

宁国市

Ningguo City

(2010-2030)

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2009.11.30

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安徽省宁国市主城区与港口工业开发区概念性总体规划

Annui Province: Ningguo Central City & Gangkou
Industrial Development Area Conceptual Design

一个生态的、繁荣的未来

首先, 请允许我代表我的团队, 对中国安徽省宁国市政府, 领导表示由衷的感谢. 感谢你们给了我们团队这个独特的机会, 来为你们美丽的城市作这样一个具有前瞻性的、生态可持续的、经济繁荣的、未来宁国的总体规划. 我们非常珍惜、尊重和感谢以孙正东书记为代表的领导团队对这个总体规划的指示、引导、支持和鼓励. 在宁国, 我们受到了唐佑文市长等市政府领导和部门主管领导的热情款待, 感受到了宁国对这个总体规划的重视、对我们团队的信任和期待. 我们要特别感谢王大伟副市长的具体指导和不计辛劳带领我们考察宁国的山山水水和大街小巷. 我们更应该感谢规划局风谨局长和她的规划团队、以及政府各职能部门全方位的支持和配合, 为我们提供了完整的详细的资料、图纸、数据. 我们充分理解宁国人对历史的尊重、对环境的呵护、对景观的热爱、对经济发展的渴望, 以及对可持续发展的信心. 这些理念和挚诚给予我们对宁国人民和宁国山山水水的热爱和创作的激情与源泉. 和你们一样, 当我们呈交上这份作业的时候, 我们希望能宁国的美好明天贡献一份智慧、一份心愿.



A Green and Prosperous Future

I wish to thank the Government Leadership of Ningguo City for this opportunity to participate in the transformation and growth of your beautiful City. We deeply value, respect and appreciate Secretary-General Sun Zhengdong and his team for their vision towards an ecological and sustainable Ningguo City. We are honored and encouraged by the warm welcome received from Mayor Tang Youwen and other city officers, as with their trust in our preparation of this master plan. I particularly appreciate Vice Mayor Wang Dawei's great efforts and guidance in working with us for the success of this planning. I am grateful to Director Feng Jin and her team at the Ningguo City Urban Planning Bureau for their extraordinary cooperation — making available planning information, details and proper mapping. Your commitment to sustainable development through a balance of historic preservation, environmental integrity, landscape beauty, and economic expansion, is remarkable. The knowledge, experience and insights of our visit and tours with the people of Ningguo City has prompted this submission, to facilitate your rapid growth.

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你可能忘记你应该做的事，也许你会一直想不起来。但是，一旦你得到一点点的提示，即使这种提示像你的影子那样虚无缥缈，你却能重新振作，让生命闪烁光芒。

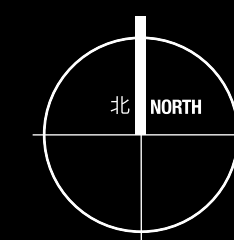
约翰·穆尔

"Memories may escape the action of the will, may sleep a long time, but when stirred by the right influence, though that influence be light as a shadow, they flash into full stature and life with everything in place"

John Muir

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子貢問曰、有一言、而可以終身行之者乎。子曰、其恕乎、己所不欲、勿施於人

孔子

Adept Kung asked: "Is there any one word that could guide a person throughout life?"

The Master replied: "How about 'shu' (reciprocity): never impose on others what you would not choose for yourself?"

-Confucious

前言 INTRODUCTION

宁国具有得天独厚的资源，她的碧水蓝天、她的青山连绵，她的可控可持续的流域生态系统，使得宁国充满了生机，充满了活力，充满了无限的发展潜力。一方水土养一方人，宁国人民的智慧、豁达、诚挚更为这片土地发展提供了无穷的美好憧憬。苍天赋予了宁国这么独特的自然美景，我们有责任呵护好她，利用好她，装扮好她，使她成为宁国千秋万代永永远远的财富。宁国优越的地理位置、丰富自然资源、秀丽的流域景观、低人口密度，加上其处于方圆250公里具有1.2亿人口，这么一个最具有中国经济发展威力区域的中心，更使她成为中国经济发展皇冠上的明珠。

这无疑宁国一个关键的历史时刻。在这个经济发展的浪潮中，宁国一定要坚定自己的发展信心，充分地认识她的潜力、价值和优势。宁国应该珍惜和增强她的优势，集聚历史的智慧和超前的战略思考，厚积而薄发。

宁国的远景规划和发展的第一重要要素和战略应该是坚定地走可持续发展的道路，将宁国加上成为高标准生态人居的城市、充满活力和文化品位的城市。为此，其工业发展、产业开发、引进投资都应该以这个重要要素和战略为纲，不断增强宁国人民的生活质量、工作机会和文化素养。遵循这个理念，宁国应该充分保护和利用她的自然景观和旅游资源，创造性地发展宁国的旅游业。为了将宁国打造成为可持续的城市、生态人居城市，宁国应该更加开放和具有国际视野。瞄准加拿大温哥华和卢森堡等一些优秀的发展模式。后来者居上，这个总体规划，为宁国提出了非常深思熟虑的发展标准、理念、框架和模式。同时，我们也宁国的山山水水、清洁的空气和蓝天、植被和农田，还有宁国的文化、健康、食品、娱乐、休闲，这些维系着宁国人民的安康幸福元素都体现和贯穿于整个总体规划之中。

一个以人为本的社会，需要一个强大的经济实体和可持续发展的经济引擎来拉动。为强化宁国的经济发展，将是这一总体规划的主线条。我们的规划必须提供一个鼓励创新和产业开发和增强经济活力的结构和平台。这一结构和平台，又能最大限度地激发宁国人民的智慧和创造力。为整个经济实体注入有知识、有技能、有热情、有奉献精神产业大军。

Ningguo is a unique and vibrant place with extraordinary lands that boast clean water, clean air, beautiful mountains, clear rivers that flow from a self-contained watershed; and most importantly a community of remarkable people who live and work and dream of a bright future. This profound natural beauty defines the character of Ningguo City; it must be nurtured and celebrated and expressed. At this moment in its history Ningguo City has a low density population surrounded by great natural beauty and resources, but it is also within 250 km of a vast population of 120 million people that includes Shanghai, the economic powerhouse of China.

Don't under value or under sell your potential; this is an extraordinary moment in your transformation. Don't loose your birthright — preserve and enhance what's possible and make the most dramatic claim on your promise!

An important aspect in defining the character of the region must involve directing growth towards a sustainable, highly livable and dynamic city. As such, it is process that enhances the life of its residents and attracts sustained and long-term investment, and as a result high-quality jobs. This approach, along with the natural character of the region, will result in a unique and broad form of tourism as an overlying industry for Ningguo City. What makes a sustainable and livable city? We consider characteristics of successful examples, including cities such as Vancouver, Canada and the city-state of Luxembourg as most relevant to Ningguo City, rather than larger cities like Tokyo or London. A well developed criteria is introduced in this document to help make right choices. Themes of mountains and water, vegetation and farm land, healthful food, clean air, recreation and rejuvenation are woven throughout this document, along with criteria and details on this topic.

A strong economic engine is essential, and will provide the resources to implement these ideas. We must provide a structure that supports the entrepreneur and encourages dynamic innovation. This structure will catalyze a strong and energetic population, while identifying the right people to take on the right jobs and provide the best services.

国民幸福总值

这个总体规划的新理念和战略思考是居于对城市发展成功的定义。这个定义与最近法国总统所代表的诺贝尔奖委员会的报告里所阐述的概念是一致的。

贯穿这个总体规划的新理念认为，将国民幸福总值来定义人民的生活质量比用国民经济总值要更加全面，更多地包含了人民精神生活的价值和品质。城市的发展和社区的发展应该综合物质文明和精神文明的发展。因此，新理念所提倡的国民幸福总值的四大关键在于：鼓励可持续发展、维护和发展文化价值、保护和优化自然环境，以及以人为本和以民为本的政府管理。

历史会证明，国民幸福总值的理念将被全球更加广泛地接受。这个理念与宁国的总体规划的理念和整体思想是吻合的。这一理念将保证宁国在实施这个总体规划的过程中，在打造前所未有的经济繁荣的同时，提高在宁国这方热土上所有的居民、客人、旅游者、投资者、创业者、就业者，以及男女老幼以最大的幸福指数和精神活力。这一高涨的幸福指数和精神活力又将进一步促进更高的投资和旅游业的发展。这种可持续的良性循环发展是宁国的福气和潜力所在。

Change is coming rapidly to Ningguo City. It is Ningguo City's good fortune to be at this crossroads with an enlightened government and thoughtful planning to lay the foundations for a bright and green future. Soon an extensive new transportation network will speed commerce and visitors to your doorstep, and offer your population an unprecedented access to the region and world beyond. Ningguo City must ensure that all visitors find a truly remarkable place when they arrive. Ningguo City must have an infrastructure that attracts appropriate investment. Ningguo City must reach out to tourists from Shanghai and beyond who are hungry for accessible experiences and services set in the breathtaking backdrop of the natural beauty of your city. Ningguo City must encourage visitors to invest and return often — weekend visitors who consider Ningguo City their personal retreat — in a small, progressive city set meticulously within nature.

We are excited about Ningguo City and its potential. In this document it is our intention to bring potentialities to light that you may or may not have considered. Ningguo City has a rare opportunity to establish a process and development pattern of Green City Sustainability within China, and the world. Ningguo City can set the stage for other similar-sized cities anticipating what is possible in economic, social and environmental potential.

Gross Domestic Happiness

New thinking is forming around how we value the success of a nation or a city. In a recent report commissioned by the President of France a committee of Nobel Laureates made a strong case for this new approach.

Gross National Happiness (GNH) defines quality of life in more holistic and psychological terms than Gross National Product. True development of human society takes place when material and spiritual development occur side by side to complement and reinforce each other. The four pillars of Gross Domestic Happiness are the promotion of sustainable development, preservation and promotion of cultural values, conservation of the natural environment, and establishment of good governance.

We believe that the Gross Domestic Happiness movement will become more important in the future. This is compatible with our holistic approach to planning, and will lead to not only the economic success of Ningguo City, but to the happiness and vitality of its residents and visitors. This event happiness will draw tourists and investment into the region.

“一碗喉吻润，两碗破孤闷。三碗搜枯肠，唯有文字五千卷。四碗发清汗，平生不平事，尽向毛孔散。五碗肌骨清，六碗通仙灵。七碗吃不得也，唯觉两腋习习清风生。”

——卢仝

*The first bowl sleekly moistened throat and lips,
The second banished all my loneliness,
The third expelled the dullness from my mind,
Sharpening inspiration gained from all the books I've read.
The fourth brought forth light perspiration,
Dispersing a lifetime's troubles through my pores.
The fifth bowl cleansed ev'ry atom of my being.
The sixth has made me kin to the Immortals.
This seventh...
I can take no more.*

- Lu Tung

1 综述 OVERVIEW

茶壶

宁国方圆2500平方公里，整个流域地形如一个茶壶，汇集了整个地区的径流水，山山水水哺育了宁国人的生态和精神，宁国具有独立的流域系统，完全掌握着供水和水质的自主权，同时也担负了下游水流和水质的责任——茶壶往外倒的水量和水质不仅对于宁国，也是对整个大区域的责任和承诺。

然而，这个茶壶有时会爆满，流域会洪水泛滥，产生洪灾。青龙湖大坝的修建，青龙湖的巨大蓄水能力，缓解了洪水的危害。但是，由于整个流域大多森林蓄水能力都不是最佳林龄，加上大部分流域坡度较大，土壤瘠薄，这就决定了整个流域地表径流强度大、蓄水能力差的特点，这也要求宁国必须重视河床盆地的防洪，这无疑也是这个总体规划的重点考虑。我们必须科学规划，最大限度地发挥河床盆地的软堤坝和湿地的防洪蓄水和自然净化水的能力。

规划师如何最大限度地发挥河床盆地的软堤坝和湿地的防洪蓄水和自然净化水的能力，这是一个严肃的挑战。为此，我们必须认真地评估宁国发展的历史格局，比如，石桥河沿岸的发展，占用了很多湿地，并修建了许多硬堤坝，这些堤坝一方面减少了一般洪水的侵犯，另一方面也严重影响了大洪水期的排洪，而导致特大洪灾。科学地规划和利用河床盆地和洪泛平原，不仅能避免洪灾，而且能为宁国提供一个经济繁荣、人民安居乐业的平台，以及农业、林业、旅游、生物多样性等城市综合发展的空间。

我们的子孙后代将能理解、感谢和享受我们今天远见卓识的规划。为了宁国的长远发展我们不仅希望今天发展的成功，也应该为明天的发展奠定坚实的基石。

Teapot

Ningguo City, the greater 2500 km2, is like the teapot. It collects all the water of this region, and through it nurtures the life and spirit of its people. You have the unique advantage of control over the source of your water supply and its quality — and thus the responsibility when pouring from the teapot, that the water remains pure.

Sometimes the teapot boils over. This abundant gift of water can progress from a rich source to an overburdening flood. Reservoirs have been constructed for flood control, electric generation, and the formation of Green Dragon Lake. Great steps have been taken with reforestation — but these young forests have limited capacity to absorb the torrents. The river basins provide the next level of flood control if soft edges are preserved and diverse wetland areas are maintained and expanded.

How planners utilize essential flat areas that are not within flood risk requires careful assessment. Historic development patterns along Shiqiao River have compromised wetlands, hardened edges and restricted flow — this is a critical area for concern. Suitable uses of the flood plain provide economic and livability benefits such as farmland, forestry, recreation, open space and bio-reserve.

Future generations will judge results of planning efforts by how well the established approaches succeed and continue to be advanced.



可持续发展着重于文化、经济和环境的优化和发展。在我们的规划里，我们还补充一个重要的标准，那就是激发每个人最大的创造能力和创新能力。

可持续城市的五大要素

能源： 能源是一个城市、一个社区经济繁荣成功，并具有活力的根本。可持续能源应该是低碳能源，也应该是就地获取的能源。可持续能源是综合能源，它包括水能、生物能、地热能、风能、太阳能、等等其他各类能源的整合。宁国可持续发展发展的范例是港口从煤炭火力发电转换为生物发电的成功，以及中小水电的发展。

食物： 可持续意义上的食物应该是来源于当地的食物。因此，保护好宁国的农田和农地无疑是这个总体规划的核心和最坚定的决心。更何况宁国的农田和农地是如此的珍贵。在山多田少、城市迅猛发展、工业扩展的宁国，保护好农田和农地，就更有其挑战和战略意义。宁国的农业应该是、永远是宁国发展的重要组成。宁国的农业应该整合和创新，应该采用新的农业技术，比如，高产温室农业、屋顶农业、屋顶温室农业、水培、垂直农业等等。从根本上改变农业的产业结构和栽培结构。

交通： 最可持续的交通应该是就近上班工作、居住的交通。然而，商业发展的基石是大区域内高效率无堵塞的交通系统。宁国将面临着巨大的交通系统的历史变革时期。大区域高速和高铁将从根本上改变宁国的交通、商业、城市建设。与此同时，我们必须综合考虑和整合规划宁国的交通系统结构，包括路网、自行车道、人行道、轻轨、铁路。这种大区域交通网络与城市内部交通网络的有机结合的总体规划，是加速宁国经济发展、商业化过程，也是宁国降低碳排放和保持空气质量和水质的系统工程和保证。

垃圾处理： 垃圾处理和垃圾利用对于一个城市的高效率和可持续地健康发展是必要的条件。宁国需要建立起复合的垃圾处理机制和设施，对生活垃圾和工业垃圾进行无害化处理。虽然，垃圾处理的途径是多种多样的、复杂的，但是改变人们的卫生习惯、不随便丢垃圾、垃圾分类、垃圾回收，则是应该首先提倡和立法保证。宁国应该努力实现垃圾发电、垃圾再利用、垃圾分解回田、垃圾无害化处理（用于公园和森林植被和花草），实现真正意义上的三“R”：减少垃圾、重复利用、再生循环。

水： 大自然赋予的清水——我们必须承诺珍惜和保持这一无价的资源。这个总体规划提供一个系统的综合的设计。首先，我们要保证空气质量质量和森林植被质量，进而保证进入流域系统雨水的质量。然后，我们必须在整个景观设计，保证降低地表径流强度，提高蓄水能力和净化能力，以及提高疏通洪水、蓄积防旱的功能。这就要求我们为宁国提供更多的湿地和植被景观。一个成功的规划包括：对地表径流的汇集、对城市地表水的导流和蓄积、面流污水处理、工业用水和生活用水的循环利用，以及绿地规划和自然净化的能力设计；并且，还必须考虑整个城市区域大系统的水管理、水分布格局、水净化处理的长远战略设计。

Sustainability generally focuses on: Culture, Economy, and Environment. We add: the Creative force that each individual brings to innovation.

The Sustainable City: Five Fundamentals

Energy: Energy is essential for a dynamic, economically successful community. Sustainable energy has a very low carbon footprint and is, as often as possible, generated locally. This requires looking to all reasonable sources: hydro, biomass, co-generation, wind, solar, among others. Recent strides in Ningguo City include the conversion of a Gangkou coal-fired power plant into a biomass facility, and hydro power sources.

Food: Food needs to be local — close to the source! The first essential step is the preservation of farmlands. Ningguo City is challenged by available capacity for farmland since so much of the city is steep and mountainous. Urban agriculture needs to be a fundamental part of Ningguo's future. Urban farming must be implemented through the integration of new farming techniques, like high-yield greenhouses, rooftop farming, rooftop green houses, hydroponics, and vertical farming on existing and new structures.

Transport: The best form of transportation is people living within easy access of their work. However, commerce is dependent on system-wide efficiency where appropriate means of transport are available and free of congestion. Radical improvements are coming to Ningguo City's interregional access through new expressways and high-speed rail. It is equally essential to structure a system of roads, bike trails, walking trails, light rail and heavy rail to speed commerce and limit the growth of carbon effects on air and water quality.

Waste: Waste management and waste utilization is essential for a healthy, efficient and sustainable city. Human and other dangerous waste needs sophisticated processing facilities. However, many more topics hold solutions to the waste management problem: changing of citizen behavior (proper handling of trash and recycleables), waste-to-energy-plants, citizen recycling, industrial recycling, building material reuse, residential and public lands composting (a source of income for parks). Reduce, Reuse, Recycle.

Water: The gift of clean water — a commitment to a valued resource. Clean air and strong healthy forests provide the successful harvesting of clean rainwater. As runoff moves through the landscape it is essential to preserve and improve water quality, while anticipating and managing water-related disasters. In managing water flow a constant commitment to natural filtration through wetlands and bio-reserve lands must be maintained. A successful plan includes: harvesting rain and storm water; metering and conservation of water in urban, industrial and agricultural areas; proper treatment of sewer water and recycling for industrial and green-land use; and, the establishment of long range strategy for water management.

宜居城市——理念和要素

一个宜居城市应该鼓励更多的步行交通、综合服务、高居住密度、多种收入水平的社区共享、和谐健康、便于步行到商店、办公室、公交站、朋友家、学校、公园等等。

一个宜居城市应该具有活力、精力、魅力，应该具有和谐的社区、便利行人，以及公共设施的人性化。

一个宜居城市应该在城市商业中心区限制宽大、多车道的高速公路，应该限制车辆的穿行，设计更多的单车道和路端。

一个宜居城市街道应该少车、安静，具有林荫道，同时无路边停车，街道尽可能不超过三车道的宽度。

一个宜居城市应该具有高质量多功能的公共广场和公园。

一个宜居城市应该具有高档次的、有当地特色的餐饮——包括露天、街边的特色餐饮小店。

一个宜居城市应该具有便利的交通，服务周到、方便乘坐。

一个宜居城市应该具有高质量的生活。这样的城市不会在下午5点就关门、停止营业。

一个宜居城市应该鼓励 and 便利自行车的使用和步行交通，具有很多的自行车道和人行道。生活中不需要驾车应该成为是一种可能和享受。

一个宜居城市应该鼓励更多的地下停车，尽量避免地面停车。

一个宜居城市应该具有特色的、适当规模的城市中心，这里充满生活气息、高密度人居、以及各种各样的商业服务。

一个宜居城市应该具有高品质的文化生活（娱乐、演讲、艺术，等等），以及高质量的大学。

一个宜居城市应该具有强烈的公共意识和传统观念，以保护这个城市的独特的文化遗产和文化价值观。

一个宜居城市应该具有发扬光大的历史建筑。

一个宜居城市应该避免和减少各种噪音的污染（救护车、清洁车、大卡车、直升飞机、警车的各种噪音应该不可能的得以控制到最低污染）。

宜居城市发展和提高取决于这个城市的人民对激发经济繁荣和文化活力的决心和能力。一个充满活力的城市将最大限度地激励每个人的发展潜力，个人的成长带来社区的生活质量的增长和城市的发展。这样一个城市的人民对于他们的城市也将充满信心 and 希望，以及对未来的无限憧憬。这样一个宜居城市的设计包括城市街道、社区、商业区、产业区的综合设计理念。我们将提供一个融合、和谐的城市生活方式，将生活、工作、娱乐融为一体。是城市生活更有活力、更便捷、更能够有利于步行、更容易为邻居提供各种方便和服务。这个规划所提供给宁国的是宜居城市的理念和结构，所希望的是宁国人民的幸福和对未来的信心，进一步促进宁国的城市发展和繁荣。

宁国未来的发展和繁荣，还取决于工业和旅游业的协调发展。这个总体规划所遵循的另一个设计理念是，工业发展布局必须遵从可持续发展和加强经济增长的同时，为宁国持续发展的旅游业提供更多的空间和潜力。以青龙湖为龙头的旅游业应该与市区和整个流域旅游景点的系统整合，并同时考虑国际、全国、区域游客的综合需求。这种综合需求还包括不同阶层收入和消费游客的需要而设计的旅游景点和旅游档次。我们对宁国旅游业发展的规划，还着眼于对国际游客的和国际投资的吸引。这也是宁国未来作为国际城市发展的一种期望。

联合国2003年世界水发展报告《人类水、生命水》指出：对世界水资源的关注可以归纳为三个主要方面：水短缺、水质、和水导致的传染病。

The reasons for concern over the world's water resources can be summarized within three key areas: water scarcity, water quality and water-related disasters.

UN World Water Development Report: Water for People, Water for Life (2003)

Livable City: the Human Experience

A livable city has walkable, mixed use, higher-density, mixed-income neighborhoods where it is a pleasant, short walk to a store, an office, a transit stop, a friends' house, a school or a park.

A livable city has vibrant, exciting, sociable, charming, human-scaled pedestrian experiences.

A livable city has little or no wide, multi-lane, high-speed highway and road infrastructure within its central area. And few, if any, one-way streets, strip commercial development or cul-de-sacs.

A livable city has modest, traffic-calmed, tree-lined streets with on-street parking. Few, if any, roads are larger than 3 lanes in size.

A livable city has high-quality public squares and public parks.

A livable city has quality, locally-owned cuisine -- some of which feature outdoor cafes found on a vibrant sidewalk.

A livable city has quality transit. The service is frequent and easy to use.

A livable city has a quality nightlife. The city does not close down at 5 pm.

A livable city has quality bicycle and pedestrian facilities and a large number of bicyclists and pedestrians. Life without a car is perfectly possible and enjoyable.

A livable city has little in the way of surface parking -- particularly free off-street parking.

A livable city has a compact downtown full of higher-density housing and diverse retail.

A livable city has quality culture (entertainment, speeches, arts, etc.) and a quality university.

A livable city has a high degree of civic pride, and a tradition of working to protect their unique, treasured features.

A livable city has magnificent historic architecture.

A livable city has little in the way of excruciating, infuriating noise pollution (screaming emergency sirens, leaf blowers, vacuum trucks, helicopters, etc., are under control.

Economically successful, culturally vital and livable cities result from the character and capacity of the people who live in those cities. A great dynamic city inspires and encourages the growth of each individual, resulting in an ever-improving quality of life for the whole community. The citizens of such a city must feel a real sense of hope, while anticipating an improved life. Livable cities are reflected in the street life as created by the people who live, work and visit an area. Such dynamic areas are best achieved by thinking in terms of coherent, walkable and easily served neighborhoods. In planning we can set up definitions that facilitate the growth of successful cities; however, we must always remember it's the capacity for a citizen to grow and flourish that must always drive the urban result.

Critical to the future prosperity of Ningguo City will be a harmonious development of industry as well as tourism. The industrial base must be developed in sustainable ways for economic growth while supporting an expanding tourism, and remaining sensitive to the requirements for the tourist experience. Green Dragon Lake and urban area attractions will fuel the growth of international and domestic tourism while serving as a base for regional recreation. With the growth of the middle class, disposable income and leisure time increases and, together with foreign visitors and foreign investment, becomes an important part of the character and inherent to the city form.

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我们的设计始于对当地条件的认真研究和评价,以追求立地的自然效益、文化效益、创新效益和经济效益的最大化。宁国的自然资源和自然特色决定了宁国巨大的活力和潜力,它包括:地形地貌、水资源、地质、温带纬度、阳光、信风等等。重要的是,宁国有受过良好教育、具有奉献精神、对宁国充满信心 and 热爱的人们。宁国还有骄傲的历史、源远流长的传统文化、珍贵的原始森林、多样性的景观、古城古街道等等。这个总体规划就是基于我们对宁国的这种观察、研究、分析、理解,以及对宁国的热爱和激情的创作。

Our design process begins by studying, evaluating and maximizing the natural, cultural, creative and economic benefits of a Place. Ningguo City offers both dramatic and subtle opportunities in its natural features and characteristics: topography, water resources, geology, temperate latitude, sun position and prevailing winds. It has an engaged and well-educated population with a deep commitment to their beautiful city. The history of the region is rich and intriguing; with a great diversity that includes unique ancient forests, the surviving original structures within historic city zones and villages, and fine cultural examples of philosophical and religious traditions.

立地效益 BENEFITS OF PLACE

宁国地处亚热带季风气候,夏季多季风,具有明显的旱季,平均无霜期为288天。宁国最大的特色在于它的山川河流,以及清澈的水质。宁国面积为2470平方公里,环抱群山,拥有一个非常完整的流域景观,这也是宁国区别于其他城市的特征。宁国的地图和流域像一个茶壶,不间断地为宁国和长江灌注清澈的流水,更为宝贵的是,宁国的流域给予宁国一个独特的相辅相成的景观。宁国的青龙湖代表了景观上的明珠,它为宁国的娱乐、度假、旅游提供了天然的保障。而宁国北部的山峦和森林保障了青龙湖的湖水和水质。青龙湖保障了环绕宁国城的长流水,哺育了宁国的主城区和港口工业新城,也支持着港口的工业发展、独特的居住环境、良好的商业服务、丰富的旅游资源。这些自然的有机联系,创造了宁国的独特、魅力、人气、和谐。这种立地条件的优越性,为我们的规划提供了无穷的创意,也成为规划的一种挑战。这个总体规划的成功,取决于我们不能通过规划打造出宁国的城市名片,为宁国创造无限的商机,美好的生态人居、源源不断的投资、旺盛的旅游业,及繁荣的经济。

我们在总体规划的设计中,始终重视宁国的自然环境,包括地形地貌、汇水面积、太阳辐射、风向、洪水,以及它们与自然边界的联系和对未来城市增长边界的影响。因为宁国的发展和成功取决于她那独特山川、河流、湖泊、平原等自然资源所赋予的潜力,我们就必须科学认识、努力呵护、精心培育、明智整合这些大自然所赋予的潜力。另外,我们必须在这个总体规划中确定城市增长的边界线,限制无序的摊大饼式的扩张;确定城市增长的框架和分布格局,限定每个地区的建筑高度和密度。比如,在主城区的规划中,我们严格限制有些地区的建筑高度,是为了突显灵塔的地标性质和与周边山峦的整体协调。

任何成功的规划,都应该对一个城市的历史发展格局和各个社区发展之间的关系给予认真的研究和足够的重视。一个村庄的地理位置和邻居的分布一般会有其合理的内涵,我们应该谨慎地借鉴它们的朝向,与周边山峦和在这个景观中的相对位置等合理成分。为此,我们对于宁国的历史城区、街道、村庄、古迹、化石植物都给予最认真的思考和借鉴。我们必须给予6,000年的历史足够的尊重。新经济的发展也需要在这历史的沉淀中,开发出它的新的价值和生命力。这些历史价值对于当地的居民和游客都具有特殊的娱乐、商业、旅游潜力。对于这些历史景点的开发,我们认为也可以结合历史博物馆和酒店等旅游设施的打造,为宁国增添新的历史机遇。

古城古街道等等。这个总体规划就是基于我们对宁国的这种观察、研究、分析、理解,以及对宁国的热爱和激情的创作。这个总体规划也基于我们“着眼于整体布局,着手于每一个仔细的设计过程”的设计理念。更重要的是基于我们对宁国山山水水、大街小巷的辛勤观察和认真思考。

Ningguo City has a moderate climate with monsoon rains in summer and dry conditions during the other seasons. On average the area enjoys 288 frost-free days each year. The most significant natural feature are the mountains and their relationship to the clean water of Ningguo City. The boundary of Ningguo City encompasses its entire watershed - 2470 km² - an extraordinary situation. This watershed resembles a teapot, pouring forth clean water and contributing to the Yangtze river flow. This watershed and the drainage have created a unique landform. Green Dragon Lake defines the character of the region and creates opportunities for recreation, resorts and tourism; the northern line of mountains provide a backdrop, while river flows embrace Ningguo City Center. Gangkou Industrial City offers a topography that supports significant industrial growth along with residential, mixed use and tourist opportunities. These attributes help establish the extent to which a person recognizes or recalls a particular place distinct from others; it is a measure of the identity, or sense, of that place. This sense of place can be enhanced through careful preservation and development, and then represented to potential residents, investors and visitors through a specific concept of branding.

Our consideration of the natural environment - topography, drainage, sun orientation, wind direction, flood conditions and all relationships to natural boundaries or edges - set the stage for successful growth. Ningguo City with its unique mountains, rivers, lakes and plains offer particular opportunities. In this proposal for Ningguo City we recommend a strong action of identification, preservation, rehabilitation and connection of the valued natural areas. Further, we have defined urban growth boundaries (limits to sprawl), and structural limits both in height and construction zones. In the city zone for example, building heights will be limited in specific areas to maintain the pre-eminence of Hui Ling Ta as a visual symbol, and to maintain the drama of the nearby mountains.

Particular attention should be given to historic development patterns and the relationship of residential structures within their environment. Villages and neighborhoods deserve to maintain their integrity with solar orientation, and their relation to mountains and views. A careful assessment must be made within all historic neighborhoods and the remaining buildings within those neighborhoods. 6,000 years of life patterns must be honored. New economic opportunities should allow for the sophisticated redevelopment of such historic neighborhoods into vital, lively and valued zones. Such historic venues are sought after by tourist and local residents alike as they become popular entertainment and shopping districts. Museums and resorts take such places beyond the ordinary.

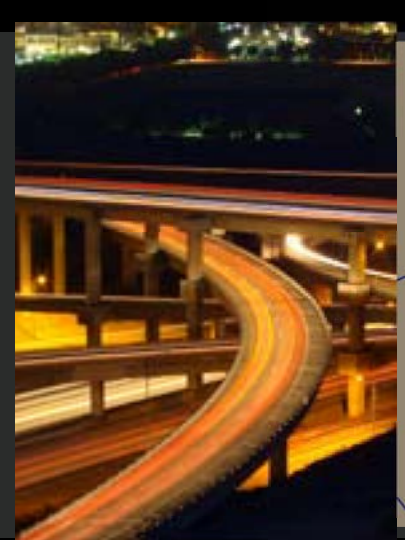
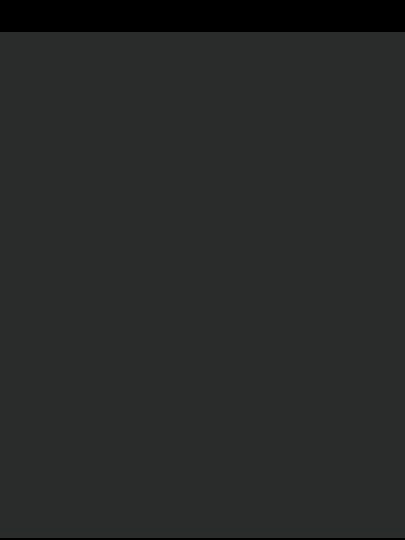
Since this is deemed a conceptual design, assumptions have been made based on observation and available research, and data provided by the city of Ningguo. The fundamentals of the process work to define the overall layout. Good design emerges from and is responsive to an intimate familiarity with the site and its environs.



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地理位置 Geographical Context



高速公路 Highways



区域位置

以宁国主城区为圆心，在250公里的半径范围内，这个大区域的总人口高达1.2亿，新建的高速公路和高速铁路，将把宁国连接到这个大区域，以致全中国。这个新的快速交通系统，还会通过上海和南京，将宁国与世界连接在一起。越来越多的国际、国内和大区域的游客、投资者、创业者将涌向宁国。宁国的娱乐景点、旅游资源、大学城、工业城、商业服务都将为宁国的经济增长和可持续发展提供了不可估量的潜力。

Regional Position

Within 250 kilometers of Ningguo City Center resides a population of 120 million people. Ningguo City, with its new expressways and rail links will connect efficiently to all of China. This new transportation system opens Ningguo City to easy global access through the Nanjing and Shanghai airports. Soon, large numbers of neighbors and foreign guests will reach Ningguo City. With its recreation, tourist attractions, universities, industries and other services, Ningguo City's proximity extends the potential and critical mass of its local economy, enhancing its development and sustainability.

