

深圳市小梅沙片区概念性总体规划方案国际竞赛
International Competition of the Conceptual Masterplanning
for Xiaomeisha Area, Shenzhen

技术任务书
Design Brief

(暂定稿)

(Draft)

主办单位：深圳市特发集团有限公司

Organizer: Shenzhen Special Economic Zone Development Group Co., Ltd.

组织咨询服务单位：深圳市仁智汇商务咨询有限公司

Consultant: Benecus Consultancy Limited

招标代理机构：深圳市振东招标代理有限公司

Bidding Agent: Shenzhen Zhendong Tendering Agent Co., Ltd.

2016 年 5 月

May, 2016

目 录 Contents

1.项目区位及基本情况 Project Location & Profile	1
2.项目规划范围及现状情况 Planning Scope & Current Situation.....	11
3.重大基础设施规划建设对片区的影响——轨道 8 号线 Influence of Major Infrastructure Planning & Construction on the Area -- Line 8	17
4.规划及设计依据 Planning & Design Basis	18
5.基本任务要求 Basic Task Requirements	33
6.重点研究内容（海洋公园/商业/酒店及其它公共空间） Key Research Content (Ocean Park/Business/Hotel and other Public Space)	38
7.竞赛成果要求 Requirements on Deliverables	40
8.后续设计工作要求（具体内容以深化设计合同要求为准） Follow-up Design Requirements (Specific contents shall be subject to requirements of the deepening design contract)	45
9.附件 Attachment.....	46

1.项目区位及基本情况 Project Location & Profile

1.1 区位及基本现状 Location & Status Quo

项目位于广东省深圳市盐田区小梅沙海滨休闲旅游区，东临大鹏新区，西侧紧邻大梅沙，北为三洲田，南为小梅沙湾。距福田市中心 28 公里，距离盐田副中心 10 公里，拥有优良的山、湖、沙滩、礁石等山海资源，是距离深圳市区最近且拥有天然沙滩的海滨休闲旅游区之一。

The project is located in Xiaomeisha Coastal Leisure and Tourism Area, Yantian District, Shenzhen City, Guangdong Province, and adjacent to Dapeng New District to the east, Dameisha to the west, Sanzhoutian to the north and Xiaomeisha Bay to the south. Being 28 kilometers away from Futian Center and 10 kilometers away from Yantian Sub-Center and having excellent mountain and marine resources including mountains, lakes, sandy beach and reef, it is nearest to downtown area of Shenzhen City and one of the coastal leisure and tourism areas which have natural sandy beach.

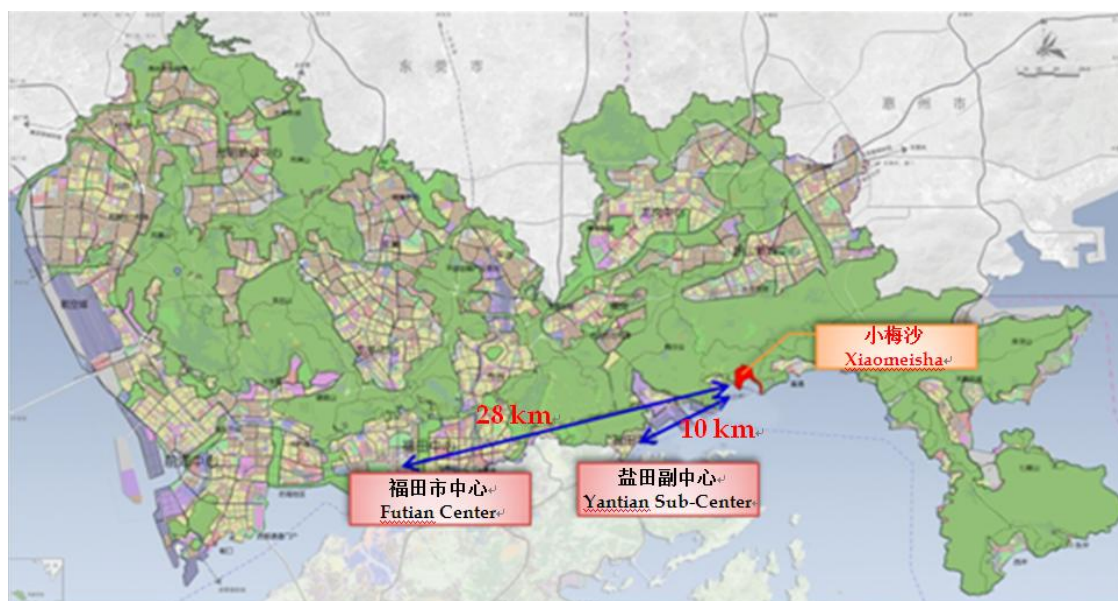


图 1：小梅沙区位图

Fig. 1: Location of Xiaomeisha Area

小梅沙作为深圳立市以来最早开发的滨海旅游度假区之一，曾荣获“深圳十景”、“鹏城八景”等美誉。历经30载风雨，小梅沙目前拥有“小梅沙度假村”、“小梅沙海洋世界”、“小梅沙大酒店”等经营实体，现片区年接待游客200余

万人次。然而近十余年来小梅沙的升级改造步伐缓慢，片区产品、景观建筑与配套设施均已陈旧落后。

As one of earliest developed coastal tourism areas since founding of Shenzhen City, Xiaomeisha has been awarded “Top Ten Scenic Spots of Shenzhen”, “Eight Famous Scenic Spots in Shenzhen”. After going through trials and hardships of 30 years, Xiaomeisha has owned operational entities like Xiaomeisha Holiday Village, Xiaomeisha Sea World and Xiaomeisha Hotel at present, and receives more than 2 million tourists annually. However, its upgrading and reconstruction is slow in recent ten years, with products, landscape architecture and supporting facilities in resort being obsolete and outdated.



图 2：小梅沙现状（红线内）示意图

Fig. 2: Status Quo of Xiaomeisha Area (Within Red Line)

近几年来，对小梅沙片区开发，深圳特发集团已开展了一些研究工作，AECOM、BearingPoint、戴德梁行、Horwarth、华创智成、深圳市城市规划设计研究院、深圳市交通研究中心等多家专业机构完成多项研究，主要有：

In recent years, Shenzhen Special Economic Zone Development Group Co., Ltd. (hereinafter as SDG) has carried out some researches on development of Xiaomeisha Area, and multiple studies have been completed by AECOM, BearingPoint, DTZ, Horwarth, Huachuang Zhicheng, Shenzhen Urban Planning and Design Institute, Shenzhen Municipal Transportation Research Center and other professional institutes, which mainly include:

2008 年

定位：山海 Wellness 创意天堂“游+ 居+ 业”融合的开发模式

定位：旅游接待业、情景地产业、旅游文化创意产业

Year 2008

Positioning: Mountain and Marine Wellness Creativity Paradise as the Development Mode Integrating “Tourism + Residence + Employment”

Positioning: Tourism Reception Industry, Scene Real Estate Industry, Tourism Culture Creative Industry

2009 年

定位：以海洋世界为核心的特色滨海度假区高速公路改造及盐梅路北移方案

Year 2009

Positioning: Characteristic Coastal Holiday Resort Centered on Sea World with a Plan to Transform the Expressway and Move Yanmei Road Northward

2014 年

工作内容：在法定图则的基础上深化空间设计，充分考虑空间结构

工作内容：土体处置方案

工作内容：交通规划研究

Year 2014

Content: to Deepen Space Design on the Basis of the Statutory Plan and Take Space Structure into Full Consideration

Content: Land Settlement Plan

Content: Transportation Planning Research

2014 年-至今

工作内容：小梅沙片区开发总体策划咨询

工作内容：特发小梅沙商业项目定位与物业发展建议

工作内容：小梅沙游艇俱乐部项目策划及概念规划

工作内容：小梅沙项目酒店策划及定位研究

工作内容：小梅沙项目咨询顾问服务

Year 2014 – Present

Content: Xiaomeisha Area Development Overall Planning Consultation

Content: SDG Xiaomeisha Commercial Project Positioning and Property Management Development Proposal

Content: Xiaomeisha Yacht Club Planning and Conceptual Plan

Content: Xiaomeisha Hotel Planning and Positioning Research

Content: Xiaomeisha Project Consulting Service

1.2 区域发展要求 Regional Development Requirements

目前可供小梅沙片区未来发展参考的区域发展文件如下：

At present, those regional development documents which can be referred to for future development of Xiaomeisha Area are as follows:

(1) 《珠江三角洲地区旅游一体化规划（2014-2020 年）》

Pearl River Delta Region Tourism Integrated Planning (2014-2020)

深圳：出入境集散中心。强化深圳国家经济中心城市地位，推进深港同城建设，发挥深圳在香港与珠三角旅游市场合作中的独特作用，使其成为内地居民赴香港旅游、香港居民到内地旅游的重要集散地。强化深港旅游一体化，利用 144 小时及邮轮游艇出入境便利签证政策，发挥出入境集散中心作用，打造“滨海浪漫、主题公园、文化创意、运动休闲、都市风情”五大旅游主题，把深圳建设成为具有重要国际影响力的旅游目的地。

Shenzhen: Exit-Entry Distribution Center. Strengthen Shenzhen's status as the national economic center, promote city-wide development between Shenzhen and Hong Kong, play its unique role in tourist market cooperation between Hong Kong and PRD, and make it become an important distribution center for mainland residents travelling to Hong Kong and Hong Kong residents travelling to mainland. Strengthen Shenzhen-Hong Kong tourism integration, utilize 144-hour and convenient visa policies for exit and entry of cruise ship and yacht, play its role of exit and entry distribution center effectively, build five major tourism themes including "coastal romance, theme park, culture & creativity, sports leisure, city interest & charm", and build Shenzhen into an important tourist destination with international influence.

