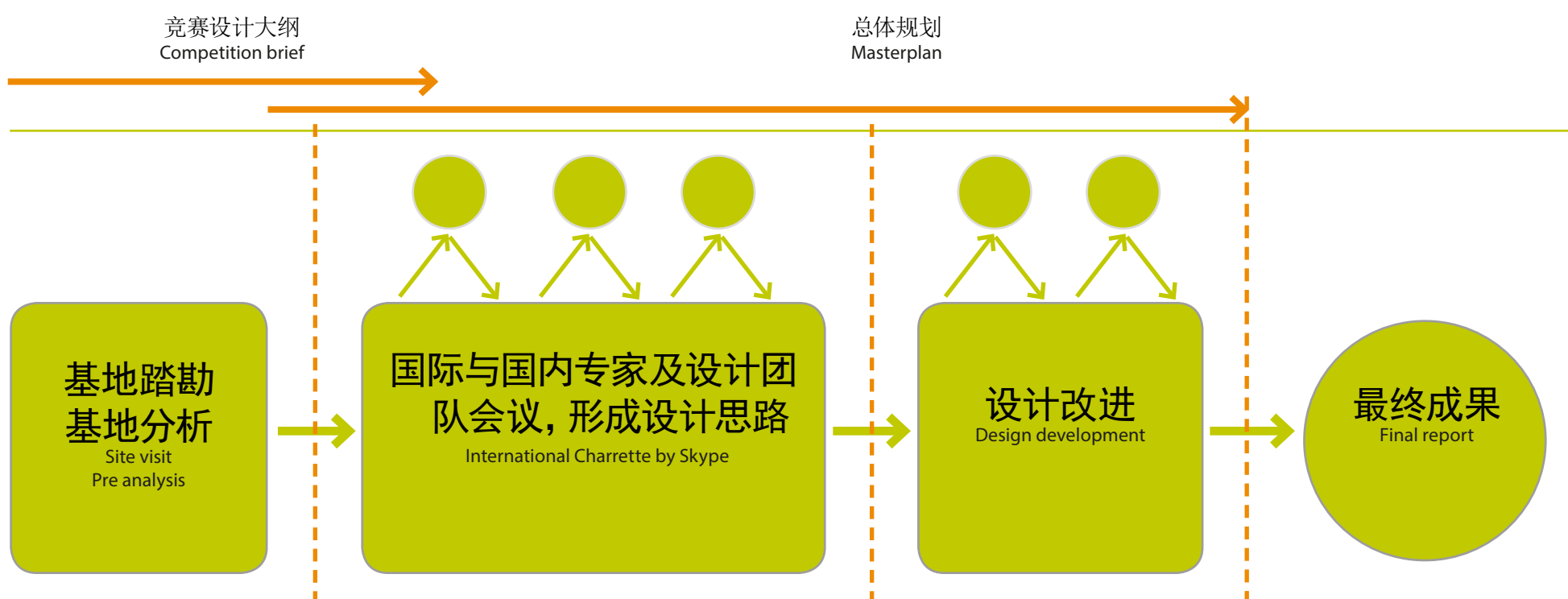


互动设计过程

本次设计采用互动式的设计过程，国际设计团队与国内外的规划、景观、可持续发展、建筑专家和设计师通过视频会议的方式，进行沟通和头脑风暴，并分别在国内外两地进行后续的高强度设计研讨会，逐步形成了设计思路。设计团队在后续的设计改进过程中，不断吸收各方专家对方案的意见并进行设计改进，形成了最终的设计成果。

INTERACTION DESIGN PROCESS

The design proposals have been generated through an interactive design process involving our international team with expertise in planning, landscape design, sustainable development and architecture. The team used the intensive Charrette methodology with a series of brain-storming sessions in the UK and China, facilitated by Skype and international conference calls, to explore design options and solutions as a means of arriving at the final proposals.



基地分析

SITE CONTEXT

2

基地航拍图 / Aerial view of the site



嵊州

嵊州市，地处浙江中部偏东，东邻奉化和余姚，南毗新昌、东阳，西连诸暨，北接上虞、绍兴。市境四面环山，中为盆地，剡溪横贯其中，地貌构成大体为“七山一水二分田”，地势自西南向东北倾斜。

全市总面积1789平方公里，户籍总人口73.37万人（2013年），2013年，全市实现生产总值396.37亿元。

嵊州城南新区核心区（规划范围）

根据任务书，嵊州城南新区核心区（基地）总体设计的范围北至剡溪、西至新昌江、南至甬金高速公路、东至上三高速公路，总用地面积约7.8平方千米。

基地是嵊州市中心城区的南部核心区域，是嵊州未来的政治、商贸、文化

SHENGZHOU

Shengzhou is located just to the east of Zhejiang Province, with Fenghua and Yuyang to the east and Xinchang and Dongyang to the south. The city's main topographic character is that of the hills that encircle it and the Shan river that runs through it.

Shengzhou's overall area is 1789 km2, its population in 2013 was 730,000 and its GDP was 36.9 billion Yuan.

SHENGZHOU SOUTH CITY NEW DISTRICT CORE AREA(SITE)

The brief indicates that the Shengzhou South City New District Core Area site is bounded by the Shan River to the north, the Xinchang river to the west, the Shangshan Expressway to the east, the Yongjin Expressway to the south, with a total site area of 7.8 km2.

The site is part of the Central Shengzhou area and, in the future, will become Shengzhou's administrative, commercial, trade, cultural and residential centre.



嵊州在全国及浙江区位示意图 / Location of Shengzhou



基地在嵊新区区域区位示意 / Location of Site

上位规划分析

Previous Planning Review

嵊州市总体规划 （2006 – 2020）

嵊州市总体规划确立了嵊州市“以剡溪、黄泽江、长乐江为纽带，一主城三副城”的组团式布局结构。将城南新区定位为：城市南部的中心区，嵊州新昌组群城市的行政、科技、文化、商贸服务中心，未来嵊新组群的城市核心区。

SHENGZHOU OVERALL MASTERPLAN (2006 -2020)

The “Shengzhou Overall Masterplan” set up the main structure for Shengzhou as consisting of One central city and three Sub- cities. Our site's positioning is that as the centre of the South city, Shengzhou – Xinchang city administration, science and technology, culture, trade and service centre, it is in effect the future centre of Shengzhou – Xincheng city.

嵊州市总体规划 / Shengzhou City Overall Masterplan



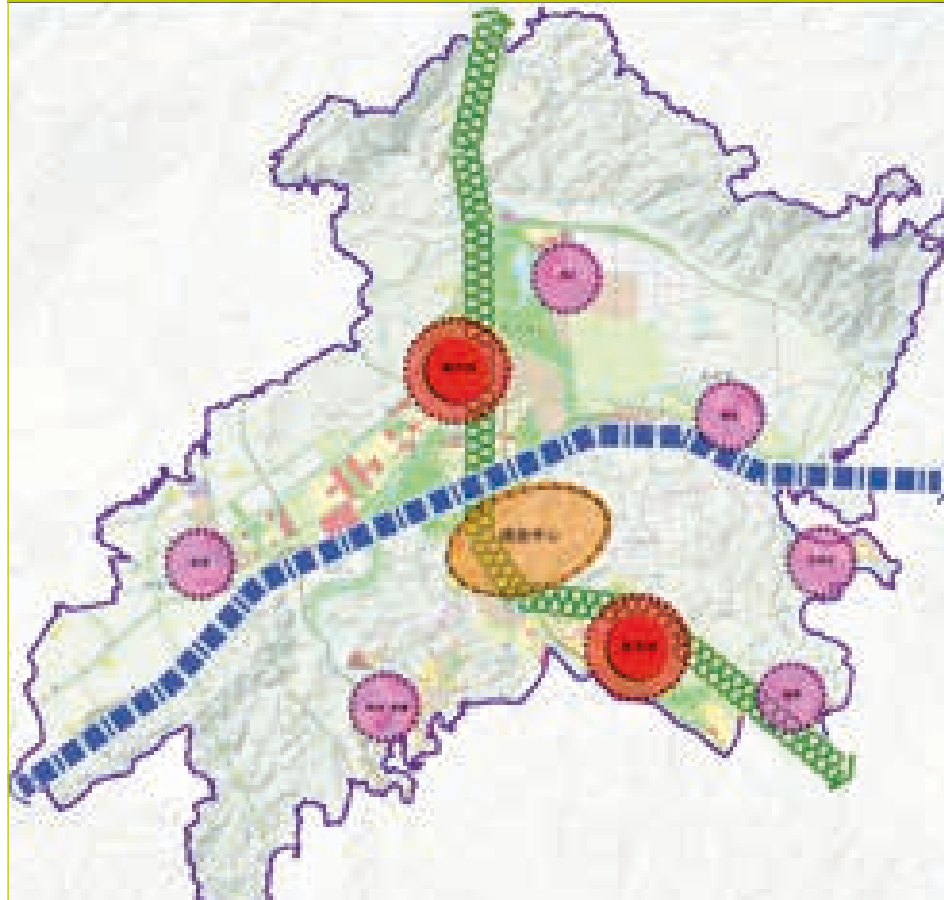
嵊新组合城市发展空间协调规划

嵊新组合城市发展空间协调规划是在城市集约发展，嵊州新昌统筹发展的需求下进行编制，空间上形成“一心、两核、两带、六片”的总体格局。基地位于嵊新组合中心与嵊州老城区的中间，是未来城市发展的重心与门户。

SHENGZHOU - XINCHANG CITY DEVELOPMENT PLANNING

Shengzhou - Xinchang City Development Planning set up the development structure of “ One heart, Two Cores, Two Corridors, Six Areas”. Our site, located between Shengzhou Old City centre and Shengzhou - Xinchang centre, will become the future Shengzhou centre to link the two cities

嵊新组合城市发展空间协调规划 / Shengzhou - Xinchang City Development Planning



嵊州市城南编制单元控制性详细规划 / Shengzhou Previous South City CDP



嵊州市城南编制单元控制性详细规划 (2010.9)

2010年编制的嵊州市城南控制性详细规划中，提出了将城南新区作为嵊州城市新中心，以市级公共服务、宜居生活等功能为主的生态型、综合性城市新区。控规提出了“二轴、二心、三廊道”的规划格局，此次规划范围包含了其中环城南路与官河路的两条发展轴线，城市级中心，以及三条交通水系廊道。

SHENGZHOU PREVIOUS SOUTH CITY CDP (2010.9)

Shengzhou South City CDP, produced in 2010, brings out the positioning of the site: New Shengzhou city centre and the heart of Shengzhou – Xinchang comprehensive development of City level public services, liveable, tier two industrial eco-city. The key structure of CDP is “Two axes, Two hearts, Three Corridors”.

嵊州市三江口地区城市设计 / Shengzhou Three River Area Urban Design



嵊州市三江口地区城市设计 (2013.11)

三江口城市设计基地由三个区块组成（城南区块、城西区块和丽湖区块），其中城南区块位于基地中。三江口城市设计中城南新区沿新昌江的区域将是高强度的开发，定位为展示城市活力与形象的商务中心区。

SHENGZHOU THREE RIVER AREA URBAN DESIGN(2013.11)

Three River Area Urban Design including parts of our site, along the Xinchang River area, is proposed as a high density business district of Shengzhou.

嵊州特色分析

Shengzhou Unique Selling Point

特色产业 CHARACTERISTIC INDUSTRY



领带制造 Tie manufacturing



服饰基地 Cloth



厨具生产 Kitchen Implements



电声元件及生活电器 Household applications

文化历史 CULTURE & HISTORY



越剧 Yue Opera



书法 Calligraphy



嵊州吹打 Shengzhou Chuida



名人归隐地 Place for Celebration to Seclusion

传统手工艺及特产

TRADITIONAL HANDCRAFT



竹编 Bamboo Weaving



根雕 Root Carving Sculpture



茶叶 Tea

嵊州独特的卖点

1. 特色产业

嵊州是第一批经济开放县市，中国综合实力百强县市。特色产业包括领带制造、针织服饰、厨具生产、电声零件和电机生产。被称为中国厨具之都、电声零件之都、丝针织服装生产基地、小功率电机生产基地。

2. 文化历史

嵊州有1200多年的建县历史，素有“东南山水越为最，越地风光剡领先”的美誉，以“百年越剧诞生地、千年剡溪唐诗路、万年文化小黄山”闻名于世。由此吸引了古往今来，多位名士归隐于此，如著名书法家王羲之、山水诗鼻祖谢灵运等。

嵊州是越文化的发祥地之一，是越剧的发源地，全国著名的越剧之乡。

同时，嵊州还有其特有的吹打艺术，列入第一批国家级非物质文化遗产名录。

3. 传统手工艺及特产

勤劳聪慧的嵊州人民还拥有许多特色的传统手工艺及特产。嵊州竹编在被评选入第三批国家级非物质文化遗产名录。嵊州根雕，以其“七分天成，三分人工”的特色，丰富了根艺的表现形式和创作手法，嵊州根雕在2008年列入浙江省非物质文化遗产名录。

SHENGZHOU UNIQUE SELLING POINTS

1. Characteristic industry

Shengzhou is in the first group of economic and open cities, and is one of China's comprehensive strength Top Hundred Cities. The industries for which it is best known include tie manufacturing, clothing, and the production of kitchen implements, electro-acoustic parts and motors.

2. Culture & history

Shengzhou has a history of over 1200 years, known as most beautiful place in Yue. With its deeply-rooted cultural heritage, numerous celebrities have made Shengzhou their home, such as the famous calligrapher Wang Xizhi, the founder of landscape poetry in China, Xie Lingyun, and many others.

Shengzhou is the birthplace of Yue culture, and the home of Yue Opera.

Shengzhou also has its own unique art of percussion, for which it was included in the first National Intangible Culture selection.

3. Traditional handcraft & special local production

Shengzhou's Bamboo Weaving and Root Carving Sculpture is a local traditional handcraft.

Shengzhou's tea has been ranked as a top product in China in the last few years.

周边县市产业现状

Surrounding Cities Industry Situation

嵊州与新昌产业现状

嵊州与新昌现有大大小小的工业园区多达二十多处，主要以厨具生产、领带、纺织、电声元件与生活电器的传统制造业为主，以产业集群的形式存在。这些企业规模一般为中小型规模，虽然有经营灵活，风险小等优点，但是大量的中小型企业缺乏企业的创新意识，往往难以产生产品的创新。不少产业还停留在模仿、低价竞争阶段，创新能力与竞争能力不强，产品附加值低。

与浙江的其他地方一样，大多数的工业属于资源消耗型和劳动密集型，主要靠的是劳动成本的优势进行粗放式的经营，在成长过程中对资源和能源的消耗严重，在一定地区对环境和生态的破坏也比较严重。

面临问题：

- 企业缺乏中高层次人才，特别是缺乏高素质的技术人才与专业人才。
- 中高层次人才留不住，外来人口大多为低技能的劳动人口。
- 企业缺乏创新能力。

SHENGZHOU & XINCHANG INDUSTRY CURRENT SITUATION

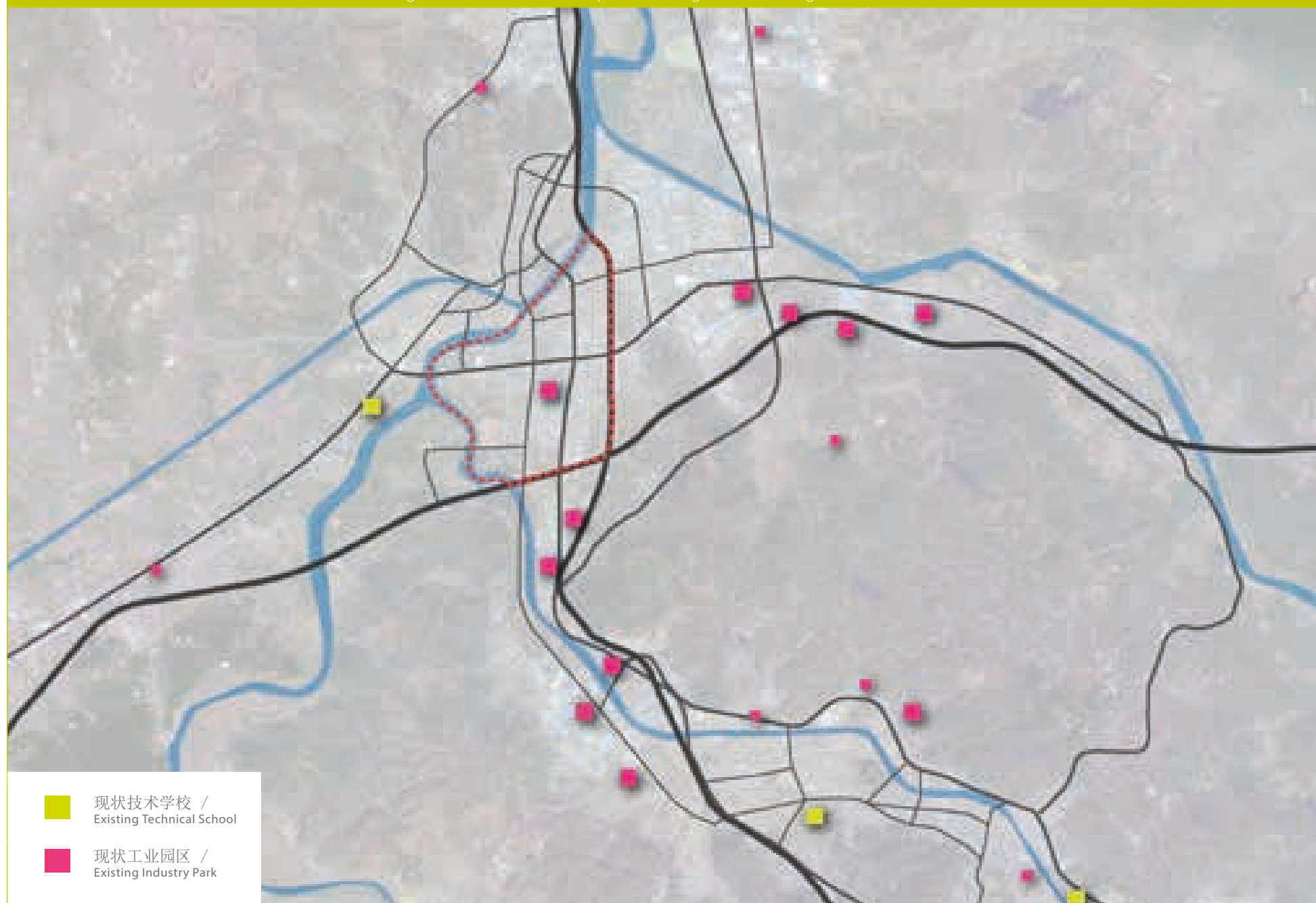
Shengzhou & Xinchang have industrial parks of various scales, of which over 20 have made their main focus on kitchen installations and the production of ties, cloth, and electro-acoustic components. These industrial factories are generally of small scale and medium size and, although this has many advantages, such as flexibility in operation and lower levels of risk, lots of them are lacking in terms of innovation, concentrating more on imitation of low cost products with low competitiveness, and low added value.

Like other places in Zhejiang province, most of the industry relates to resource consumption and is labour intensive, generally relying on the advantages of cheap labour cost. The production process is wasteful of resources and energy, and also poses risks of environmental pollution.

PROBLEMS:

- Lack of medium or high level talent in the enterprises
- Difficulties in keeping medium or high level talent; population from outside Shengzhou are mostly low skill workforce.
- Enterprises lack innovative capabilities
- Lack of Technical Schools (3 technical schools in Xinchang & Shengzhou) means there an inadequate supply of high skill staff.
- Many enterprises waste resources and energy, and pose a risk regarding pollution of the environment.

嵊州及新昌现状技术学校与工业园区分布 / Existing Technical School & Industry Park in Shengzhou & Xinchang



产业升级发展策略

为了解决嵊州以及周边区域产业所面临的问题，我们建议：

- 将产业集群区与创新体系紧密结合起来，引入设计型技校，就地培养创新型和高技能人才
- 提高自主创新能力，推动产业由低成本向创新型转变，增加产品附加值
- 提升城市面貌，完善基础设施，留住人才，并吸引外来人才长期居住工作在嵊州

本次设计的基地，城南新区作为嵊州市中心城区的核心区域，应成为嵊州城市发展的示范区。从现有以制造业和杂乱的城中村为主的城市面貌，发展蜕变成成为嵊州的政治中心、商贸中心、文化中心以及理想住区。以完善的配套、优美的环境、深厚的文化底蕴吸引高技能人才长期居住和工作在嵊州。同时，我们也建议在基地内设立一座以设计创新为特长的技术学校，专门为嵊州及周边区域相关产业输出高技能的人才。

INDUSTRY UPGRADE DEVELOPMENT STRATEGY

To overcome Shengzhou's problems, we propose:

- The integration of manufacturing industry with innovation systems, the establishment of a technical school specialising in design and innovation and the raising of the skill levels of local professionals
- The increase of creative abilities, through a transition from low, labour-intensive industry to a high value innovation culture, producing higher value commodities
- The improvement of the city's appearance and infrastructure, retention of local high skill staff and attraction of highly skilled talent from elsewhere to live and work in Shengzhou.

Our site is the core area of Shengzhou city centre, ideal for Shengzhou's future development. From the existing situation, consisting mainly of manufacturing industry and poor quality housing, we plan to upgrade Shengzhou's centres of administration, commerce, trade and culture, and to create high quality residential neighbourhoods. Highly skilled staff are to be attracted by the combination of a beautiful environment, established culture and history and well-planned infrastructure. At the same time, we propose the establishment of a new technical school specialising in design and innovation, as a seedbed for high skill talent to bring new life to Shengzhou and Xinchang's trademark industries of cloth and tie production.

推动产业升级，增加产品附加值 / Upgrade the industry, Increasing the production value



城南新区核心区城市发展升级 / Upgrade the site

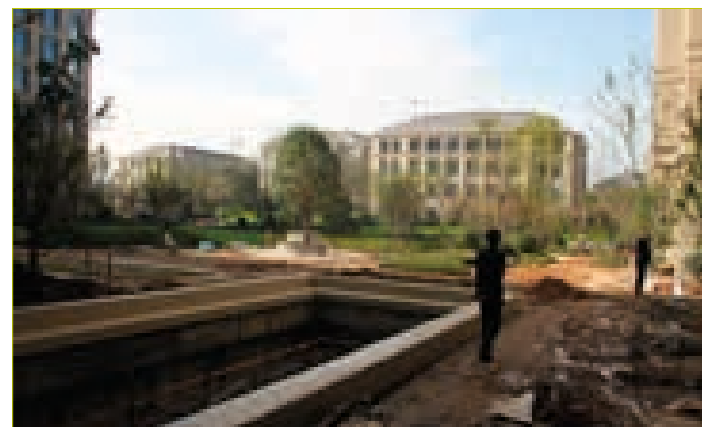
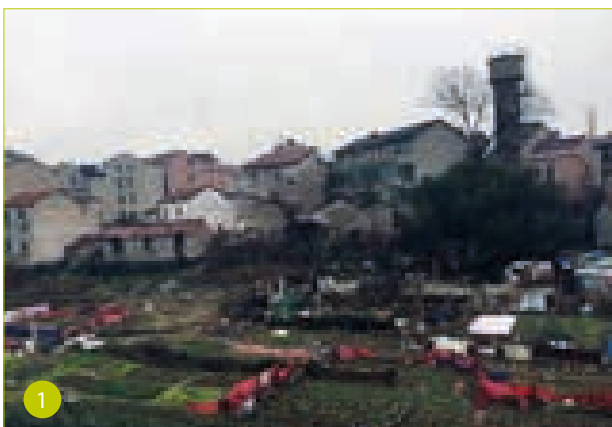
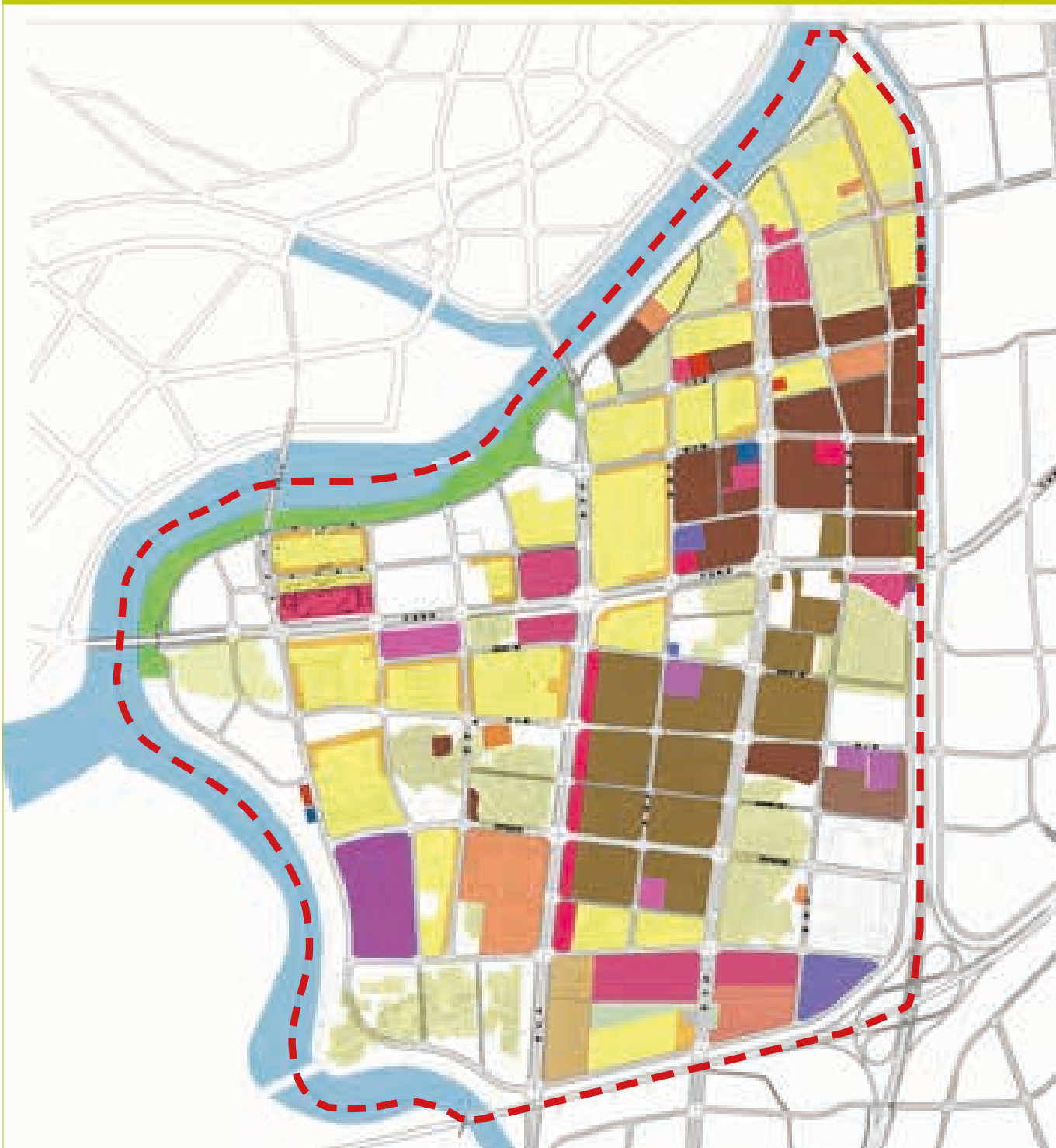


用地现状图

Existing Landuse

- 城中村 / Urban Village
- R2 二类居住用地 / Tier 2 Residential
- RB 商住混合用地 / Mixuse of Commercial & Residential
- A1 行政办公用地 / Administrative Land
- A2 文化设施用地 / Culture facility
- A3 科研教育用地 / Education
- A5 医疗卫生用地 / Health Care
- B1 商业设施用地 / Commercial Facility
- B2 商务设施用地 / Business Facility
- B4 公用设施营业网点 / Public Infrastructure
- B9 其他服务设施用地 / Other Service Facility
- W1 一类仓储用地 / Tier 1 Warehouse Land
- M1 一类工业用地 / Tier 1 Industry
- M2 二类工业用地 / Tier 2 Industry
- S5 交通枢纽用地 / Transportation Hub
- U2 环境设施用地 / Environment facility
- G1 公园绿地 / Park
- G3 广场用地 / Square

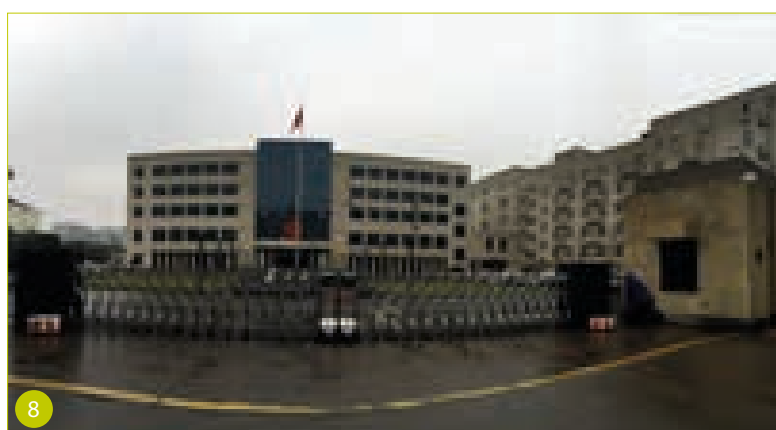
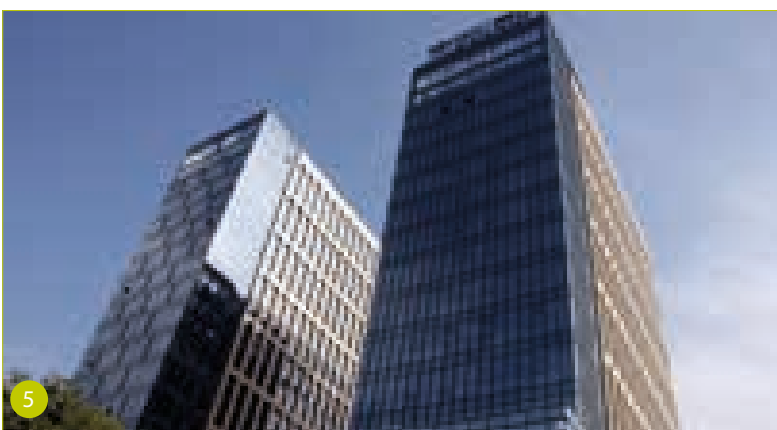
用地现状图 / Existing Landuse



用地评价 / Land evaluation



- 可发展用地 / Developable land
- 可能发展用地 / Possible developable land



- 1 现状城中村 / Existing Urban Village
- 2 现状居住用地 / Existing Residential
- 3 居住与商业混合 / Mixuse of Resi. & Commercial
- 4 新人民医院（在建）/ GT Hospital
- 5 商务办公楼 / Office building
- 6 嵊州国际会展中心 / Shengzhou Exhibition centre
- 7 现状工业 / Existing Industry
- 8 嵊州市政府 / Shengzhou Government Office

基地照片 Site Photos

官河南路及环城南路沿线

官河南路及环城南路作为基地内的两条主干道，是展示城市面貌的主要窗口。官河南路为南北向道路，联系了嵊州老城区、基地以及新昌的主要通道。环城南路为东西向道路，联系基地与丽湖区块。

沿官河南路已建的项目类型主要有总部办公大楼，爱德外国语学校、中高层公寓、酒店、商业。官河南路双向六车道，路幅宽度达60米。

沿环城南路的建设现状主要为市政建筑、以及大型商业百货，居住。环城南路也为双向六车道，路幅宽度为48米。

SOUTH GUANHE ROAD AND SOUTH RING ROAD

South Guanhe Road and the South Ring Road are the site's two primary roads and also the key gateways that introduce the city's character. Guanhe Road is the main north-south axis, connecting Shengzhou Old City, the site and Xinchang. South Ring Road is the main west-east road, connecting the site and the Lihu area.

The existing projects along Guanhe Road are headquarter offices, Aide International School, medium high rise apartments, a hotel and commercial uses. Guanhe Road is a two-way, six-lane road, up to 60m wide.

The existing projects along South Ring Road are administrative office buildings, large shopping malls and residential. South Ring Road is also two-way with six-lanes and a width of 48m.





城中村

基地正处于城市蜕变的过程中，现状有零星分布的城中村。这些城中村大部分为住宅用途，小部分分布着些手工业为主的作坊，居住建筑大都为4-6层高的楼房，除了当地人之外，很大一部分居住空间出租给了外来的务工人员。城中村的建筑之间排布非常紧凑，远远不满足日照要求，生活环境较差。

城中村周边大都分布着一些农耕自留地，种植蔬菜粮食。

URBAN VILLAGE

The site is undergoing urban transformation aimed at dealing with some of the area's urban villages. These are mainly residential, but with some traditional home-based workshops. The residential buildings are generally 4-6 stories high and, apart from some local people who still live there, much of the space is rented to migrant workers. Living conditions in the urban villages are poor, with insufficient space between the buildings to meet the sunshine regulations.

Most urban villages have their own allocated farmland on the periphery of the housing area, where villagers grow their own vegetables and other crops.



基地照片 Site Photos

剡溪周边

剡溪是嵊州的母亲河，本次基地的北部及西部边界沿着剡溪。剡溪的水质清澈，水位随季节变化较大，在旱季，一部分的剡溪（基地西南部）呈湿地的形态，具有生态价值和景观特色。

剡溪周围为了防洪需求，筑了较高的防洪堤，而沿江的建筑建设离防洪堤较近，景观建设质量不高，造成了亲水空间的缺失。并且一部分防洪堤的空间被机动车占用，成为了车行道。使得水岸边的空间被行人使用的频率较小。

最近，政府已委托相关部门进行了“美丽三公里”等沿江的景观空间打造，利用其剡溪这个天然的景观资源。

SHANXI RIVER

The site's north-western edge is bounded by the Shanxi; mother river of Shengzhou. The Shanxi's water quality is good, and its water level changes with the seasons; during the rainy season, south-western parts of Shengzhou take on the character of wetlands, with high value ecological and landscape features.

The flood prevention embankment is quite high, and the buildings along the river are built fairly close to the bank. There is no existing landscape development along the river bank, and parts of the river bank are used by vehicles, so that it is not pedestrian-friendly.

The City government is now planning the 'beautiful 3 km' project for a riverside landscape, to open up these natural assets to pedestrians.





领带园

领带园是基地内规模较大的工业园区，以领带和服装制造产业为主，领带园内主要为中小型规模的厂房和办公楼。领带园虽是以工业功能为主，但沿主要街道的底层被自发形成的零售和餐饮功能占据，满足领带园工作生活人群的需求。领带园内停车的空间不足，很多车辆占据路边非机动车道停车。

除了工业功能之外，嵊州市人民政府办公楼，以及嵊州康复护理医院也在领带园基地内。

THE TIE INDUSTRY PARK

The Tie Industrial Park is the main manufacturing area within the site, mainly consisting of small to medium scale tie production and cloth production factories and offices. Although the main land use of the industrial park is manufacturing, much of the ground floor along the street is occupied by retail and restaurants, and lots of workers and residents who work and live nearby make use of these shops. There is insufficient parking space in tie industrial park, as half of the roads are occupied by parking cars.

As well as these industrial functions, Shengzhou City Government Office and Shengzhou Nursing Hospital are also located within the Industrial park area.



交通联系

Transport Connections

区域交通联系

区域道路交通的构架主要采用环路与发散路网相结合的方式，此外，在地势较为平坦的区域通常会使用方格式的道路网络，嵊州是将环路与方格式网络的叠加。嵊州与外部城市的联系主要由两条高速公路，上三高速主要联系上虞、三门，与甬金高速互通。甬金高速主要联系宁波、金华等城市。

客运交通除了原有的客运东站公交枢纽（基地内），客运西站公交枢纽之外，还新规划了客运中心，新客运西站枢纽和浦口公交枢纽，方便来往嵊州及嵊州的市民出行。此外，还规划在新昌和嵊州之间设置规划火车客运站，与杭州、绍兴、宁波、金华等城市形成城际铁路联系。

REGIONAL TRANSPORT CONNECTIONS

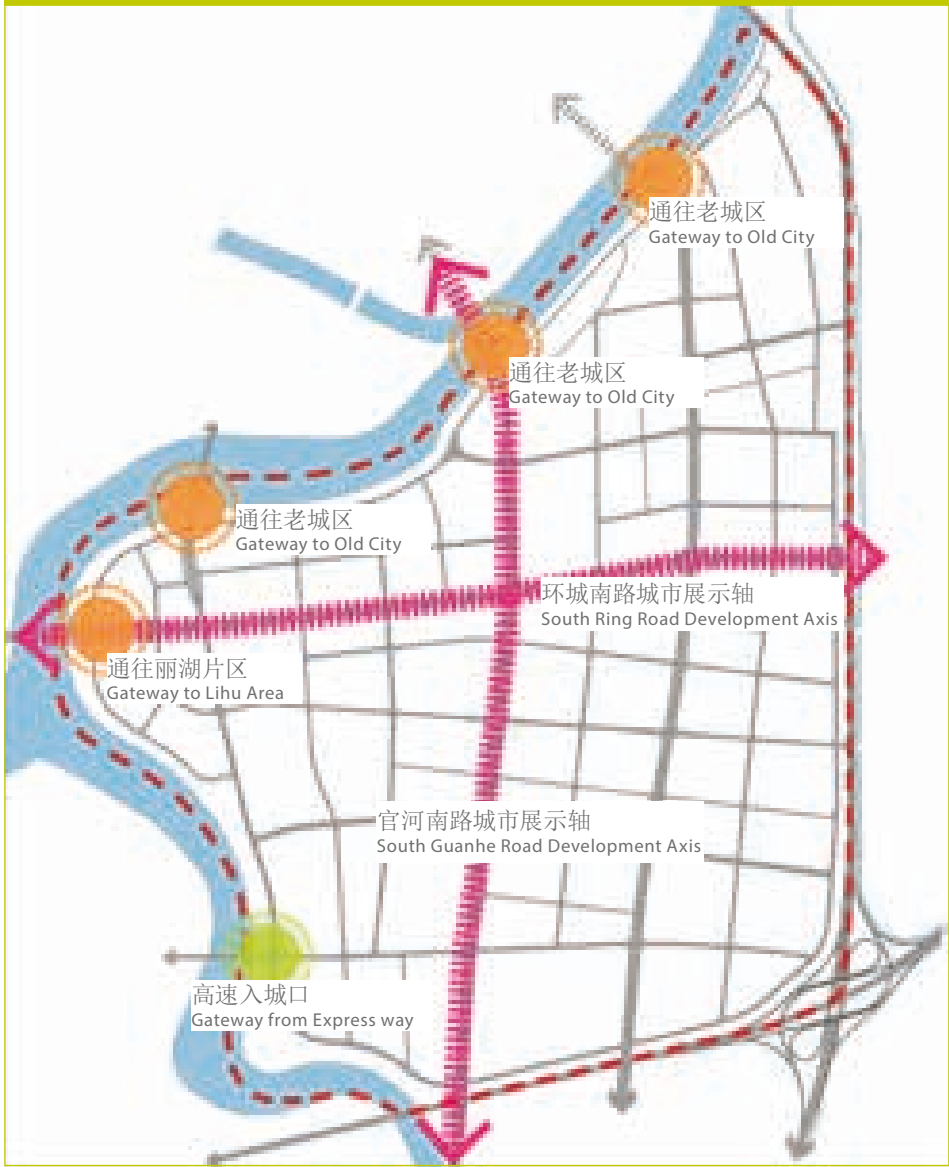
The regional road connections are based on the ring road system and is integrated with the road grid network. The key connections to nearby cities are via two expressways; the Shangshan Expressway connecting to Shangyu, Shanmen, and the interchange with Yongjin Expressway, which connects to Ningbo, Jinhua etc.

For passenger transport, apart from the existing Shengzhou East and West Coach Stations, new facilities are planned for the Shengzhou Passenger Transport Centre, New West Interchange Centre and Pokou Interchange Centre, which will make it easier for people to come and go to Shengzhou. A High Speed Train Station is also proposed between Shengzhou and Xinchang, to connect with Hangzhou, Shaoxing, Ningbo, Jinhua etc.