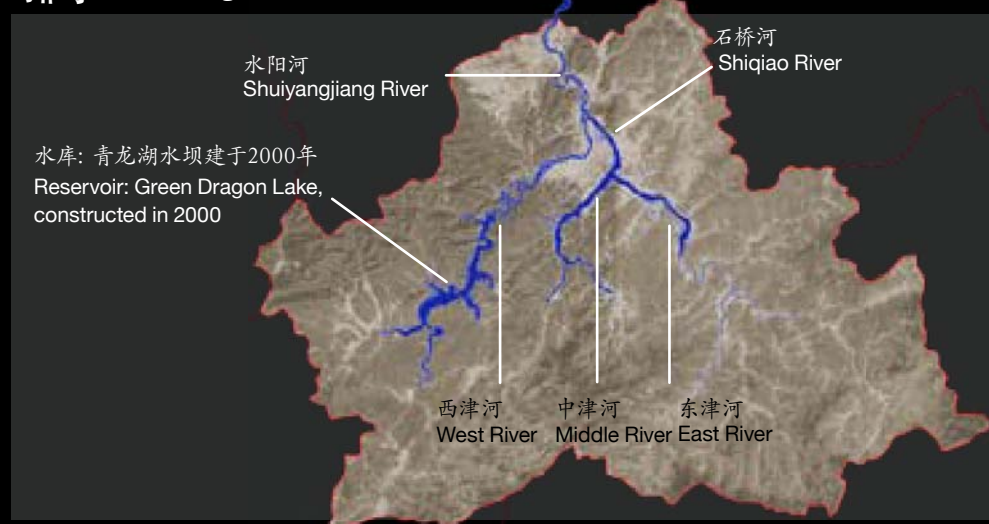
大手笔规划

新的高速公路和高速铁路的建设，迫使我们以一个全新的视野来审视宁国的发展和规划。这种全局性的变化，加上宁国古典的、自然的青山绿水的本底，这就需要一个大手笔的规划理念和规划手法来体现宁国的发展前景和魅力。我们要让这一时代的快车驶入宁国这个大花园。当这辆时代的快车驶出宁国时，留下的是更多的繁荣、灿烂、美丽。

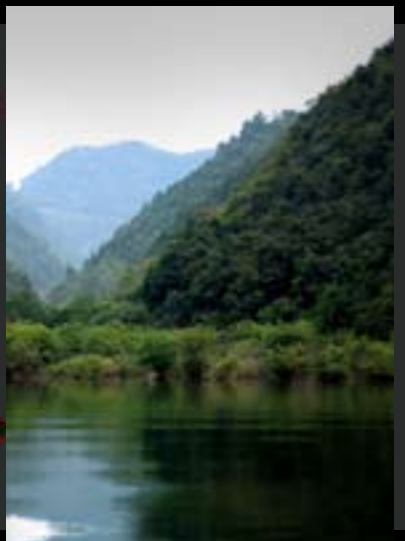
Dramatic Approaches

With these new highways and train routes a fresh view of Ningguo City is possible. The general character of the area is mountainous and verdant and this quality must be preserved. Flowing along the new expressways the garden quality of the region is apparent. The lush garden character must be maintained from the exits of the expressways as you enter Ningguo City Center.

排水 Drainage



地形 Topography



山岳景观

连绵不断的山岳景观是宁国最为宝贵的自然财富和城市特征。这些海拔1800米的大山脉具有极为震撼的景观效应。自然、宁国的规划、发展、宁国的工业、农业、商业、居住、社区、旅游的发展，都不能不认真考虑这种景观效应，并以这种景观效应为中心而规划、而发展。

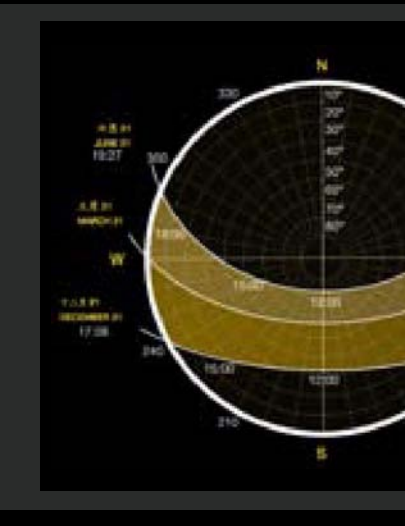
Mountain Dominance

The wooded mountainous character of Ningguo City are among its greatest branding assets. Mountains as tall as 1800 meters offer a stunning backdrop to appropriate development, and create a magnet for tourists and residents to explore.

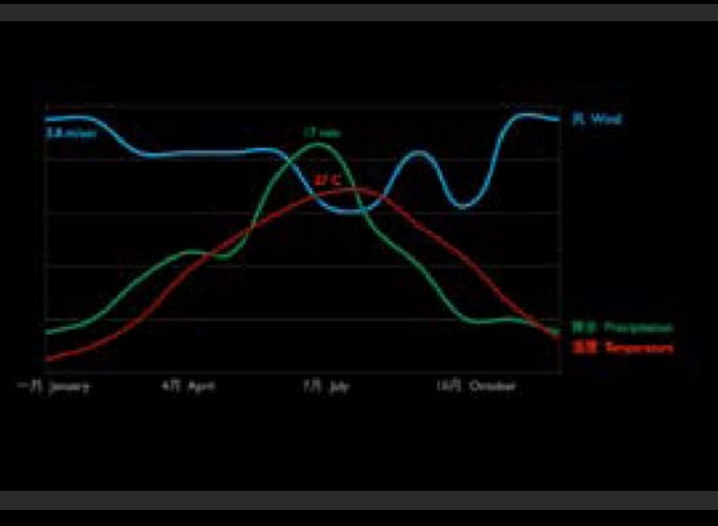
文化古迹 History



阳光条件 Solar Context



气候 Climate

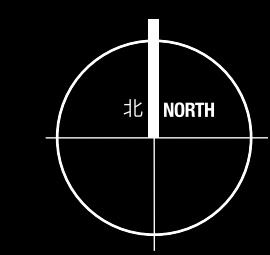


坐北朝南

所有我们规划的区域都具有可选择的坐北朝南的优势条件。尤其是，我们所规划的许多住宅区，都选择了背靠大山，坐北朝南的地理优势。这种优势在港口更为重要，大量的山脊沟谷条状分布地形地貌，给了我们这种规划灵感和条件。在背靠山脊，面向农田绿带，坐北朝南这样的环境规划许多条状住宅区，使之形成港口工业城的一大特色。这种朝向的住宅有利于太阳能的利用，也使太阳能热水器更有效率，而且，这种坐北朝南的设计，不仅适用与住宅区，也适用于工业区。

South Orientation

All areas of our study zones have appropriate settings to take advantage of this orientation. In the major residential concentrations, Ningguo City has the advantage of chains of hills and mountains north of areas that are suitable for residential housing. In Gangkou Industrial City, numerous ridges provide similar benefits for residences with lower building heights. Micro electricity generation is possible through solar panels on the roofs of residences, as well as industrial buildings. Rooftop hot water systems are more efficient on south-facing buildings.



可持续性的目标在于创造经济、生态、社会、智慧的最大效益和财富。

可持续城市追求社区生活质量不断改善的同时保护日益紧缺的资源。

可持续城市具有创新的活力和整合各种科技发展的能力，并同时鼓励个人和社会各阶层的创造力。

为了社会的繁荣和美好的未来，我们必须坚定不移地追求可持续发展的目标！

The goal of Sustainability is to generate economic, ecological, social and intellectual benefits.

Sustainable cities inspire and encourage communities with an ever-improving quality of life, concurrently protecting valuable resources. They synthesize time-tested techniques with innovation, promoting individual and multilateral creativity.

If communities and their citizens are to flourish, we must commit to this sustainable future!

3 增长 GROWTH



综述

当我们规划宁国的发展时，我们必须首先考虑如何保持宁国的特色和特点，同时考虑如何保持宁国的自然美景。宁国最大的资产和优势在于其干净的水和清洁的空气。这一资产和优势必须在全市和整个流域范围得以保护。为此，河流岸边的自然景观和湿地植被系统应该加于保护，使其得到更多人的共同享有提供更多的生态系统服务功能。山体、地貌、森林更是宁国重要的自然财富，应该在保护和修复的同时，建立更多和更大面积的城市森林公园，宁国的城市建设和发展应该与自然景观相互伴随。另外，宁国的发展还应该重视现有小村庄和小山庄的保护和改造，使其为新的旅游产业增添多样性。在这个总体规划里，我们还特别重视地理、水体、景观等各种的要素的整合，只有综合考虑这些要素的相互关联，我们才能使宁国的规划更符合实际、更有特色。

确定自然的或者是建设发展的边界线是规划最首要的工作，如何确定城市发展的边界线，是城市规划成功的第一步，特别是对于一个快速增长的城市更是如此。城市发展边界线的确定，在保证对建设用地的有效利用的同时，应该保护其他重要的土地资源：农田、旅游、娱乐、景点等等，以及保护水和空气的质量。边界线确定的另一个重要特点是它的包容性，它使各社区之间有更多的相互认同和地理连接。在这个规划里，我们可以体会到城市的能量和活力，也可以来自于边界线的确定：河流、渠道、湖泊、山麓、景点、公园、广场、商业区、社区等等边界线体现了宁国有别于其他城市的能量和活力。不同边界线的协调和关联是规划的成功标志，但是，一些明显的建筑、文化、历史等城市标志性建筑可以打破边界线的协调性，建立起新的协调。这些标志性建筑对于一个城市的特色和它的活力，以及城市多样性具有其重要性和必要性；对于一个成功的规划同样具有其重要性和必要性。根据这个原则，集我们几十年的经验和宁国的实际，我们将在总体规划里，科学地、深思熟虑地确定和突出宁国未来发展的各种边界线。

现在世界范围内都在流行新城市主义。新城市主义之所以盛行是因为他一贯主张社区内传统的步行街和步行文化，虽然权力、利益、文化认同等多方面复杂因素对一个地区的影响巨大，但步行街和社区之间的交流和连接的影响是不可忽视的。社区不再是一个简单的大商贸区，它需要有当地特色的和文化认同感的社区服务。一个成功的社区包括其美丽的自然边界、社区中心、活动中心、不同层次和不同款式的房子、交通便利、娱乐方便——所有这些都是优秀社区的重要组成要素。人们希望社区尊敬、期望和认可他们的创造性，而不仅是拥有一个物质的空间。现代设计必须体现社区和人的追求，要有社区的认同感。一个社区所拥有的艺术、建筑、象征性地标及其他设计标志，可以生动地体现出其持续高涨的发展热忱和文化。运用这些进行城市规划的原则所设计的社区，并加上绿色城市设计和超前思维的设计理念，一个成功的新城市的规划蓝图肯定是光彩夺目的。

这个总体规划是建立在宁国40万居民和10万游客的人口总体目标上。人口增长是作为一个基本要素融合于宁国的发展战略中，也体现在这个总体规划之中。城市增长的边界线和土地利用规划也证明，宁国的这个人口增长目标是科学的和可行的。同时，城市未来增长的规划和城市增长边界线的确定也进一步保证了宁国未来发展的特色。人口目标的实现和平衡发展的总体优势。

Based on existing planning data we commend Ningguo City's commitment to the overall population goals: 400,000 permanent residents and 100,000 visitors. This population balance is an essential ingredient to Ningguo City's long term success. Our planning recommendations are based on this data provided by the city. The tools of urban growth boundaries and land use regulations support your commitment to population balance. The preservation of the character / population analysis / balance is achieved by preservation of character, definition of urban boundaries.

Overview

Preservation of the character and beauty of the region must be in the forefront when planning for growth. Among Ningguo's biggest assets are clean water and clean air. These characteristics must be preserved and extended throughout the entire city. The natural beauty of the river basins must remain open and shared by everyone. The mountains deserve to hold their powerful forms and be preserved within the city as urban forest parks. The contrast between developed and wild areas deserve to be maintained in close proximity. Small village preservation and adaptive reuse in specialty areas will benefit tourism and maintain the character and diversity of the region. We can outline the character and integrity where topography, watercourses, and views are considered important, and begin to understand this inherent character and thus establish branding for Ningguo City as a whole.

Edges, natural and man made are the primary definers of good city planning. Urban growth boundaries are defining Edges — an essential tool to any successful city planning effort, especially where rapid development is expected. These boundaries establish a higher quality use of developed land and limits the consumption of valuable land for other resources: farming, tourism, recreation, scenic beauty, water and air quality. Individual neighborhoods benefit from the concept of Edges — where a community can feel engaged and connected to the place they live. The energy and quality of experience in city plans comes from the Edges: the river, canals, lakes, mountains and the views, parks as open space, active city squares, institutional lands with social activities, and neighborhoods transitioning one to the next. Exceptions should always be taken carefully; prominent civic structures are good reasons, within city boundaries, for special exemptions that promote cultural and civic symbols. These symbols should have spectacular views and status. Also, historic, culturally significant and recreational structures can be carefully integrated outside the growth boundaries for vitality and diversity to the planning program. Within these guidelines, our plan for Ningguo City strongly defines bold and clear edges for greenance and for growth.

New urbanism is reflected in the vital and prosperous urban areas from around the world. What makes such urbanism successful is the traditional belief in walkable neighborhoods. Even where the complexities of power, profit and identity affect such places, the consistent thread is pedestrian access and close-knit neighborhoods. Rather than a single commercial and retail district, there needs to be distinct neighborhood services with a local identity. Edge, center, gathering places, multiple scale and different types of housing, easy access to transportation and recreation - all shape the components of successful neighborhoods. It is understood that people respect, desire and value creativity in their living environment, not just the manufacturing of commodity space. Contemporary design must express a district's and its people's aspirations; then it becomes a neighborhood with an identity. Such a district's urban stew of art, architecture, symbols and other design elements can suggest that culture needs to remain a reliable catalyst for development. When these urban planning principles for successful neighborhoods are combined with green urbanism, forward-thinking successful new cities result!

当我们规划宁国未来的发展时，我们必须回答：为什么有人会考虑在宁国定居？为什么上海人会到宁国购买第二套房子？为什么有人会来宁国投资？

As we plan for growth we must ask: Why would someone want to live here? Why would someone working in Shanghai want a second home in Ningguo? Why would someone make a long term investment here?

城市土地利用规划

宁国的地形地貌是宁国的宝贵资源，但如何保护和发扬光大这些资源优势，对于任何一个成功的规划师都是一个挑战。宁国的发展应该珍惜每一座山麓，我们要将其融合于宁国的景观，而不是将它夷为平地。因为，宁国城市发展的特色和美好景观，离不开每一座山、每一条河。但是，我们也清楚地认识，这些山麓和河流对城市建设用地限制，在具体城市建设详规中，应该认真平衡这种景观优势与建设效率，作出最优的选择。

河流滩地是这一总体规划的另一个要素。河滩包含着可建设用地和不可作为建设用的土地。关键的问题是我们必须限制对洪泛平原作为建设用地的利用——这不仅给城市建设留下遭受受灾隐患，也加剧土壤流失和降低排洪能力，因而加剧洪水泛滥的危害。但是，在这个总体规划中，我们为了保留宁国历史城市格局，对洪泛区的利用作了一些例外的让步。我们建议，新的建设应该限制在百年一遇洪水线2.2米的高度之上。这个限制可以不包括农业、公园、高尔夫球场等用地，因为它们可以承受偶尔的洪水泛滥。河岸边的山地虽然不属于洪泛平原，但是，对于这些土地利用，也应该遵从上面所描述的对山麓地形地貌的尊重原则，谨慎规划和科学利用。

这个总体规划所要体现的另一个原则是：城市增长应该伴随着容积率增加而不是城市边界线的无序扩张。提高城市土地利用率是新城市发展的第一原则。城市增长的规划应该认真考虑密度和空间分布格局，做到大疏大密，该疏的疏、该密的密，疏密有错的原则。为了城市增长创造更大的空间，应该充分利用历史城区、农业用地、社区活动场所、标志性建筑、自然景观等等，以保持宁国城市发展特色，及阻止城市摊大饼式的扩张。在宁国主城区规划中，我们建议宁国城市人口密度增长向北部山麓及西津河与东津河汇合地带引伸。这里依山傍水，坐北朝南，面向主城区，视野开阔，是一个难得的适宜居住的好地区。同时，从主城区看，这个地区的高住宅建筑群与山的景色相伴增辉，与加拿大温哥华城市景色可以比美。

我们相信，工业和商业的发展对于宁国近期经济的飞跃和发展是极为重要的，但从长远来看，我们不应该忽略或低估旅游业对宁国经济发展的潜力和重要性。我们必须在这个总体规划中整合各种经济发展潜力，具有前瞻性地作好不同土地利用类型的规划。其中，最重要的是城市增长格局的规划，它必须在增长的同时考虑绿地的最大化，以保证地表水的生物净化、地表吸收、减少地表径流，并保证城市农业用地、城市森林用地等等不被侵蚀和破坏，最终保证城市居民生活水准的不断提高和旅游业的发展。在这个城市增长格局的规划里，城市内的生物保护区（城市公园、绿地、森林等）无疑对于一个密集居住的城区是非常重要，应该给予认真的规划和保护。

区划

住宅区的规划对于任何的城市规划都是最基本的区划，我们对这一区划的基本原则是追求最大的优化密度。我们采用不同的规划模式，在主城区和港口区实现住宅区最大的优化密度。在这两个地区，我们规划了不同建筑高度和密度的住宅区。比如在新规划的水晶城里，中高层住宅楼群与单户别墅区的相邻，这种密和疏、高和低的交错，以达到最大的优化密度，使宁国的城市建设更有特色和适宜居住。这个规划的另一个特点是这种密疏高低交错的空间合理布局。在港口区的新水晶城规划里，西山脚下规划了大户型的单户别墅区，而南山脚下却是小户型的连体别墅区。我们希望通过不同住宅区划，为宁国提供多样化的居住环境，并保证居住环境与自然景观的和谐。这个规划更重要的是，保证房地产价值的不断升值和不同阶层居民在不同社区的生活质量的不断提高。在这个规划中的具体体现包括，主城区城市中心和港口区南面的高密度住宅区、中高层中密度住宅区，以及农村农户和单户或连体别墅区（如山脚及森林公园别墅区）。

我们建议宁国设立区分城市住宅区和商业区的各种建筑标准和许可，它们应该包括建筑高度、用地面积、容积率、建筑密度等等。在这个总体规划中，我们采用三个基本标准：低密度、中等密度和高密度住宅区。另外，还根据不同住宅区的特点补充了一些严格的限定条件。建筑单体设计的指标和小区详规，不属于这个规划的范围，这里就不展开说明。

在主城区远离市中心而没有公共交通的地区，通常可以规划适当的低密度住宅区。这个住宅区适宜低层建筑、花园景观、私家停车位。单户别墅占地面积极大，助长城市的扩张，但是，单户别墅对城市的经济发展有其特殊的意义。因此，规划师应面对这一挑战，适当地、创造性地规划一些单户别墅。关键是如何平衡城市发展的空间布局和疏密格局。单户别墅区的规划和布局应该深思熟虑，谨慎选择适合的地理位置和数量。规划得好，这些单户别墅能带给宁国于新的特色和税收。我们可以预测，随着经济的发展，环境的优化和大区域交通网的形成，上海和周边地区更多的投资者和富豪，在宁国寻求单户别墅的愿望会持续增长。

中等和高密度住宅区的规划多在城市中心或城市商业区。这些地区的公共交通一般比较便利，楼群密集，多为高楼，较少私家车。在城市中心区，也可以规划一些连体别墅和生态人居公寓。我们在港口新水晶城规划了一部分生态人居公寓社区，它提高了住宅区的密度，并提高工业宜居生活环境。这些生态人居公寓，每一层户数一般较少，4至5户为宜。每一户应该具有多个朝向和景色，并保持一定的隐私感和安全感。连体别墅不但能提供一定的住宅密度，也具有一定的生态人居效益。我们提倡，连体别墅一般为2至3层，社区内应该设计更多的人行道，让社区更有人气。

中等密度和中等高度的公寓具有很大的价格优势，它比高档公寓也具有更多的生态人居优势。在这些社区里，邻里之间来往方便。而且，社区内外可以规划一些餐厅、小商店等各种综合服务设施，便利于社区生活。

在城市中心，我们强烈推荐规划一批高层建筑，以突出宁国城市的特色。这些高层建筑，是宁国的标志性建筑。它们可以是住宅、酒店、银行、办公等楼群。我们将主城区的商业中心一直扩大至西津河畔，为宁国打造一个更大的、更有活力的市中心，达到增加居住密度和提供人气的目的。这个中心城区的发展，将跟随宁国未来市场、经济、人口的增长而扩展。

Urban Land Use

Topography within Ningguo City is a challenging asset. Major hills and mountain areas should deserve preservation and should not be indiscriminately leveled. The captivating beauty of the region is defined by the mountains and rivers. However, this over-arching characteristic significantly limits buildable land area. Topography must be considered in detail when planning each area. Flatter areas and low hills obviously make construction of buildings more efficient and must be utilized to maximum benefit.

River basins are the next defining element. River basins contain both buildable and non-buildable lands. It is critical to limit development in flood plains — such development places the construction and public in danger, and the development worsens flooding by sealing the natural drainage of soil. Exceptions to construction limits within flood plains can be considered for historic patterns of development. However, new construction should occur at least 2.2m above 100 year flood levels, exceptions are agriculture, parks, golf courses, and other developments compatible with occasional flooding. Upland areas within river basins that are securely above flood plane also deserve precise consideration for land use application as this asset, like the mountains, defines the character of Ningguo City.

Growth is best accomplished by intensifying density, and it is a foundation to the new urbanism. What makes a city great, however, is the careful selection of exceptions. Contrasting housing densities and structural urban elements then provide space and solutions for historic areas, agriculture, community spaces and dramatic civic structures, along with vistas that represent the brand and character of Ningguo City. We use carefully chosen intensified development to accomplish our goals instead of allowing sprawl. In Ningguo City Center, it is our recommendation that the population density be moved north toward the mountains and the confluence of the West and Shiqiao Rivers. This provides southern views to the central city and its rivers, and situates the housing close to mountains, parks and open space. From the City Center the skyline of these high-rise residences will create a stunning impact set against the mountains, similar to the views of Vancouver, Canada when approaching from the south.

Industrial and business development will certainly drive the near-term economy of Ningguo City. It must be noted, and not underestimated, that the economic potential of tourism is vast over the longer term. We must integrate these diverse activities with careful land use planning. It is important to identify a clear and appropriate pattern for this growth while supporting green areas for bio-filtration, surface water absorption, urban farming, urban forestry — and to improve the experience of everyone living and traveling within these areas. Bio-reserves are an important asset in the denser population areas, and must be kept close to the urban centers.

Zoning

Residence districts are the most common zoning districts in urban areas. While our primary goal is to maximize density, we are suggesting a diverse approach to the residential zones of both Gangkou Industrial City and Ningguo City Center. These districts accommodate a variety of residential building forms — ranging from single family homes set in an executive neighborhood to the towers of mid-rise areas such as Crystal City. Within each zone type there is the character of density and thus the resultant heights and compactness of occupancy. For example, single family (detached) homes will be larger and occupy more land in the foothills west of Crystal City, while similar zoning in the foothills in the southeast area of Gangkou will have attached townhouses on smaller lots. We want to encourage significant variety in residential types to fit each site and setting, and most importantly to radically improve the living standard within the community: high density urban (such as new residential towers in the center city); mid-rise density urban (like the tower residences in Crystal City and recent condominium projects south of the city center); low-rise density urban; rural and single family/townhouse density (like the new areas recommended around a proposed urban forest park).

We recommend the establishment of clear zoning designations for both residential and commercial permitting. These designations define building height, land area, and Floor Area Ratio to define bulk. In this document we reference three basic types: low density, medium density and high density housing, as well as height restrictions where appropriate. Individual neighborhood building codes and zoning designations will evolve in detailed planning, and is not part of this document.

Lower density residence districts are usually further from the central business district in areas not well served by mass transit. These areas are characterized by low building heights, landscaped yards and higher auto ownership. Detached single family homes create a special challenge and opportunity. Extensive construction of single family homes create low density and the attendant problems of urban sprawl. However, single family homes can create economic opportunity when carefully planned. The key is to strike a proper balance. Zoning for single family homes should be in a limited number of carefully selected, desirable locations. When limited in number, these homes provide substantial tax revenue while integrating into the overall plan. We anticipate, as the local economy and regional transport system expands, wealthy investors will be looking for residences away from the intensity of urban centers like Shanghai.

Moderate and higher density residence districts are generally close to central and regional business centers, and are usually well served by mass transit. These areas are characterized by bulkier buildings, a wider range of building heights and lower automobile ownership than lower density areas. Townhouses and small footprint condominiums will provide high end residential density in urban centers. Small footprint condominiums in Crystal City will provide high density and also create a livable neighborhood. The small footprint will offer the desirable condominium situation of a small number of units per floor - perhaps four or five per floor. Each unit can then have multiple views and also a feeling of privacy. Townhouses will offer reasonable density and a feeling that approaches single family homes, but with more ecological benefit. Townhouses are usually 2-3 stories, and are also used to create a human scale along pedestrian walkways.

Mid level condominiums will offer a wider range of price points, and will generally have a larger footprint than the high end condominiums. The benefit of walkable neighborhoods will be maintained through appropriate mixed land use that encourages services and restaurants to be integrated.

We specifically recommend the integration of high rise residential with hotels and office structures in the commercial city center. We have enlarged the commercial city center zone to be more connected to the West River. This creates a more dramatic city core, and it intensifies this area to accommodate growth. This form of zoning will be activated when the market has expanded to support these structures.

1 综述
2 立地效益
3 增长
4 一体化
5 青龙湖
6 宁国主城区
7 港口工业城
8 发展战略

增长：港口工业城

GROWTH: Gangkou

港口地区的成功与可持续发展取决于规划的科学性和前瞻性。港口的发展需要全方位的综合规划。这个规划应该尊重历史传统及各种景观区域的边界与关联，重视人口增长的压力，绿色植被带的保护和工业发展的合理布局。港口工业城将成为宁国新兴的工业城市。因此，我们必须明确其发展方向，提出发展的各种限定要素和条件，以保证港口工业城的快速和可持续发展。宁国未来发展的重点应该是港口工业城的发展，它是宁国的希望，也是我们规划的重中之重。

我们的总体规划突出港口工业城作为宁国主城区与北面大区域的桥梁。我们不仅要突出港口工业城的活力，以吸引更多的投资和产业；而且还要给从港口进入宁国的人们，展现它美丽的森林公园、主题乐园、旅游风光等等。这也是为了打造宁国的旅游业、吸引更多的游客，以及促进消费、增加旅游收入。

港口工业城规划的主要用地为工业用地，其次是农业用地。港口的居住区由于其特殊的脊谷地形地势分布较分散，但居住区内建筑密度较大，人气旺、商业服务便利。港口的工业区布局，也与其脊谷地形地势相应，沿山脊条状分布，并与谷地的农业绿带相融。港口的工农业镶嵌分布格局的景观特色，应该是港口可持续发展的基石和特色。我们在总体规划中，一方面注意保护港口历史老街和老城区的文化和风貌，另一方面也为港口的发展规划了高密度的住宅区、主题乐园、商业服务。使港口更加适宜居住，更有人气。港口的发展也将进一步促进了宁国的旅游业的发展和经济的繁荣。不断提高生活品质和休闲娱乐的需求对于经济发展是一个动力，对土地的需求也是一个压力。高密度住宅区的设计无疑是港口最好的选择和发展策略。

港口的沟谷农业带不仅保持了宁国的农业，而且它具有作为水净化与水涵养的功能，为港口增加绿色景观，对观光旅游和居民都是难得的景色。港口的沟谷农业还能作为港口当地提高粮食、蔬菜等农产品和食品，减少农产品和食品的长途运输，像葡萄、茶叶一类的经济作物也可以成为农业观光的景点。高价值农业更是港口工业经济的补充。我们的目标是在港口的规划里，同时尊重农田与山川、平衡农业与工业的发展，为港口提出新的发展观和发展理念。

农业的商业化，而不是单纯的传统农业，对于港口的发展也极为重要。现代城市的发展越来越多地利用楼顶作为高价值、高产量的温室农业和水培农业基地。许多城市都具有非常成功的例子。而且，由于其节水、多层结构和重量轻等特点，水培已经成为工业厂房顶最佳的选择。

The key to Gangkou Industrial City's long term success and sustainability is a carefully planned, sophisticated mixed use development. This approach celebrates tradition and defines the edges of areas of population, green zones, and industrial growth. Gangkou Industrial City will become the primary industrial area within Ningguo City. Therefore, it is critical to lay a proper foundation and sophisticated guidelines for growth, and do so in a sustainable way. This is a major change for the Ningguo City area and as such we have focused 50% of our planning time here.

Gangkou Industrial City is also the bridge from Ningguo City Center to its northern neighbors. This is where the local region comes for the experience of parks and recreation and tourism. It's a tourism bridge to encourage visitors to share the Ningguo City experience, and to spend money.

The majority of overlay land use is defined as industry, with a second position in agriculture. Along with concentrated pockets of population density this creates the critical mass for economic success. The preservation of a carefully chosen land area and bio-green space provides urban agriculture and open space within Gangkou Industrial City's framework. With the addition of careful mixed use planning, these dense areas and preservation of the historical city center make possible the livable, walkable neighborhoods. This in turn adds other venues to the tourist experience, providing additional economic benefit to the neighborhoods. Demand for lifestyle and recreational living will expand as the economy grows and developable lands diminish. This high density mixed use approach accommodates that future.

Farmland is not just reserve land. It functions to provide an open and green environment for the enjoyment of residents and tourists. It serves to feed the local population while reducing traffic required for food transport. Crops such as grapes become part of the worldwide agricultural tourism business. High value agriculture is integrated as an added industrial opportunity. We must create a development pattern that respects farmland and maintains a balance between agrarian and industrial activities.

Agriculture as agri-business has broader application than farmland as land use. The development pattern of industry creates a large area of flat roofs that can be used for greenhouses and hydroponic agricultural for high-yield, high-value crops that have already found success in such environments. The characteristics of light weight and water conservation make hydroponic technology ideally suited to the roofs of many industrial buildings.

交通

新的交通系统将永远改变一个城市，也要求我们的规划必须用新的视野、新的理念来设计这个城市。我们必须谨慎地考虑和整合交通网络的每一个要素，如各种级别的公路分布格局、铁路和站点的安排，以及步行道、自行车道、交通节点等等的布局，给宁国一个全新的交通网络结构。使它在服务于大区域的同时，提供一个便利于宁国城市发展的基础设施。这个规划的另一个理念是将宁国的增长与新的交通网络的整合作为一个长远的总体规划，避免未来城市发展沿着区域高速公路和铁路的无序扩张。我们的规划着重体现了宁国城市发展与新的交通网络的和谐。这也要求我们在创造许许多多的充满活力的社区同时，融合和保护城市森林、山麓景观和清洁的水系。另外，这个规划还提供给宁国的工业和服务业一个全新的理念和合理布局。

任何成功的工业和服务业经济发展，都极大地依靠繁忙的城市或区域的卡车运输和公路、大卡车和工业交通，应该尽可能与城市交通分离。大卡车道路应该直接连接厂区，原材料中心、仓库、物流中心、商业供货中心和旅游服务设施中心。我们建议通过三个途径来实现这一目标：1. 规划专门的卡车道连接工业区和物流中心；2. 规划具有中心安全隔离的双向六车道道路，并适当设立公路屏障，限制大卡车进入非工业区；3. 规划设立快车道，这样小车自然会避免卡车慢车道，而选择快车道。

景观大道不仅将为宁国城市交通增添便利，也将促进宁国的城市旅游业。景观大道设计在绿色植被带里，仅适宜小车和观光旅游车。景观大道不设红绿灯，控制车速在40-80公里之间。同时，它没有太多的交叉路口，道路通畅，景色优美，行驶在景观大道上是一种享受。景观大道提供给商业领袖、政府领导、公众一条美好的连接工作、家庭、娱乐的舒心道路，也提供给人们对于宁国的信心和热爱。

Transportation

The transportation system defines a place, reflecting the planning concepts and intentions. Each transportation element: roads, rail, walk and bikeways must be carefully considered within the concept, thus a coherent image of Ningguo City is formed. The segments of the expressways near Ningguo City must represent the city as a whole and not arbitrarily reflect segmented development along its path. It should be representative of the character of the region — a vibrant community with beautiful forests, mountains and clean water — as well as, reflect the sophisticated industries and services provided.

As with any successful industrial and service economy, there will be intensive city and regional truck traffic. Heavy truck and industry traffic should be definitively separated from the constant flow of urban automobile traffic. Managed truck ways are designed to interconnect manufacturing areas, raw materials, warehouses and distribution facilities, as well as supply commercial and tourist areas. This is accomplished in three ways. 1 - Trucks will be encouraged to use designated truck routes with direct and efficient connections between industrial and distribution areas. 2 - Major local truck ways should be six lanes with a center barrier for safety, to improve flow, to control access as a managed roadbed and to limit access in non-industrial areas. 3 - While automobiles should be allowed on trucking routes, faster alternatives will discourage cars from using truck routes.