(2) 环大亚湾滨海旅游带 *Daya Bay Rim Coastal Tourism Belt*

总体思路：推动深圳、惠州两市共同编制《环大亚湾滨海旅游发展总体规划》，推进环大亚湾滨海旅游资源的整体开发，共同开展与香港的滨海旅游合作，建立密切的港深惠滨海旅游联系。

General Concept: promote Shenzhen and Huizhou to jointly formulate Daya Bay Rim Coastal Tourism Development Masterplan, advance integrated development of Daya Bay Rim coastal tourism resources, carry out coastal tourism cooperation together with Hong Kong, and establish close Hong Kong-Shenzhen-Huizhou tourism connection.

发展布局：以深圳大鹏半岛和惠州稔平半岛为两大半岛，以盐田片区和大亚湾经济开发区为两大片区，以大亚湾海岛为一岛群，形成“两半岛两片区一岛群”旅游发展布局。

Development Layout: take Shenzhen Dapeng Peninsula and Huizhou Renping Peninsula as two main peninsular, Yantian District and Daya Bay Economic Development Area as two main districts and islands in Daya Bay area as an island group, and form a tourism development layout of "two peninsulas, two districts and one island group".

盐田片区：包括东部华侨城、大梅沙、小梅沙、盐田中心区、盐田港、马峦山等，发挥东部华侨城和大小梅沙形成的旅游产业集聚效应，打造旅游海港城区。

Yantian District: including East Overseas Chinese Town, Dameisha, Xiaomeisha, Yantian Center, Yantian Port, Maluan Mountain, and etc., bring effect of tourism industrial agglomeration formed by East Overseas Chinese Town, Dameisha and Xiaomeisha into play, and build it into a tourism harbor city area.

(3) 《深圳市“十二五”旅游规划》 *Shenzhen 12th Five-Year Tourism Plan*

盐田区：将发展成为在国内有影响力的旅游海港城区；

Yantian District: develop into an influential tourism harbor city at home;

小梅沙片区：整体改造升级，提升项目的功能和水平，形成有区域竞争力的中高端滨海旅游的品牌。将对游乐产品升级换代，建设高端酒店业，鼓励发展滨海、山地休闲度假型酒店和都市特色主题酒店，建成具有国际性特质的海洋主题文化旅游度假酒店群，打造艺术创意区或景观人行通道。

Xiaomeisha Area: carry out overall transformation and upgrading, improve the function and level of its projects, and become a medium and high end coastal tourism brand which has regional competitiveness. Update and upgrade recreation products, build high end hotel, encourage development of coastal, mountain leisure hotel and metropolitan-featured theme hotel, construct an international sea theme culture-oriented tourist hotel group, and build up an art creativity quarter or landscape pedestrian passageway.

(4) 《深圳旅游发展总体布局规划 2010-2020》

Shenzhen Tourism Development General Layout Planning (2010-2020)

深圳旅游发展的战略布局：以国际化城市和滨海城市为依托，以海滨和都市为主题，以“二带四圈”为增长极，构筑深圳旅游开发的新格局。形成各有龙头、互为支撑、重点突出、市面广阔的旅游产品体系。

Strategic Layout of Shenzhen Tourism Development: rely on itself as an international and coastal city, take being coastal and metropolitan as its theme and “two belts and four circles” as the growth pole to establish a new pattern of Shenzhen tourism development. Establish tourism product system with different leading emphasis, mutual support, prominence of key points and broad market condition.

“二带四圈”指的是：东部海滨休闲度假旅游带、西部河海观光休闲旅游带、中部都市旅游圈、侨城娱乐旅游圈、梅沙山海度假旅游圈、北部光明生态旅游圈。

“Two belts and four circles”: the eastern coastal recreational tourism belt, western river and sea sightseeing recreational tourism belt, middle urban tourism circle, overseas Chinese town recreational tourism circle, Meisha mountain and sea tourism circle and northern Guangming ecological tourism circle.

其中，梅沙山海度假旅游圈：包括沙头角、明斯克航母世界、大梅沙、海洋世界、小梅沙、东部华侨城、马峦山郊野公园等景点。该旅游圈在国内及周边地区已有了相当的影响力。

Wherein, Meisha mountain and sea tourism circle includes following scenic spots: Sha Tau Kok, Minsk Aircraft Carrier World, Dameisha, Sea World, Xiaomeisha, East Overseas Chinese Town, Maluan Mountain Country Park, and etc. This tourism circle has considerable influence both at home and in surrounding areas.

1.3 现状交通 Traffic Status Quo

小梅沙是深圳市重要的海滨旅游区，旅游旺季吸引大量的游客。同时，由于其地处深圳东部海滨，距离市中心区有一定距离，片区交通与市区交通有着不同的特征：

Xiaomeisha is an important coastal tourism area in Shenzhen and attracts a large number of visitors during the tourist rush season. Meanwhile, because it is located at the eastern coast of Shenzhen and has certain distance to downtown area, its traffic has different features compared with urban traffic:

- (1) 日常交通出行量小，现有设施已能基本满足交通需求。

Daily traffic volume is small, and its existing facilities can basically meet the transportation demand.

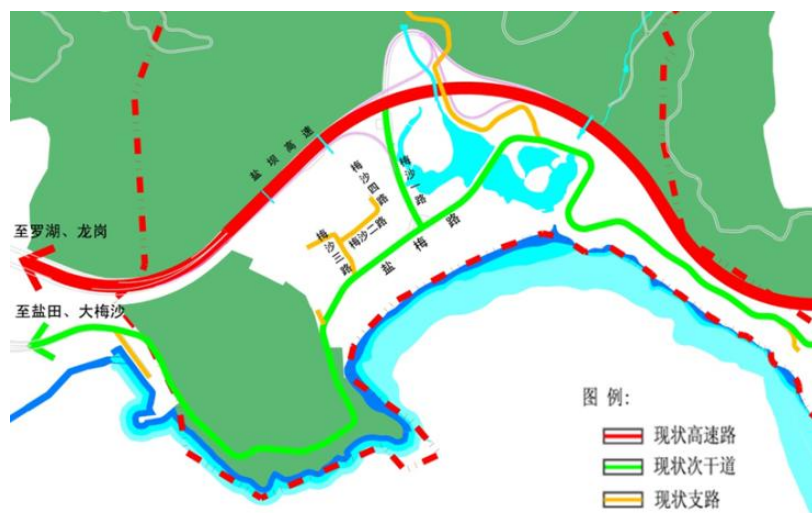


图 3：小梅沙片区交通路网图

Fig. 3: Road Network of Xiaomeisha Area

- (2) 旅游交通季节性十分明显，高峰期爆发式增长、交通拥堵严重。全年游客量 200 多万人次，最高峰日超 5 万人次（五一、国庆、暑期部分周末等）。旅游交通以 5~10 月份为旺季，客群以深圳常住和暂住人口为主，周边客流以东莞、惠州、广州居多。

Seasonality of tourist transportation is quite obvious, representing explosive growth and serious traffic jam during the peak season. Annual amount of tourists can reach to more than 2 million, while the daily amount of tourists can exceed 50 thousand on those peak days (Labor Day, National Day, some weekends in summer vacation). The busy season is from May to October for tourist transportation and the tourist group is mainly permanent and temporary resident population of Shenzhen, and tourist flow of surrounding area is mainly from Dongguan, Huizhou and Guangzhou.

- (3) 片区对外交通联系主要依靠：盐坝高速、盐梅路。

External traffic of the area mainly depends on Yantian-Baguang Expressway and Yanmei Road.

盐坝高速：双向 6 车道，东部沿海高速的重要组成部分，是大小梅沙片区前往深圳、大鹏新区的主要通道，在小梅沙设有出入口（2016 年取消收费）。

Yantian-Baguang Expressway: two-way six lanes, important constituent part

of eastern coastal expressway, main passageway from Dameisha Area to Shenzhen and Dapeng New District, with a toll-gate arranged in Xiaomeisha (whose toll charge cancelled in 2016).

盐梅路为盐田至葵涌的三级公路，道路狭窄，双向 2 车道，是片区对外的主要交通通道之一。

Yanmei Road, as a tertiary highway from Yantian to Kuichong, being narrow, and with two-way lanes, is one of main passageways for the Area connected with the outside.