区域交通分析图 / Riginal Transportation Analysis



城市重要展示界面和节点 / Key City Interface and Node



城市重要展示界面/节点

南田大桥是从上三高速和甬金高速进入基地的首要节点，是进入嵊州的门户区域。此外，与老城区的联系 - 嵊州大桥、东桥以及剡溪大桥，也是城市重要的沿江展示节点。现状这些节点除了沿东桥两侧已建有质量良好的居住建筑，其余重要节点都有可建用地，在之后的规划中，我们会考虑这些门户节点

环城南路和官河南路是城市的两条重要的城市展示轴，沿环城南路新建规划许多商业及公共服务中心，高端酒店。沿官河南路已建总部办公楼、会展中心、以及高端居住小区，并规划轨道交通穿行（总规）。

KEY FOCAL POINTS

Nantian Bridge is the key gateway to the site from the Shangshan and Yongjin Expressways. In addition, the connection points to old city - Shengzhou bridge, East bridge and Shanxi Bridge are also focal points along the river. Most of those focal points have few existing buildings so we will consider the design of these gateways in the next stage.

South Ring Road and Guanhe Road are the two existing focal points on the site, with a large scale shopping mall already planned along South Ring Road, as well as a five- star hotel. South Guanhe Road already has headquarter offices, the Exhibition Centre, and a high quality residential neighbourhood.

现状道路等级分析 / Existing Road Hierarchy Analysis



现状道路等级

根据《嵊州市城南新区规模与设施配置研究》，基地内支路的比例低于国家标准，次干道的比例大于国家标准，在规划中，我们会逐步将次干道转换为支路。

EXISTING ROAD HIERARCHY

Based on the 'Shengzhou South New District Infrastructure Study', the density of tertiary roads is lower than the national standard, whilst secondary road density is higher than national standard. Our design proposal involves turning some of the secondary roads into tertiary roads, in order to make better use of urban space.

公共设施配置

Infrastructure study

现状公共设施配套分布 / Existing Infrastructure mapping



幼儿园 /
Kindergarten



卫生服务中心 /
Community Health
Care Centre



供电用地 /
Electric Supply



供燃气用地 /
Gas Supply



中小学 /
Primary School &
Middle School



综合医院 /
Hospital



排涝站 /
Drainage Station

现状公共设施配置

根据《嵊州市城南新区规模与设施配置研究》，基地内现状人口规模约为7.05万人。按照《城市用地分类与规划建设用地标准》，城南新区规划人口应控制在8-10万人左右。

现状的用地结构主要问题是居住用地比例过高，开发强度偏大，公共服务设施不足。基于配置研究，将基地分为4个片区，下元塘片区（规划人口35000人），西湖片区（规划人口25000人），桥南片区南（规划人口15000人），桥南片区北（规划人口25000人）。

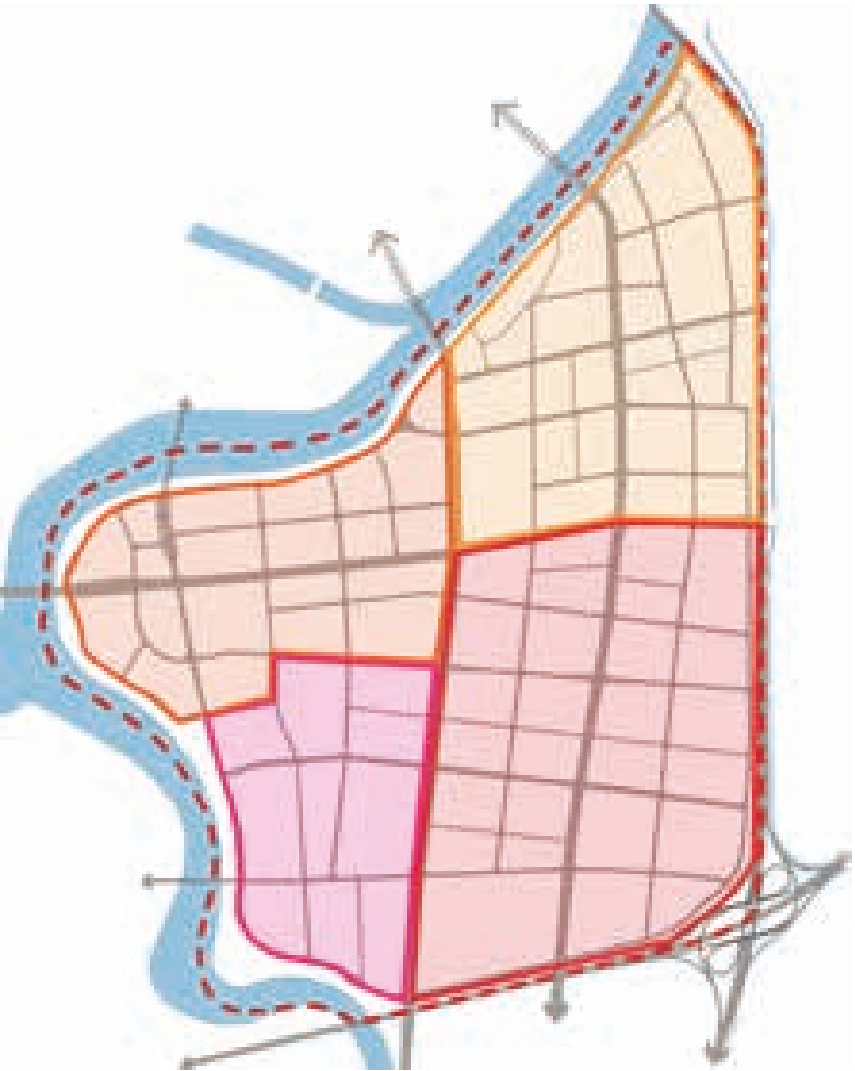
EXISTING PUBLIC INFRASTRUCTURE

Based on ' Shengzhou South New District Infrastructure Study', the existing population of site is 70,500, and according to national standard, the future planned population should remain below 100,000.

The difficulty with the existing pattern of land use is that the proportion of residential accommodation is too high and too dense, and lacks the requisite social infrastructure. In order to assess the infrastructure facilities, the site has been divided into 4 areas: Xiayuantang (planning population 35,000), Xihu (planning population 25,000), South Qiaonan (planning population 15,000) and North Qiaonan (planning population 25,000).

The following table shows the additional infrastructure facilities needed on the site, based on the population of each area.

区域分区 / DISTRICT	缺口中学 / EXTRA MIDDLE SCHOOL NEEDED	缺口小学 / EXTRA PRIMARY SCHOOL NEEDED	缺口幼儿园 / EXTRA KINDERGARTEN NEEDED	缺口综合医院 / EXTRA HOSPITAL NEEDED	缺口卫生服务中心 / EXTRA COMMUNITY HEALTH CARE CENTRE NEEDED
下元塘片区 Xiayuantang Area	一所24班初中 One 24 Classes Middle School	一所24班小学 One 24 Classes Primary School	—	—	一处社区卫生服务站 One Community Health Care Centre
桥南片区（北） North Qiaonan Area	一所17班初中 One 17 Classes Middle School	两所18班小学 Two 18 Classes Primary School	缺口23个班（2-4所幼儿园） 23 Classes(2-4 kindergarten)	—	一处社区卫生服务站 One Community Health Care Centre
桥南片区（南） South Qiaonan Area	一所10班初中 One 10 Classes Middle School	—	缺口14个班（1-2所幼儿园） 14 Classes(1-2 kindergarten)	—	—
西湖片区 Xihu Area	一所17班初中 One 17 Classes Middle School	一所18班，一所24班小学 One 18 Classes, One 24 classes Primary School	缺口20个班（2-4所幼儿园） 20 Classes(2-4 kindergarten)	—	两处社区卫生服务站 Two Community Health Care Centre



- 下元塘片区 /
Xiayuantang Area
- 桥南片区（南）/
Qiaonan Area (South)
- 桥南片区（北）/
Qiaonan Area (North)
- 西湖片区 /
Xihu Area

机遇和挑战

Constraints & Opportunities

机遇

作为基地分析的总结，我们将嵊州城南新区核心区的机遇和挑战进行归纳。在后续设计中，我们将把握住机遇，克服面临的挑战，打造成为嵊州未来的中心。

基地所拥有的机遇有：

- 处于中国新型城镇化的大发展背景下，嵊州的城市更新升级拥有良好的政策支持和时代背景
- 嵊州城市文化历史积淀深厚，自然风光优美，手工艺产品精美细致，特色产业排名全国领先，城市发展基础良好
- 基地拥有便捷的交通和区位优势。是嵊州未来的城市中心，嵊新发展轴上重要的节点。同时紧连两条高速线和未来的铁路站，提供了便捷的外部交通联系
- 基地已有一定的人口规模和产业基础，便于后续的城市发展
- 基地有良好的景观基础，基地被剡溪环绕。

OPPORTUNITIES

To summarise the site context analysis, we conclude the opportunities and constraints relating to the site.

The opportunities of the site are:

- Based on the national background of Chinese New Urbanization, in the future there will be higher level policy support for the site's regeneration
- Shengzhou city is deeply rooted in its culture and history, with its beautiful landscape setting, refined traditional
- crafts, and specialised industries that are regarded as amongst the best in China
- The site has good transport connections to the future Shengzhou high speed train station, and the expressways provide easy access to the site
- The site already has a strong demographic profile and industrial base
- The site has a very attractive landscape setting, encircled by the Shanxi; the 'mother river' of Shengzhou



挑战

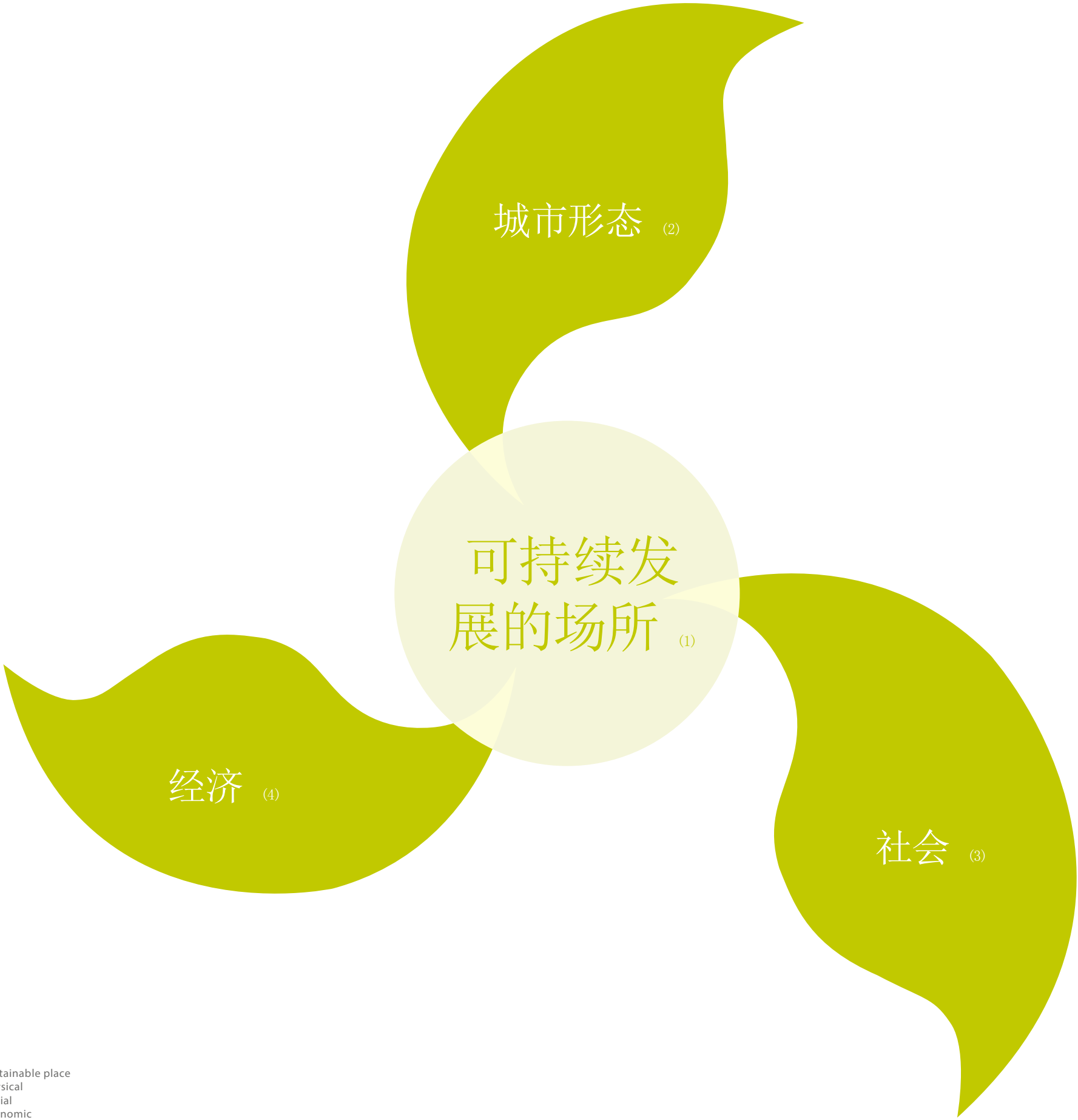
同时，基地也面临着不少挑战，也是我们后续设计中重点需要解决的问题：

- 基地正处于转型期，城中村的居住条件较差，影响城市面貌，需要进行更新改造
- 基地现状居住面积过大，基础设施配套不足，无法满足市民的需求
- 基地内建设密度较大，公共开放空间不足，市民游憩区域不够。特别是沿剡溪的亲水景观空间不足。
- 基地交通方面次干道密度过大，支路密度不足，停车场区域不够，导致路面停车现象严重

CONSTRAINTS

- The site is in flux, with the need to upgrade the poor living conditions in urban village areas
- The proportion of existing residential land use is quite high, and not enough public with insufficient infrastructure to serve the number of people who live there
- The site lacks the open space that people need for recreation and relaxation. Along the Shanxi River in particular, the waterfront area is not sufficiently pedestrian friendly
- The transport analysis suggests that the secondary road density is above national standards whilst the tertiary road density is below them, There is a shortage of parking area with too many of vehicles parking on the streets
- The Tie Industry Park contains factories of many different scales and is isolated from other parts of the city, so there is a need to upgrade the local industry and enhance its connections to surrounding areas

We believe that our design can be the basis of the site's regeneration in terms of its Physical, Economic and Social quality, in order to create a better place for Shengzhou's existing citizens, visitors and for those who come to live and work there.



(1) Sustainable place
(2) Physical
(3) Social
(4) Economic



A vibrant, stylized illustration of a crowd celebrating. The scene is filled with people in various poses, some holding up long streamers or confetti. The background is a bright blue sky with scattered confetti. The overall style is colorful and festive.

项目定位

PROJECT POSITIONING

3

中国新型城镇化和发展方向

Urbanisation 2.0 in China

新型城镇化—以人为本的城镇化

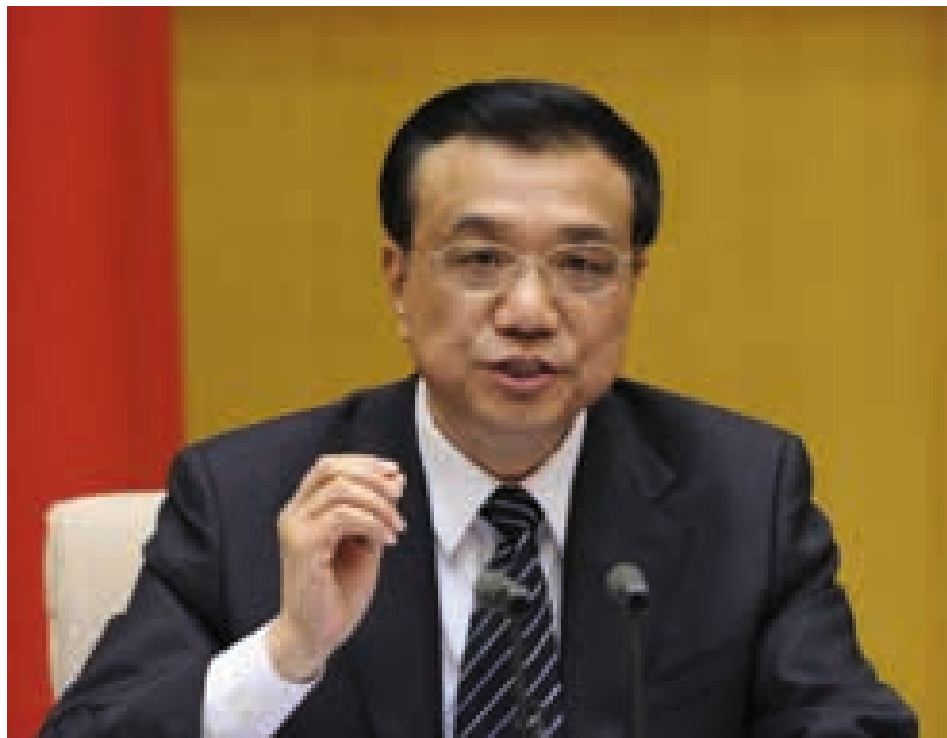
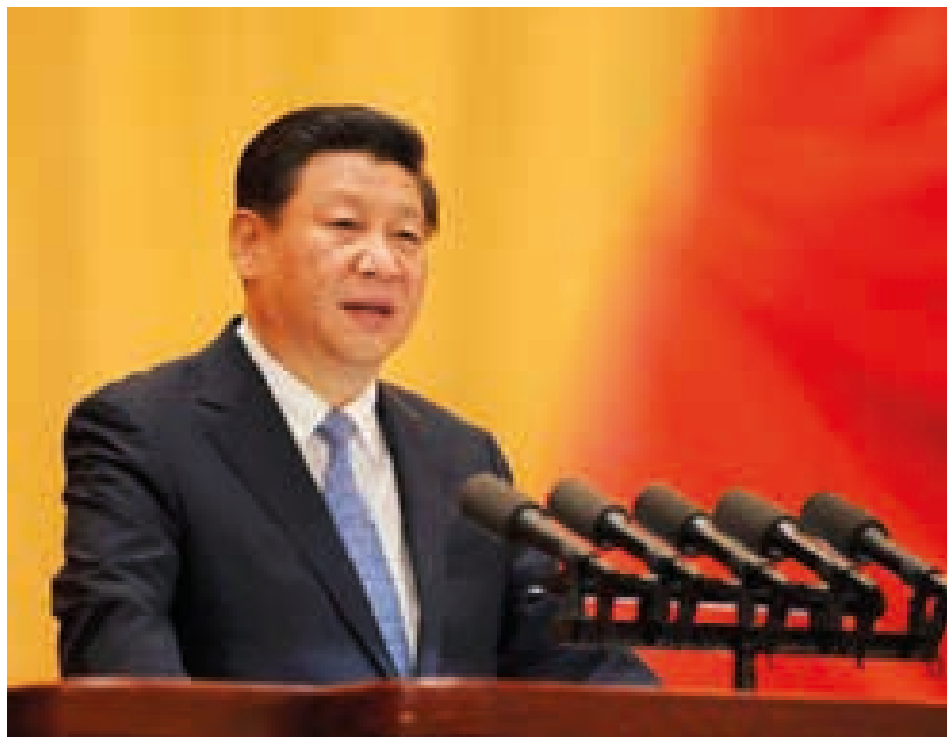
于2014年3月颁布《国家新型城镇化规划（2014-2020）》，目标是通过全面的城镇化发展推动中国经济与社会的发展，通过**创造城市群拓展城镇化发展优势，促进可持续的城市发展**。

2014年初，李克强总理在国务院常务会议中强调依靠创新推进**文化创意和设计服务行业**等新型、**高端服务业**发展，促进与相关行业深度融合，是**调整经济结构**的重要内容，有利于改善产品和服务品质、满足群众多样化需求，也可以催生新业态、带动就业、推动产业转型升级。

URBANISATION VERSION 2.0—HUMAN-CENTRED URBANISATION

Launched in 2014 to drive China's social and economic development through integrated urban and rural development, the creation of city clusters and the promotion of sustainable urban development.

In early 2014, Premier Li Keqiang stressed innovation as the key to development of cultural and creative industries, design services and high-value services by the quality of products and services for everyone through new business formats, increased employment and industrial transformation.





注重以人为本、生态文明的城镇化发展道路

国家发展与改革委员会

- 协调城市与农村发展
- 支持生态的城市化生活方式
- 为永久城市居民提供基本的城市生活服务设施
- 优化小型城市布局
- 将生态文明融入城市化进程中

TOWARDS A MORE HUMAN-CENTRED AND ENVIRONMENTALLY SUSTAINABLE PATHWAY OF URBAN DEVELOPMENT

National Development and Reform Council

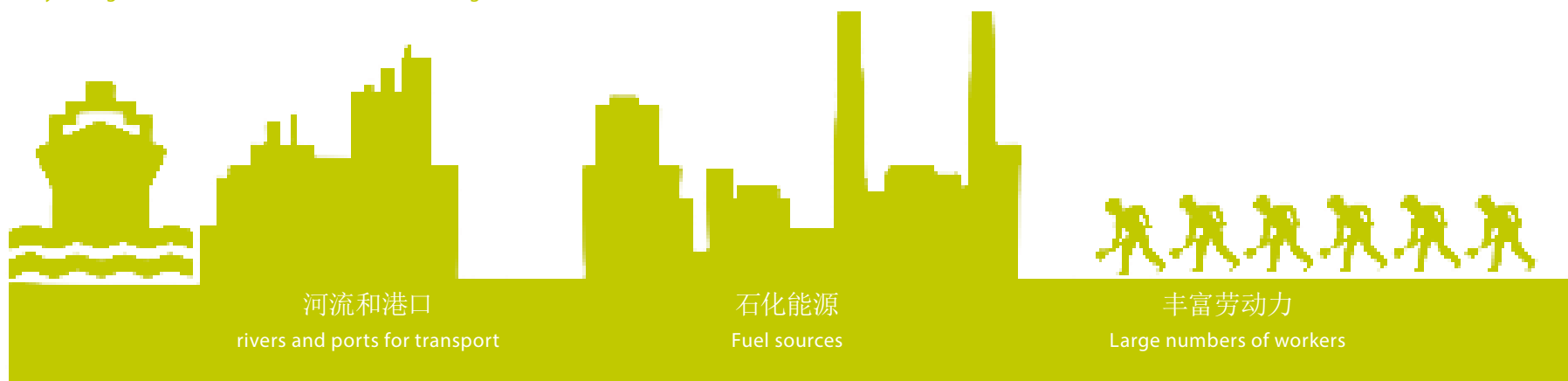
- Coordinating urban and rural development
- Supporting an urban lifestyle for ecological production and consumption
- Making basic urban services available to all permanent urban residents
- Optimising macro-level city layouts; and
- Integrating 'ecological civilisation into the urbanisation process'.

中国新型城镇化和发展方向

Urbanisation 2.0 in China

100年以前，城市吸引企业的优势主要集中于低成本、交通便利、能源、丰富劳动力等因素……

100 years ago the main benefit to business of locating in a



现在，它的主要吸引力是能够实现创意与信息共享……

Today it's the ability to share ideas and information



从工业型经济向知识型经济转变

- 产品批量生产
- 依靠劳动力及生产力密集
- 依靠物质资源或自然资源
- 降低环境质量
- 通过加快科技发展提高生产力
- 依靠知识密集
- 注重生活品质——健康、教育与休闲
- 信息共享，时间共享
- 合作与动态的工作方式

嵊州正处于一个从工业经济向知识经济转变的重要时期。发展高等教育设施以及提高对研发的重视成为促进这一转型的重要因素。发达国家已历了这样一个过程或正在经历这样一个过程。那些转型时期获得成功的城市往往注重软件设施的发展以及为中小型提供低价的场所。

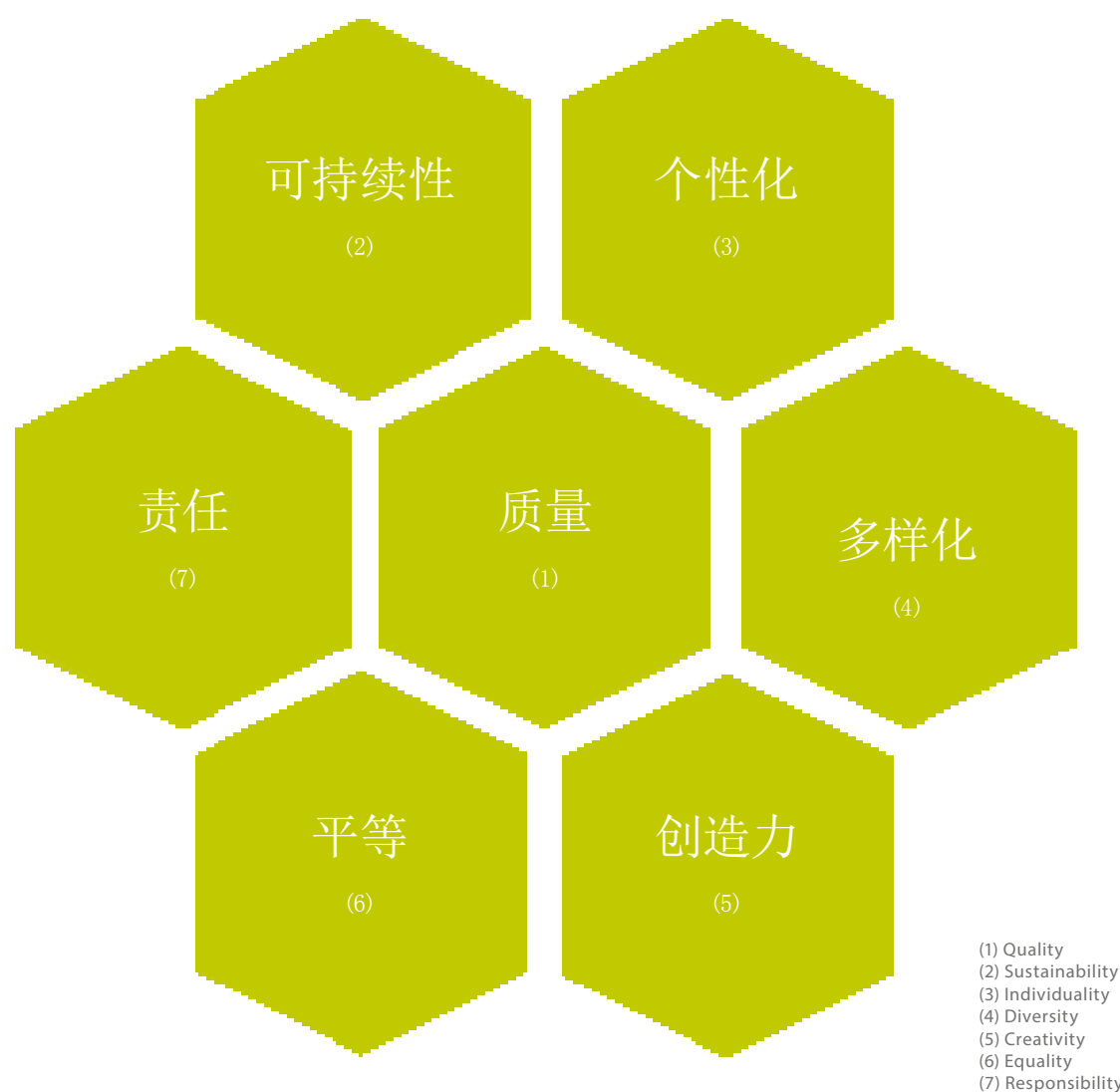
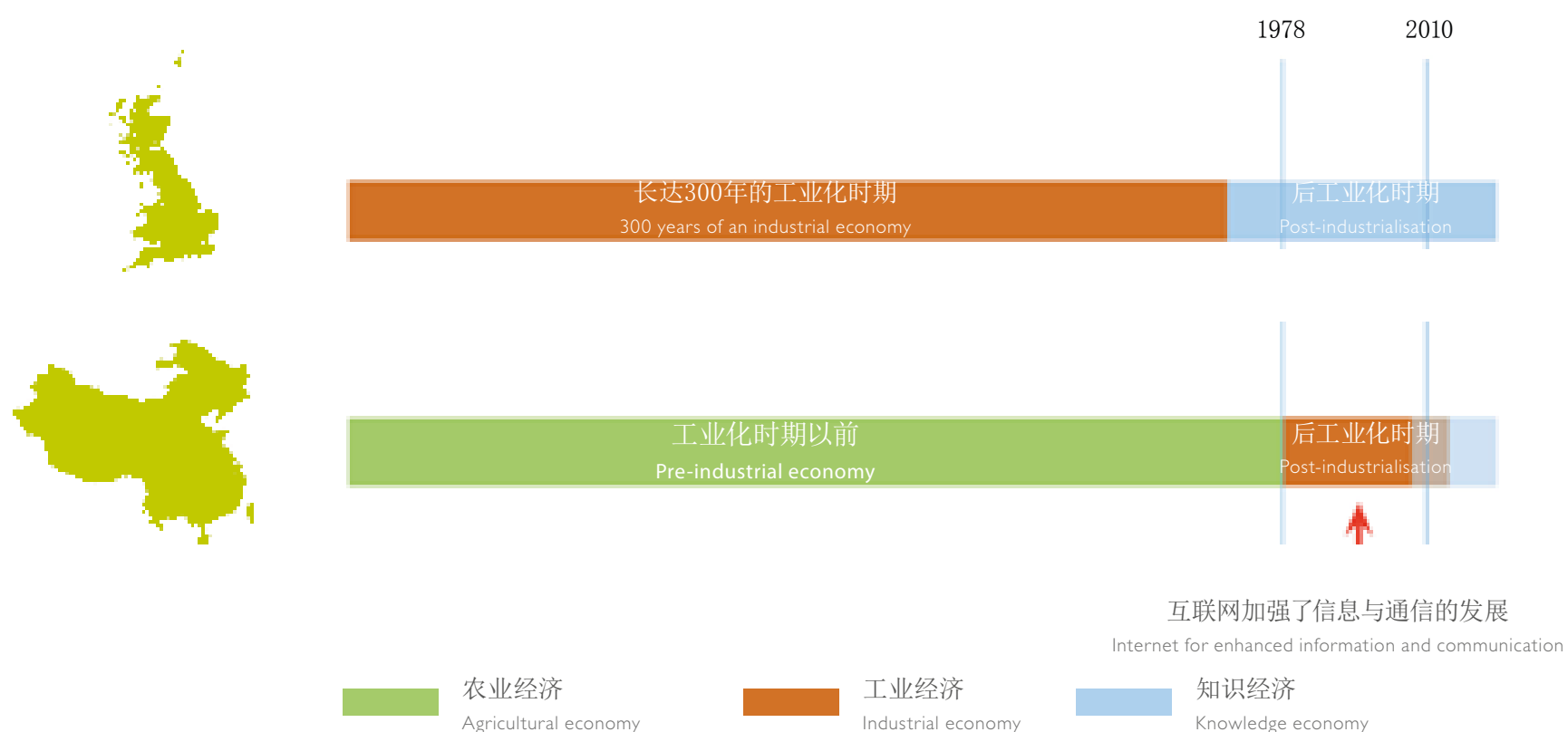
FROM INDUSTRIAL ECONOMY TO KNOWLEDGE ECONOMY

- Mass goods production
- Focusing on labour and machine productivity
- Reliance on physical inputs or natural resources
- Environmental degrading
- Accelerated pace of technical and scientific advance to raise productivity
- Reliance on intellectual capacities
- Focusing on quality of life—better health, education & recreation
- Information sharing and time sharing
- Collaboration and dynamic work

Shengzhou is at a critical juncture where it needs to move from an industrial model to a Knowledge based economy.

The main catalyst for this type of transition is the development or growth in Higher Education (HE) facilities and an increased focus on R&D. This is a process that has happened /is happening through the developed world. The more successful cities have been those that focus on providing the soft infrastructure and affordable spaces for SMEs to grow during the transition period.

城市转型时间轴 / THE TIMELINE OF TRANSFORMATION OF CITIES



新型城镇化——以人为本的城镇化发展

- 重复利用现有资源, 减少对环境造成不良影响
- 推动教育事业与研发产业的发展
- 重塑文化, 加强设计
- 关注生活品质

URBANISATION VERSION 2.0—HUMAN-CENTRED URBANISATION

- Reusing existing stocks and reduce environmental impact
- Enhancing Education and R&D
- Reinventing culture and design
- Focusing on quality of life

中国新型城镇化和发展方向

Urbanisation 2.0 in China

未来十年促进中国城市建设的10个关键驱动力

10 KEY DRIVERS TO SHAPE CHINA’S CITIES OVER THE NEXT DECADE



更为稳定、可持续的
经济增长

Slower, more sustainable
economic growth



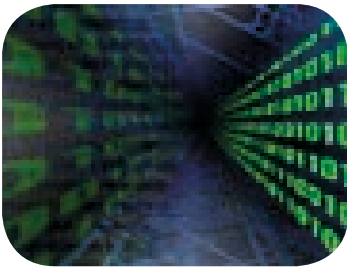
向价值链上游延伸—
服务行业、本土创新、
高品质产品生产

Move up the value chain –
innovative services, high
value manufacturing



消费阶层的兴起—更
具眼光、对价格更为敏
感、更为数字化

The rise of consumer class
more discerning and digitally
connected



数字化革命—电子商
务对城市空间需求产
生变革

The digital revolution
e-commerce transforming
the demand for urban spaces



城市化正在持续发
展—城市化比率从55%
增长至70%

Urbanisation continues from
55% to 70%



更为环保、可持续的
未来

More environmental friendly
and sustainable future



反腐败政策

Crack down on corruption



放松管制与改革

Deregulation and reforms



民营企业的发展

Growth of domestic private
enterprise



城市竞争力—城市寻求
差异性

City competition Cities look
for differentiation

新常态，新平衡

中国的城市化运动基础在以前是建立在三大支柱上：大规模生产，房地产容量，廉价。未来中国新城市化将建立在经济可行、宜居乐活和社会平等。

'NEW NORMAL', NEW BALANCE

The basis of China's urbanisation was previously built on three pillars:

- Mass production
- Volume housing
- Low value

In the future, China's new urbanisation will be built on:

- Viability
- Liveability
- Equitability

经济可行⁽²⁾

有弹性的经济
多种经济成分
创意产业
高附加值产业

中国新型城镇化

(1)

宜居乐活⁽⁴⁾

增加住房选择
改善基础设施
改善教育、医疗、休闲与娱乐设施
创造更为美丽、健康的居住环境

社会平等⁽³⁾

逐步缩小城乡差距
与自然和谐相处
无障碍设施与基础设施

(1) China's New Urbaisation

(2) Viable

- Resilient economy
- Diversified sectors
- Creative industries
- High-value added industries

(3) Equitable

- Gradually eliminate the urban-rural difference
- Be harmony with nature
- Accessible facilities and infrastructure

(4) Liveable

- More choices of housing
- Improved infrastructure
- Better learning, health, leisure and recreational facilities
- More beautiful and healthier living environment

国际案例比较研究

International case studies

后工业时代城市更新流派

POST-INDUSTRIAL CITY REGENERATION APPROACHES



(1) Post-industrial city regeneration approaches
(2) City image-led regeneration
(3) Tourism led regeneration
(4) Large mixed-use project as catalyst
(5) Art and culture as catalyst
(6) Higher education as catalyst
(7) R&D led regeneration

以城市形象主导的城市更新

City image-led regeneration

格拉斯哥—工业化向后工业化城市转型的典范

- 欧洲文化之都先驱
- 发展成为重要的形象城市
- 大学区成为教育特色区
- 新媒体村与BBC总部
- 运动与文化活动的
- 高品质商业与服务设施
- 令人赞叹的公共与文化设施
- 标志性建筑
- 高品质公共空间与景观



Glasgow - an image from industrial to post-industrial city

- Launched European Capital of Culture
- Developed a strong image
- University area became learning quarter
- New media village and BBC headquarter
- Sports and culture events
- Quality retail and service facilities
- Wow-factor public and culture facilities
- Iconic buildings
- Quality public realm and landscape





伯里—工业小镇的复兴

- 隶属于大曼切斯特区，交通与经济综合发展
- 为传统纺织业寻求合适的机会—成为世界最大安全气囊专业面料生产商
- 通过提供优质市场、商业、休闲、接待服务、保护传统古迹和自然公园发展成为国家级旅游目的地
- 为居民和游客提供优质文化设施
- 强化历史遗迹与公园形象
- 市集、商业与休闲设施
- 优质医疗服务与设施

以旅游为主导
的城市更新

Tourism-led
regeneration

Bury - the revival of an industrial town

- Part of Greater Manchester region, integration of transport and economic development
- Traditional textile industry finds its niche-- to be the world's largest manufacturer of specialised fabrics for vehicle airbags.
- Developing national tourist destination by offering award-winning market, retail, leisure, hospitality services and linking heritage and natural parks.
- Quality culture provision for residents and visitors
- Enhancing heritage and parks
- Market, retail and leisure facilities
- Quality hospitality services and facilities



布拉克内尔——以研发为主导的复兴

- M4走廊（一条高科技主业聚集区）的重要组成部分——是英国硅谷的动力站。
- 因其临近希斯罗机场，并属于伦敦区而获得发展优势。
- 高等院校为两个小镇的发展供应大量高级技术人员与人才库，确保当地企业顺利接轨下一个产业升级发展的时代。
- 使该地区成为英国最富有的小镇之一。
- 优越的地理位置和便捷的交通，为产业发展提供有利条件
- 高新技术企业
- 区域内良好的网络体系
- 与高等院校建立联系，确保提供创业/孵化设施
- 专业化服务

以研发为主导
的城市更新

R&D-led
regeneration

Bracknell - R&D led regeneration

- Bracknell and Reading are part of M4 corridor, a belt of dense digital tech business---the powerhouse of UK's silicon valley.
- They have benefitted from the proximity to Heathrow airport, and being part of London.
- Universities and colleges in the two towns provide a very large skilled workforce and talent pool which lets local businesses connect to the next generation of stars
- These have helped the region become one of the wealthiest towns in the UK.
- Good location and transportation links for business
- High-tech companies and enterprises
- Network in the region
- Incubation facilities, linking to universities
- Professional services

国际案例比较研究

International case studies

以高等院校
为催化剂

Higher education
as catalyst

以高等院校为催化剂

曼彻斯特—100年内实现纺织业城市向知识型城市的转变

- 19世纪，曼彻斯特是世界上最大的棉花生产与贸易中心
- 1911年，纺织行业就业在该市所有职业中占22%
- 虽然该市宣布1951年比1911年增加了80,000个岗位，但在纺织行业岗位却减少了90,000个。
- 近年来，知识型行业的就业岗位获得快速增长——主要通过集中发展高等教育，并将市中心设置在更灵活、便宜的地段。
- 该举措后来被用于优质办公场所和混合使用的开发。
- 高等院校与本地以及外部建立良好的联系
- 用于学习、技术与创业的创新中心
- 融入当地社区

HIGHER EDUCATION AS CATALYST

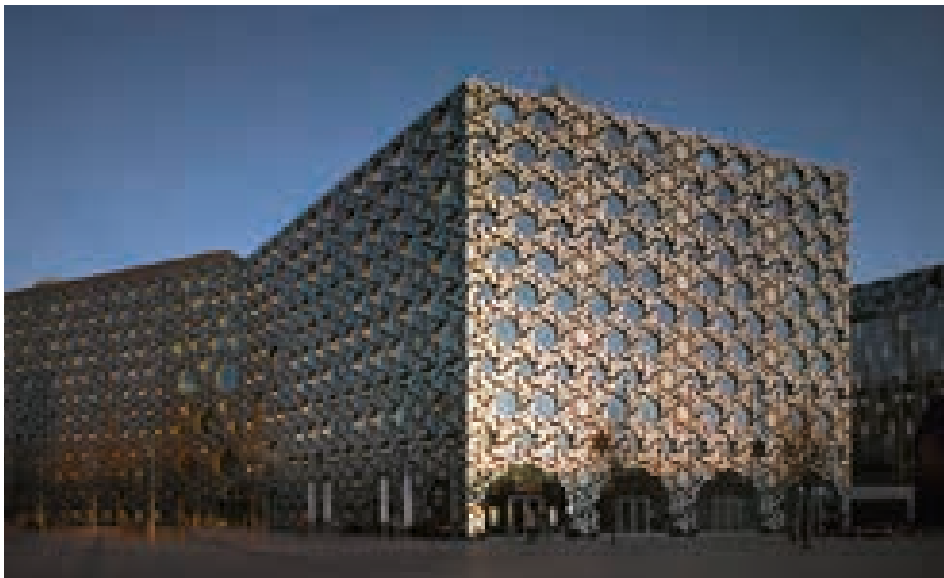
Manchester - Textiles to knowledge cityover 100 years

- During the 19th century, Manchester was the world's largest cotton producer and trade centre
- In 1911, 22 per cent of the city's jobs were in textiles
- Although the city had around 80,000 more jobs in 1951 than in 1911, there were 90,000 fewer in textiles
- In more recent years there has been rapid growth in the knowledge sector – the approach has been focused on development of HE sector in the city and the provision of flexible and cheap city centre locations
- This was later followed by very quality office and mixed use developments
- Universities and colleges with local and external links
- Innovation hubs for learning, skills and enterprise
- Integrated into local communities



