

白云新城

BAIYUN NEW TOWN

广州市城市规划勘测设计研究院
澳大利亚ANZ GROUP PTY LTD

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1. It is a rare + important opportunity for a city when it can re-plan a large area close to the city centre.
2. The opportunity must be understood in terms of the past, present and future of the city as a whole
3. At this point in time, Guangzhou is expanding to the East and South, and joining with Foshan to the West to create a Megacity
4. The city remains separately zoned, with separate areas for living, working + leisure
5. Most major urban renewal projects around the world now create mixed use precincts in order to create a new focus and also knit the project into the surrounding fabric
6. It is competing with Shanghai & Beijing to attract China's companies.
7. As China develops it will increasingly be competing with other Asian and Global Cities
8. This site can become a vibrant, modern mixed use centre to rival the best in Europe and America, becoming a desirable, liveable centre for the future of Guangzhou

1. 能在近市中心重新规划一大块区域对一个城市来讲是种很少见很重要的机遇。
2. 必须从整个城市的过去、现在和将来对这种机遇进行理解。
3. 目前，广州市正向东南扩展，并与西面的佛山形成一个大都会。
4. 广州市仍是分区的，每个区都有居住、工作和休闲的功能。
5. 世界上大多数的城市改造工程都创造综合功能区域，以创造一个新焦点并将它融入到周边的肌理中。
6. 广州市正与上海和北京竞争，吸引中国的企业。
7. 随着中国的发展，广州市将更多地与亚洲和全世界的城市其他城市竞争。
8. 基地可以成为一个富有活力、现代化的综合功能中心。它将与欧洲和美国最好的城市竞争，并成为未来广州市一个理想的居住中心。

BAIYUN NEW TOWN- PRELIMINARY CONCEPTUAL DESIGN

The relocation of Guangzhou airport to the North of the city creates a unique site and a formidable challenge at the foot of Baiyun Mountain.

We have researched various urban renewal projects in cities around there world, and found that the most successful have a number of elements in common, including a commitment to high quality design, inclusion of mixed use zones, creation of iconic built or nature forms and inclusion of major green spaces.

The long thin shape of the site, approximately 5000 x 600 metres, currently forms a barrier between the urban fabric of Guangzhou and the green space of the mountain.

After exploring various design concepts, we have developed two Options to compare and contrast. Both options suggest the development of a vibrant mixed use centre as the focus of the new area, whilst they are implemented in differing ways -

OPTION 1 :

Concentrates the new development towards the centre of the site, and creates a park around the perimeter.

It re-uses the runway to become a tree lined boulevard running North-South and converts many of the existing airport buildings into a shopping centre. A

OPTION 2 :

Creates a linear park in place of the runway, thus retaining the shape of the long open space as a green reminder of the site's airport history.

The park acts as a spine providing green space for the mixed use area, whilst connecting the commercial node to the South, a central elevated public square, and a conceptual foot hill building separating the main area from the car and bulky goods sales zone to the North.

These Two Options are presented in order to discuss their advantages and disadvantages, and to adopt a preferred scheme, or elements thereof, for further conceptual and design development.

白云新城—初步概念设计

广州白云机场的北迁为白云山麓开创了一片独特的天地并带来了巨大的挑战。

通过对世界上不同的城市改造项目进行研究，我们发现最成功的例子有着一些共同的因素：高质量的设计、对混合使用区的利用、标志性建筑或自然景观的创建，以及主要绿化空间。

这一狭长区域占地约5000×600米。目前它是广州市和白云山绿色空间的一道屏障。

在对不同设计概念进行研究后，我们设计了两种方案来进行比较。两种方案都表明开发一个有生机的混合使用中心，但是采用不同方法来实现该目标。

方案一：

将开发集中在基地中心，并在范围周边建一个公园。

将原有跑道改造成为一条南北向林荫大道，并将现有机场建筑改造成购物中心。

方案二：

在原有机场跑道上建一个直线形公园，从而保留了开放空间的原有形状来提醒人们这段机场的历史。

公园作为一条轴线，为混合使用区提供绿化空间。同时这条轴线还将连接南部的商业节点，中部的高架公共广场，和北部概念山麓建筑（隔离主要区域和汽车、大宗商品贸易区）。

提交这两种方案的目的在于：比较它们的优劣，以便在概念和设计的下一阶段中采用较好的方案或其中的要素。

1. CHALLENGE

2. ANALYSIS

- 2.1 Local Analysis; Guangzhou & Foshan
- 2.2 Local Analysis; Guangzhou & Foshan
- 2.3 Local Analysis; North / South Connections
- 2.4 Local analysis: car industry analysis
- 2.5 Local analysis: SHOPPING CENTRES
- 2.6 Local analysis: guangzhou city
- 2.7 Site analysis
- 2.8 Site analysis
- 2.9 Site analysis; High Quality Buildings to retain
- 2.10 Site analysis: north - car sales area
- 2.11 Site analysis: middle - baiyun new town
- 2.12 Site analysis: south - baiyun new town
- 2.13 Site analysis; Tourist Axis
- 2.14 Key options; Analysis
- 2.15 Key options; Concepts

3. EXEMPLARS

- 3.1 urban renewal - trends
- 3.2 city in evolution 1
- 3.3 city in evolution 2
- 3.4 Paris | RIVER SIDE SITE :
National library
- 3.5 LONDON | RIVER SIDE SITE :
LONDON DOCKLANDS
- 3.6 FRANKFURT | LAND LOCKED SITE :
am main station
- 3.7 stuttgart | LAND LOCKED SITE :
rail redevelopment
- 3.8 athens | LAND LOCKED SITE :
LONG WALL

1. 挑战

2. 分析

- 2.1 区位分析: 广州市和佛山
- 2.2 区位分析: 广州市和佛山
- 2.3 区位分析: 南北连接
- 2.4 区位分析: 汽车工业区位
- 2.5 新旧城区比较
- 2.6 区位分析: 广州市
- 2.7 基地分析
- 2.8 基地分析
- 2.9 基地分析: 可利用的高质量建筑
- 2.10 基地分析: 白云新城北部
- 2.11 基地分析: 白云新城中部
- 2.12 基地分析: 白云新城南部
- 2.13 基地分析: 旅游轴线
- 2.14 关键可选方案: 分析
- 2.15 关键可选方案: 概念

3. 实例

- 3.1 城市改造 - 趋势
- 3.2 城市的演变 1
- 3.3 城市的演变 2
- 3.4 巴黎/滨水基地: 国家图书馆
- 3.5 伦敦/滨水区: 伦敦港区
- 3.6 法兰克福/周边为已建区的基地:
总站地区
- 3.7 斯图加特/周边为已建区的基地:
铁路改造
- 3.8 雅典/周边为已建区的基地:
LONG WALL 地区