Automobile traffic moving within greater Ningguo benefits from parkways both for efficiency and to support developing tourist traffic. Parkways are situated within greenbelts and are designed for automobile traffic only: they operate at constant speeds, have minimal or no traffic lights, and provide a pleasant driving experience — a non-conflicted, efficient, beautiful drive. This efficiency provides business leaders, government officials, and others who drive the economy, a direct route among centers of commerce, home and entertainment. They are a parallel alternative to truck routes and surface streets, improving the flow of the truck routes and inner city roads. Parkways allow the business and government management to be more efficient, and allow for an enjoyment that these busy managers might not otherwise have. (Continued)



传统的发展建设格局都是从农业开始、从平地开始。由于容易建筑，农地也是最首先成为建设用地和工业用地的选择。农地的损失是个重大的问题。但是，侵占农地的工业建设增加了洪灾、水土流失、地下水得不到补充、环境恶化，最终也危害工业的发展。因此，在这个总体规划中，我们尽可能将工业用地安排在高坡，避免利用农田。这不仅充分利用了高坡土地，减少洪灾影响，也为工业园区打造了多样性的景观，增加了港口的活力和宜居程度。另外，我们还保留和扩大了高坡和沟谷农田之间的村庄，将其设计为各种住宅生活园区。这些园区坐北朝南，面向绿色的农业和植被带，它融合了工业、农业、居住、景观，即保持了传统的格局，又融入了新的工业活力和人气。同时，这一居住带方便了生活和工作，应该成为港口发展的亮点。

这个总体规划所展示的港口，是一个充满社区生活气息、邻里和好相处、工作便利、当地农业提供的健康食物、景观环境优美、工作居住娱乐便利的和谐城市。未来的港口，也应该是生态城市，它保护了河流盆地和山麓的连接生态敏感地带，这一独特的资源。工业用地和农业用地的融合是港口的特色，也将给港口带来财富、生态稳定性和身心幸福。

对于港口工业新城来说，保护好水资源和水质至关重要，也充满挑战。保护植被覆盖，保护农田，以及工业区的排污控制，是港口工业城市发展和管理的首要责任。要充分发挥生物过滤净化的作用，它包括公路两旁的绿化带、古地农田、河岸边植被等等对地表径流水的净化。另一个重要问题是，应该对城市境外河流经港口的水质进行监测和控制，以保证进入港口河水的品质良好。

港口的发展和总体规划需要应该创新的和有远见的全方位的规划。我们应该在新兴产业开发、加速工业化过程、控制污染、农业发展、旅游业开发、景观管理、远景规划等各方面有一个全新的视野。我们要为未来港口15万人民的福祉设计一个充满人性化的、宜居的、多样性的、美好的生态城市。而且，我们还要为更多的游客设计一个休闲娱乐的、包容的、欢乐的、好客的旅游度假之都。我们要让投资者和创业者不仅更高回报、更多盈利、事业更成功，而且还要让他们为港口和宁国的发展而感到骄傲，为他们的投入、为港口的活力和可持续性感到成功的自豪。

The traditional development patterns started with agriculture in lowland areas. Because of perceived ease of construction, these agricultural lands became targets of development. It is now clear that excessive industrial development in the lowlands increase the threat of flooding by sealing the absorption capabilities of soil, creating a higher risk for the industrial developments themselves. Meanwhile, higher elevations have been underutilized. This industrialized transition creates an opportunity to maximize this underutilized land. The integration of industrial with green and residential landscapes mitigate the risk of flooding, while improving the viability and livability of the city. In addition, the existing residential pattern has clearly developed along the edge between lower farmlands and upland areas. These strings of housing occur along the north edge of agriculture, facing south across the fields. We believe this is a perfect opportunity to maintain the traditional pattern while providing for large tracts of industrial land, maintaining farming, and keeping people close to their jobs.

By focusing neighborhoods and associating housing to both the convenience of commuting to industry and easy access to agriculture and recreation, a large number of people will enjoy local food and natural beauty. Development, which might otherwise compromise natural beauty, is contained within high-density communities and within the definition of industrial lands. River drainages and mountain edges are an important and a limited resource, and thus are protected. This combination of industrial land with agriculture will be a powerful source of wealth, eco-stability, and aesthetic joy.

Preserving water quality is a special challenge and responsibility for an industrial city. Pollution controls in industry, combined with bio-filtration of surface water, are part of Gangkou Industrial City's involvement in the clean air and clean water assets of Ningguo City. Bio-filtration happens in green belts along roads, in the agricultural lands, and in recommended reclamation areas along the rivers. Gangkou Industrial City is the only area in Ningguo City with drainage from a neighboring city, thus special consideration must ensure that this water is naturally cleansed.

We must remain committed to innovation in all areas: entrepreneurship, industrial process, pollution control, agriculture, tourism, land management, and overall planning. The projected 150,000 residents of Gangkou Industrial City deserve the joy of a good livelihood, and a diverse city in which to live. Tourists deserve not only the recreation and enjoyment of the area, but also the welcome feeling radiating from a good-spirited population. And investors deserve a solid return not only on their financing, but to also participate in the myriad benefits that accrue to all involved in the growth of this vibrant and sustainable city.

- 1 综述 Overview
- 2 立地效益 Benefits of Place
- 3 增长 Growth
- 4 体化 Integration
- 5 青龙湖 Green Dragon Lake
- 6 宁国主城区 City Center
- 7 港口工业城 Gangkou
- 8 发展战略 Development Strategy

宁国主城区是宁国的象征和代表，也是宁国发展的核心和名片，我们要给主城区一个家的感觉，一个宾至如归的感觉，我们还要给主城区一个整体的感觉，一个与周边景观和谐的感觉。

Ningguo City Center is the symbolic core of the Ningguo City area and must represent the character or nature of the region — the branding of Ningguo City. Part of a city's identity is creation of the sense that we have arrived there. Special care must be taken to make the views consistent with the character and integrity of the city, especially along the primary access and egress routes.

增长：宁国主城区 GROWTH: Ningguo City Center

为此，我们必须认真考虑城市发展与新的高速公路和高速铁路的整合，特别是高速的沿途和出口处应该给予特别的注意，由高速从北部进入宁国，经过体育馆、东津河和西津河的汇合口，以及南面的高档住宅区和休闲娱乐区，都使人们感受到宁国的光彩。这条线路在两山之间的河岸边，景观秀丽，应该限制卡车的进入，要让进入宁国的人感到群山的环抱，河流的环绕，并且，要把这个地区打造成青龙湖国家公园的迎宾大门，建立标志性的建筑，让它体现出宁国充满活力和魅力，成为宜居城市、可持续城市和生态城市的典范。

With the new interregional expressways and the upcoming high-speed rail, the arrival sequence to Ningguo City Center will change. Arriving from the north a new and fast approach will reach the new stadium area, and a striking new residential/entertainment neighborhood at the south end of the confluence of the Shiqiao and West River. This route passes between mountains and follows the river valley and should be preserved as a non-industrial entrance to the city. Hui Ling Ta is visible to the east. Visitors and residents are surrounded by the feel of mountains, rivers, symbolic representations of Green Dragon Lake as a major new park, symbolic architecture, and vista that declare Ningguo City Center as a model of a livable, sustainable green city.

河流和渠道对于一个城市的生态建设和旅游业是非常重要的，最重要的莫过于河岸边的保护，它是防止地表径流对河水水质的污染保证，它也对防洪和观赏娱乐具有特殊的作用。我们应该避免建筑河岸边的硬堤坝，尽可能地保持软堤坝，软堤坝具有全功能的生态效益，并有很高的观赏价值，也具有天然的防洪功能。目前，东津河明显更存在洪灾的威胁，应该加强防洪治理。我们在总体规划中建议，在东津河上游建筑大坝，坝顶通车，并利用湖水发电，东津河环绕主城区，要特别注意保护它的自然性和整体性，它是宁国主城区东南入口的自然景观，也是宁国的城市农业景观区，西津河上的大坝，造就了青龙湖，也起到了防洪的作用。西津河最重要的功能是它连接了青龙湖和主城区，我们必须认真保护这一重要的绿色植被带，这一河流给宁国的城市发展、居住、商业，以及农业提供了美好的、多样性的景观，中津河则混合了农业、工业、居住的发展，将来的发展应该也还是维持这种格局，但是应该注意保护农田和洪泛平原的防洪作用和湿地功能。

Rivers and canals play an important role in the ecology and enjoyment of the city. River basins must be preserved to ensure water quality, flood management, and for their aesthetic value. Hard edges in the rivers should be avoided; soft edges provide a natural aesthetic and assist in flood control through absorption of the soil. Flood management has been accomplished on the West River through construction of the dam forming Green Dragon Lake. The East River remains as the next highest flood potential, and should undergo flood control management. Our recommendations detail the location of a new dam on the East River above Shiqiao River, along with a reservoir, power station, and roadway across the dam. The East River is dramatically interwoven with the City Center and deserves to maintain its integrity — it is a major symbolic entrance from the southeast. It also offers dramatic agricultural opportunities. West River has dual responsibility — it dramatically links the city to Green Dragon Lake and must be reserved as a green belt. It further provides a city focus of the river as residential, park and mixed-use as it has been traditionally done. West River also provides dramatic agricultural opportunities. Middle River is mixed use and is predominantly focused on industry, agriculture, and some residential. This river should continue its mixed use but the main river basin should be reserved for flood plain and agriculture.

在主城区的东南，我们精心设计了具有独特风格的古城区，这里的古建筑保持着宁国的历史和文化，稍加整修和整合，就可以将整个地区打造成为古典而传统的、具有活力的住宅区和休闲娱乐区。上海的“新天地”应该是这个地区未来发展的楷模，这里的历史和建筑风格应该得到保护和修复，这里还应该建立一个历史博物馆，以带动整个地区的经济，古城区的东北面，应该在洪泛线以上的坡地，打造日本京都风格的住宅区，并限制其建筑高度不超过3层楼。另外，中心住宅区的停车可设计在洪泛线以下的楼底层。我们建议，整个地区的建筑高度都不应该超过3层楼，以保持与古街道的协调。

To the east of Commercial Core we will articulate the distinct character of the historic district. The wonderful structures of this part of the city can be transformed into a lively lifestyle zone on the scale and character of Xin Tian Di in Shanghai. The historic district must be preserved and economically supported through a commitment to a fine historical museum, a significant 5 star garden resort, and a substantial residential neighborhood. The crescent just north and east of the Old City is ripe for a new "Kyoto" style residential area with no structures above 3 stories and living space built above the flood plain. Parking and services are to be located on the floodplain level. The entire historic zone should be limited to a maximum of 3 stories.

在城市改造和老城区、老工业区的搬迁中，应该首先考虑作为其他用途加以修复利用，而不是千篇一律的夷平再造。比如，有些城市就有将老厂区改造成为艺术展览中心的成功尝试，这种修复改造能创造新的就业、工作和居住条件和空间。

In evaluating land use, it is important to consider adaptive reuse before tearing down structures. For example, art and crafts works spaces and studios are a good use for old industrial buildings near residential areas. In some cases reuse might create interesting work/living spaces.

宁国未来发展面临最大在变化就是大区域交通网络的建成，区域内纵横的高速公路和南北高速铁路将给宁国带来极大的活力，使宁国成为更加开放、更容易抵达区域内的各大城市的中心城市。同样，区域内的各大城市也更容易抵达宁国。

The biggest change affecting Ningguo City's future is the speed of access to and from the outside world — through the addition of interregional expressways and high-speed rail.

交通

在这个总体规划里，我们建议为了保护宁国美好的景观，高速公路两旁应该建设200米宽的绿化带，当人们进入宁国的地界的第一印象，就可以感受到宁国的魅力和活力。尤其是在高速公路通过宁国工业区时，这种感受更为重要，这也是我们规划的重点。我们高度评价宁国对宁黄高速宁国路段的修改，新的路线避开宁国的古城区和主城区，避免了高速公路的噪音和保护了城市的完整性。高速公路两旁的200米绿化带具有两种重要功能：第一是保护了当地景观的美学价值，让进入宁国的人体会到宁国的美丽；第二是避免高速公路穿过城市中心，或离城市中心太近，减少公路噪音的污染和保证城市的生活质量。同时，我们应该注意的是，高速公路的许多服务设施和结构不仅占地大，而且破坏城市景观，其负面印象很严重。规划应该是通过设计区域路网来连接城市中心与高速公路，而不是社区公路。许多城市的规划缺乏适当的区域路网来连接城市中心与高速公路，结果造成许多交通堵塞的瓶颈，我们的规划必须避免这种错误。

即将建设的高速铁路对宁国将产生前所未有的影响，它将根本改变宁国的铁路运输结构，老的铁路可以作为货运，减少对城市的影响。我们的规划采用了不同的设计方法，合理地设计了城市发展与这两条铁路的整体协调。对于高速铁路的设计，重点在于给乘客展示宁国的城市风貌。为此，有些地区铁路两旁应该设计绿化带。高速铁路的客运优势是不可质疑的，但是，老铁路应该保持适当的客运，这会给城市带来更多的便利。而且，应该在老铁路两旁增加隔音设施或建设绿化带，并重新考虑城市发展的布局，比如增加物流中心、加工中心等。

(Continued)

Transportation (Continued)

We recommend a 200 m. wide greenbelt along all expressways to control the quality of views. From the moment a visitor arrives and sees the sign for Ningguo City, everything they see and experience must embody the beauty and success of the city. Particular design attention should be given when the expressway passes through industrial areas. We commend the planning bureau's efforts in relocating the Ning Huang Highway (宁黄高速) segment to Huangshan, which preserves the historic and central areas of the city from interregional traffic. There are two primary benefits for creating the expressway within a green belt. First, it preserves the aesthetics of the region — when you drive through the region you see its greatest beauty. Second, you are not over building with high-speed traffic near the center of the city. Structures required to support an expressway are demanding and have a negative impact on planning and the character of the urban center. The expressway should be considered an inter-regional connector, and not a local commuter road. Many cities have learned that commuter traffic on expressways create traffic jams and hinder tourism and commerce.

The future high-speed rail radically changes the rail network within Ningguo City Center. Once the high-speed rail is fully functional, the existing rail lines can take on a clearer and more coherent role in freight distribution. The two different rail systems need different approaches to their integration within the city. As with the expressways, the experience of high-speed rail passengers as they pass through Ningguo City must be carefully planned for best impact. Green belts must be established where the high speed trains pass through sensitive areas. Even after introduction of high-speed rail service, existing rail lines should continue to carry close-in regional rail passengers in addition to freight. These existing rail lines should be enhanced in the industrial areas with proper distribution centers. Noise should be mitigated with sound walls and green belts within the central city.

(Continued)



总体规划将主城区与港口之间的山区设立一个城市森林公园。这个森林公园是港口工业园和宁国主城区的共享和缓冲。这里是山麓、森林、城市、河流的融汇，也是青龙湖的门面、宁国的门面。在这里，绿色是整个区域的主格调。它体现了森林植被、多样性景观、宜居的都市、繁荣的经济、创新式的发展，以及一个安宁、安全、和谐的宁国。

The main mountain mass between Gangkou Industrial City and Ningguo City Center should be an Urban Forest Park preserve. This area is an important transition and buffer between the Gangkou Industrial City and Ningguo City Center. This area offers great contrast between mountains and urban flatlands, and creates a link with Green Dragon Lake. A vigorous greening of the city, along with parks, help define edges between land use areas as well as provide the benefits of a livable city and flood mitigation. The green zones will help in defining areas of the city to have individual senses of identity.

主城区内的大山生态新城、大学城、影剧院地区、水晶城、城中心区等地区都有其各自独立的、迥异的风格，但又是融合协调的主城区整体的一部分。主城区内的河流水系是城市各个组成成份的连接和缓冲。大山生态新城规划在新的快铁站的西面，它是高层高密度住宅区和青龙湖国家公园的缓冲，因而必须限制其建筑高度、土地利用性质、开发强度空间分布格局等等。为了保持一个自然的边界和景观，在大山生态园区与新的快铁站之间，不应该再建桥梁，以保持园区的安静。

主城区的规划将其分为三大区：中心城区是核心，其次是北面的水晶城，第三是新的快铁站所带动的大山生态新城。我们建议，每个大区都应该规划高大密集的具有独特特征的建筑群，以形成该城区有别于其他城区的核心。比如，在中心区是高大的商业建筑群，在水晶城是豪华光亮大玻璃窗的公寓高层，在大山生态新城突出的是大山的生态风光。在中心城区和大山生态新城区，我们打造的是高密度的、便利的、综合服务的、宜居宜行城市。水晶城所打造的是为将来人口增长提供高档豪华生活社区，并与古城区相连接和互补。

水晶城的建筑应该与悬崖塔相互协调、相互衬托，以保护山体景观的魅力和庄重，并保证悬崖塔作为宁国突出的地标。我们建议，水晶城建筑高度应该不超过洪泛线以上60米，以保证整个地区景观视觉的和谐。要注意的是，这个60米的高度限制不是从地面算起的建筑高度，而是从洪泛线算起的绝对高度。这个绝对高度是综合考虑了从中心城区和古城区仰视悬崖塔的视线效果而确定的。

古城区东面的老区已经预定为未来工业区，但我们认为，可能的话，这个地区的工业应该转移到港口工业园区，那里更适合工业的发展。这个地区可以作为综合的商业服务和居住的新区。

宁国城市河渠水系的功能和管理应该超越作为排水的沟渠。首先，应该保证水系的清洁，同时保证它的景观功能和观光价值。这样的干净水系，可以给宁国带来水边美好的夜景、餐馆饮食的享受、休闲交友的好场所、游客的旅游景点等等。城市河岸边的绿化和植被覆盖，能将整个城市和森林公园，以及青龙湖国家公园有机地连接在一起，更突显宁国的城市魅力。

Dashan Eco Community, the University District, the Theater District, Crystal City, Commercial Core and others will each have its own distinct character and identity. Rivers also act as a natural buffer, and we will create similar buffers to establish higher land values by transition. Dashan Eco Community, west of the new train station, will ensure a strong link between taller, denser development and Green Dragon Lake National Park by controlling building height, land-use, and types of development. To maintain proper boundaries and natural views, there should also be no bridges west of the train station.

The city will have three symbolic hubs — the most intense is the Commercial Core, the second is Crystal City at the north end, and the third is a new high speed train station area. Each will have symbolic densities — tall high rises that reflect the character of the central area — commercial buildings in Commercial Core; elegant, sparkling, glass covered condominium in Crystal City; and the eco zone of Dashan. Mixed use will be encouraged among the dense areas in both locations to create a livable, walkable city. Crystal City will, along with other new developments to the north, serve to concentrate future populations in the north, and to relieve population growth pressure south and around the Old City.

Building height in Crystal City should be limited to provide contrast to Hui Ling Ta, to preserve the beauty of the mountain, and to ensure that Hui Ling Ta remains the most important symbol in the area. We recommend that no buildings be built with a height exceeding 60-meters above 100 year flood level, thus providing a distinct contrast to the regional topography. Height limits are not from the ground of the building, but are the absolute altitude. Important view lines should be maintained from Historic Center to Hui Ling Ta and along the main boulevard coming to and from Commercial Core.

The area east of the historic district has already been slated for future industrial development. We feel this industrial growth should be redirected to Gangkou Industrial City when possible, as it is designed to accommodate such growth.

Canals need to go beyond current task of handling the city's storm drainage. They first must be managed as clean water and then opened aesthetically. Such beautiful canals can create a focus for nightlife, restaurants, community space and tourism. Greening of the canals can serve to connect the densest areas of City Center with urban forest parks and the feeling of Green Dragon Lake National Park.

- 1 综述
- 2 立地效益
- 3 增长
- 4 体化
- 5 青龙湖
- 6 宁国主城区
- 7 港口工业城
- 8 发展战略

增长：青龙湖国家公园 GROWTH: Green Dragon Lake

交通

只要人口增长的需要和城市发展许可, 宁国应该尽快考虑城市轻轨和城市公共交通。这是城市服务、城市活力、宜居城市所应该具备的基础设施。详细的建议请参考第四部分: 集成。

宁国应该规划一个完整自行车道路网, 它对于交通和娱乐健身都非常需要。这个自行车道路网不仅应该在城市内规划, 也可以沿着景观大道、铁路、城市绿色植被带规划。这些自行车道, 如果规划设计和建设得适当, 也可以作为救护车紧急通道。

Transportation (Continued)

Forms of urban transit such as light rail, bus lines and ferry boats linking neighborhoods should be considered as soon as population densities support them. Specific recommendations are included in each individual zone: 5, 6 and 7.

A comprehensive strategy is needed for bicycle use in commuting and recreation. An inner city routing system, along with parallel rights of way along parkways and rail, should be integrated with the general greenbelt and bio-zone systems to provide for comprehensive access. Such bikeways when properly dimensioned also serve as emergency vehicle access.



宁国的城市建设如何整合其宝贵的资产和资源, 打造出属于自己独特的城市名片? 是什么形成了宁国城市的特征和特色? 这是宁国规划和发展必须回答的问题。宁国环抱山川河流, 有蓝天碧水。宁国首先应该打造成为中国东部的旅游大都市, 上杭地区的后花园。因此, 青龙湖将成为宁国的财富和聚宝盆。青龙湖的规划和发展可以参照加拿大温哥华地区的斯丹利森林公园。青龙湖的发展应该首先作好不同层次的规划设计, 必须根据每一个具体范围的山坡、植被、水环境精心设计, 不仅要解决建什么, 而且要回答如何建, 如何管理和如何可持续发展等问题。我们认为, 在青龙湖的发展建设中, 必须保护森林植被覆盖, 这是青龙湖的命根。我们绝不能杀鸡取卵, 过度开发。青龙湖是整个大区域的财富, 科学地、可持续地开发利用好青龙湖的资源, 将是宁国的福气、中国的福气。

How can Ningguo City build on its greatest assets to form a coherent brand? What is the most defining character of Ningguo City? As a mountainous region with beautiful rivers and lakes, and ample water supply — Ningguo City has an important opportunity to identify itself with a new regional and national recreation and tourist zone. Green Dragon Lake represents the best experience that is unique to Ningguo City. In Vancouver, Canada, Stanley Park is a wilderness style urban Forest Park which is in the nature and character of the region which is British Columbia. In Ningguo City, we must understand the unique character of this area and implement a design through every layer from overall planning to the detail. The bold, wooded mountainous character must be preserved, and remain the dominant feature in this area. As in other areas of planning, we must ensure that we do not kill the hen for the eggs.

保护好青龙湖的关键是保护好它的自然景观, 青龙湖给宁国提供了新的经济发展和城市发展的潜力和可能性。但是, 这种潜力和可能性要变成经济繁荣的现实, 还需要规划的战略眼光和开发的科学管理。这里, 我们必须明确一些重要的限定因素。首先, 在整个湖区的水岸边的植被必须得到最严格的保护, 不允许任何的砍伐, 不允许农业和建筑。从湖面上, 应该保持水和山, 以及绿色植被的自然视野; 在主湖面的周边和视野内, 应该严格控制 and 限制任何破坏这种自然视野的建筑。任何特殊的湖边建筑, 都应该经过反复的科学论证。有些可以例外, 比如砍伐竹子, 可以合理批准。对于一些重要的旅游设施和建筑, 比如酒店、会议中心等等, 应该对建筑体量、高度、风格等指标进行严格的审查, 保证其与整个湖区的总体规划和周边环境的协调。青龙湖的开发必须着眼于不同层次的游客。在第五部分关于青龙湖总体规划里, 我们详细规划了不同档次的酒店, 以满足富豪、中产阶级和平民大众的需求。青龙湖必须是所有人旅游度假、修身养性、休闲娱乐的欢乐谷和深山幽宫。

青龙湖的区划应该包括别墅区、酒店、会议中心、度假村, 以及环境影响较小的商业服务和公共设施, 以保证社区和游客的服务。青龙湖区内的村庄, 如有可能应该得到保留和修复。每一个保留下来的村庄, 其修复应该具有不同的传统特色, 而不应该突显现代建筑风格。这些村庄的保留应该保证与青龙湖的整体协调。

为了保证青龙湖的湖水水质, 我们应该按照饮用水水源湖的要求, 严格审核批准湖面上交通和娱乐的船艇类型、大小和数量。基本原则是要保护好水质, 以及水面娱乐游览的和谐和安静。水面船艇应该更多地使用人工动力, 如小舢板、小木舟、划艇、小帆船等。公园的各种商业和服务设施, 应该保证湖区的安静。这些设施包括轮渡、钓鱼船、观光船、运输船等, 应该选择静音、无污染的技术和型号。并且, 需要定期更新。我们还应该严格限制私人水上娱乐交通工具使用汽油动力。这种动力将严重地污染水面和宁静的环境。当水路两栖小飞机在技术上能解决汽油污染的问题时, 青龙湖可以允许水路两栖小飞机的使用。因为这种小飞机的数量不可能太多。另外, 人们对小飞机抱有观赏的态度, 不是很在乎它的噪音。而且, 水路两栖小飞机能增加高端的游客, 吸引更多的上海杭州等地的富豪到青龙湖, 缩短路途时间, 有利于青龙湖旅游业的全方位发展。

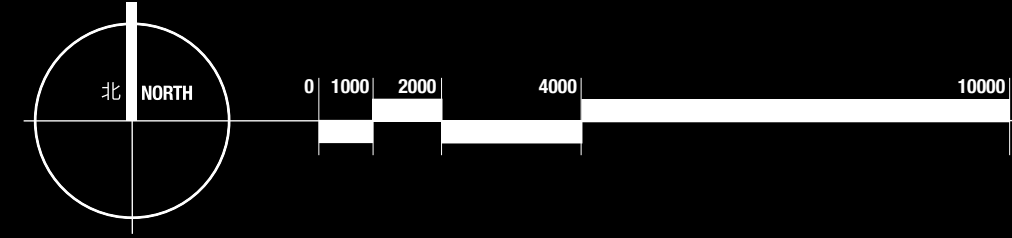
当青龙湖作为宁国旅游业的龙头时, 现有的青龙湖边的公路应该完全改变它的公路路况和管理模式。现有的青龙湖西面的旅游公路, 弯弯曲曲穿过山川和村庄, 应该提高路况质量, 保持两车道, 并严格限速每小时40公里。在世界旅游业中的一个理念是, 当人们从快节奏的城市生活中, 进入旅游的意境时, 一个重要的步骤就是要将步伐和速度减慢, 增加城市中心到旅游点的距离感。目的是要让游客的心情平静下来, 充分享受旅游路线的美景。我们希望沿途的村庄提供各种特色服务, 增加沿途的乐趣。同时, 为了保障湖区旅游服务, 市中心往南到青龙湖的公里应该加宽, 并提高路况质量, 便利于大卡车和服务车的运输。我们也支持修建一条往南延伸连接青龙湖东西两线的公路。另外, 青龙湖的运输交通可以利用轮渡、客轮和水陆两栖小飞机。总之, 慎重规划青龙湖的交通网络是青龙湖开发成功的关键。

We must preserve the natural character of Green Dragon Lake. The choice to dam the West River and create Green Dragon Lake radically changed Ningguo's potential. Now all planning and development must work to magnify the economic and environmental value of this new lake. Along the main borders of the lake there must be no clear-cutting of trees, no "visible" agriculture, and no significant structures. In particular, no residential structure should be on the main body of the lake, or visible from the main body of the lake. Exceptions must be carefully and cautiously evaluated. For example, selective harvesting of timber bamboo can still exist if properly managed. Exceptions to visible structures include historic structures, specific civic structures such as the dam, specific major tourist structures such as resorts and conference centers. Resorts, conference centers and tourist facilities must be carefully integrated with the park theme. Tourism must be targeted to a wide range of incomes. In Section 5: Green Dragon Lake we recommend specific accommodation for wealthy, middle class, and for tourists on a tight budget. Green Dragon Lake must be a place of recreation, of refuge, and of enjoyment for all.

Zoning in Green Dragon Lake area will consist of single family homes, low-impact tourism related commercial and service structures, and low-impact civic structures to support the relatively small number of residents and the larger number of tourists. Existing villages should be maintained and restored where feasible. Construction in existing villages should reflect the character of the village; modern appearance structures should be discouraged.

We should use drinking water reservoir standards for watercraft on the lake. The goal is water quality and a harmonious, calm setting for shared pleasure of the lake. The predominant transportation on the lake should be human-powered, such as kayaks, canoes, rowboats and small sailing boats. Park and business services should use hybrid technologies operating in silent mode as often as possible, especially near resort and population areas. These services include ferry, fisherman, water taxi and delivery boats. Quiet craft will become more available as technology progresses, and regulations should be updated to reflect newer options. Private skiffs should be limited to electric motors — if we were to allow private piston engine powered boats, that alone would destroy the peace, tranquility and water quality of the lake. A large number of motorboats would create an ongoing oil slick on the lake surface. An exception to the restriction would be amphibious airplanes, until their engine technology catches up with alternatives. These are excepted because: they would be few in number; specific landing zones will be defined to minimize noise impact; tourists have a positive attitude toward amphibious planes in areas where they are currently used; there is currently no viable technology alternative to power supply for airplanes; amphibian planes are a compelling attraction for high end tourism, dramatically shortening the travel time from Shanghai, and other major population centers, to Green Dragon Lake.

With the transformation of Green Dragon Lake area into a modern tourist destination, the existing road management must be changed. The primary tourist road leads west from the city center, meandering through many villages on the way to Green Dragon Lake. This road should be upgraded and maintained as two lanes with a speed limit of 40 km/h, with slower speed in villages and on curves. In the world of tourism, in contrast to a fast-paced urban life, we need to slow the pace and increase the perceived distance from the city center to the lake. We want tourists to stop and experience the people and services of these villages. For this concept to be successful, the main roadway running south from city center must be upgraded for use by truck and supply traffic to the lake region. We support the future construction of a road linking the north and south parallels at the west end of the lake. Within Green Dragon Lake additional transportation options will include ferry boats, water taxis, and amphibious planes.



- 1 综述
- 2 立地效益
- 3 增长
- 4 一体化
- 5 青龙湖
- 6 宁国主城区
- 7 港口工业城
- 8 发展战略

宁国山峦起伏，细水长流；在其独特的流域景观，在其青山绿水的衬托下，犹如群山中托起的一颗翡翠，光彩绚丽。宁国有参天古树，深山老林，还有苍天赋予的一片片竹林，装扮着宁国的山川，也维系着宁国的生息。宁国，古典而优雅。

Ningguo City is a jewel set within rugged mountains and among deep river basins. The region flows from an abundant source of fresh clean waters. All is flush with the verdant drama of lush forests blanketing the mountains and hills. Ancient timber resides within the remote beauty, and a rich harvest of timber bamboo feeds the economy.

现代工业和服务业的步伐已经打破了宁国往日的宁静，成为宁国人赖以生存的产业。宁国如何在新一轮的改革开放中综合自身的能力，挖掘自身的潜力，发挥自身的优势，创造新的繁荣，焕发新的光彩，让这颗翡翠更加光彩绚丽，是宁国的追求，也是我们的追求。宁国未来所有的成功，离不开她的青山绿水，也不能不考虑大区域高速公路和高速铁路建成后带给宁国的整体改变。整合宁国的本底和未来的改变，无疑是打造宁国可持续发展未来的必然之路。这一明智的整合，将为宁国打造出新的城市名片，新的发展目标、新的发展战略。

Sophisticated modern-day industries and services provide an extraordinary place to live and work. It is this diverse combination, when carefully cared for, that will bring intensive tourism and wealthy investors to join in Ningguo City's success. Each aspect of the unfolding economy that benefits from the ever expanding network of high-speed transportation must be integrated in a way that serves all the other parts. A profound synergy unfolds when a clear identity or brand is promoted to the outside world.

4 集成 INTEGRATION

国家公园城

什么是宁国的优势？什么是宁国的品牌？宁国的优势在于她的青山绿水。宁国人将这青山绿水建设成国家公园，将宁国建设成国家公园城。国家公园将成为宁国的品牌，宁国作为国家公园城，加上大区域的高速公路和高速铁路，成就了宁国作为大区域、乃至全中国的旅游度假圣地，成为大区域的后花园。青龙湖那龙的吉祥形象，自然、美丽、幽静，这仙境般的青龙湖必然是宁国形象、宁国的名片。

当我们聚焦于宁国的品牌时，我们坚信，宁国人将青龙湖打造成国家公园的选择是明智的战略选择。我们也希望，在我们开辟这块处女地时，我们应该懂得如何珍惜她、呵护她，并如何将她打造成唯一的旅游度假王国——青龙湖国家公园。青龙湖国家公园将为宁国带来一个繁荣的可持续发展的经济辉煌。它不仅带来游客，更重要的是，它将给宁国带来知名度，带来投资，带来度假村和游乐园的建设，带来新的经济，带来绿色的、可持续发展的宁国模式。

青龙湖国家公园是一张亮丽的名片，也是一个时尚的品牌。宁国如何充分发挥青龙湖国家公园的品牌效应，让它融合于各个领域的发展中，刻印于宁国人的心灵里，体现在宁国的规划和景观上，这是宁国人面临的挑战，也是我们面临的挑战。我们认为，应该将这个名牌的第一张“广告”放在高速公路到宁国北出口，让从高速公路出来进入宁国的第一印象，就能感受到国家公园城的美丽，感受到宁国的内涵和质量。这里将是国家公园城的迎宾大门，这里将建立迎宾大楼、信息中心、接待中心。国家公园将是宁国的自豪和信心，是宁国城市规划和建设的主旋律。宁国所有的公园、绿色植被、青山绿水，以及所有的生态规划和生态城市建设，都是这个国家公园城不可缺少的点点滴滴，都是这个国家公园城的形象和标志。我们将在第五章“青龙湖国家公园”中详细阐述。

National Park City

How can Ningguo City build on it's greatest assets to form a coherent brand? What is the most defining character of Ningguo City? As a mountainous region with beautiful rivers and lakes, and ample water supply — Ningguo City has an important opportunity to identify itself with a new regional and national recreation and tourist zone. Green Dragon Lake with it's visual form, natural beauty, idyllic rural experience, and mountainous landscapes, offers a bold image that is unique to Ningguo City.