以高等院校
为催化剂

Higher education
as catalyst



雷文斯本学院——创意小镇的催化剂

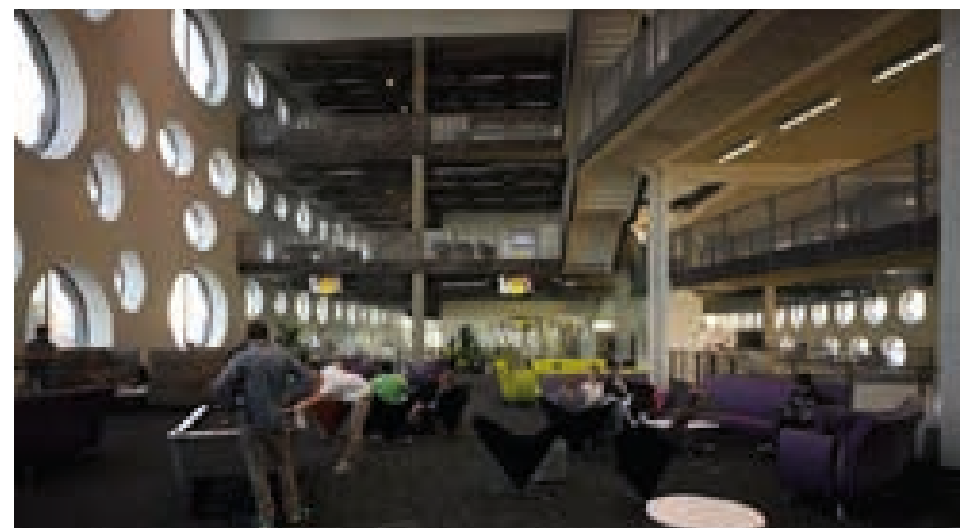
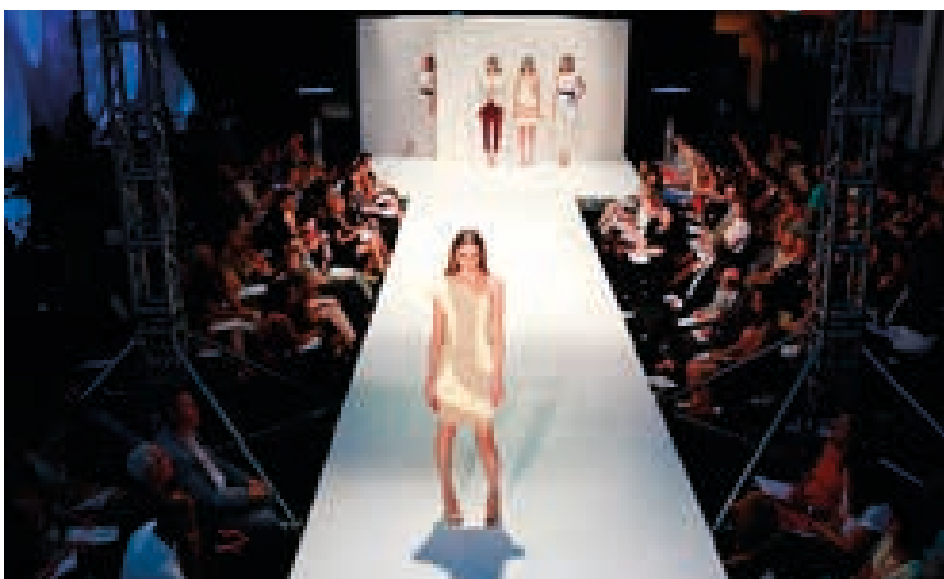
雷文斯本学院属于大学附属院校，专注于电子媒体与设计；是一所通过学习、提高技能、应用研究、创业与创新等方式培养人才、培育尖端行业的世界级电子专业院校。

将投入50亿英镑在未来20年内为伦敦营造一个繁荣的沿河社区，包括在不同的住宅小区增加10,000个新居所，增加24,000个岗位、150家商店和餐厅、半岛中心（伦敦新的商务区）、48亩的公共空间和公园、扩大格林公园面积。

HIGHER EDUCATION AS CATALYST

Ravensbourne college - the catalyst for a creative town

- Ravensbourne College is a university sector college innovating in digital media and design, a world-class digital destination developing talented individuals and leading-edge businesses through learning, skills, applied research, enterprise and innovation.
- The 5 £Billion project will create a thriving new riverside community for London over the next 20 years, including 10,000 new homes in distinct residential neighbourhoods, 24,000 permanent jobs, 150 new shops and restaurants, Peninsula Central - a new business district for London, and 48 acres of open spaces and parks; the size of Green Park



国际案例比较研究

International case studies

以艺术与文化
为催化剂

Art and culture
as catalyst

坎布里亚郡的阿尔沃思顿镇——庆典小镇

- 将阿尔沃思顿镇重新打造成庆典小镇
- 由“Ulverston2000+”引导小镇建设，它是一个由政府、私人企业、当地社区三方合作共同促进小镇经济发展的组织机构
- 以众多节庆以及日益兴盛的手工艺品社区为基础
- 商业随着文化活动而日渐繁荣
- 文化活动吸引当地居民和游客慕名而来
- 利用艺术文化重新打造小镇名片
- 推动优质文化活动
- 加强引导，促进当地社区参与

Ulverston, Cumbria—a festival town

- Re-branding Ulverston as a festival town
- Leadership from Ulverston 2000+, a partnership between public, private and local communities to improve the town's economy
- Built on the foundation offered by many festivals and thriving arts and crafts community
- Retail occupancy increased with the cultural events
- Cultural activity has helped to engage local residents and attract tourists to the area
- Art and culture to re-brand the town
- Promote quality cultural events
- Strong leadership and engaging local communities



以大型混合
使用项目为催化剂

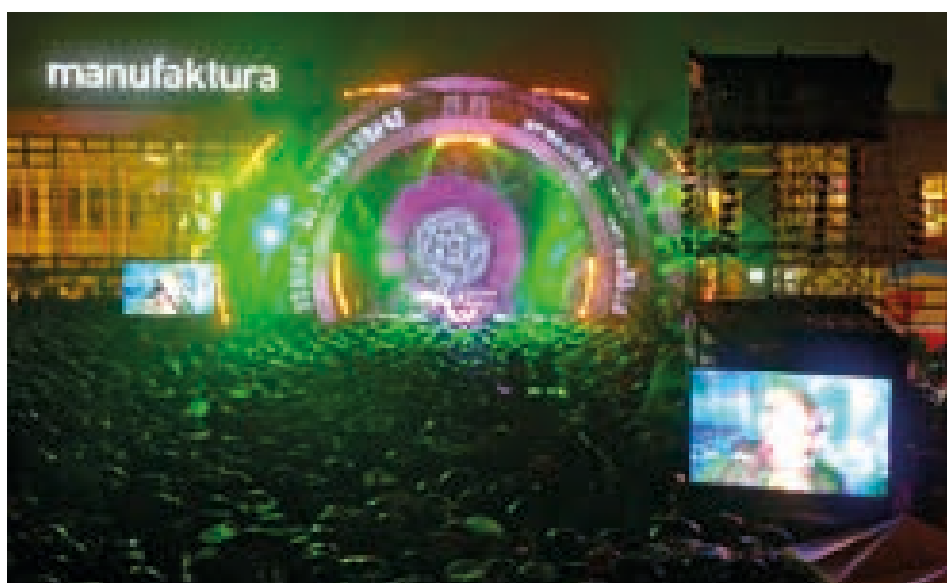
Large mixed use
project as catalyst

波兰洛兹市复兴的商业催化剂

- 过去，洛兹市是位于波兰中心区的重工业城市
- 建于一座工厂旧址上占地27公顷的混合使用开发项目
- 自2001年开始分期开发，在设计时将城市的工业遗产作为重点
- 现在成为波兰最大的商业中心之一
- 包括一家餐饮中心、若干停车场、一个文化中心、一座美术馆、一座科技博物馆、一座工业博物馆以及洛兹城市博物馆
- 包括一定规模的商业、零售、休闲中心等混合使用功能
- 商业、零售功能与历史以及、文化艺术相结合
- 定期举行艺术文化活动

Manufaktura - the commercial catalyst to regenerate Łódź, Poland

- Łódź is a formerly heavily industrial city in central Poland
- Manufaktura or 'factory' is a 27ha mixed use development on the site of a former factory
- It was developed in parcels from 2001 onwards, with a distinct design focus on the industrial heritage of the city
- Now hosts one of Poland's largest commercial centres
- Manufaktura includes a restaurant complex, car parks, a cultural centre, an art museum, a science museum, an industrial museum, and the Museum of the City of Łódź
- Mixed use commercial, retail and leisure centre with critical mass
- Commercial and retail uses integrated with heritage, art and culture
- Regular art and culture events held in the place



总结——城市更新方法
CONCLUSIONS - APPROACHES

以研发为主导的城市更新

- 优越的地理位置和便捷的交通，为产业发展提供有利条件
- 高新技术企业
- 区域内良好的网络体系
- 与高等院校建立联系，确保提供创业/孵化设施
- 专业化服务

R&D LED REGENERATION

- Good location and transportation for business
- High-tech companies and enterprises
- Network in the region
- Incubation facilities, linking to universities
- Professional services

以城市形象主导的城市更新

- 令人赞叹的公共与文化设施
- 标志性建筑
- 高品质公共空间与景观

CITY IMAGE-LED REGENERATION

- Wow-factor public and culture facilities
- Iconic buildings
- Quality public realm and landscape

以旅游为主导的城市更新

- 强化历史遗迹与公园形象
- 市集、商业与休闲设施
- 优质医疗服务与设施

TOURISM LED REGENERATION

- Enhancing heritage and parks
- Market, retail and leisure facilities
- Quality hospitality services and facilities



(1) Post-industrial city regeneration approaches
(2) City image-led regeneration
(3) Tourism led regeneration
(4) Large mixed-use project as catalyst
(5) Art and culture as catalyst
(6) Higher education as catalyst
(7) R&D led regeneration

以高等院校为催化剂

- 高等院校与本地以及外部建立良好的联系
- 用于学习、技术与创业的创新中心
- 融入当地社区

HIGHER EDUCATION AS CATALYST

- Universities and colleges with local and external links
- Innovation hubs for learning, skills and enterprise
- Integrated into local communities

以艺术与文化为催化剂

- 利用艺术文化来重新打造小镇名片
- 推动优质文化活动
- 加强引导，促进当地社区参与

ART AND CULTURE AS CATALYST

- Art and culture to rebranding the town
- Promote culture events and festivals
- Setting up culture facilities to engage artists communities

以大型混合使用项目为催化剂

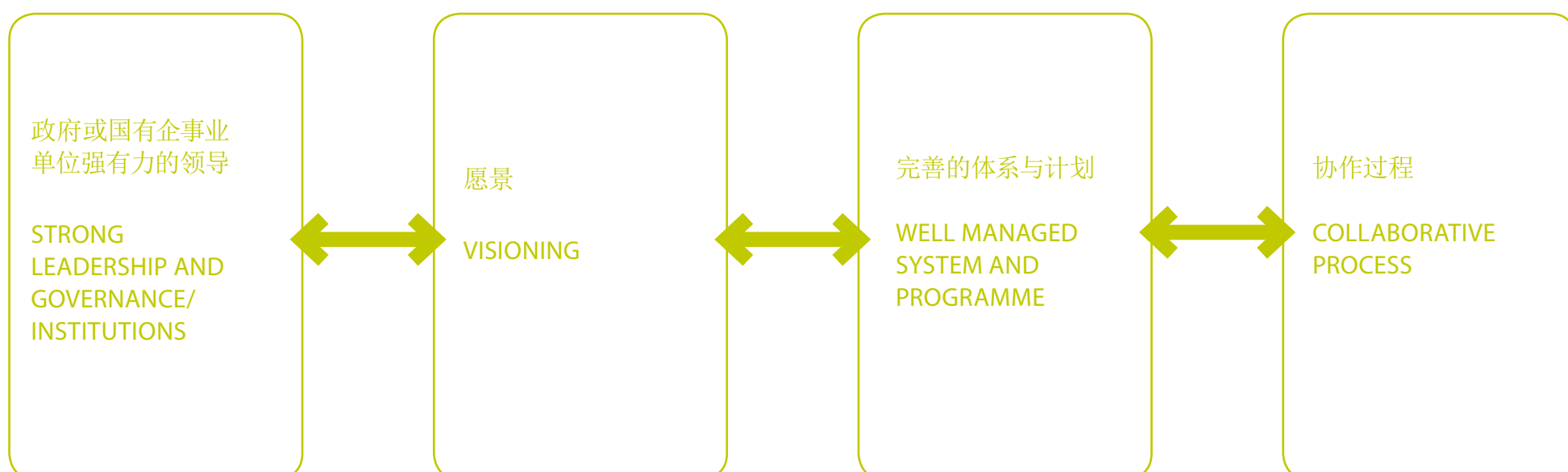
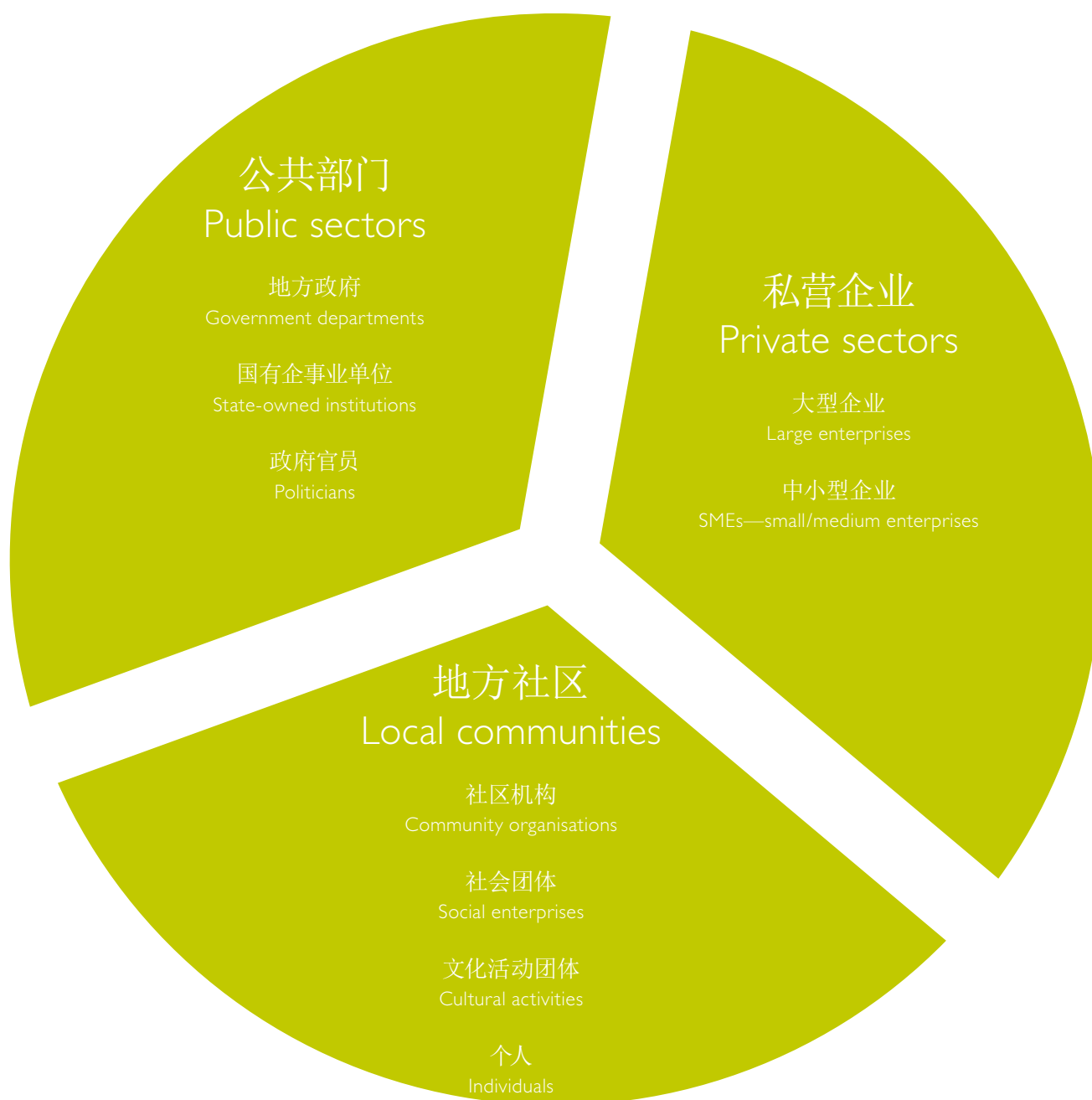
- 包括一定规模的商业、零售、休闲中心等混合使用功能
- 商业、零售功能与历史以及、文化艺术相结合
- 定期进行艺术文化活动

LARGE MIXED- USE PROJECT AS CATALYST

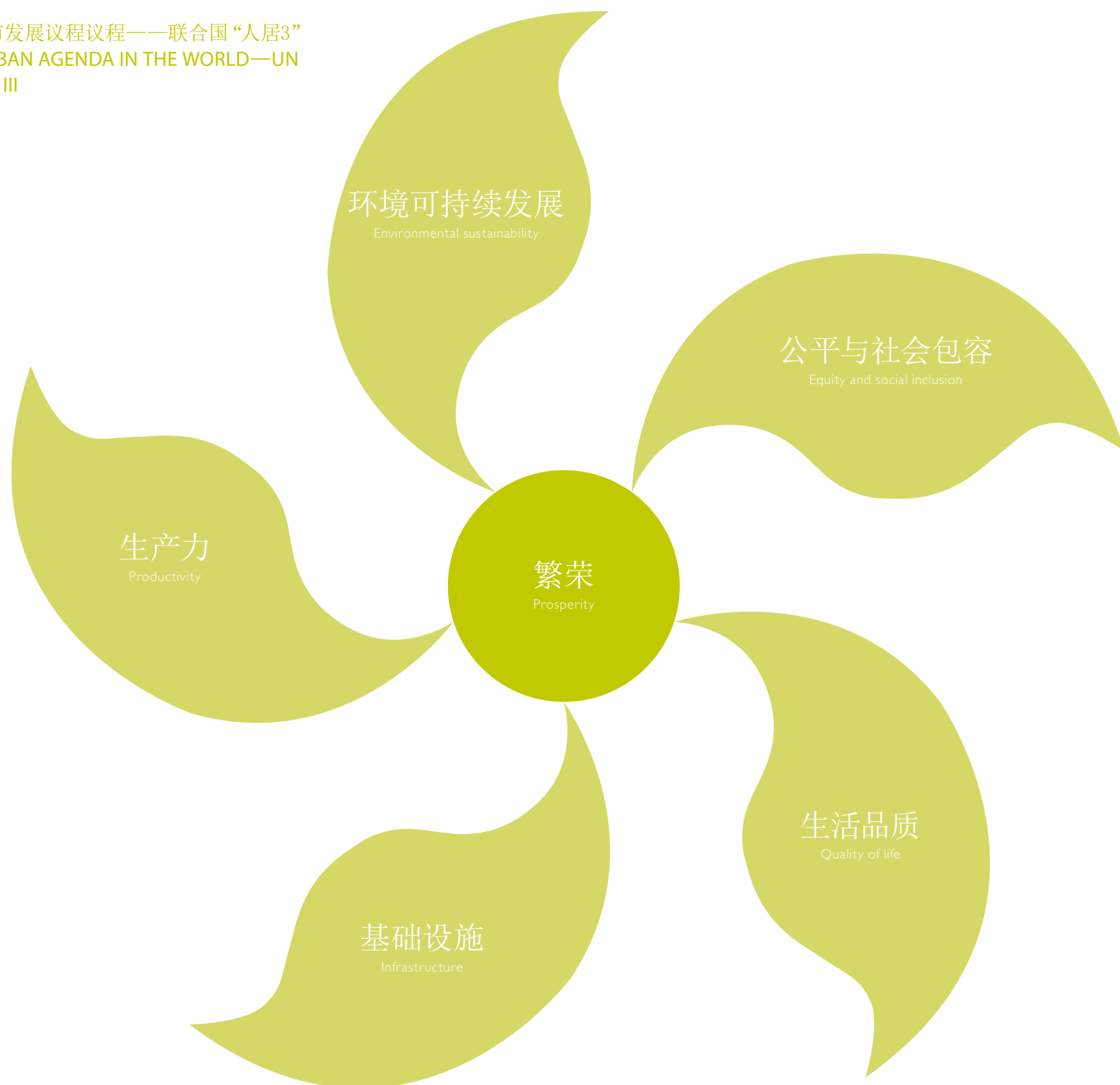
- Mixed use commercial, retail and leisure centre with large mass
- Commercial and retail uses integrated with heritage, art and culture

总结——行动

CONCLUSIONS - ACTIONS



世界城市发展议程——联合国“人居3”
NEW URBAN AGENDA IN THE WORLD—UN
HABITAT III



嵊州南部新城定位策略

Positioning Shengzhou South New City



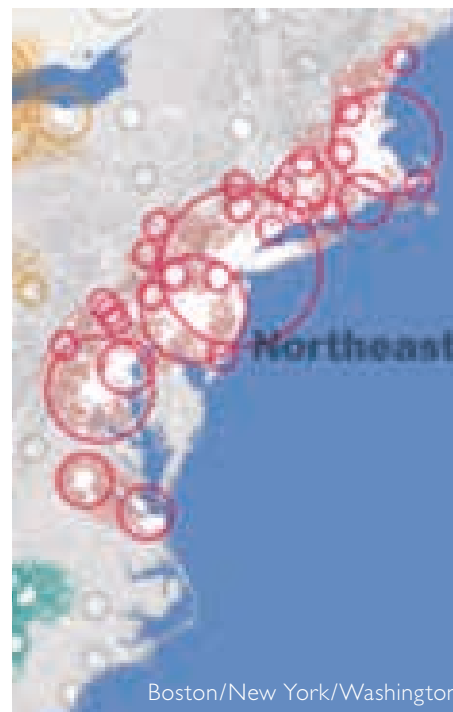
欧洲真正的中心—从曼彻斯特到米兰的城市群
The true heart of Europe—City-region from Manchester to Milan

世界城市群发展区域分布

城市群的集中城市化发展能够通过利用经济集群效益以适应知识经济时代经济生产、社会需求、文化机构所面临的新情况



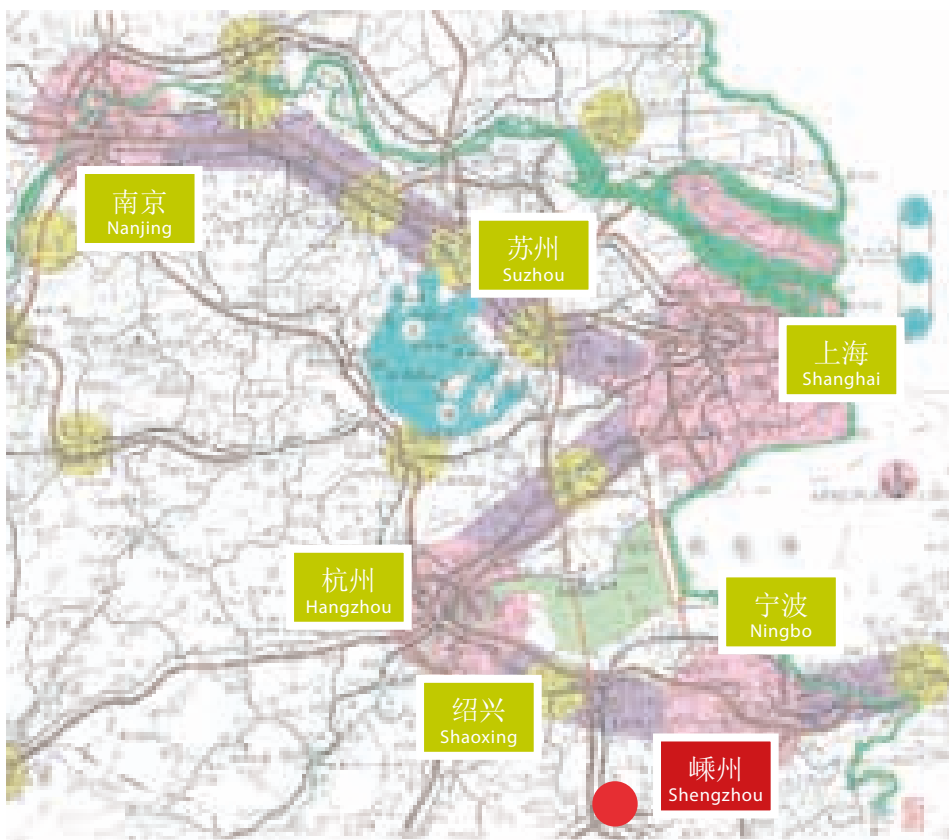
美国西海岸到东海岸的城市群
The city-regions on the west and east coasts of the US



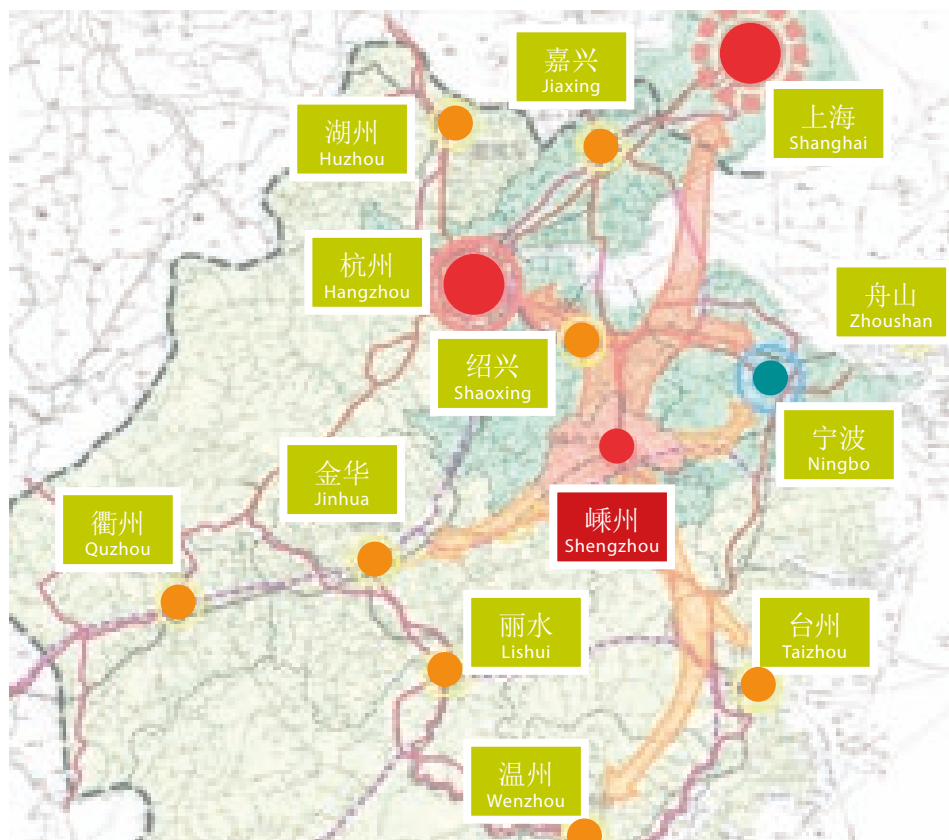
Boston/New York/Washington

CITY-REGION DEVELOPMENT ZONES IN THE WORLD

Concentrated urbanization in city-region encourages agglomeration economics to suit the new conditions of economic production, social requirements and culture institutions in knowledge economy.



长江三角洲城市群
Yangzi River Delta City Region



杭州经济圈
Hangzhou Economic Zone

嵊州在长江三角洲城市群与杭州经济圈的位

嵊州位于长江三角洲城市群、杭州经济圈边缘地带，在交通、社会动力、经济、金融、技能、物流、技术、环境、文化资产领域已划入区域经济圈内，它需要寻找一个进入长三角城市群的契机。

SHENGZHOU IN YANGZI RIVER DELTA CITY REGION AND HANGZHOU ECONOMIC ZONE

At the fringe of Yangzi River Delta City-region and Hangzhou Economic zone, and being part of the regional zones in terms of transport, social dynamics, economy, finance, skills, logistics, technology, environmental and culture assets, Shengzhou need to find its niche to be part of the city-region family.



嵊州在浙江省城镇体系中的位置

四个发展区为：杭州、宁波、金华、温州都市区
嵊州并不属于四个都市区，位于四个都市区中间
嵊州属于绍兴市，并且位于四个主要都市区中所形成的二级经济走廊交叉点上

SHENGZHOU IN CITY-REGION SYSTEM OF ZHEJIANG PROVINCE

Four growth regions are defined—Hangzhou, Ningbo, Jinhua and Wenzhou clusters
Shengzhou is not involved in the four province central city region, but at the centre of the four clusters
Shengzhou is part of Shaoxing, and on the junction of the secondly economic corridor between the four major growth clusters



嵊州在大绍兴区域的位置

位于大绍兴区内的城镇经济构成不同，但拥有共同的文化与环境资源。
嵊州-新昌双核心区使嵊州成为小城镇发展网络中的中心。

SHENGZHOU IN CITY-REGION SYSTEM OF ZHEJIANG PROVINCE

Cities and towns in Greater Shaoxing Area have diversified economic sectors, but shared culture and environmental assets.

Unique Shengzhou-Xinchang dual core enhances Shengzhou to be the centre of the small city's network.

嵊州南部新城定位策略

Positioning Shengzhou South New City

嵊州——经济发展现状 SHENGZHOU—EXISTING ECONOMY



领带生产 Tie Manufacture
纺织与服装生产 Textiles & Garments
丝织生产 Silk Weaving

电气行业与电气产品生产
Electrical Business and
Electrical Products

厨具生产
Kitchen Appliances

走量的小型优质产品

VOLUME SMALL SCALE
QUALITY PRODUCTS

嵊州——文化 SHENGZHOU—CULTURE



越剧、唐诗、围棋
YUE Opera and TANG Poetry 'GO'

竹编 Bamboo Weaving
根雕 Root Carving

书法/绘画 Calligraphy/Painting

精巧工艺品行业

INTRICATE CRAFT
INDUSTRIES

嵊州——环境 SHENGZHOU—ENVIRONMENT



山色秀美
Wonderful mountain landscape setting

农产品丰富
Organic Produce

环境成为发展旅游的潜力
Environment--a potential source of tourism

优质、纯净、具有吸引力的环境

HIGH QUALITY,
CLEAN &
ATTRACTIVE
ENVIRONMENT



20世纪中国经济发展
这是现状的经济发展模式

20th Century China.
This is the existing normal
growth model

嵊州需要采用这条发展道路
重点发展中小型企业、提高现有生产力并将
创新作为一项惯例
Shengzhou needs to adopt this Pathway.
Primary focus on developing SMEs,
upskilling existing labour force and
adopting innovation as the norm.

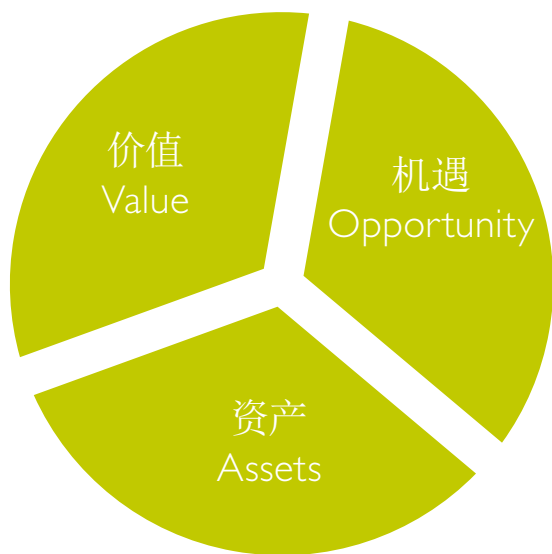
嵊州——从重量到重质
Shengzhou—from volume to value

整个过程包括利用嵊州现有的资源与名声, 如以小型手工艺精品、熟练的劳动力、清洁的环境等为基础的经济与文化资源, 并通过投资与设计使其得到发展……通过在以下几个方面的投入向价值链上游移动

The process involves taking the assets and reputation that Shengzhou has – an economy and a culture based on small intricate products, skilled workforce, clean environment, and through investment and design ... take the Shengzhou 'offer' up through the value chain by investing in: upskilling existing labour force and adopting innovation as the norm.

时尚研究/设计/开发
产品研究/设计/开发
生活品质

FASHION RESEARCH/DESIGN/DEVELOPMENT
PRODUCT RESEARCH/DESIGN/DEVELOPMENT
and QUALITY OF LIFE

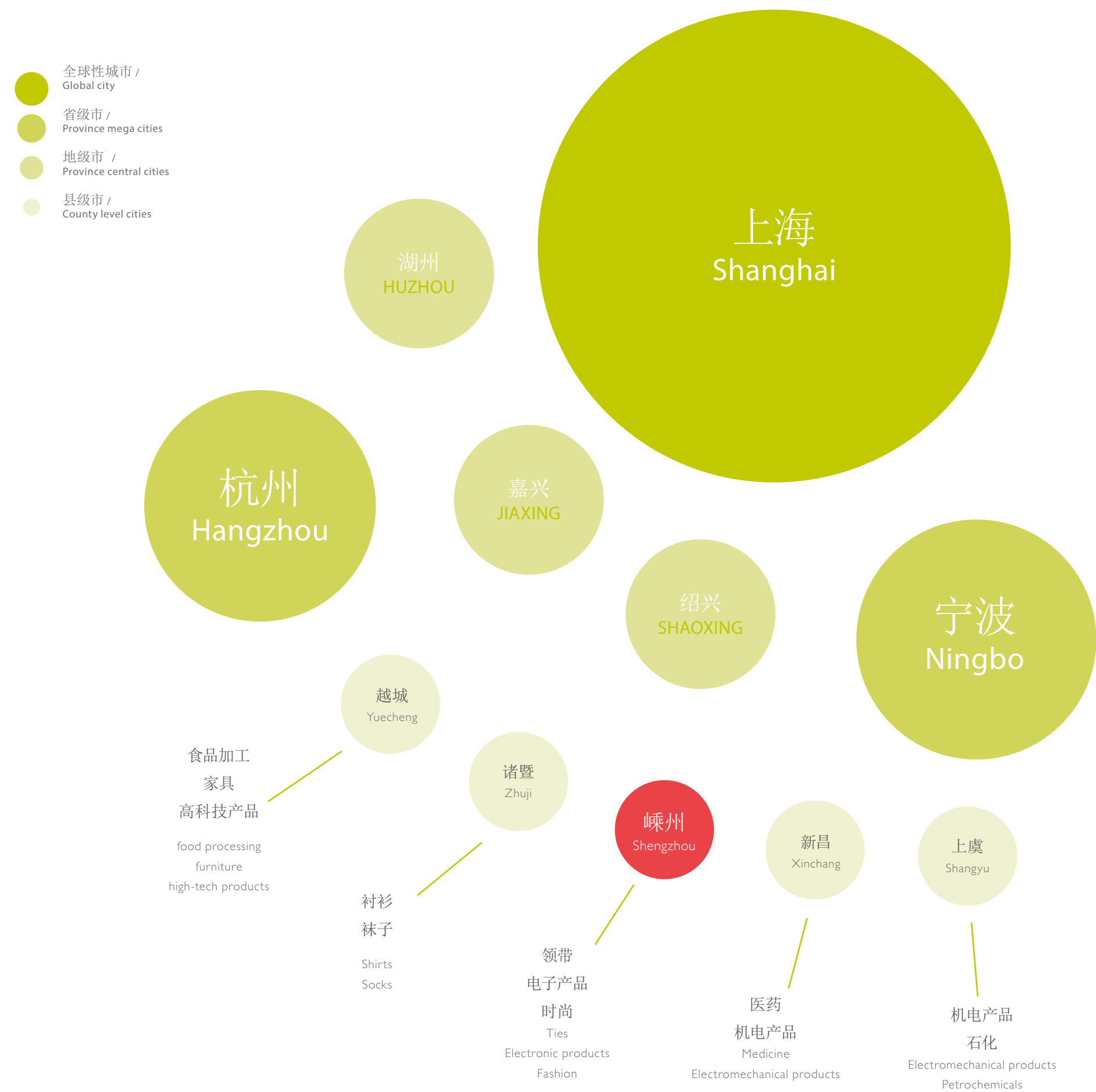


嵊州南部新城定位策略

Positioning Shengzhou South New City

定位嵊州

POSITIONING SHENGZHOU



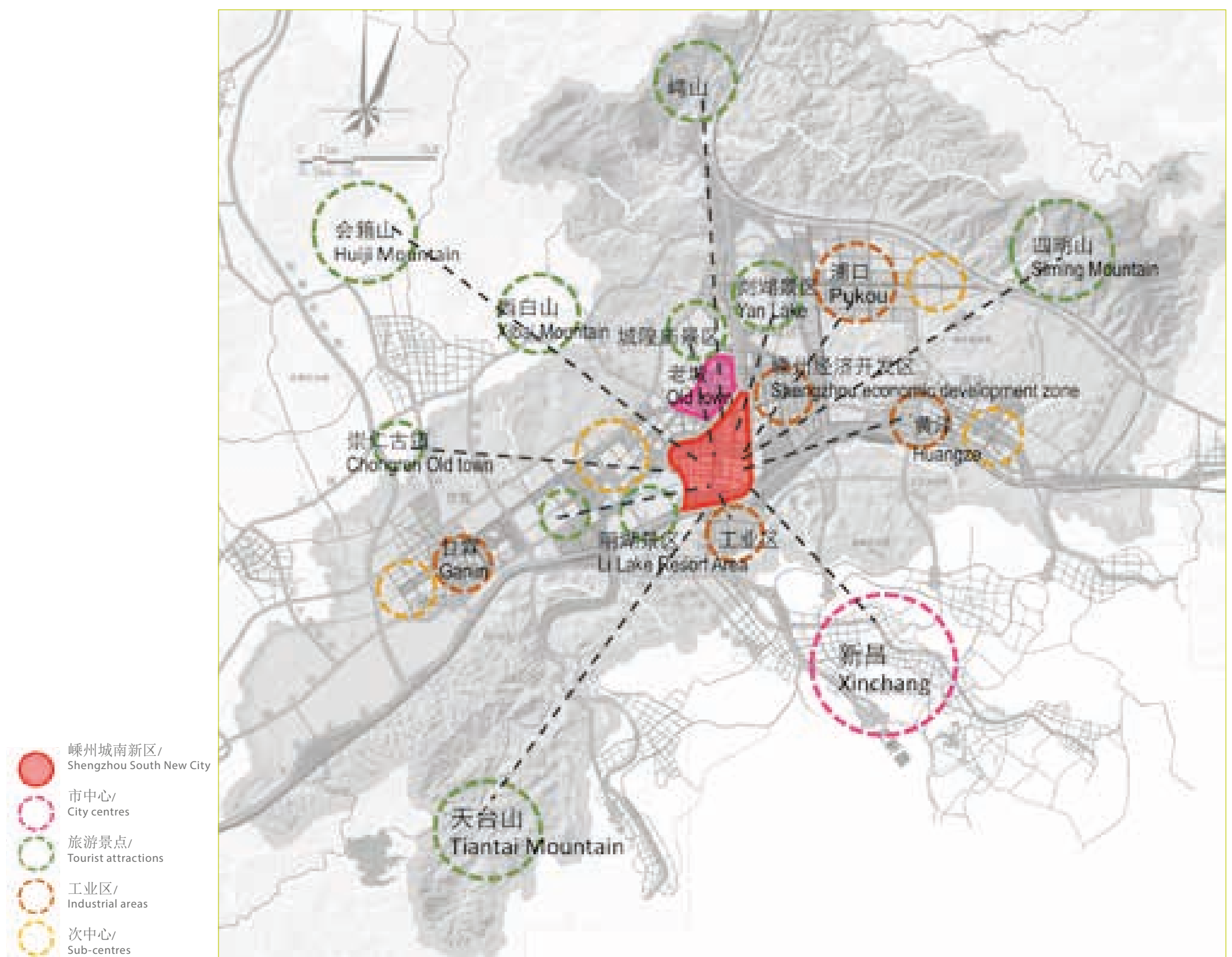
嵊州新型城镇化的动力
ENGINE OF SHENGZHOU'S URBANIZATION V2.0

小城市复兴的示范区
EXEMPLAR AREA FOR SMALL CITY'S REGENERATION

结合老城增强城市中心的功能
PROVIDING CITY CENTRE FUNCTIONS TOGETHER WITH THE OLD TOWN

为嵊州与新昌创造活力与健康的生活与工作场所
VIBRANT AND HEALTHY LIVING AND WORKING AREA FOR SHENGZHOU AND XINCHANG