4. MASTERPLAN

OPTION 1

- 4.1 view corridors / green corridors
- 4.2 natural connections
- 4.3 AMENITY
- 4.4 RETAINING THE AIRPORT BUILDINGS FOR
SHOPPING
- 4.5 recycling airport facilities- car park
- 4.6 recycling airport facilities- landscape square
- 4.7 recycling airport facilities- pop x - sports
- 4.8 baiyun mountain view points
- 4.9 baiyun mountain : land bridges
- 4.10 relocating the major road
- 4.11 PROPOSED ROAD STRUCTURE
- 4.12 OPEN SPACE SYSTEM
- 4.13 GREENLAND / WATER
- 4.14 MASTERPLAN
- 4.15 MAIN FUNCTION AND PROJECTS LAYOUT
- 4.16 RESIDENTIAL AND INFRASTRUCTURE PLAN
- 4.17 OPEN SPACE LAYOUT
- 4.18 ROAD SYSTEM PLAN
- 4.19 DETAIL NODE 1: CENTRE AXIS
- 4.20 DETAIL NODE 2: SOUTH AXIS
- 4.21 LANDUSE
- 4.22 FUNCTION
- 4.23 ACTIVITY ORGANIZATION 1
- 4.24 ACTIVITY ORGANIZATION 2
- 4.25 TRAFFIC NODES
- 4.26 NODE DETAILS
- 4.27 3D PERSPECTIVES
- 4.28 3D PERSPECTIVES
- 4.29 3D PERSPECTIVES
- 4.30 3D PERSPECTIVES

5. MASTERPLAN

OPTION 2

- 5.01 CONCEPT 1
- 5.02 CONCEPT 2
- 5.03 concept : retain the runway
- 5.04 conceptual plan
- 5.05 land use
- 5.06 concept : re-invent the runway
- 5.07 CONCEPT : runway axis :
three major elements
- 5.08 town centre section
- 5.09 new elevated plaza
- 5.10 baiyun square
- 5.11 town centre section
- 5.12 commercial nodes
- 5.13 MIXED USE
- 5.14 mixed- use concept block
- 5.15 MIXED USE MODEL
- 5.16 mixed - use sections
- 5.17 entertainment / leisure
- 5.18 retail area
- 5.19 VIEW ALONG PARK AXIS
- 5.20 AXONOMETRIC

4. 总体规划 方案一

- 4.1 视线走廊/ 绿色走廊
- 4.2 自然连接
- 4.3 舒适度
- 4.4 白云机场保留设施的利用
- 4.5 机场设施再利用-汽车主题公园
- 4.6 机场设施再利用-广场与景观
- 4.7 机场设施再利用-体育活动
- 4.8 白云山景观点
- 4.9 白云山水
- 4.10 道路系统重新定位
- 4.11 道路系统
- 4.12 开放空间体系
- 4.13 绿带和水系
- 4.14 总平面
- 4.15 主要功能和项目分布
- 4.16 居住与公共设施规划
- 4.17 开敞空间分布图
- 4.18 道路系统规划
- 4.19 节点详细设计 1:中央轴线
- 4.20 节点详细设计 2:南部轴线
- 4.21 用地性质
- 4.22 功能结构
- 4.23 活动组织 1
- 4.24 活动组织 2
- 4.25 交通节点
- 4.26 节点详细设计
- 4.27 三维效果图
- 4.28 三维效果图
- 4.29 三维效果图
- 4.30 三维效果图

5. 总体规划 方案二

- 5.01 概念一
- 5.02 概念二
- 5.03 方案一: 保留跑道
- 5.04 概念规划 方案二
- 5.05 土地使用
- 5.06 跑道改造
- 5.07 跑道轴线: 三大要素
- 5.08 城市中心断面
- 5.09 新广场
- 5.10 白云广场
- 5.11 城镇中心剖面
- 5.12 商业节点
- 5.13 混合使用区
- 5.14 混合使用概念街区
- 5.15 混合使用方式
- 5.16 混合利用剖面图
- 5.17 娱乐/休闲
- 5.18 零售区
- 5.19 沿公园轴线景观
- 5.20 轴测图

6. EXISTING

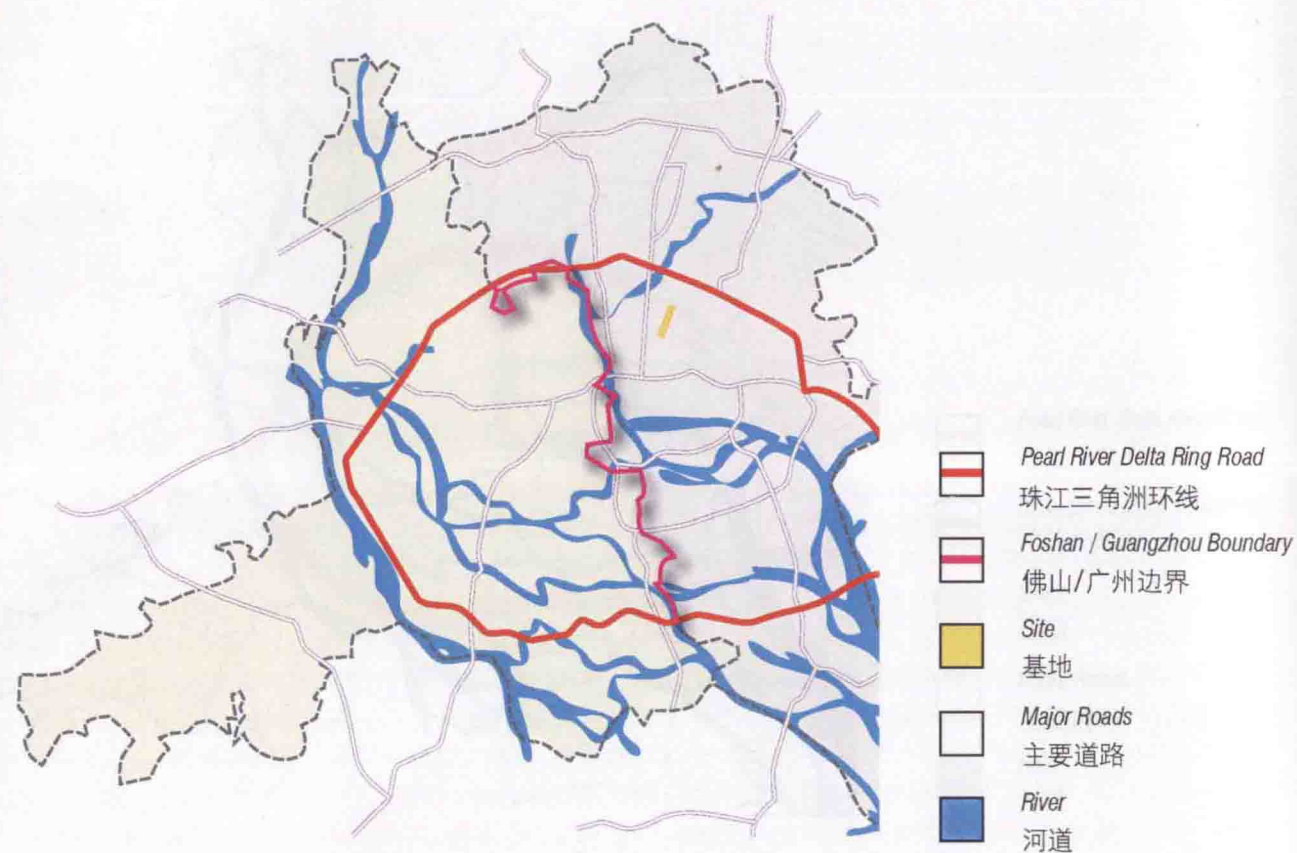
- 6.1 Aerial photo
- 6.2 Existing land use
- 6.3 Building height evaluation
- 6.4 Building quality evaluation
- 6.5 Existing land property
- 6.6 Land property
- 6.7 Original B-29 district plan
- 6.8 Original B-29 district plan-density control