1.4 土地利用现状 Current Land Use

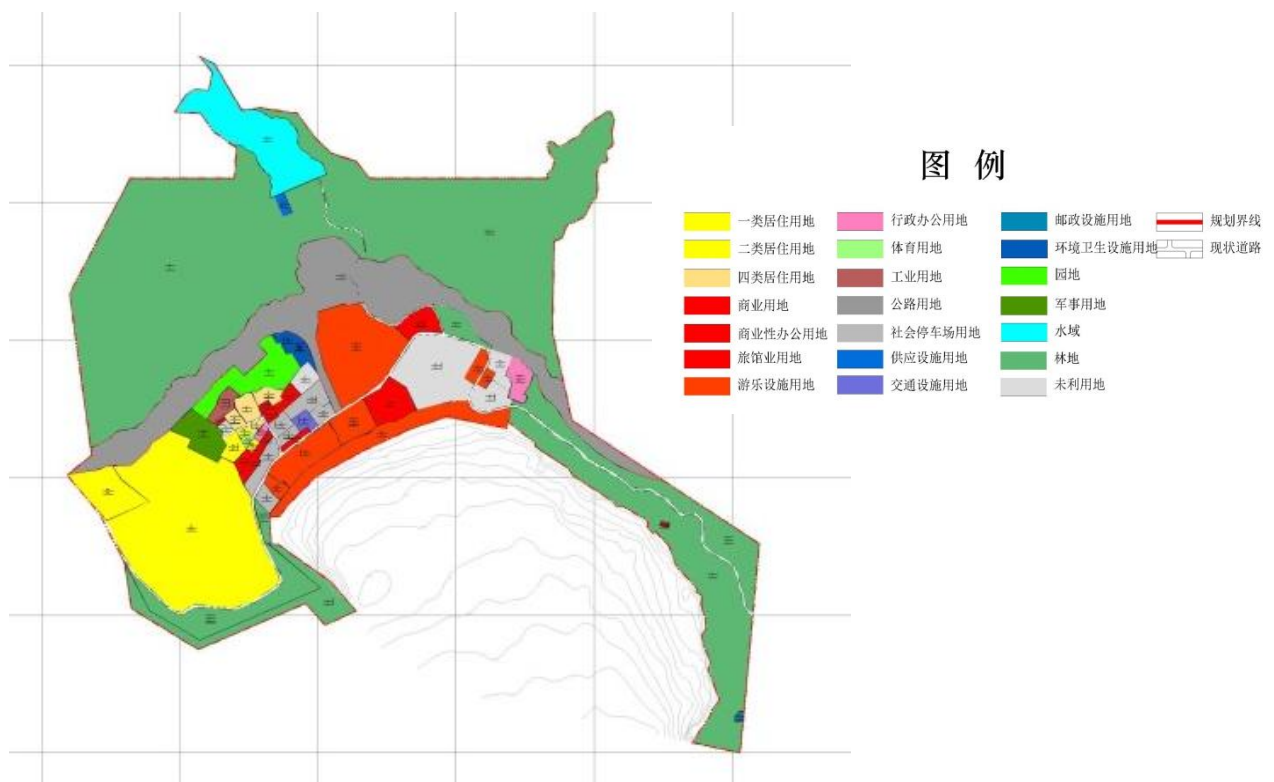


图 4：小梅沙片区土地利用现状图

Fig. 4: Current Land Use of Xiaomeisha Area

表 1：小梅沙现状用地汇总表

用地代码		用地性质		用地面积(公顷)		比例(%)	
大类	中类						
R	R1	居住用地	一类居住用地	31.70	26.12	12.6	10.3
	R2		二类居住用地		3.84		1.6
	R4		四类居住用地		1.74		0.7
C	C1	商业服务业设施用地	商业用地	23.81	0.08	9.5	0.0
	C2		商业性办公用地		0.67		0.3
	C4		旅馆业用地		4.60		1.9
	C5		游乐设施用地		18.46		7.3
G1C	G1C1	政府社团用地	行政办公用地	1.38	1.23	0.6	0.5
	G1C3		体育用地		0.15		0.1
M	M1	工业用地	一类工业用地	0.70		0.3	
T	T2	对外交通用地	公路用地	27.90		11.0	
S	S1	道路广场用地	道路用地	7.37	3.63	2.7	1.2
	S3		社会停车场库用地		3.74		1.5
L	L1	市政公共设施用地	供应设施用地	1.81	0.30	0.7	0.1
	L2		交通设施用地		0.42		0.2
	L3		邮政设施用地		0.10		0.0
	L5		环境卫生设施用地		0.99		0.4
G	G1	绿地	公共绿地	3.77		1.5	
D	D1	特殊用地	军事用地	2.02		0.8	
E	E1	水域和其他非城市建设用地	水域	152.16	8.55	60.3	3.4
	E4		林地		134.71		53.3
	E7		未利用地		8.90		3.6
合计		规划区总用地		252.62		100.0	

Sheet 1: Summary of Xiaomeisha Current Land Use

Land code		Use		Land Area (hectare)		Percentage (%)	
Main category	Sub-category						
R	R1	Residential land	A class residential land	31.70	26.12	12.6	10.3
	R2		B class residential land		3.84		1.6
	R4		D class residential land		1.74		0.7
C	C1	Commercial service facility land	Commercial land	23.81	0.08	9.5	0.0
	C2		Commercial office land		0.67		0.3
	C4		Land for hotel industry		4.60		1.9
	C5		Land for recreation facility		18.46		7.3
G1C	G1G1	Government and community land	Administrative land	1.38	1.23	0.6	0.5
	G1C3		Land for sports use		0.15		0.1
M	M1	Industrial land	Class A industrial land	0.70		0.3	
T	T2	Intercity transportation land	Land for highways	27.90		11.0	
S	S1	Land for road and square	Land for roads	7.37	3.63	2.7	1.2
	S3		Land for public parking and garage		3.74		1.5
L	L1	Land for municipal public facility	Land for supply facility	1.81	0.30	0.7	0.1
	L2		Land for transportation facility		0.42		0.2
	L3		Land for postal facility		0.10		0.0
	L5		Land for environmental sanitation facility		0.99		0.4
G	G1	Green land	Public green land	3.77		1.5	
D	F1	Special use land	Military land	2.02		0.8	
E	E1	Water area and other non-urban construction land	Water area	152.16	8.55	60.3	3.4
	E4		Forest land		134.71		53.3
	E7		Unused land		8.90		3.6
Total		Total land of planning area		252.62		100.0	

2. 项目规划范围及现状情况 **Planning Scope & Current Situation**

2.1 研究范围 **Research Scope**

本次竞赛的研究范围为红线范围内大梅沙齐头山以东，叠翠湖水库以南，背仔角以西，小梅沙湾海域以北所围合的区域，总规划用地面积 253.24 公顷。

The Research scope of this Competition is within the red line surrounded by Qitou Mountain of Dameisha in the west, Diecui Lake Reservoir in the north, Beizaijiao in the east and Xiaomeisha Bay sea area in the south, with a total planning land area of 253.24 hectares.



图 5：研究范围

Fig. 5: Research Scope

2.2 规划设计范围 Planning & Design Scope

小梅沙片区高速公路以南、特发集团 67 公顷土地，包括高速公路以南，东至背仔角，西至沙滩礁石围成区域（如图红色区域）。

It's the land of 67 hectares south of the expressway in Xiaomeisha Area and owned by SDG, including the area enclosed by the expressway in the north, Beizaijiao in the west and the sandy beach & rock in the east. (As shown by the red area in the figure)



图 6：规划设计范围

Fig. 6: Planning & Design Scope

2.3 地形地貌 Terrain and Topography

小梅沙东、西、北三面环山，南面是与大鹏湾相连的小梅沙湾。海岸山脉和丘陵腹地的围合使得小梅沙用地具有较强的领域感和私密性。用地空间呈现出由陆地向海域的 3 大分层：低山丘陵区——平缓建成区——蜿蜒滨海区，具有三面环山、一面拥海的良好山海格局。

Xiaomeisha is embraced by mountains in the east, west and north, and its south side is Xiaomeisha Bay which is bordered with Dapeng Bay. The enclosure of coastal

mountain range and hill hinterland makes Xiaomeisha have quite a strong sense of territory and privacy. Its space presents three major hierarchies from land to sea area: low mountainous and hilly areas – gentle built-up area – wriggle coastal region, and has a good mountain and sea pattern of being embraced on three sides by mountains and one side by sea.

小梅沙用地由三面连绵的山丘和其环抱的平地所构成。其中山丘高程多在 60-220 米之间，平地高程多在 2-15 米之间。小梅沙地区存在着五处制高点，视野开阔、景色优美，分别位于：叠翠湖水库以西齐头山东部牛麻坑两侧、叠翠湖水库与东侧深坑之间、天琴湾三期用地以及九龙海关疗养院边观景亭处。

Xiaomeisha is constituted by mountains ringing on three sides and flat ground surrounded by these mountains. Wherein the elevation of most mountains is between 60-220m and the flat ground is between 2-15m. There are five commanding heights in Xiaomeisha, whose vision is broad and scenery is beautiful. They are respectively located at: two sides of Niumakeng at west of Diecui Lake reservoir and east of Qitou Mountain, between Diecui Lake Reservoir and eastern Shengkeng Area, third-stage land of Tianqin Bay, and lookout pavilion at the border of Kowloon Customs Sanatorium.

对应于高程的不同，丘陵区 and 低地内坡度也有较大差距。丘陵区坡度大多在 15% 以上，而低地区坡度多在 10% 以内。总体来看，地形坡度在 10% 以下的用地占用地面积的 19.5%，而坡度大于 30% 的用地占到了用地总面积的 18.2%（总面积均不含海域面积）。由于冬季北风和东北风影响频率较高，同时结合日照的要求，平地、南地、东南朝向的用地较适宜建设，这部分用地占总用地面积的 35.1%。

According to different elevations, there are greater difference in gradients between the hilly area and lowland. The gradient in hilly area is mainly greater than 15%, while gradient in lowland is mainly within 10%. In general, land with its topographic gradient being below 10% occupies 19.5% of the land area; while land whose topographic gradient is greater than 30% occupies 18.2% of total land area (the total area doesn't include the sea area). Because of higher influence frequency of north wind and northeast wind in winter and requirement of sunlight, land of flat ground, southern exposure and southeastern exposure is suitable for construction, who occupies 35.1% of total land area.