To focus on this defining character, we believe that Ningguo City should create a National Park in the area surrounding Green Dragon Lake. National Park status will preserve this remarkable resource, and elevate the prominence of this area as a tourist destination. Green Dragon National Park will create a vast, long-term economic benefit for Ningguo City. National Park status will bring not only tourists, but will attract attention and investment in building resorts and other entertainment venues around the city. And it will enhance city efforts to create a model Green Sustainable City.

The benefit of this branding is so potent that we strongly recommend the National Park identity to be interwoven through all areas of Ningguo City. Branding should identify Ningguo City as the National Park City. Expressway exits should identify the National Park, and create the first impression of this essential quality. Tourists and visitors arriving at the high speed train station will be greeted by National Park vistas to the northwest, a nearby Park Visitor's Center, and a city that celebrates this emblem in its planning and attitude. Parks, green belts, and all green urbanism concepts will benefit from the symbiotic icon of Ningguo City as the National Park City. Green Dragon National Park is further described in Section 5: Green Dragon Lake.

宁国的青山绿水蕴育了青龙湖，打造青龙湖国家公园的战略构思，将为宁国打造一个聚宝盆，成为宁国取之不尽的财富。

Green Dragon National Park, a life centered abundance that takes greatest benefit from Green Dragon Lake

生态修复和生态建设 Ecological Restoration

宁国的凝聚力、发展潜力、经济活力取决于宁国实施生态修复和生态建设的信心和决心。我们应该持续地致力于宁国的生态景观的建设，致力于生物多样性和自然物种的保护，致力于流域的生态修复。这个生态修复包括一系列的工程：水土流失的治理、植树造林、清除入侵物种、干扰景观的修复、水系污染的治理、水系的植被修复和保护、湿地修复、保护本地物种、保护和修复各种野生生物的生境等等。

我们必须建立一个生物多样性保护和生态修复的法规，保护宁国的珍贵植物种。在此，我们提出如下技术性的建议：

纵观整个流域，识别哪些地方、哪些因素造成外来种的入侵；辨别这些入侵物种的入侵途径和条件，以及人类的影响和作用；了解入侵的历史和速率，提出长远治理和修复的战略方案。

尽可能在流域的大尺度范围内实施生态修复工程，以保证自然景观和生境的恢复能支持生物多样性和生物群落的稳定性。这种大尺度的生态修复，尤其是在生境过渡带或生境边缘地带，更为重要。

应该尽可能利用自然过程和生态过程来达到生态修复的目的。这种自然过程和生态过程包括洪水、野火的利用，也包括封山育林等措施。

必须采取具体措施来防止放牧对植被的破坏，减少公路、铁路网对水系流域的影响，控制水土流失，保护自然植被，清除入侵植物种。

尽可能减少旅游娱乐活动对周围的自然景观的影响，充分认识到每一种旅游娱乐活动的影响范围和作用，尤其是对入侵植物的影响，以及对生态修复和生态保护的贡献。

定期对保护区动态进行监测和维护，不断地根据实际情况对生态修复和生态保护作切合实际的战略调整，以保证生态修复的效应和长远的经济效益。

最后一点，保持信息交流的通畅，加强各种生态修复的合作，特别是对入侵物种的控制更需要各方面的合作。

An essential part of integrating, developing and valuing our community greenland is the recognition that we must continue a commitment toward ever greater bio-diversity and native species restoration. The practice of ecological restoration includes a wide scope of projects including: erosion control, reforestation, removal of non-native species and weeds, revegetation of disturbed areas, restoration and daylighting streams, reintroduction of native species, as well as habitat and range improvement for targeted species.

We must provide regulations and define biodiversity and ecological restoration of native indigenous plants. These recommendations identify generally accepted techniques:

Lock at the entire watershed or system and identify the factors which allow the invasive species and desired plant species to proliferate, as well as the influence of human activities on the site. Use an historic background if possible. Plan with a long-term vision. Control, restore and maintain strategically.

Plan for a sufficiently large restoration site in order to provide for the natural conditions necessary to promote plant and animal community diversity. Focus on a goal of plant community transition zone or "edge" habitat reduction and apply restoration maintenance efforts in such "edge" areas.

Make use of natural processes such as flood and fire as well as applied control efforts to assist in site restoration and maintenance when opportunities arise.

Eliminate livestock grazing, minimize motor vehicle and railroad influences and modify fire suppression efforts in affected natural areas. Minimize soil disturbance, protect native vegetation, utilize fire to assist in control and follow suppression efforts with additional control efforts needed to effectively kill burned, invasive plant species capable of re-sprouting.

Minimize recreation conflicts within or near the subject natural area. Be cognizant of the full array of recreational uses that may occur and their associated influences on natural features, upon invasive plant control, site restoration and maintenance goals.

Monitor and maintain desired site conditions on a regular basis. Revise control, restoration and maintenance strategies accordingly. Even a minimal monitoring and action effort can ward off stumbling blocks to achieving restoration goals and is likely to be cost-effective in the long run.

Lastly, keep informed. Maintain close liaison with others involved with habitat restoration work, particularly those involved with non-indigenous plant species control.

- 1 概述 Overview
- 2 立地效益 Benefits of Place
- 3 增长 Growth
- 4 一体化 Integration
- 5 青龙湖 Green Dragon Lake
- 6 宁国主城区 Ningguo City Center
- 7 港口工业城 Gangkou
- 8 发展战略 Development Strategy

青龙湖规划综述 Green Dragon Lake Overview

www.robertedsonswain.com

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新慧明规划设计事务所 Robert Edson Swain, Inc. 2009.11.30



都市农业为都市就地满足农产品的需要,节省运输,是应该积极提倡的低碳产业
 Urban agriculture brings food to where it's needed most, deep into populated areas.

艺术集成

艺术应该是大众的艺术,这是因为艺术是以大众作为载体而存在,而欣赏;也是因为艺术的源泉来自于大众的实践,而不是与大众无关的突发事件。发展社区艺术,能够还原艺术的本来面貌,也为社区生活增添新的光彩。艺术能够促进宁国作为国家公园的发展目标,让宁国的艺术更加展现宁国的山水、绿地、水系,让城市期望为宁国增添都市的幻想、儿童的快乐、宁静的时空;让宁国城市生活更加开放,更加轻松,更加愉快,它也将更能吸引来自各方的贵宾。

我们必须鼓励宁国的年轻艺术家的创作。像北京的798艺术街,将整个798厂区改造成世界瞩目的艺术大殿堂。我们建议,可以将大学城附近的老工业建筑改造成宁国的艺术城。另外一个可以选择的是历史古体的老厂房建筑,重新改造这些老厂房建筑为艺术中心,不仅具有废物利用的价值,更重要的是,它为宁国增添了艺术的魅力,为艺术成为宁国名片的一部分,为宁国城市的品位提升,具有不可估量的深远意义。

Integration of Art

A community approach to art — art in the public setting — expresses the importance of art related to the everyday experience rather than isolated events. Raising the importance of community art helps people better understand the power and beauty of art. Artworks that reflect the environment surrounding the city support the attitude of the National Park City through representation of the mountains, greenways and waterways. Sculptural art enhances the daily experience of residents and visitors, creating places to wander, constructed mountains for children to play on, calm spaces to provide a respite from the bustle of the city. Artwork throughout neighborhoods draw tourists to explore.

We must encourage the culture of young artists. An ideal solution is to repurpose old industrial buildings near University City to become workshops and art studios. Beijing's 798 Art Zone is good inspiration. Other opportunities can be found through adaptive reuse of old industrial structures near the Historic District of Ningguo City Center. In general, reuse as suitable art space should be considered before tearing down commercial structure. Even when older buildings are demolished, components can be saved to be incorporated into new structures, and perhaps be incorporated into art sculptures.

都市农业

都市农业保证了都市绿地空间及绿地功能。都市农业可以设在洪泛区,洪灾损失小,它还可以为排洪保留了绿地和开田地的功能。公路网可以设计穿梭于城市农业地中,为游客和游客增添都市的多样性和农业风光。

农业以不同的方式触及每一个人的生活,对于不同的人,农业是维系大自然的景观,是陶冶情操的原野,是收获的田野,是温饱的保障。都市农业无疑为都市生活增添多样性的光彩,满足居民的精神生活和物资生活的需要。都市农业提供健康的绿色食品,农业园地提供休闲娱乐的精神家园。它的春天播种,夏天生长,秋天收获,冬天收藏,为人们提供无穷的话题、无穷的乐趣。在这块土地上,男女老少享受着共同的快乐,议论着共同的主题。都市农业不仅是低碳产业和健康有机食品,它更是人类返璞归真的精神家园。

我们建议充分利用城市里的每一个平顶屋顶作为花园、植物园、农业园。日本东京极有成效地推动了 this 理念,并受益匪浅。这些屋顶,增加防水设施,涂上泥土,就可以成为各种园子。这种房子,冬暖夏凉,节省能源。新建的房子和建筑,都应该在结构上考虑这种新的建筑理念,让它能承受植物生长、温室、水培等等。还可以专门设计轻盈的屋顶温室,提供大量的屋顶温室栽培,更进一步,人们还可以设计太阳能的温室。这样,未来每个建筑都设计雨水收集,温室栽培,太阳能利用,一个绿色屋顶、屋顶产业、屋顶能源的时代将为都市生活和人类增添更加美好和更可持续的未来。

另外,对于现有的都市内的市场,需要进一步的改造和更新。应该鼓励在都市内适宜的地方建设更多的市场,以方便民众。这不但鼓励都市农业的发展,也是便利民众和丰富社区生活的组成成分。这些市场除了销售农产品,还可以销售艺术品、工艺品、手工业品等等。宁国的历史古城更是适合于这种市场的城区,它对居民和游客都非常重要。

都市农业保护与垃圾管理

宁国作为生态城市发展和建设,需要一个强有力的管理部门比如园林局,来统一部署和管理城市公园、绿地公园、街道绿地、城市绿色垃圾。我们认真地建议宁国采用有机堆肥的技术和方式处理城市的绿色垃圾和固体垃圾,将其转化为土壤,回归植物园、花果园。这应该是目前最生态、最有效益的、最少环境影响的绿色垃圾和固体垃圾的处理方式。

城市的绿色屋顶栽培直接吸收了大量的雨水,剩下的部分能汇入城市绿地和森林,这些生态措施的结合,将极大地改善城市地表径流和生物净化的水质状况,从而,改善河流水系的水质,减少洪水灾害,它应该成为生态城市建设的基本要素。

Urban Agriculture

Agriculture keeps open green areas functional. Agriculture areas can flood occasionally without causing costly damage, and they act as a sponge to reduce flooding in other developed areas. Transportation lines should purposely run through agriculture zones to provide a sight of nature and change of scenery for commuters and tourists.

Agriculture touches every life in one form or another. In some areas, it is an economy of leisure and provides a pleasant, productive way to connect with nature, while for others it is a necessity. Urban agriculture can have many benefits and greatly increase the quality of life for residents of a city. Produce can be grown and harvested within meters of consumers, reducing shipment time and maximizing the peak-quality time span of the food. Gardens provide green spaces in the city that draw people in and become meeting places. They are a source of conversation and create interest in every changing season that transcends generations. They are an opportunity for young and older generations to interact, remain productive and engaged in the community, and participate in a way that is not overly demanding.

We recommend every flat roof/roop be used as garden space. Tokyo is a great example of a city that has embraced this concept, and residents have truly benefited as a result. This application of insulation, light-weight soils and plantings that cover roof-tops radically reduces the energy needed to heat and cool a structure. It further benefits the ambient temperature that become adversely effected from over building. All new buildings should be designed to bear structural loads needed for growing plants and supporting greenhouses and hydroponic structures. Hydroponic pads require smaller structural loading, and can be placed over existing column structures. New structural techniques should be developed for light-weight greenhouse systems that can be placed on existing buildings. Ways of using solar energy to operate greenhouse functions exists and should be incorporated into such projects. Every building should have a living organism septic program to collect roof water and manage waste on site. Although every green roof is enjoyable, we recommend using agricultural plants for hydroponics and greenhouses for the added value of produce.

Existing neighborhood markets should be preserved and upgraded, and new markets should be encouraged where beneficial. These markets provide a place for community residents to sell produce, art, crafts, and many other things to each other and to visiting tourists. The Old City is an excellent example of historic Ningguo City that should be restored and turned into a community market and tourist zone.

Urban Agriculture Maintenance and Waste Management

An industry for maintaining city parks, greenbelts and street trees, and managing urban green waste is essential for the health and continuity of a beautiful, green Ningguo City. We highly recommend a city composting program be developed that retrieves all solid food and plant waste and processes it into soil or to be used as biomass for new and converted power plants. There are many cities who have had huge success with similar programs and it is an effective way to reduce the amount of waste and further builds the economy.

The combination of green roof systems for direct absorption of rain water along with daylighting of the remaining runoff into open swales within the urban forest significantly improves water quality and slows flows into over-taxed river channels, especially during times of flood risk.

绿化格局

一个好的绿化格局,能将都市里不同的住宅区、办公区、商业区、公园、城市森林等有机地联系起来。这些绿化格局能有效地控制都市的无序扩张,保护都市的环境和地产价值,并创造一个宜居、宜行的城市生活。绿化格局将都市分隔成多姿多彩的镶嵌功能景观,创造出和谐的邻里关系。

一个步行道的格局,一个绿地的格局,一个城市菜园的格局,一个私家花园的格局,它们沿着河岸边,沿着湖边分布,点缀着城市,装饰了社区的美丽和多样化。在这个总体规划里,我们非常仔细地规划了流域的大小汇水区规划为永久的绿地,这是宁国可持续发展不可忽略的重要因素。保护好这些汇水面积对于防洪、水的自然净化、地下水补充都至关重要。所有的建筑都应该为这些汇水区让出空间,这样可以大面积的建筑区分隔成众多的小区。我们强烈希望,明令限制夷平山头,填平低洼的汇水区的规划和建设。因为,这种规划和建设破坏了水系,破坏了宁国赖以发展的自然景观和自然财富。美国和世界上有很多这种教训和经验。生态城市建设的一个重要的实践就是恢复都市的自然汇水区的植被,包括恢复为菜园子的都市农业工程。

公园

我们认为在这个规划里,城市森林公园对于港口工业城和宁国主城区是极为重要的设计。这个城市森林公园的山峦起伏景观,将这两个城区有机地连接,也有有机地分隔开来,使得这些城区拥有开阔的空间和各自的特色,使得这个城市森林公园得以开发不同的产业——度假休闲旅游业,为宁国提供了多样性,提供了城市的活力和魅力。

我们规划的另一个重点是尽可能沿着水系规划更多的公园和绿地,它将为城市提供更多更舒适的聚会、会友、野餐、休闲的场所,它将是都市生活丰富多彩所最不可缺少的一部分。这些公园和绿地都尽可能地保持了原有的地形地貌,尽可能地体现出城市多样景观和自然景观。

我们还主张,公园的面积应该尽可能地足够大,功能应该尽可能地多样化,应该在公园内,包括国家公园内,规划建设公共活动设施。比如,网球场、游泳池可以建在公园内,总比单独划分土地来建要好。公园里有足够的空间,能使这些活动接收更多的人,而不会造成堵车。科学地规划这些公共娱乐健身体育设施在公园内,能增加这些设施的利用率和效率,使都市生活更加人性化,也更加生态。

Patterning Greenways

Well designed greenways create a green network linking diverse urban elements, such as residences, places of work, and parks. These patterning greenways help shape urban growth, contribute critical environmental values, and are fundamental to creating a walkable, livable city. Greenways break up large areas and shape distinct neighborhoods.

A pattern of walkways, green space, pea patches (small urban food gardens), and private areas should be developed along rivers and near lake edges to help break up the city and provide ample community space for residents throughout the city. We have carefully considered watersheds and surface drainage for the nearby mountains and recommend they be permanently kept as public green space. Existing developed neighborhoods should purposely be broken into smaller segments with pea patches and green areas running between them. Two great examples of this concept are showcased through the Emerald Necklace in Boston, Massachusetts, United States, and Cheong Gye Cheon River Restoration in Seoul, Korea in which a city street was removed, excavated and turned into a day-lighted stream surrounded by parks and entertainment. Further opportunities include agricultural walls, which can be staggered with pea patches and broken to provide pockets of private spaces.

Parks

A particular opportunity for a significant Urban Forest Park between the Gangkou Industrial Zone and the Ningguo City Center must be developed. A mass of mountains creates a clear separation between these two centers and the character and quality of that landform needs to be maintained. This is a good example where small farms, in-holdings (private enterprise within a park) and general recreational activities can be integrated.

In addition to the benefit of having parks along the rivers, parks distributed around the city should provide meeting spaces for people to have picnics, events or to serve as retreats away from the bustling urban experience. These parks should have a sense of natural topography — ridges and depressions carefully designed to maximize city views in some areas and create a feeling of seclusion and wilderness in others.

The area of parks should be enlarged, and specific activities and development should be allowed, similar to in-hold areas in National Parks. For example, tennis courts and swimming pools can be in the parks, rather than create a separate land use. This prevents clustering of such development that leads to congestion. Selectively placing developed areas inside larger park areas create a better enjoyment experience, and reduces conflicts arising from concentrating these activities.

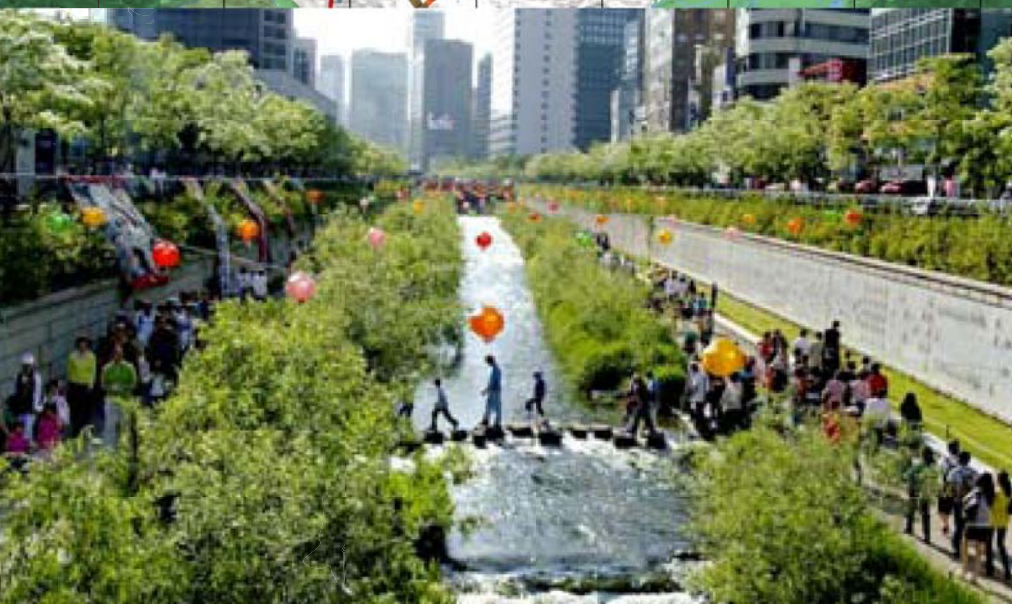


公园是将宁国打造成为国家公园域的最佳战略措施,打造更多更好的城市公园,将是打造好宁国这个国家公园域品牌的关键。
 Parks are an opportunity to implement the attitude of the entire city as the National Park City.

Integration of Art

A community approach to art — art in the public setting — expresses the importance of art related to the everyday experience rather than isolated events. Raising the importance of community art helps people better understand the power and beauty of art. Artworks that reflect the environment surrounding the city support the attitude of the National Park City through representation of the mountains, greenways and waterways. Sculptural art enhances the daily experience of residents and visitors, creating places to wander, constructed mountains for children to play on, calm spaces to provide a respite from the bustle of the city. Artwork throughout neighborhoods draw tourists to explore.

We must encourage the culture of young artists. An ideal solution is to repurpose old industrial buildings near University City to become workshops and art studios. Beijing's 798 Art Zone is good inspiration. Other opportunities can be found through adaptive reuse of old industrial structures near the Historic District of Ningguo City Center. In general, reuse as suitable art space should be considered before tearing down commercial structure. Even when older buildings are demolished, components can be saved to be incorporated into new structures, and perhaps be incorporated into art sculptures.



- 生物保护区 Bio-Eco Reserve
- 农业用地 Agricultural Farmland
- 国家级城市公园 National & City Park Zones
- 湖泊与河流 Lakes & Rivers
- 洪泛平原 Floodplains
- 铁路 Rail Road
- 高速公路 High Speed Rail Road
- 城市边界线 City Boundary
- 城镇边界线 Township Boundary
- 轨道交通线 Regional Floatplane
- 卡车道 Truck & Service Roads
- 主要公路 Primary Roads
- 青龙湖景观公路 Green Dragon Lake Parkway
- 城市景观大道 City Parkway
- 高速公路 Expressway

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港口工业城与宁国主城区规划综述
 Gangkou Industrial City and Ningguo City Center Overview
 www.robertedsonswain.com

北 NORTH

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宁国市 Ningguo City

ROBERT EDSON SWAIN

新慧明规划设计事务所
 Robert Edson Swain, Inc.
 2009.11.30

问余何意栖碧山
笑而不答心自闲
桃花流水窅然去
别有天地在人间

山中问答
李白

You ask for what reason I stay on the green mountain

I smile, but do not answer, my heart is at leisure.

Peach blossom is carried far off by flowing water,

Apart, I have heaven and earth in the human world.

Question and Answer on the Mountain

Li Bai

5 青龙湖 GREEN DRAGON LAKE

青龙湖国家公园

我们在这里提出两个概念来保护和开发青龙湖流域：一是建立一个自然保护区，二是建立一个国家公园。我们还希望将整个青龙湖规划到国家公园的边界线内。

图 1-1 青龙湖

国家公园的定义是，由中央政府所建立和拥有的自然保护区，提供娱乐、休闲、游览服务功能，而不作为其它开发利用。美国第一个国家公园是黄石国家公园，于1872年设立。美国的国家公园仅2003年就有多达3亿人次的游客。目前，世界上有近6500个国家公园。

图 1-2 国家公园

国家公园的设立是为了保护自然景观、野生生物、自然历史文物和景点，并为子孙万代提供休闲度假娱乐场所。除此以外，国家公园还提供了巨大的经济效益，特别是国家公园附近的城镇、社区。据统计，2006年美国的国家公园所带动的经济产值达120亿美元，并创造了数千万计的工作。这只是一个保守的估计，它仅包括了国家公园方圆80公里的地区，还没有包括对大区域、全国、全球的影响效益，以及国家公园管理人员和基础设施服务人员的就业和经济效益。

图 1-3 国家公园

保护好青龙湖的美丽、魅力、自然景观、清净的空气、纯净的湖水、幽静的环境，并打造一个空前的旅游产业，将是宁国发展的长远目标。它也是宁国巨大的自然资产和社会财富。通过精心打造，青龙湖不仅是宁国的旅游景点，它也应该是大区域、全中国，乃至全世界的旅游亮点。另一个战略考量是，就像宁国城是青龙湖国家公园的迎宾门，青龙湖国家公园也可以是黄山国家公园的迎宾门。通过黄山打造青龙湖国家公园，能更快地实现青龙湖国家公园的国际品牌效应。

我们提出一个深思熟虑的、可持续的青龙湖国家公园开发方案，这是一个可控制的、一个严格限制的、指定特定功能和特定地区的开发方案。它包括：有限的住宅区、旅游度假区、旅游景点区、旅游服务区等。青龙湖国家公园应该建立严格的建筑规程，以保护青龙湖国家公园的可持续发展。我们还建议青龙湖国家公园建立严格的法规，要求国家公园的工作人员、居民、游客共同遵守，共同呵护好和保护好青龙湖这一巨大的自然资产。青龙湖国家公园的关键不仅在要不要开发，而且是如何开发，如何可持续的挑战。

图 1-4 青龙湖

青龙湖国家公园的边界线的确定是一个综合的评估过程，需要考虑多方面的功能和因素。我们在这个总体规划中所提出的边界线，只是一个初步的方案，作为今后详细评估和规划的参考。最终的边界线应该通过实际运行和多年经验的累计来确定。

Green Dragon National Park

We recommend the preservation and expansion of protected development in the area surrounding Green Dragon Lake using two concepts: a Natural Reserve and a National Park. We further recommend that a substantial area surrounding Green Dragon Lake be designated as a National Park.

图 1-5 国家公园

A National Park is defined as a reserve of natural land, declared or owned by the national government, set aside for human recreation and enjoyment, and protected from most development. The first National Park is considered to be Yellowstone National Park in the United States in 1872. National Parks are so popular that in the United States there were almost 300 million visitors to these parks in 2008. There are now over 6500 National Parks worldwide.

National parks were originally created to conserve the scenery, wildlife, natural and historic objects, and to provide for the enjoyment of these places for future generations. In addition to this, national parks create a large economic benefit, especially to gateway communities. According to a study released in 2006, national parks in the US generated \$12 billion per year in revenue and tens of thousands of jobs. These are conservative estimates that include only the economic benefit within 50 miles of national parks. There are additional regional and secondary benefits, such as employees of the park and service infrastructure spending their salaries locally.

图 1-6 国家公园

Maintaining the beauty and scenery of Green Dragon Lake area, and creating a sustainable tourist industry are among the most important long-term assets of Ningguo City. Not only does it define the character of the region, with careful development it will prove to be a durable local, national, and eventually an international attraction. As Ningguo City Center is the gateway to Green Dragon National Park, so Green Dragon National Park can become a gateway to Huangshan Mountain.

We recommend limited special function areas for specific types of development inside national park boundaries. These carefully selected development areas or in-holdings could include: limited residential areas, tourist facilities, and tourist support infrastructure. Building codes will be an important method to preserve the character of the area. To justify building and land use restrictions, we create a sense of privilege to be allowed to live inside the National Park. These restrictions create this rare experience, and are basis for the substantial appreciation of their economic value.

图 1-7 国家公园

Specific park boundaries must be defined through a detailed process that balances the needs of the various interests in the area. The boundaries shown in these maps are an approximation and should only be used as a starting point to define specific boundary definition and land area, and not as a specification.

背景

图 2-1 青龙湖

为了防止1996年洪灾的悲剧重演，宁国市在2000年修建了青龙湖大坝。这个大坝在600平方公里的流域内，形成了30平方公里的湖面——青龙湖。

图 2-2 青龙湖

在青龙湖的西北，有一块400公顷的园竹林，这是一块自然竹林。在它的周围是近74平方公里的森林生态系统。这里有豹子、蛇、鹰等野生生物。另外，青龙湖的周围，还有2万多公顷的农地。而这里的农户，他们一部分靠收获园竹维持生计，每三年轮回收获，是当地一种可持续的农业。

图 2-3 青龙湖

Background

Out of disastrous flooding that struck Ningguo City in 1996, and the determination to prevent such a disaster in the future, was born Green Dragon Lake in the year 2000 — a reservoir that is now 30 km2 in a 600 km2 watershed.

图 2-4 青龙湖

An old-growth bamboo forest, larger than 400 ha, untouched by human activity, stands to the northwest of the lake. Its natural inhabitants include panthers, snakes, and white hawks. This old-growth forest is surrounded by a 74 km2 forest north and west above the reservoir. The Green Dragon Lake area also contains 21,000 ha of farmland. Bamboo is planted and harvested every three years — an ideal sustainable agriculture.

图 2-5 青龙湖

图 2-6 青龙湖

图 2-7 青龙湖

图 2-8 青龙湖

图 2-9 青龙湖

图 2-10 青龙湖

图 2-11 青龙湖

图 2-12 青龙湖

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图 2-56 青龙湖

图 2-57 青龙湖

图 2-58 青龙湖

Ningguo City has recognized the value of the old growth bamboo forests and has protected them. A similar protected area exists, south of Green Dragon Lake, for the Chinese yew, *Taxus chinensis*, a rare small tree whose bark was used in a cancer fighting drug. We recommend radically expanding the area of BanQiao Natural Reserve to extend into and through the mountain ranges between Ningguo City Center and Gangkou Industrial City. Thus creating significant Urban Forest Parks. Natural Reserves though similar in character to National Park lands, have less stringent regulations for land management. These lands promote sustainable economic development while maintaining the verdant character of the region. The existing sustainable bamboo harvest is an excellent example to be carried forward.

Preservation - Balanced Development

Remote villages in this area must be preserved, and residents must be offered assistance to thrive in the new tourist-driven environment. Each village must be encouraged to have it's own identity: famous for a particular spa, farm, hiking, climbing, old forest, ancient trees, special teas, water sports, restaurants, food type or other unique service. Villages also have the opportunity to develop artisan crafts and other value added products. For example, in addition to harvesting bamboo, the bamboo can be crafted into value added artisan products that bring greater income to villagers. These products should be available for sale within the National Park system, with distribution growing to a worldwide potential. Villages can establish shops, restaurants, Bed and Breakfast lodging and other tourist services — all serving a full range of tourists from the wealthy to the backpacker. To attract tourism, villages must retain their charm and unique character — at the same time, infrastructure for tourist comfort should be enhanced within the unique setting and appearance of the villages. Construction that is out of character must be discouraged, and many recent structures will need remodeling or be torn down.

The beauty of this land and the value of clean water dictate an extraordinary effort to manage and process all waste water. This is particularly important on or near the lake and stream courses. New technologies in drip systems, spray irrigation and biological processing limit the need for a huge centralized system — a series of smaller plants must be implemented to serve this requirement, and be included in all areas as required.

图 3-1 青龙湖

The greatest value of this area is in the preservation of the natural beauty and rural typology in the forested sense of place. Lowered demand for intensive services through managed tourism will maintain this beauty, desirability, and value of Green Dragon Lake. In particular, low residential density and a transient population will minimize typical suburban needs, and therefore reduce impact on the environment. For example, the greater the number of vacation homes, the less demand there is for new schools, and other high-impact suburban activities.

Green Dragon Gateway Park

Green Dragon Gateway Park at the edge of Ningguo City Center marks the beginning of the Green Dragon Gateway Park experience. An elevated ramp brings tourists through the park and across a wide bridge, planted as a garden with bamboo and other native vegetation, that crosses a truck route. The native flora shields tourists from the necessary commercial traffic so that, from the moment they enter Green Dragon Gateway Park, the visual cues provide an experience apart from the city. The garden parkway meanders through field and wood, often along the West River, as the speed limit slows to 40 km/h, slowing the sense of time. Villages along the parkway will create tourist interest and generic income to villages through the sale of artisan products such as bamboo furnishing, ceramics and tea.

A bikeway traverses wooded areas, more or less parallel with the garden parkway, 17km to the lake, with side branches to West River, picnic areas and parks along the river. The bikeway also serves as emergency vehicle access.