6. 现状

- 6.1 航空影像图
- 6.2 土地利用现状
- 6.3 建筑高度评价
- 6.4 建筑质量评价
- 6.5 地籍现状
- 6.6 地籍资料
- 6.7 上一轮B-29分区规划
- 6.8 上一轮B-29分区规划-强度控制

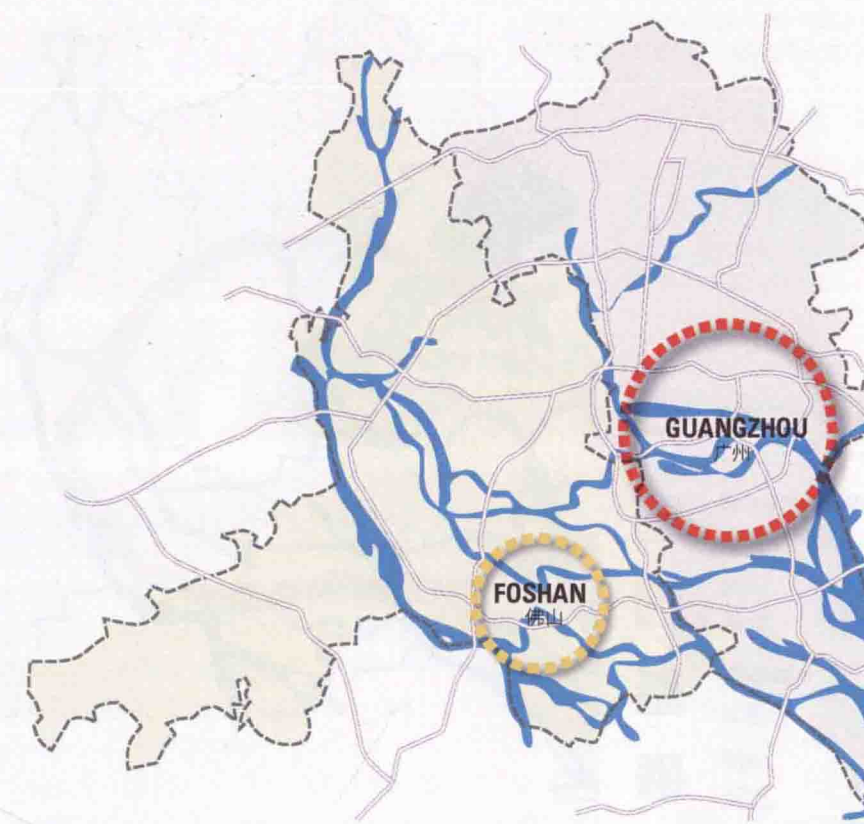
ADDENDA

附录



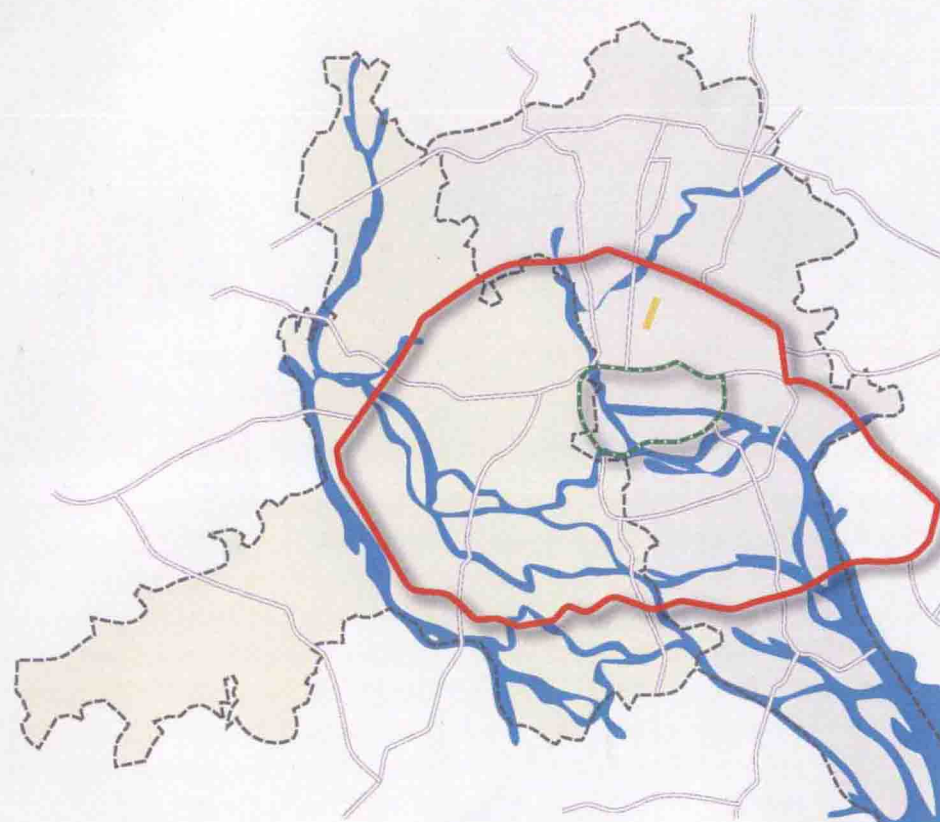
Pearl River Delta Ring road and Foshan / Guangzhou Boundary
珠三角环线, 佛山和广州边界