成为嵊州新名片
REPRESENTING SHENGZHOU'S NEW IMAGE



嵊州南部新城定位策略

Positioning Shengzhou South New City



实现嵊州经济新发展的创新动力
Innovative powerhouse towards
Shengzhou's new economy



促进嵊州发展的研发与孵化基地
R & D base and incubation place
for Shengzhou's growth



成为嵊州旅游服务中心
Service hub for Shengzhou as a
tourist destination



嵊州商务与行政中心
Commercial and retail hub with
special experience



有特色的商业与零售中心
Business and administration
centre of Shengzhou



优质住房与基础设施的示范区
Exemplar area for quality of
housing and facilities



创新经济功能

- 服装设计
- 产品设计
- 媒体与动画
- 艺术与新工艺
- 灵活的工作场所

INNOVATION ECONOMY

- Fashion design
- Product design
- Media and animation
- Art and new craft
- Flexible working place



研发和教育

- 设计学院
- 电子产品高新研发基地
- 创业孵化中心

R&D AND EDUCATION

- Design college
- High-tech R&D base for electronic products
- Business start up incubation centre



文化旅游休闲服务

- 文化设施
- 各色餐厅与咖啡馆
- 优质酒店与俱乐部
- 沿河设置旅游设施
- 节庆场所

GATEWAY FOR TOURISM

- Cultural facilities
- A variety of Cafés and restaurants
- High quality hotels and clubs
- Tourism facilities along the river bank
- Places for festivals



商务功能

- 行政中心
- 进出口贸易
- 金融、法律和会计等专业服务
- 管理服务

BUSINESS & ADMINISTRATION

- Administration centre
- Importing and exporting trade
- Professional service including finance legal and accounting
- Management services



商业贸易功能

- 交易会 and 展销会
- 文化艺术特色购物体验
- 品牌直销店

RETAIL AND TRADING

- Trading fair and promotion events
- Special shopping experience with culture and art
- Brand shopping outlet



高质量居住和配套设施

- 多种高品质住宅
- 住宅区配备混合使用功能
- 优质教育与医疗设施
- 优质基础设施
- 健康的环境

QUALITY OF HOUSING

- Different choices of quality housing
- Residential areas with mixed uses
- High quality education and healthcare facilities
- High quality infrastructure
- Healthy environment



创新经济功能 /
Innovation Economy



研发和教育 /
R&D and Education



文化旅游休闲服务 /
Gateway for Tourism



商务功能 /
Business & Administration



商业贸易功能 /
Retail and Trading



高质量居住和配套设施 /
Quality of Housing



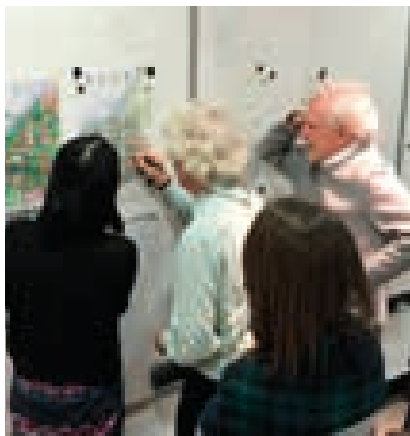
初步设想

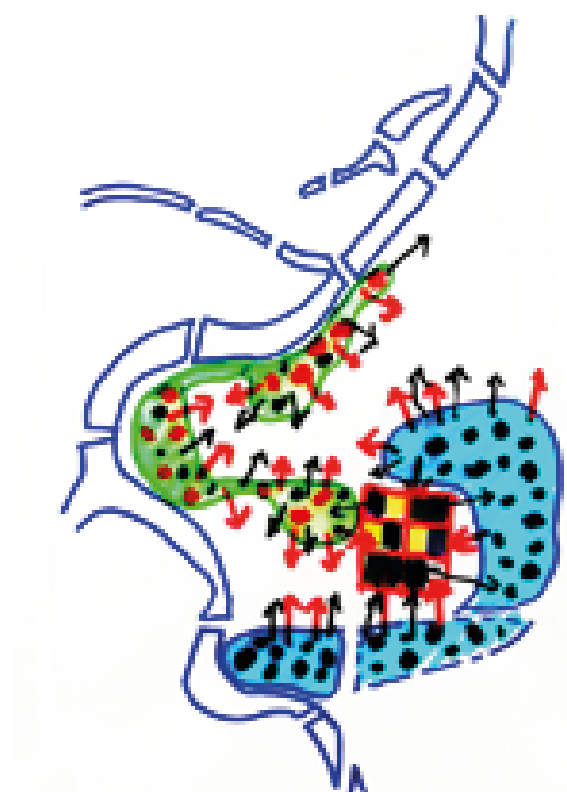
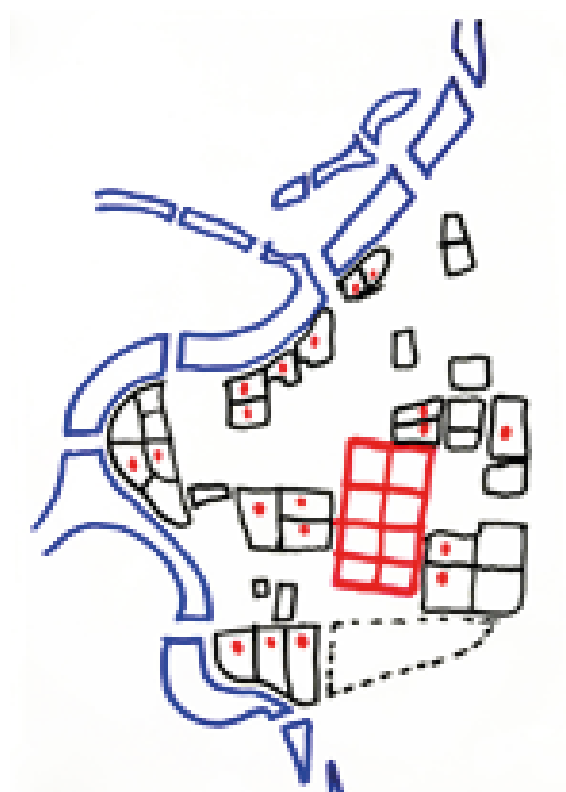
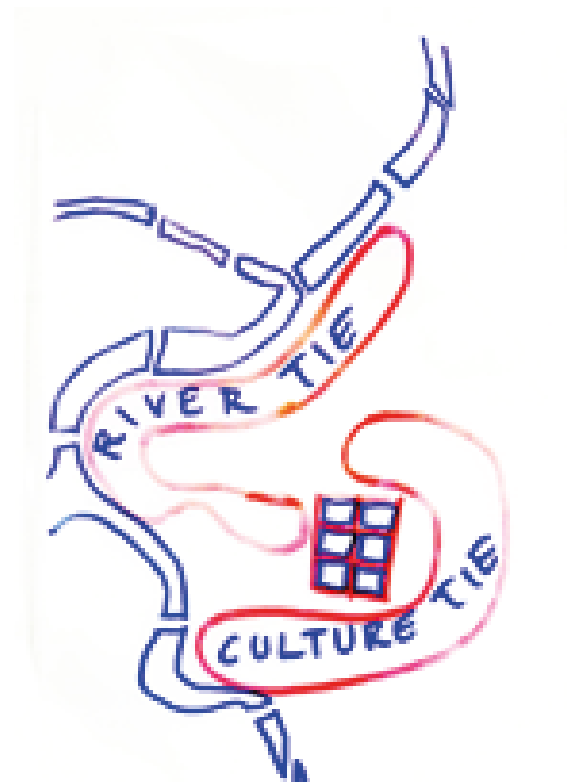
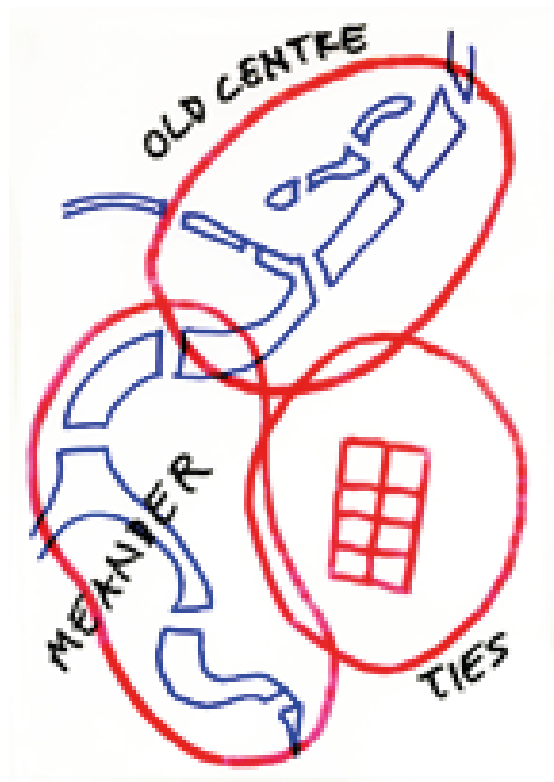
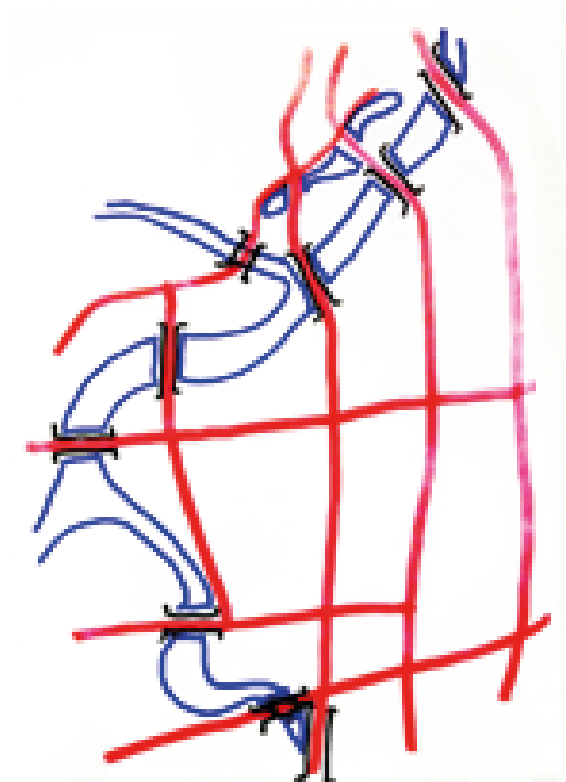
INITIAL THINKING & DESIGN STORY

4

设计研讨会

Design Charrette





研讨会过程

在超过20年的时间里，我们有丰富的和客户，公众良好协作的经验，以及在公司内部组成一个小组，提供可以让所有的人提出创新意见的机会。

为了确保我们为项目建立一个最佳的总体方案，从一开始，我们就邀请了国际专家团队参与在总部为期3天的头脑风暴专家研讨会。与会者来自苏格兰、德国和瑞士，在3天的紧密的会议进程中我们与中国的团队进行了仔细地视像会议沟通，从而更好地了解项目和认同在研讨会中达成的设计策略。

从设计草图中展现了我们在研讨会上认同的初步想法，回应了此次竞赛的要求，确定了最具有潜力的方案并吸取其它方案的优点，使方案更为完善。

因此，这些设计草图展示了共同合作的设计团队的初始想法，在以后的章节中将会展现它们如何反应在设计当中。

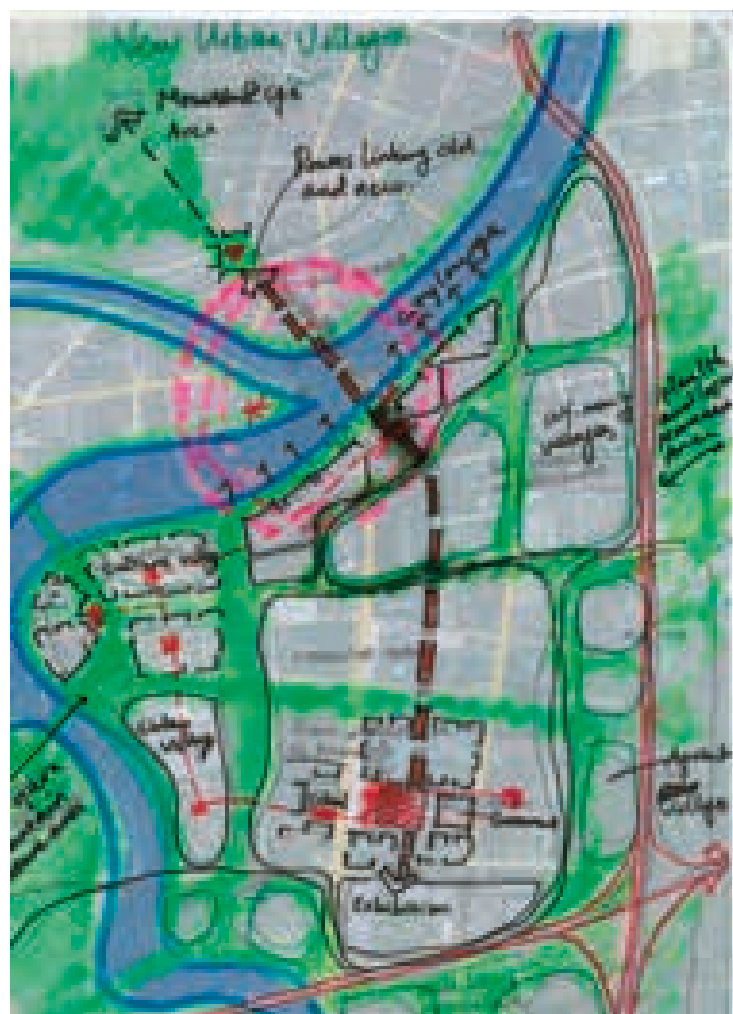
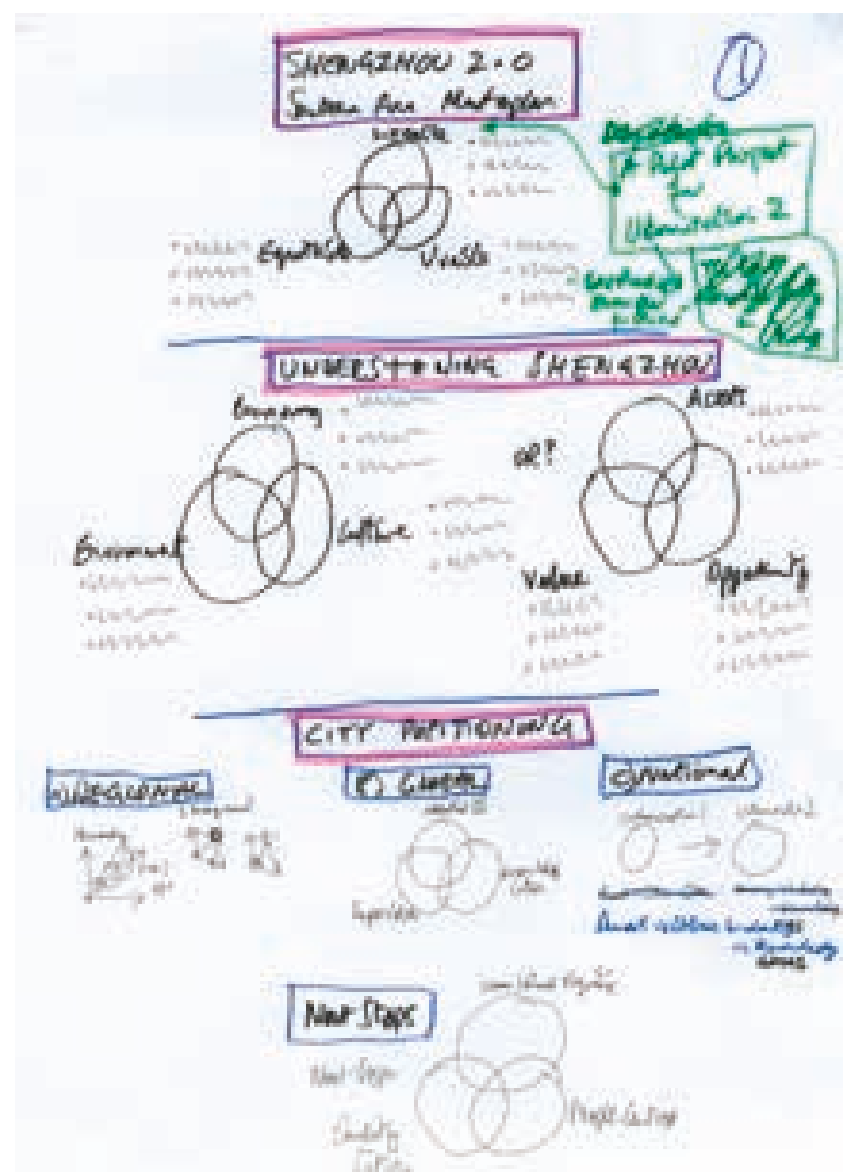
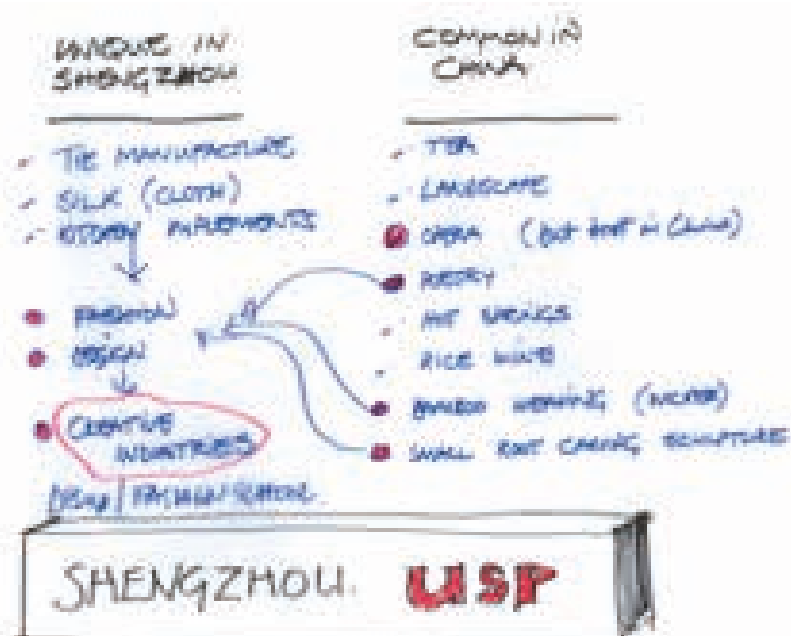
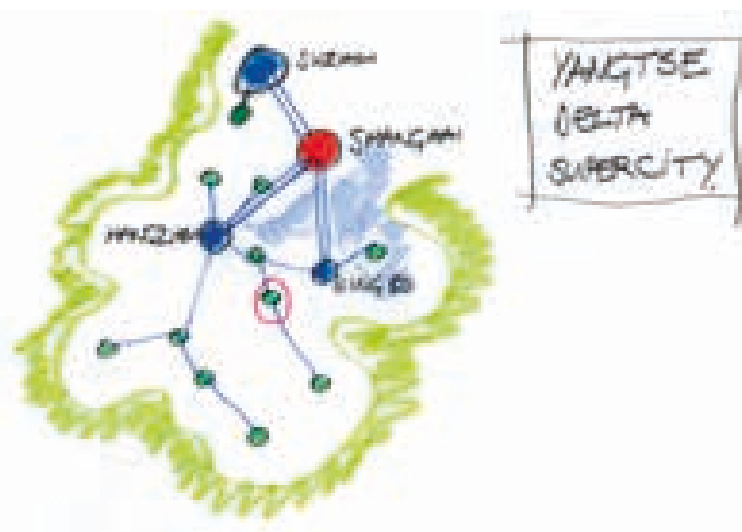
CHARRETTE PROCESS

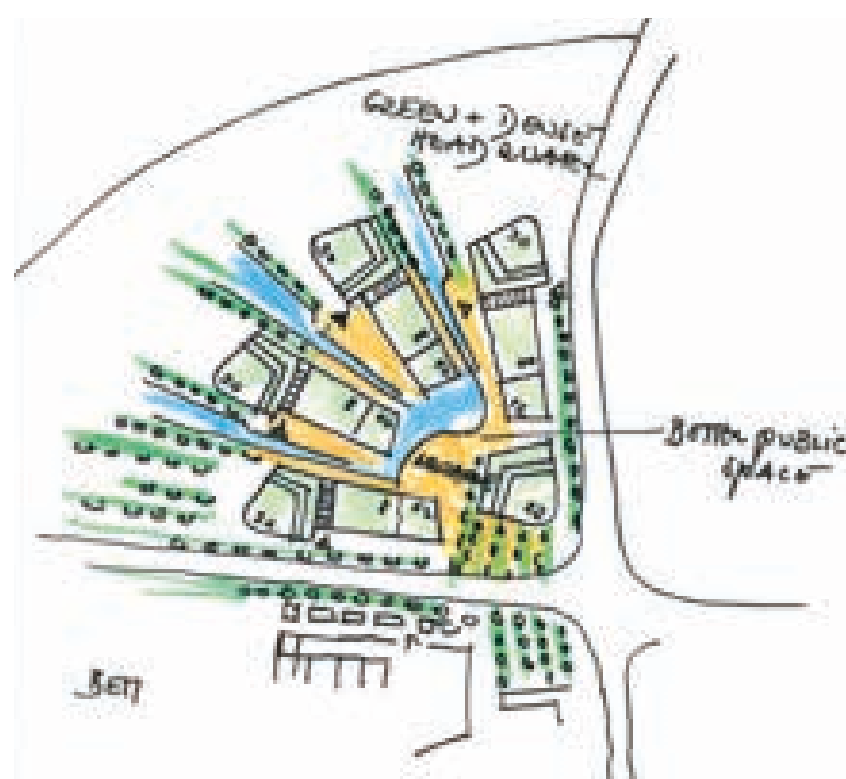
For over 20 years we have been working collaboratively with clients and the wider public, and have also collaborated internally by assembling a hand-picked team and giving everyone the opportunity to make a contribution to the creative process.

To ensure that we would establish the best possible overall direction for the project, from the outset, we invited our team of international experts to join us in a 3 day brain-storming Charrette at our headquarter. The participants travelled from their bases in Scotland, Germany and Switzerland and over the 3 days we held a series of detailed Skype calls with the China team to understand the site and discuss and agree all aspects of the design strategy as it developed during the Charrette process.

Sketches were produced showing everyone's initial ideas in response to the briefing information, and those that were agreed as having the greatest potential and synergy with other ideas were developed further.

These sketches therefore show the seeds that were planted by the team's working together, that grew up into the properly developed ideas and concepts that are illustrated in the following chapters of this report.





设计原则

DESIGN PRINCIPLES

5

设计原则

Design Principles

设计原则

一座城市需要在不同层面都有良好的功能性，从宏观的战略层面到个体层面，社会、城市形态以及经济方面的每一个决策都将对城市各个层面产生影响。

一系列从宏观到个体的设计原则，保证城市有效运转，并促使市民的生活舒适、健康、富裕。

对于城市规划者来说，挑战之一是找到平衡市民的个人利益与集体生活品质的方法。

比如，愈加高密度的城市肌理，以及人们的大量出行，并使用他们的私家车出行成为代表城市繁荣的现象。

但是，正如我们常见的一样，交通堵塞的产生是因为人们希望在同一时间开去同一区地方，机动车的尾气排放使得空气质量下降导致气候变化。这些问题使得行人所处的城市环境更加恶劣。

快速的城市发展使得绿地空间越来越有限，江河湖的水质下降，但是这两者却是使得城市更加有魅力、健康、愉悦的重要因素。

对于将嵊州南部新城核心区有机更新成为人们生活、工作、学习、玩耍的场所，我们设立了一系列的设计原则来满足市民众多且复杂的需求。这些原则将由3个层次并分为3类呈现，这是 我们设计愿景的基础，将基地注入活力，使其成为和谐、融合、健康的社会生态体系。

DESIGN PRINCIPLES

A city needs to function at many different levels, from large scale strategic issues to detailed local ones, with social, physical and economic considerations being affected at every stage.

A series of well organised steps from the large to the small scale is essential to allow the city to function efficiently and for the citizens to lead comfortable, healthy, prosperous lives.

The challenge for city planners is to get the right balance between what individuals believe is good for them personally and what is good for the quality of life of the community as a whole.

For instance, urbanisation has created dense urban structures, and new prosperity means people want to move around more and are pleased to use the cars they have purchased.

However, as we so often see, traffic congestion occurs when everyone drives to the same place at the same time, and vehicle emissions cause poor air quality as well as contributing to climate change. These problems in turn make the urban environment less enjoyable for pedestrians – maybe the very same people who just got out of their cars!

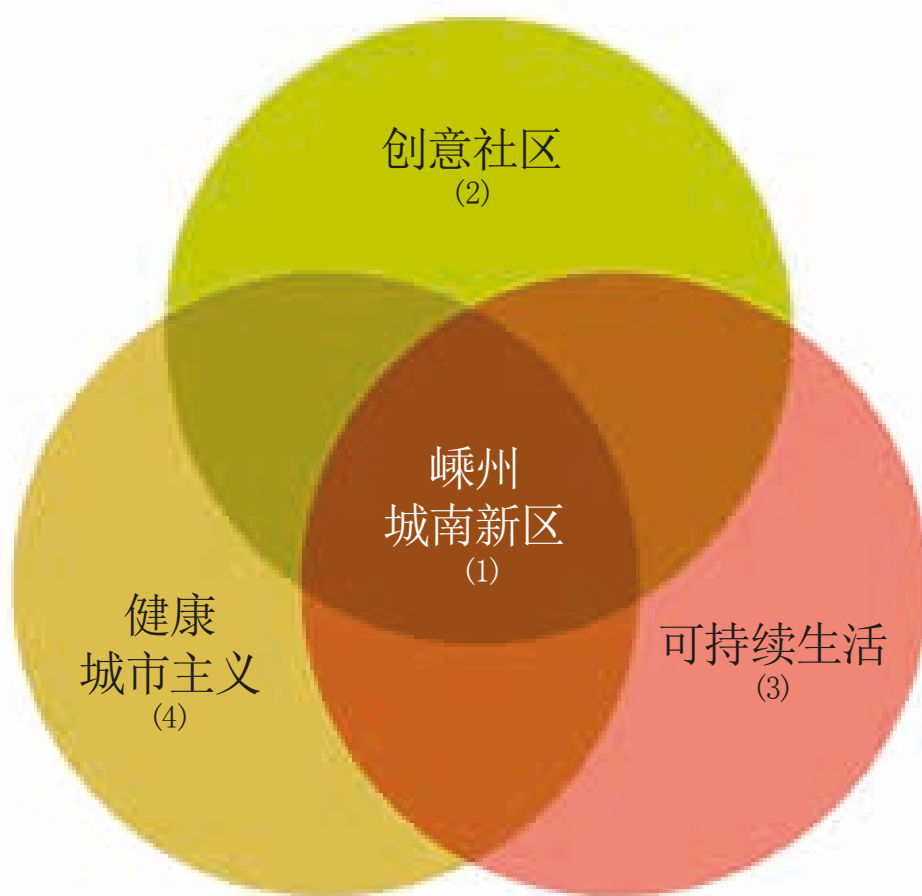
Rapid urbanisation has limited the amount of green space and the quality of watercourses, both of which play an important part in making the city attractive, enjoyable and healthy.

In response to the challenge of transforming Shengzhou South New City into a great place for people to live, work, learn and play, we have created a series of principles designed to cater to the citizens' many and complex needs. These principles are organised at 3 levels and within 3 categories, as the basis of our Vision to re-invent the city centre so that it can function as much as possible as an integrated and harmonious eco-system.

The three fundamental aims we are proposing are based on our strategy to help the city make a transition from a production to a knowledge economy, based on creative industries and combined with improving the quality of the citizens' lives and of the environment. The three fundamental aims are encapsulated under the headings of:

- Creative Communities
- Healthy Urbanism
- Sustainable Living

综合设计导则 / INTEGRATED DESIGN PRINCIPLES



- (1) Shengzhou South New City
- (2) Creative Communities
- (3) Sustainable Living
- (4) Healthy Urbanism

充满创造力的城市组团

此设计原则旨在打造一个充满创造力的嵊州南部新城核心区，使其有机更新成为成功的知识经济环境融合了当地产业的配套教育以及处于混合使用、充满活力的城市环境之中。

基地将为人们在充满活力的城市环境中提供偶然或是约定的交流机会，交换各自的想法。城市环境中文化设施以及零售商店，餐饮及饮品店。这些特质使得这片区域成为人们消磨时光的好去处，也使得更多有创造力人们来到此处。

建筑的设计必须具有灵活性，以满足不同的功能需求，以及园区里产业就地逐步扩张的需求，公共区域必须做到安全、有吸引力以及活力十足，拥有举办活动的空间，绿色空间以及公共艺术品，所有都致力于创造置于此环境内的行人舒适、充满兴趣的场所。在此环境内，所有停车空间都会被安排在地地下，中心的主要道路在穿行路口应采取行人优先的措施。

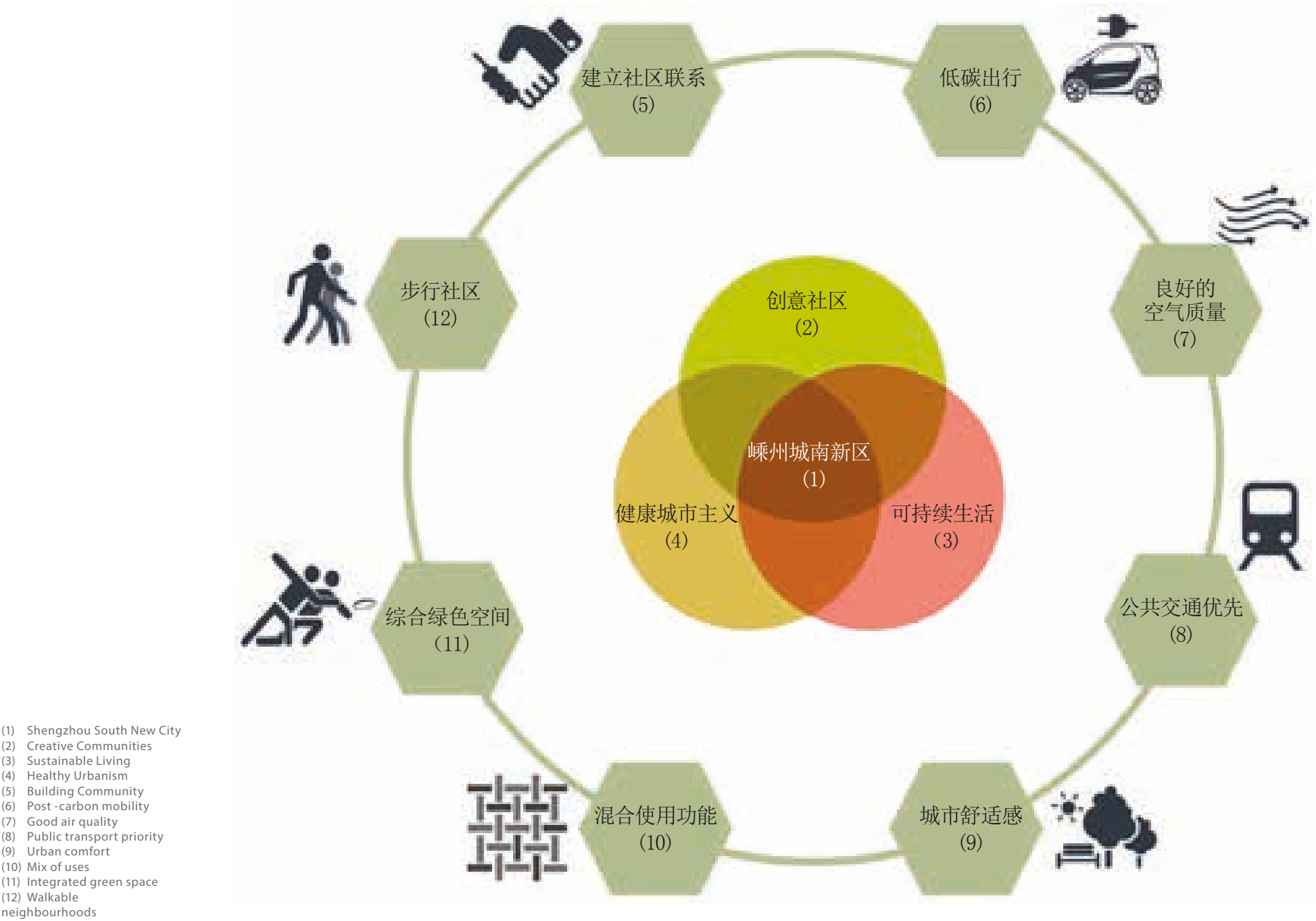
CREATIVE COMMUNITIES

The main ideas regarding the Creative Renaissance of Shengzhou is that the most successful knowledge economy environments combine education with business and are located in mixed-use, vibrant, urban environments.

These places offer people the opportunity to meet by arrangement or by chance, facilitating the exchange of ideas in a stimulating environment, with cultural facilities and places to shop, eat and drink nearby. These characteristics give the area a reputation as a great place to spend time, which tends to attract the most creative people.

To function well, the buildings must be designed to be flexible, so that it is easy for businesses to grow or move within the same area, and the public realm must be safe, attractive and stimulating, with events spaces, greenery and public art, all focussed on making pedestrian movement as easy and interesting as possible. This means there should be no large areas of car-parking at ground level, and even the major roads through the city centre should have generous pedestrian priority crossing points.

第一层次：针对三个目标的原则
多层次城市生态系统 /
LAYER 1: PRINCIPLES MEET ALL 3 AIMS
MULTI-LAYERED URBAN ECO-SYSTEM



设计原则

Design Principles

健康的城市

我们城市的设计和肌理对人们的身心健康有十分大的影响 —— 有积极的作用或是消极的作用。我们的理念是确保其发挥积极的作用。

混合使用建筑的集约紧凑布置，使得人们在住所步行距离范围就能满足日常所需。人们在步行购买日常所需的同时锻炼了身体，帮助缓解日益严重的城市一族健康疾病。在步行的过程中，人们会不经意的在公共空间与朋友和同事偶遇，帮助建立完善的、自信的集体环境 - 创立良好社会和精神环境的重要因素。

步行可达的绿地空间使得城市更加宜居，减小私家车以及商业用车的环境影响，良好的空气质量能使每个人都受益，保护每个年龄阶段的人们少受环境污染疾病的影响。

第二层次：针对两个衍生目标的原则
多层次城市生态系统 /
LAYER 2: PRINCIPLES MEET 2 OUT OF 3 AIMS
MULTI-LAYERED URBAN ECO-SYSTEM

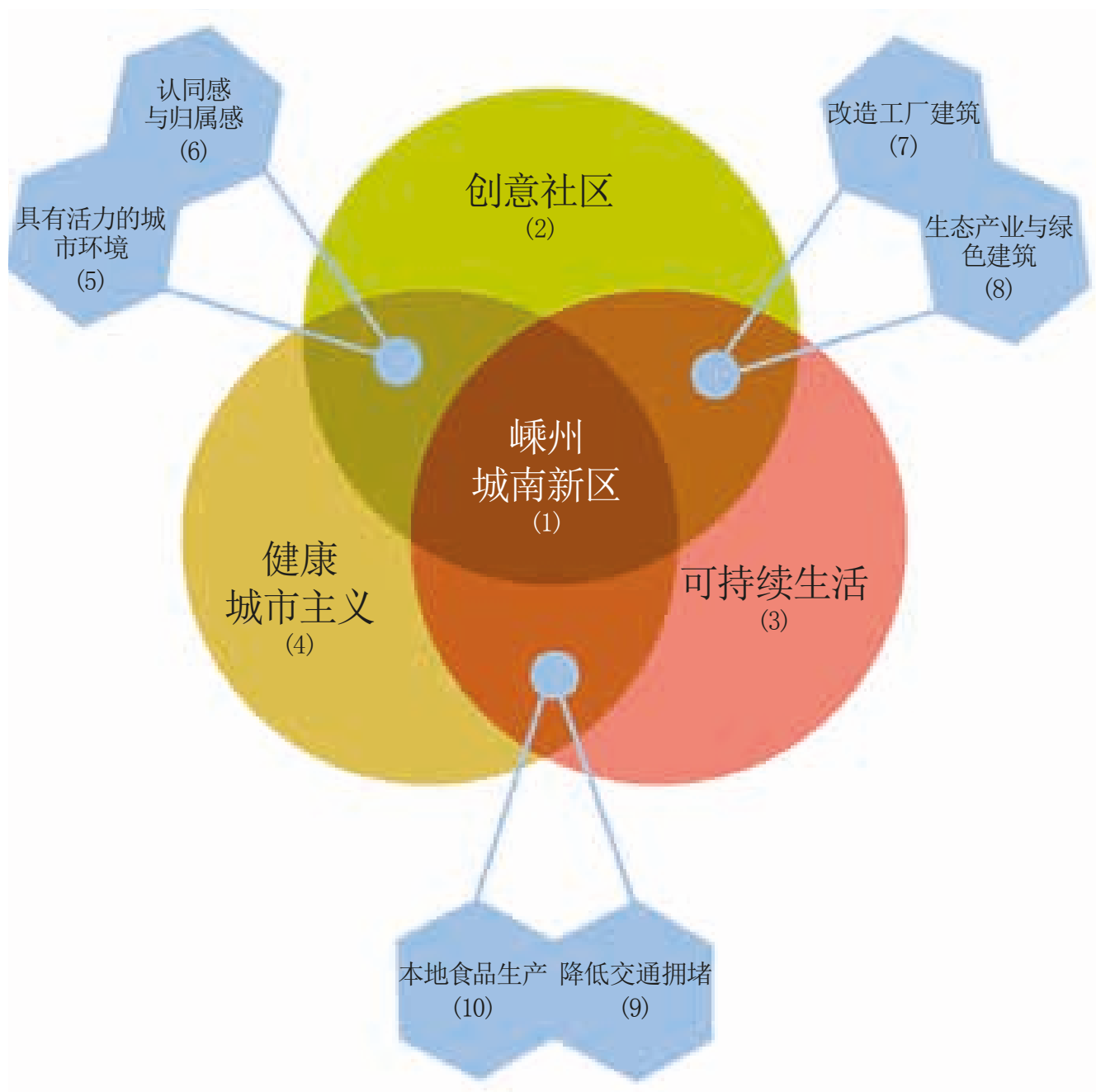
HEALTHY URBANISM

The design and layout of our cities has a major impact on our physical and mental health – for better or for worse. Our concept is to make sure that it's for better!

Compact groupings of mixed-use buildings within walking distance of residential areas invite people to go on foot in order to gain access to the things they need in their daily lives. In so doing they get physical exercise in a natural way, helping to avoid the numerous health problems, now being experienced worldwide, that result from obesity. They will also 'bump into' friends and colleagues in the public spaces, which helps to build a cohesive, confident community – an essential aspect of supporting social and mental well-being.

Easy access to green space is part of making cities 'liveable', and by minimising the impact of private cars and managing delivery times for commercial vehicles, good air quality can be maintained for everyone, offering the best possible way of preventing respiratory illnesses in people of all ages.

Local food production enables people to benefit from a healthy diet based on fresh produce and those who do the gardening work can enjoy from contact with nature and the sense of community associated with small scale agriculture.