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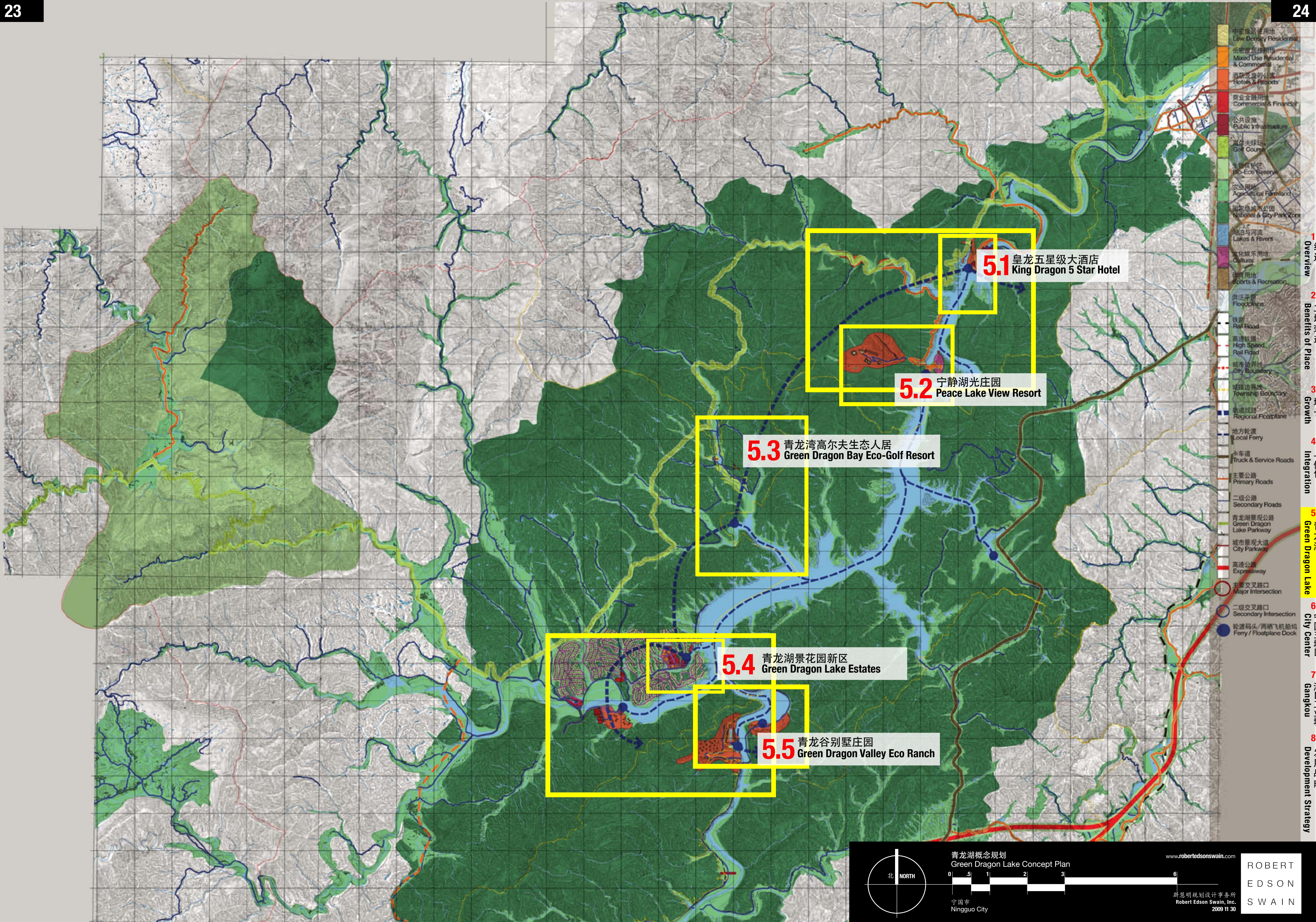
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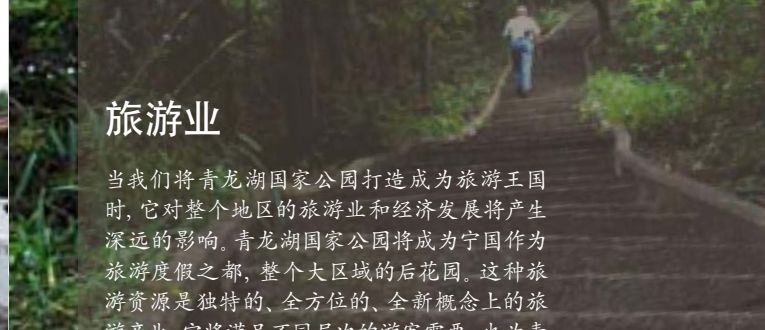
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SWAIN

2009.11.30





旅游业

Tourism

当我们把青龙湖国家公园打造成为旅游王国时，它对整个地区的旅游业和经济发展将产生深远的影响。青龙湖国家公园将成为宁国作为旅游度假之都，整个大区域的后花园。这种旅游资源是独特的、全方位的、全新概念上的旅游产业。它将满足不同层次的游客需要，也为青龙湖流域内的山庄带来了经济繁荣的巨大机会和长远利益。它所提供的花园新区、五星级酒店、庄园、高尔夫球场、水上运动、会议中心等旅游设施，其综合经济效益将不可估量。青龙湖国家公园将吸引大量的游客，让他们流连忘返，让他们充分享受大自然的魔力，让他们忘记大都市的紧张，而沉浸在这个美好的世界之中。

The transformation of the Green Dragon Lake area into a modern tourist destination will provide the greatest new long-term economic opportunities for the entire region. The branding of Green Dragon National Park and of the Green Dragon Lake area is an important opportunity to identify Ningguo City as a new regional and national recreation and tourist zone. Green Dragon Lake represents the best experience that is unique to Ningguo City. Tourists will be drawn to the natural beauty and the recreation opportunities of the National Park. Picturesque remote mountain villages will further entice tourists to explore and to provide economic benefit to those villages. Resorts, conference centers and tourist facilities will be carefully integrated with the National Park theme. This area will provide a desirable contrast to fast-paced urban life, and will draw local, regional, national and eventually international travelers to experience its beauty, relaxation and enjoyment.

青龙湖国家公园所提供的服务是全方位的，它将为顶级富豪、中产阶级、到普通老百姓提供不同的服务。让每个游客都能得到娱乐、得到宁静、得到享受。

Tourism must be targeted to a wide range of incomes. We recommend specific accommodations for wealthy, middle class, and for tourists on a tight budget. Green Dragon Lake must be a place of recreation, of refuge, and of enjoyment for all.

焦点 FOCUS

5.1 & 5.2

5.2

宁静湖光庄园

宁静湖光庄园是为中产阶级所打造，它着落在慈云禅寺的湖边，具有仙境般的宁静，也是青龙湖的地标。在宁静湖光庄园无疑是陶冶情操，达到心灵纯净的意境。在这里的湖边设一个轮渡码头，可以方便宁静湖光庄园的游客和慈云禅寺的朝拜者。

竹林给人们心灵的一种纯净，一种幽静，它与宁静湖光庄园相融合，是重要的景观，应该给予保护。庄园内与竹林间铺设的小路，宁静而致远。为了国际旅游，所有的旅游设施，包括这林间小路，都要达到国际标准，清静而安全。自然和安全是国际旅游不可缺少的元素。

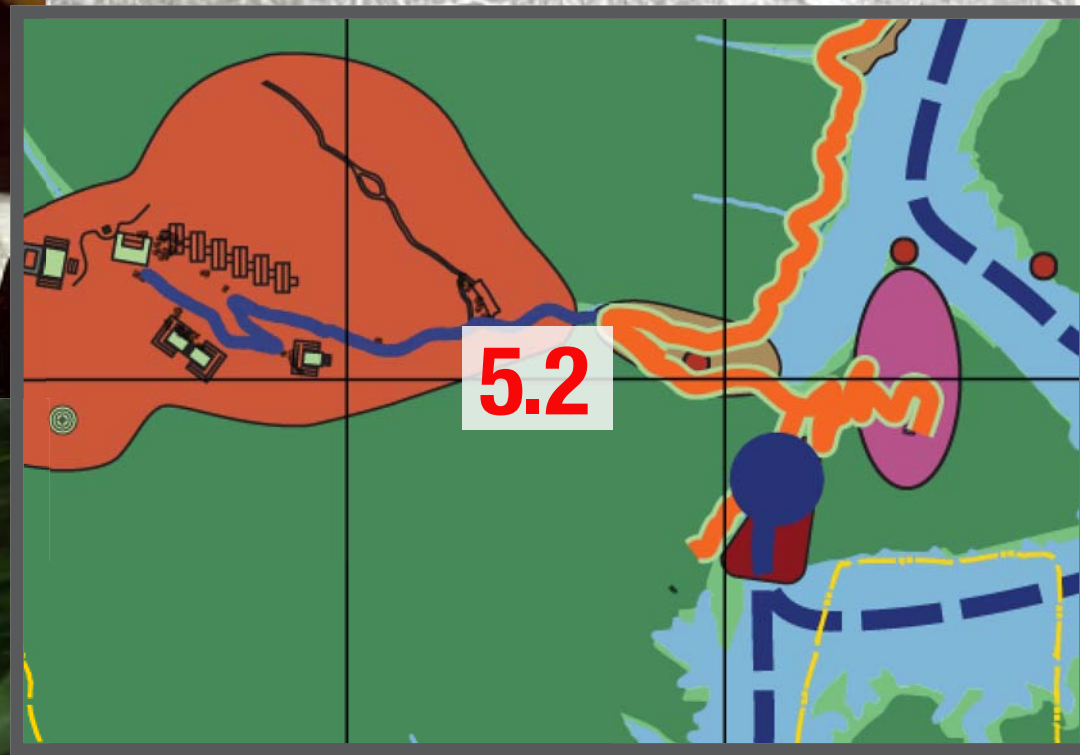
水上运动、水上游览、水上风光给予人们心灵的享受是难以言喻的，它与素食结合，是一种崇高的心理疗养。宁静湖光庄园应该提供这样的意境和环境。这种环境也需要高新技术的支持，比如太阳能、低水头发电、生态服务设施等，将给宁静湖光庄园增添新的光彩。

Peace Lake View Resort

This area will host a meditation retreat targeted to middle income tourists. The Buddhist Temple on the nearby mountain to the east creates the ideal symbol for this land-use. The immediate area around the Buddhist Temple and the view from the temple should remain undisturbed. A ferry stop at the base of the Buddhist Temple provides access to both the Temple and the meditation resort.

The bamboo forest will be offered as a meditation experience; therefore it is exalted and we prevent the destruction of it. Elevated walkways provide visitors with access to beautiful areas without destroying the natural environment; the walkways themselves become part of the experience. The walkways are made of bamboo, providing one of the value added products of nearby villages. To promote international tourism, walkways and other facilities should conform to international safety standards. The aesthetic feels totally natural but still meets rigorous safety requirements.

Waterways and the sound of water also become part of the meditation experience. An emphasis on vegetarian dining will make this experience consistent with other spiritual retreat centers, and will also serve to provide a unique international tourist experience. Solar collectors, low head generators and other environmentally friendly technologies will provide quiet, ecological solutions to infrastructure requirements.



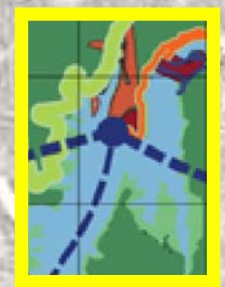
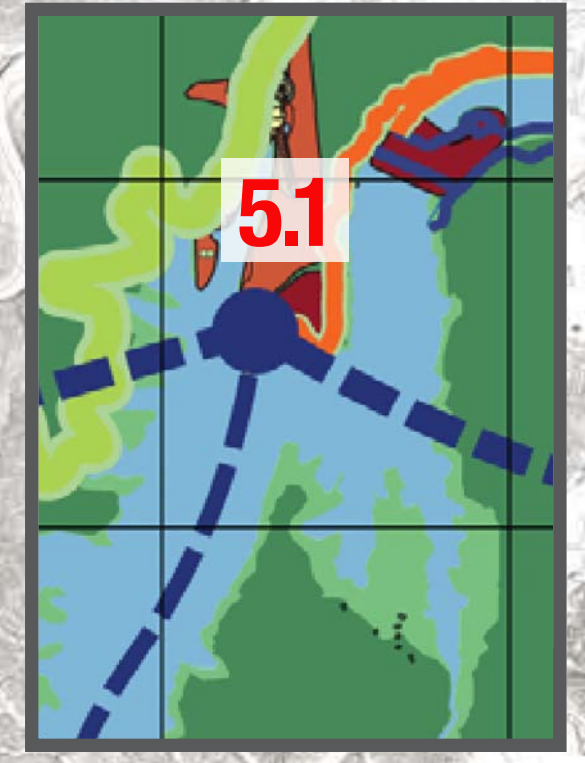
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皇龙五星级大酒店

皇龙五星大酒店是一个国际游客的五星级酒店，也是青龙湖国家公园的一个亮丽的景点。它位于青龙湖的龙头，背靠大山，俯视图湖面，景色优美，气势磅礴，将吸引无数的国内外游客。像意大利波斯塔诺的Il San Pietro di Positano 五星级大酒店一样，皇龙五星大酒店与山体镶嵌，高与山齐，低达湖面，它的餐馆在山顶楼顶上，俯视整个青龙湖湖面，美不胜收。皇龙五星大酒店还提供国际水准的客房、沙滩游泳池、网球场、游艇、顶级质量的艺术品和宁国的手工艺品的礼品商店。皇龙五星大酒店的豪华优雅，配上青龙湖的美丽的湖光山色，具有举世无双的特色。

King Dragon 5 Star Hotel

This area is designated to be an international destination resort. It is well situated among the key Chinese symbols of the Dragon, the mountains, and water. It is located at the head of the dragon. Based on the pattern of Il San Pietro di Positano five star hotel in Positano, Italy, the structures will be nestled and integrated into the south facing cliffs. Each room will have sweeping views of lake and mountains to the south, and exclusive restaurants will feature outdoor seating on the edge of cliffs overlooking the lake. Amenities will include a world-class concierge, beach and pool, tennis courts, boating, and a gift shop that includes the highest quality art and artisan items from the Ningguo City area.



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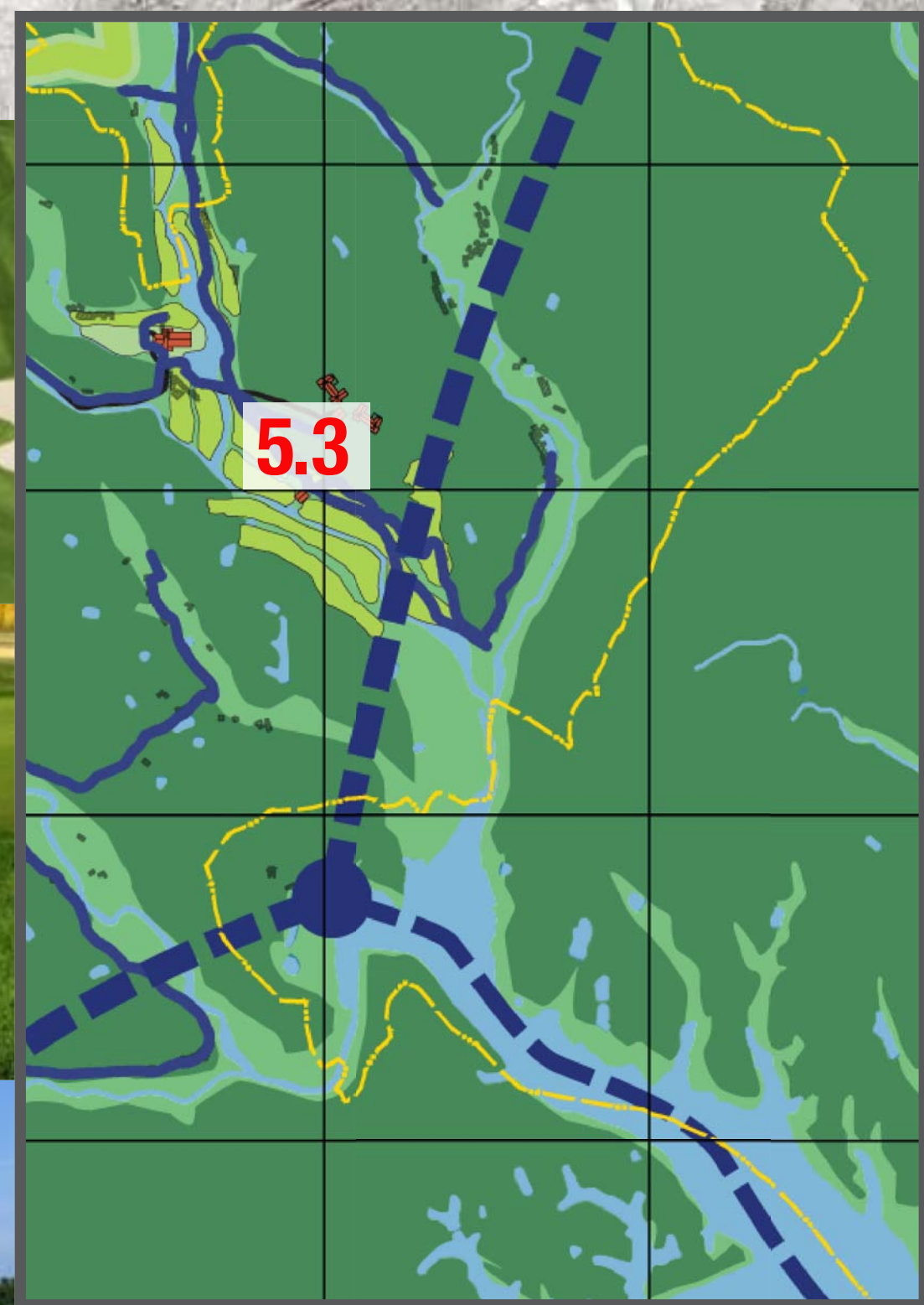
5.3 青龙湾高尔夫生态人居

青龙湾高尔夫生态人居建在群山之中，青龙湖的内湖边上，与青龙湖景观花园新区相邻，是一个四星级的生态人居。这里提供一个与都市高尔夫球场不同，其宁静的高尔夫运动环境。它与青龙湖景观花园新区和国际会议中心共同形成青龙湖上的新“城”，相互衬托、相互协调。它同时提供数个四星级的酒店服务。它即在群山中，又近在湖边，对湖区影响较少，因而能享受较大强度的开发利用。它提供的高尔夫球场、酒店、国际会议中心、度假公寓综合服务，成为青龙湖国家公园旅游的重镇。

Green Dragon Bay Eco-Golf Resort

Nestled among the rolling hills and mountains near Green Dragon Lake and directly associated with Green Dragon Lake Estates, is a 4 star golf and recreation resort. This provides an inland center as contrast to the lake-focused activities, and provides an alternative golf course experience away from the busy urban experience of the other golf courses in the region. This defines the northern limit of the Green Dragon Lake Estates, and along with the Conference Center, provides additional commercial services. The Conference Center defines the southern end of Green Dragon Lake Estates. Both areas provide 4 star hotel services. These resorts and conference centers, throughout the central zone of the lake, continue to have ferry and amphibious plane service. Because of the nature of the topography and remoteness, we have purposely intensified development in this area.

焦点 5.3 & 5.4 FOCUS



交通业

青龙湖国家公园的旅游业的发展，必然伴随着对现有公路系统的改造、扩建和新建，并将建立新的管理规则。从主城区到青龙湖的旅游专线公路应该重新改造和扩建，应该将时速限制在40公里，在转弯处或村庄还应该更慢，在慢速中享受大自然，得到轻松和宁静。我们希望游客能在沿路的村庄停下来，喝杯茶、买点手工艺品，并且能在沿路的景点，停下来照张像等等。为了保证西线旅游专用公路的服务质量，我们必须为卡车运输扩建从主城区往南的公路。在青龙湖内的交通，主要包括轮渡、出租小艇、小船、水陆两栖飞机等。

Transportation

With the transformation of the Green Dragon Lake area into a modern tourist destination, the existing road management must be changed. The primary tourist road leads west from the city center, meandering through many villages on the way to Green Dragon Lake. This road should be upgraded and maintained as two lanes with a speed limit of 40 km/h, with slower speeds in villages and on curves. In the world of tourism, in contrast to a fast-paced urban life, we need to slow the pace and increase the perceived distance from the city center to the lake. We want tourists to stop and experience the people and services of these villages. For this concept to be successful, the main roadway running south from city center must be upgraded for use by truck and supply traffic to the lake region. We support the future construction of a road linking the north and south parallels at the west end of the lake. Within Green Dragon Lake additional transportation options will include ferry boats, water taxis, and amphibious planes.

卡车道

到青龙湖的卡车道应该与旅游道分开运行。从主城区到青龙湖南端的公路应该扩建和改造为卡车道，用于青龙湖旅游设施的货运。这条卡车道也为青华轻工工业区和大学城货运服务。

Truck routes

Truck routes to the Green Dragon Lake area should be segregated from tourist routes. Existing road beds from the southwest of Ningguo City Center should be upgraded for this purpose. This also creates opportunities for service and supply industries in QingHua Light Industrial Area south of University City.



5.4 青龙湖景观花园新区

青龙湖景观花园新区是个别墅区，是美国式的独立别墅，它分布在群山的树林里，每栋别墅都独具一格。整个新区的建设都应该在青龙湖国家公园的监督和管理下，保证从主湖面上看不到建筑物，不对湖区产生大的影响。新区分为几个小区，每个小区分期建设，分别管理。整个园区应该保留足够的森林覆盖率，提供度假的人们一个美好的花园住宅，及良好的社区服务和商业服务。它将保证青龙湖国家公园旅游人气，提供一年四季旅游的居住条件和娱乐设施。保持好一个优美的环境，不但吸引游客和度假的人气，而且，对于房地产的增值也有很大的作用。

Green Dragon Lake Estates

Single family homes are recommended for this area near Green Dragon Lake. This is a wooded area with higher value single family homes. The character of the National Park is maintained by homeowner associations that regulate construction within National Park standard. For example, structures may not be visible from the main body of the lake. The land is segmented into parcels owned in common by associations, which control development to be consistent with the natural beauty of the area. Maintaining a large ratio of trees and green zones increases the value of the homes, while enhancing the experience of tourists and visitors to the National Park. The population in this area creates a critical mass for services and restaurants to be established, which benefits both residents and tourists. The regulations made possible by these associations ensure high value real estate and a long term beneficial experience for both tourists and residents.

为了土地利用的最优化和最大的效益，我们建议整个花园新区分隔成12-15个小区来开发，每个小区100公顷左右，整个新区可以建设4000-5000栋别墅。第一个小区可以在离码头最近的地方，但不是最好的地段。要将最好的地段和最好的小区留给市场最好的时期，以取得最好的经济效益。整个新区能与高尔夫生态人居和国际会议中心连成一个服务中心，以提高服务品质和品味。

To maximize the benefit of land values, and to allow time to learn by experience, we recommend a strategy of measured growth. We recommend that this area be divided into 12-15 parcels of 100 ha each. We believe this area can accommodate between 4,000 and 5,000 units. The first parcel to be developed should near the boat landing, in a desirable but not the most valuable area. This generates interest and creates greater financial opportunity for the remaining parcels, creating even greater value for the most valuable areas, such as near the golf course.

各个小区的道路应该依山而建，除了必要到达小区的路外，不要事先建立整个新区的道路网，尽可能保持整个新区的自然状况。

The complete road grid should not be designed ahead of time. Access roads should be created, but roads inside each parcel should be organically created.

在小区的建设过程中，首先是开发商拥有土地权和物业管理权，随着小区建设的发展，售出的别墅超过50%时，土地权证、房产证、物业管理权将逐步转移到房主和社区管理委员会手里，以保证房主的权益和物业管理的质量。

Each parcel is sold to a developer who owns the land until 51% of the homes are sold. At that point the Home Owners Association owns the land, including land held in common. This puts an incentive to the Association to maintain the value of the land, and limits growth through the co-ownership process.

青龙湖国家公园内的土地利用区划是一个严格的法律程序，必须制定一个法规控制无章的开发，要严格控制砍伐树木，除了房屋建筑所必须，小区内的大量绿地和植被覆盖应该属于社区统一管理。比如，美国华盛顿州的德纳图岛，就规定，每个户主只能拥有100平方米的别墅周围的绿地，其余的都属于社区管理委员会统一管理。还应该严格规定，房主不能任意利用权限以外的土地，作为任何其他用途。并且应该规定，除了公共码头等服务设施外，任何建筑都不应该建在湖上，以保持湖面风光的完美。

Zoning is defined by this Special Function area within the National Park. Buildings must conform to be compatible with the character of the area, and there will be strict regulations to limit the cutting of trees except for the house building pads. For example, Decatur Island near Seattle, Washington, restricts building heights to 2.5 stories, and the owner control of land is 100 m²; all remaining land is held in common and controlled by the Home Owner's Association. The owner may not disturb the land outside their area of control. No buildings are allowed on the lake in this area except public boat docks and selected commercial services.





焦点 FOCUS 5.5

5.5 青龙谷别墅庄园

青龙谷别墅庄园是一个顶级豪华别墅区，它对公众开放，保持其神秘色彩。它只能通过水路的门卫批准，或乘水路两栖飞机到达。它具有遥远而宁静的感觉，远离城市的喧嚣。它全部按超过五星级的标准建设每一栋别墅，具有豪华的房间、国际顶级的餐馆、健身桑拿、网球场，还能骑马上山并通过景观桥到其他内湖，并具有齐全高档的娱乐休闲设施。世界顶级的阿曼豪华度假庄园就是青龙谷别墅庄园的模式。印度尼西亚的阿曼吉沃度假别墅就位于群山之中，俯瞰波普都佛山，它远离都市，极为宁静和优雅。阿曼集团已经在中国杭州建设阿曼发云顶级度假别墅，它是国际旅游的极品酒店。这样的顶级别墅，不光是为了入住的客人，也为游客提供餐饮享受顶级服务。在这里，所有的服务人员都经过严格的训练，服务人性化，每个客人都能享受到舒适而尊贵的服务。青龙谷别墅庄园不仅是中国的顶级豪华别墅，也是国际的顶级豪华别墅。

青龙谷别墅庄园与湖对面的青龙湾高尔夫生态人居、青龙湖景观花园新区、国际会议中心的四星酒店和服务，遥相呼应，提供了不同档次的服务，满足不同层次的游客的需要。它们是旅游业中的一种相互补充。

Green Dragon Valley Eco Ranch

Accessible only via gated service road, ferry and amphibious plane service, Green Dragon Valley Eco Ranch's remote feel makes it stand out as the most exclusive resort in the region. Amenities of this resort, beyond the level of 5 star, include luxury rooms, world class restaurant, a health spa, horseback riding to include a suspension bridge across the a nearby branch of the lake, tennis courts, and more. This resort can be developed to the standard of Aman resorts. The Aman resorts are considered to be destination resorts around the world. For example, the Amanjiwo Resort is nestled in a mountain overlooking Borobudur Buddhist Monument in Indonesia, far from any city. A new Aman resort, Amanfayun, has recently opened near Huangzhou. The service to hotel guests is internationally renowned. However, excellent service extends even to people not staying at the resort who stop in for dinner at the restaurant. The staff is trained to introduce themselves and to learn your name, and address everyone in the party by their name for the rest of the evening. Every guest visiting the resort is treated as an honored individual. This resort has the potential to be a destination resort not only for China, but for international tourists.

Across the bay and not in view of Green Dragon Valley Eco Ranch, stands a secondary resort property that provides a 4 star hotel with a large quantity of additional rooms. The symbiosis of the two resorts provide a diversity of venues and the scale of demand necessary to support high quality restaurant and spas for both resorts.

This land will become the single most valuable real estate in Ningguo City. It is essential to set aside this land for that future opportunity very early in the process. You must build up the economic promise of Green Dragon National Park over enough years to establish its long term economic potential. This will attract a prominent investor on the scale and integrity of Aman Resorts, who is willing to invest substantial assets in the project including a high value acquisition of the land.



水陆两栖飞机

水陆两栖飞机具有水上和陆地起飞和降落的功能。而水上飞机是指，带着浮船的，仅能在水上起飞和降落的飞机。水上降落和起飞，不需要机场和跑道，极大地方便了运载。水陆两栖飞机将为青龙湖国家公园的旅游业增添特色，它能带来大区域里的高档游客，满足青龙湖高档服务的需要。它缩短了从上海到青龙湖的时间，让更多的人可以到青龙湖来过周末，甚至可以专程过来吃个晚饭。这种飞机也可以提供空中旅游飞行的服务，不仅是青龙湖的空中观景，也可以到黄山观景。美国华盛顿州的西雅图，使用水陆两栖飞机观光就很方便，也很成功。人们甚至可以飞往加拿大，轻松地作个空中旅游。我们在青龙湖国家公园细心地规划了水陆两栖飞机的码头，即能方便游客、安全，又要保证不太多地干扰游客的宁静环境。

Amphibious plane service

Amphibious planes are capable of landing and taking off on both water and paved runways, while float planes (sometimes called seaplanes) are able to land and take off only on water. Advantages of having water takeoffs to water landings is the avoidance of the density and congestion around airports, and the ability to have more locations of service. This mode of transportation can transform access to Green Dragon Lake, and create new opportunities for resorts and tourist services in the area. By dramatically reducing travel time, it would be possible for tourists from Shanghai to visit resorts and Green Dragon National Park for the weekend, a day trip, or even for a romantic dinner. It also creates a viable second home market for residents of Shanghai and other areas within a 250 km distance. Within the local area, float plane services can offer scenic tours of the Ningguo City area and even Huangshan. Seattle, Washington provides a good example of opportunities created by float plane service. Commercial service is available from Lake Union, close to the downtown area, taking tourists to the San Juan Islands, and even to Canada. Tourists use these services to go hiking, kayaking, sightseeing, and even hopping to an island restaurant for dinner. Recommended float plane service locations for Green Dragon Lake are noted on the Transportation Map, carefully located at the lake periphery to limit noise on the lake.



轮渡服务

轮渡提供青龙湖水上的主要交通便利，它连接公路与青龙湖上各个旅游景点、酒店、会议中心、青龙湖景观花园新区等等。

Ferry Service

Ferry boats connect the road system to various resorts, recreation areas and Green Dragon Lake Estates, and also provide a connection among all the facilities on the lake.

轮渡可以为游客交通服务的客轮，也可以是为青龙湖上各个服务设施作为运输服务的货轮。客轮应该是仅为游客服务，应该优先适应景观和安静，减少噪音影响。客轮还应该通风，在天晴时可以打开的玻璃窗，有防雨的顶篷。客轮的载客量以50人为宜，小的客轮对环境的影响小，也方便运营，少载多次来回，方便游客。

Ferries can offer tourists enjoyable access to various facilities on the lake, and can also serve as a distribution link to resorts and residential areas. Ferry boats are passenger only, and should be selected for best views and tourism experience, as well as for the ability to run silently near resorts and population areas. They should be glass-enclosed, with a roof assembly that slides open in good weather. Capacities of up to 50 passengers would be appropriate. Smaller ferry capacity encourages more frequent service.

- 1 综述 Overview
- 2 立地效益 Benefits of Place
- 3 增长 Growth
- 4 一体化 Integration
- 5 青龙湖 Green Dragon Lake
- 6 宁国主城区 Ningguo City Center
- 7 港口工业城 Gangkou
- 8 发展战略 Development Strategy

青龙湖重点领域 Green Dragon Lake Focus Areas

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斯慧明规划设计事务所 Robert Edson Swain, Inc. 2009.11.30

宁国市 Ningguo City

宁国主城区的象征应该是一个成功的城市、一个可持续发展的城市：之所以成功，因为它是一个繁荣、富足的城市，之所以可持续发展，因为它是一个融合工业发展与自然资源保护的都市。

The symbolic Ningguo City Center — a successful, sustainable city — the gateway to a prosperous, productive balance of industry and natural resources!

6 宁国主城区 NINGGUO CITY CENTER

综述

宁国主城区是宁国市的核心，也是宁国市的标志，它反映出宁国的精神和宁国的成功，也体现出宁国发展的魅力和优美的大自然底色。

宁国主城区将规划为三个重要的组成，或三个重要的标志性的城区：它包括商业核心区、水晶城、宁国高速铁路车站及大山生态社区。商业核心区和水晶城都以高大的建筑群为标志，突显宁国市新的城市风貌。商业核心区是以密而高的建筑群为特征，水晶城则是以透亮、精美、巨大的玻璃建筑高楼为特征。大山生态社区是另一种风格，它以中等密度的建筑为主，其目标是建设一个宜居、易行的生态城。

我们执着地认为，宁国人口的增长的主要分布应该放在主城区以北的西津河畔，这个地区的人口容量可以从2万增加到6万个居民。我们还在西津河的北岸和城市森林公园之间规划了独特的高档住宅区，以满足管理者的需要。我们建议在凤凰区的北面和西面建设更多的住宅或商住两用的居民区。我们认真地考量了在历史古城区的南面和东津河畔建设住宅区的可能性，我们认为，这个地区属于东津河洪泛区，应该严格保留其作为湿地公园和农业的用地性质，严格限制住宅区在这个地区的发展。总的人口分布策略应该是向北发展，限制往南扩张，保护历史古城，减少这个地区的人口压力，保护洪泛平原，减少未来的洪水灾害。这里的边缘线概念是，该密的密，该疏的疏；大疏大密；为宁国主城区留下足够的城市生活空间、生态空间、防洪空间、文化空间，创造宁国城市的新特征。

Overview

Ningguo City Center is the symbolic core of the Ningguo City area and must reflect the success of the region, and represent its natural character — a branding of Ningguo City.

The city will have three architecturally symbolic hubs — the most dramatic is the Commercial Core, the second is Crystal City at the north end, and the third is the new High Speed Train Station and Dashan Eco-Community area to the West. Each will have symbolic densities — the tallest structures both for business commercial and high rise residential in an extended Commercial Core; sparkling, elegant, slender glass covered mid-rise condominiums in Crystal City; and the mid-density eco zone of Dashan Eco-Community at the High Speed Train Station. Mixed use will be encouraged in all three locations to further improve a livable, walkable city.

It is our intention to re-focus population north of the Commercial Core. We have enlarged the population at the north peninsula from 20,000 to 60,000 residents. We have created a unique, executive class neighborhood across the West River in the foothills adjacent to the Urban Forest Park. We further encourage additional mixed use development and mid-rise housing north and west of the Phoenix area. We have intentionally eliminated all the housing shown in planning documents south of the Historic District in the river basin at the beginning of the Shiqiao River — this area deserves to be maintained as open farmland. This strategy concentrates future populations in the north, while relieving population growth pressure to the south and around the Historic District. Implementing the concept of Edges, it creates higher overall density while providing more open, green and community space, easing traffic congestion, and creating symbolic identity.