2.4 项目现状 Project Status



▲ 视线方向 Viewing Direction



② 海洋世界 Sea World



③ 小梅沙村 Xiaomeisha Village



④ 现状停车场 Existing parking lot



⑤ 小梅沙大酒店 Xiaomeisha Hotel



⑥ 海域与地块 鸟瞰叠翠湖水库 Aerially view at Diecui Lake Reservoir from sea area and Xiaomeisha

2.4.1 主要旅游项目——海洋世界 Major Tourism Projects -- Sea World

小梅沙海洋世界占地约 8 万平方米，于 1999 年 6 月开业，包括极地动物馆、水族馆、幻游海洋馆等场馆及海洋剧场、海洋乐园等项目，目前仍在营业中。在本次规划中，将打造全新的海洋公园。

Xiaomeisha Sea World occupies an area of 80,000 km² and started business in June 1999, includes the Polar Animals World, Aquarium, Dream Marine Museum and other venues, as well as projects such as the Ocean Theatre and Ocean Park, and is still in operation. It is going to build a brand new ocean park in this planning.

2.4.2 主要建筑——小梅沙大酒店 Major Building -- Xiaomeisha Hotel

小梅沙大酒店是小梅沙片区唯一星级酒店，1986 年 6 月 1 日开业，楼高 9 层，建筑面积约 1.7 万平方米，目前客房数 170 余间，目前酒店屋顶观海景极佳，但建筑老旧，酒店设备老化。

Xiaomeisha Hotel is the only starred hotel in Xiaomeisha Area, which started business on June 1, 1986. The hotel has 9 floors with a building area of 17,000 km², and has more than 170 guest rooms. At present, the hotel roof is a perfect place for sea view, but the building itself is old and hotel facilities are outdated.

2.4.3 主要旅游设施——小梅沙度假村 Major Tourism Facilities -- Xiaomeisha Holiday Village

小梅沙度假村依山傍海，拥有洁净的沙滩和清澈的海水，风光怡人，阳光、沙滩、海浪、椰风吸引了无数的海内外游客。度假村伴随着深圳特区的成长，几经翻新，目前以沙滩浴场为主要活动项目，配套了相应的基础设施及服务设施，整体陈旧。

Xiaomeisha Holiday Village, surrounded by the mountains and sea, has clean sandy beach and clear seawater. With its pleasant scenery, sunshine, sandy beach, sea wave and coconut trees, it has attracted countless visitors at home and abroad. The Holiday Village has been renovated for several times along with the growth of Shenzhen Special Economic Zone. At present, the beach bathing place is the major activity project, and equipped with corresponding infrastructures and service facilities, but generally the facilities are outdated.

3.重大基础设施规划建设对片区的影响——轨道 8 号线

Influence of Major Infrastructure Planning & Construction on the Area -- Line 8

深圳市城市轨道交通 8 号线一期工程，由 2 号线东延线莲塘站接出，终点设于盐田港后方陆域的盐田路站，线路长约 12.8km，全线采用地下敷设；在望基湖附近设置一座停车场。8 号线二期则由盐田经过大小梅沙、东部华侨城延伸到大鹏，终点是大鹏新区的葵涌文化广场，线路长 24 公里，拟采用高架敷设；8 号线二期在小梅沙设计有站点。

The first-stage project of Shenzhen Metro Line 8 is introduced from Liantang Station of the eastern extension line of Line 2, with the terminal station arranged at Yantian Road Station at back land area of Yantian Port, whose length is about 12.8 km and entire line will lie underground; a parking lot is arranged near Wangji Lake. The second-stage project of Line 8 will pass through Yantian, Dameisha, Xiaomeisha, East Overseas Chinese Town and extend to Dapeng, with the terminal station being Kuichong Cultural Square in Dapeng New District, whose length is 24 km and planned to adopt overhead laying; there will be a station designed in Xiaomeisha in its second stage.



图 7: 轨道交通 8 号线

Fig. 7: Line 8

4.规划及设计依据 Planning & Design Basis

本次规划以《深圳市盐田区 03-02 号片区[小梅沙地区]法定图则（修编）（草案）》为指标依据，以《小梅沙片区开发总体策划》为设计参考。

This planning takes *Shenzhen City Yantian District No. 03-02 Area [Xiaomeisha Area] Statutory Plan (Revision) (Draft)* as the index basis and *Xiaomeisha Area Development Master Plan* as the design reference.

4.1 指标依据——《深圳市盐田区 03-02 号片区[小梅沙地区]法定图则（修编）》

Index Basis -- *Shenzhen City Yantian District No. 03-02 Area [Xiaomeisha Area] Statutory Plan (Revision)*

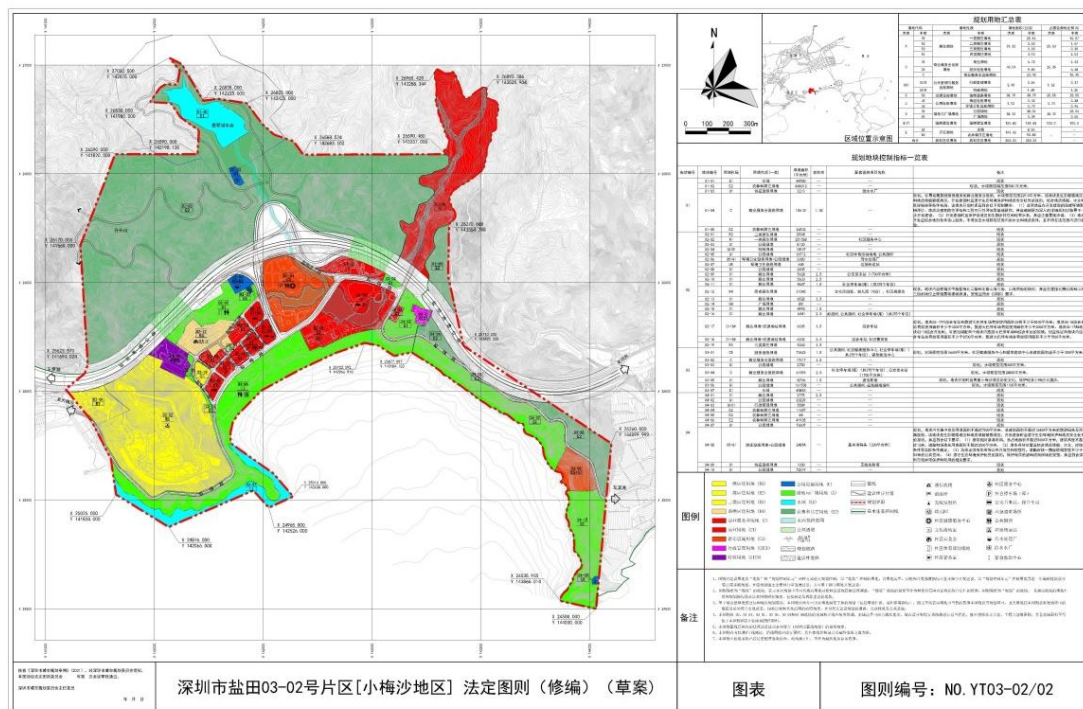


图 8：深圳市盐田区 03-02 号片区[小梅沙地区]法定图则（修编）

（主办方计划将图则中 03-01 地块与 03-04 地块用地功能和建设指标互换）

Fig. 8: Shenzhen City Yantian District No. 03-02 Area [Xiaomeisha Area] Statutory Plan (Revision)
(The Organizer is planning to exchange the land uses and construction index between Land Parcel 03-01 and 03-04 in the Statutory Plan.)

法定图则范围包括大梅沙齐头山以东，叠翠湖水库以南，背仔角以西，小梅沙湾海域以北所围合的区域，总规划用地面积 253.24 公顷。其中基本生态控制线内的用地面积 126.06 公顷，约占总用地的 50%。

The scope in this statutory plan includes a region surrounded by Qitou Mountain of Dameisha in the west, Diecui Lake Reservoir in the north, Beizaijiao in the east and Xiaomeisha Bay sea area in the south, with a total planning land area of 253.24 hectares. Therein the land area within the basic ecological line is about 126.06 hectares, which covers 50% of the total land.

本片区规划用地性质主要包括：居住用地（R）、商业服务业用地（C）、公共管理与服务设施用地（GIC）、交通设施用地（S）、公用设施用地（U）、绿地与广场用地（G）、其它用地（E）等，详见本图则“图表”的规定。

Planned land use in this area mainly includes: residential (R), commercial service (C), Government/Institution/Community (GIC), road/street/transportation (S), municipal utilities (U), green space and square (G), and other uses (E), etc. See provisions of graphics in this statutory plan for details.

本片区城市空间形态控制应满足如下要求：以打造“精致小梅沙”为总体设计目标，融合现有景观及旅游资源，构建发展轴线，突出小梅沙地区的鲜明特色，融合旅游、生活、文化的现代风貌特质，形成环境优美、形象鲜明的高品质滨海度假区。

The urban space form control in this area shall meet following requirements: take building “delicate Xiaomeisha” as the general design objective, combine existing landscape and tourism resources to establish development axis, highlight distinguished characteristics of Xiaomeisha Area, integrate modern styles and features in the aspects of tourism, living and culture, and build it into a high quality coastal holiday resort with beautiful environment and distinctive image.

