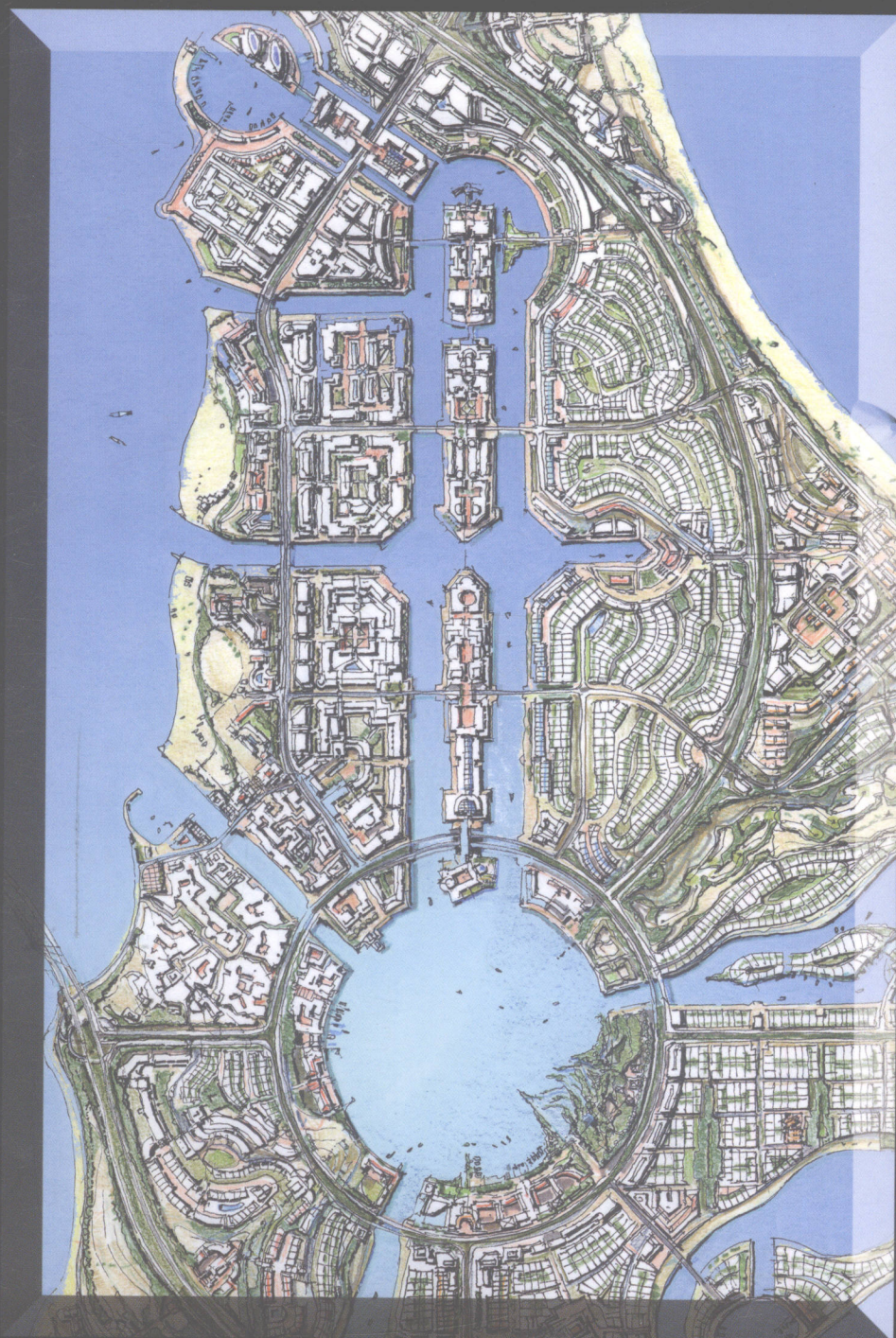


PLANNING FOR THE INTERNATIONAL CITY
EXPLORING URBAN PLANNING & URBAN DESIGN THROUGH HALCROW PROJECTS

打造全球化城市

合乐的城市规划和城市设计探索



Halcrow

英国合乐集团 (英) 阿萨德·沙西德 (Asad Shaheed) (英) 约翰·亚伍德 (John Yarwood) 著 汪蓓译



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打造全球化城市

合乐的城市规划和城市设计探索

英国合乐集团

(英)阿萨德·沙西德 (Asad Shaheed)
(英)约翰·亚伍德 (John Yarwood) 著

汪蓓 译

本书主要介绍了全球化背景下,英国合乐集团在全球范围内的城市规划和城市设计项目,其中包括了国家和地区发展规划、中央商务区规划、滨水地区开发、工业区和经济区规划、住宅开发、新城规划、低收入群体住房项目开发及休闲娱乐和生态开发等不同类型的、不同规模的项目。通过合乐在全球化背景下的实际探索,结合相关文章,阐述了“全球化”和“全球化城市”的概念。