Guangzhou and Foshan create a Guang-Fo megacity. Currently, Guangzhou and Foshan are two separate and incomplete cities.
广州与佛山共同构成了广佛都市区。目前的广州与佛山城际联系紧密，城市边界日趋淡化。



Fosahn & Guangzhou Cities
佛山和广州市

Existing built areas in Guangzhou and Foshan locatd to the south of the site
广州和佛山现有建成区都在基地的两侧



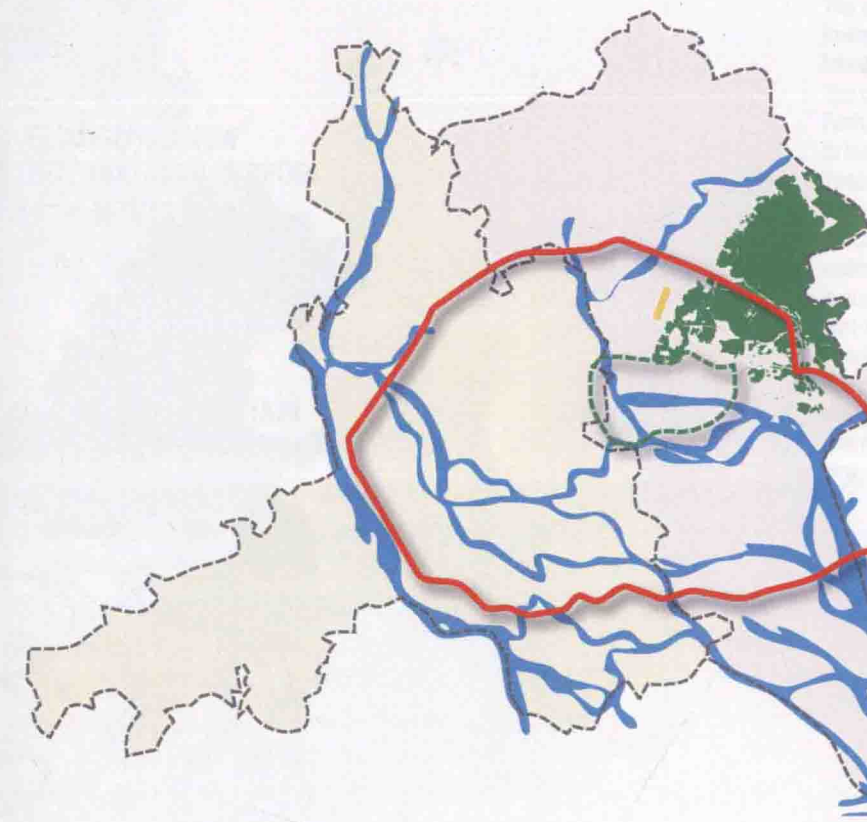
- Pearl River Delta Ring Road
珠江三角洲环线
- Guangzhou Outer Ring Road
广州外环线
- Site
基地
- Major Roads
主要道路
- River
河道

Outer Ring road and Pearl River River Road in relation to Site

基地与外环和珠江三角洲环线的位置关系

The site is located between the two ring roads.

基地位于两环线之间。



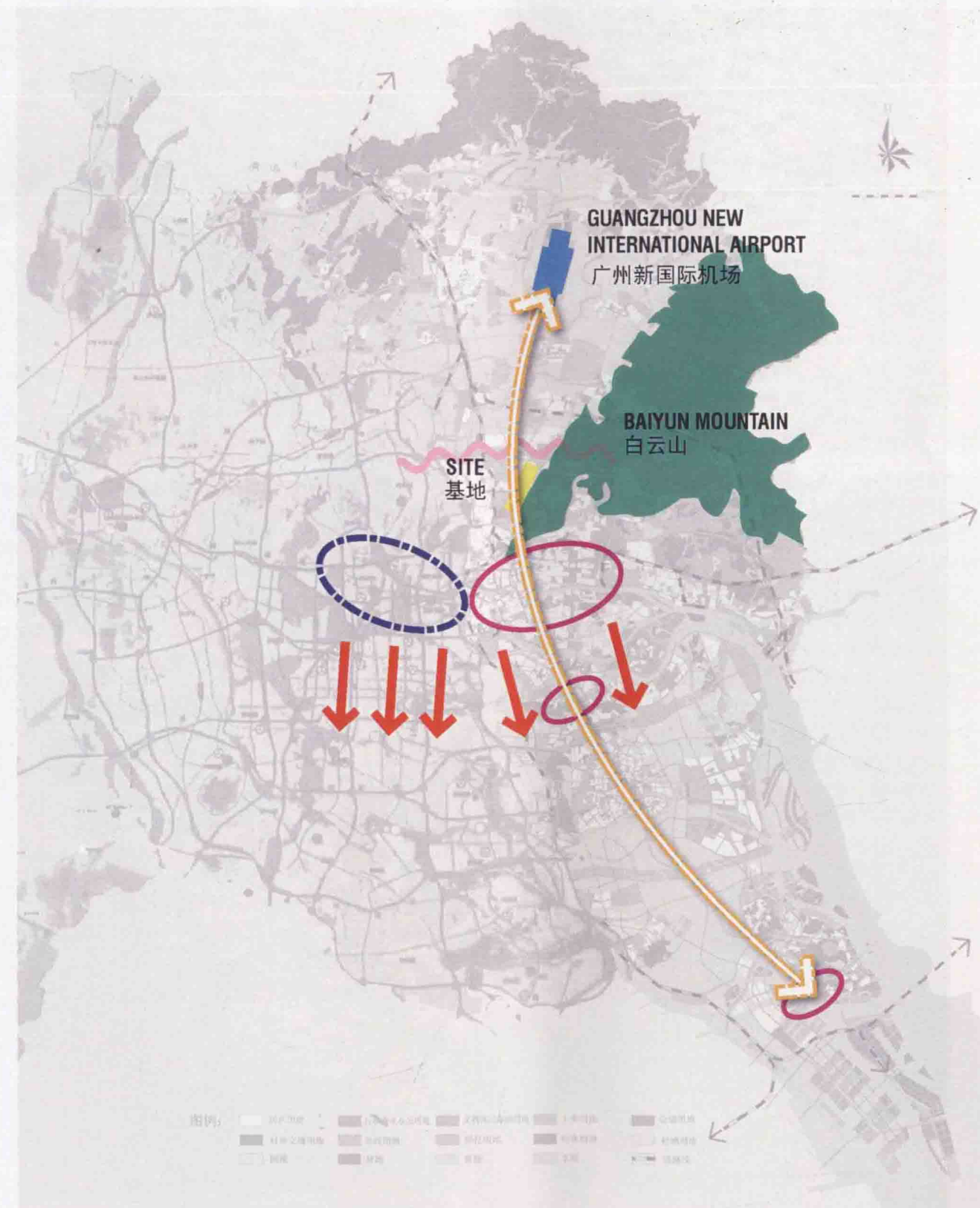
- Pearl River Delta Ring Road
珠江三角洲环线
- Guangzhou Outer Ring Road
广州外环线
- Site
基地
- Mountains
山脉
- River
河道