- (1) Shengzhou South New City
- (2) Creative Communities
- (3) Sustainable Living
- (4) Healthy Urbanism
- (5) Vibrant urban environment
- (6) Identity and sense of place
- (7) Reuse of manufacturing buildings
- (8) Eco-businesses and buildings
- (9) Reduced traffic congestion
- (10) Local food production

可持续的生活

健康的市民说明他们生活于健康的生活环境之中，这说明了资源需要利用率最大化、浪费最小化以及污染防治。

可持续的排水系统控制雨水的破坏性影响，同时最新的科学技术，比如黑土生态站，处理灰水和黑水污染，将其转化为农业土壤，并避免污染物排放到水系统中。所有的废弃物能被回收利用为可再生能源，因此减少对于燃料的依赖，从而减少碳排放，同时所有的新建筑都设计成为绿色节能类型。

可以在室外或者温室内种植作物和蔬菜，同时也可作为生物燃料来提供可持续的能源供邻里建筑，直接使用或提供给当地电网。

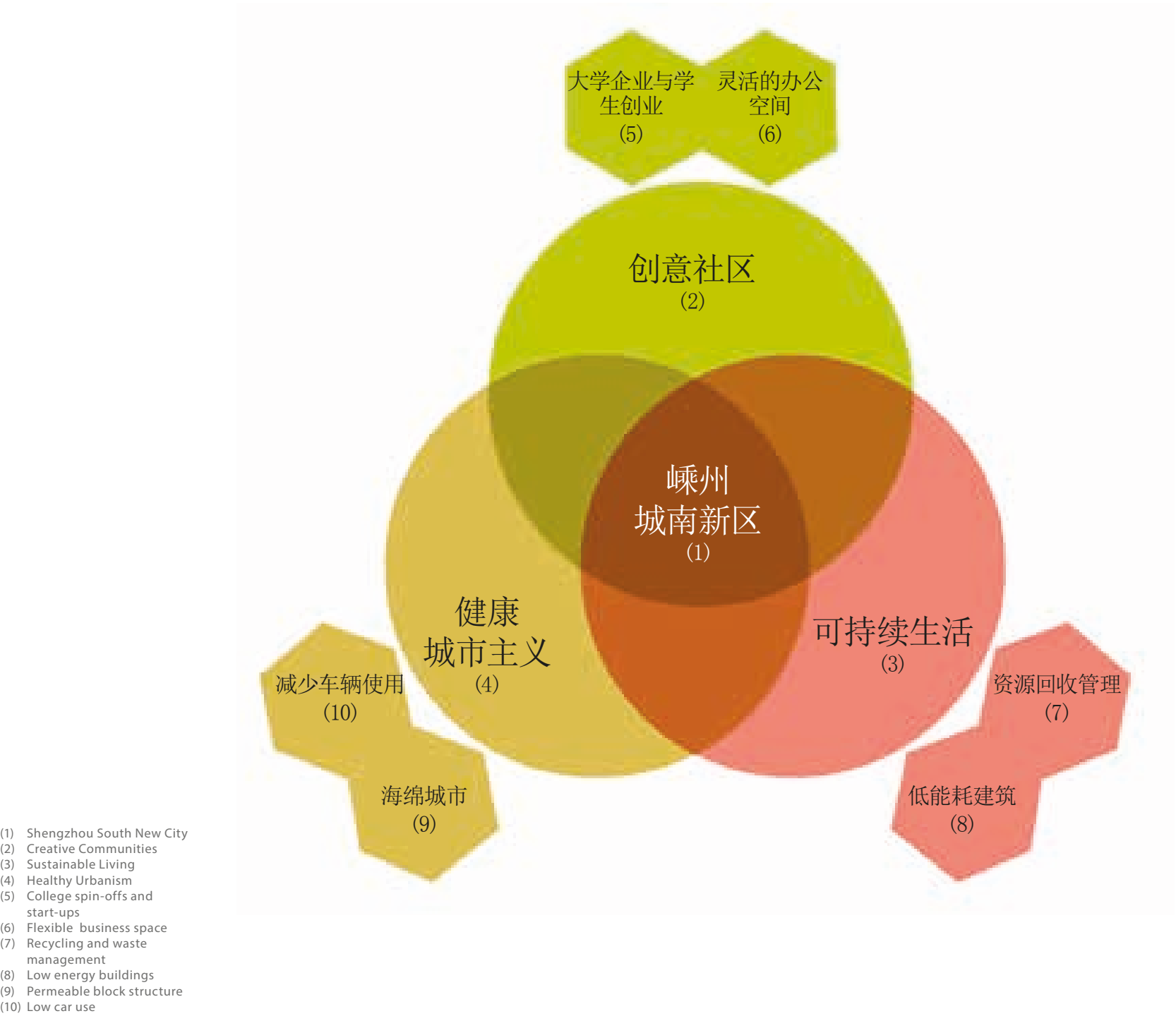
SUSTAINABLE LIVING

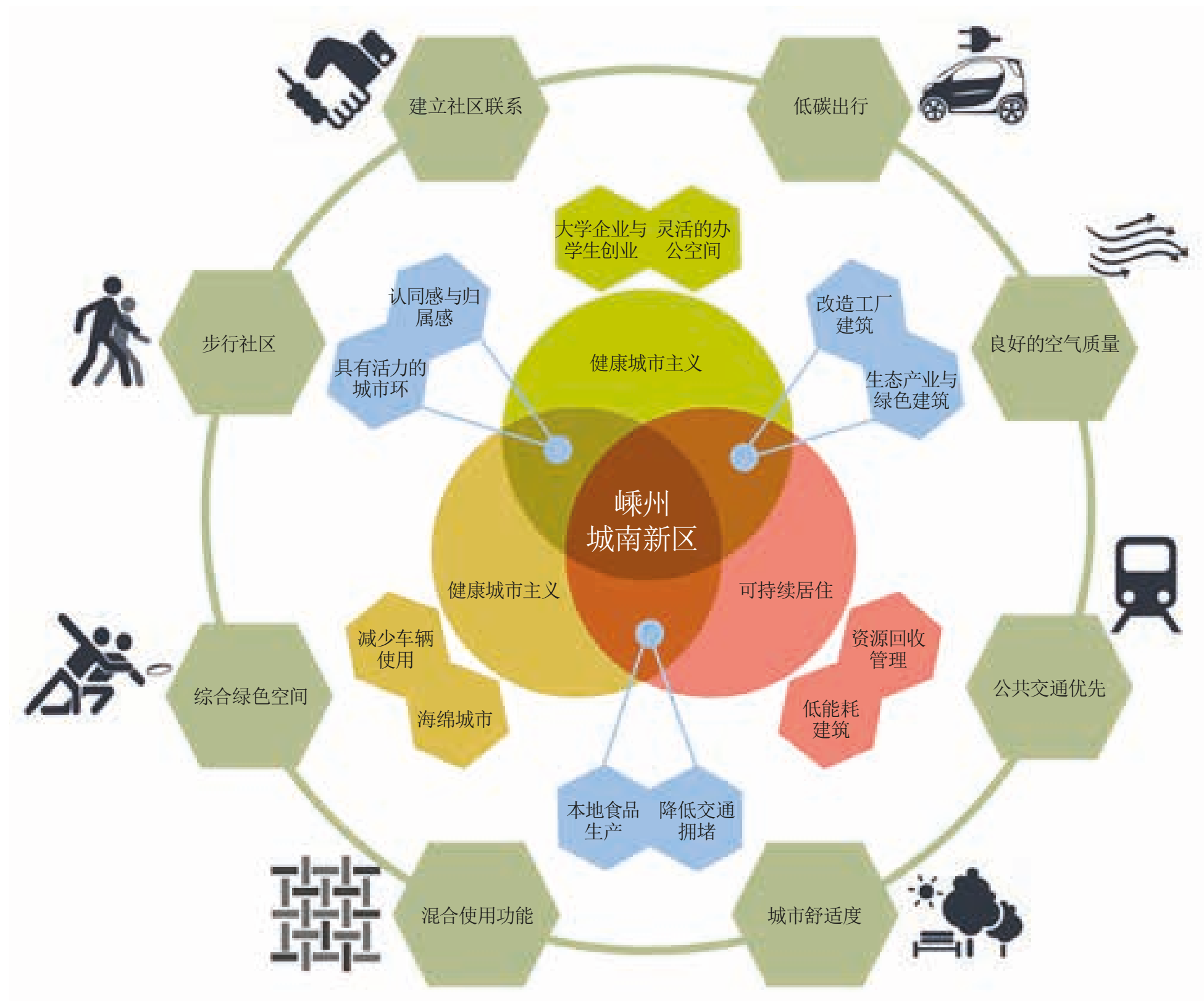
The health of citizens must be reflected in the health of the physical environment they live in as well as that of our whole planet. This means that resources must be managed so as to maximise efficiency, minimise waste and prevent pollution.

Sustainable drainage systems control the destructive effects of heavy rainfall whilst innovative techniques, such as Terra Preta, deal with 'grey' and 'black' waste water, transforming them into soil for agriculture and avoiding the discharge of pollutants into the water system. Waste materials of all kinds can be recycled to produce renewable energy, thereby reducing dependency and use of fossil fuels with their damaging carbon emissions, and all new buildings can be designed to generate their own energy whilst minimising the amount they consume.

Growing food can take place outdoors or in greenhouses, and these can also be used to grow bio-fuels to provide renewable energy for direct use in neighbouring buildings or adding to the local power grid.

第三层次：针对单个目标的特定原则
多层次城市生态系统 /
LAYER 3: PRINCIPLES SPECIFIC TO EACH OF THE 3 AIMS
MULTI-LAYERED URBAN ECO-SYSTEM





多层次复合城市生态系统 /
LAYERS COMBINED
MULTI-LAYERED URBAN ECO-SYSTEM

总结

以上三点基础的目标直接解释了我们的理念，并且我们将其运用到基地的各个区域中去，同时我们也设定了8个总体原则，每个原则都与这三个目标息息相关，它们是：

- 步行可达的城市街区
- 混合使用
- 舒适的城市环境
- 公共交通优先
- 低碳出行
- 良好的空气质量
- 建立城市社区

在这之下有衍生的两个层级的设计原则，这两个层级较具有针对性，在下面的图表中展示。

我们建立起这种设计目标和原则体系，来指导新区域的创造设计，但是这些原则也应向现有的城市区域传播其积极的影响力。在这种方式下，新的和旧的城市体系相互融合，穿插在一起共同创造更加美好、平衡的嵊州南部新区核心区。

SUMMARY

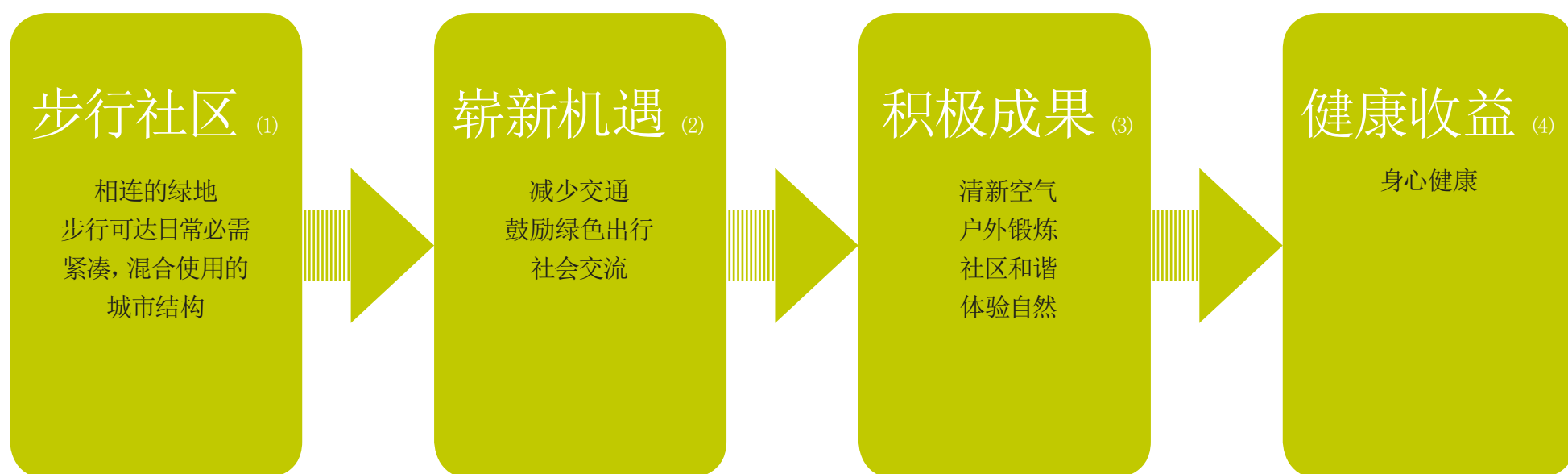
The three fundamental aims explained above are directed at different areas of the way we believe the city could and should function, however we have identified a series of eight overarching principles, each of which is relevant to the attainment of all three aims. These are:

- Walkable neighbourhoods
- Mix of uses
- Urban comfort
- Public transport priority
- Post-carbon mobility
- Good air quality
- Integrated green space
- Building community

Beneath these are two further levels of principles which are less general and more specific to each of the three aims, as shown on the diagrams.

We have developed this system of aims and principles initially in order to guide the design of the new areas to be created, but they have also been considered so that the urban interventions we are proposing can spread their positive influence out into the existing urban fabric. In this way the old and the new can be integrated; woven together in order to create an overall balance within Shengzhou South New City.

城市设计对公众健康有或好或坏的重要影响 / URBAN DESIGN HAS A MAJOR IMPACT ON PUBLIC HEALTH – FOR BETTER OR FOR WORSE!



(1) Walkable neighbourhoods
• Integrated green space
• Daily needs within walking distance
• Compact, mixed-use urban structure

(2) New opportunities
• Less vehicle traffic
• 'Active travel' encouraged
• Social interaction

(3) Positive outcomes
• Fresher air
• Exercise outdoors
• Community cohesion
• Experiencing nature

(4) Health benefits
• Physical and Mental Wellbeing

设计概念

Design Concept

保留的现有功能

新的措施将促进当前、有价值的城市结构继续发展。

EXISTING USES TO BE RETAINED

The new interventions will also enhance the existing, valuable urban fabric.

绿色共享 生命之带

3条景观走廊与城市结构重新连接。

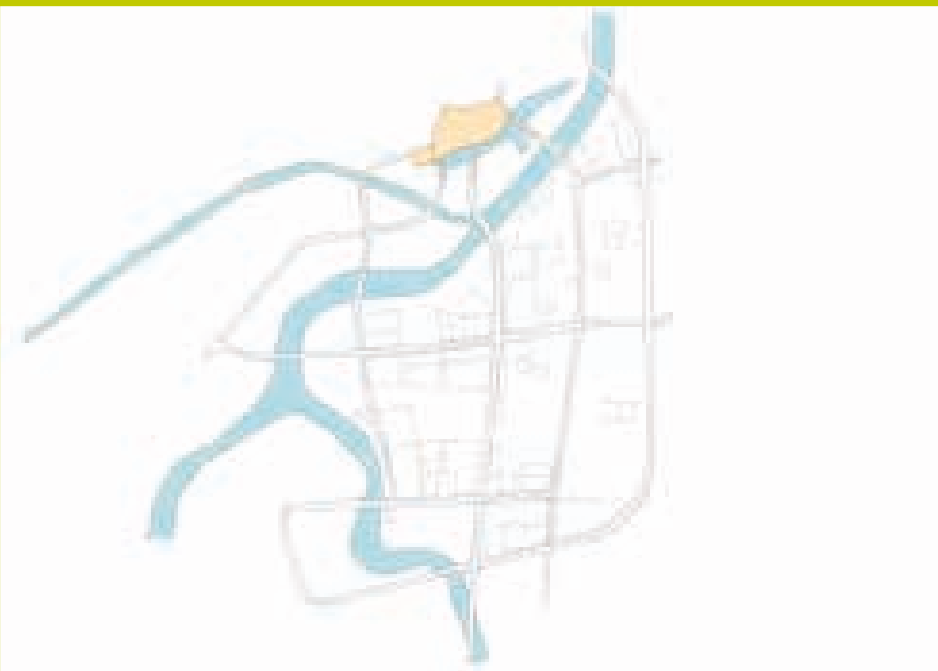
- A) “滨水大道”是一条滨水的开放通道，沿水系蜿蜒而下，穿过 的繁忙的闹市区，延伸至安静的居住区。
- B) “中央公园”是一片广阔的城市休闲公园，东侧沿河岸开始穿过21世纪中心。
- C) “都市农庄”是一片农业用地，经过重新整理以适应21世纪需求，并与新的住宅小区相融合。

GREEN RIBBONS

3 landscape corridors to help reconnect the urban fabric

- A) 'Waterfront Promenade' is a public route running along the waterfront, changing in character as it passes from busy urban spaces to a peaceful residential neighbourhood.
- B) 'Central Park' is a generous stretch of recreational urban parkland that runs east from the river and through the heart of the 21st Century Centre.
- C) 'Productive Horseshoe' is an area of agricultural land, reorganised to meet 21st Century needs and integrated with a new residential neighbourhood.

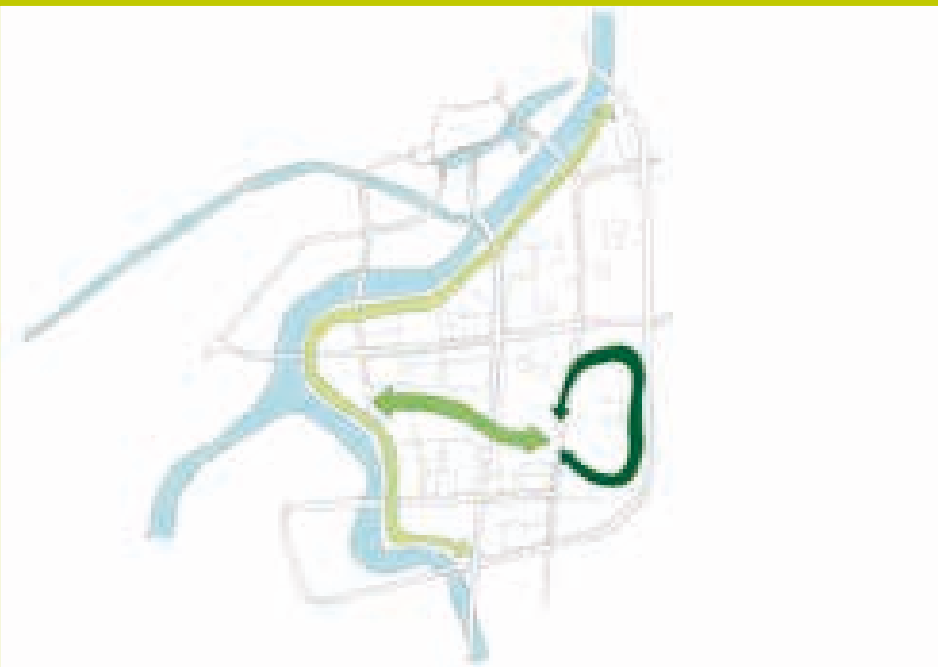
嵊州城南新区基地总平面图 / Base Plan for Shengzhou South New City



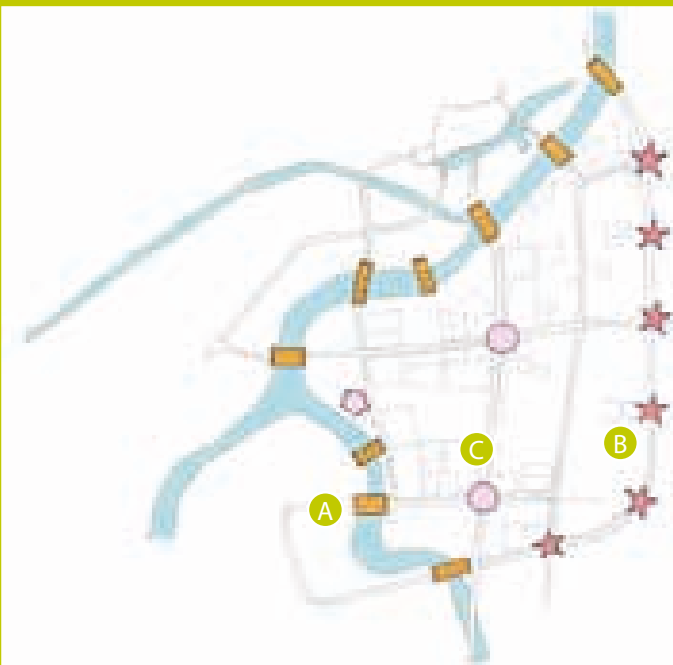
保留的现有功能 / Existing uses to be retained



绿色共享 生命之带 / Green Ribbons



新区亮点 城市之链 / Iconic Necklace



嵊州城南新区的新的亮点

- A) 现有以及规划中的桥梁将嵊州市中心与其他区域联系起来，人们可以站在桥上欣赏河流蜿蜒而过的美景。夜幕降临，桥上灯光点亮，也可以用于举办烟花表演。
- B) 将沿东部高速公路设置地标建筑与公共艺术装置，吸引从此处经过的人们的视线，让他们对嵊州产生兴趣。这里更像是嵊州城南新区的“橱窗”。
- C) 强化市中心可辨识度的视觉焦点

A COMBINATION OF STRIKING FEATURES TO CELEBRATE SHENGZHOU SOUTH NEW CITY

- A) The string of existing and proposed new bridges linking the city centre to other parts of Shengzhou, offering dramatic views of the meandering river. The bridges will be illuminated at night and used for firework displays
- B) A 'shop window' for Shengzhou South New City along the eastern highway. Landmark buildings and public artworks to catch the attention of passers-by, raising awareness of the many attractions Shengzhou has to offer.
- C) Key focal points that help to make the city centre legible.

特征区域 / Character Areas



特征区域

包括3部分：新城广场、创意区、知识中心

- A) 新城广场：作为嵊州南部新城的新公共社会中心，位于中央公园轴线上，一处活动集会和节日的公共场所，周围为娱乐、创意以及文化功能。
- B) 创意区：混合使用的城市空间由创意、文化、零售以及居住建筑组成，形成有活力的城市环境。部分现有建筑适于刚起步的企业以及中小型企业重新利用，这也是符合我们对于企业阶段成长，城市有机更新的策略。
- C) 知识中心：时尚设计大学作为中央公园区的东部尽头，与创意区有十分紧密的联系，教学楼和学生宿舍坐落在城市空间网络中。

CHARACTER AREAS

Consisting of 3 areas: City Square, Creative Quarter, Knowledge Hub

- A) New City Square. The new social centre for Shengzhou South New City, located on the Central Park axis; a generous public space for events and celebrations, framed by entertainment, creative and cultural uses.
- B) Creative Quarter. Mixed use urban spaces formed by creative, cultural, retail and residential buildings to generate a vibrant environment. There is also scope for the re-use of existing buildings by start-up businesses and other SME's (Small and Medium size Enterprises) in the short or longer term, as part of a phased process of entrepreneurial, urban transformation.
- C) Knowledge Hub. The College for Fashion marks the eastern end of Central Park, with strong links to the Creative Quarter; educational buildings and student accommodation arranged around a network of urban spaces.

滨水颂歌 / Celebration Waterfront



滨水颂歌

包括3片区域：剡溪源，生态村落，湿地村落

- A) 剡溪源：剡溪源区域由较大体量的建筑组成其日夜充满活力的景象，在剡溪源上的建筑沿着蜿蜒的水岸线排布，沿江有林荫大道和景观公园，与老城区对望。
- B) 生态村落：良好的生态环境质量，以及居住和商业建筑位于良好的区位，从北部向南从高密度的北部片区到南部以家庭居住生活为主过渡。
- C) 湿地村落：沿着主要街道高层公寓建筑，阻挡内部低矮的建筑受到杨港路和官河南路的影响，这些公寓向南逐步降低，过渡到湿地景观以及剡溪。

CELEBRATION WATERFRONT

Consisting of 3 areas: Bund, Eco-village, Wetland Village

- A) The Bund is characterised by grand buildings making an imposing frontage by day and night, enjoying sweeping views across the river towards the old town.
- B) Eco-village north and south. Strong environmental qualities with residential and commercial buildings in this prestigious location, ranging from high density, high visibility in the north to lower and more family orientated in the south.
- C) Wetland Village. High rise apartment blocks along the main street frontages sheltering lower blocks that step down to the south into the wetland landscape setting and the river beyond.

设计概念

Design Concept

企业家聚落

包含两部分：农业城市主义聚落，邻里有机更新区

A) 农业城市主义聚落:现状农田重新整合，作为居住区的用地以及都市农庄的基地，用于城市农耕以及生态能源制造，同时作为上三高速的绿化防护区域

B) 邻里有机更新区：一个滚动的有机更新计划使得复杂的现状得以有机更新，需要更加细致的现状研究来找寻最佳的社会、经济和环境有机更新方式。

ENTERPRISE VILLAGES

Consisting of 2 areas: Agro-urbanism Settlement, Phased Neighbourhood Regeneration,

A) Agro-urbanism settlement

Existing farmland reorganised to provide a new housing neighbourhood with intensive agriculture and bio-fuel production forming a buffer zone to the adjacent highway.

B) Phased Neighbourhood Regeneration

A rolling programme to regenerate the complex residential structure of the mixed neighbourhoods in the north-eastern part of Shengzhou centre, requiring detailed study of existing conditions to find the best way to rebalance the many social, economic and environmental issues.

步行社区

这是提高宜居性、打造成功社区关键因素；建立步行社区将有利于促进原有社区与新社区建立联系。

WALKABLE NEIGHBOURHOODS

The key to liveability and building successful community structures; the establishment of walkable neighbourhoods has a vital part to play in integrating existing and new communities.

紧密交织、融合发展

A) 当地交通

主要的人行路线与公共交通线路将嵊州城南新区与老城区、火车站等重要地点相连接，将嵊州打造成一个重要的宜居城市。

B) 美好愿景

相互交织的不同层次发展使嵊州城南新区成为一个充满活力、独具魅力的生活、工作、游憩、学习场所。

WEAVING IT ALL TOGETHER

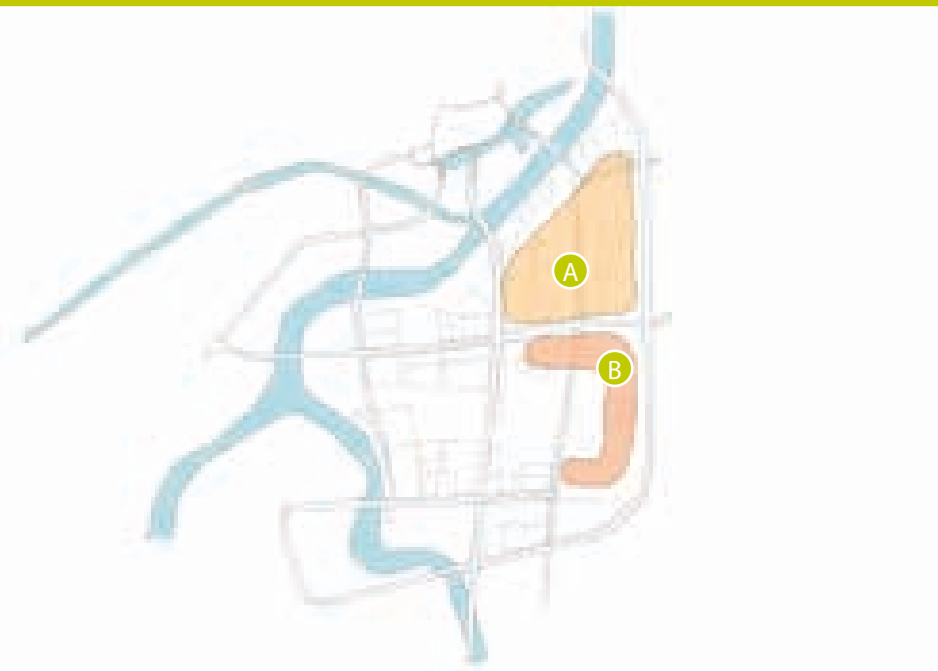
A) Local Links

The primary pedestrian and public transport routes that will connect Shengzhou South New City to the old town centre, the railway station and other important destinations, helping to make Shengzhou a great place to live.

B) The Big Picture

The interwoven layers that will help Shengzhou South New City to become a vibrant, attractive, exciting and resilient place to live, work, play and learn.

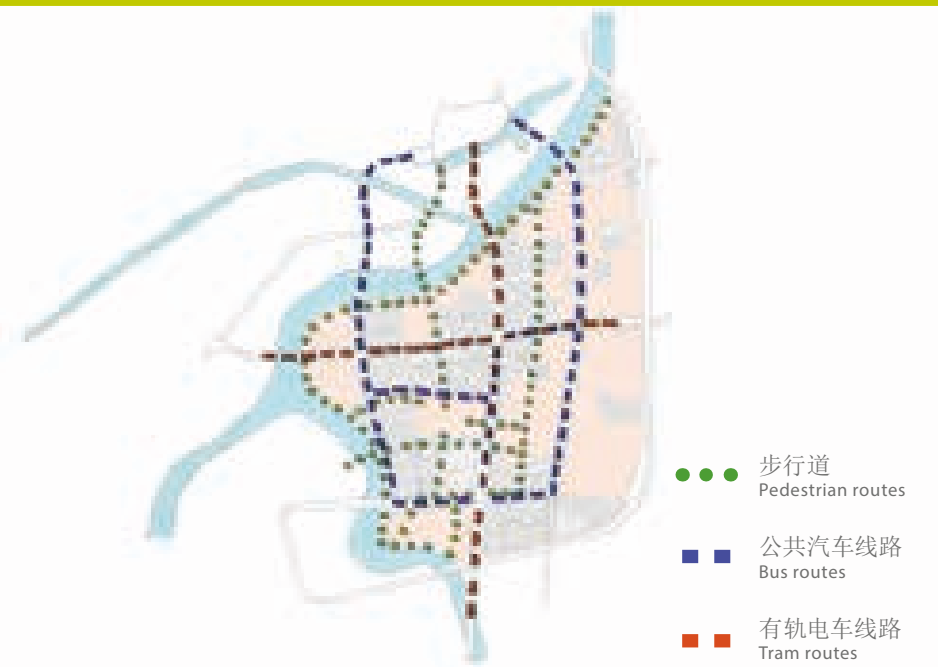
企业家聚落 / Enterprise villages



步行社区 / Walkable Neighbourhoods



紧密交织、融合发展 / Weaving it all Together





An aerial photograph of a city grid, overlaid with a semi-transparent yellow-green filter. The image shows a dense urban layout with streets, buildings, and some green spaces. The text is centered over the middle of the image.

总平面概念设计

MASTERPLAN

6





CHARACTER AREAS:

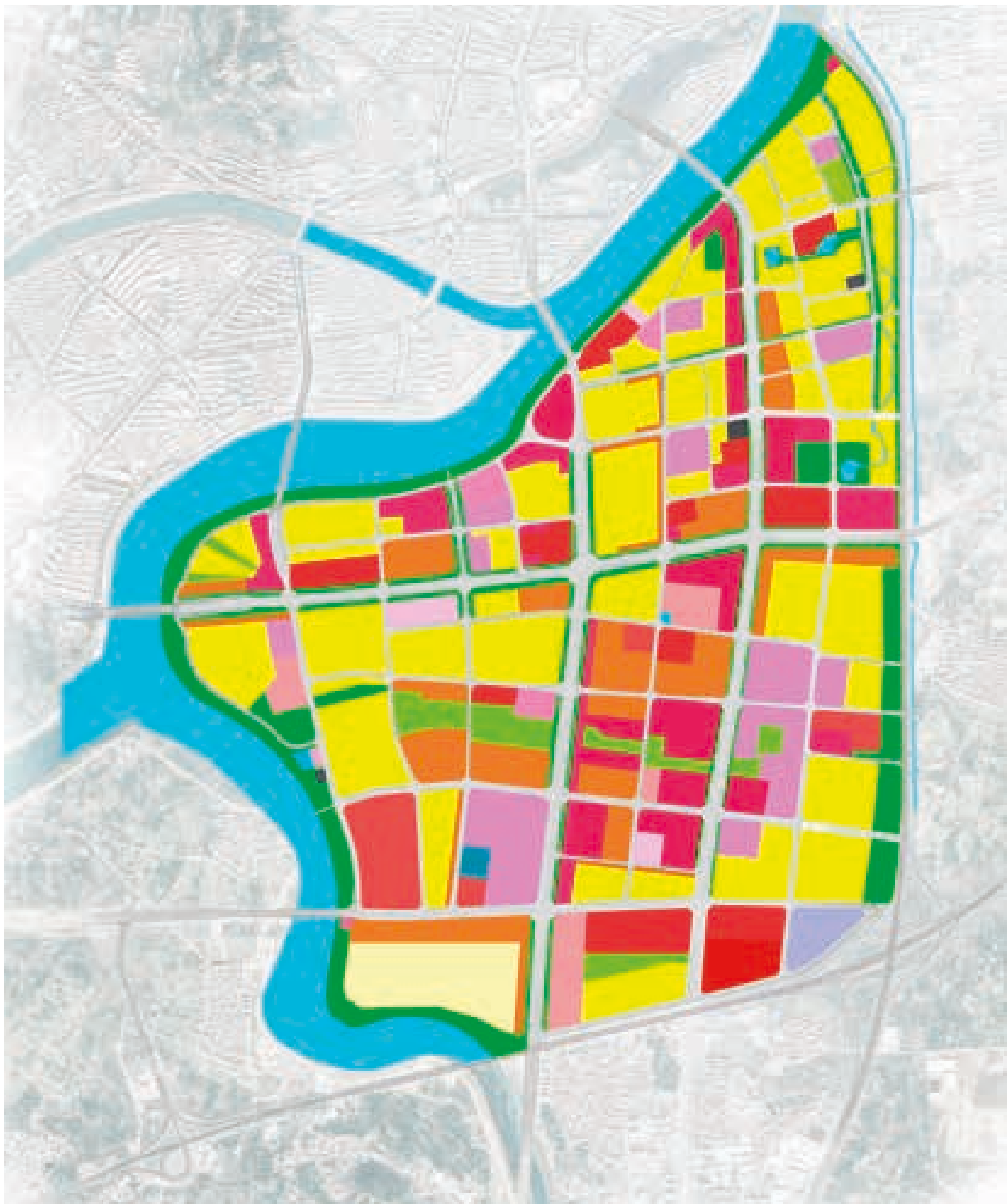
- 1 嵊州外滩 (滨河商务区)
Bund
- 2 生态村落
Eco-Village
- 3 湿地村落
Wetland Village
- 4 新城广场
City Square
- 5 创意区
Creative Quarter
- 6 知识中心
Knowledge Hub
- 7 农业城市主义聚落
Agro-urbanism settlement
- 8 邻里有机更新区
Phased neighbourhood regeneration
- 9 滨水长廊
Waterside Promenade
- 10 雕塑花园
Sculpture Park
- 11 中央公园
Central Park

MAIN FEATURES:

- 12 文化地标
Cultural Landmark
- 13 商业地标塔楼
Commercial landmark tower
- 14 居住地标塔楼
Residential landmark tower
- 15 新步行桥
New footbridge
- 16 酒店
Hotel
- 17 影院
Cinema
- 18 本地中心
Local centre
- 19 现存寺庙
Existing temple

SOCIAL FACILITIES:

- 20 现存学校
Existing school
- 21 规划学校
New school
- 22 规划幼儿园
New kindergarten
- 23 现存健康设施
Existing health facility
- 24 规划健康设施
New health facility



土地利用规划 Land use plan

城乡用地分类 Town & Country land

代码 CODES	面积 AREA	百分比 PERCENTAGE
(H)建设用地 DEVELOPMENT LAND	785.36	
(E)非建设用地 NON - DEVELOPMENT LAND	67.13	
合计 TOTAL AREA	852.49	

单位: 万平方米 UNIT : 10000 M2

城市建设用地 Urban development land

代码 CODES		面积 AREA		%
(R) 居住用地 RESIDENTIAL	R1 一类居住用地 LOW RISE	20.80	243.8	31.04
	R2 二类居住用地 MED-HIGH RISE	223.00		
(A) 公共管理与公共服务用地 ADMIN + PUBLIC SERVICES	A1	5.16	89.06	11.34
	A2 文化设施用地 CULTURAL INSTITUTE	16.80		
	A3 教育科研用地 EDUCATION/RESEARCH	46.61		
	A4 体育用地 SPORT	1.90		
	A5 医疗卫生用地 HEALTH	18.37		
	A7 文物古迹用地 HERITAGE	0.22		
(B) 商业服务业设施用地 COMMERCIAL AND BUSINESS FACILITIES	B1 商业设施用地 COMMERCIAL	36.36	112.26	14.29
	B1/B2 商业/商务设施用地 COMMERCIAL/BUSINESS	40.08		
	B2 商务设施用地 BUSINESS	24.20		
	B3 娱乐康体用地 ENTERTAINMENT	5.30		
	B4 公用设施营业网点用地 UTILITIES SERVICE	0.30		
	B9 其他服务设施用地 OTHER SERVICE	6.02		
(G) 绿地 GREEN SPACE AND PLAZA	G1 绿地 PARK	69.24	105.29	13.41
	G2 防护绿地 PROTECTED GREEN	15.78		
	G3 广场用地 PLAZA	20.27		
(M) 工业用地 INDUSTRY				
(W) 物流仓储用地 LOG/WAREHOUSE		5.19	5.19	0.66
(U) 公用设施用地 PUBLIC UTILITIES	U1 供应设施用地 SUPPLY FACILITIES	1.58	2.32	0.30
	U2 环境设施用地 ENVIRONMENTAL FACILITIES	0.74		
(S) 交通设施用地 RDS & TRANSPORT	S1 城市道路用地 ROAD	153.30	154.39	19.66
	S3 交通枢纽用地 TRANSPORT HUB	0.70		
	S4 交通场站用地 TRANSPORT HUB	0.39		
(RB) 商住混合用地 COMMERCIAL & RESIDENTIAL		73.05	73.05	9.30
城市建设用地规模 TOTAL DEV. AREA		785.36	785.36	100.00

在总体规划中，居住用地规模243.8万平方米，加上部分居住用地分布在商住混合用地、教育科研用地（学生宿舍），未来城市估计可达到9.0–9.5万人口，并可以根据未来发展，通过城市可开发用地调整，城市人口可以在整体控制10万以下。

The overall masterplan indicates a gross residential area of 2.44 million m2, however this figure would be augmented by further residential accommodation located in mixed commercial areas and student flats meaning that, in the longer term, the city centre's population would reach around 90-95,000. In the event that more residential development occurs than is currently planned, this estimate would still leave scope for the overall city centre population to remain below the maximum figure of 100,000.