本书适合建筑业内人士、建筑师、规划师、相关专业院校师生以及广大建筑艺术爱好者阅读与收藏。

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This year marked a profound shift in world demographics. According to researchers at the University of North Carolina and the University of Georgia, May 23, 2007 was the first time in history that the majority of the world's population lived in cities rather than rural areas.

This book is about urban development projects across the world, and in particular, it is about globally common forces that seem to govern many contemporary projects. The socio-economic and regulatory conditions that influence project briefs may be partly responsible for the remarkable similarity that is apparent in both the content and in the final design of projects, regardless of their geographic location.

The following section of this book exhibits a selection of international urban design projects from the portfolio of Halcrow, a large multi-disciplinary company based in the United Kingdom. Halcrow employs some 6,700 professionals and has a network of offices in some 70 countries. Five of these offices are registered in China.

In its final part, this book presents an essay on "Globalisation" in general and the "Global City" in particular. The essay is intended to place the projects shown earlier, within the framework of an increasingly global community, not only in economic terms but also in the physical planning dimension.

It is written by Asad Shaheed and John Yarwood.

Asad Shaheed is a US-trained architect, and is chartered in the UK as an urban planner and geographer. Currently based in London, he heads up the International Planning Department of Halcrow, a position he has held for the past 15 years. He has worked in some 40 countries in five continents, on different scales of urban planning, urban design and architecture projects. All Halcrow projects presented in this book have been initiated or directed by him.

Dr John Yarwood is an architect and an urban/regional planner. He worked for two city councils and a New Town Development Corporation. Since then he has worked for private planning consultancies including Halcrow, where he and Asad worked together for three years. Afterward, he worked for the British Government and the European Union in Bosnia, where he was Director for Reconstruction in Mostar. For this he received an MBE. He has worked in several Gulf States, Turkey, Russia and Eastern Europe as well as China and the Philippines. He has taught in several British Irish and US universities. Four of his books have been published between 1999 and 2006.

Many others have assisted in the compilation of this book, and in the development of the plans and designs of Halcrow projects included herein. These contributors are listed in the Acknowledgements section at the closing stages of this book.

2007年在世界人口统计学上是历史性的一年。根据美国北卡罗莱纳大学和佐治亚大学的调查数据, 2007年5月23日, 有历史记录以来城市居住人口首次超过了农村居住人口, 也就是说, 全世界的大部分人口都已成为了城市人口。

本书主要介绍了合乐参与设计的全球范围内的城市发展项目, 并特别强调了一种影响当今全世界范围内发展项目的普遍驱动力——全球化。无论在世界的哪个角落, 社会经济及各种外界环境条件的大同化正在使规划项目从内容乃至最终成果上呈现愈发相似的情况。

本书的前半部分精选了合乐的国际城市设计项目。总部位于英国伦敦的合乐公司是一家大型的多专业公司, 在全世界拥有6700多名不同学科的专业技术人员, 在约70个国家中设有70多个办事处, 其中5家在中国注册。

本书的后半部分是关于“全球化”概念和“全球化城市”的论述。文章不仅在经济层面上, 更从实际规划层面出发, 试图将所展示的合乐项目置于一个日益全球化的背景中。

本书由两人合著完成, 作者分别是阿萨德·沙西德和约翰·亚伍德。

阿萨德·沙西德, 建筑师, 在美国接受大学教育, 并在英国获得城市规划师和地理学家资质。现驻伦敦, 近15年来一直领导着合乐的国际规划部门。他在五大洲约40个国家工作过, 参与过各种规模的城市规划、城市设计和建筑项目。本书中介绍的所有的合乐项目都由他主持或指导。

约翰·亚伍德博士, 建筑师、城市/地区规划师。早年曾在两个市议会和一家新城开发公司任职。之后, 他开始为包括合乐在内的私人开发咨询公司工作。后来他受聘于英国政府和欧盟, 并在莫斯塔尔担任重建部门主管。为此, 他获得英国政府颁发的荣誉勋章。他还曾在海湾地区国家、土耳其、俄罗斯和一些东欧国家、中国和菲律宾工作, 并曾在爱尔兰和美国的一些大学中任教。在合乐, 他与阿萨德在规划项目方面共同合作了三年。1999年至2006年期间, 他陆续出版了四本书。