Baiyun Mountain Area

白云山地区

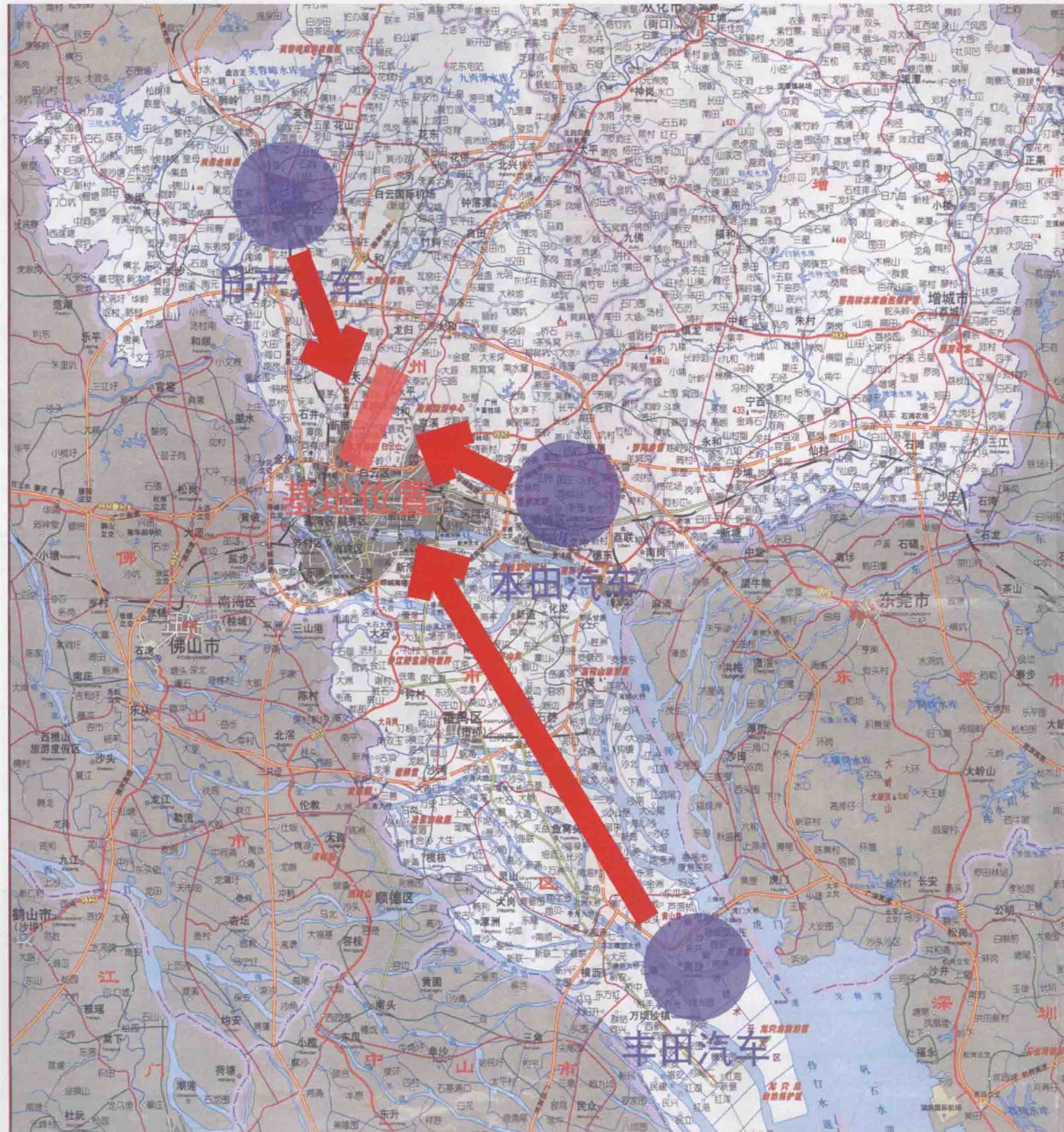
The major feature of the site: situated between two ring roads, with Baiyun Mountain and Liuxi River on each side.

基地的主要特征是位于二环线之间，位于白云山和流溪河之间。



Guangzhou is expanding toward east and south. The development strategy for Guangzhou is: expanding towards south, optimizing the northern part, moving towards east and joining Foshan to the west. The development strategy for key communications in Foshan is: expanding towards south and joining Guangzhou to the east. These strategies reveal that development of Guang-Fo megacity is towards south and east, and control the development in the northern part. With a new airport, water resource reserve and natural beauty of tourist zones including Baiyun Mountain and Maoer Mountain, the north part shall be a high quality eco-area with low density in a beautiful setting. Sharing the border with the northern part of the city, the site, a gateway to Guangzhou, enjoys fantastic transport and natural conditions. It will be a high end, high quality area with mixed use of Guangzhou in the 21st century.

广州的发展方向是东和南。广州的发展战略是：南拓、北优、东进、西联。佛山中心组团的发展战略为南延、东联。广州都市区的发展主要是向南和东，北部基本上控制发展。北部有新机场，水源保护地，以及天然的白云山、帽儿山。北部必将成为低密度、高质量环境优美的生态区域。我们的基地位于北城区边缘对外联系的门户，交通条件和自然条件同样优越，必然成为广州未来的高端高品质区域是广州城面向21世纪发展的混合型区域。