餐厅、饮品店
Food and beverage

医院
Hospital

酒店
Hotel

休闲
Leisure

混合功能
Mixed use

商业商务
Office & commercial

住宅
Residential

零售
Retail

学校
School

学生宿舍
Student residence

连排房屋
Townhouse

大学
University

别墅
Villa



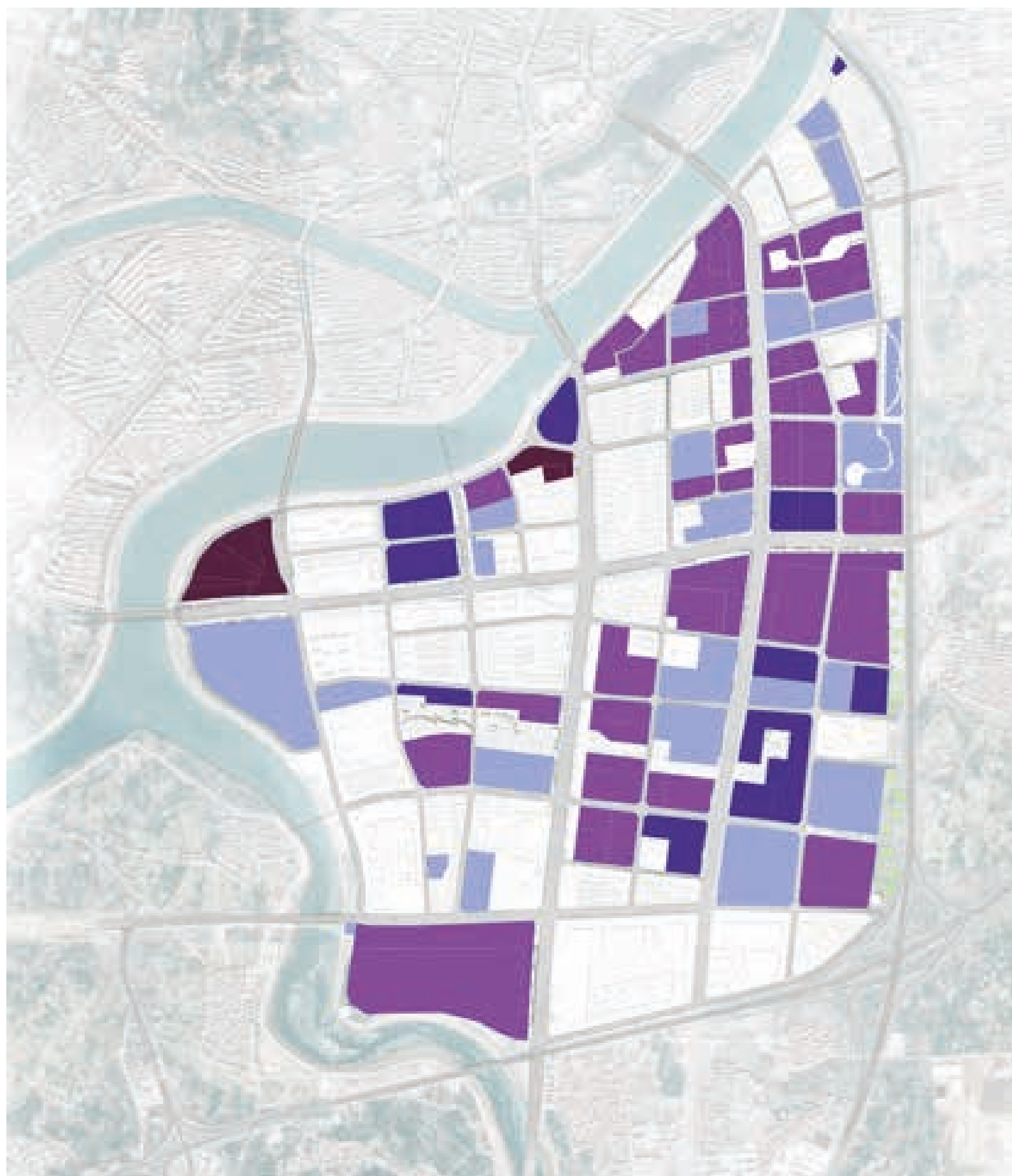
- 餐厅、饮品店
Food and beverage
- 医院
Hospital
- 酒店
Hotel
- 休闲
Leisure
- 混合功能
Mixed use

- 商业商务
Office & commercial
- 住宅
Residential
- 零售
Retail
- 学校
School

- 学生宿舍
Student residence
- 连排房屋
Townhouse
- 大学
University
- 别墅
Villa

开发强度控制

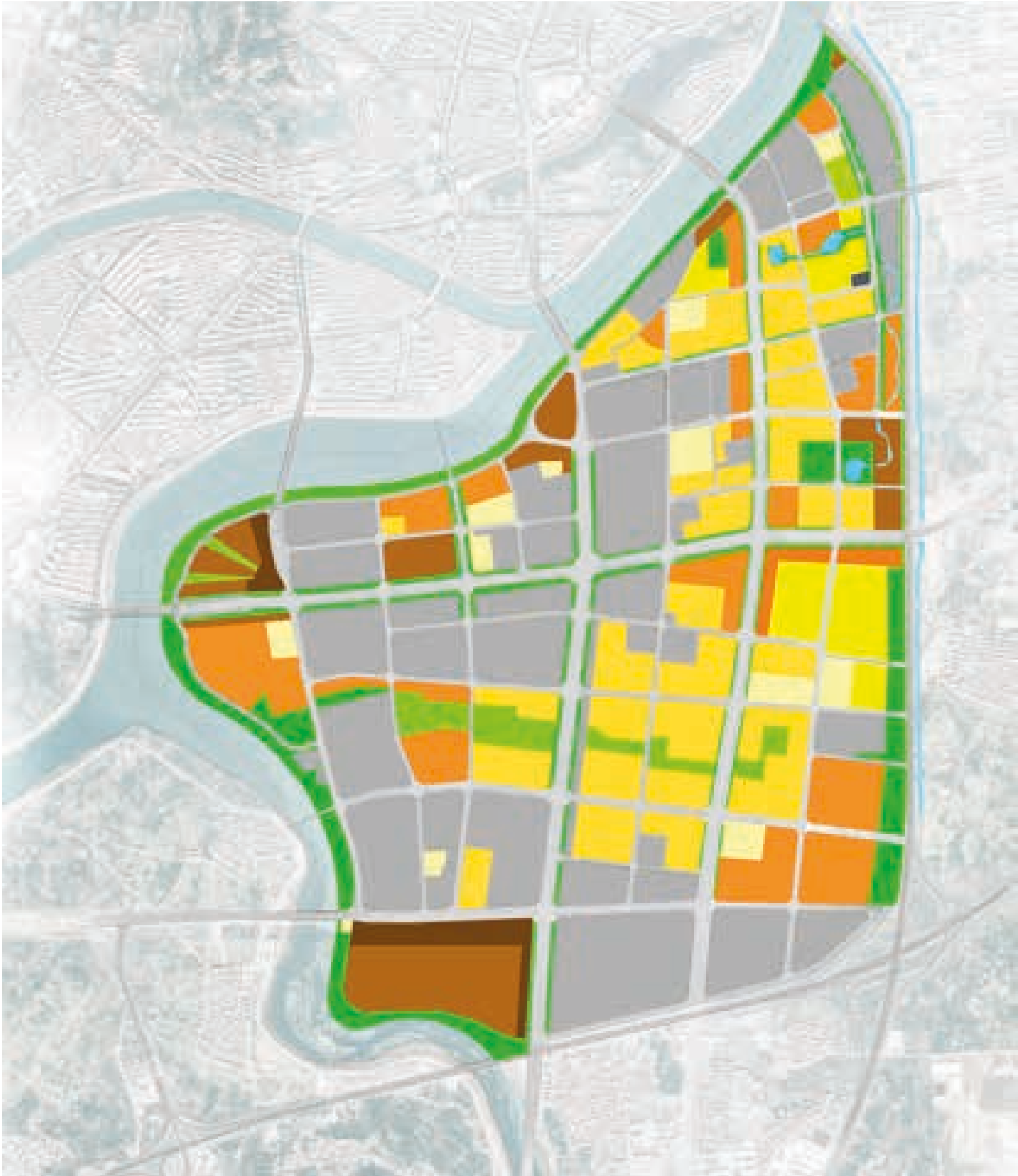
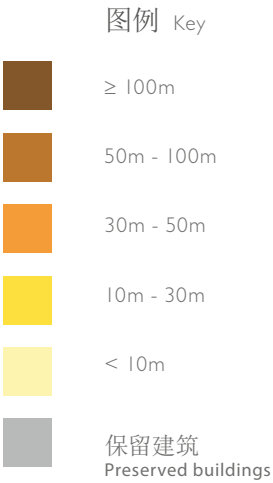
Development intensity



图例 Key

- FAR<1.5
- 1.5<FAR<2.5
- 2.5<FAR<3.5
- FAR>3.5

开发强度控制 Development intensity



建筑高度控制 Building height control

天际线设计

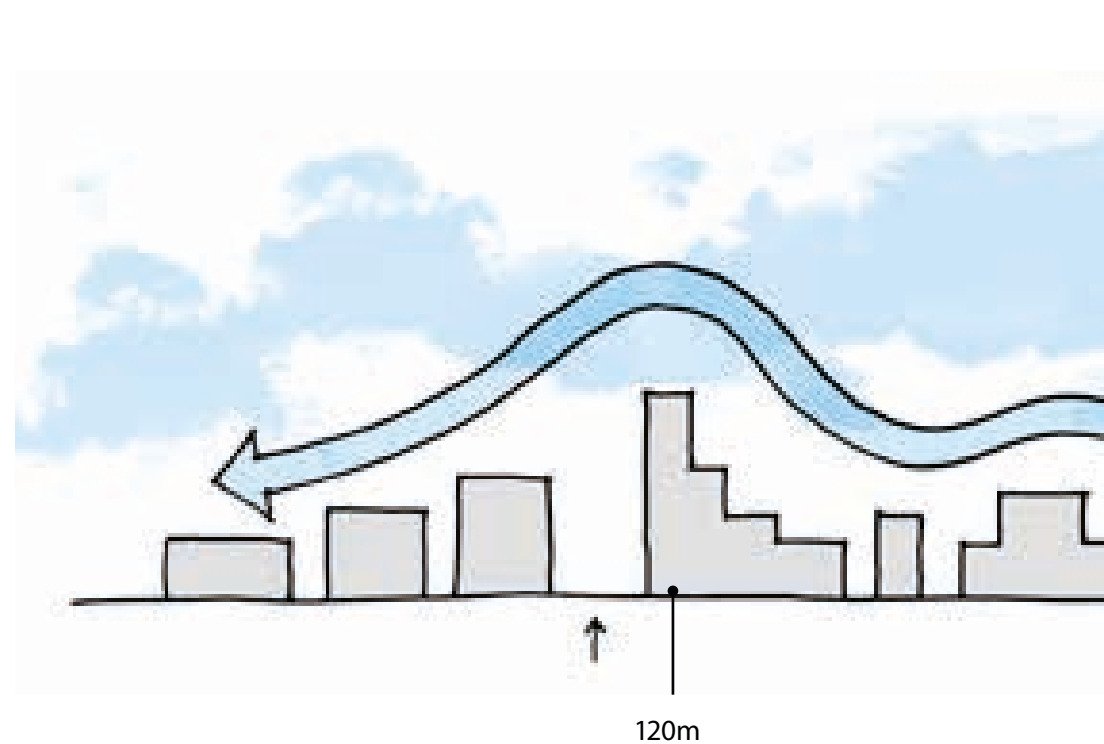
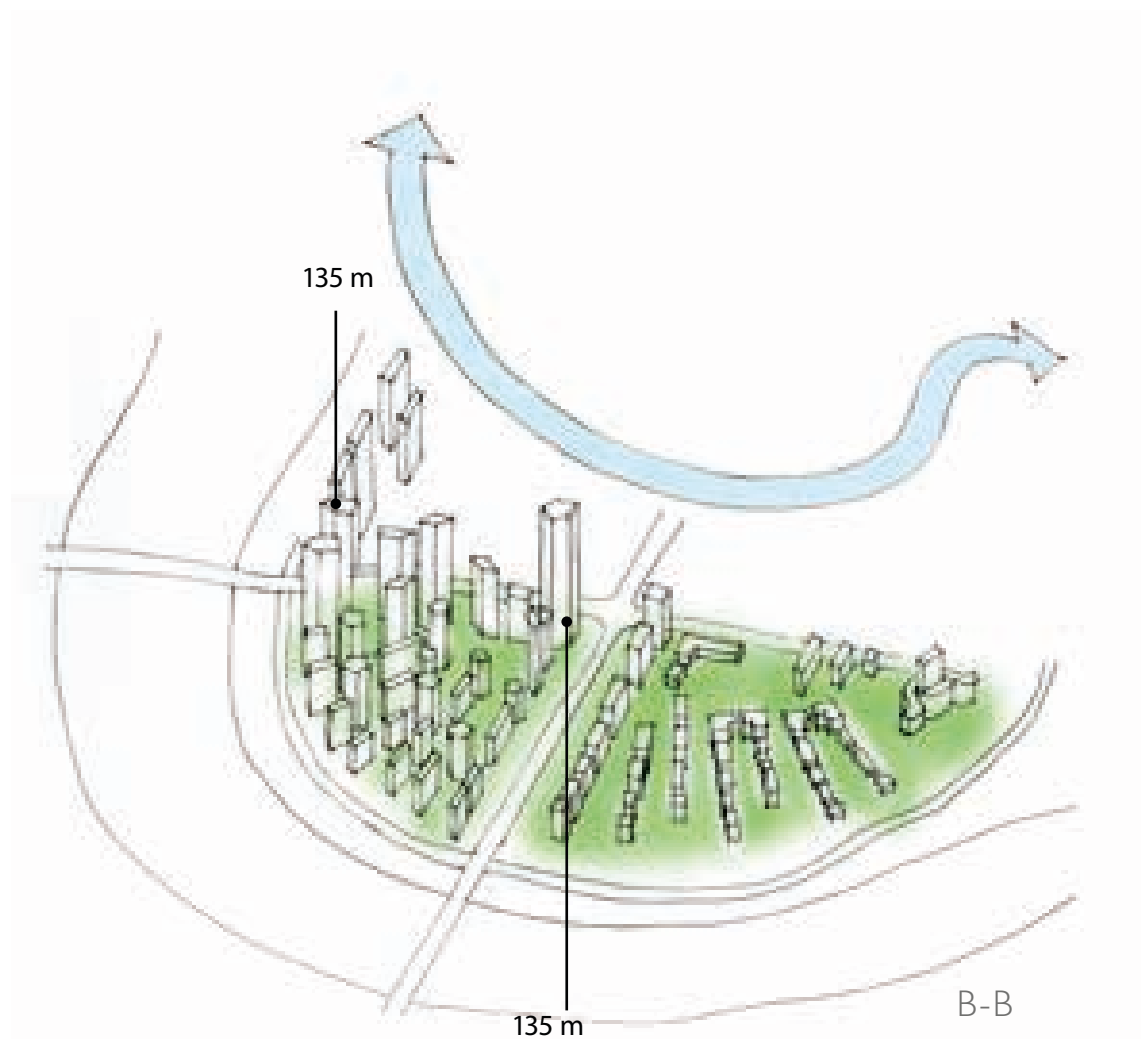
Skyline design

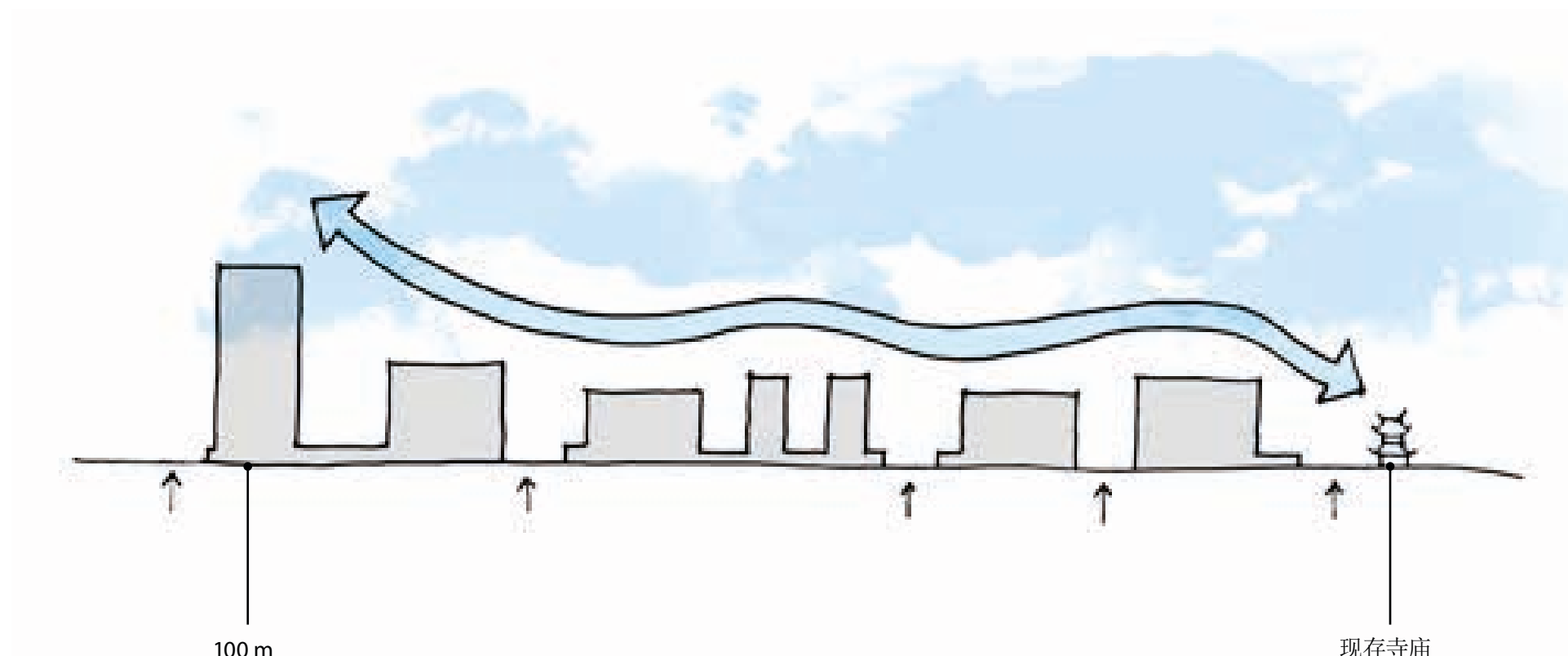
城市天际线

城市天际线是城市拥有识别性特征之一，并且可在远距离观赏到。这一系列的图示分析3处天际线区域。其中的两张是比较重要的沿剡溪的视角。第三张是沿着市中心的西处门户建筑到杨港路的天际线剖面。

CITY SKYLINE

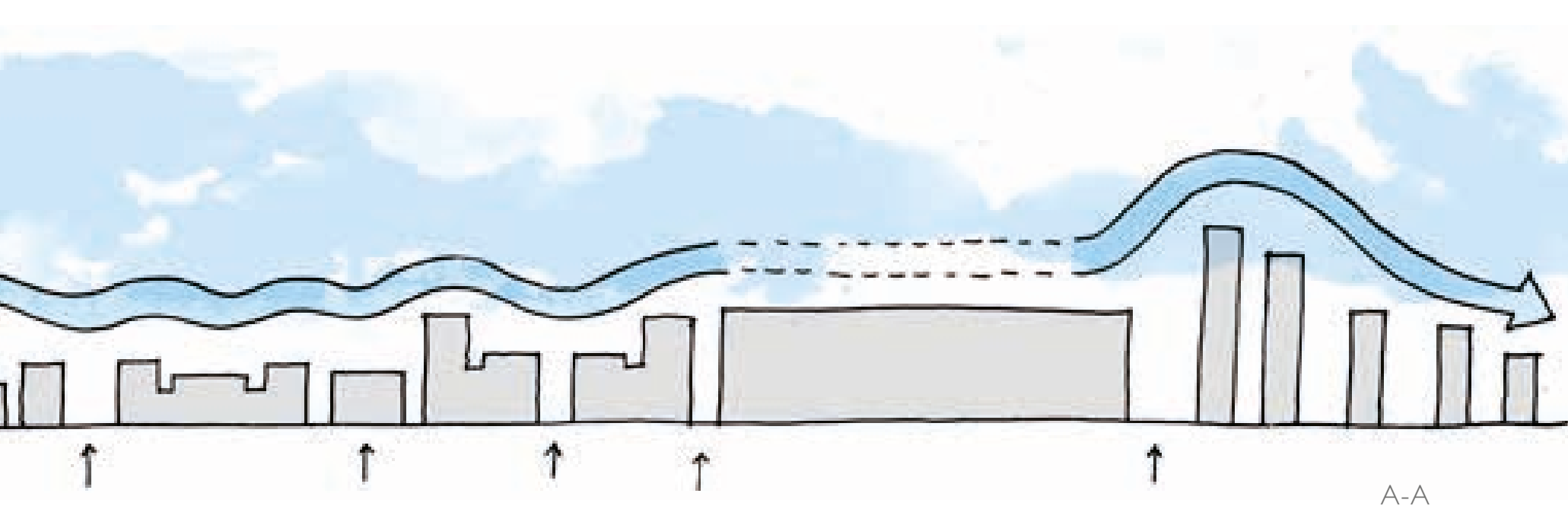
Skylines are one of the things that give cities their identity, and are of particular significance where there are long distance views. This set of drawings analyses three views. Two of them are important views across the river of which one is on a straight section and the other is on a tight bend seen from many different angles and viewpoints. The third is a short distance view where the buildings step up in height from the city centre's western gateway towards the important intersection of Yanggang Rd with the central north-south boulevard.





现存寺庙
Existing temple

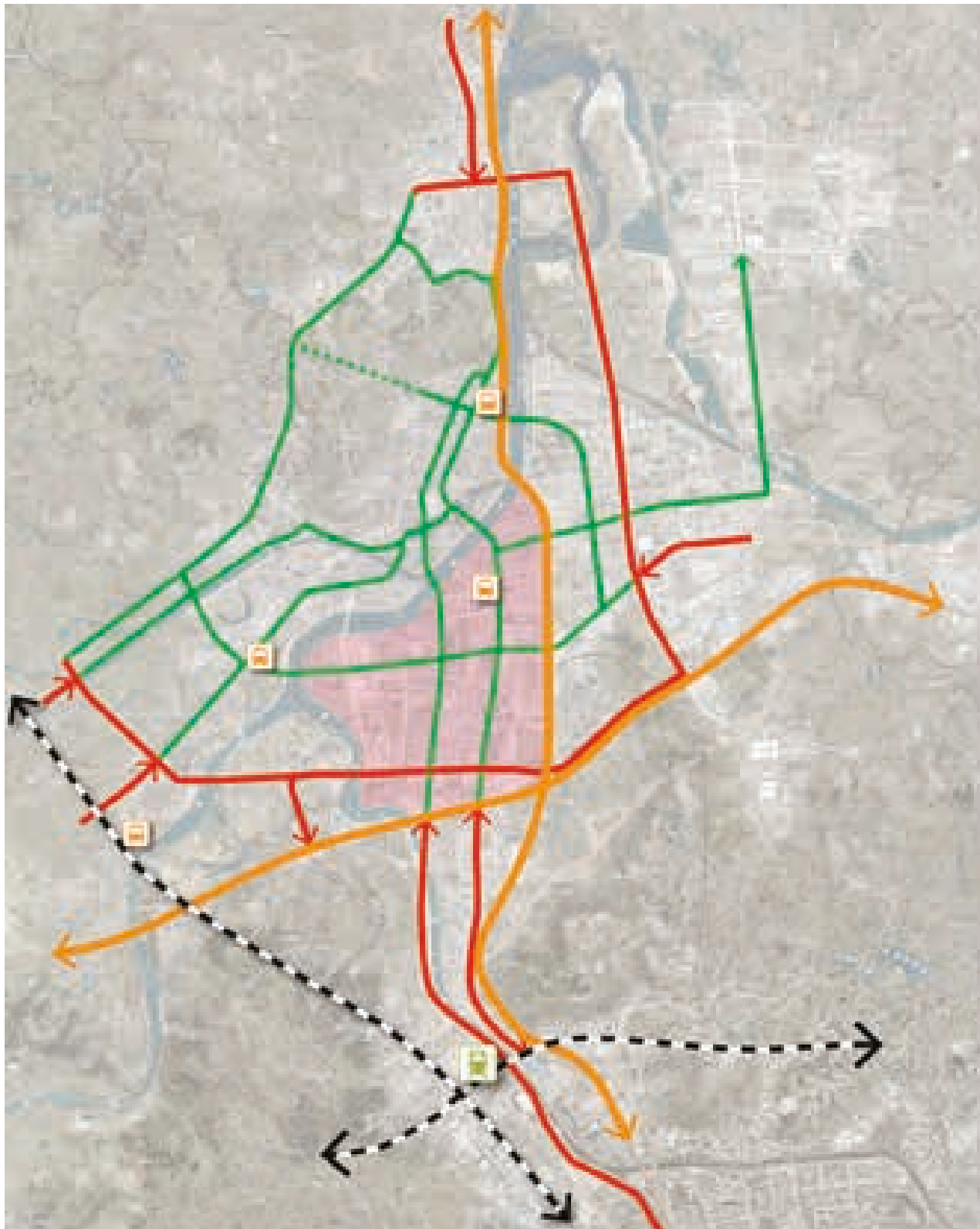
C-C



A-A







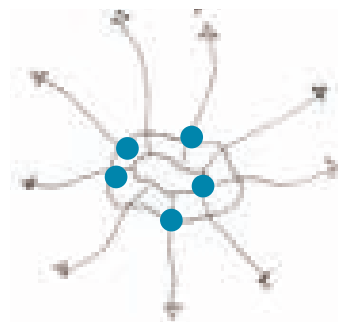
嵊州市范围交通规划调整 Transport adjusted plan in Shengzhou



交通策略

有无数的原因使得人们在城市中穿行，或者是在城市之中穿行。运输物品、旅游、去上班、谈生意、或是日常生活比如购物，接送孩子上下学，照顾家里的老人，或是参加休闲聚会。每一段行程都会涉及到考虑一个问题，如何到达目的地。基于距离、时间、需要携带的物品等因素的考虑，每一种出行方式都有可能。然而，在许多城市中的公共交通的舒适程度低，准点率低，以及往往目的地在很远的距离之外，导致了大量的出行选择了私家车出行，这又使得交通量激增，交通堵塞，空气质量差以及浪费时间。

我们的策略就是最小化出行到达市中心的时间和距离。规划可步行到达的邻里肌理，意味着很多出行可用步行和自行车到达。对于长距离的出行，精心规划的公共交通体系成为最佳的出行选择，并且因为交通堵塞的减少使得公共交通变得更加有效准点，若需求量大，公共交通班次可以增加。这是大城市保持其高速运行的方式，而小城市往往因为规模较小，而市中心有不必要的交通， 并使其成为一个高度社会、经济、环境和谐的城市。

荷兰阿姆斯特丹
Amsterdam, the Netherlands德国汉堡
Hamburg, Germany

环路与发散型道路系统为世界上多个城市使用，在外环与城市交接的地方设有大型交通设施，如火车站，公交枢纽，大型停车场等，使人们既能快速地在城市间穿行，但生活仍不会被车辆主导。

Ring and radiated road system is applied in many major city around the world. Traffic hubs are allocated outside of the city centre keeping massive transport out.


英国伦敦
London, England西班牙华伦西亚
Valencia, Spain

城市中心拥有致密路网和宜人的步行社区，在市区中散布着各式的广场公园，使城市更为人生长，而不是围绕着车辆发展。

Densier road network in city centre offers a walkable neighbourhood. Also diverted plazas and parks make the city designed for human being rather than cars.



道路等级规划 Road hierarchy

- | | |
|--|---|
|  高速公路
Motorway |  次干道
Secondary road |
|  交通性主干道
Traffic primary road |  支路
Tertiary road |
|  生活性主干道
Urban primary road | |

MOVEMENT STRATEGY

There are countless reasons why people need or want to travel from one city to another, and within cities themselves. The reasons could be to move materials, people, or both, and the journey may be for business, to attend to matters of daily life such as shopping, taking children to and from school, looking after elderly relatives, or maybe to engage in leisure activities.

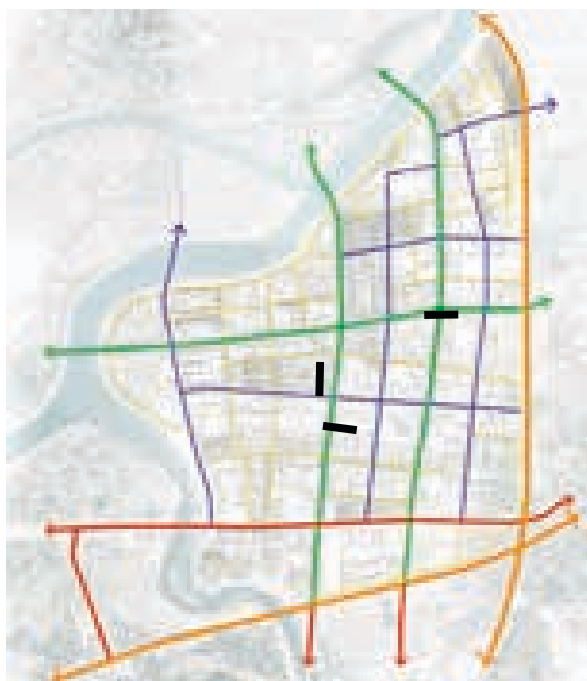
Each journey involves a decision about how best to travel, based on who or what needs to be moved and over what distance, and on what alternative means of travel are available.

Many cities unfortunately combine quite long travel distances with a lack of reliable and comfortable public transport, with the result that large numbers of journeys are made by motorised transport, leading to high traffic volumes, congestion, poor air quality and a lot of wasted time.

The strategy we believe in is to minimise the vehicle journeys that go into city centres, as the land here is too valuable to devote to vehicle movement and parking. The walkable neighbourhood structure already proposed means that many short journeys can be made on foot or bicycle. For longer journeys, a well thought out public transport system can be an ideal alternative, and becomes more efficient if it is not delayed by traffic congestion and more regular in response to high demand.

That is the way that large cities need to function, and smaller cities always benefit from a scaled down version that is designed to protect the city centre from unnecessary traffic and allow it to come into its own as a place of high social, economic and environmental quality.

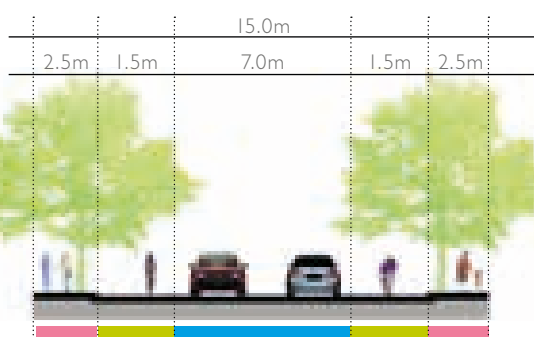
道路交通规划 Transport plan



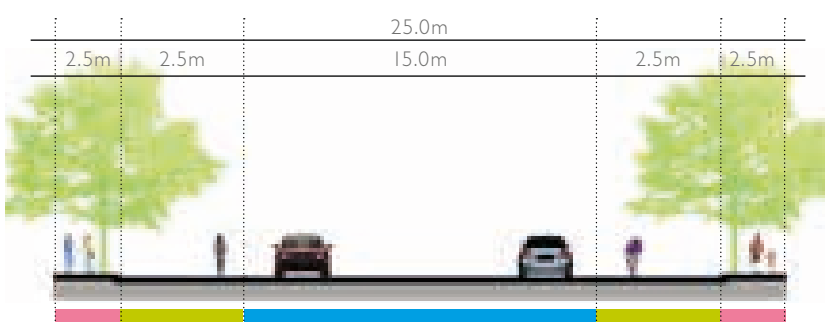
道路断面位置示意 Location map of road sections

图例 Key

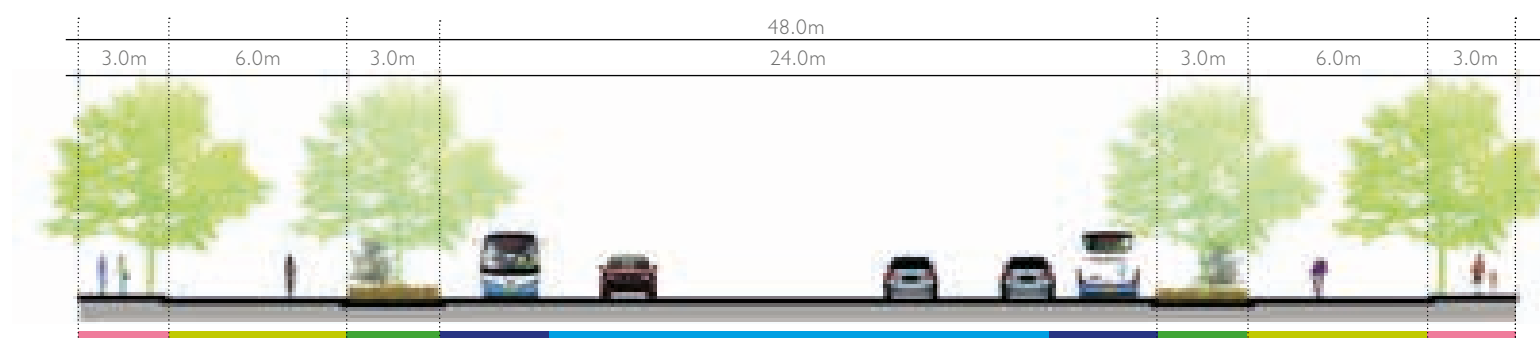
- | | |
|--|---|
|  高速公路
Motorway |  人行道
Pavement |
|  交通性主干道
Traffic primary road |  非机动车道
Cycle lane |
|  生活性主干道
Urban primary road |  绿化带
Green |
|  次干道
Secondary road |  快速公交专用道
BRT lane |
|  支路
Tertiary road |  机动车道
Car lane |
|  断面位置
Location of section | |



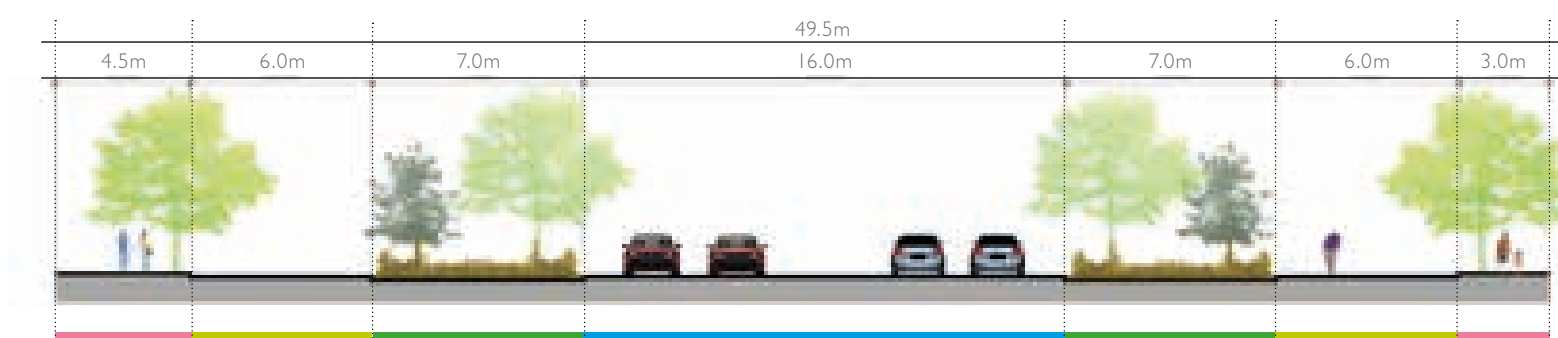
典型支路断面
Typical tertiary road section



典型次干道断面
Typical secondary road section



环城南路
Huancheng South Road
主干道断面
Primary road section



剡兴路
Yanxing Road
主干道断面
Primary road section

- 图例 Key

主要步行道
Main footpath

主要自行车道
Main cycle route

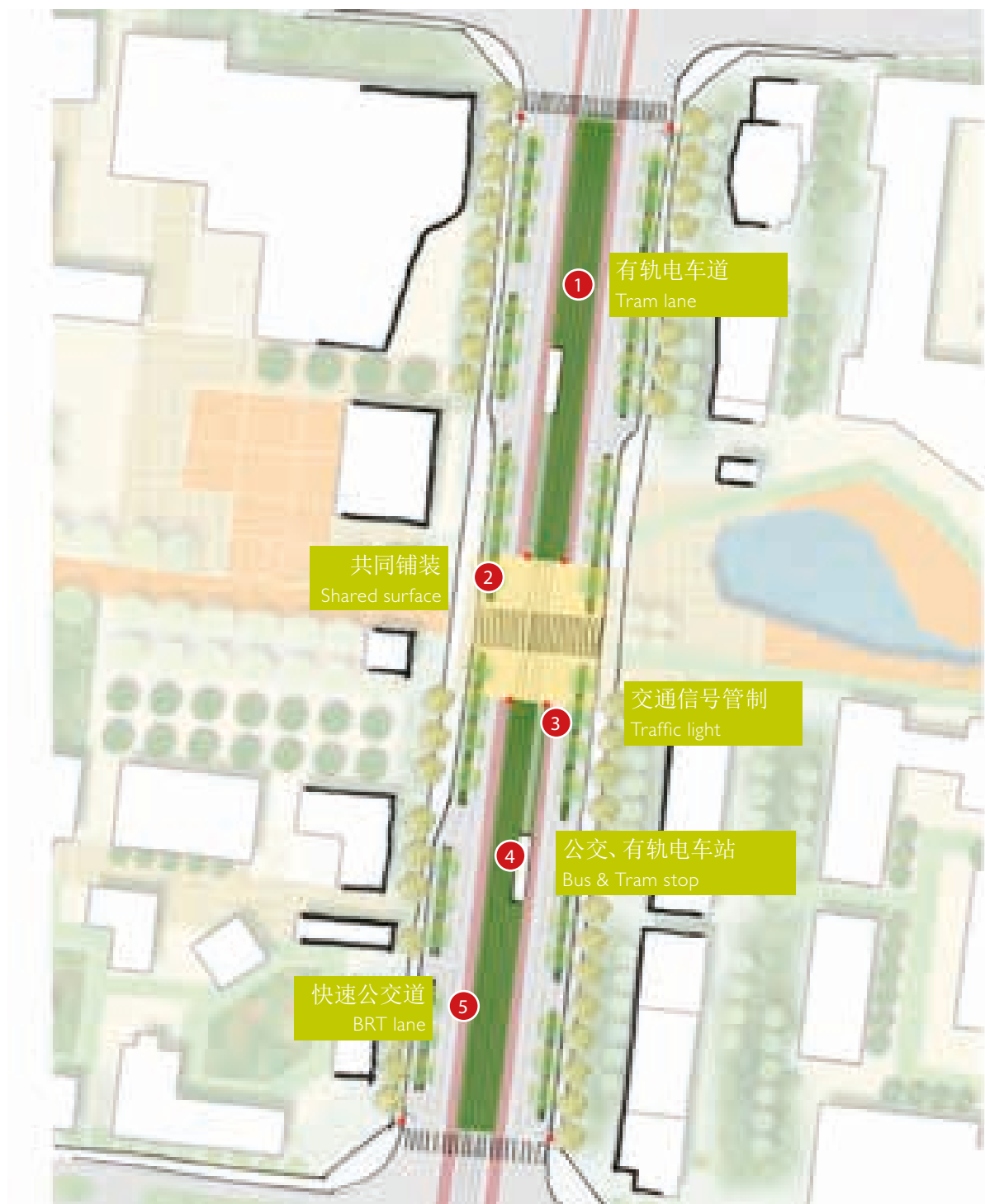
主要自行车租赁点
Main cycle hire docking station

400m 半径
400m radius

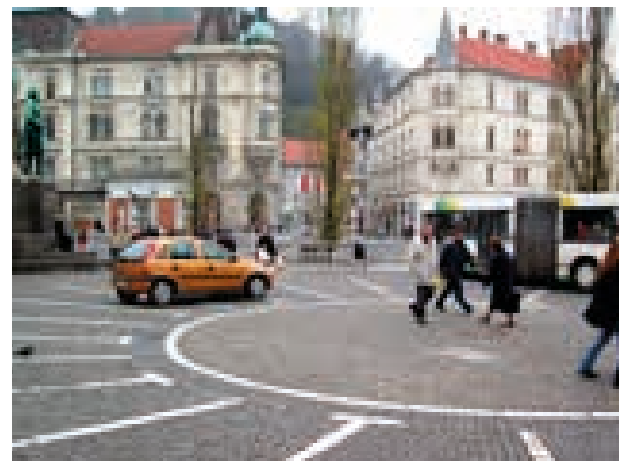


非机动车及行人交通规划 Route plan of cycle and pedestrian





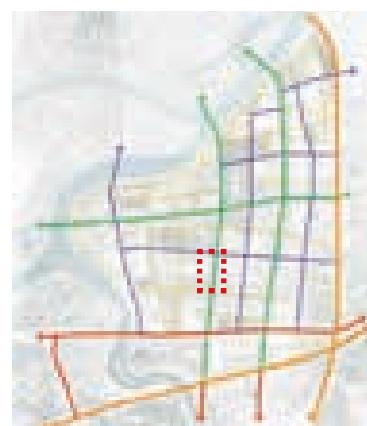
重要节点 Key junction



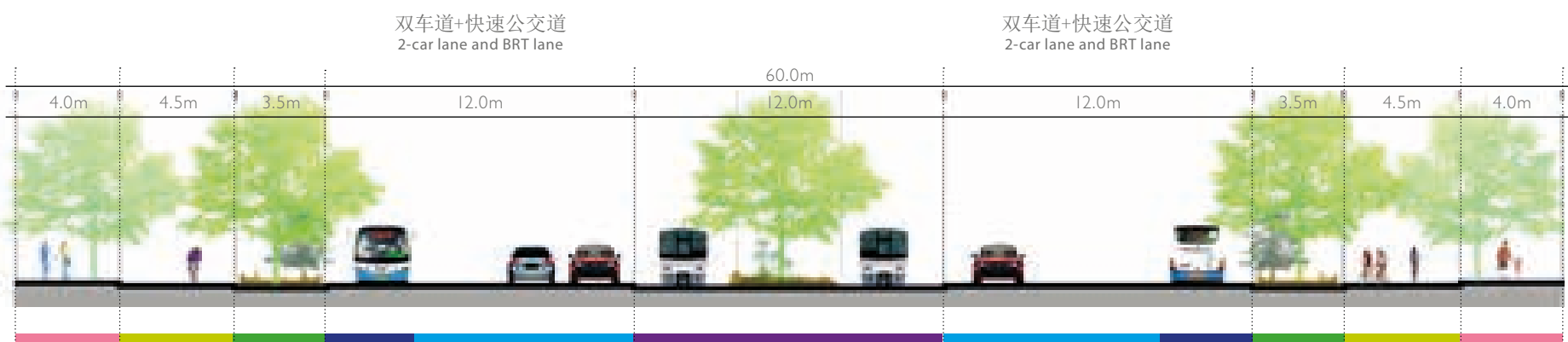
相同的道路铺装提醒频繁的行人通过 Shared surface



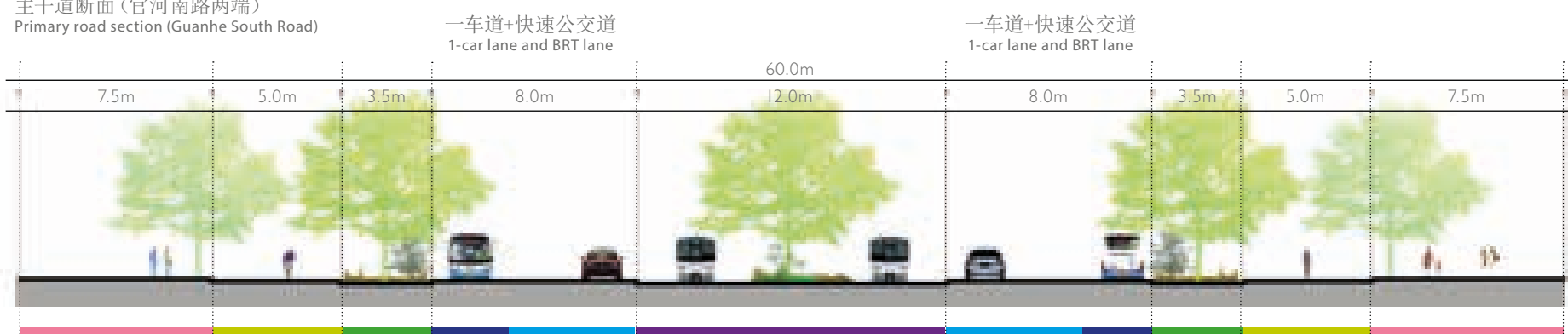
有轨电车站点 Tram stop



- 人行道
Pavement
- 非机动车道
Cycle lane
- 绿化带
Green
- 快速公交专用道
BRT lane
- 机动车道
Car lane
- 有轨电车道
Tram lane