本片区主要公共空间包括海洋主题游乐度假区、滨海公园、滨海栈道和生态公园。公共空间必须为所有人（包括残疾人）提供安全舒适的通道，并应满足如下要求：

The public space in this area mainly includes ocean theme recreation holiday resort, coastal park, coastal plank road and ecological park. It must provide safe and

comfortable passageway for everyone (including the disabled), and meet following requirements:

- (1) 叠翠湖至小梅沙酒店是本片区重要的山海廊道，规划打造连接山海的慢行系统，沿途可设置特色各异的山海活动功能，增加片区活力。

Diecui Lake to Xiaomeisha Hotel is the important mountain and sea gallery in this area, which is planned to build into a slow-traffic system connecting mountain and sea, where various distinctive mountain and sea activity functions can be arranged on the way to increase vitality of the area.

- (2) 打通梅沙湾-背仔角滨海岸线，提高大梅沙到小梅沙地区滨海公共空间的连续性。

Get through Meisha Bay-Beizaijiao coastal line to improve continuity of coastal public space from Dameisha to Xiaomeisha.

- (3) 地块 01-04 应预留沿水域提供不小于 7 米的、通往马峦山的公共步行和自行车道。

Land Parcel 01-04 should reserve public pedestrian passageway and bicycle path greater than 7m along water area on the way to Maluan Mountain.

- (4) 地块 03-01 和地块 03-04 应沿水域提供宽度不小于 5 米的公共步行道。

Land Parcel 03-01 and 03-04 should reserve public pedestrian passageway greater than 5m along water area.

本片区建筑界面应满足如下要求：

The architectural interface in this Area should meet following requirements:

- (1) 海洋游乐——创建城市公共活动核心。以海洋主题游乐区为城市公共活动中心，提升海洋世界、小梅沙公园和北部郊野公园的环境品质，将自然景观、公共绿地、公园和大型设施有机串联，丰富整体空间体验。

Ocean recreation – to construct an urban public activity core. Take the ocean theme recreation area as the urban public activity center, improve the environment quality of Sea World, Xiaomeisha Park and northern country park, connect natural landscape, public green space, parks and large facilities in serial, and enrich overall space experience.

- (2) 生态体验——贯通山海景观轴线。充分发挥山体、水系、滨海岸线等多样

化自然资源，形成贯穿南北、联结东西的自然景观轴线。

Ecological experience – to connect the mountain and sea landscape axis. Bring diversified natural resources including mountain, river and coastal line into full play, and establish the natural landscape axis which runs north and south and connects east and west.

- (3) 高端度假——建设高品质滨海度假区。规划盐梅路以南为滨海度假休闲区，根据城市功能布局，对建筑界面、高度、形态、风貌等进行引导与控制，营造独具特色的滨海度假空间。

High-end vacation -- to build a high quality coastal holiday resort. It's planned the area south of Yanmei Road as coastal holiday leisure area. It shall guide and control architectural interface, height, form, style and feature according to the urban functional layout, to construct a distinctive coastal holiday resort.

本片区建筑高度应满足如下要求：为保持小梅沙地区城市空间形态与生态资源之间的良好对话，保障片区与海岸线、基本生态控制区之间的视线通畅，本片区建筑高度依山海走势，沿海岸线以阶梯式向北部逐渐增加。其中，滨海一线高度控制在 30 米，滨海二线、三线高度控制在 50 米和 80 米。

Building height limit in this area should meet following requirements: in order to maintain good communication between urban space form and ecological resources in Xiaomeisha Area, guarantee unobstructed view between the area, coastal line and basic ecological control area, building height limit in this area is based on the trend of mountains and sea and increases gradually toward north along the coastal line. Wherein, the height of Coastal Line 1 is controlled within 30m, and height of Coastal Line 2 and 3 is controlled within 50m and 80m.

4.2 设计参考——《小梅沙片区开发总体策划》 Design Reference -- Xiaomeisha Area Development Master Plan

此项内容作为项目参考条件，鼓励参赛方根据自身对项目的理解做出合理调整。

Contents of this part shall be deemed as the project reference, competitors are encouraged to make reasonable adjustment according to their understanding of this project.

功能分区

六大功能分区：

- 滨海活力区
- 都市乐活区
- 海洋探索区
- 生态闲居区
- 奢华私享区
- 山林休闲区



Function division

Six major function divisions:

- Coast vigor area
- City Lohas area
- Ocean exploration area
- Ecological leisure area
- Luxury private area
- Mountain forest leisure area



产品体系

滨海活力区	都市乐活区	海洋探索区
<div>核心项目</div> <div><div><div>· 小梅沙沙滩</div></div></div> <div>其他项目</div> <div><div><div>· 公共游艇码头</div><div>· 五星级海洋主题酒店</div></div><div><div>· 水上运动</div></div></div>	<div>核心项目</div> <div><div><div>· 海洋风情商业</div></div></div> <div>其他项目</div> <div><div><div>· 特色精品酒店</div><div>· 海景公寓</div></div></div>	<div>核心项目</div> <div><div><div>· 海洋公园</div></div></div>

生态闲居区	奢华私享区	山林休闲区	软性产品
<div>核心项目</div> <div><div><div>· 高端行政公寓</div><div>· 酒店式公寓</div></div></div>	<div>核心项目</div> <div><div><div>· 游艇俱乐部</div></div></div> <div>其他项目</div> <div><div><div>· 游艇会所</div><div>· 游艇服务中心</div></div></div>	<div>核心项目</div> <div><div><div>· 萤火虫之森</div><div>· 驴友加油站+户外运动基地</div></div></div> <div>其他项目</div> <div><div><div><div>· 林间树屋</div><div>· 生态农场</div><div>· 生态保育中心</div></div><div><div>· 露营基地</div><div>· 生态儿童公园</div></div></div></div>	<div>核心项目</div> <div><div><div>· 以海洋为基调的公共空间</div></div></div> <div>其他项目</div> <div><div><div>· 免费吸引项目</div><div>· 节节节庆</div></div></div>

Product system

Coast vigor area	City Lohas area	Ocean exploration area
Core project: Xiaomeisha beach Other projects Public yacht wharf Five star ocean theme hotel · Water sports	Core project Ocean style business Other projects Feature boutique hotel Sea view apartment	Core project Ocean park

Ecological leisure area	Luxury private area	Mountain forest leisure area	Soft product
Core project High-end executive apartment Apartment with hotel-styled services	Core project Yacht club Other projects Yacht chamber Yacht service center	Core project Glowworm forest Tour pal service station + outdoor sport camping ground Other projects Tree house in forest Camping site Ecological farm Ecological children park Ecological conservation center	Core project Public space which takes ocean as keynote Other projects Attract project free of charge Festival and celebration

产品总平面示意图



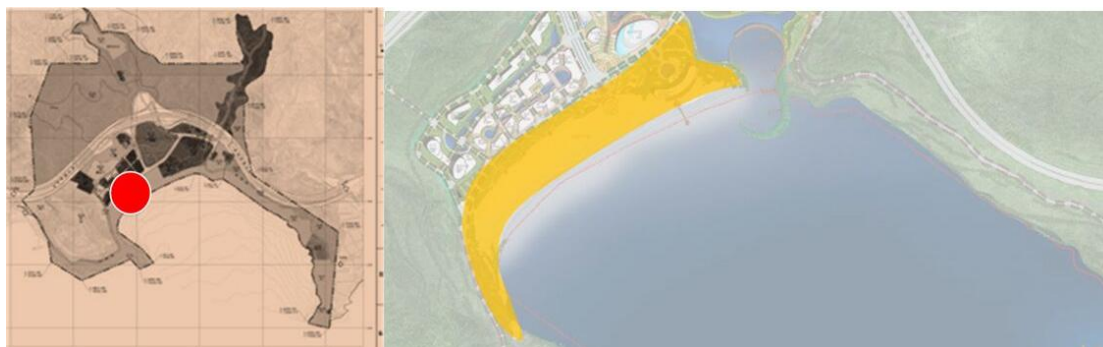
- | | |
|----------|----------|
| ① 游艇俱乐部 | ⑩ 海景公寓 |
| ② 公共游艇码头 | ⑪ 海洋风情商业 |
| ③ 水上运动中心 | ⑫ 特色精品酒店 |
| ④ 高端行政公寓 | ⑬ 海景住宅 |
| ⑤ 酒店式公寓 | ⑭ 岩石餐厅 |
| ⑥ 奇幻海洋世界 | ⑮ 仪式堂 |
| ⑦ 海洋主题酒店 | ⑯ 户外运动基地 |
| ⑧ 艺术沙滩 | ⑰ 儿童之谷 |
| ⑨ 海上图书馆 | |

Product general layout



- | | |
|-----|--------------------------------------|
| 1) | Yacht club |
| 2) | Public yacht wharf |
| 3) | Water sports center |
| 4) | High-end executive apartment |
| 5) | Apartment with hotel-styled services |
| 6) | Fantasy Sea World |
| 7) | Ocean theme hotel |
| 8) | Art beach |
| 9) | Ocean library |
| 10) | Sea view apartment |
| 11) | Ocean style business |
| 12) | Feature boutique hotel |
| 13) | Sea view residence |
| 14) | Rock restaurant |
| 15) | Ceremony hall |
| 16) | Outdoor sports base |
| 17) | Children valley |

(1) 小梅沙沙滩 Xiaomeisha Beach



产品特点 Product Feature

- 最大限度利用水岸、水面空间，搭配日与夜不间断的活动，为不同喜好的目标客群提供不同层级不同类别的沙滩活动产品
- Utilize the water edge and water space to the greatest extent to match uninterrupted activity of day and night, and provide target customer group having different hobbies with beach activity products of different level and category.