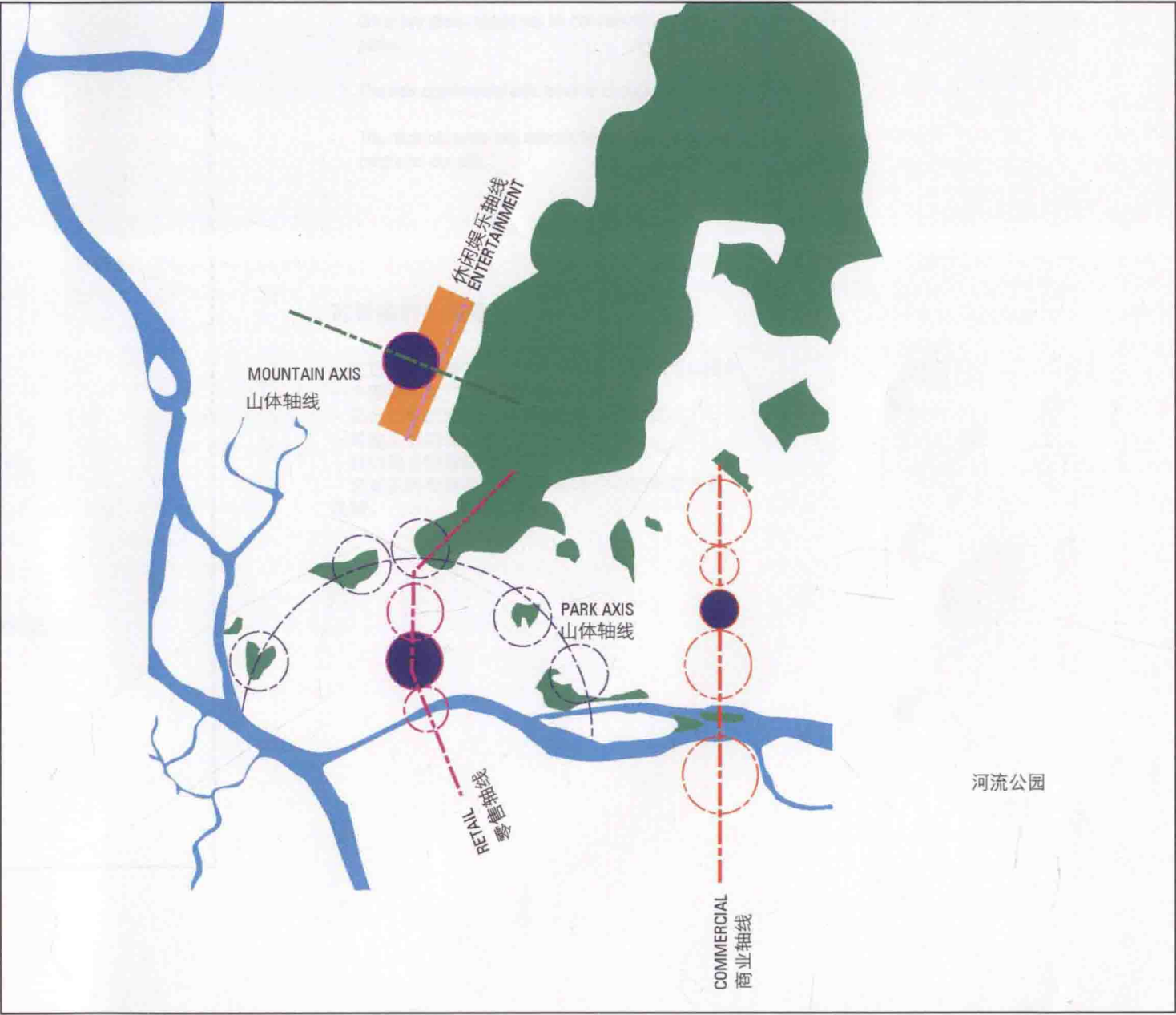
The site will become the mobile sales center of Guangzhou with appropriate and sufficient source.

基地有着充足的理由会成为广佛汽车销售中心。

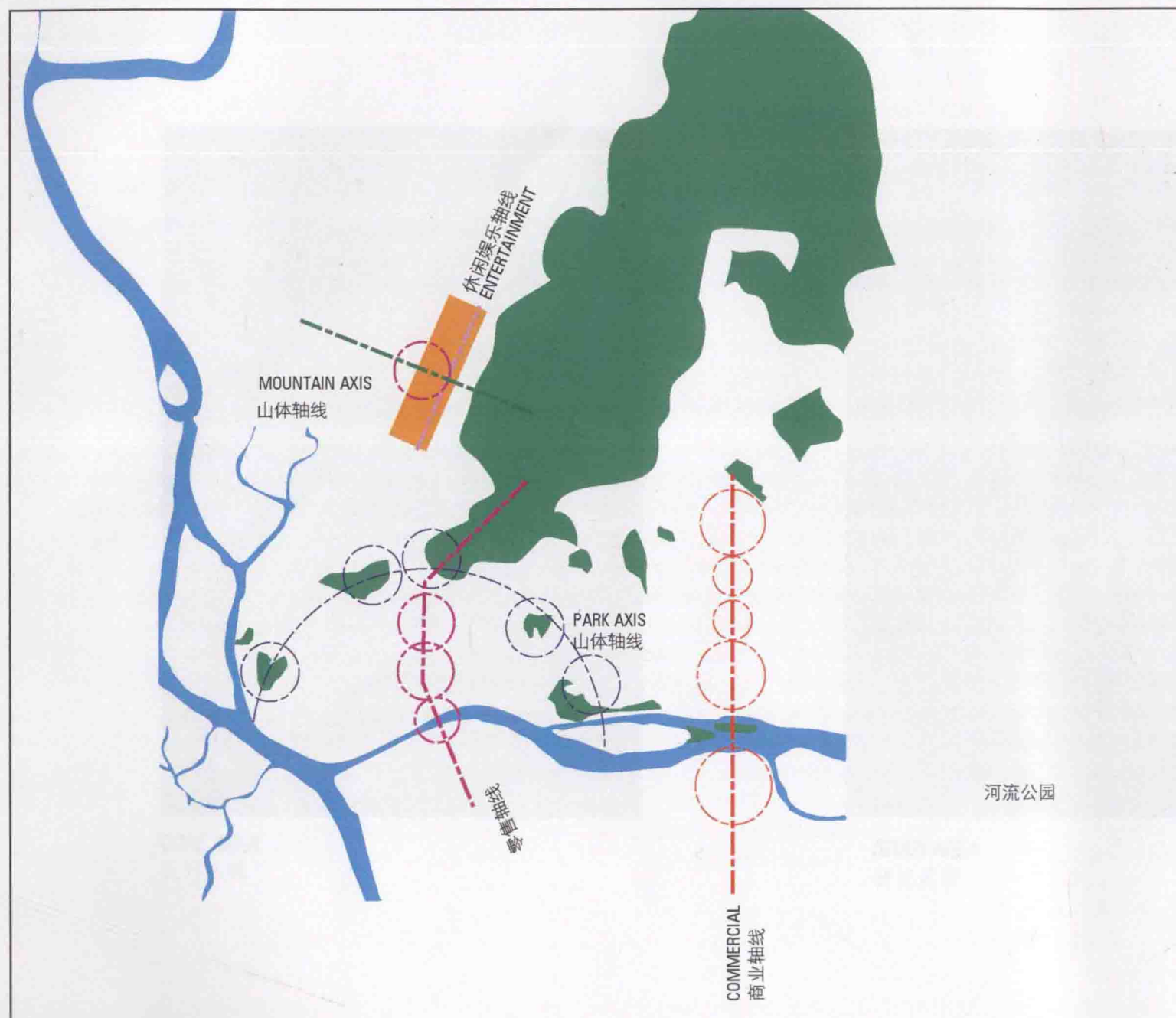
	Mode	key activities	environment	transport	service focus
Baiyun new town	Business center for the suburban; Entertainment as the driven force, Leisure and retail complex, with malls of distinctiveness	Primary leisure and entertainment of local residents, Cater for people with varied interests	Pleasant, "fun park", appropriate for families	Public and private transportation	Environment, leisure, and entertainment
Old town in GZ	Retail frontages crowd the street, Small businesses Concentrate along the streets, including Shangxiajiu, Changshou Rd, Renming Rd, etc.	traditional commercial and cultural center, unique tourism and business center	Used to be dirty, untidy and narrow space	by foot	necessity
Guangzhou new CBD	Concentrate businesses, shopping malls, supermarkets, and specialized markets	For shopping only, scarce leisure facilities, even no seating	Unpleasant, exhausting, inappropriate for kids and the elderly	Public transportation	Bulky goods sales