主干道断面(官河南路两端)
Primary road section (Guanhe South Road)



主干道断面(官河南路中段)
Primary road section (middle of Guanhe South Road)

- 图例 Key

有轨电车路线
Tram line

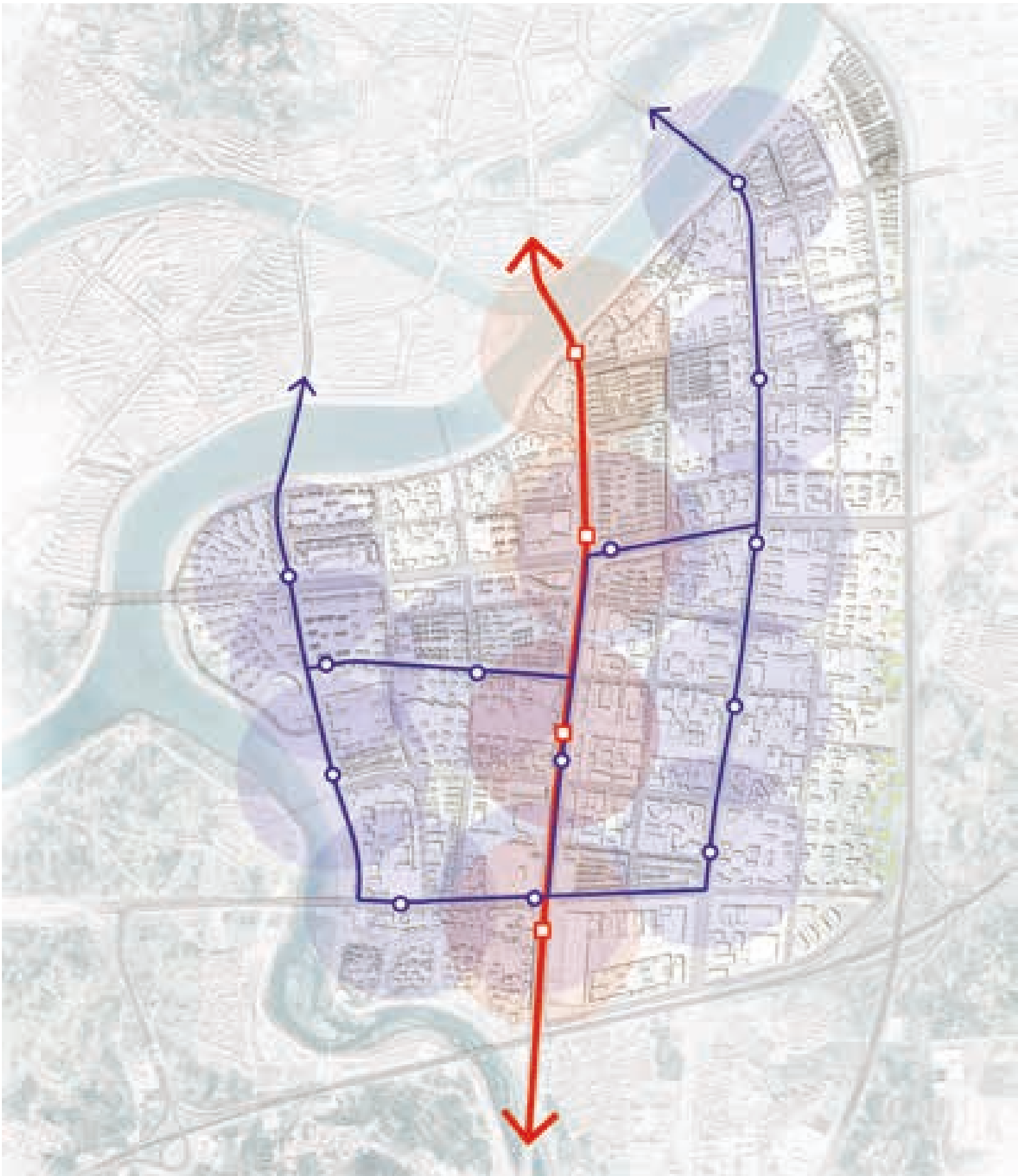
有轨电车站点
Tram stop

400m步行范围
400m raidus

公交线路
Bus route

公交站点
Bus stop

400m步行范围
400m raidus

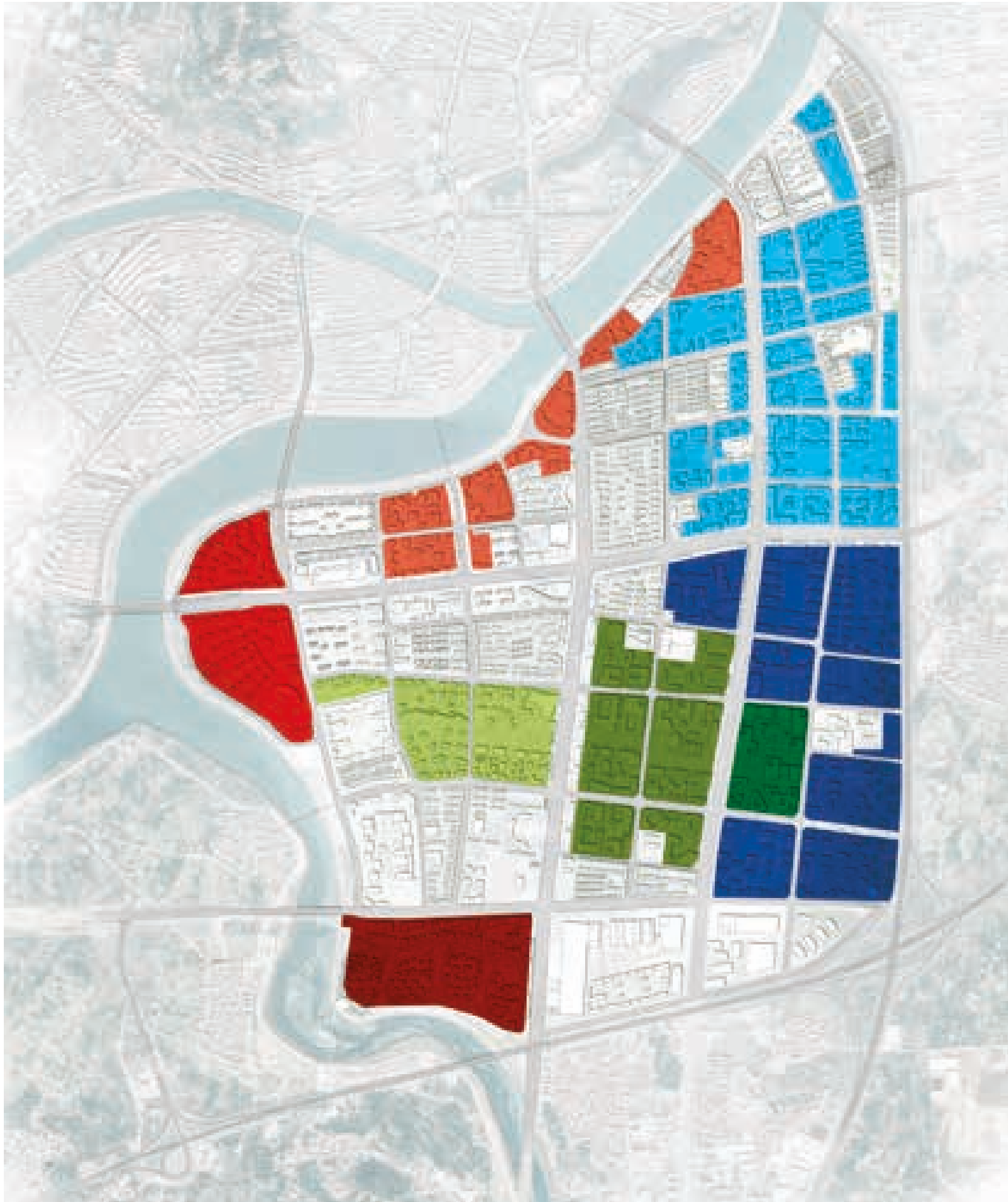


公共交通规划 Public transport plan



特征区域

Character area



特征区域

城市中有特色的区域，让人们觉得居住在里面很有趣，因为不各社区都有其识别性，不同特色的建筑物和公共空间，以其内含的建筑景观元素来形成吸引力。

团队对于基地中心区域如何将新规划的建筑与现有建筑结合起来，打造三处有特色 的重点区域进行分析。每处特色区域又细分为更小的元素区域，每处元素区域都有其特色。

CHARACTER AREAS

Cities that have areas of distinct character are interesting to live in, as the various neighbourhoods have their own identity and sense of place. This is desirable both in terms of building community and in terms of legibility, because the differing appearance of the buildings and public spaces, and the types of activity that take place in them, makes it easier for people to find their way around.

The team's analysis of how best to integrate new proposals within the existing structure of the city centre led to the identification of three overall Character Areas, each of which is subdivided into smaller component parts, to draw attention to the features that differentiate them from their neighbours.



滨水颂歌
Celebration waterfront



21世纪中心
21st century centre

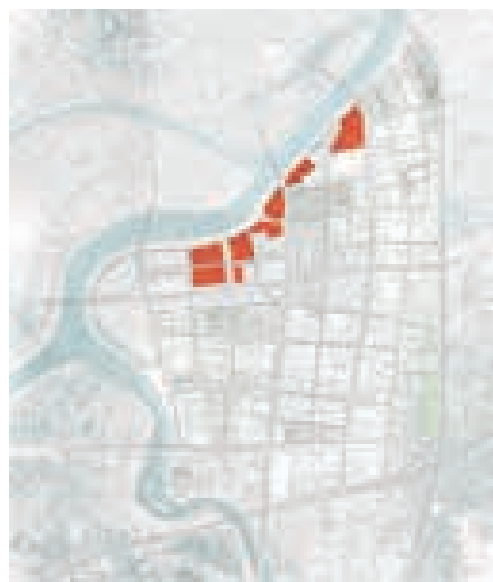


企业家聚落
Enterprise villages





嵊州外滩 (滨河商务区) The bund



嵊州外滩

嵊州外滩区域由较大体量的建筑组成 - 底层为零售、咖啡以及餐厅，办公、商务、酒店功能在其之上，高端总部大楼建筑以及内部的人工湖。从老城区隔江相望能见到其充满活力的景象，在The bund上的建筑沿着蜿蜒的水岸线排布，沿江有林荫大道和景观公园，与老城区对望。

THE BUND

The Bund is characterised by grand buildings – retail, cafés and restaurants at ground floor with offices, and businesses above, as well as a hotel and an exclusive headquarters building with an internal lake. Seen from the old town this composition will make an imposing frontage by day and night, and those in the Bund buildings will enjoy sweeping views to the north towards the old town, across the city's new landscaped green space and promenade along the river.

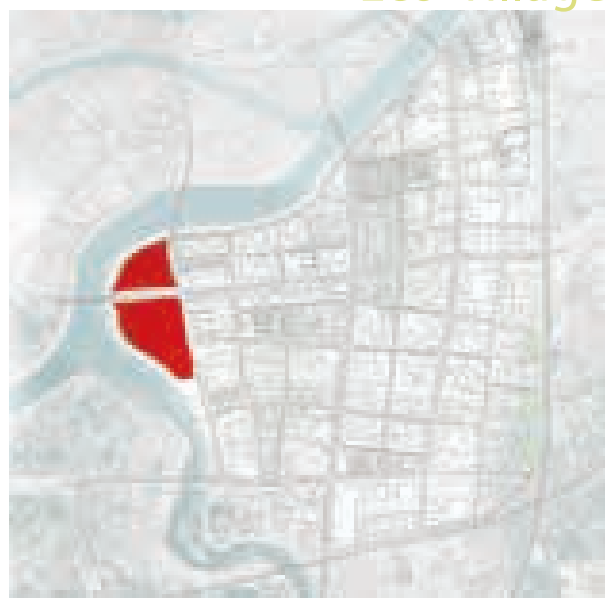
特征区域

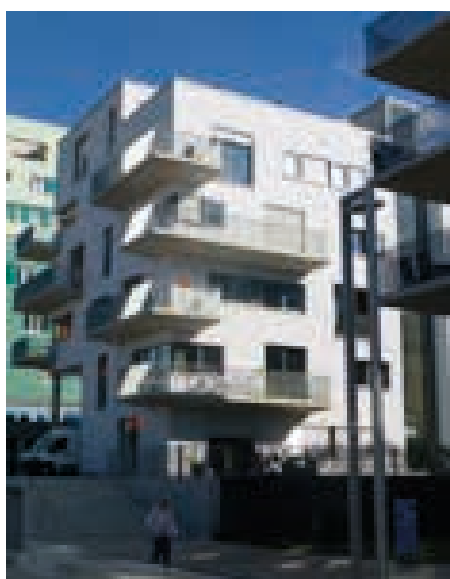
Character area



生态村落

Eco-village





生态村落南区和北区

此区域被称为Eco-village，因为其拥有较好的生态环境。高强度和紧凑的城市肌理，良好的区位以及高经济价值。同时，这些建筑将被设计成为节能的建筑，以及靠太阳能和光伏板产生一定的能源。

这些建筑被绿地空间、树木和水系等自然环境包围，降低建筑的能源消耗并创造舒适的外部环境，同时在空地内种植蔬菜和水果。水系可成为可持续雨洪设施，以及绿色能够为鸟类和蝴蝶创造栖息之地。

生态村落北区

高端商业总部办公建筑沿着东侧布置，成为与环城南路商业街相交处的一系列地标建筑。在基地最北端，建筑内部可俯瞰沿水岸的平台，咖啡厅以及位于办公楼底层的零售商业和餐厅。一座人行桥从平台跨过剡溪延伸到对岸的居住组团，塔楼由南向北在高度上逐级抬升，水系融入邻里之间，使得居住建筑能有较好的景观视线。这些塔楼有清晰的、几何形的形状，与大地景观设计相互呼应，临水建筑倒影映入水中，使其更加通透。

生态村落南区

在环城南路的南边，居住建筑由东向西逐级降低，与基地的形状相呼应，使得建筑有更好的观河面，在三江口的区域景观进行放大。此区域更多的是为家庭所居住，有小学、湖泊和小尺度的自留地，以及位于中央花园的社区建筑，居住建筑延伸渗透入滨河景观。往南是文化地标建筑，位于河边大道边，由一条重要步行轴线联系通往东边的市中心。这座文化建筑面向西南部的平台，以及蜿蜒的滨水花园。

ECO-VILLAGE NORTH AND SOUTH

This area is called an Eco-village because of its high environmental qualities. Being high density and compact it makes efficient use of land, and its prestigious location and economic viability means the buildings will be designed to be energy-saving and to generate their own energy from solar thermal and photovoltaic arrays.

The buildings will be set within a natural, cooling landscape of green space, trees and water, reducing the energy loads on the buildings and creating a comfortable external environment, whilst other areas have spaces for growing vegetables and fruit. The water bodies will also function as sustainable flood storage and the water and greenery will create habitats for birds and butterflies.

Eco-village north

High-end commercial headquarters buildings along the eastern side create landmarks at the junction of the Huangcheng Nan shopping street and at the northern-most corner of the site. Internally the buildings overlook a lively waterside terrace with café pavilions as well as shops and restaurants on the ground floor of the office buildings.

A footbridge from the terrace leads across the lake to the residential blocks and towers that step up in height from south to north in a radial pattern that allows the river landscape to penetrate deep into the neighbourhood as well as offering river views from the apartment buildings. The towers have clear, geometrical shapes that are picked up in the landscape design, and some will have a dramatic impact, rising straight out of the water so that the reflections double their apparent height!

Eco-village south

To the south of Huangcheng Nan Rd the residential blocks continue to step down in height and fan out to the south-west in response to the shape of the site and in order to benefit from views onto the river and the landscaped promontory at the 3 Rivers Confluence. This area has more of a family feel, with a primary school, ponds and small scale plots for agriculture, and a community building in a central courtyard from which the apartment blocks extend into the riverside landscape.

Further south is a landmark cultural building strategically located at the point where the riverside promenade has an important connection to the route that leads eastwards to the new city centre. The building opens out onto a terrace to the south-west with a curved water garden.



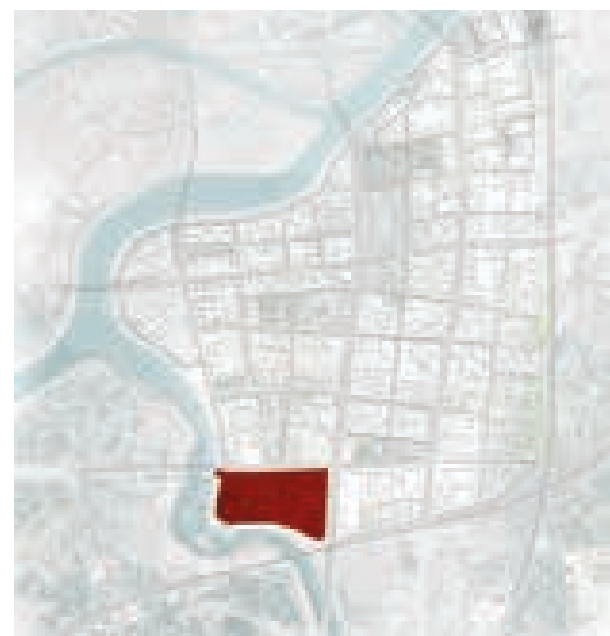


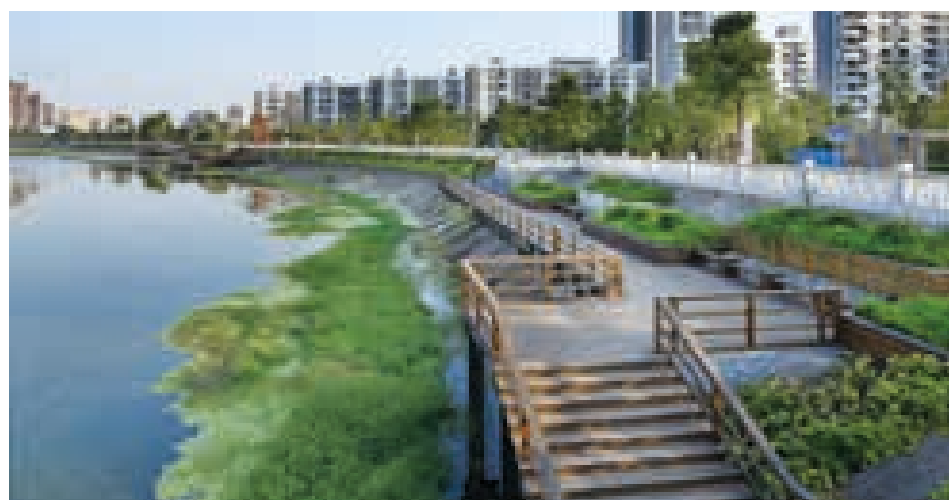
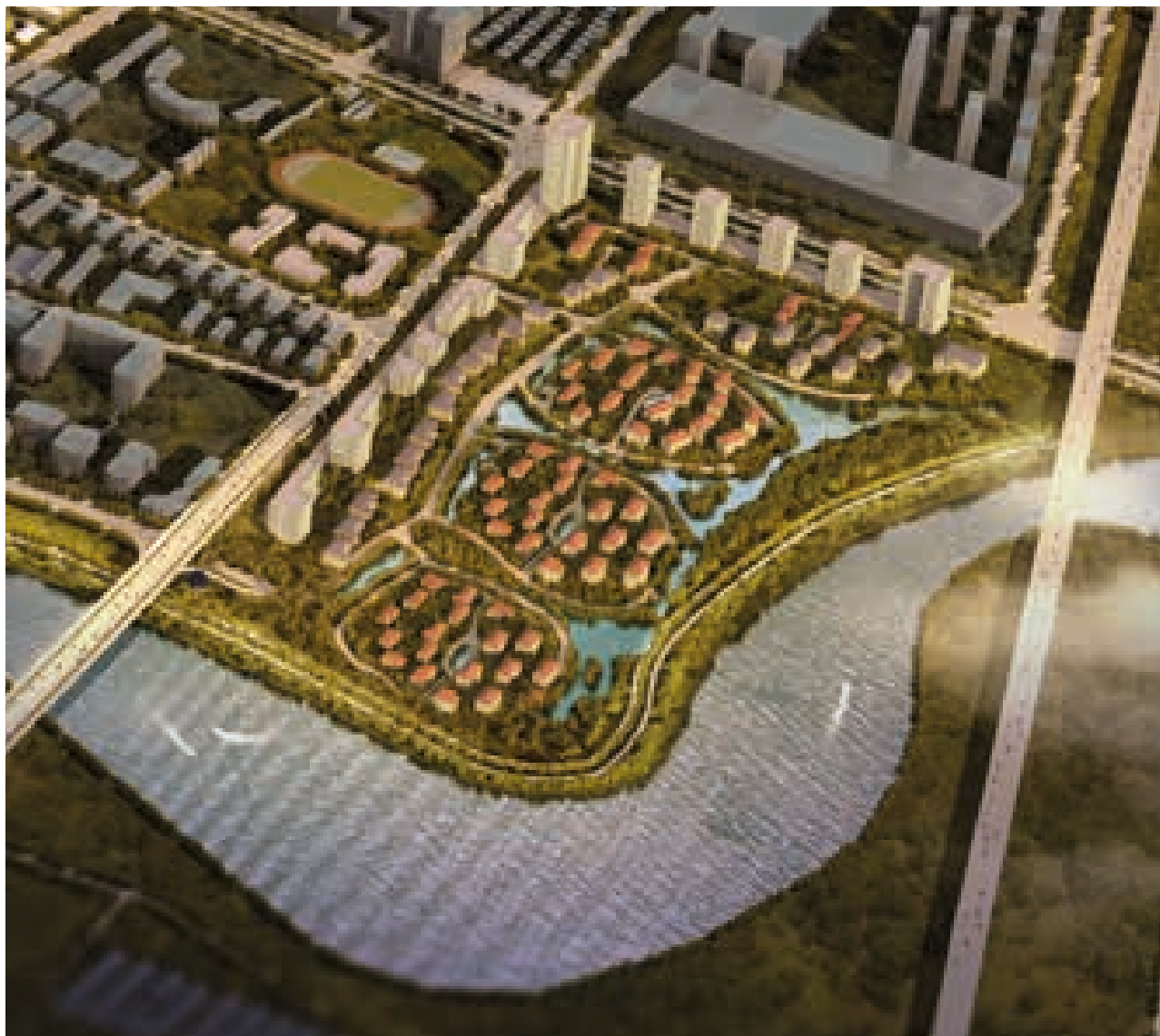
特征区域

Character area



湿地村落
Wetland Village





湿地村落

在南田大桥下穿过，沿着富豪南路经过现状的寺庙，到达湿地村落。沿河边的公共艺术品延续并且以一座地标的塔作为尾声，登塔可以欣赏日落，并俯瞰刻溪县有的湿地区域以及新增加的位于湿地村落内的湿地区。

居住区域在北边以及东边的建筑较高，阻挡内部低矮的建筑受到杨港路和官河南路的影响，这些公寓由西向东建筑逐渐升高，在杨港路和官河南路交叉口设置一座地标建筑。居住建筑由北向南逐级降低，周边被绿树、水系以及芦苇塘景观包围，通过木栈道相联系。

WETLAND VILLAGE

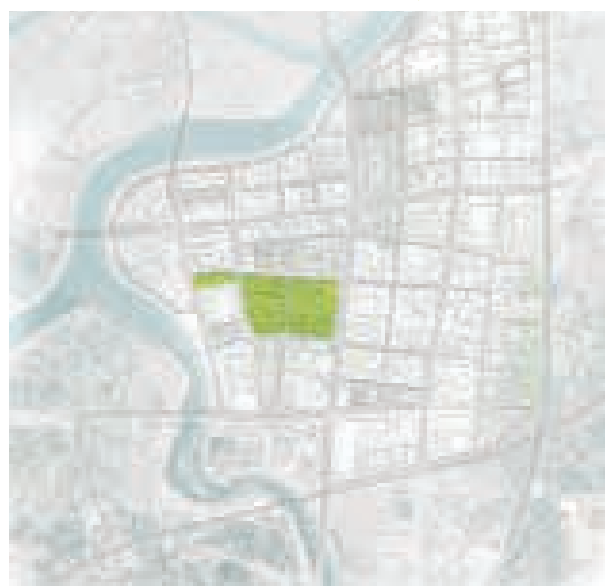
Coming from the north, the pedestrian route along the river, known as the Waterside Promenade, leads past the temple to reach the Wetland Village. Located on the sharp bend of the river, the focal landmark is a bird-watching and sunset-viewing pagoda that looks over the river's existing wetland areas and also onto a newly created wetland habitat within the Wetland Village.

The residential area has taller apartment blocks on the northern and eastern sides of the neighbourhood, to protect the interior spaces from the highway. These apartments step up in height from west to east, culminating with a landmark tower at the crossroads of Yanggang Rd and the central north-south boulevard.

The apartment buildings to the south of the roadside apartments step down towards the river and are designed to enjoy the setting of the beautiful landscape of trees, water and reedbeds, accessed by timber boardwalks.



新城广场
City square







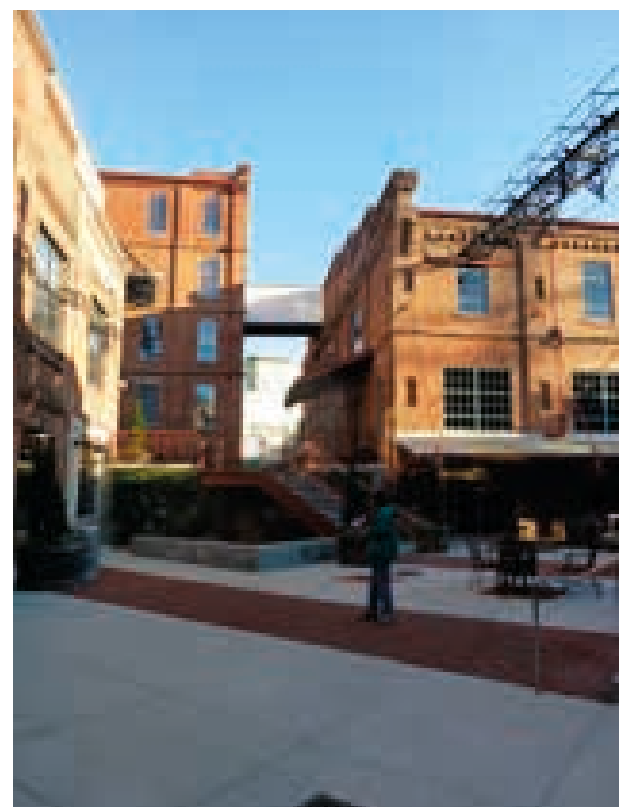
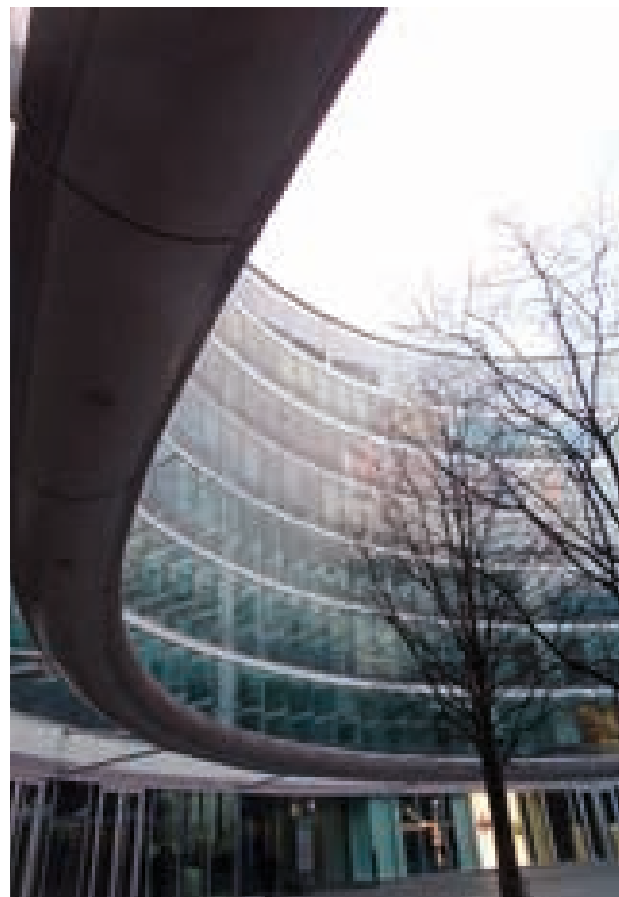
广场的北部是酒店、电影院以及商店，南部排布着创意/文化建筑，有一系列的胡同街巷通向购物及娱乐区以及市场区域。

A hotel, cinema and shops make up the north side of square and the southern side is lined with creative/cultural buildings between which a series of alley ways lead to a fine grain shopping and entertainment and market area.



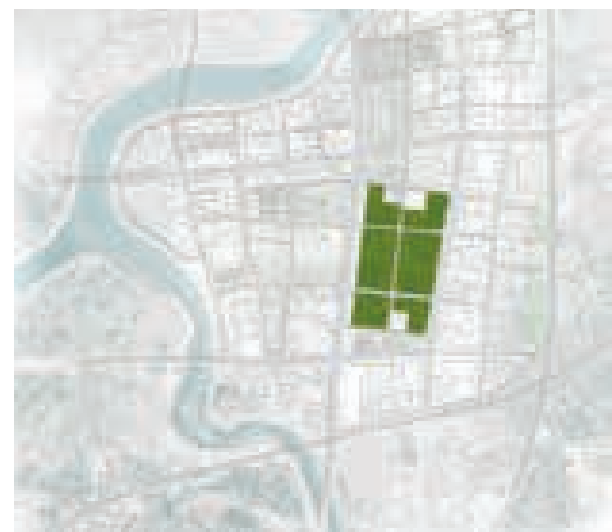
特征区域

Character area



创意区

Creative Quarter





创意区

行人优先的道路穿行方式，使行人便捷地从官河南路穿行，联系主要广场到创意区。中央公园绿色廊道中有一系列被混合使用建筑包围的水景，创意、文化以及零售建筑，底层餐饮，工作室，居住建筑位于其楼上。

这种活力的环境包括了一系列的内部特征不同的庭院和花园空间，穿插着创意、绿色建筑。有一些此区域的现有建筑适于刚起步的企业以及中小型企业重新利用，这也是符合我们对于企业阶段成长，城市有机更新的策略。

CREATIVE QUARTER

A pedestrian priority crossing provides easy access from the main square over Guanhe Nan boulevard into the Creative Quarter. The Central Park green route continues through a water landscape framed by mixed use buildings; creative, cultural and retail, with places to eat and drink and with studios, meeting rooms and residential apartments above.

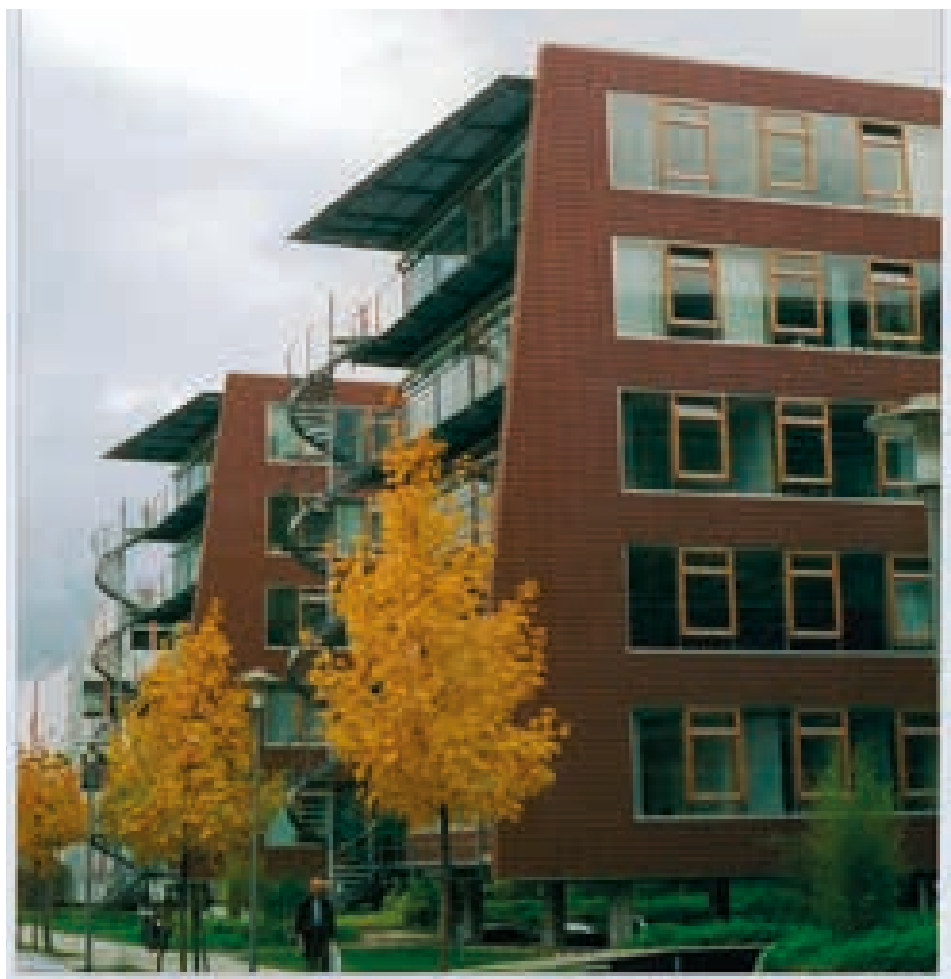
This vibrant environment contains a series of internal courtyards and garden spaces of contrasting character, framed by innovative, green buildings. Some of the existing buildings in this area may be suitable for re-use by start-up businesses and other SME's (Small and Medium size Enterprises) in the short or longer term, as part of a phased process of entrepreneurial, urban transformation.



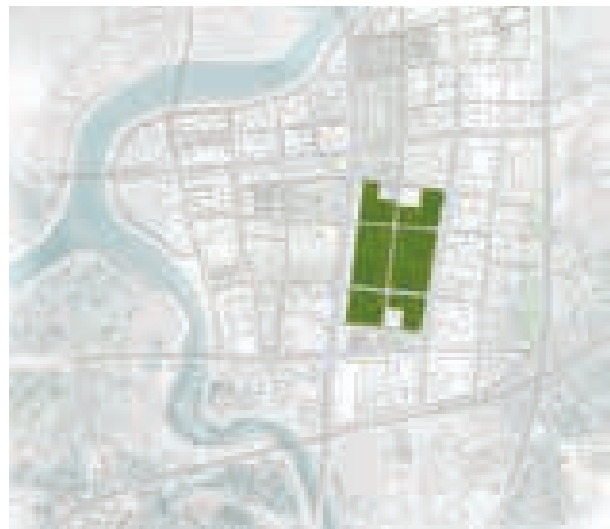


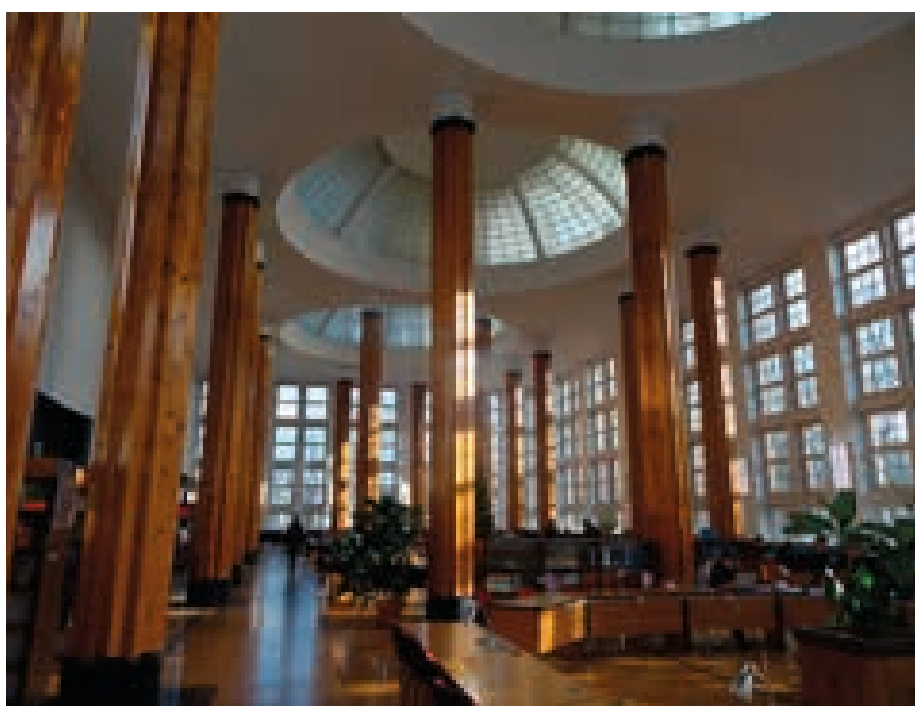
特征区域

Character area



知识中心
Knowledge Hub





知识中心

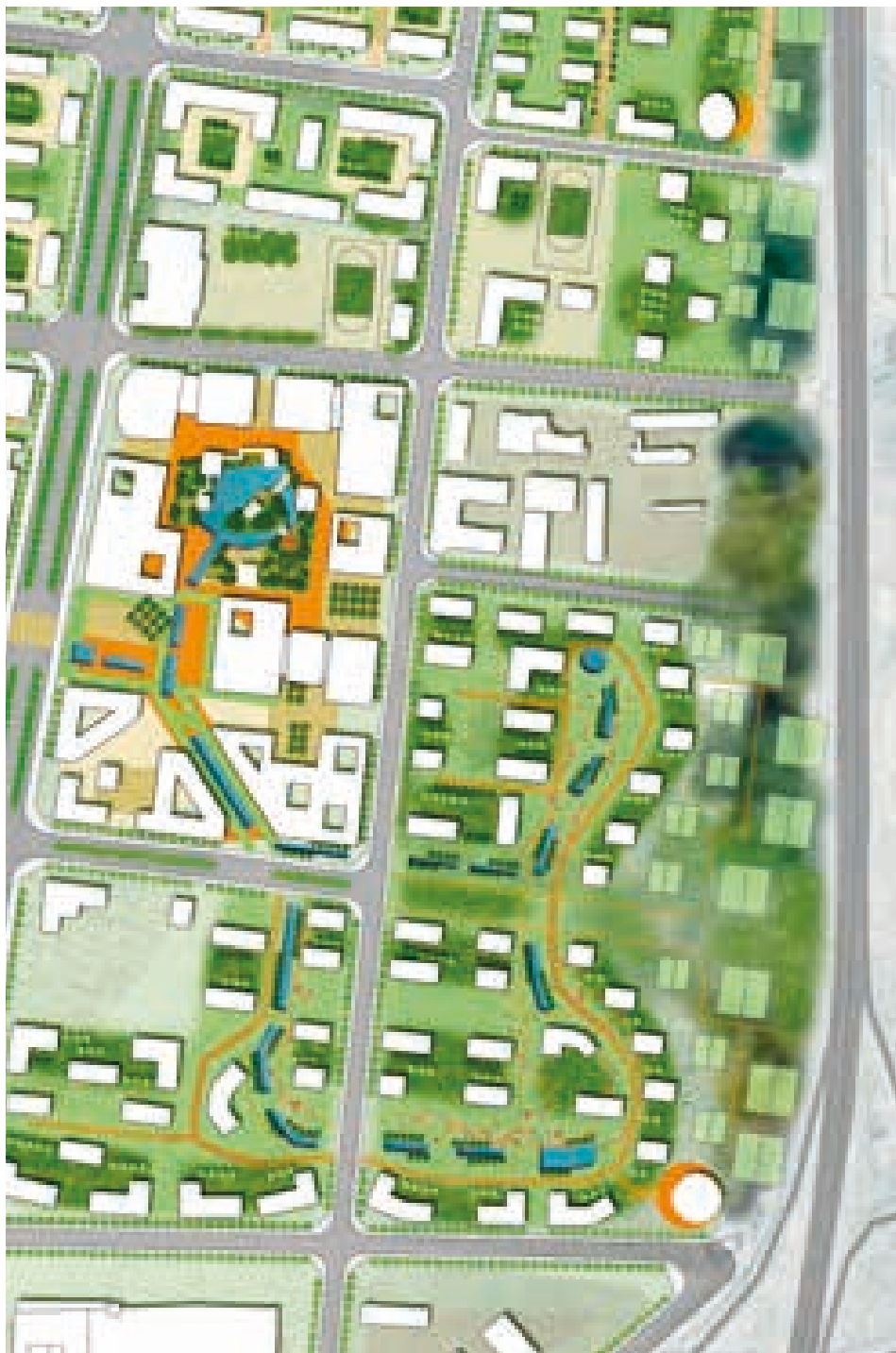
景观轴线继续向东部延伸，第二处人行优先的交叉口位于迪贝路，通向新的时尚设计大学的入口庭院。这栋学校建筑围绕着大小不一的城市空间，包括一个传统中式花园，通向学生宿舍。

KNOWLEDGE HUB

The blue-green route continues eastwards over a second pedestrian priority crossing to arrive at the entrance courtyard of the new College for Fashion. The college buildings are arranged around large and small urban spaces, including one containing a traditional Chinese garden which provides access to nearby student accommodation.