宁国主城区这三个标志性的城区与其三个文化城区相对应：它包括大学城区、历史古城区、新剧院区，它们分别分布于商业核心城和水晶城之间。

就象在前面所阐述，从宁国主城区通往高速公路的大道，应该体现宁国的美好自然景观，应该体现宁国的发展风貌。而高速公路连接宁国北入口的体育馆所展现的是宁国的发展风貌，我们补充规划了北入口与景观大道的汇合，它体现了三个基本理念：顺畅的公路交通、高效率的政府管理、幸福欢乐的宜居城市。一个城市的交通，最重要、最成功的规划应该是将卡车运输道与城市汽车交通尽可能分开。我们特别强调限制西环路的建设，而支持扩建西面的卡车道路，将它扩建成双向六车道，并将工业区与物流中心直接连接起来，提高效率。

一个城市的绿色植被带对于一个城市相当重要，它的公园、以及各种土地利用类型之间的绿带，不但给一个城市提供了宜居的环境，也增加了城市的防洪能力等生态效应。而且，绿色植被带还给一个城市增添了新的特征，成为一个城市名片的底色。

河流水渠对于一个城市具有重要的生态功能和娱乐功能，我们必须给予充分的利用和保护。一旦城市内的水系水质干净，水系两岸的空间就可以充分利用，使之成为夜生活的休闲场所、餐馆的好地方，以及各种社区活动、聚会、游览等良好的公共场所。水系两岸的绿化带还能将主城区与城市森林公园连接起来，突显宁国作为国家公园的魅力。

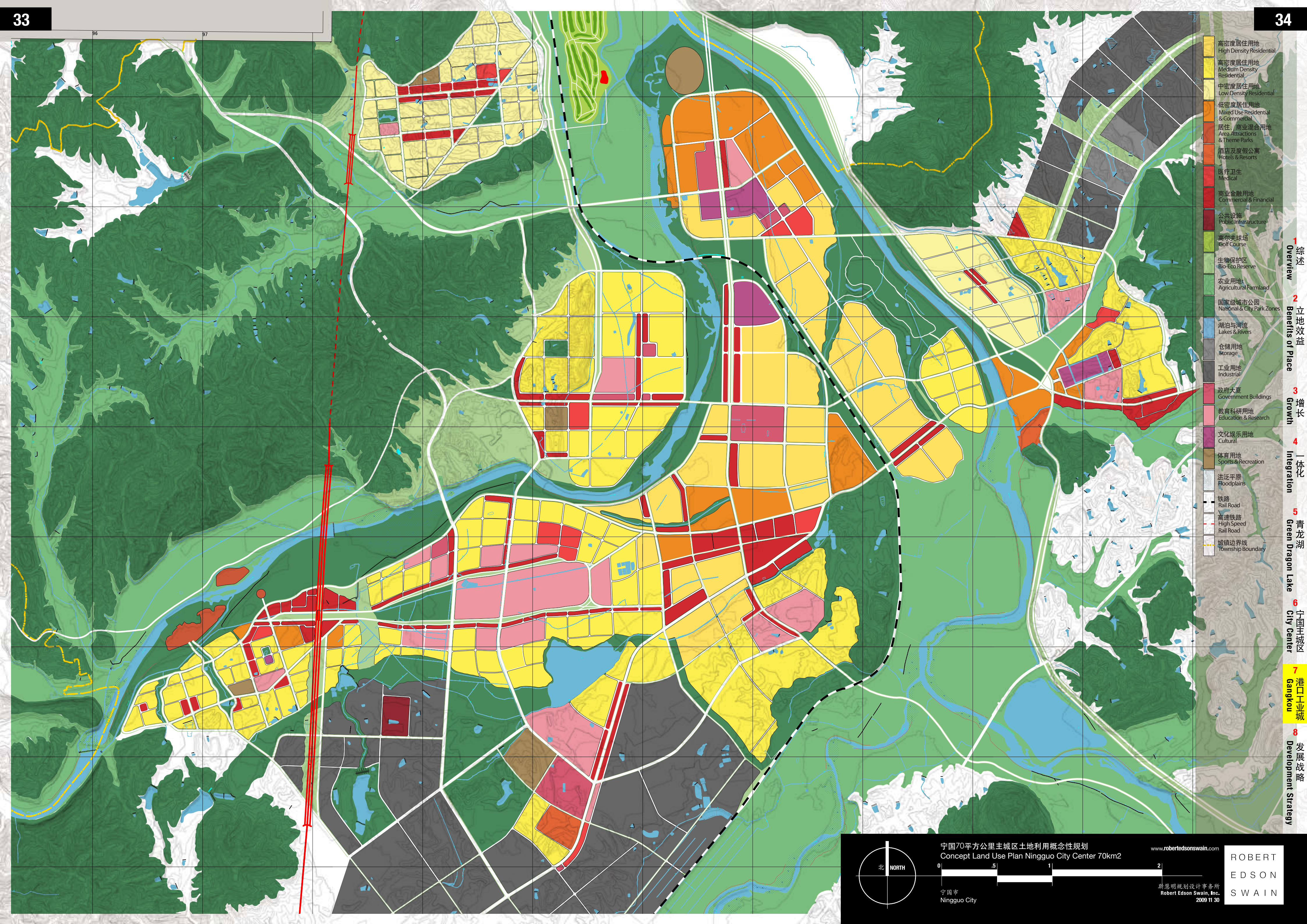
The three architectural hubs described above are balanced with three cultural hubs: the creation of a new University, the rehabilitation of the Historic District, and the new Theatre District between the Commercial Core and Crystal City.

As previously discussed in this report, the major approach roads from the interregional expressways mark the natural beauty and the rapid progress of Ningguo City, represented by the modern sports center as gateway from the north. We have added a network of parkways to serve three fundamental functions: faster automobile travel, efficiency of management and government, and for greater enjoyment. A critical component of a successful transportation system is the separation of automobile from truck traffic. We specifically eliminate the westerly ring road, and instead upgrade and modify the truck road already in place to provide a more direct, efficient link between industrial and distribution areas.

A vigorous greening of the city, along with parks, help define edges between land use areas as well as provide the benefits of a livable city and flood mitigation. The green zones will help in defining areas of the city to have individual senses of identity.

Rivers and canals play an important role in the ecology and enjoyment of the city. These must be protected and celebrated. Once canals are improved, they will create a focus for nightlife, restaurants, community space and tourism. Greening of the canals can serve to connect the densest areas of Ningguo City Center with urban forest parks and the feeling of the National Park City.





- 高密度居住用地
High Density Residential
- 中密度居住用地
Medium Density Residential
- 低密度居住用地
Low Density Residential
- 混合居住用地
Mixed Use Residential & Commercial
- 居住、商业混合用地
Area Attractions & Theme Parks
- 酒店及度假公寓
Hotels & Resorts
- 医疗卫生
Medical
- 商业金融用地
Commercial & Financial
- 公共设施
Public Infrastructure
- 高尔夫球场
Golf Course
- 生物保护区
Bio-Eco Reserve
- 农业用地
Agricultural Farmland
- 国家级城市公园
National & City Park Zones
- 湖泊与河流
Lakes & Rivers
- 仓储用地
Storage
- 工业用地
Industrial
- 政府大厦
Government Buildings
- 教育科研用地
Education & Research
- 文化娱乐用地
Cultural
- 体育用地
Sports & Recreation
- 洪泛平原
Floodplains
- 铁路
Rail Road
- 高速铁路
High Speed Rail Road
- 城镇边界线
Township Boundary

- 1 综述
Overview
- 2 立地效益
Benefits of Place
- 3 增长
Growth
- 4 体化
Integration
- 5 青龙湖
Green Dragon Lake
- 6 宁国主城区
City Center
- 7 港口工业城
Gangkou
- 8 发展战略
Development Strategy

宁国70平方公里主城区土地利用概念性规划
Concept Land Use Plan Ningguo City Center 70km²

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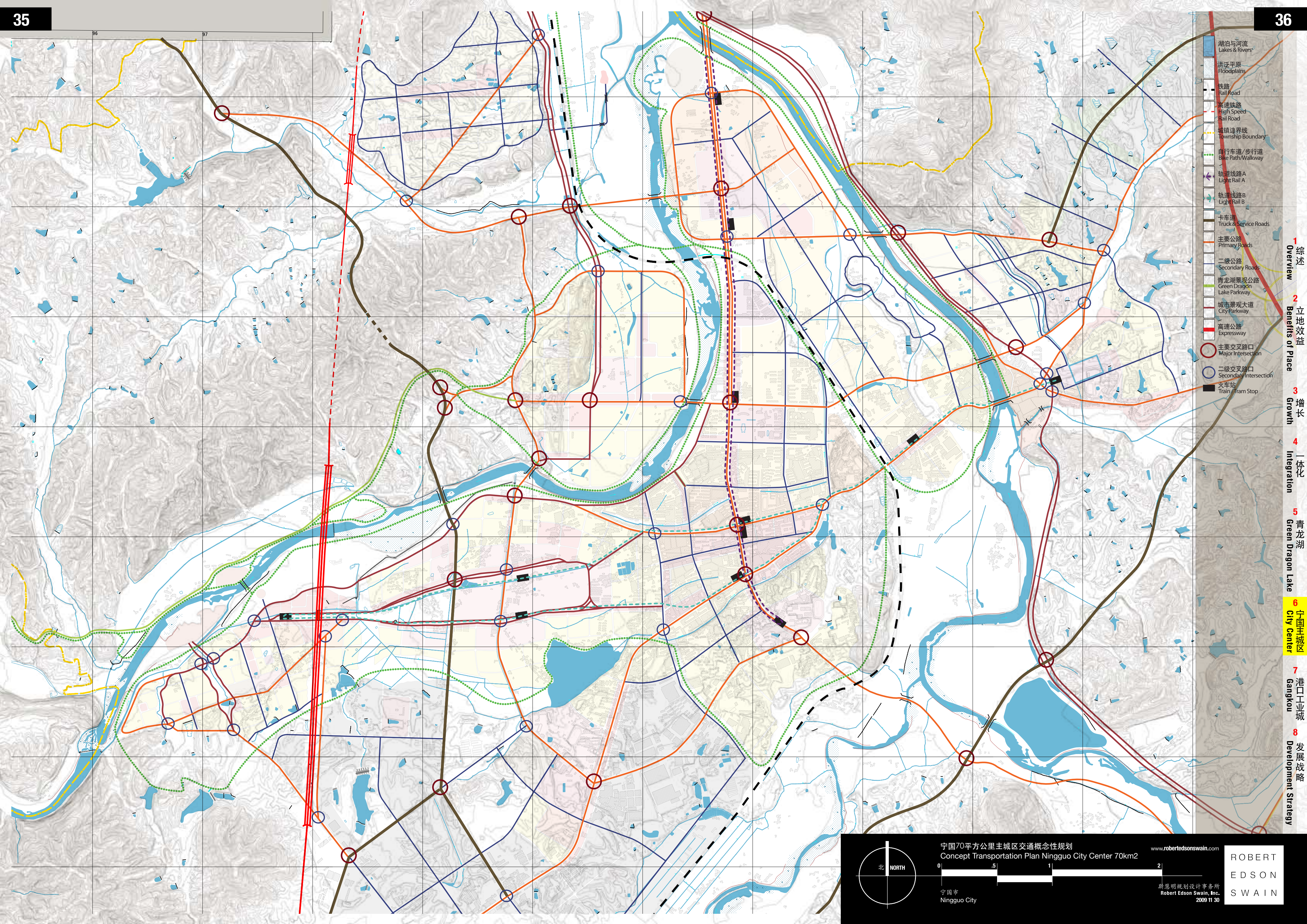
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Ningguo City

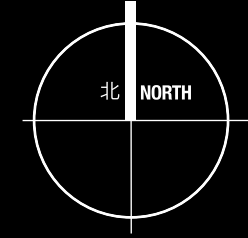
北 NORTH

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- 湖泊与河流
Lakes & Rivers
- 洪泛平原
Floodplains
- 铁路
Rail Road
- 高速铁路
High Speed Rail Road
- 城镇边界线
Township Boundary
- 自行车道/步行道
Bike Path/Walkway
- 轨道线路A
Light Rail A
- 轨道线路B
Light Rail B
- 卡车道
Truck & Service Roads
- 主要公路
Primary Roads
- 二级公路
Secondary Roads
- 青龙湖景观公路
Green Dragon Lake Parkway
- 城市景观大道
City Parkway
- 高速公路
Expressway
- 主要交叉路口
Major Intersection
- 二级交叉路口
Secondary Intersection
- 火车站
Train / Tram Stop

- 1 综述
Overview
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Development Strategy



宁国70平方公里主城区交通概念性规划
Concept Transportation Plan Ningguo City Center 70km2

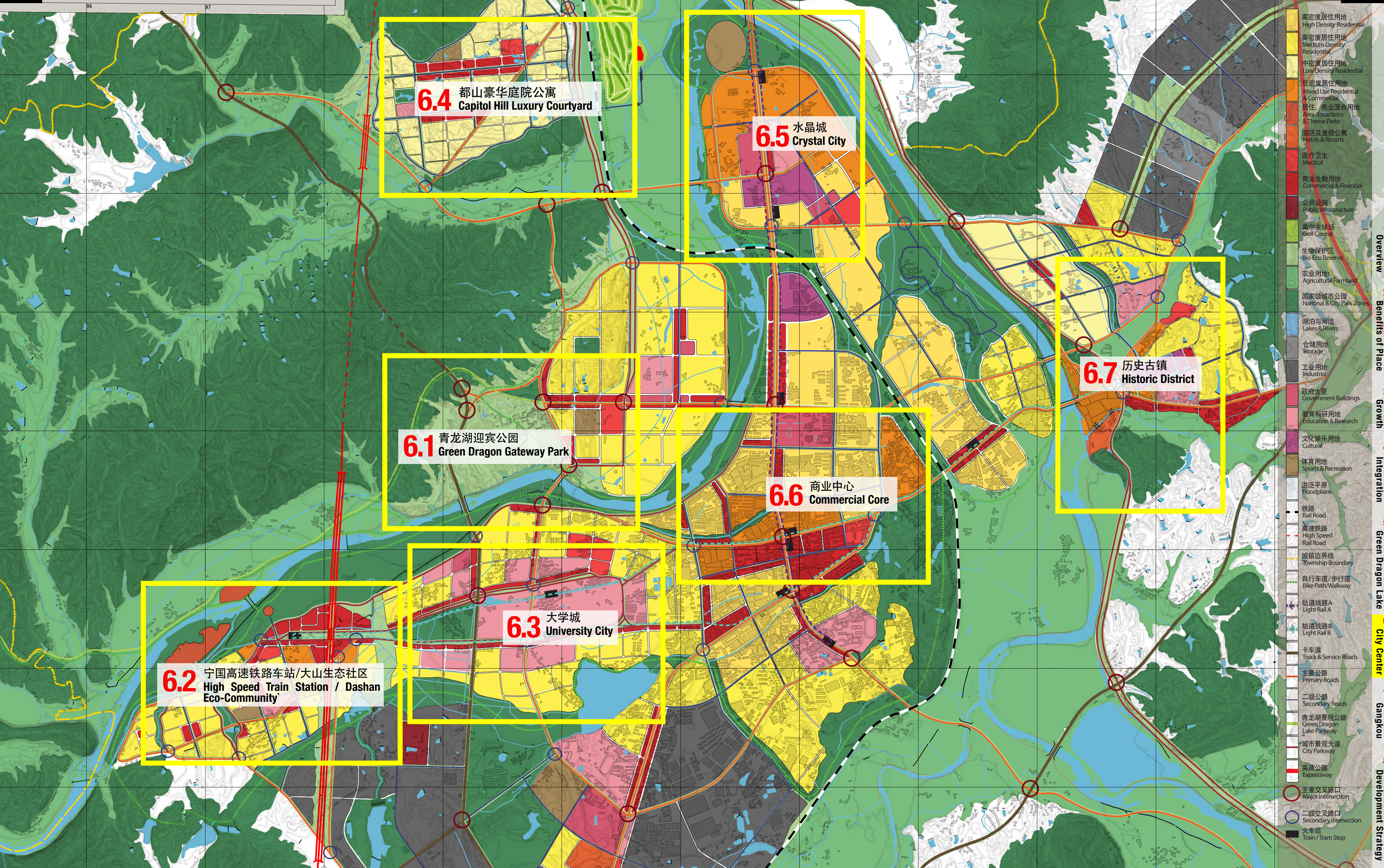


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6.2 宁国高速铁路车站/大山生态社区
High Speed Train Station / Dashan Eco-Community

6.1 青龙湖迎宾公园
Green Dragon Gateway Park

6.3 大学城
University City

6.4 都山豪华庭院公寓
Capitol Hill Luxury Courtyard

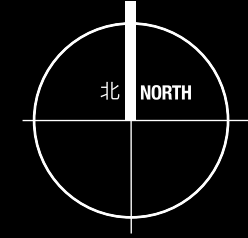
6.5 水晶城
Crystal City

6.6 商业中心
Commercial Core

6.7 历史古镇
Historic District

- 高密度居住用地 High Density Residential
- 中密度居住用地 Medium Density Residential
- 低密度居住用地 Low Density Residential
- 混合居住用地 Mixed Use Residential & Commercial
- 居住、商业混合用地 Area Attractions & Theme Parks
- 酒店及度假公寓 Hotels & Resorts
- 医疗卫生 Medical
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- 国家级城市公园 National & City Park Zones
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- 体育用地 Sports & Recreation
- 洪泛平原 Floodplains
- 铁路 Rail Road
- 高速铁路 High Speed Rail Road
- 城镇边界线 Township Boundary
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- 轨道线路A Light Rail A
- 轨道线路B Light Rail B
- 卡车道 Truck & Service Roads
- 主要公路 Primary Roads
- 二级公路 Secondary Roads
- 青龙湖景观公路 Green Dragon Lake Parkway
- 城市景观大道 City Parkway
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- 主要交叉路口 Major Intersection
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宁国70平方公里主城区概念性总体规划
 Concept Master Plan Ningguo City Center 70km²



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焦点 FOCUS 6.1 - 6.3

6.1 青龙湖迎宾公园

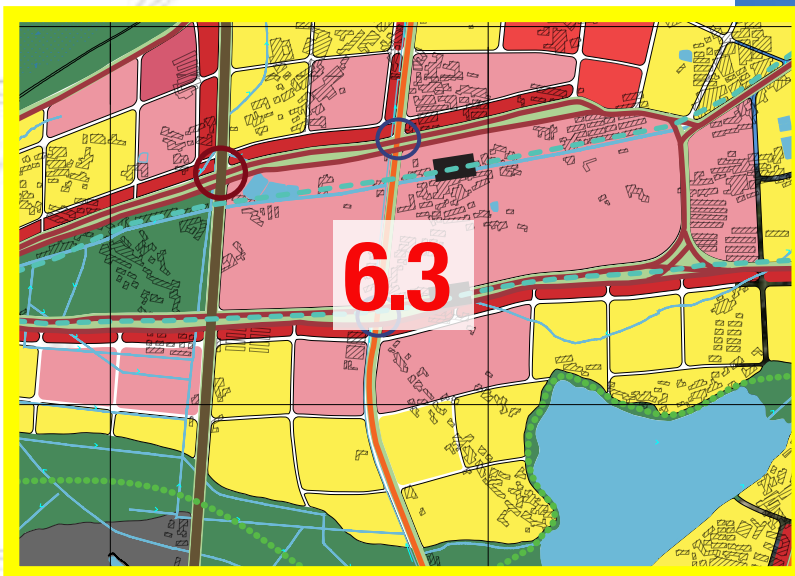
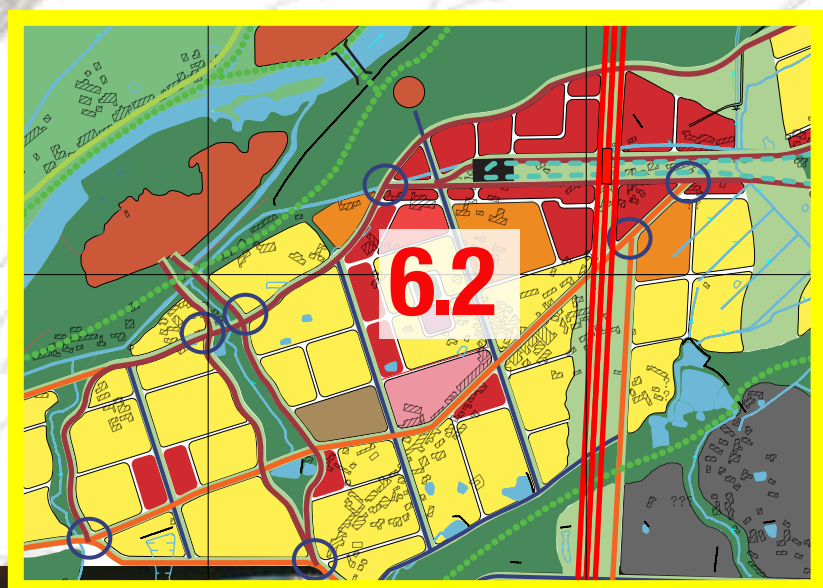
青龙湖迎宾公园是青龙湖国家公园的迎宾大门，它是从宁国主城区的都市通往青龙湖国家公园的自然之桥梁。它也是从都市的紧张嘈杂到松弛宁静的乡村再到美丽的大自然的过度空间。当它跨越繁忙的宁国道路，飞跃而过的竹林时，它就到了大自然世界的怀抱之中，进入了青龙湖国家公园。人们沿着青龙湖国家公园的旅游专线公路，沿着西津河的弯弯曲曲，乘着两旁的自然美景进入宁国的皇冠，这里时速限制在40公里，这里再没有都市的紧张，人们在这里放慢脚步，迂回于山间，停留在山崖前的茶馆品茶，漫步在小河边戏水，偶尔，还可以购买些手工艺品作为纪念。游人在这里流连忘返，村民在这里提供服务 and 打造他们致富的梦想，和谐而宁静。

从青龙湖迎宾公园到青龙湖大坝，弯弯曲曲17公里，应该修建一条与旅游专线公路平行的自行车道。这将是一条融合健身锻炼和观赏美景的景观道，人们可以在这条小路上同时享受西津河的柔美和品尝野餐的美味。另外，这条自行车道还可以作为救护车的紧急救援道。

Green Dragon Gateway Park

Green Dragon Gateway Park near Ningguo City Center marks the urban beginning of the Green Dragon Lake National Park experience. A delightful urban park is the symbolic entrance that defines the transition from urban to rural and then wild. An elevated ramp brings tourists through the park and across a wide bridge, planted as a garden with bamboo and other native vegetation, crossing over the principle truck route. The native flora shields tourists from the necessary commercial traffic so that, from the moment they enter Green Dragon Gateway Park, the visual cues provide an experience apart from the city. The garden parkway meanders through field and wood, often along the West River, as the speed limit slows to 40 km/h, slowing the sense of time. Villages along the parkway will create tourist interest and generate income for villages through the sale of artisan products such as bamboo furnishing, ceramics and tea.

A bikeway traverses wooded areas, more or less parallel with the garden parkway, 17km to the lake, with side branches to West River, picnic areas and parks along the way. The bikeway also serves as emergency vehicle access.



在大学的南面是青华轻工业区，它是宁国的新型工业区，它为青龙湖的旅游提供各种服务，也为都市商业提供技术服务。她与港口工业城的大工业不同，青华轻工业区的工业规模小，税收高，无污染。因此，青华轻工业区内可以规划足够的住宅区、商住区、商业区，生活和工作都很便利。

6.3 大学城

新的大学城将整体改变从高铁车站到主城区商业中心的景观和宁国的城市布局与城市品位。大学城将是宁国的城市新形象，它将大幅度地提高宁国的高等教育水平和机会。大学城位于绿色带内，即连接自然景观和工业都市景观，又突显其独特的人文景观。大学城与宁国的都市生活相邻，有轻轨的便利交通，学生可以享受都市生活的多样性和方便。而且，大学城与高铁车站相邻，大区域学生的交通也非常便利，学生的不同来源也增加了大学城的魅力。

University City

A new university complex will transform the area between the new High Speed Train Station and the Commercial Core. This new symbol of Ningguo City, to an ever-improving source of education for its citizens, becomes an important new cultural asset to the city center. University City and its residential communities are surrounded by a green belt to separate and preserve it from the environment of area industry. The University holds a prominent position in the psyche and terrain of Ningguo City. Because of the University's central location, students of the University will be able to experience all the diverse opportunities that Ningguo City has to offer. Students can easily travel within the city using nearby light rail lines. Proximity to the High Speed Train, even makes interregional commuting a possibility.

QingHua Light Industrial Area, south of University City, will evolve to develop a new set of industries to support Green Dragon Lake tourism, and to support growing urban centers. Restriction of smokstack industries, along with higher taxes will maintain cleaner, smaller industry, and encourage heavier industry to the areas of Gangkou Industrial City so designated. Because of the scale and type of industry, this area will also support mixed use development.



6.2 宁国高速铁路车站/大山生态社区

宁国高速铁路车站这个标志性的建筑，应该给到达宁国的人们一个宾至如归的感觉。这个车站反映了宁国的形象与现代化，车站的顶棚应该全是太阳能光伏板，象征着宁国对绿色未来和繁荣的追求。一出车站，人们就会被宁国城市的魅力所吸引，它的东面是大学城、主城区商业中心，西面是青龙湖国家公园的自然美景，南面是别具一格的大山生态社区。这一切都是宁国最强的价值观、最内在的品质。

宁国高铁站将不是简单的一个车站，它将形成一个商业服务圈和服务中心。它同时给大山生态社区和大学城提供优质的商业服务和便利。这里有众多的餐馆和各种服务可以选择，比主城区的商业中心更加物美价廉。就象机场附近的商业服务，这里也有很多与高铁关联的旅游和商业服务的就业机会和商业机会。

当旅客走出高铁站，他们将在出口处找到青龙湖国家公园的信息和路线图，他们还可以顺着出口直接到达西津河畔，商业中心、水族馆、中国花园、以及动物园，所有这些都是大山生态社区的一部分。当人们从出口跨行人行天桥，他们将跨西津河，来到农业园，那里是国家公园的迎宾楼和信息中心。

大山生态社区是宁国的绿色住宅区、生态住宅区。这里，人们将重新思考土地、自然资源、和物资的关系。这里的建筑将是环保型、节能型、以及可循环和可再利用材料的建筑。这里的房屋都装备太阳能电力、太阳能热水器、还有蓄水等生态功能和生态技术的利用。它将为宁国和整个大区划提供生态人居、生态建筑、生态社区的示范。这里的人们将享受因林般的生活，就近工作和学习，完全不同于大都市生活的紧张和压力。

大山生态社区的建筑的高度将有严格的限制，这是为了保证从高铁车站往外看时的景观和谐，既是整个大山生态社区与西面的森林和山岳景观的和谐，也与车站前面的西津河和谐。为此，在高铁站西津河畔规划的是密度小且高档的住宅区，及高档商品商店和餐馆。

High Speed Train Station / Dashan Eco-Community

The symbolic architecture of the new High Speed Train Station will create a grand sense of arrival as people enter Ningguo City. It will reflect the "awakening" and modernization that is occurring within the city. The train station canopy represents new energy by being completely covered in solar panels, a further statement to a green and prosperous future. Visitors will immediately be struck by Ningguo City's beauty, as they are welcomed with views of the University and the Commercial Core to the East, the mountains of Green Dragon National Park to the West, and the beautiful Dashan Eco-Community to the Southwest. This creates the symbolic power of valuing Ningguo City.

The High Speed Train Station will be more than simply a train station. The area will serve as a commercial and business district center as well. This will benefit both nearby residents of Dashan Eco-Community and University City and the businesses. Residents will enjoy accessible services such as restaurants, and businesses will have an opportunity to locate in an area less expensive than the Commercial Core. Similar to the types of businesses that inhabit areas around airport, this business district is also a boon for businesses who regularly have employees and clients commuting via the new high speed rail.

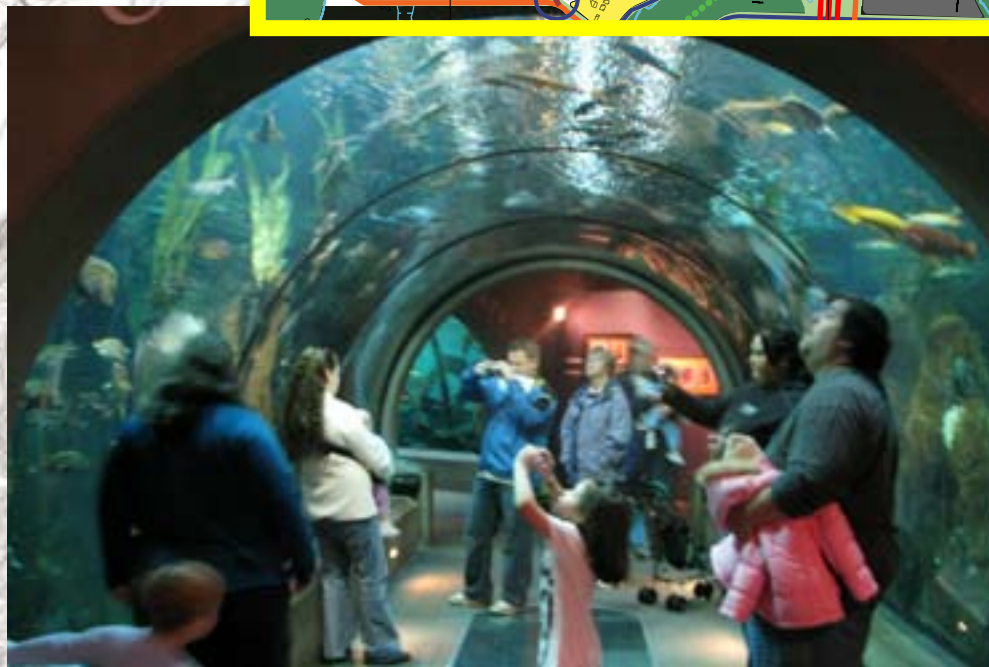
When visitors leave the High Speed Train Station they will find National Park information at the exits. There are links to West River, the commercial area, an aquarium, chinese garden, and a small zoo - all part of Dashan Eco-Community. A stylish pedestrian bridge crosses the river, where the land use becomes agricultural and parkland, and there is a National Park visitors center.

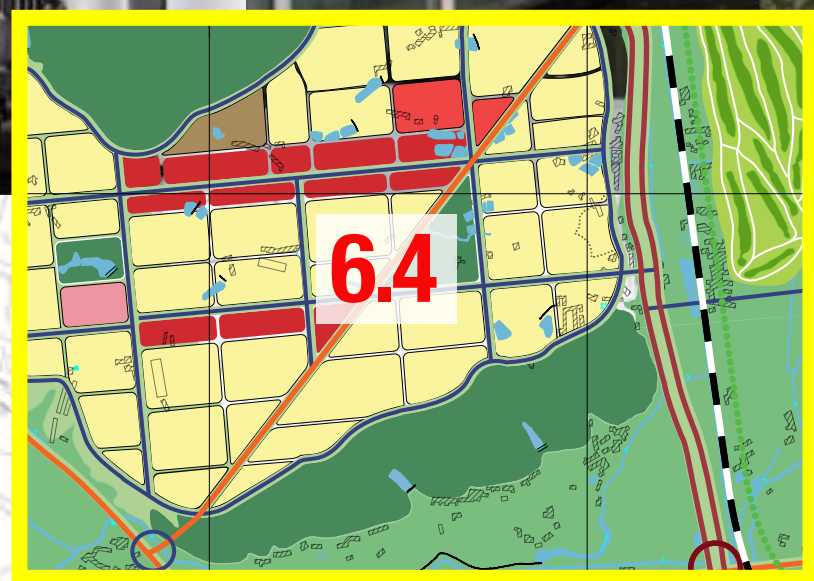
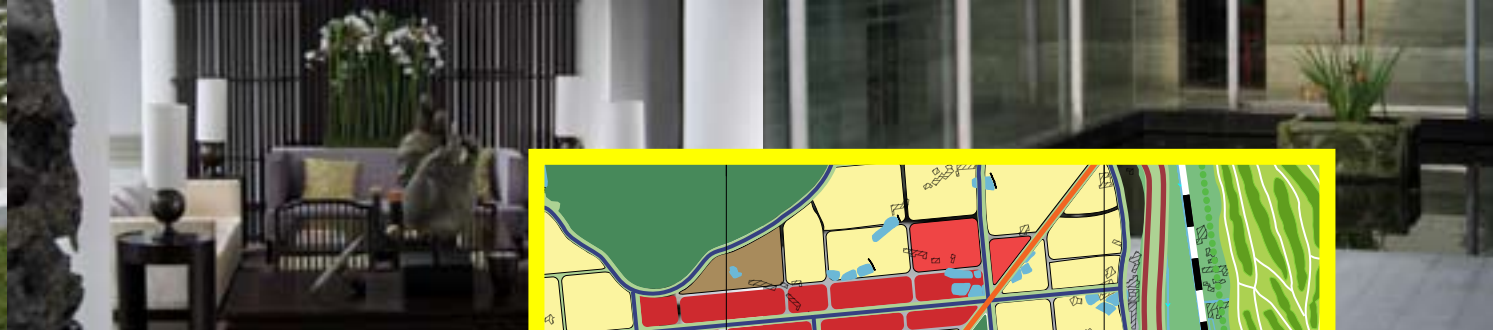
The Dashan Eco-Community will provide Ningguo City residents with the opportunity to experience the benefits of "living green". This community will introduce new ways of thinking about both land, resources, and materials. Residents will live in homes constructed of renewable and recyclable materials. Their homes will be served with passive solar systems, hot water panels, freshwater catchment and other evolving technologies. As a result, other residents of Ningguo City will come to understand and see the benefits of "living green". It will be a model for the rest of Ningguo City. Living in a "park like" setting, the community will feel set apart from the bustle of Ningguo City, while enjoying convenient access to employment and services.