	运营方式	活动核心	环境	出行方式	服务侧重点
白云新城商业模式	郊区商业中心：以娱乐带动消费，多功能的休闲购物综合体，汇集多家各具特色的大商家	以市民休闲娱乐为主，各类人群都能在此找到适合自己的天地，“人气”较旺。	舒适宜人，“乐园”，适合全家	公共交通和私家车	环境、休闲、娱乐
广州老城商业模式	小商店沿街密布，小生意人云集，如长寿路、上下九、人民南等商业街，	传统商业文化中心，独特的旅游商业区	曾经是脏、乱、差，生活空间狭窄	步行	基本生活用品
广州新CBD商业模式	商业集中，仓储式大超市、大卖场，专业市场	纯粹的购物区，休闲设施极少，有时连一个休息角落、一把椅子都没有。	不舒适、易疲劳、不太适合幼儿、老人	公共交通	大宗货品

- Guangzhou Shopping Precincts 广州购物区
- Site Area 基地区域
- Mountain 山脉
- Water 水



几种商业模式的比较分析



ALTERNATIVE STRUCTURE CONCEPT

- The creation of a significant green space at the foot of Baiyun mountain provides an opportunity to reconsider the green areas of GZ.
- A pattern of parks close to the mountain emerges, by an arc around the base.
- Other key green space can be considered as more parks.
- The new commercial axis remains changed.
- The retail/old town axis extends to the new mixed use centre on our site.

可替换的结构概念

- 在白云山山脚开创一块重要的绿化空间可以提供重新考虑广州市绿化轴线的机会。
- 白云山附近出现一种成弧形的公园模式。
- 其他关键的绿化空间也可以视为公园。
- 新的商业轴线保持不变
- 老城区的零售中心延伸至基地中心的新混合型区域。