(2) 五星级海洋主题酒店 Five Star Ocean Theme Hotel



产品特点 Product Feature

- 运用海洋生物等景观设计，打造以“海洋”为主题的五星级国际品牌度假酒店
- Utilize landscape design such as the use of marine life to construct an ocean theme five-star international brand resort hotel.
- 预留会议空间和大型宴会厅，承接各类会议论坛等
- Reserve meeting space and large banquet halls, to undertake various meetings and forums, etc.

核心客群： 家庭客群、商务客

Core Customer Group: family customer group and business travelers

开发参数

- 地块编号: 03-04/05

Development Parameters

- Land Parcel: 03-04/05

(3) 游艇俱乐部和大众码头 Yacht Club and Public Wharf



1:大众码头 Public Wharf

2: 游艇俱乐部 Yacht Club



产品特点 Product Feature

- 填补市场空缺，打造国内首个真正意义上的公共开放游艇码头，引领国内游艇运动的发展方向。
- Fill up market gap, build the first public yacht wharf in its true sense at home and lead the development of domestic yacht activities.

开发参数

- 地块编号: 1: 03-06; 2: 03-04
- 餐饮: 码头餐饮, 防浪堤餐厅, 面积 800 m²
- 配套设施: 服务中心 500 m², 技术维修区 3000 m²

Development Parameters

- Land Parcel: 1: 03-06; 2: 03-04
- Food & Beverage: wharf restaurants, digue restaurant, an area of 800 m²
- Supporting facilities: 500 m² service center and 3000 m² technical maintenance area

(4) 水上运动 Water Sports

产品特点 Product Feature



- 引进国内外专业权威的水上运动培训机构
- Introduce these professional authority water sports training organizations home and abroad
- 充分利用综合开发配套, 提供先进的海上运动设施设备和国际化标准运营管理服务, 打造城市标杆型水上活动中心
- Fully take advantage of comprehensive development supporting facilities, provide advanced marine sports athletic facilities and international standard operation management service, and build in the benchmarking water sports center of Shenzhen.

开发参数 Development Parameters

- 地块编号: 04-01
- Land Parcel: 04-01

(5) 岩石餐厅 Rock Restaurant



产品特点 Product Feature

- 将餐厅建造在岩石之上, 利用前卫时尚的建筑设计 and 海洋文化元素的引入, 将灯光、内饰和海景融为一体, 提供舒适宜人、风格独特的用餐环境

- Build the restaurant on rock, utilize fashionable architectural design and introduce ocean culture elements to integrate lights, interiors and seascape together, to provide a comfortable and distinctive dining environment.

开发参数 Development Parameters

- 建筑面积 1,000 m²
- Building area of 1,000 m²

(6) 海洋风情商业 Ocean-styled Business



产品特点 Product Feature

- **建筑风格:** 滨海风情、空间交错、寓情于景
- **Architectural Style:** coastal style, mix-used space and combination between emotions and scenery
- **业态构成:** 特色餐饮、创意零售、休闲娱乐、文化艺术空间
- **Uses:** specialty catering, creative retail, leisure and recreation, culture and art space

规模及形态 Scale and types

- 地块编号: 02-09/02-11/02-15/02-16/02-18
- Land Parcel: 02-09/02-11/02-15/02-16/02-18
- 总建筑面积: 约 52000 m²
- Gross Building Area: appr. 52000 m²
- 主要形态: 商业街、独栋商 House 等
- Main Types: business street, independent business *House*, etc.

(7) 特色精品酒店 Featured Boutique Hotel



产品特点 Product Feature

- 采用时尚简约的设计风格，配合高科技的服务设施，打造具有本地文化特色、现代感强烈的国际品牌精品酒店
- Adopt the fashionable and simple design style, combine with high-tech service facilities, build an international brand boutique hotel with local cultural characteristics and strong modern sense
- 注重室内公共空间的规划和设计，营造了轻松休闲的社交氛围
- Pay attention to planning and design of indoor public space and create relaxed and casual social atmosphere

核心客群：年轻群体、来深游客

Core Customer Group: young group and tourists visiting Shenzhen

开发参数 Development Parameters

- 地块编号：02-10
- Land Parcel: 02-10
- 建筑面积：14,000 m²
- Building Area: 14,000 m²

(8) 海景公寓 Sea View Apartment



产品特点 Product feature

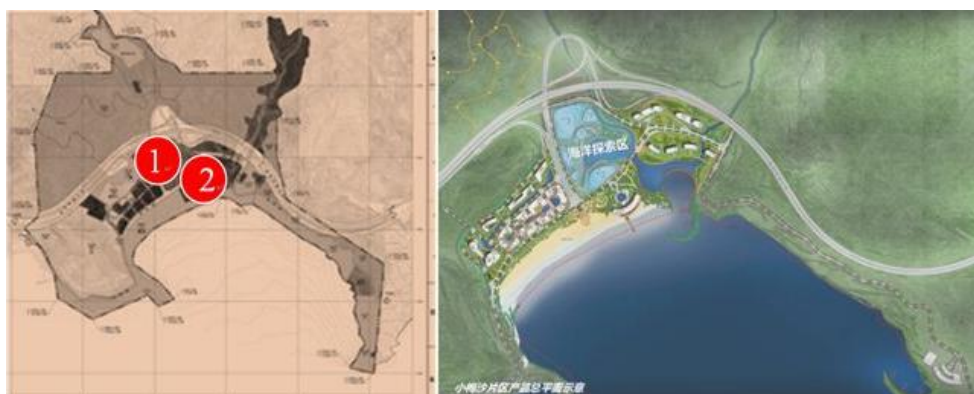
- 一线海景、坐享繁华商业
- First-sight sea view with flourishing business
- 同时具备短期住宿与长期住宿的特性、自主与投资兼备
- Combined features of short-term and long-term accommodation, self-owned and investment

产品参数 Product Parameters

- 地块编号：02-13/02-17
- Land Parcel: 02-13/02-17
- 地块总占地面积约 1.3 万 m²，总建筑面积约 4.4 万 m²
- Total land area of appr. 13,000 m² and gross building area of appr. 44,000 m²

(9) 海洋公园 (1 为目前法定图则位置，2 为计划调整位置)

Ocean Park (1 as the location in the Statutory Plan, while 2 as the planning adjusted location)



产品特点 Product feature

- 以海洋为核心元素，形成“海洋馆+博物馆+户外器械”的产品组合，设置丰富的产品类型，“科普+技术+互动”多业态融合，带给游客不一样的海洋主题游乐体验
- Take the ocean as the core element, create product portfolio “aquarium + museum + outdoor instrument”, set up abundant product types, integrate multiple commercial activities such as “popularization of science + technology + interaction” and bring different ocean-themed recreation experiences to customers.

目标客群：家庭客群、来深游客

Target Customer Group: Family customer group and tourists visiting Shenzhen

(10) 高端行政公寓 High-end Executive Apartment



产品特点 Product Feature

- 一线天际海景，紧邻国际五星酒店、私家内湖码头，尽享高端配套
- First-sight horizontal sea view, close to the international five star hotel and private internal lake wharf, and fully enjoy high-end facilities
- 国际一线品牌豪华装修标准、国际金钥匙标准私人管家服务
- International first-line brand luxury decoration standard, and international golden key standard private housekeeper service

产品参数 Product Parameters

- 地块编号：03-04
- Land Parcel: 03-04
- 建筑面积：约 9.8 万m²

- Building Area: appr.98,000 m²
- 户型：面积 140-200 m²的二房三房、220-480 m²四房五房、200 m²以上 LOFT 等
- Apartment type: 140-200 m² apartment with two bedrooms or three bedrooms, 220-480 m² with four bedrooms or five bedrooms, and LOFT more than 200 m², etc.

(11) 酒店式公寓 Apartment with Hotel-styled Services



产品特点 Product Feature

- 揽山面海、藏风纳气，尽享高端配套
- Embraced by mountain and facing the sea, to enjoy the wind and breathe fresh air with high-end facilities
- 同时具备短期住宿与长期住宿的特性、自住与投资兼备
- Combined features of short-term and long-term accommodation, self-owned and investment

产品参数 Product Parameters

- 地块编号：03-01/03-02
- Land Parcel: 03-01/03-02
- 建筑面积约 10 万 m²
- Building Area: appr.100,000 m²

5.基本任务要求 Basic Task Requirements

在现有法定图则的基础上，参考《小梅沙片区开发总体策划》的成果，通过对功能与空间上的深入研究，提出小梅沙片区概念性总体规划方案，并对项目的重点区域、节点进行深入设计，深入设计部分应具备可实施性，具体设计成果应满足指导下一步修建性详细规划和方案设计的技术要求。

On the basis of the existing statutory plan, refer to those deliverables of Xiaomeisha Area Development Master Plan, carry out in-depth study on uses and space, put forward the conceptual masterplanning scheme for Xiaomeisha Area, and carry out in-depth design for key areas and nodes of this project, while the in-depth design shall be implementable, and specific design achievement should meet the technical requirements for guiding follow-up construction detailed planning and scheme design.