This area will have height limits and density restrictions to ensure that the views from the High Speed Train Station toward the West are compatible with the forested and mountain scenery and West River in the foreground. The riverfront will have high-end and entrepreneur housing as well as compatible-scale shops and restaurants.



- 1 综述
- 2 立地效益
- 3 增长
- 4 体化
- 5 青龙湖
- 6 宁国主城区
- 7 港口工业城
- 8 发展战略





6.4

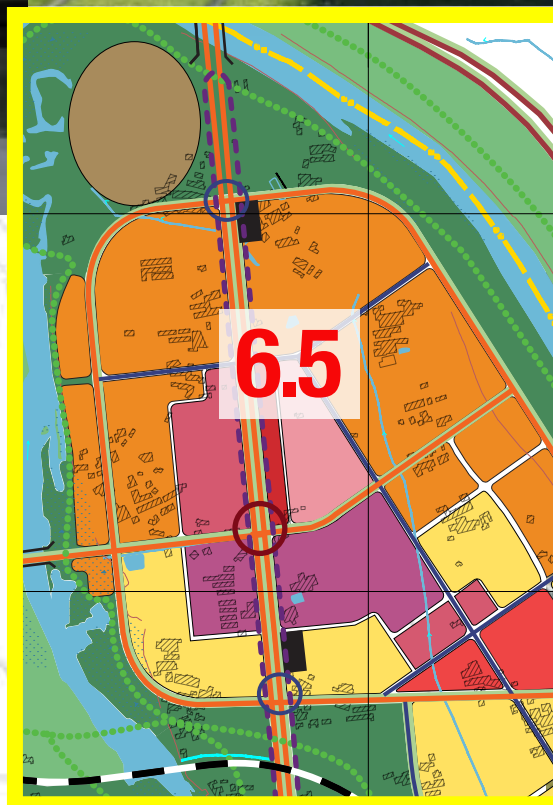
都山豪庭院公寓

都山豪庭院公寓是宁国主城区顶级豪华公寓区。它为豪华商人、投资者、管理者提供城市生活和便利工作的都市庭院生活条件。这是典型的中国风水居住环境。坐北朝南，背靠大山，都山豪庭院公寓虽然地处闹市，但它的地理位置和环境却使它独立、宁静。与都山豪庭院公寓相邻的是各种商界的活动场所，有五星级大酒店、剧院、博物馆、豪华餐馆、大学城、商业中心、历史古镇等等。居住在这里的人们可以一出门就上景观大道，便利地到达各个城区。都山豪庭院公寓的庭院风格各异，充分利用了都市的土地空间，打造出不同的庭院景观。都山豪庭院公寓应该在水晶城完全开发完后，市场成熟时再开发，以保证最大的房地产效益。

Capitol Hill Luxury Courtyard

This area will become Ningguo City's most treasured residential real estate, and home to Ningguo City's "elite". Wealthy business owners and government leaders will live close to their work, yet still have a feeling of being set apart. The orientation of this real estate is classic feng-shui, with south facing elevated homes backed by mountains. Capitol Hill Luxury Courtyard is set apart and will always maintain a sense of privacy and separation because of its physical location, even though it is in close proximity to all that Ningguo City Center has to offer, including 5 star resorts, theaters, museums, the commercial core and University, and a vigorous Historic District. Residents will have easy access to their homes off of the new parkway, which also provides them with pleasant travel to the other parts of the city. The courtyard homes will provide the luxury feature private outdoor spaces, while still allowing for maximum land use. This valuable real estate should be developed after Crystal City gains critical mass and raises local real estate values.

焦点 FOCUS 6.4 & 6.5



6.5

水晶城

水晶城将是宁国城市北入口的门面。它拥有各式的中、高层建筑，大玻璃窗的光亮、活力、现代，它具有现代城市的最佳风范。它是宁国人现代化的梦想城市，在这里人们享受着现代化都市生活的一切，它是宁国的新生，人们在这里工作，在这里生活，充满着现代化气息的活力。整个新城依山傍水，朝南的阳光和微风，风水这边独好。它的面积和建筑密度将可容纳6万居民的居住（长期或短期）。每一个标志性的高层建筑都别具一格，都由不同的设计师设计，保证其风格各异，形成城市多样性的、亮丽的天际线。为了保证宜居和居住密度，我们规划要求，每一楼层应该规划4-5个公寓。这是一个可以尽快开发的城区，这也是最好的房地产投资的城区。它将比加拿大温哥华的雅乐城更加具有魅力。

Crystal City

Crystal City will set the tone for Ningguo City to visitors/residents entering from the North. The mid-rise buildings, sparkling lights and vibrancy communicate that you are entering a robust, urban city. The essence of Crystal City will speak to the rebirth that Ningguo City is experiencing — creating a modern mixed-use neighborhood in which people can live, work and play close to home. The many south-facing mid-rise buildings will provide housing for approximately 60,000 residents (both permanent and transient). The towers in Crystal City should be developed by different developers to create a diversity of design, while establishing the unique living experience of four to five residences per floor. This is a remarkable opportunity for fast paced near-term investment, and an opportunity for individuals to buy investment property for personal use or resale. The appearance of Crystal City will be that of the Yaletown area in Vancouver, Canada.



虽然，水晶城打造的是都市生活和居住，但，透过他们明亮的玻璃窗，那是惠灵塔及翠绿的山川美景，及宁国商业中心的繁华。为了保护景观视野，我们必须限制水晶城的建筑高度从洪泛线起不能超过60米高。这就保证了惠灵塔180米绝对高度的视野和它的地标视觉。水晶城的生活设施建筑包括住宅区、剧院区、体育馆、餐馆等等。另外，我们还设计了一条通往水晶城的景观大道，以方便从水晶城向南到主城区的商业中心，向北到桂花庄园，以及到港口工业城。

Although residents will live in an urban neighborhood, the views from their windows will be of Hui Ling Ta and the beautiful natural mountainous surroundings of Ningguo City. Maximum building height will be 60 m. so that Hui Ling Ta is visible, at 180 m., remains a pre-eminent symbol. Residents of this area will live among the exciting activities of Crystal City, including the theatre district, sporting events, and many restaurants. A new parkway will provide easy access to and from Crystal City. Residents will be able to commute easily: South into Ningguo City's Commercial Core and North to Osmanthus Manor Resort and into Gangkou Industrial City.

我们设计了一条连接体育馆、水晶城、主城区商业中心南面住宅区的轻轨一线。这条轻轨一线为南北走向，它与东西向的轻轨二线于主城区商业中心交叉，通往高铁车站。为宁国城市提供了便利和高效的交通。许多城市居民离轻轨站都在1-2公里的范围内。

A north-south light rail will connect the Sports Stadium and Crystal City with the successful residential areas south of the Commercial Core. This light rail will intersect the east-west light rail line within the Commercial Core. The combination of these light rail systems link the High Speed Train Station and the existing regional train station to provide walking access to mass transit. The majority of Ningguo City Center citizens will be within one kilometer of the light rail system.

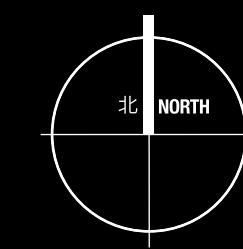


体育馆

我们建议，体育馆的周围应该建设成为城市公园，使它与水晶城和远山的绿色景观相协调。这个公园将延伸到河边，平时人们可以在这个公园里休闲娱乐，在河边散步会友。在比赛活动时，公园是个很好的缓冲场所，对商业服务有很好的辅助效应。这像美国西雅图的体育馆，也与商业区为邻。人们发现，在有比赛的时候，商业区停满了车，人们只是为了看比赛，比赛一完，人们开着车就离开了商业区，比赛时商业区除了堵车，反倒没有生意，如果有个步行公园，人们在比赛时，就有更多的机会，光顾商业区，购物消费。

Sports Stadium

The sports stadium should be incorporated into a park to prevent land use incompatible with the themes of Crystal City and the backdrop of mountains on the north end of City Center. A park surrounding the stadium will allow recreation on the edge of the river. It also avoids the problem of a negative impact on business during events at the stadium. Seattle is among the cities that placed a stadium near a business district. What they've discovered is that, in spite of the available public transit, people park their cars, go directly to the stadium, and then return to their cars after the event. Businesses in the area are not generating walk-by business, and in fact suffer during each event because there is no place for shoppers to park. People not attending a stadium event tend to avoid the area during events because of congestion and lack of parking.



宁国70平方公里主城区概念性总体规划
Concept Master Plan Ningguo City Center 70km2

宁国市
Ningguo City

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6.7

历史古镇

宁国的历史古镇将改造成宁国的人文、居住、历史的永久博物馆。我们应重修它的历史老街、建筑、民居、小商品世界，再现宁国18世纪的风貌。宁国的历史古镇也将向游客和后来人展示中国博大精深的文化。这些文化底蕴也将支持宁国的未来发展。

在这个古镇上，我们规划建设一个历史博物馆，它是历史的、纯朴的、中国的，也是整个大区域的和宁国的历史的缩影。它还可以包含方圆250公里内的历史文化遗产，也可以包含黄山、杭州、上海、南京的历史文化。这个历史博物馆尽可能尽早建设，它对整个大区域的影响、对旅游业的影响、对古镇的改造和修复的影响是显而易见的。它的建设也能体现宁国的发展和变化。与此同时，它对古镇的房地产开发、住宅区的建设都有巨大的促进作用。东西向的轻轨二号线即从历史博物馆始发，经过主城区商业中心、大学城，然后到达高铁车站，为古镇提供了新的交通和人气。

我们在虎头山麓规划了五星级的度假公寓和酒店，它们大多是三层楼高的庭院式公寓和连排别墅。它所包括的虎头山作为景观应该予以修复，还有直接通往古镇的桥梁，将成为整个别墅区、度假公寓区的休闲娱乐景观。其他的辅助设施还包括餐馆、咖啡店、农贸市场、历史博物馆等等。在这里，坐在咖啡店或餐馆里面对着东津河和广阔的农田，自然是别有风味，特别是远处的高楼耸立的主城区和水晶城，生活的气息、现代化的气息融为一体，更是一种特别的宁国享受。

历史古镇的北部，规划了三层楼的连排别墅。它是仿效日本大阪的住宅区而建。这里风景如画，空间开阔，停车在底层，居住在二、三层，整个住宅区充满生活气息，并具有历史的韵味。

所有历史古镇的建筑必须满足防洪的需要，应该建设在洪泛线以上，也是这个原因，我们设计底层为车库，防止万一洪水的危害损失。

另外，所有历史古镇的建设都规划足够的绿地、公园、步行道、自行车道等便利设施，展示出历史古镇的宜居和人性化。

Historic District

Ningguo City's Historic District will convey to residents and visitors alike the culture, heritage and time-honored way of life in Ningguo City. The Historic District falls under historic rules to maintain the authentic character of an 18th century village. The area will fully embody Chinese culture.

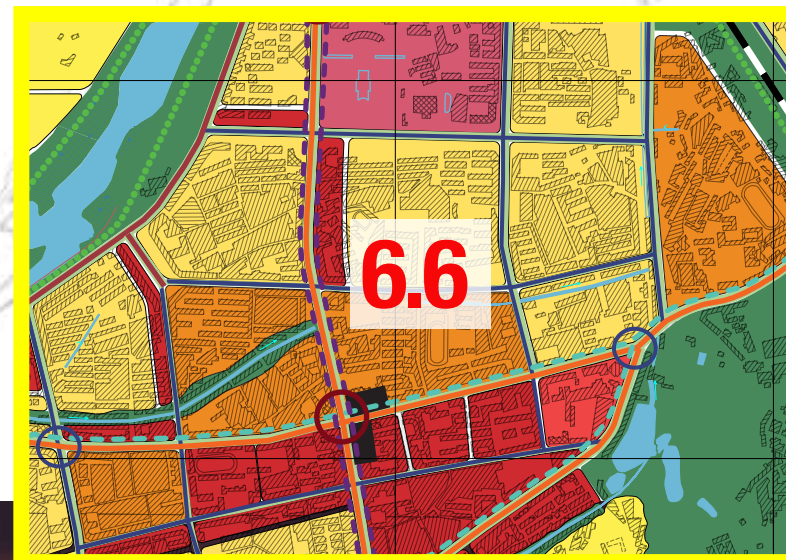
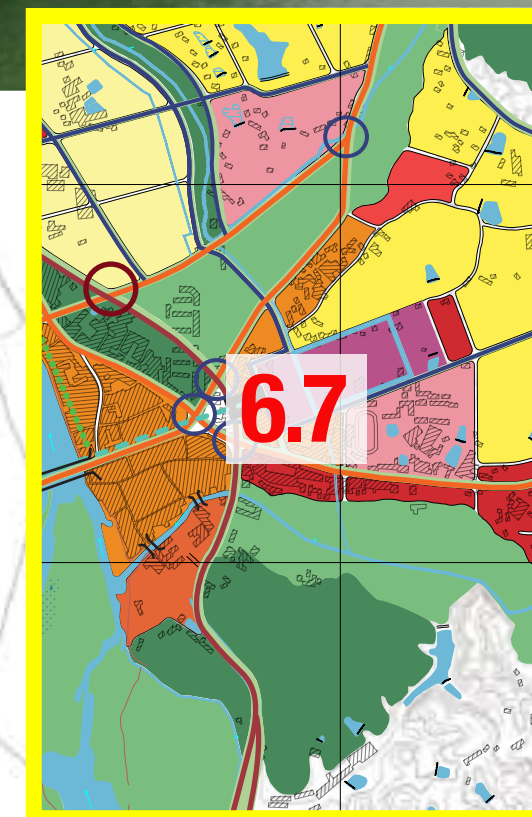
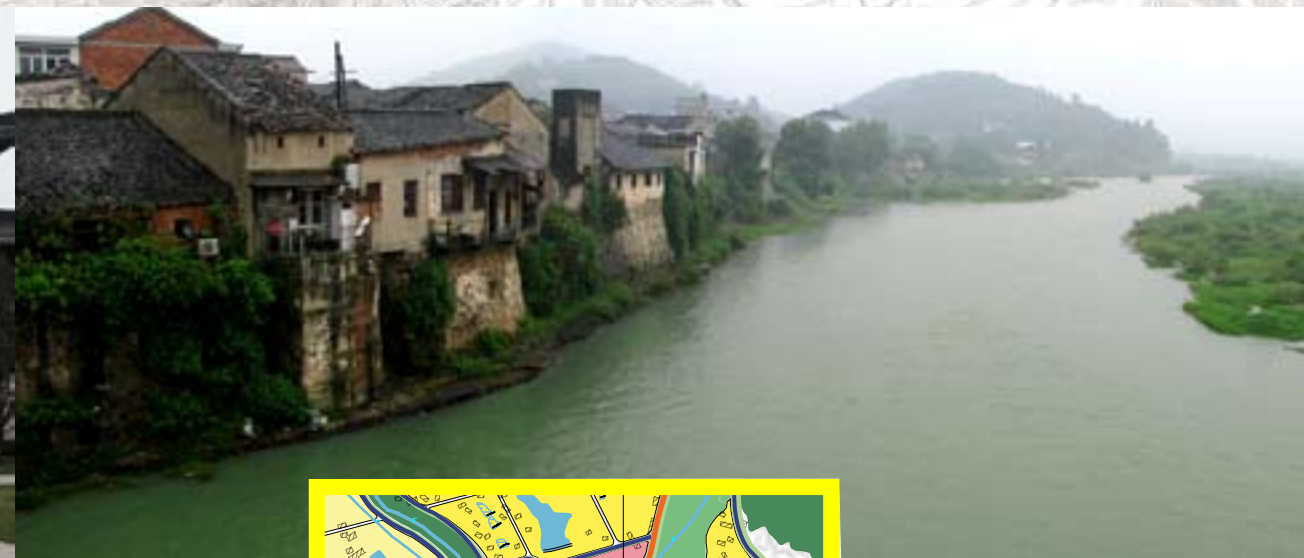
A new History Museum based on a traditional style and format will serve to preserve and share Ningguo City's cultural heritage, and introduce other regional topics. Even in a 250 km radius, the Museum can draw visitors with diverse interests by offering themes such as Huangshan, Huangzhou, Nanjing and Shanghai, among others. The Museum will be a project that can be completed in the near future. Its completion will create excitement among government officials and Ningguo City residents, as people begin to see change occurring. It will be a great symbolic achievement. A mixed use neighborhood will grow around the museum, with the museum as its center piece. A light rail leading from the History Museum provides easy access for residents and visitors to the Commercial Core, University City, and the High Speed Train Station.

The Tiger Mountain Historical Resort is a 5 star garden hotel of three story buildings and courtyards connected to and including Tiger Mountain for additional resort activities. Bridges directly link the resort with the Old City and its growing source of amenities: restaurants, coffee shops, markets, and the History Museum. A romantic foot bridge leads to the western foothill of Tiger Mountain, here cafes and a fine restaurant overlook the East River and farmland. This resort features breathtaking views of the Commercial Core and Crystal City, as well as of the East River and the natural beauty of the area. Visitors will have a true "Ningguo City experience".

The north end of the Historic District will be an area of three story residences based on the experience of Kyoto, Japan. These are picturesque, compact structures with parking and services on the first story, and residential living on the top two stories.

All new structures in the Historic District must be designed to accommodate flood potential and to not restrict water flow during flooding. This is the rationale for using the ground-floor level for parking, service, and not habitation.

All parts of the Historic District are linked with greenways and parks for relaxed walks and healthy bicycling.



焦点 FOCUS 6.6 & 6.7

6.6

商业中心

宁国主城区的商业中心是宁国的商业核心区。我们建议在这个城区规划各种高大的商业大厦，突出主城区的核心特征，为宁国增添商业活力和经济魅力，也同时给宁国一个商业大都市的新形象。这些各异形状和功能的高楼群也给宁国带来新的都市生活的品位，人们在这里，不仅是工作，而且，还要享受生活。

随着港口工业的发展，宁国自然也会需要一个金融中心。这个金融中心自然也应该属于主城区的商业中心。当宁国的经济发展到一定的规模，工业发展加速，旅游业发展兴旺，商业和金融的发展也促使主城区的发展，这里的房地产和土地价格将大幅度地增长，也就推动了主城区高楼群的发展。这些商业大楼、金融大楼、商住大楼等等，都应该以上海为楷模，进行规划和建设。宁国主城区的发展，肯定可以与美国俄勒冈州的波特兰比美。

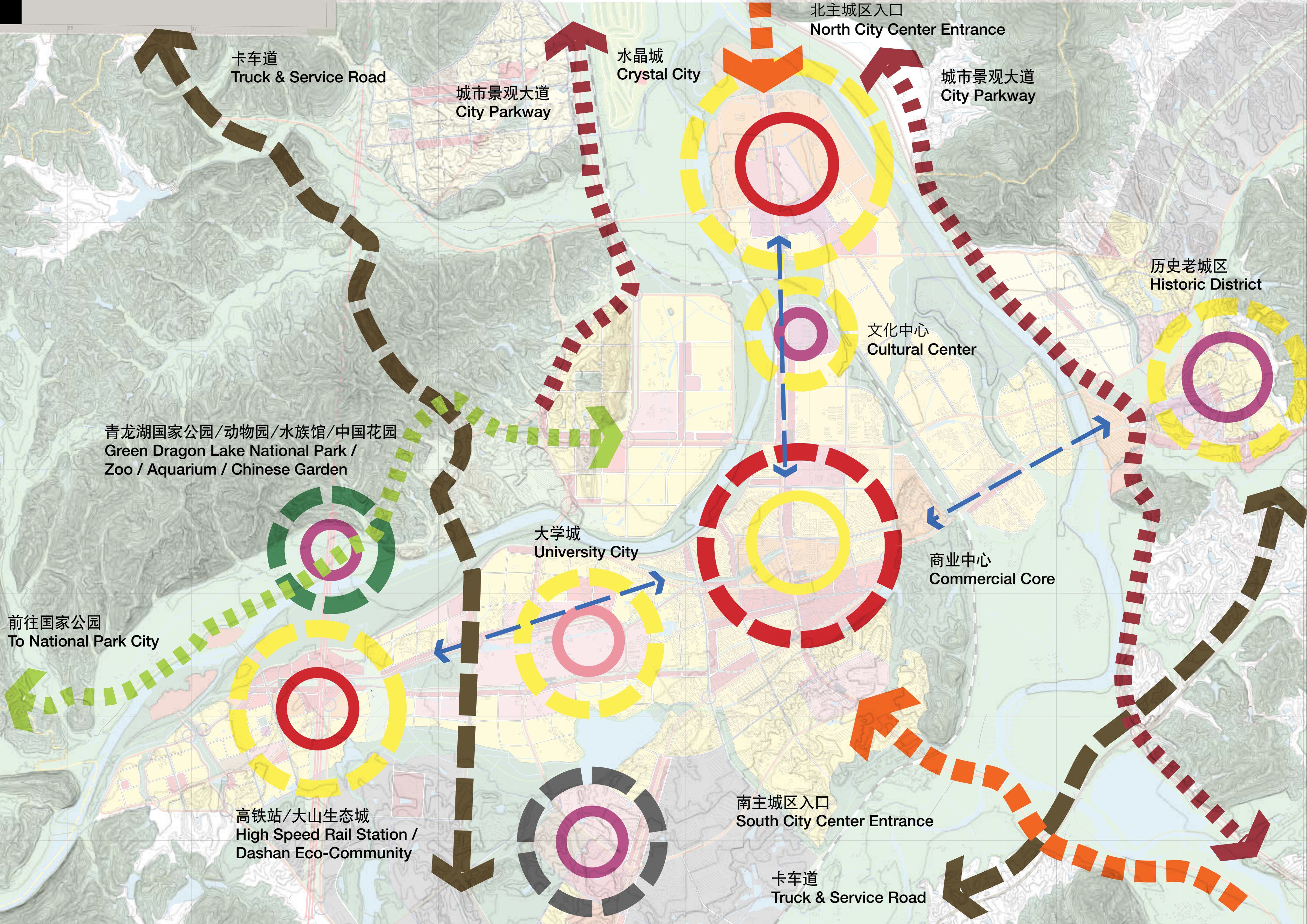
Commercial Core

Centrally located, this will be the hub of business for Ningguo City. This is consistent with the current land use plans. The many high-rise buildings will signify Ningguo City's economic growth and development, as well as create a sense of arrival into a major city. New mixed-use development projects will bring a new sense of urban life to the area, as people begin to not only work, but also live in the Commercial Core.

As Gangkou Industrial City builds its economic power, there will be a growing need for a greater business financial presence in the Commercial Core. As regional value grows through the industrial base, through the tourist base, and through expanding real estate markets, the per square meter value of Commercial Core real estate will grow. This future will promote a more dramatic architectural result of taller buildings for both residential and commercial use, and should be based on similar projects already successful in Shanghai. Although the core is not on the scale of Shanghai, this form of business and residential center can certainly succeed on the scale of mid-sized cities such as Portland, Oregon.



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- 4 一体化
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- 6 宁国主城区
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- 8 发展战略



- 居住 Residential
- 商业金融用地 Commercial & Financial
- 国家级城市公园 National & City Park Zones
- 工业用地 Industrial
- 文化娱乐用地 Cultural
- 卡车道 Truck & Service Roads
- 青龙湖景观公路 Green Dragon Lake Parkway
- 城市景观大道 City Parkway

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前往国家公园
To National Park City

卡车道
Truck & Service Road

城市景观大道
City Parkway

水晶城
Crystal City

北主城区入口
North City Center Entrance

城市景观大道
City Parkway

历史老城区
Historic District

文化中心
Cultural Center

青龙湖国家公园/动物园/水族馆/中国花园
Green Dragon Lake National Park / Zoo / Aquarium / Chinese Garden

大学城
University City

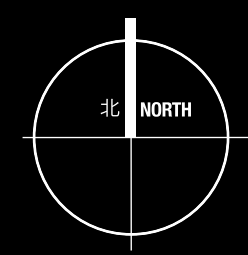
商业中心
Commercial Core

高铁站/大山生态城
High Speed Rail Station / Dashan Eco-Community

南主城区入口
South City Center Entrance

卡车道
Truck & Service Road

艺术中心
Art Center



宁国70平方公里主城区城市基础设施概念性规划
Civic Structure Facilities Plan Ningguo City Center 70 km²

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Our approach integrates industry, industrial agriculture, housing, tourism, urban agriculture, and support systems for the housing communities and industry. Truck routes are designed to keep trucks moving for great efficiency of commerce and to take the pressure off the population centers. The juxtaposition of housing and industry reduces commuter time and traffic, further improving efficiency and livability. These diverse elements are further enhanced by a substantial entertainment park to the north adding another important component to area tourism.

The majority of land use is defined as industry, with a smaller but highly productive agriculture. Along with concentrated pockets of population density this creates the critical mass for sequenced economic success. The preservation of a carefully chosen land area and bio-green space provides urban agriculture and open space within Gangkou Industrial City's industrial framework. A unique element worth preserving is the tea farm in the northeast — this should be continued as a high value industry. With the addition of careful mixed use planning within dense communities, and the preservation of the historical district, the results are livable, walkable neighborhoods. This in turn adds other venues to the tourist experience, providing additional economic benefit to the neighborhoods. Demand for lifestyle and recreational living will expand as the economy grows and developable lands diminish. This high density mixed use approach accommodates that future.

Floodplains and other natural drainages are preserved for farmland. These open drainages provide the necessary absorption of heavy runoff, in contrast to ubiquitous buildings and pavement, reducing the flood risk. One anomaly regarding local drainage occurs in the water flow through Gangkou Historic District. In only this one small area, Ningguo City receives drainage from a neighboring city. We recommend the creation of a new reservoir and bio-filtration wetland to clean the neighboring water source, located near the city border west of the Historic District. Organically managed farmland preserves water quality, and links the green system throughout the area for all residents to enjoy fresh food and adequate open space. It reserves room for the current population to continue their livelihood, and provides fresh food markets for residents living in the area, which in turn reduces the traffic and eco damage created by food transport. The agricultural land creates variety within the industrial zone to make a pleasant place to live, and to open the economy to the opportunity of tourism as a more desirable place to visit. Crops such as grapes become part of the worldwide agricultural tourism business. High value agriculture is integrated as an added industrial opportunity. We must create a development pattern that respects farmland and maintains a balance between agrarian and industrial activities.

Housing is built on south facing slopes overlooking agriculture and green space, with industry to the north — a very successful traditional pattern. This is the land use pattern shown, and should be continued; such respect for tradition dovetails with good planning. The housing is situated to provide in traditional feng shui patterns and allows each residential area good access to sun exposure, and easy access to green space and farmland. Services, workplace and recreation are within easy walking distance from home. Optimally the working population is within one or two kilometers from their livelihood.

在这个总体规划里，我们详细地规划了每一个工业区、农业区、加工区、住宅区、旅游度假区、商业区，以及各种服务设施和基础设施的分布格局。卡车运输道路的设计遵循高效率、便捷到达工业区和商业区、尽可能避开生活区的原则。生活区与工业区的相邻，进一步提高工业发展效益、方便生活、减少交通压力，也提高了生活质量。港口工业城市的优势又因为其北部的主题乐园、东面的森林公园、南面的青龙湖国家公园等整体效应，进一步提高了生活质量和工作效率，促进了旅游业的增长。

在港口工业城市的规划里，主要的土地利用类型为工业用地，农业用地仅占少部分，却是效应极高的部分。在工业“带”和农业“带”之间，可能设计居住“带”，而狭窄的居住“带”的密集居住的居民，是港口工业和农业发展的生力军和城市建设的主力军。这种农业、居住和工业的间隔，保护了农业用地和水涵养地，提供给居住和工业开阔空间，也为港口工业城的空间布局增添了独特的色彩。另外，港口的茶园和果园虽然零星分布，但它却点缀港口的景观，这种高价值农业应该得以支持和发展。在港口老城区，我们除了建议保护传统老街和商业街外，我们还规划各种高密度的住宅区、商住城区、主题乐园娱乐区，使港口更加可住、可行。港口老城区的发展，也将促进旅游业的兴旺发展，反过来，也会增加港口的就业机会和商业服务业的增长，以及生活品位的提高，这种全方位的发展对港口的土地压力将逐步增加，高密度住宅区、商住融合、居住“带”的设计，充分体现和满足港口未来发展的需要。

港口的洪泛区和汇水区大都是农田，保护好这些农田，也就保护好整个水系免于破坏和污染。这些开闢的农田所形成的汇水面积和功能，是任何城市水泥地面所不能比拟的，它将极大地减少洪水的频率和强度。农业“带”不仅提供高农产品品质、新鲜的食物，而且不需长途运输，减少碳排放。另外，农业“带”还是水系的自然净化带和地下水的补充带，更是港口独特的景观带。同时，农业“带”和居住“带”给港口人的生活提供了多样化的情趣，为未来港口人口的增长提供了广阔的空间，也提供了高质量的生活品质和工业“带”的工作环境。农业“带”也会给旅游业带来旅游观光的商机，特别是未来高价值农业的发展，对于农业和旅游业都将提供极大的机会。港口的水系水质是港口发展的生命线，宁国的整个水系都在宁国流域的地界里，只有港口的北部受界外河流的影响，这条外界水系的水量和水质都无法控制。我们建议在这里建一个水库蓄水，加上一个湿地用于自然净化，恢复历史老街的水域风貌，保证清澈水不断流，优化环境，历史老街水域风貌的恢复，不仅能改善港口老城区的生活环境，也能促进旅游业和商业服务业的发展。尊重农业、尊重历史、尊重水系是我们这个总体规划的原则和理念，也是生态城市建设的原则和理念。

港口未来的景观格局充满了奇特和活力。带状分布的工业带位于北部的山坡上，农业带分布于南面的沟谷，中间是狭窄的居住带。这些居住带背靠山坡，坐北朝南、面向农田的绿带，即就近工作（一至两公里步行上班的距离），又具有田园生活的风格。这一规划保护了农田，优化产业园区的布局，又尊重了传统的居住风水。加上在这个居住带内规划适当商业服务，整个港口城市的人居环境、创业环境、投资环境、旅游环境将成为现代工业城市发展的模式。

Overview

The industrial zones of Gangkou Industrial City are driven by efficiency, and the human experience is driven by nature. Gangkou Industrial City will soon become the economic engine of transformation — a harmonious symbiosis where a community love to live and work. This new economic area will finance the infrastructure for Ningguo City's development as a model livable city for tourism, and sustainable growth. Because this area has significant construction underway, it is critical to establish a framework immediately. The key to Gangkou Industrial City's long term success and sustainability is a carefully planned, sophisticated mixed use development. This approach celebrates tradition and defines the edges of areas of population, green zones, and industrial growth, creating a high quality of life and deep synergistic productivity.

It is critical to lay a proper foundation with sophisticated guidelines for growth, and to do so in a sustainable way. Urban growth boundaries and clearly defined neighborhoods balance the intensity of industrial land use. Well defined industrial cities can be exciting places of innovation and continual transformation. Modern industrial systems are good neighbors with the establishment of proper clean air and clean water requirements. Here a highly geometric industrial organization works in harmony with an organic interrelationship with water flow, agriculture and historic residential patterns. This is a structural change for the Ningguo City area and as such we have focused 50% of our planning time here.