本书的编撰工作以及书中涵盖的合乐项目的开发和设计也得到了许多人的帮助。这些人的名字将在本书最后部分的致谢中列出。



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Qatar Lotus Island

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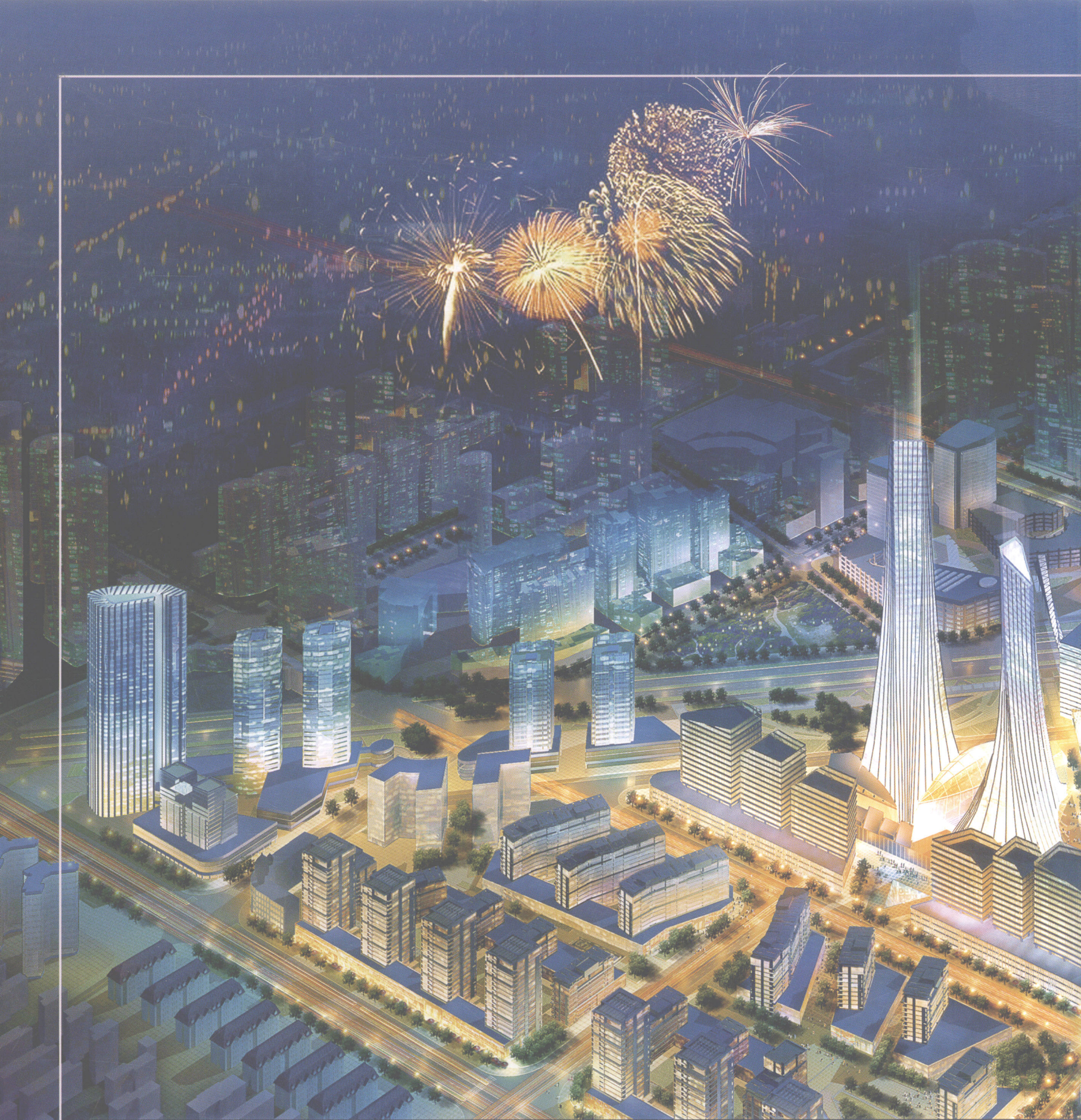
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WHAT IS A "GLOBAL CITY" ?

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Copycats?

In different cities of the world, there is evidence of an increasing similarity in the final outcome of urban design projects. Is this because one designer is simply copying the work of another? Or is it because the same designer has created an attractive design in one city, and is now indolently replicating it in another? Or is it perhaps that the training received by the authors of two different plans in two different cities was equivalent?