根据片区的功能定位、轨道站点布局，对规划结构、用地布局、功能配置等进行完善，合理安排各类公共娱乐空间、商务办公、生活配套、公共设施、公共开敞空间和其它功能用地，并提出土地利用及地下空间综合利用的规划方案。

According to its functional positioning, metro station arrangement, further improve the planning structure, land-use layout and functional configuration, reasonably, arrange land for various public recreation spaces, business office, living facilities, public open space and other land uses, and put forward the plan of land use and comprehensive underground-space utilization.

主题公园和商业之间，应参考海洋公园及商业的空间要求，在空间上形成板块互动，在规划结构上核心清晰、空间明确，在交通上结合多种要素丰富空间。特别是主题公园和商业之间的衔接上，参考已有的商业策划分析，充分使娱乐和商业二者功能结合，空间结合。

Between the theme park and business, it is necessary to refer to these space requirements on the Ocean Park and business, to establish interaction on space, with clear core and space on planning structure, and combine multiple factors to enrich space on transportation. In particular to connection between the theme park and business, refer to existing business planning analysis, and integrate functions and spaces of recreation and commerce fully.

酒店、主题公园的空间关系与联系,参考前期策划的方向和产品,在空间和体量上表达清楚明确。

Refer to preliminary planning direction and products for spatial relationship and connection between hotel and theme park, and express clearly and explicitly on space and volume.

主题公园的容量和空间表达需参考前期策划成果,将海洋公园内的产品、游客容量等结合空间综合考虑,在平面布局上表达明确。建筑单体提供 1-2 个初步方案意向及体量指标。

Refer to preliminary planning deliverables of capacity and space of the theme park, considerate products and tourist capacity in the Ocean Park comprehensively in combination of space, and express explicitly on the layout. Provide 1-2 preliminary planning intentions and capacity indexes for individual buildings.

方案应充分考虑项目的复合性,用物理空间的框架承载人与活动的关系。

The scheme shall take the compound character of this project into full consideration, and use the frame of physical space to bear relations between human and activity.

由于项目本身空间格局复杂,应注重项目之间小尺度的联系与变化。例如,由山到海,由娱乐到商业等多样空间变化的表达。

Due to its complex spatial pattern, it is necessary to pay attention to the small-scale connection and changes among projects, such as expression of diversified spatial changes from mountain to sea, from recreation to commerce.

在设计中展开想象,不限于主题公园本身,将整个规划范围考虑成多种带有海洋元素的、能容纳多种功能的活动载体,例如海洋教育、环保组织、航运贸易、探索冒险、海文地质、海洋科技等。

Open up your imagination in design, don't restrict on the theme park, consider entire planning as multiple activity carriers which undertake ocean elements and accommodate multiple functions, such as marine education, environmental protection, seaborne trade, exploration and adventure, marine geology, marine science and technology, etc.

主要研究内容如下：

Main research contents are as follows:

5.1 空间格局及形态规划研究 Research on Spatial Pattern and Form Planning

基于片区的功能定位及土地利用思路，在划定重要视觉廊道、景观节点、空间轴线以及特色区域的基础上，对片区空间格局、空间形态进行详细的规划设计，实现小梅沙滨海形象的塑造及空间综合利用与景观环境等城市要素之间的协调。

According to its functional positioning and land use proposal, implement detailed planning and design on the basis of designating important view galleries, landscape nodes, spatial axis and featured regions, realize the molding of Xiaomeisha's coastal image and coordination between comprehensive spatial utilization, landscape environment and other urban elements.

5.2 道路交通系统规划研究 Research on Road Traffic System Planning

分析片区发展的交通瓶颈，合理确定片区的对外交通疏解和内部交通联系，确定内外交通组织与步行系统设计，构建功能明确、结构清晰、交通便捷的综合交通网络，并提出慢行交通规划设计的方案。

Analyze the traffic bottleneck of its development, reasonably determine external traffic reconciliation and internal traffic connection of the area, establish comprehensive traffic network with definite function, clear structure and convenient transportation, and put forward the scheme on slow-traffic planning and design.

5.3 城市设计研究 Research on Urban Design

根据规划方案，制定概念性城市设计方案。确定地块的使用指标、建筑群布局及功能配置、建筑物的体量、高度、密度及色彩风格；确定绿地、广场、庭院等开敞空间的环境布置；确定重要城市界面的天际轮廓线设计等。

According to the planning scheme, formulate the conceptual urban design scheme. Determine the use index, building group layout and uses of land parcels, and the volume, height, density and color style of buildings; determine environment arrangement of green space, square, courtyard and other open space; determine the skyline contour line for important city interface, etc.

5.4 竖向设计 Vertical Design

对场地、建筑 and 主要道路、重要剖面进行竖向设计，对梯道和护坡等进行工程景观艺术处理。因规划基地山体有较大的高差，地形较为复杂，规划方案应在保护自然环境、充分展现和利用自然景观的前提下，提高规划方案的经济合理性并体现城市特色。

Carry out vertical design for the site, buildings, main roads and important sections, and carry out engineering landscape processing for ladder ways and slope protection. Because mountain has great altitude difference in this planning area and terrain is complex, the planning scheme should improve economic rationality and reflect city characteristics on the premise of protecting natural environment and fully displaying and utilizing natural landscape.

5.5 配套设施 Supporting Facilities

城市公共设施与市政设施应根据上层次进行落实，并结合片区规划功能定位、社会经济文化发展目标和社会需求，进行统筹规划、合理布局，明确配套设施的布局及规模。

Urban public facilities and municipal facilities shall be implemented according to the upper-level planning, carry out overall planning and rational layout, and explicitly state supporting facilities layout and scale according to its planning position, social, economic and cultural development target and social demand.

5.6 地面空间组织研究 Research on Ground Space Organization

对片区地面多项业态的空间分布充分讨论。形成板块互动，核心清晰、空间明确，运用多种要素丰富空间。特别是各板块之间的空间衔接上，注重功能结合。

Fully discuss the spatial distribution of multiple uses in the area. Establish interaction among uses with distinct core and clear space boundary, and utilize multiple factors to enrich space. Pay attention to functional integration in particular to spatial connection among uses.

5.7 地下空间利用研究 Research on Underground Space Utilization

对片区进行地下空间开发利用的可行性研究，采用新理念、新技术，结合地铁站、地下通道、公共绿地地下空间资源进行统筹规划，明确片区地下空间开发时序与内容，以及适宜的规模和布局。

Carry out the feasibility study on underground space development utilization in the area, adopt new concept and new technology, combine underground space resources of metro station, underground passage and public green space to carry out overall planning, figure out underground space development phases and contents, as well as appropriate scale and layout.

5.8 生态规划 Ecological Planning

结合地理结构和海、湖、溪、林等生态环境特征对未来生态发展给出规划建议。充分考虑目前绿色基础设施、海绵城市和绿色建筑的发展趋势，给出合理建议。

Put forward planning suggestion on future ecological development in consideration of geographical structure and ecological environment of sea, lake, brook and forest. Put forward reasonable suggestion in consideration of current green infrastructures, sponge city and development tendency of green building.

5.9 开发时序及规划实施策略研究 Research on Development Phases and Planning Implementation Strategy

注重设计方案实施的可操作性，确定合理的开发时序，提出科学的规划实施策略及规划管理要求和建议，以指导开发建设的启动工作，打造鲜明的地区形象。

Pay attention to the implementation operability of the design scheme, determine reasonable development phases, put forward scientific planning implementation strategy and planning management requirement and suggestion so as to guide the launch of development and construction, and build a distinctive regional image.

5.10 投资分析（作为参考，不强制） Investment Analysis (as Reference, Optional)

结合规划设计方案，给出科学合理、切实可行的投资分析建议。

Put forward scientific, reasonable and feasible investment analysis and suggestion in consideration of the planning and design scheme.

6.重点研究内容（海洋公园/商业/酒店及其它公共空间） Key Research Content (Ocean Park/Business/Hotel and other Public Space)

6.1 深化布局并提出策略 Layout Deepening and Strategy

进一步深化细化重点范围内的用地、绿地系统、交通系统、空间布局和景观特色，并针对重点节点片区提出发展策略。

Further deepen and detail land, green land system, traffic system, spatial layout and landscape characteristics in key areas, and put forward development strategy for key nodes.

6.2 开敞空间设计导引 Open Space Design Guidelines

对公园、广场、街头绿地等进行规划布局，并提供公共广场、滨水地区重要节点的详细景观设计指引。

Plan the layout for parks, squares and roadside green space, and provide detailed landscape design guidelines for key nodes such as the public square and waterfront region.

6.3 生态规划设计 Ecological Planning and Design

选择适合项目地类型的生态格局构建系统，对项目未来发展提出可实施的绿色基础设施、海绵城市、绿色建筑的建议。

Select an ecological pattern building system which is suitable for the area. Suggest implementable green infrastructures, sponge city and green buildings for future development.

6.4 对轨道站点区域进行地下空间综合开发利用规划研究 Research on Comprehensive Underground Space Development and Utilization Planning in the Metro Station Area

合理组织与地面建筑的关系，明确地下空间开发的开发时序、内容、规模、功能、业态分布、类型与布局形式，合理安排地下与地面设施的衔接关系。

Reasonably organize its relations with ground buildings, determine development phases, content, scale, use, commercial activity distribution, type and layout form for the underground space development, and reasonably arrange cohesive connection between underground and ground facilities.