CORE AREA
设计区域



STUDY AREA
研究范围



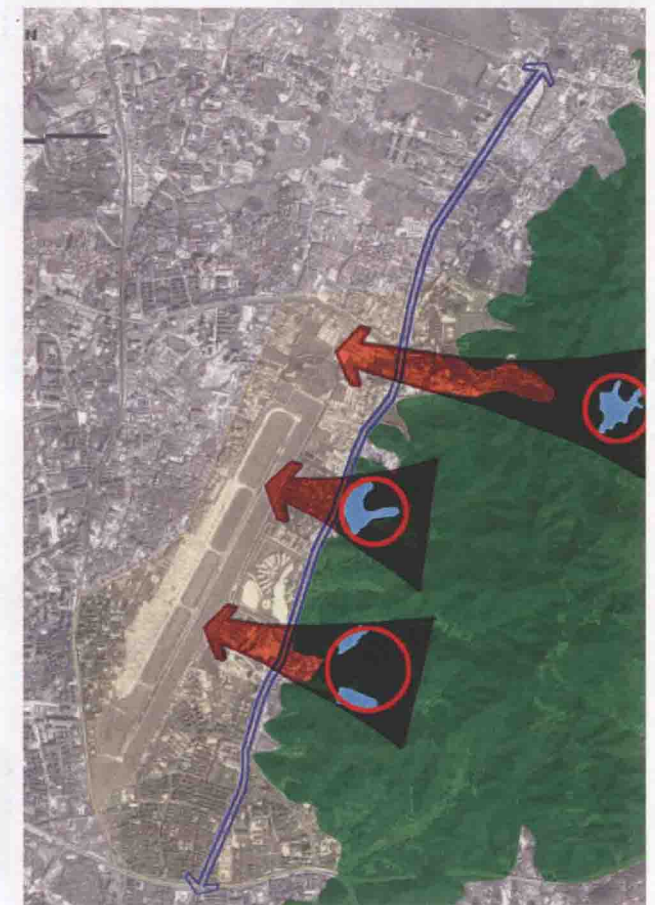
BAIYUN ROAD
白云大道



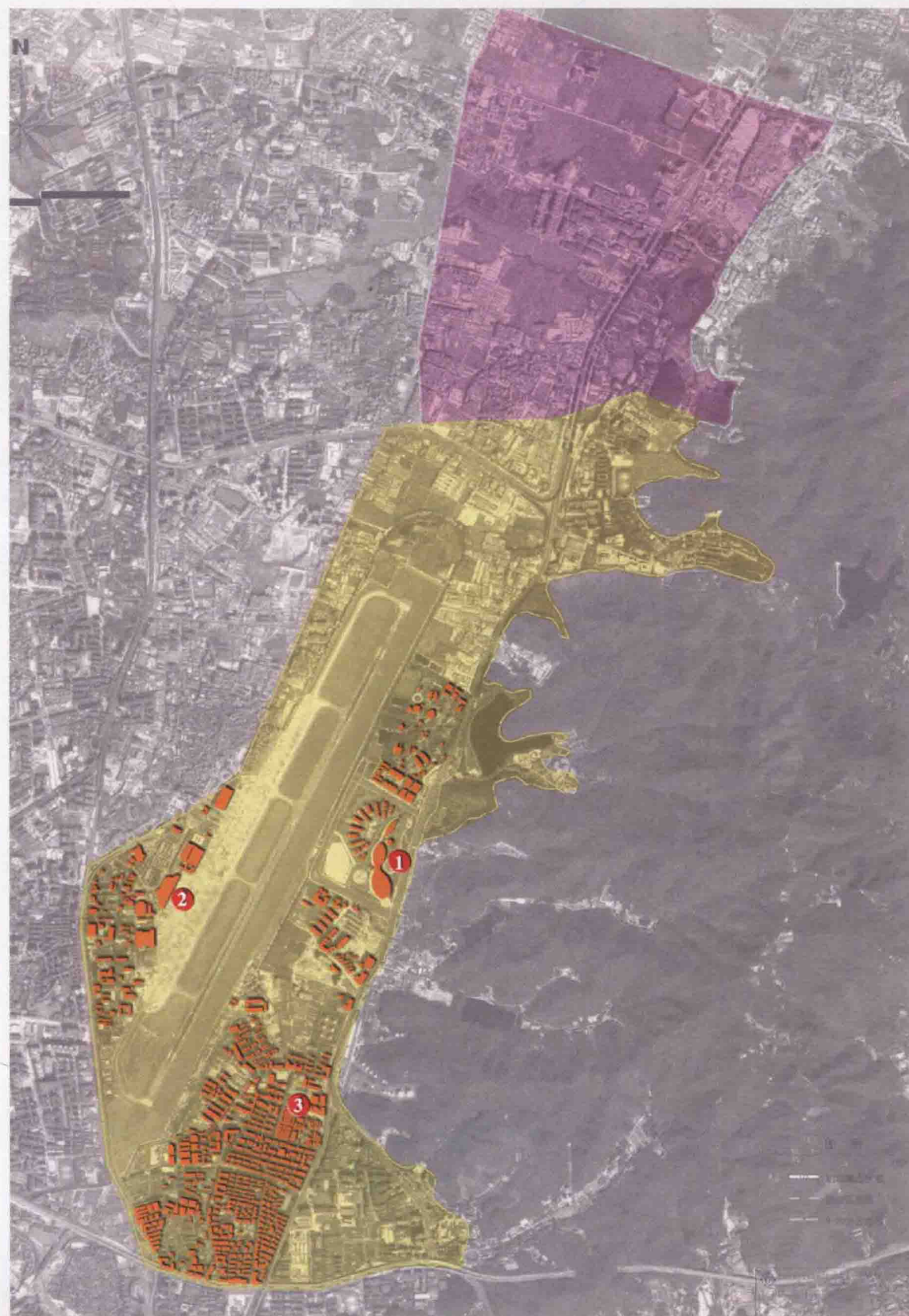
BAIYUN MOUNTAIN
白云山



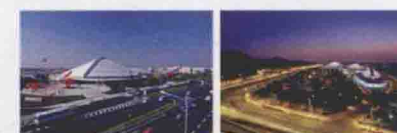
FOUR RESERVOIRS ON BAIYUN MOUNTAIN
白云山上四个水库



WATER THAT CAN BE LED INTO THE SITE
水库中水可引入到基地内



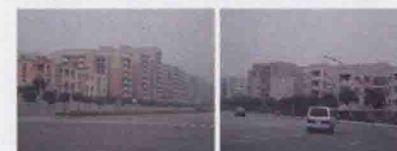
- 现状质量较好建筑 High Quality Buildings
- 核心区 Core area
- 基地范围 Site



1 广州体育馆 Guangzhou gym



2 白云机场航站楼 Control tower in Baiyun airport



3 现状新建建筑 Existing newly-built buildings

HIGH QUALITY BUILDING TO RETAIN

Service facilities for the airport, sports facilities and newly-built resident buildings within the site are of comparatively high quality and to be retained. Some field and village buildings can be innovated or rebuilt (see attached table analyzing existing conditions).

可利用的高质量建筑

现状基内有大量机场及附属设施，还有部分体育设施及新建住宅等，质量较好可以继续利用。也有一些农田和农民住宅可以改造或重建，详见现状调查分析表。

质量较好建筑



The auto retail in the north makes up more than 60% of sales in Guanzhou. Relevant industries can offer huge opportunities for employment, business, trade and tourism, creating an ideal area for vibrant economic activities.

北部现有汽车零售业，销量占有广州市60%强。相关的产业可以形成大量的创业、贸易、就业、观光机会。是理想的混合使用区域，更是经济活跃之处。

将来可能发展的功能

- | | |
|----------------|--------------------------------------|
| ● 汽车博物馆 | ● Car museum |
| ● 展示厅 / 展览馆 | ● Exhibition hall/ exhibition center |
| ● 交易中心 | ● Trade center |
| ● 金融服务 | ● Finance |
| ● 培训 / 管理机构 | ● Training/ management organization |
| ● 车迷俱乐部 / 汽车娱乐 | ● Car club/ car entertainment |
| ● 新车发布 / 汽车试驾 | ● New car release/ test drive |
| ● 售后服务 / 汽车修理 | ● After sales service/car repairing |



The middle section shall be a trade, culture, government and entertainment center. Great amount of facilities for government, office, business, entertainment, hotels, restaurants will be established to go with the existing facilities.

中部区域当然会是白云区的商业、文化、行政、娱乐中心，里面有众多现有设施的利用，还会有大量行政、办公、商业、娱乐、宾馆、饭店等设施

- 行政 / 管理中心
- 办公 / 写字楼
- 宾馆 / 酒店
- 百货商店 / 大型超市
- 专业店 / 专卖店
- 文化中心

- 可开发利用的中心地区
Centre/Available
- 现状已建成区
Existing
- 白云新城北部
North Area
- 基地
Site



The northern section functions as a civic area adjacent to the old town of Guangzhou. With massive residential buildings, this area is closest to city center. This area will concentrate facilities for living and tourism, together with other mixed uses. It is closest to modern life in Guangzhou.

白云山是广州市最大的旅游胜地之一是市民游憩的最重要场所，它紧挨基地与机场仅一条白云大道之隔。我们认为白云大道有机会成为一条旅游休闲大道，白云山也可越过白云大道渗入白云新城。形成：白云山水入新城
白云新城尽山水之貌。
而白云大道两侧又可成为休闲旅游设施和自然山水的集中地。

- 饭店 / 餐厅
- 咖啡吧 / 酒吧
- 影剧院
- 极限运动中心
- 健身中心 / 溜冰场



THE EXTENSION OF THE TOURISM AXIS OR CITY ACTIVITY AXIS

旅游轴线或城市活动轴线的延伸