To an extent all the above explanations carry legitimacy, but the underlying and ultimately more robust reason for this similarity may also lie in the internationalisation of norms in development planning and engineering, and in the economic drivers that right from the outset, will fundamentally inform the development brief, which in turn will shape any development project.



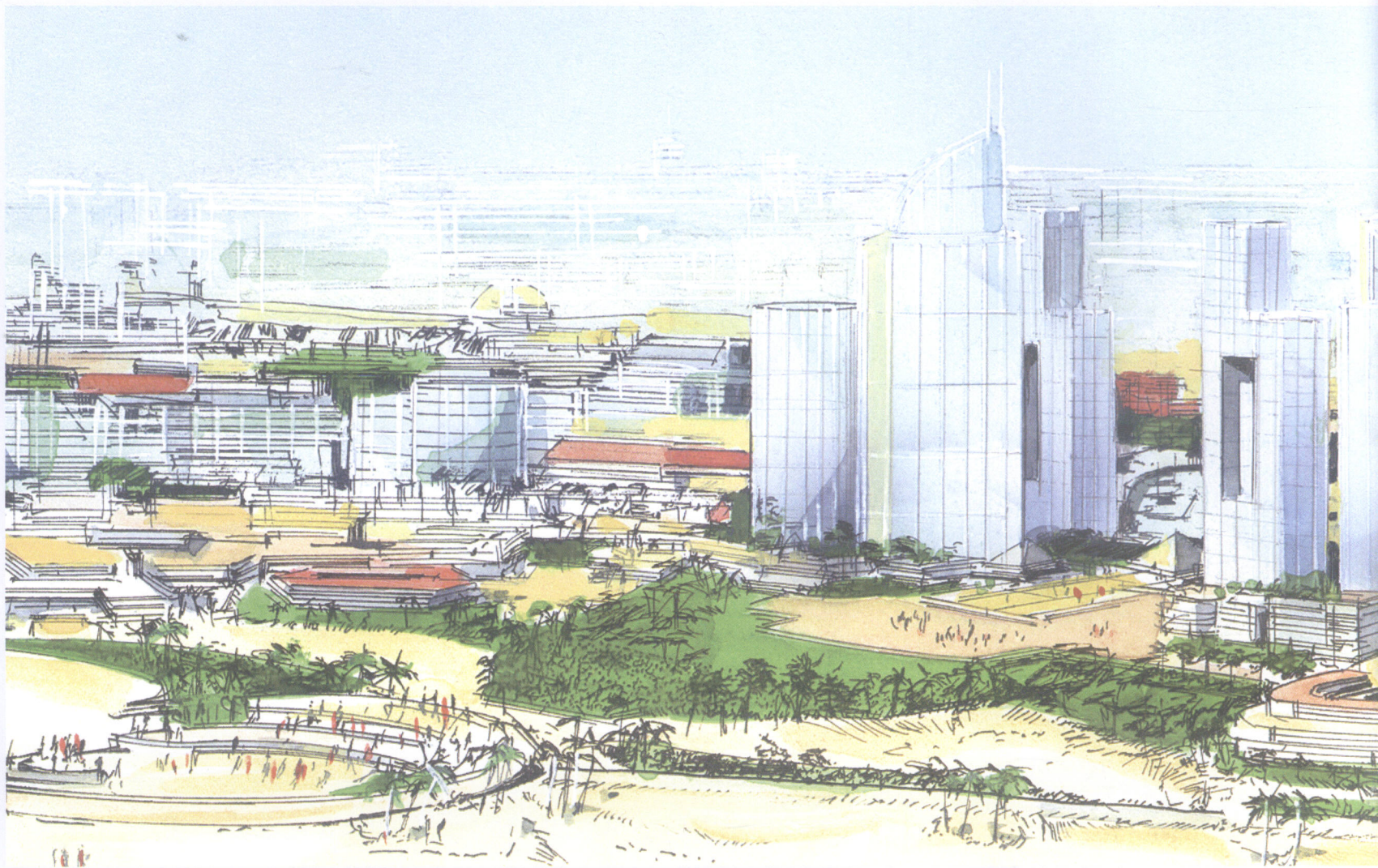
简介

Introduction

盲目效仿？

在全世界不同的城市里，城市设计项目的最终成果展现出越来越相像的趋势。这仅仅是因为设计师之间的相互模仿？抑或是因为同一位设计师在一座城市创造了优秀的设计之后，在另一座城市进行懒惰的复制？又或者是因为两座不同城市的两位不同设计师接受的是相同的专业培训？

某种程度上说，以上的解释都合乎逻辑。但造成这种普遍相似的更实质原因在于开发规划和工程规范的国际化，及其最本质的经济因素。这两点是组成开发项目的主要元素，同时相应地对开发项目产生一定的影响。



Why do office towers in different city centres appear identical? It may not be a case of simple plagiarism. It may be because land designated for business use in any city is subdivided into internationally accepted parcels of some 2500 m² (or multiples thereof), and because universally accepted plot development guidelines are likely to act as a common mould within which building mass must uniformly fit. Additionally client aspirations may have dictated the need to project a certain corporate brand or adopt a particular architectural language that conforms to an internationally accepted image of a modern office development.

