

城市住宅试点小区精选

A SELECTION OF URBAN TRIAL RESIDENTIAL DISTRICTS (第2集)



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谭庆琰 主编

A SELECTION OF URBAN TRIAL RESIDENTIAL DISTRICTS
(Vol.2)

Compiled by the Editorial Board

Chief Editor: Tan Qinglian

中国建筑工业出版社

China Architecture & Building Press

图书在版编目 (CIP) 数据

城市住宅试点小区精选. 第2集 / 谭庆琰主编.
北京: 中国建筑工业出版社, 1999
ISBN 7-112-03926-6

I . 城… II . 谭… III . 城市 - 住宅 - 建筑设计
IV . TU241

中国版本图书馆 CIP 数据核字 (1999) 第 14275 号

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中国建筑工业出版社出版、发行 (北京西郊百万庄)
新华书店经销
北京广厦京港图文有限公司制作
深圳中华商务联合印刷有限公司印刷

开本: 787 × 1092 毫米 1/8 印张: 30 字数: 434 千字
1999 年 11 月第一版 1999 年 11 月第一次印刷
定价: 300.00 元

ISBN 7-112-03926-6

TU · 3057 (9289)

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(邮政编码 100037)

前言

建设部城市住宅小区建设试点工作,已逾十年。在各地政府的大力支持下,经过数十万试点工作者的艰苦奋斗,一批批规划好、功能全、质量高、环境美、管理佳的试点小区相继落成,起到了样板的推动作用,使我国住宅小区建设从重视数量的发展进入到数量与质量并重的新阶段,为人民居住水平的提高做出了积极的贡献。

近年来,试点经验逐步推广,效果日益显著,各省、市抓试点的热情也日渐高涨,全国试点总数已近 500 个,分布在全国大、中、小城市。它们从当地实际情况出发,继承和发展已竣工试点小区取得的经验,坚持“以人为本”的思想,按照建设部的试点要求,依靠科技进步,通过精心规划、精心设计、精心施工、科学管理,以实现“造价不高水平高,标准不高质量好,面积不大功能全,占地不多环境美”的目标,为进一步探索提高住宅功能质量、工程质量、环境质量和 service 质量的经验而努力。

在这世纪之交的年代,随着我国人民物质生活和精神生活水平的提高,人们对住宅的要求也越来越高。如何建设具有一定超前意识的住宅小区,已成为一个社会热点。而试点小区的大量涌现,不但为实现人们的愿望创造了经验,而且使其具备了可能。为了总结前阶段小区试点工作,宣传试点小区成就,指导今后住宅小区建设,我们曾将部分优秀试点小区,在 1997 年 3 月由中国建筑工业出版社编辑出版《城市住宅试点小区精选》;现又编辑出版了该书续集,希望能对读者有所帮助。

感谢所有为住宅小区试点辛勤工作的同志。

谭启廉

1998 年 10 月

FOREWORD

Pilot Project of urban housing has been undertaken by the Ministry of construction for over a decade. Through the assiduous efforts made by hundreds of thousands of personnel involved, and supported by the local administrations concerned, batches of pilot projects featuring rational planning, comprehensive function, decent quality, fair environment and sound management have been launched consecutively and worked as demonstration. Housing construction in our country has evolved from being paid attention to quantity alone to a new level of being attached importance both to quantity and quality. Positive contribution has been made to upgrade people's living standard.

In recent years, the experience and knowledge accumulated through the practice of pilot projects have been disseminated increasingly. Provincial and municipal administrations also put intensified enthusiasm to the project. Total pilot projects amounts to nearly five hundred to date, variously dispersed in major, medium and small cities nation wide. Based on substantial local conditions, carrying on and further advancing the practical knowledge achieved through preceding projects, upholding the ideology of humanism, and in accordance with the directive worked out by the Ministry, furthermore, through making use of appropriate science and technology, meticulous planning, design, construction and management, the immediate objective of current pilot projects is to investigate means in further upgrading the quality of residential building function, and that of construction, environment and management services.

At the turn of the century, together with the ascending of people's living standard, both materially and spiritually, request for better housing is also on the rise. How to build a residential housing with certain preceding concept has been a hot topic. The emergence of a host of pilot projects not only provide necessary knowledge, but also make the aspiration for better housing feasible. For the purpose of summarizing works done, publicizing their achievement, and also for guiding works to come, information on some of the well executed projects, 《A selection of Urban Trial Residential Districts(2)》 was compiled and published by China Architecture & Building press in March, 1997. Now a continue to that book is to be released, hopefully it will be of help to the readers.

Thanks to the dedicated people involved with the pilot projects.