6.5 重要节点区域建筑设计指引 **Architectural Design Guidelines for Key Nodes**

应加强对该区域及周边地区城市风貌的整体性、统一性研究，结合方案的整体空间意向和形态设计，强化关键节点区域（海洋公园、星级酒店、商业街、商业综合体、轨道城市综合体等）的建筑组群、建筑单体的风貌设计：包括建筑布局、体量、高度、风格、色彩、屋顶形式，以及绿色建筑与节能等设计指引，将天际线表达出来。

It is necessary to strengthen research on integrity and uniformity of urban style and features between Xiaomeisha and its surrounding areas, combine the overall space image and form design in the scheme, and intensify the style design of building group and single buildings in key nodes (ocean park, starred hotel, business street, commercial complex and trail transit complex): including architectural layout, volume, height, style, color, and roof type, as well as design guidelines for green building and energy conservation to bring out the skyline.

7.竞赛成果要求 **Requirements on Deliverables**

竞赛成果文件应由设计说明、图形文件及模型三部分组成。

The deliverables shall consist of three parts, which are design narratives, drawings and model.

7.1 设计说明 **Design Narratives**

文本说明应准确、完整地阐述规划设计意图，需涵盖规划设计要求的所有研究和规划说明，并提供相关经济技术指标。

It should illustrate planning and design intention accurately and completely, cover all researches and planning descriptions required by the planning and design, and provide related economic and technical indexes in the design narratives.

7.2 图形文件（除有规定外比例自定） Graphic Documents (Self-Defined Scale unless otherwise Specified)

7.2.1 概念提案工作内容要求（概规深度）：

Requirements on Content of Concept Proposal (Conceptual Planning Depth):

- 项目理解 Project Understanding
- 规划理念与思路 Planning Concept
- 区位及区域关系分析图 Analysis on Relations between Its Location and the Region (Drawing)
- 上位规划解读 Study of the Upper-level Plans
- 基地背景及现状分析 Analysis on the background and Current Status of the Site
- 可借鉴案例 Case Study
- 产品设计 Product Design
- 功能分区及结构分析图 Analysis on Zoning and Its Structure (Drawing)
- 产品布局草图 Preliminary Sketch of Product Layout

以上成果为基本工作，不少于以上内容。

It shall not less than the abovementioned contents that are just basic work.

7.2.2 正式设计成果工作内容要求：

Requirements on Content of Design Deliverables:

应在上一阶段工作成果的基础上，主要包括进一步从生态环境规划、土地利用规划、景观规划、建筑概念设计等角度，提出更加科学和完善的规划方案。并针对重点进行完善。

It shall be based on the work of previous stage, mainly include putting forward more scientific and sophisticated planning scheme from the perspectives of ecological environment planning, land utilization planning, landscape planning and architectural conceptual design, etc. And make improvement for key points.

- 土地利用规划 Land Use Planning
- 景观布局 Landscape Layout
- 生态系统规划 Ecological System Planning
- 综合交通体系分析图 Analysis Plan of Comprehensive Transportation System
- 综合交通规划图 Comprehensive Transportation Plan
- 道路系统规划图 Road System Plan
- 空间体量分析 Analysis on Space Volume
- 总平面规划图（包含主出入口，基本建筑布局，交通，经济技术指标等）
General Layout Plan (Including main entrance and exit, basic architectural layout, transportation, economic and technical indexes, etc.)
- 三维模型分析（草图） Three-Dimensional Model Analysis (Preliminary Sketch)
- 项目概念及意向鸟瞰 Project Concept and Image (Aerial View)
- 分区平面图 Zoning Plan
- 分区形象特色 Zoning Image and Features
- 分区经济技术指标 Zoning Economic and Technical indexes
- 竖向设计图 Vertical Design Plan
- 景观资源规划 Landscape Resource Planning
- 重要节点剖面图 Section Plan of Key Nodes
- 慢行系统规划图（包括绿道系统） Slow Traffic Plan (Including the greenway system)
- 公共设施规划图（主要公共服务+重要市政设施） Public Facilities Plan (Key public services and key municipal facilities)
- 天际线规划图（主要街道界面和滨水地区） Skyline Plan (Interface of key streets and waterfront areas)

- 建筑容量控制图（建筑高度和用地开发强度） Building Capacity Control Plan (Building height and land development intensity)
- 地下空间规划图 Underground Space Plan
- 景观视廊规划图 Landscape Galleries Plan
- 绿地系统规划图 Green System Plan
- 建设时序规划图 Development Phasing Plan
- 重要地段及节点的效果图 Illustrative Drawing of Key Areas and Nodes
- 重要节点控制指引图 Key Node Controlling Guidelines Plan
- 重要建筑设计方案概念（主题公园、商业综合体、酒店、商业街等） Key Architectural Design Concept (Theme park, commercial complex, hotel, business street, etc.)
- 鸟瞰图 Aerial Views
- 总体效果图 2 张，角度不限 2 general illustrative drawings, not limited in perspectives.
- 主要功能分区效果图各 1 张 1 illustrative drawing for each key zone
- 建议提供能反映规划意图的基本模型 Model that can reflect the planning intention (Suggested)
- 其它能反映设计理念、设计构思的分析图 Other analysis drawings that can reflect design concept

7.2.3 正式设计成果提交格式要求： Requirements on Format of Design Deliverables

图纸要求：评审展示用 A0 装裱图 1 套（不低于 10 张）

Drawing: 1 set of bound A0 drawings for review presentation (not less than 10 drawings)

装订要求：规划成果打印 A3 图册（本），正本 1 套，副本 14 套，共计 15 套。

Requirements on binding: design narratives in A3-size and bound, 1 original copy and 14 duplicate copies, which are 15 sets in total.

演示系统：演示系统成果可由 PPT、多媒体等形式构成，总体汇报时间控制在 40 分钟内（含翻译时间），其中多媒体文件在 6-15 分钟。

Demonstration file: Demonstration file may constitute PPT or multimedia, with the duration being limited within 40 minutes (including interpretation), wherein multimedia files in 6-15 minutes.

汇报文件：首席设计师汇报文件须以 PPT 或 PDF 形式制作；

Presentation file: the presentation file of the chief designer shall be made in PPT or PDF.

电子刻录光盘：以上成果均刻录为光盘，正本 1 份，副本 1 份。

Electronic CD: Burn abovementioned contents on CD, 1 original copy and 1 duplicate copy.

7.2.4 正式设计成果提交注意事项：

Notes for Submission of Design Deliverables:

规划说明和规划图件的文字必须采用中文（简体字）或中（简体字）/英两种文字，不得完全使用英文或其他外文；

Texts in the design narratives and drawings must be in Chinese (Simplified) or Chinese (Simplified)/English. It is not allowed to use English or other foreign language entirely;

演示系统应能在 WINDOWS XP 系统下自动播放，文字必须采用中文（简体字）或中（简体字）/英两种文字。

Demonstration file shall be able to play automatically in WINDOWS XP system, and texts must be in Chinese (Simplified) or Chinese (Simplified)/English.

8.后续设计工作要求（具体内容以深化设计合同要求为准）

Follow-up Design Requirements (Specific contents shall be subject to requirements of the deepening design contract)

8.1 设计内容主要要求 Major Requirements on Design Content

中标方案的设计单位应根据评审委员会和竞赛组织单位的意见，对竞赛设计方案其他多家方案优秀之处进行整合，对自身方案进行修改、完善和深化，整体上应达到修建性规划的内容要求，启动区及重要节点达到修建性详细规划的内容要求。具体设计内容除上述要求以外，应包括：

The competition winner should integrate excellent parts of the other schemes according to the opinions of the review committee and the Organizer, modify, improve and further deepen its own scheme, which shall generally meet up with the content requirements set by the construction planning, while the starting zone and key nodes shall meet up with the content requirements set by construction detailed planning. In addition to abovementioned requirements, specific design contents should include:

- (1) 地块开发城市设计指引及规划管理要求和建议；

Urban design guidelines, as well as the planning management requirements and suggestion for land development;

- (2) 竞赛组织单位指定的启动区的修建性详细规划设计；

Construction detailed planning and design of the starting zone designated by the Organizer;

- (3) 估算启动区拆迁量、工程量及总投资，并分析投资效益。

Estimate demolition volume, construction volume, and total investment of the starting zone, and analyze investment benefits.

8.2 成果文件要求 Requirements on Deliverables

中标方案的设计单位同时需要完成后续设计成果，成果内容除竞赛阶段成果要求外，应包括：

The competition winner shall also finish subsequent design, and the design

deliverables, in addition to those requirements on design deliverables at the competition stage, shall also include:

- (1) 重要节点地块主要技术经济指标表;

Main economic and technical indexes of key nodes;

- (2) 地块城市设计导则;

Urban design guidelines for land parcels;

- (3) 建模动画 (时长 6-10 分钟, 规划范围内重要城市节点需重点展示, 如需, 则费用另计);

Three-dimensional animation (duration from 6-10 minutes; put emphasis on presenting key nodes in planning range; cost can be paid separately, if needed);

- (4) 实体模型 (不少于 4 平方米)。

Model (not smaller than 4 m²).

9.附件 Attachment

- 小梅沙土地利用现状图 Current Land Use of Xiaomeisha Area
- 小梅沙地块测量图 Survey of Xiaomeisha Area
- 商业规划建议及效益评价 (结论) Commercial Plan Proposal and Benefit Evaluation (Conclusion)
- 小梅沙片区开发总体策划 (结论) Xiaomeisha Area Development Master Plan (Conclusion)
- 小梅沙片区法定图则 (修编后) Xiaomeisha Area Statutory Plan (Revision)