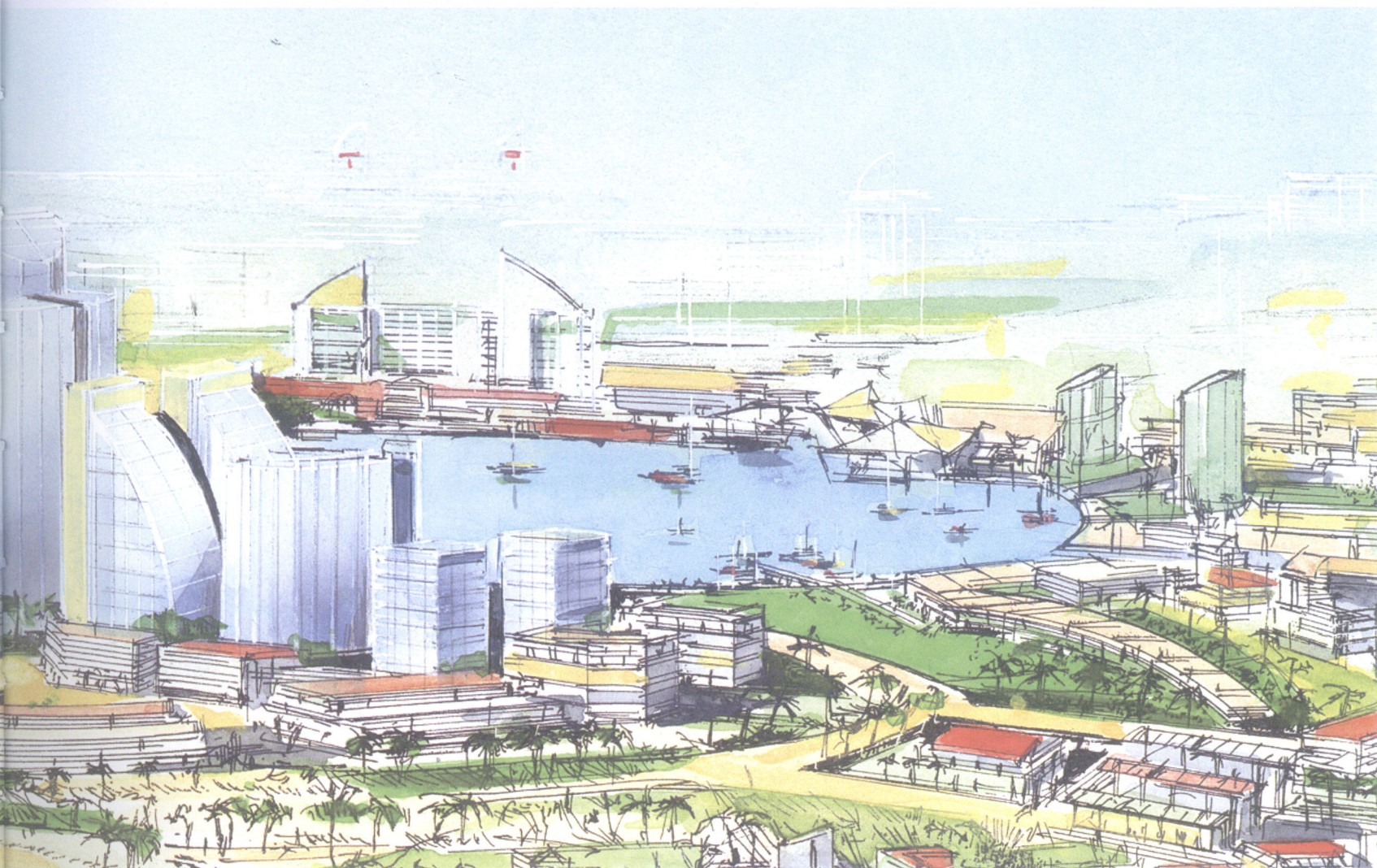
A change in the use of urban space

City centres, the traditional engines of economic activity in mature industrial urban settlements, are under pressure for rapid transformation whether this is in London, Shanghai or any other major city. The common drivers of transformation are changes to urban and regional economies, changes in the manner in which people trade and do business, and changes in the demographic and socio-economic make-up of urban dwellers. The existing quantum and distribution of different land uses in mature cities (i.e. space for offices, housing, industry, community facilities, etc.) are being redefined in response to new user needs. Existing built form too is being re-examined for new usage. Industrial lofts, institutional buildings and deconsecrated churches are being refitted for housing use. Erstwhile industrial land within or close to the heart of cities, such as docks and related manufacturing and warehousing, is now no longer required for its intended purpose. There is now market pressure for that same land to be re-designated for a new brand of office that caters for knowledge based economies, or for new city centre housing, or for

为什么不同的城市中心矗立的摩天写字楼都如出一辙？这不仅仅只是简单的作品剽窃问题。一般在任何一个城市中，规划的商务办公用地都是按照国际标准分割为大约2500平方米大小的地块。而建筑体量须整齐统一是一种被普遍接受的地块开发准则，所以雷同性也就成为一种普遍模式。此外，项目业主也总是在符合国际办公开发形象的前提下，建立具有企业品牌特色的企业形象或采用某种独特的建筑语言。

城市空间的功能转变

在成熟工业城市背景下，市中心往往是经济活动的引擎。但如今无论在伦敦、上海或任何其他大城市中，市中心都由于快速的转型而承受着巨大的压力。转型的普遍驱动力是城市和地区经济的转变，是人们商务活动及工作方式的改变，以及城市居住者在人口结构和社会经济结构中的变化。为了适应新的需求，原先城市中不同功能的用地（比如办公、住宅、工业、社区设施等空间）在数量和分布上都需要进行重新调整。而现有的建筑形式也需要重新考虑以适应新的用途。一些旧的工业厂房、公共建筑以及教堂都改建成为住宅。昔日城市中心内或周边地区的工业用地，如码头、工厂和仓库等都已不再具备原先的用途。同时这些用地也面临着来自市场的压力，它们或成为写字楼，或成为新的城市中心住宅，或成为相关的娱乐活动场所，这些都更清楚地反映



related recreational activity – all of which better reflect the real needs of the present urban economies.

In parallel, new city centres are being created for emerging post-industrial cities such as Dubai, and former regional centres such as Chengdu in Sichuan Province, China. Where there is limited historic urban fabric to transform, it becomes possible to develop new plans that respond directly to the spatial needs of present urban economies and to their end-user requirements. New city centres have thus been able to skip or at least minimise the evolutionary steps of urban transformation that typically involve urban regeneration and urban renewal. These cities have leapfrogged to present day urban needs.