特征区域

Character area



农业城市主义聚落
Agro-urbanism settlement



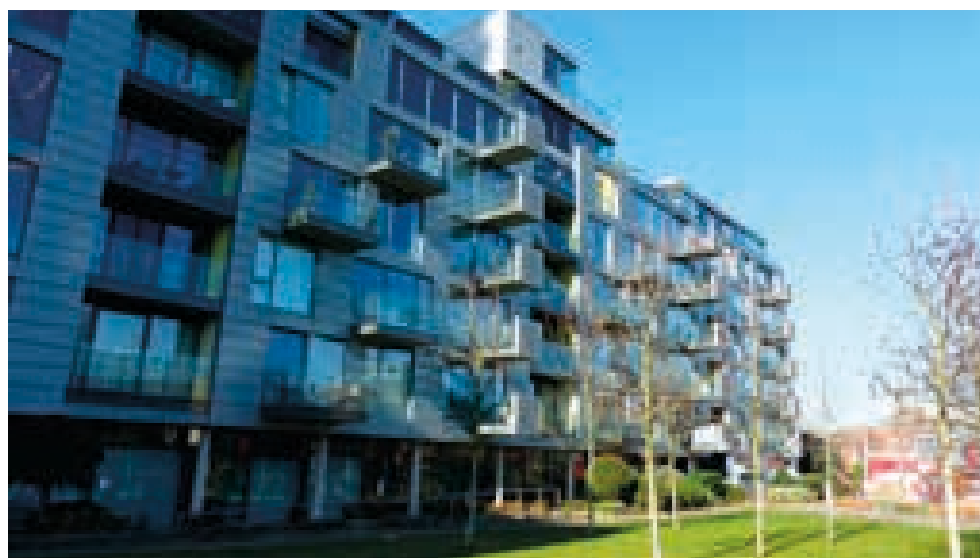


农业城市主义聚落

此基地的东南区现状基本为农田，这部分基地将重新整合开放给新建的居住用地，为了克服高速公路带来的污染问题，温室将被用作耕作食物、花卉以及/或生物燃料，而这些户外城市农业区域可以作为上三高速的防护区域。

这些新建的居住邻里组团包括中高层的公寓建筑，高层的塔楼界定了城市临上三高速的边界，这些高楼作为地标建筑，可以被从上三高速经过的机动车所见，成为嵊州南部新城的展示窗口。

一系列的水系蜿蜒穿梭于居住建筑之间，作为海绵城市的洪水防御系统以及灌溉周边城市农业的水源，同时也为居民提供了有吸引力的景观。这些农业城市聚落由当地中心以及其他公共设施提供服务，如小学、幼儿园以及健康服务中心。



AGRO-URBANISM SETTLEMENT

The south-eastern part of the site currently has significant areas of agriculture which can be reorganised in order to open up land for new housing neighbourhoods. To overcome the problem of pollution caused by the adjacent highway, greenhouses can be used for production of food, flowers and/or bio-fuel whilst small scale outdoor farming can take place at a safe distance from the highway.

This new residential neighbourhood consists of medium rise apartment blocks with higher towers defining its edge along the highway, the tallest of which will act as landmarks to be seen from vehicles driving past, as a kind of 'shop window' for Shengzhou South New City.

A series of watercourses weave their way amongst the residential buildings, serving as flood storage and crop irrigation as well as providing an attractive landscape feature for residents. The Agro-Urbanism Settlement is served by a local centre close to the southern part of the Knowledge Hub and other communal facilities such as schools, kindergartens and health stations distributed amongst the housing areas.



邻里有机更新区
Phased Neighbourhood
Regeneration





邻里有机更新区

基地的东北区域的现状结构是及其复杂的，并需要专门的研究来保证其社会、经济以及环境因素平衡。

新的需要拆迁改造的区域先被确定，其他区域待逐步改造，当这种情形被民众了解，过程将涉及在空地建造新的居住建筑，居民可以搬迁入此，从而老旧的现状居民楼可以被拆迁以留出今后的建设用地。

这个过程将通过分期、滚动的有机更新计划，我们的总体设计展示了改造最后的成果，有更加有序的居住建筑以及吸引人的绿色空间，其中包含着由水塘和水渠组成的可持续排水系统，公共服务设施包括社区中心、学校以及健康服务中心有计划地分布在整个社区中。

PHASED NEIGHBOURHOOD REGENERATION

The existing structure of the north-eastern part of Shengzhou centre is extremely complex and will require particularly close study in order to balance the social, economic and environmental issues.

Significant areas of new housing have already been established whilst the value of many other areas are yet to be determined. Once the situation has been understood, the process will involve the construction of new dwellings on open land in which residents can be rehoused, so that existing poor quality accommodation can be demolished to make way for better standard dwellings.

This will managed through a phased, rolling programme of regeneration, and our masterplan shows how this could end up, with better organised housing and attractive green spaces, many of them benefitting from ponds and streams as part of a sustainable drainage strategy. Social facilities including local centres, schools and health stations are distributed strategically amongst the residential quarters.





滨水长廊

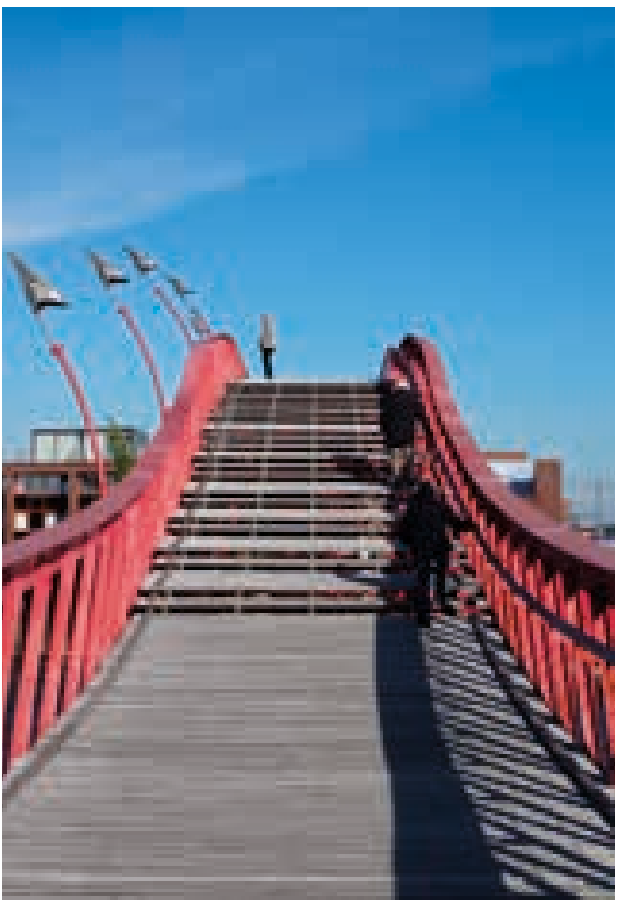
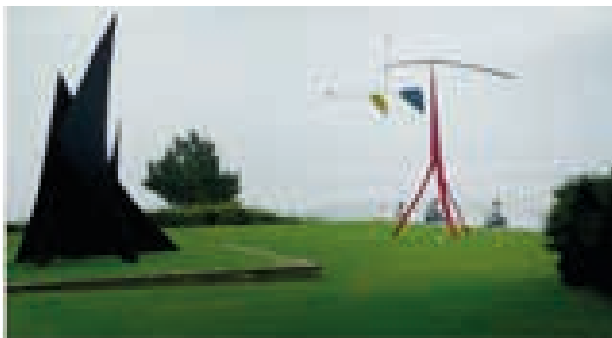
水边长廊是一条沿着蜿蜒的河流一路贯穿嵊州外滩到生态村、湿地村宽敞的绿道。它将提供居民和游客有机会在一个美丽的景观环境中放松身心，或跑步或骑自行车，在其中得到锻炼。

一直沿着滨水长廊往南走，经过绿城剡江越园以及新人民医院。这条道路边上有雕塑花园，以及大型公共艺术作品，而中心区域有一座人行桥提供向西的三江公园。

WATERSIDE PROMENADE

The Waterside Promenade is a generous green route that follows the meandering river all the way from the Bund, past the Eco-Village and down to the Wetland Village. It will offer residents and visitors the opportunity to relax in a beautiful landscape setting, or get exercise from jogging or cycling.

The southern part of the Waterside Promenade leads past the new Greentown residential development and brand new hospital and is enlivened by a sculpture park with large scale public artworks whilst the central feature is a new footbridge that provides access westwards to the new 3 Rivers Park.





中央公园

“中央公园”是从文化地标建筑往东穿过21世纪中心的绿色廊道。这条绿色廊道，只允许行人和自行车通行，中央公园内含有一系列的水景及大片区域的休闲城市公园，居住建筑可俯瞰中央公园。

CENTRAL PARK

'Central Park' is the green ribbon that runs eastwards from the landmark cultural building right through the heart of the 21st Century Centre. It is a green route, for pedestrians and cyclists only, that runs past a series of ponds overlooked by apartments and into a large area of recreational urban parkland.





都市农庄

场地的东南部目前有农业可以在以开拓土地用于新的住房社区进行重组的显著领域。以克服由邻近公路的污染问题，温室，可用于生产食品，鲜花和/或生物燃料，而小规模室外耕作可以在从高速公路的安全距离发生。这些用途沿农业都市化结算的东部边缘运行，并为一些居民提供了就业。

PRODUCTIVE HORSESHOE

The south-eastern part of the site currently has significant areas of agriculture which can be reorganised in order to open up land for new housing neighbourhoods. To overcome the problem of pollution caused by the adjacent highway, greenhouses can be used for production of food, flowers and/or bio-fuel whilst small scale outdoor farming can take place at a safe distance from the highway. These uses run along the eastern edge of the Agro-urbanism Settlement and will provide employment for some of the residents.





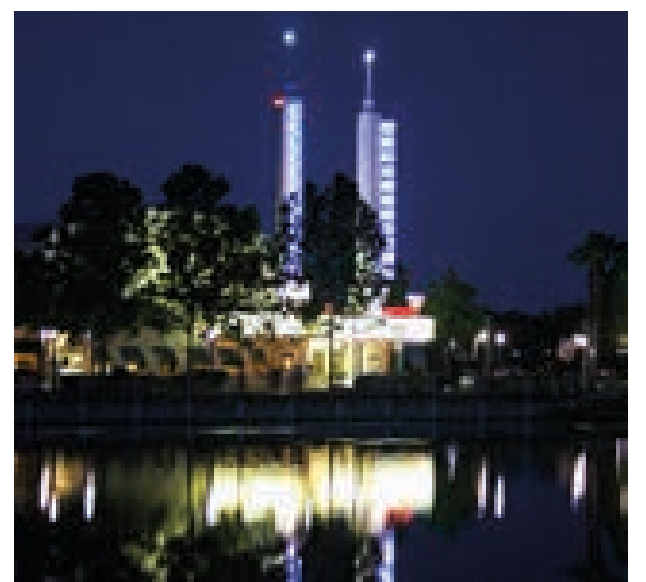
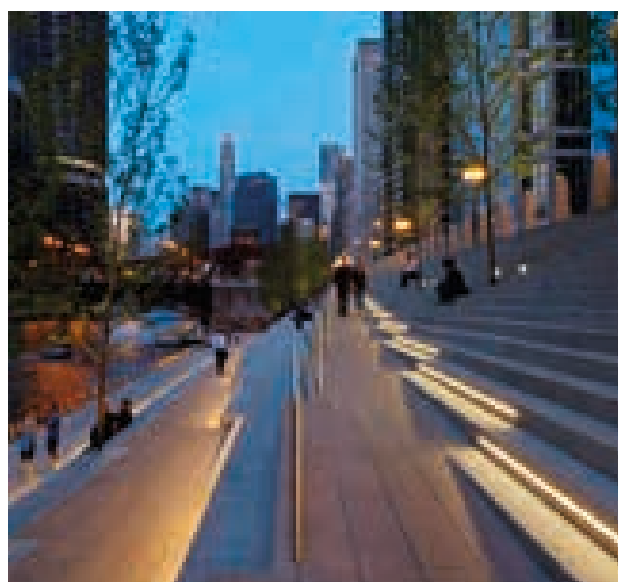
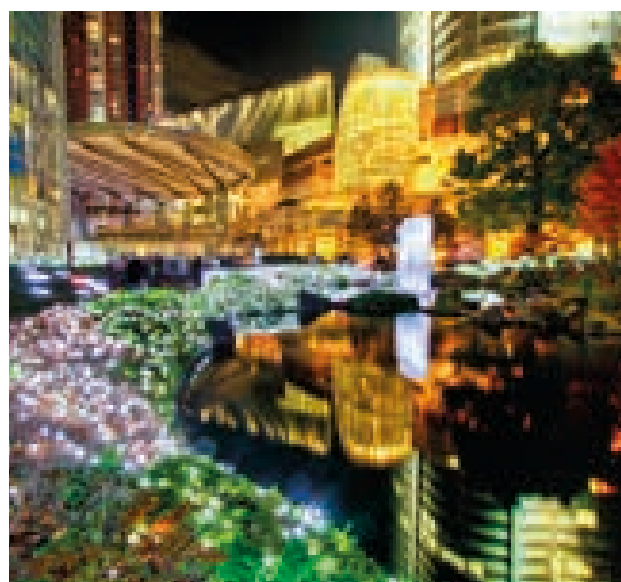
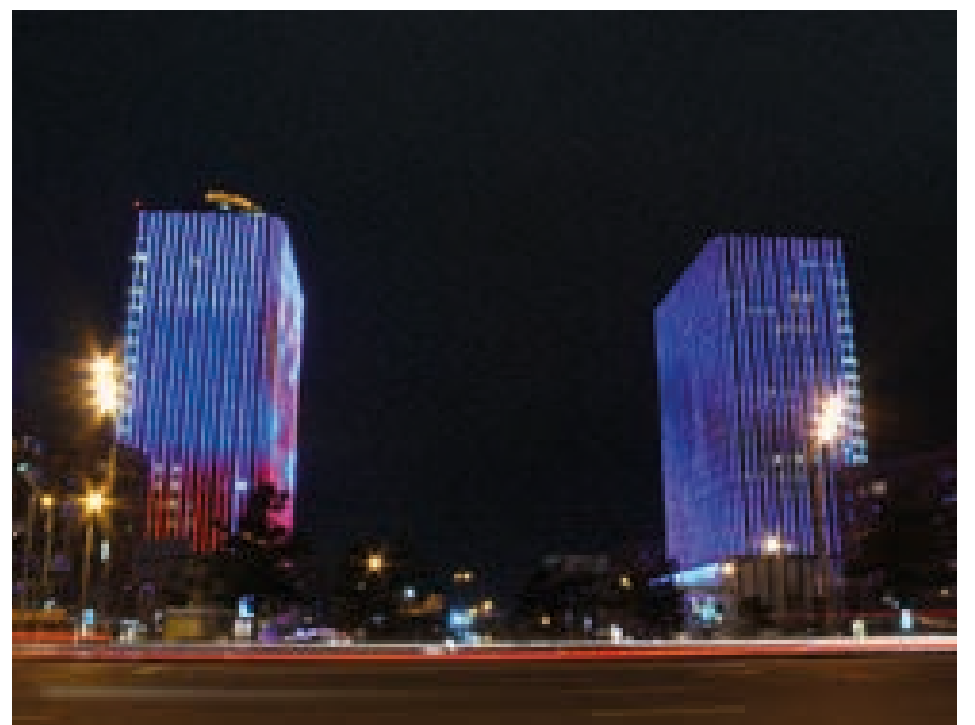
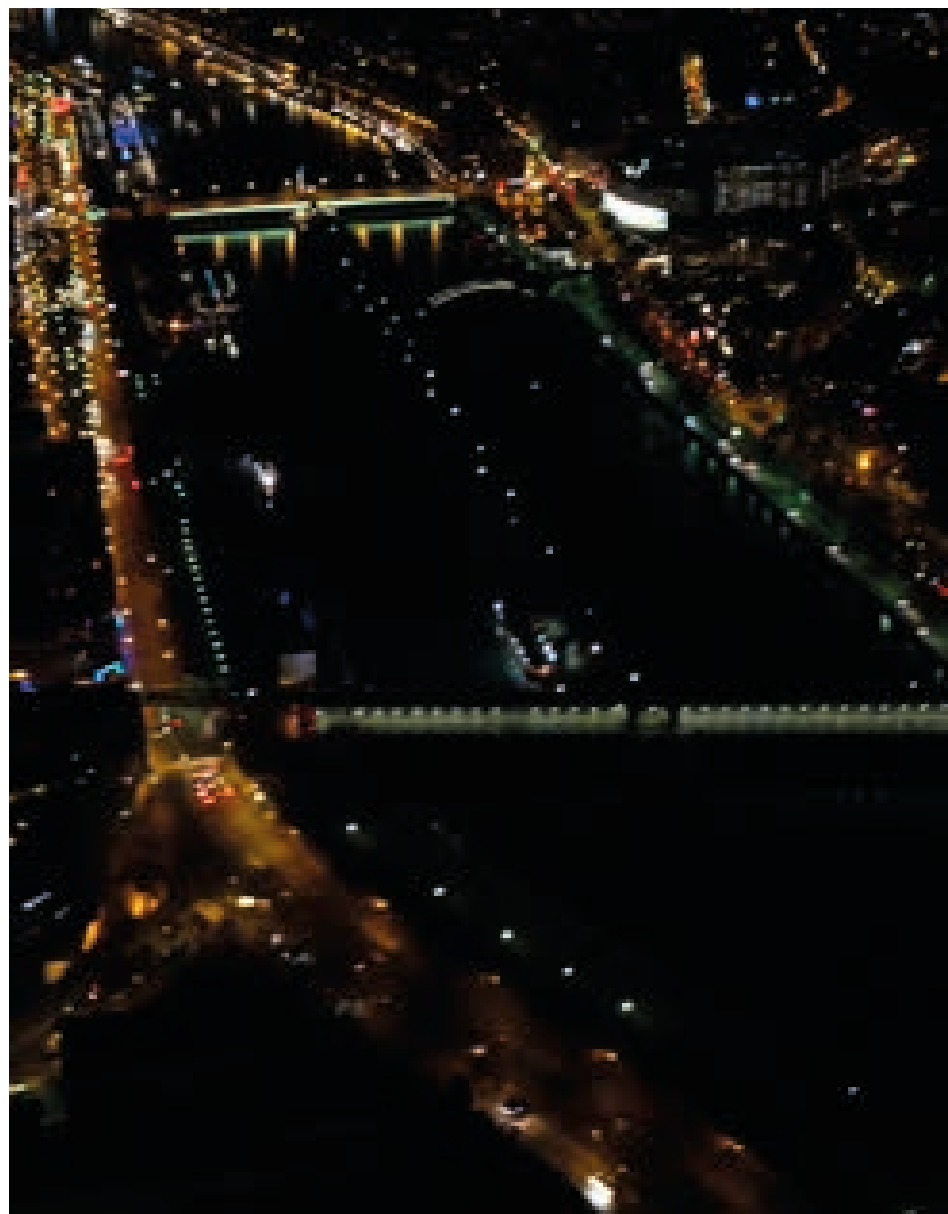
灯光夜景规划

市民在夜间体会这个城市是十分重要的一件事，需要确保其安全性并不容易迷路。我们的设计策略是设计不同层级的灯光层级，其中一些与城市的整体结构有关，一些与社区当地的特征有关。一项主要的特征是点亮联系地标桥以及河边景观带，使得作为城市主要景观元素的曹娥江以及新昌江的岸线能够更加具有吸引力。

NIGHT VIEW

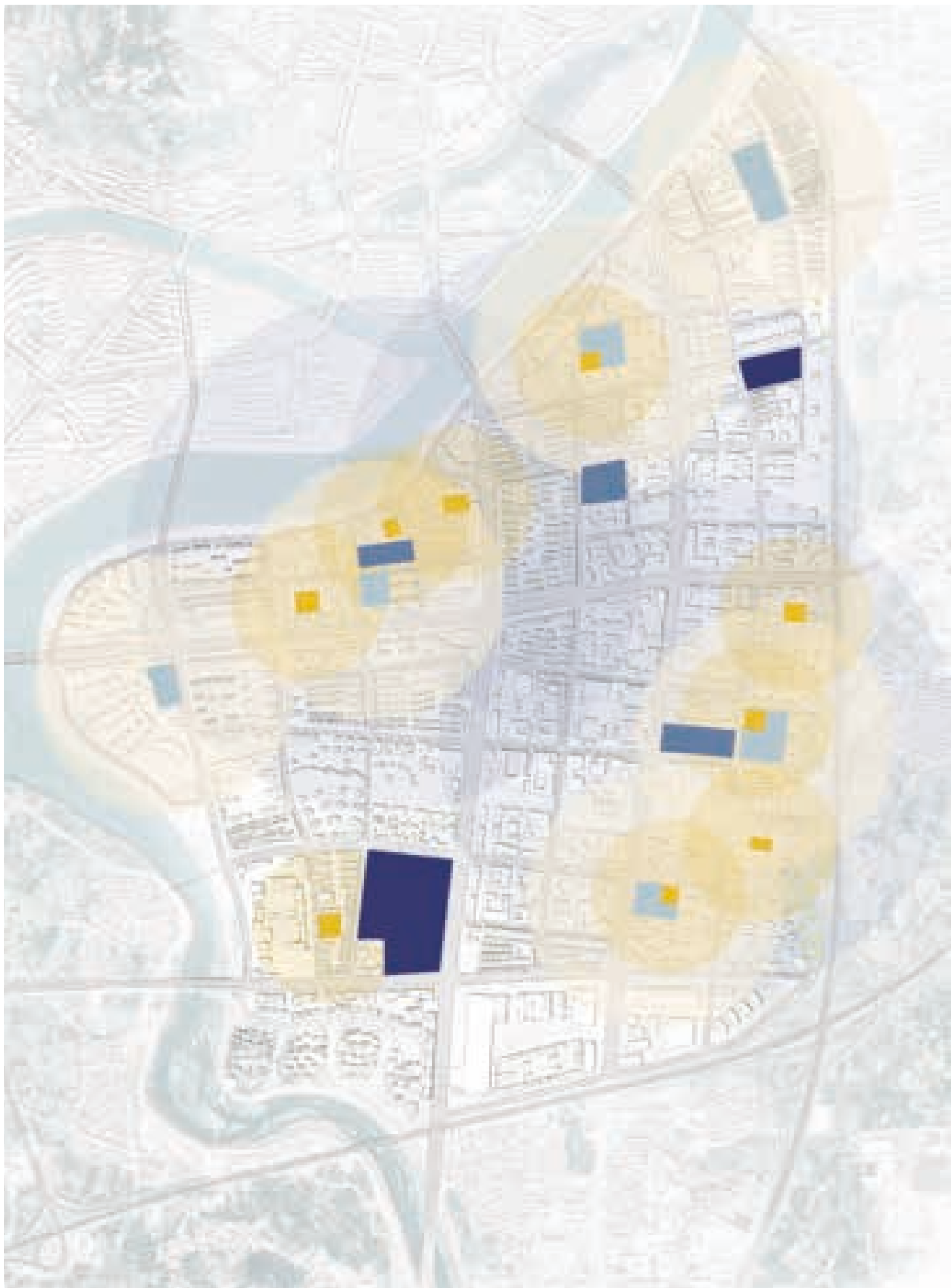
The way people get cities by night is of particular importance in terms of legibility and safety. Our strategy is designed to introduce a hierarchy of light levels, some relating to the overall structure of the city's main thoroughfares and others suited to the character of the specific qualities of local neighbourhoods.

A key feature is the idea to illuminate the line of iconic bridges that mark the beautiful curves of the Cao'e and Xinchang rivers that are such major attractions within the city's landscape.



重要公共基础设施规划

Public infrastructure plan



图例 Key

- 现存高等学校
Existing high school
- 中学
Middle school
- 中学1000米范围
1000m from middle school
- 小学
Primary School
- 小学500米范围
500m from primary school
- 幼儿园
Kindergarten
- 幼儿园300米范围
300m from kindergarten

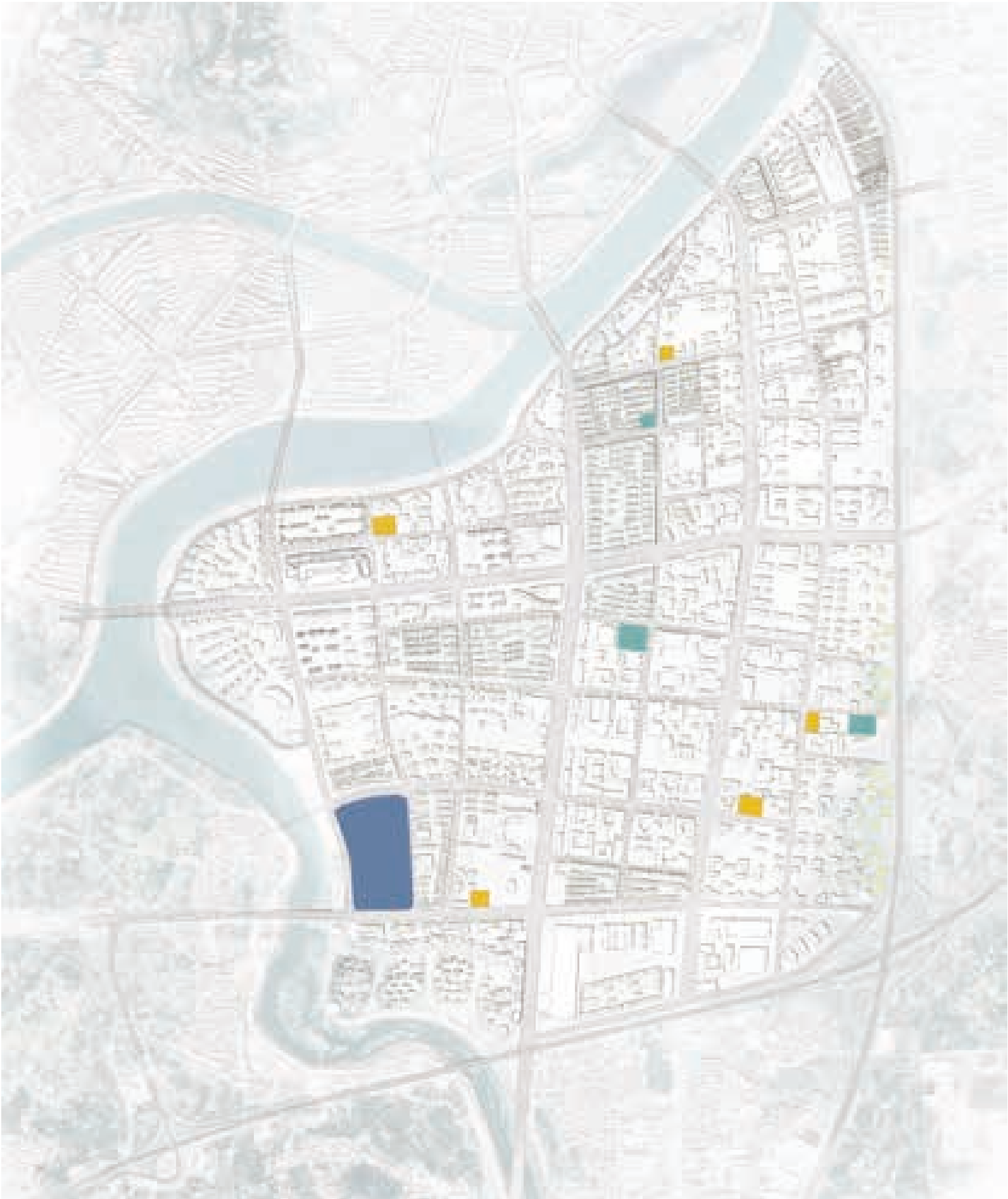
重要公共基础设施规划

基地内已经有一系列的公共服务设施，包括教育和医疗设施，但是还不能满足基地内日益增长的人口。现在配置的公共服务设施满足了区域内8-10万居住人口的需求。

PUBLIC INFRASTRUCTURE

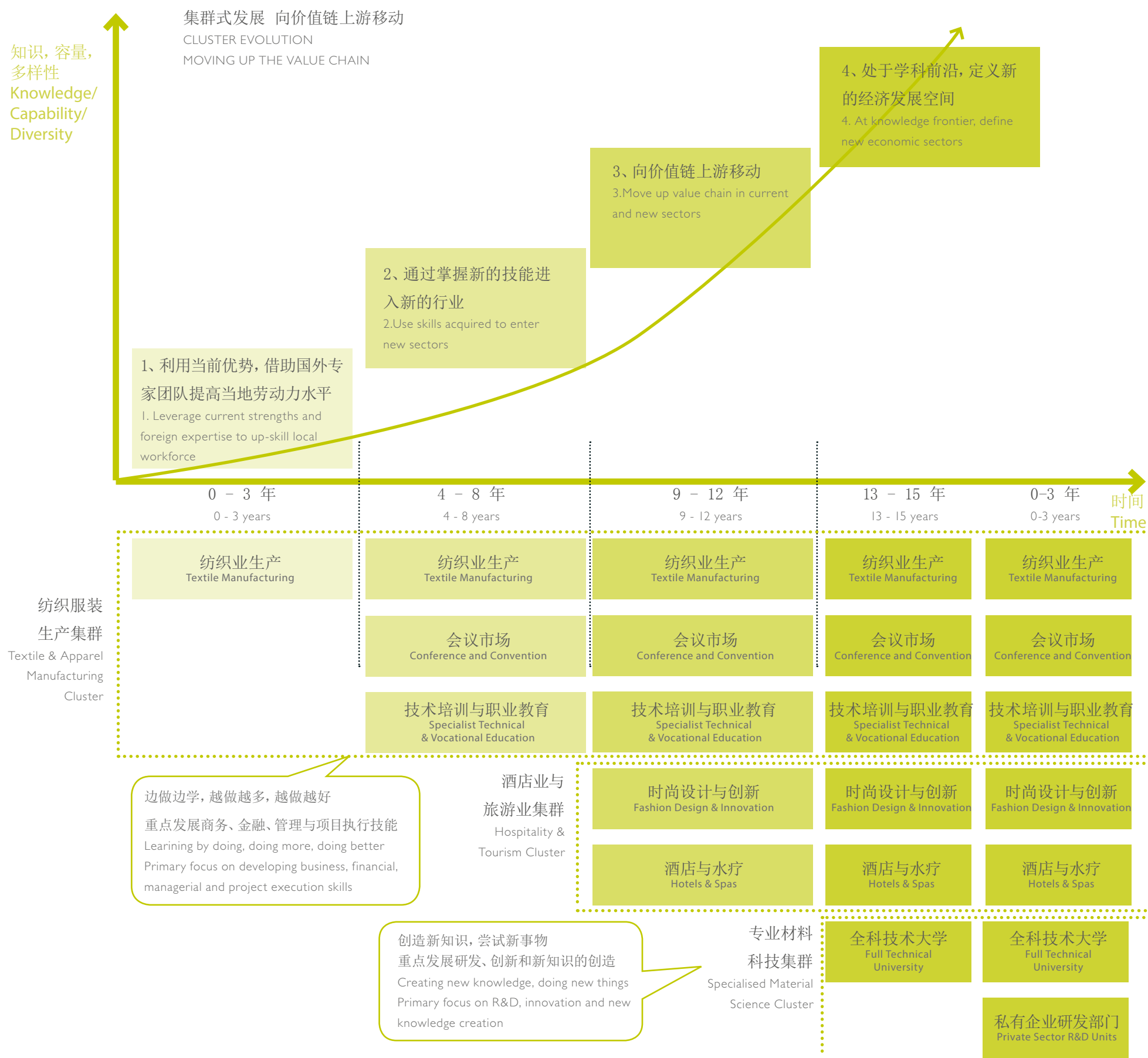
The city already enjoys many public facilities, including those for health and education, and these will need to be complemented by additional provisions as the population of the city centre increases. These have been distributed within the four quarters identified in the completion briefing material.

- 图例 Key
- 现存综合医院
Existing general hospital
 - 现存社区卫生服务中心/
社区卫生服务站
Existing community health
centre/ community health
station
 - 规划社区卫生服务中心/
社区卫生服务站/护理院
Proposed community health
centre/ community health
station/ Nursing home



分期建设时序

Phasing



分期建设

文本第三章定位策略篇的成果和行动计划展示了嵊州从传统手工业向知识化经济的转变过程, 这个过程与社会发展变化同步进行, 并促使现有质量较差的居住小区和城中村逐步有机更新为更现代化的小区。

这过程会与社会和经济的变化同步, 伴随着旧社区升级改造, 新社区建成发展。所以为了确保城市有活力, 需要持续的政府支持和引导来保证城市的公共服务设施和配套能够满足人们的需求。

房价将会直接影响到人们购买新住所的需求, 需要提供不同类型的住所来满足不同收入、年龄以及家庭规模, 以及必要数量的经济适用房的供给。

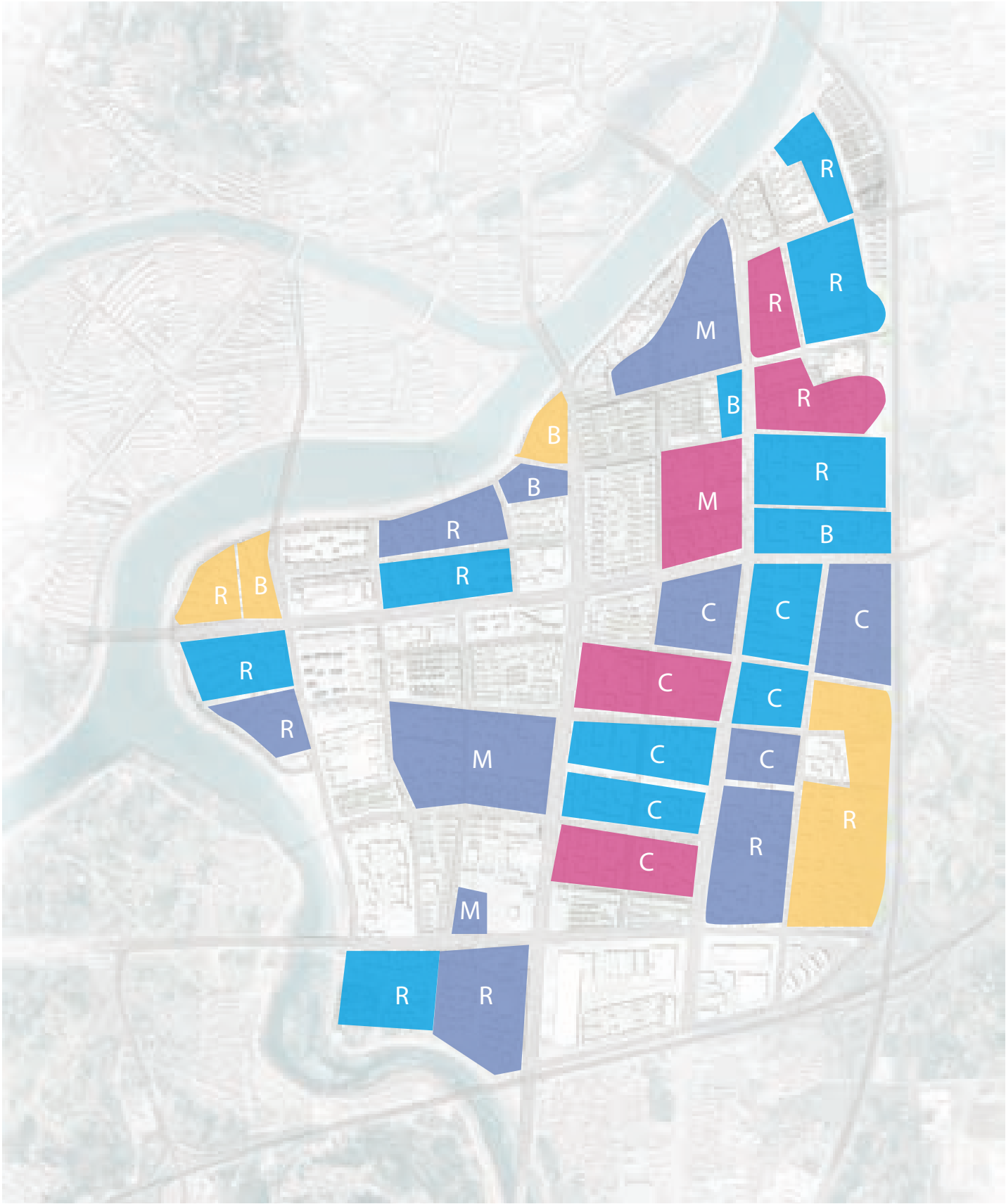
PHASING

The Delivery and Actions section in the Positioning strategy in Chapter 3 of this report sets out an indicative programme for the process of Shengzhou's transition from a manufacturing tradition to a knowledge economy. That process will run in parallel with the social changes that will occur with the upgrading of existing residential neighbourhoods and the construction of new ones.

That process will be closely matched by the social and economic changes that will occur as existing residential neighbourhoods are upgraded and new ones are constructed.

So this will inevitably be a dynamic situation that will require constant monitoring by the city authorities, to ensure that they are delivering the necessary infrastructure to meet all aspects of the population's requirements.

The rate of residential construction will reflect the demand for new dwellings to suit people of different incomes, age and family size and the development of the social infrastructure they need.



分期建设

分期建设的规划示意图是基于为各种功能，包括居住，商务，创新和混合功能提供的一系列联动更新计划。以上颜色代表不同的发展周期，以及和总体规划设计相对应标出了引入的土地用途。

对于联动更新计划的策略是通过确定可开发的空地用于新建居住建筑作为首期启动区。一旦这些新居住用地建成，可以置换部分城中村用地，城中村用地即出让作为未来发展用地。在这基础上，分期更新可以根据不同地区的要求，在城市的不同区域同时进行。

那些最激动人心和标志性的城市元素可以随着发展过程逐步建立，能够提高城市形象和建立一个高质量的未来发展标杆。

PHASING

The indicative diagram is based on the concept of a series of rolling programmes for the various uses that are to be regenerated; residential, business, creativity and mixed uses. The colours show each phase and are marked to show the use that is to be introduced, in accordance with the proposed masterplan.

The principle for the rolling programmes is to identify locations where there is currently open land on which to build new residential accommodation which therefore become Phase I. Once these new dwellings are built, residents from the existing 'urban villages' can move in, and the urban villages they have vacated can be cleared to make space for the next phase. On this basis the phased regeneration can move from place to place around the city centre, responding to demand in the different sectors.

It will naturally be desirable for some of the most exciting and iconic elements to be delivered early in the process, as a means of raising the image of the city centre, and establishing a high standard for future developments to match.