Tan Qinlian
October, 1998

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厦门市瑞景新村

在厦门市美丽的云顶岩下，坐落着1998年落成的瑞景新村。瑞景新村是厦门市洪文居住区首先开发建设的一个居住小区，它占地15.35ha，总建筑面积18.84万m²，有住宅1660套，可居住5800人。

由于位于山脚下，瑞景新村建设场地的地形地貌较为复杂，有大型的自然山石、排洪沟和千姿百态的古榕、桉树。新村规划设计充分利用场地的自然条件，组织好与住区的关系，把排洪系统的天然水景融入住区环境。根据原有地形的高差，水流的宽度和流向，与小区的道路、绿化相结合，使水流时儿进入组团，从住宅下流过，时儿又穿出组团，顺着小区道路、绿地，流向幼儿园、小学校，直奔中心花园。这股水流像一串项链，把住宅、公建和小区绿地串联在一起，为住区环境注入无限生机。水景的设计也是从自然出发，因时而宜，利用雨季和旱季的水量不同，构成四季景色的千变万化：旱时蓄水，形成平湖或溪流；涝时排洪，形成叠泉或瀑布。为了使居民更好地亲近水体，还在不同的地段设置了凉亭、坐椅、小桥、汀步、卵石河滩，为老人散步、休闲，儿童游戏和嬉水提供

了良好的场所。小区内还尽量保留了一些原有的大榕树和山石，使人感到了人与环境的共生。

瑞景新村共分八个组团，小区绿地设在新村中心，与三栋高层住宅共同组成小区入口的对景。大型的主题雕塑“温馨之家”为新村的安乐、祥和的气氛又增加了几分安谧和浪漫。其余组团均为多层住宅。整个小区建筑色彩清新、淡雅，统一中有变化。住宅建筑的立面造型体现了闽南地区的民居特色，在继承和发扬地方建筑文化方面有所创新。在公共建筑的设计方面也努力体现地方特色，如厦门的骑楼等。

瑞景新村的规划设计曾获得“1997年建设部跨世纪住宅小区规划设计方案竞赛”优秀奖，小区建成后，获建设部城市住宅小区建设试点金牌奖。

开发建设单位：厦门市建坤实业发展公司
洪文居住区开发有限公司

设计单位：厦门市规划设计院
苏州园林设计院
中国市政西南设计院
厦门市住宅设计院

Ruijing Village in Xiamen City

Ruijing Village completed in 1998 is located at the foot of beautiful mountain called Yundingyan in Xiamen City. It is the first residential area developed in Hongwen residential community in Xiamen City. It occupies 15.35 hectares of land, with totally 188,400 square meters of floor area, 1660 apartments for 5800 residents.

As Ruijing Village is located at the foot of the mountain, its construction site features a complicated terrain with huge natural mountain stones, gullies, and different varieties of Banyan, eucalyptus. The designer fully utilizes natural waterview into the residential environment. Organize streets and plants in this area according to width and direction of water stream as well as the height differential of the site. Lead the water stream sometimes flows into the building groups, runs by buildings and sometimes flows out of the building groups, runs along the streets, green land toward kindergarten, school, then straightly to the central garden. This water stream, like a chain of necklace, connects housing, public facilities and green land in this area together, injecting endless vigor to the residential environment. Water view is also designed based on the nature and season's change. Use variation of water in rainy season and dry season to constitute alternate views in four seasons: store water when it is dry to form smooth lake or small stream; discharge water when it is rainy to form spring and water fall. In order to make residents may reach closer to the water body, the designer also puts some pavilions, chairs, small bridges, stepping stones, pebbled riverside for old people walking, wandering and children playing there. Some old Banyan and stones

are remained in the residential area to convince the coexistence of humam being and environment.

Ruijing Village consists of eight building groups. The central garden, at the center of the village, together with three high-rises forms a face-to-face entrance view in this area. A large-scale statue titled "A happy and warm family" and quite, sweet and romantic atmosphere to the easy and peaceful village. Other building groups are all muti-story housing. The color of the whole area are so fresh, elegant, graceful, and variable but unitary. Building elevation reflects features of residential housing in Minnan area (Southeast of China), and creates new ideas in addition to inheriting and developing local architecture culture. Even public buildings are also designed to try to show local characterstics, for example "Qilou" (a kind of suspended structure) in Xiamen.

Ruijing Village obtained the winning prize of "The Competition of Planning and Designing of Trans-century Residential Area" organized by the Ministry of Construction in 1997, and won a golden prize of "Urban Residential Area Pilot Project" awarded by the Ministry of Construction.

Developer: Xiamen Jiankun Real Estate Development Co.

Hongwen Residential Community Development Co. Ltd

Designer: Xiamen Planning and Design Institute

Suzhou Landscape Design Institute

Southwest design Institute of China Municipal Engineering

Xiamen Housing Design Institute

厦门市瑞景新村规划设计总平面
General Layout of Ruijing Village in Xiamen City





小区入口标志
Entrance symbol of the
residential area



庭院小广场
Small square in yard

绿地中的汀步 (左上)
Stepping stones on green land(left up)

利用自然地形设计的庭院空间 (右)
Yard space designed by using natural terrain (right)



小路、草坪灯、围墙
Narrow way,yard lamp, enclosure wall







韵味

—— 中心绿地局部
(左)

Natural favor ,part of
central garden (left)



赤、橙、黄、绿、青、
蓝、紫

—— 庭院小品

Red,orange,yellow,green,
blue,indigo,violet — ar-
tistic creation in yard

水的项链
—— 由泄洪沟改造成
的河道（一）（二）
Water necklace — river
retrofitted by gully





小桥流水
Bridge and stream



高楼下的广场 (右上)
The Public square by
high-rises(right up)

小学校
Primary school



教学楼中庭内景 (右下)
Atrium view of school
building(right down)