New means of doing business, perhaps reminiscent of pre-industrial tradesmen's guilds and oriental bazaars, now favour the clustering of interlinked economic activity. As such "cities within cities" are increasingly evident within new (and sometimes mature) urban areas. In addition to the traditional coarse layering and distribution of land uses; new cities are often provided with a further and finer layer of hubs that are intended to draw together various levels of any given sub-economic activity. In this manner a new "Internet City" may assemble computer company headquarters, software development, hardware sales, research and development activity, marketing, and even housing and related amenity for workers, all within a defined urban territory.

Mobile workforces with high aspirations

There is now a global workforce with unbounded access to international travel and

当前城市经济的真正需求。

与此同时，在迪拜这样的后工业城市以及中国成都这样的昔日地区中心，新的城市中心正在成型。在这些地区，可改造的传统历史建筑十分有限，这给全新的开发规划创造了条件，而新的开发规划将直接迎合现有城市经济的空间需求及其终端用户的要求。如此一来，新城市中心的建设能够跳过城市转型的变革，如城市复兴和城市重建等，或至少使变革的程度最小化，跨越上述阶段，直接满足目前的城市需求。

也许人们还在回忆着从前未工业化时期的商人协会和东方集市，而今新的商务和贸易方式青睐的则是互相紧密联动的经济活动。比如“城中城”越来越多地出现在新建的或现有的城市中心区。除了传统的简单分层和用地功能配置，新城市对用地中心分层则更为细致和深入，把城市中的各种活动和功能有机地串联在一起。举例来说，在这样的城市布局方式中，一个新建的“网络城市”将汇集电脑公司总部、软件开发、硬件销售、调查和开发活动、市场营销，甚至住宅等，并且为就业者提供有关便利设施。

高期望值的流动劳动力

现今的全球化劳动力，可以较为自由地在世界各地流



to relaxed cross-national labour laws. The populations of major cities have become increasingly international and progressively sophisticated, with high aspirations of lifestyle quality. Families relocating to new parts of the world for work expect to find not only the comfort, but also the cultural reference points they may have enjoyed at home. And as spending power increases for those already resident in that city, so too does their desire to live in better housing and to enjoy an enhanced quality of life and urban amenity in the form of social, recreational and cultural facilities.

The benchmark for measuring urban design quality is also being raised by end-users, especially in the planning and design of private housing projects. Now no longer satisfied with the traditional metrics of good urban design practice (affording a sense of scale, legibility, efficiency and functionality), end-users seek added value in the form of uniqueness, “sense of place” (*genius loci*) and landscape character. These supplementary features, they anticipate, will make their development distinct, more exclusive and ultimately more attractive. In order to achieve this objective, the designer will often borrow from historic and foreign themes, or create highly esoteric themes for the site planning, landscape design and architectural expression of new development projects.

Corporate and personal affluence

Corporate and personal affluence across the world is underwriting a buoyant market in international real estate. Corporate capital is moving across continents, and so is the lifestyle promoted by different international investors. Large scale investors, generally backed by their own government, will often promote the export of some cultural values as part of their venture. Foreign sponsored enclaves of development can be seen in different parts of the world, where there is as much foreign flavour to the development (in terms of both content and physical expression), as there is regional flavour influenced by local socio-cultural and environmental conditions.

The amplified purchasing power of individuals has also created a healthy market for second and third homes, sometimes within the country of residence, but more often abroad in increasingly remote parts of the world. Individuals, when buying abroad, are looking primarily for a sound financial investment in an exotic location. They also seek the standard of quality they would expect at home, and expect familiar institutional and legal mechanisms that will eventually govern their real estate. Developers across the world are thus catering for a global clientele and are responding by offering a very international product.

动, 并享受宽松的跨国劳动法。大城市的人口结构一方面越来越国际化, 另一方面也越来越复杂, 对生活质量具有很高的期望。一些为了工作而去世界其他地方定居的家庭不仅渴望生活得舒适, 更希望在异乡感受到家乡的文化氛围。同时, 随着那些城市原住民消费能力的日益提高, 他们也渴望有更好的居住条件, 享受到更高的生活质量以社会、娱乐和文化设施带来的便利。

随着终端用户的要求不断提高, 衡量城市设计质量的标准也不断地提高, 尤其在私人住宅的规划设计项目方面。传统的城市设计的衡量标准 (提供规模、辨识度、效率和功能性) 已经无法被满足, 终端用户在独特性、“空间感”及景观特色上提出更高的要求, 寻求额外的价值。他们追求特点更鲜明、风格更独特, 更具有吸引力。为了达到这个目标, 设计师常常借用历史和异域题材, 或运用一种非常深奥的主题来进行项目的场地规划、景观设计和建筑表达。

集团和个人资金流动

全世界范围的公司和人才流动使国际房地产市场日益繁荣。公司资金在各大洲飞速转移, 各地国际投资者带来的不同生活风格也在各大洲流转。一些有政府背景的大规模投资者往往将促进某种文化价值的提升作为其投资的一部分。世界各地涌现了大量外资赞助的开发项目, 这些项目在规划内容和设计风格上既具有异国情调, 同时因受到当地社会文化和环境状况的影响, 也极具地方特色。

个人日益增长的购买力也为人们购买第二套和第三套住宅创造了健康的市场。这种第二住宅可能是在现居的国家购买, 但更多的情况是人们在国外相对偏远的地方购置住房。当个人在国外购置房产时, 他们所寻求的是在异乡进行可靠的金融投资的机会。同时, 他们也希望能够以和国内一样的质量标准, 以及同样健全的法律机制, 来最终保障他们的房产。在这种发展趋势下, 全球范围内的开发商都在寻求全球化的客户, 并为他们提供非常国际化的产品。



Planning for the needs of the presently poor

It is important to recognise that the urban poor of today are likely to become the city's middle classes of tomorrow. Across the developing world's cities, the urban poor vastly outnumber other economic groups, but too often they are forgotten in the development process and city politics. Frequently migrants from other regions or immigrants from other countries, they are unlikely to have formal residency in the city or legal tenure of the property they occupy and are more likely to be employed in the informal economy. The ironic reality is that the city could not operate without them. They form essential pieces in the jigsaw puzzle of the urban economy.

Planning for their needs has two time frames. In the immediate term, their urgent needs must be met by perhaps plugging gaps in the provision of basic shelter and services and provide secure spaces for them to work and play. In the medium to longer term, efforts should be made to legitimise their citizenship through providing them with secure settlements and access to educational, health and social welfare services. The institutional and financial frameworks which may be impede or exclude poorer households from gaining access to employment and finance, must also be revisited in tandem with other urban development initiatives. These medium and long term measures must be replicable, because in-migration to cities is a phenomenon that is likely to be repeated, as the preceding populations are absorbed into the city and its economy.

Projects that deal specifically with development planning for the urban poor may not be the thrust of this book, but when planning for the needs of any one socio-economic group, urban planners must be conscious of the potential impact of this work on other strata of the urban population.

A balancing act

With increased globalisation in urban planning practice, environmental and cultural sustainability become very germane. The challenge for urban design practitioners is to satisfy client aspirations, while ensuring as far as is possible, that cultural and aesthetic reference is not altogether lost, nor environmental identity wholly transformed.

Cultural reference can be ensured to some extent despite the market's appetite for superficial architectural "theming". For example housing estates across China and the

为贫困群体的需求进行规划

我们需要认识到，现在城市里的贫困人群很有可能成为未来城市中的中产阶级。纵观各个发展中国家的城市，城市里贫困人群的数目远远超过其他经济团体，但通常在城市发展过程中，他们也是被遗忘的一个群体。一些外来者或外国移民在城市中往往无法拥有正式的居住权或合法的地产保有，而且他们的就业往往不受保障，这已经成为非常普遍的现象。具有讽刺意义的是，城市的运作却不能缺少他们。他们在整个城市经济这块七巧板中扮演了非常重要的角色。

为这个群体的需求进行规划分为两个阶段。当务之急应先满足他们最迫切的需求，即填补差距，为他们提供基本的居所和服务，确保他们工作和娱乐的空间。在中期至更长的阶段，应努力通过为他们提供具有保障的居住点，以及教育、健康和社会福利的服务，使他们的居民身份合法化。对于那些现存的不利于贫困群体获得就业机会或将他们排除在外的制度和经济上的体系必须进行修正。这些中长期举措必须是长久适用的，因为人口向城市的迁移是个不可避免的趋势，将来这种现象也将不断重复出现。

专门针对城市贫困群体的开发规划项目虽然不是本书的主要内容，但在为任何社会经济团体的需求进行规划时，城市规划师们必须意识到这部分群体对城市人口的其他阶层的潜在影响。

平衡举措

随着全球化趋势在城市规划领域中愈发明显，环境和文化的可持续发展成为了重要的主题。对城市设计从业者来说，目前的挑战是在满足业主要求的同时，尽可能保证设计的文化和美学内涵，并尽可能地保护环境使其不受破坏。

尽管市场对肤浅的“建筑主题化”手法兴趣浓厚，但是设计中的文化内涵在一定程度上还是可以得到保证。比如，

Middle East may sport a pastiche of European architectural facades. Yet in terms of site planning principles, development density, architectural floor plans, and the functional distribution of land uses, the same estate can retain fundamentally Chinese or Middle Eastern attributes. After all, the practice of applying foreign or historic architectural themes to the built form has been practised for centuries across the Western world, without materially affecting the way in which city blocks are structured, or the way in which the city operates in functional terms.

It is more difficult to mitigate environmental transformation. In arid climates, large luxury housing estates are often “greened up” say with imported plant species that require artificial fertiliser and mechanical irrigation. In clients’ minds, aesthetic perfection in landscape may well be parkland, verdant lawns and fresh water ponds. It is incumbent upon the practitioner to convince through compelling design, that alternative solutions would remain equally attractive to end-users. For example, a plan that uses salt water canals and indigenous planting can offer an equally high quality landscape setting, but will remain relatively benign in terms of its environmental impact.

Can industrial estates be designed as more attractive destinations (without compromising cost-effectiveness and efficiency) for employees who spend most of their waking life at work? If industrial processes have in fact become “cleaner” and pose reduced environmental risks, then is it possible to better integrate industry with neighbouring inhabited areas?

If the way in which business is done and offices operate has changed over the last five decades, then do new city centres still need to be planned according to the commonly accepted (and largely Western) blueprint for the layout of a downtown with tower blocks and grid-iron street patterns? Or are there new and localised ways of creating highly attractive places in which to trade and work, that in some way reflect local environmental and cultural traditions, but more importantly respond effectively to the new means by which business is undertaken?

The urban planning and urban design solutions presented in this book aim to share both the challenges and frustrations that planners and designers face when confronted with competing demands, and the eventual choices (and indeed compromises) that are made in order to endorse a balanced urban planning solution.

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