综述

港口工业城的工业区布局是以便捷和效率为原则，而生活社区是以自然景观为依托的原则。港口工业城将成为宁国经济发展的引擎和城市建设的典范。它将打造一个和谐的城市和社区，在这个新兴的城市里，人们热爱生活、努力工作、享受大自然。同时，港口新经济的发展也促进城市的基础设施建设，进一步将港口建设成更加适宜居住、丰富旅游业、可持续发展的生态城市。由于港口建设已经上马，迫切需要一个具有前瞻性的规划。港口的可持续发展也需要有一个深思熟虑的总体规划。这个规划需要认真理解港口的发展历史、传统和格局，需要预见未来发展的人口增长、工业发展、自然景观变化等要素，打造一个高质量的、人性化的生活环境和一个高效益的、充满活力的工业城市。

首先，我们必须为城市的增长和布局设定一个综合的、系统的规划原则和理念，以实现城市发展的可持续性。都市增长的边际线确定，应该基于社区的发展和与工业区的协调。一个工业城市的规划应该有利于发挥工业生产效力、投资潜力、创新能力、持续更新活力。而且，我们深信，现代工业将伴随着对空气和水系的保护，也伴随融合社区的发展。港口的规划体现了这种工业园区与居住社区的融合、工作热情与生活享受的结合，其景观分布格局更是创造性地将工业区、生活区、农业区，以及山、水、植被、地形地貌融合于一体。我们为此注入了全部的智慧和经验。

7 港口工业城 GANGKOU INDUSTRIAL CITY

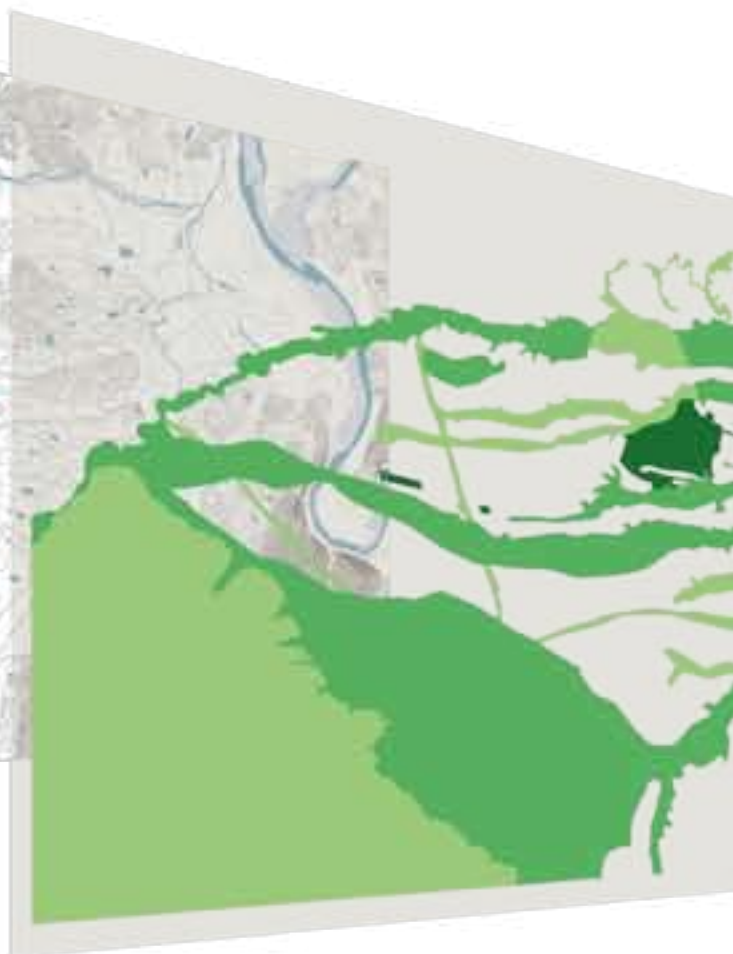


我们的设计始于对土地条件的认真研究和评价，以追求立地的自然效益、文化效益、创新效益和经济效益的最大化。宁国的自然资源和自然特色决定了宁国巨大的活力和潜力，它包括：地形地貌、水资源、地质、温带纬度、阳光、信风等等。重要的是，宁国有受过良好教育、具有奉献精神、对宁国充满信心和热爱的人民。宁国还有骄傲的历史、源远流长的传统文化、珍贵的原始森林、多样性的景观、古城古街道等等。这个总体规划就是基于我们对宁国的这种观察、研究、分析、理解，以及对宁国的热爱和激情的创作。

Our design process begins by studying, evaluating and maximizing the natural, cultural, creative and economic benefits of a Place. Ningguo City offers both dramatic and subtle opportunities in its natural features and characteristics: topography, water resources, geology, temperate latitude, sun position and prevailing winds. It has an engaged and well educated population with a deep commitment to their beautiful city.



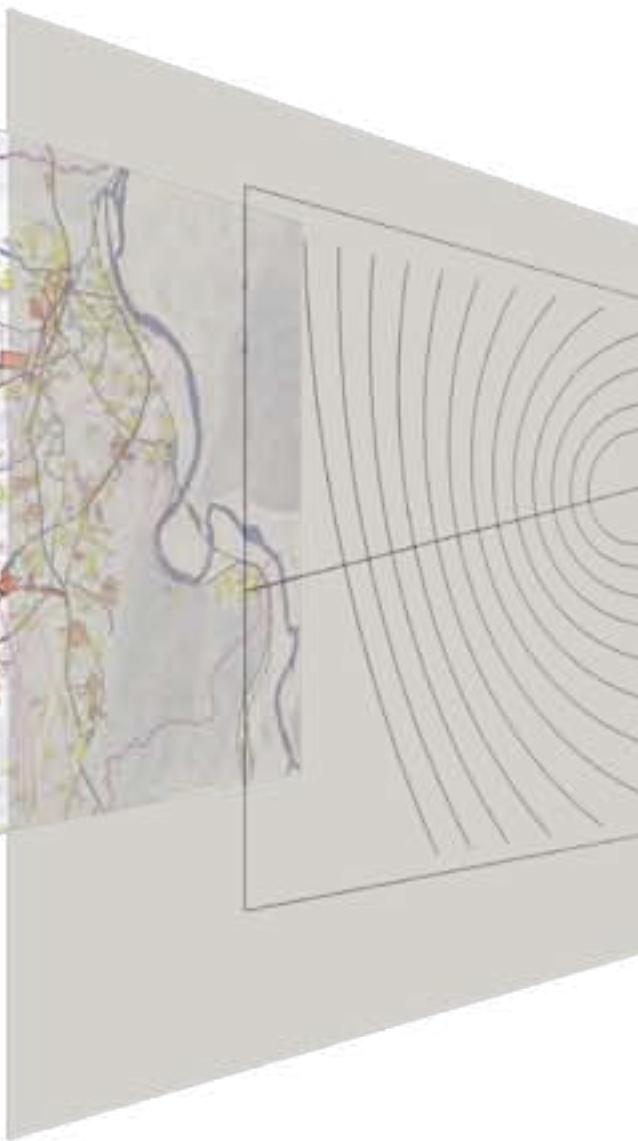
山峦起伏是水的鬼斧神工
Raw topography formed by water



丰衣足食来自农业的回报
Abundance through agriculture



对早期土地利用的观察
Observation of early land use



对土地利用形式的系统分析
Systemic analysis of land form



基础建设是发展的根本
Progress through infrastructure



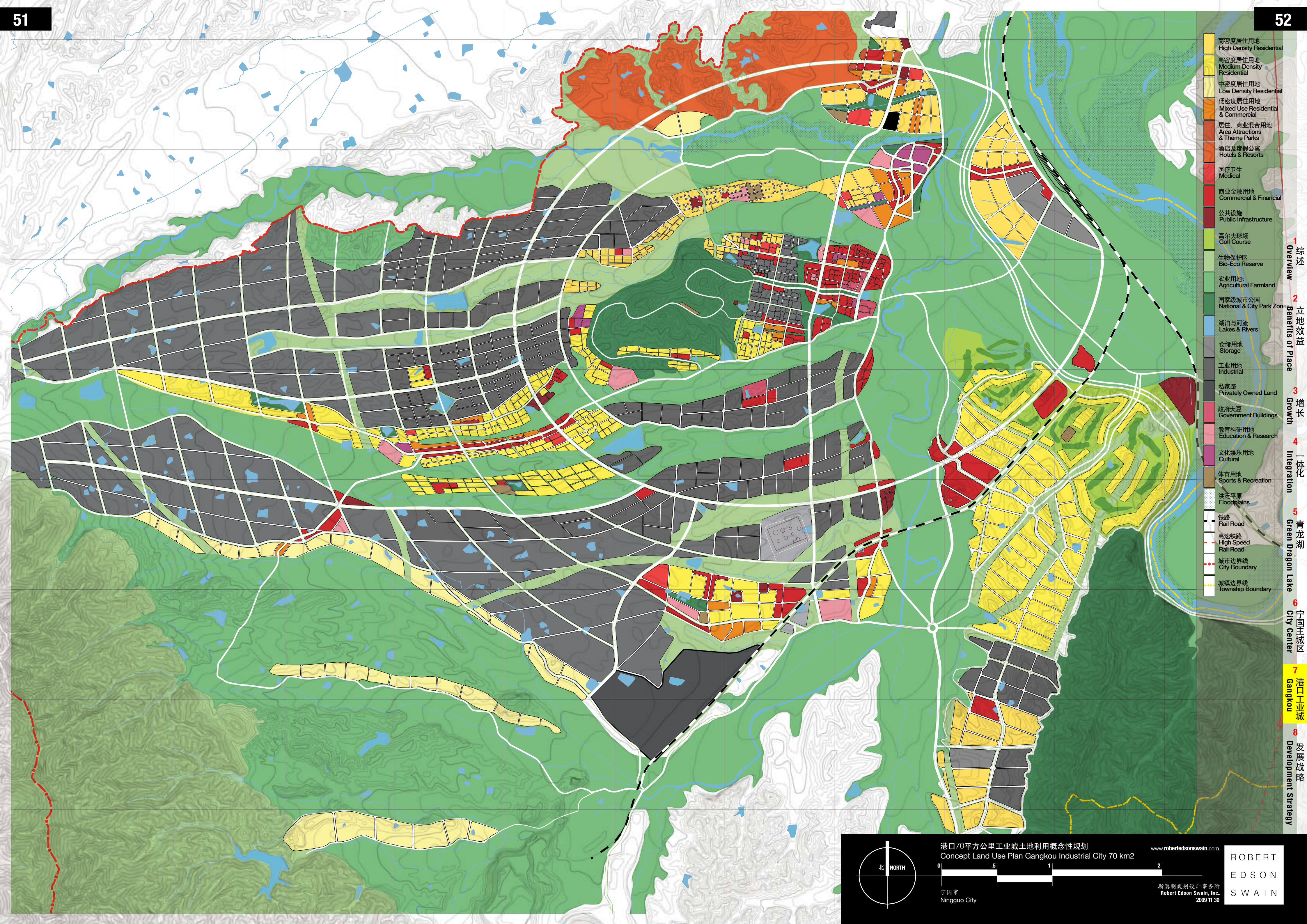
现代土地利用的转型
Transformed to modern land use



宁国有骄傲的历史、源远流长的传统文化、珍贵的原始森林、多样性的景观、古城古街道等等。

The history of the region is rich and intriguing with a great diversity that includes unique ancient forests, the surviving original structures within historic city zones and villages, and fine cultural examples of philosophical and religious traditions.

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Benefits of Place
- 3 增长
Growth
- 4 体化
Integration
- 5 青龙湖
Green Dragon Lake
- 6 宁国主城区
City Center
- 7 港口工业城
Gangkou
- 8 发展战略
Development Strategy



- 高密度居住用地
High Density Residential
- 中密度居住用地
Medium Density Residential
- 低密度居住用地
Low Density Residential
- 混合使用居住用地
Mixed Use Residential & Commercial
- 居住、商业混合用地
Area Attractions & Theme Parks
- 酒店及度假公寓
Hotels & Resorts
- 医疗卫生
Medical
- 商业金融用地
Commercial & Financial
- 公共设施
Public Infrastructure
- 高尔夫球场
Golf Course
- 生物保护区
Bio-Eco Reserve
- 农业用地
Agricultural Farmland
- 国家级城市公园
National & City Park Zone
- 湖泊与河流
Lakes & Rivers
- 仓储用地
Storage
- 工业用地
Industrial
- 私家路
Privately Owned Land
- 政府大厦
Government Buildings
- 教育科研用地
Education & Research
- 文化娱乐用地
Cultural
- 体育用地
Sports & Recreation
- 洪泛平原
Floodplains
- 铁路
Rail Road
- 高速铁路
High Speed Rail Road
- 城市边界线
City Boundary
- 城镇边界线
Township Boundary

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交通

港口的交通系统为辐射型环路，并区分出卡车道路（棕色）、主要道路（橙色）、二级道路（白色）。这个路网突出可选择从不同的线路抵达一个地方，以防止道路堵塞时有另外可选择的道路。这个路网的另一个功能是使密集的产业区“通气”，提供空间和绿带。

我们建议调整港口的卡车道路，将港口与青华轻工业园区连接起来。现有的卡车道路应该通过新建的隧道，避开凤凰区。卡车道路应该与各工业区直接相连，避免与城市主要交通要道或旅游道路混合，以保证城市，尤其是居民区的安静和提高房地产的价值与生活品质。

港口工业城到主城区的景观大道提供城市许多的便利。这条景观大道将港口高新技术创业园、港口历史老城区，和主城区连接在一起。它为观光旅游和两地之间的政府工作人员和公众提供交通便利，也是旅游观光的景观路，因此，应该限制卡车通行。

港口轻轨为港口的居民、工人、游客提供众多的方便。可以考虑建设一号（A）线路，它从北港园区通过港口老城区、港口高新技术创业园，并通过住宅区、工业区到达凉亭镇。这条南北轻轨将连接许多居民区、旅游景点、政府部门、研发机构等等。它的起点在北港园区，新的港龙主题乐园将在这里建设，这条线路对于主题乐园和北港园区极为重要。

现有的从港口火车站到凉亭镇的铁路应该很好地利用起来。我们建议开设港口城市内的铁路交通，利用这条现成的铁路作为短途客运。投资量小，收益大。当港龙主题乐园具有一定的规模时，可以再建一条从主题乐园到港口火车站的轻轨线路。这条轻轨将以主题乐园为主旋律，可以与迪斯尼乐园的轨道列车相比美。它将会更大刺激港口的旅游业。这样港口的轨道交通就形成一个环状，这里，大多数人都仅靠轨道交通仅1-2公里，极大地便利了居民、工人、游客。

轻轨交通极为经济、便利，应该尽可能加大建设力度和投资。美国俄勒冈州波特兰市的统计显示，该城市的轻轨给波特兰带来了35亿美元的经济。如果我们选择电力轻轨，而不是火力轻轨，那它的环境效应和低碳效应应更为公众和政府所喜爱。

Transportation

The road network is designed as a series of radials and loops. Within this structure we define primary truck routes (brown), primary general use routes (orange) and secondary routes (white). The network is designed with multiple pathways from origin to destination, so that if there is an accident or road construction, vehicles have other options to travel to their destination unhindered. This road pattern also helps consolidate the density of industrial development.

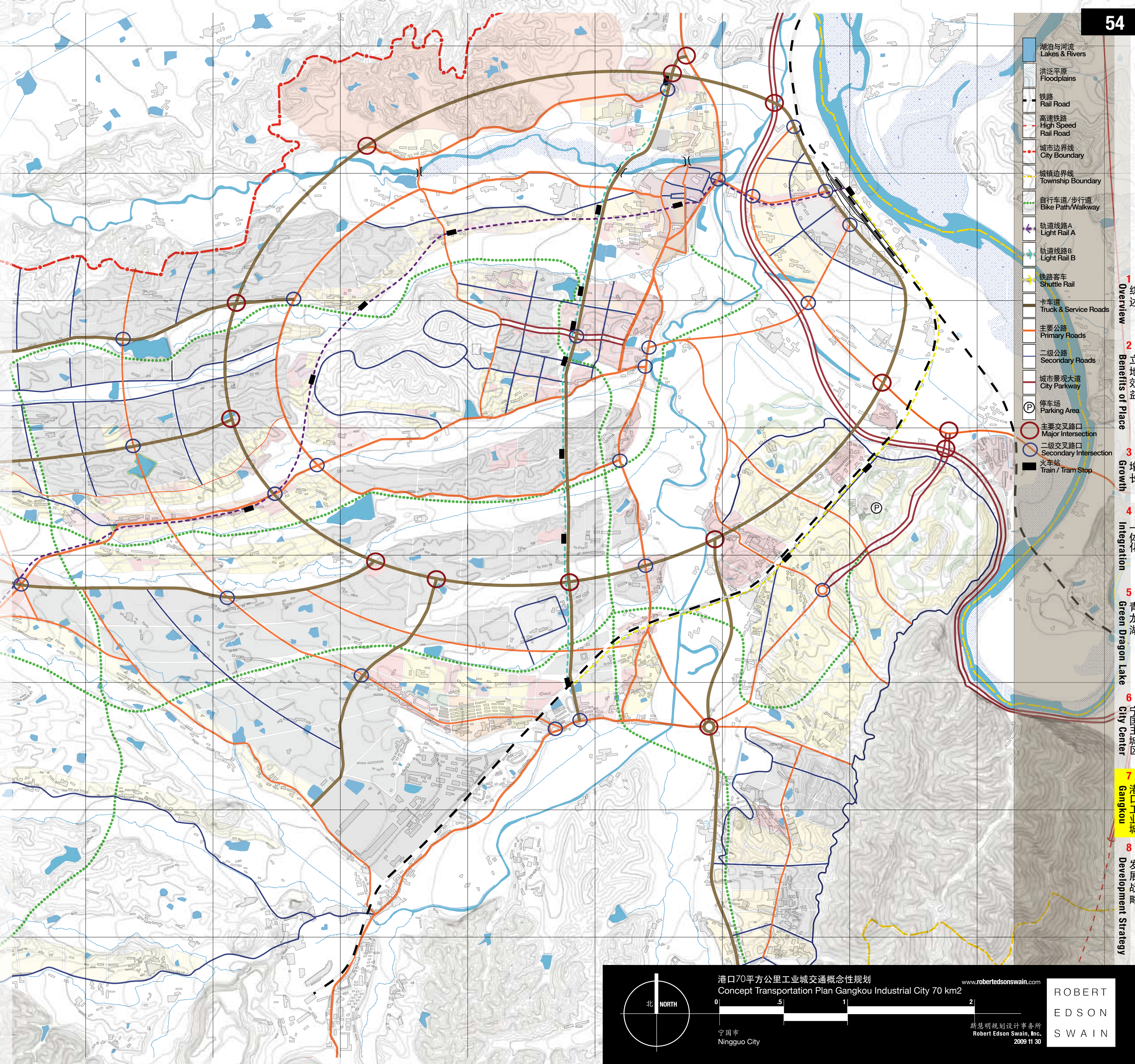
A modified truck route is proposed to run north from Qing-Hua Light Industrial Area, rather than be diverted to the west and then north. The existing truck route will become a more direct route through construction of a tunnel, rather than passing towards the Phoenix area. In addition to creating a more direct path, it will segregate truck traffic from tourist traffic, and keep the noise of truck traffic away from quiet residential areas, radically improving the land values in those areas.

Gangkou Industrial District benefits from access via a parkway to the Ningguo City Center. The West Parkway connects residential areas, Gangkou Technology Innovation Park and the Historic District with Ningguo City Center. This parkway, used only for automobile traffic, speeds government and business linkage between the two centers, and does not slow the truck movement connecting the two industrial areas.

Light rail lines are designed to accommodate residents, employees, visitors and tourists. Line A is constructed first, and extends from North Port, through the Historic District, through Gangkou Technology Innovation Park area, through residential and industrial areas, ending at Pavilion Town. This north-south line will create a connection between population centers, tourist destination, administration, and research. With North Port as the host city for Ganglong Entertainment Parks District, it also offers tourists a short, scenic ride to the Historic District. Line B extends from the Regional Rail Station to Plum Village, intersecting Line A near Gangkou Technology Park. This connection helps create the critical mass of tourists and residents that Plum Village needs to be successful, and serves residents in commuting, shopping, and accessing the regional rail. Both rail lines should be constructed in phases, to support population growth where needed.

We recommend the addition of a shuttle on the existing rail bed between the Regional Train Station and Pavilion Town. This additional use is relatively inexpensive, and creates a loop in the rail network so that most Gangkou Industrial City residents are within 1 km of a rail line, and most remote neighborhoods are within 2 km. Once Ganglong Entertainment Parks District is more developed, a theme railway to the Regional Train Station can be justified. This will encourage more tourists, and more regional tourists to visit Ganglong Entertainment Parks District via rail. The theme rail would create a Disney-style experience, and be less expensive to build than standard light rail.

Light rail has a positive economic impact when designed to create frequent, convenient transportation for residents and visitors. A study commissioned by the transport office in Portland, Oregon, found that its streetcars spurred \$3.5 billion-worth of development. They run on electricity rather than fossil fuels, and many people prefer them to other means on in-town transportation.



- 湖泊与河流
Lakes & Rivers
- 洪泛平原
Floodplains
- 铁路
Rail Road
- 高速铁路
High Speed Rail Road
- 城市边界线
City Boundary
- 城镇边界线
Township Boundary
- 自行车道/步行道
Bike Path/Walkway
- 轨道线路A
Light Rail A
- 轨道线路B
Light Rail B
- 铁路客车
Shuttle Rail
- 卡车道
Truck & Service Roads
- 主要公路
Primary Roads
- 二级公路
Secondary Roads
- 城市景观大道
City Parkway
- 停车场
Parking Area
- 主要交叉路口
Major Intersection
- 二级交叉路口
Secondary Intersection
- 火车站
Train / Tram Stop

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8 发展战略

港口70平方公里工业城交通概念性规划
Concept Transportation Plan Gangkou Industrial City 70 km2

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新慧明规划设计事务所
Robert Edson Swain, Inc.
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宁国市
Ningguo City

7.5 港龙主题乐园城
Ganglong Entertainment Parks District

7.6 港口老城区
Gangkou Old City

7.7 东港新城
DongGang Town

7.1 港口高新技术创业园
Gangkou Technology Innovation Park

7.2 青港果园
QingGang Fruit Farm Park

7.10 生物能源发电厂
Biomass Power Plant

7.3 古塘新区
Ancient Pond District

7.8 东山花园新居——北区
East Mountain Garden Village North

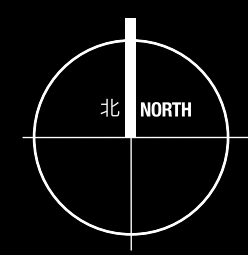
7.12 港口石油储备基地
Petroleum Storage Facility

7.11 梅花庄园
Plum Village Area

7.4 凉亭镇
Pavilion Town

7.9 东山花园新居——南区
East Mountain Garden Village South

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 - 公共设施 Public Infrastructure
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 - 生物保护区 Bio-Eco Reserve
 - 农业用地 Agricultural Farmland
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 - 仓储用地 Storage
 - 工业用地 Industrial
 - 私家路 Privately Owned Land
 - 政府大厦 Government Buildings
 - 教育科研用地 Education & Research
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港口70平方公里工业城概念性总体规划
Concept Master Plan Gangkou Industrial City 70 km²

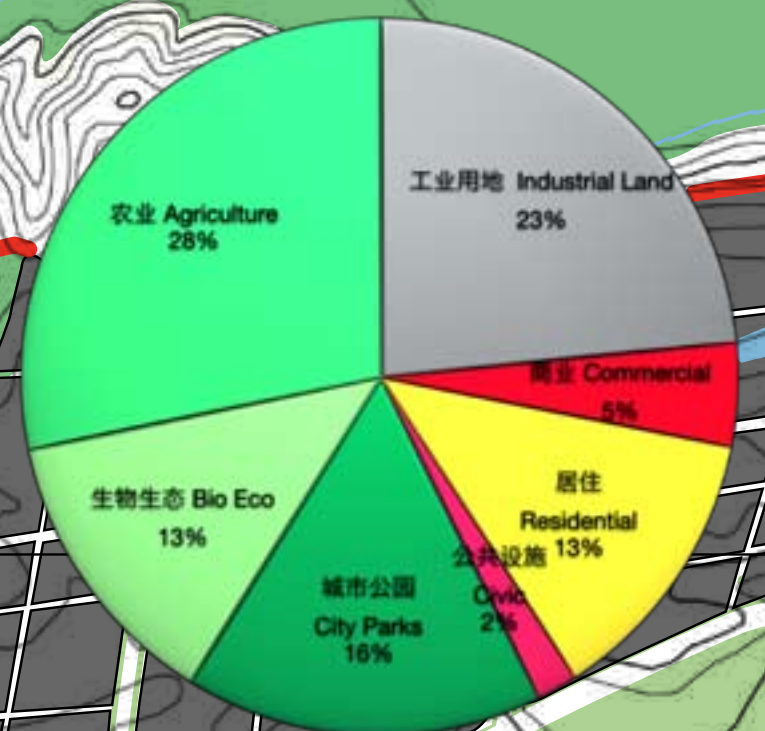
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- 铁路 Rail Road
- 城市边界线 City Boundary

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港口工业城土地利用详细规划
1:4000 Detail Land Use Plan Gangkou Industrial City

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7.1

港口高新技术创业园

Gangkou Technology Innovation Park

港口高新技术创业园提供的是一个创新的环境、创业的基地，也是一个高新产业的孵化园。在这里，我们要打造最好的环境、最合适的土壤，为一切创新、投资提供平台，让高新技术成为港口工业城市发展的主旋律。

In order to keep pace with invention and discovery, you need an environment that allows technology to thrive. Gangkou Technology Innovation Park is a place where inspiration happens; where knowledge and community are shared. It's vital ground for the cultivation of innovation.

港口高新技术创业园内设立港口工业城高新技术管理委员会、高新技术研发中心、高新技术产业孵化园、高新技术创业园。这里是港口工业城的龙头，也是宁国工业研究、高新技术研发的龙头，宁国应倾力支持这个园区的发展、投资，并提供一流的创业、创新环境。

The Gangkou Technology Innovation Park area combines the Administration Center for Gangkou Industrial City, a research and technology park with an associated business incubator, and a Startup industrial facility. The campus layout creates a desirable place to work, and provides a showcase to potential investors. This is the capital of Gangkou Industrial City, and the research and industry capital of the Ningguo City region.

高新技术产业的孵化是创新的重要环节和成功的保证，高新技术产业的孵化提供一个切合实际的公司运行模式和机制，保证为创新技术产业起步提供一个最佳的环境和平台，从研究到产品到市场行销一条龙的服务。这些服务还包括市场分析、公司发展各个环节的运行和评估、公司管理的操作和服务，缩短从研究到产品到市场的时间。

The business incubators accelerate the successful development of entrepreneurial companies through an array of business support resources and services. The incubation model ensures that companies receive practical, hands-on assistance early in the innovation process, beginning in the research phase, and continuing through product development to commercialization. This structured approach helps companies to bridge the many gaps between discovery and commercialization, and to meet the primary goal of Gangkou Technology Innovation Park's Incubator, which is to increase the likelihood of success for a start-up company, and achieve it in a shorter amount of time.

港口高新技术创业园应该打造一个最适合公司发展的服务框架，提供一流的设备和设施，包括研发网络、产品信息、市场动态、可行性分析、行销服务、融资和保证资金链的安全，以及市场运行等等。

It is important to create a structured program of business development that includes access to first-class facilities plus coaching, networking and other services. In such a structure, each company receives assistance in preparing a business plan, developing products and services, securing financing, and executing a marketing program.

在孵化园的东面，我们为新产品设计了创业园。这就意味这从孵化到创业距离的缩短，及保证这种转型的顺利，加速了从研发到产品的过程。这也是港口高新技术创业园的创举和成功的标志。

The nearby Startup industrial facility to the east provides for larger scale development of ideas hatched in the incubator. The proximity to the incubator ensures a smooth and rapid transition from innovation to realization of the product.

港口工业城高新技术管理委员会位于园区的东面，紧邻孵化园和研发中心。它体现了政府对孵化和研发的重视和支持。它也给投资者一个政府对孵化和研发的信心，并建立起一个管理者、创业者、研发者、和投资者四位一体的合作模式。

The Administration Center is focused on the east side of the Park, physically and energetically associated with the research and incubator facilities. This close association sends the signal to industry and investors that innovation and development is valued here. It establishes the tone of cooperation between government, industry, research and investors.

港口高新技术创业园东面边界的绿地和湖边，我们设计了一个水质研究所。这标志着宁国对水质的重视和对绿化环境与可持续发展未来的决心及实际行动。

The Water Quality Institute stands on the eastern edge of the Park in a green area next to a lake. The prominence of the Institute symbolizes the commitment to the well-being of Ningguo City, and the commitment to a green and sustainable future.

在港口高新技术创业园的东北和西北，我们分别设计了两大高密度住宅区，为研究人员和管理者提供就近工作生活的方便。有一部分住宅，应该专门留出来给一些短期或不定期的研究人员和工作人员。这些住宅除了为港口高新技术创业园提供优美的生活环境外，还为周围的青港果园、农工提供美好幸福的家园。

Two dense housing zones in the northeast and northwest of the Park serve as residences for managers and researchers associated with nearby functions. Some housing should be set aside as temporary residences for scientists and researchers working on shorter-term projects. Surrounded by QingGang Fruit Farm Park, agricultural lands, and Gangkou Technology Innovation Park, these residences are an ideal location for enjoyment of green views and recreation, as well as a very short walking commute to work.

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焦点 FOCUS

7.1 - 7.2

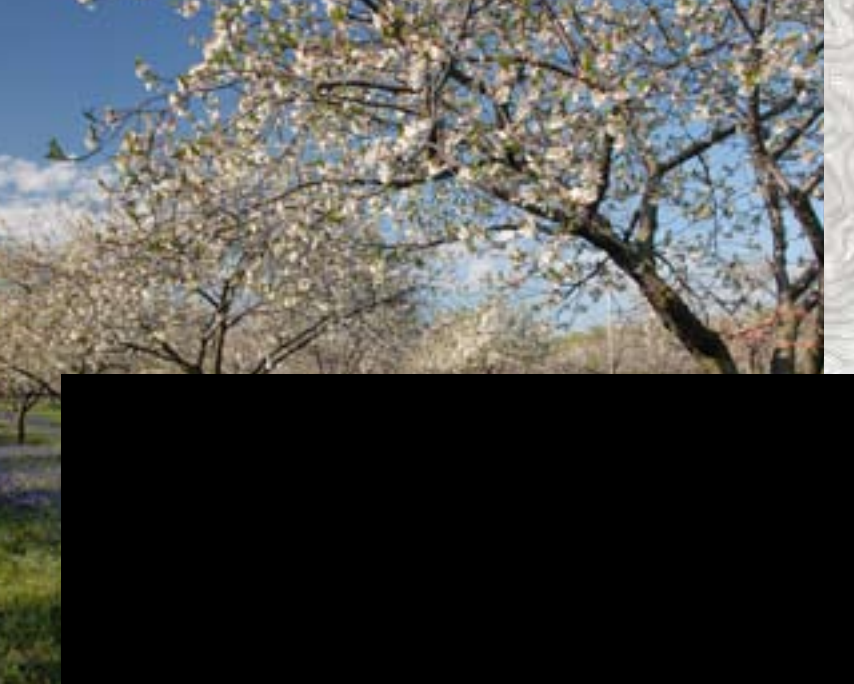


7.2 青港果园

青港果园是现代城市森林，也是现代旅游的好景点。这个果园应该按公园的标准建设，增加弯曲的小路，为游人散步、野炊、野餐、自行车健身等服务。小路通往高处，可以登高望远，得到美的享受。现有的供水厂应该整修，尽可能与周边景观协调，并提供旅游、公共教育设施。提高公众对保护水系水质的意识。青港果园南面的住宅区为园区的工作人员提供优质服务环境，农业区为果园提供了更美好的景观，它们的相互衬托，造就了港口的景观特色。

QingGang Fruit Farm Park

QingGang Fruit Farm Park is an urban forest park that provides nearby recreational and contemplative opportunities, including a meandering walk to the highest elevated view in the area. It hosts a small Community Art Center and provides picnicking, walking and bicycling paths, and other outdoor recreation. The existing water treatment plant should be landscaped for compatibility with the park, and can also be a place for a tourist information center area, educating the public in the technology on water purification. Existing housing patterns and agriculture are retained in the South side of the park to support the park community, with building restrictions appropriate to its location within the park.



7.3 古塘新区

古塘新区从港口老城延伸，穿入工业区，综合了居住和商业，提供了丰富和便利的社区生活，也为附近的工业区提供了就近工作的可能。这个高密度的住宅区为工业区提供了大量的人力资源，也为商业服务提供极大的商机。给旅游业提供了方便和特殊的景点，东西运行的轻轨将古塘新区与梅花庄园连接在一起，轻轨减少了交通堵塞，使城市更便利和适宜居住。古塘新区作为中等密度的住宅区，整个新区面向开阔，可便利到达港口高新技术创业园、青港果园，为工业、农业、果园、商业、旅游业提供具有活力的人力资源。

Ancient Pond District

The Ancient Pond District is a fluid link of housing and commercial services that begins in the historic city and flows in and among the industrial zone. This design expresses the core of industrial planning to integrate a large residential, commercial service community that provides housing for the nearby industry. This density of population creates the critical mass for economic development and the success of services and entertainment in the area. Connection to the light rail that runs east-west through the area offers additional convenience to residents, additional economic benefit that can be derived from tourists on their way to Plum Village. The light rail also contributes to lower traffic congestion, and a more livable city. This is a medium density mixed use zone with easy access to large open lands, Gangkou Technology Innovation Park, QingGang Fruit Farm Park, agricultural jobs, commercial jobs and industrial jobs.

焦点 FOCUS 7.3 & 7.4



7.4 凉亭镇

凉亭镇应该保持它现有的居民区和商业服务区的综合土地利用类型。这里也可以为工业区、旅游区提供住宅便利。凉亭镇需要全方位改造，将它建设成充满人气和活力的城镇。这里是港口轻轨和城市铁路的连接，交通便利，应该以此振兴凉亭镇的经济，打造新的宜居环境。

Pavilion Town

Pavilion Town is defined by the same land use pattern as other residential areas in Gangkou Industrial City: mixed-use development, with nearby access to industry, green areas and recreation. With reuse, renovation and rejuvenation, Pavilion Town will enjoy the livability and benefits enjoyed by other residential areas. With connection to light rail and a shuttle to the Regional Train Station, Pavilion Town residents gain improved mobility, and access to tourism and new forms of economic development.

工业园区厂房屋顶的综合利用

工业园区建造了许多昂贵的平屋顶厂房，整个平屋顶厂房可以通过改造，使之得以综合利用，如农业水培、花卉、太阳能发电、太阳能热水器等等。这种利用不仅生态，而且经济，投入建设厂房的成本能更快回收。

Integrated Use of Industrial Rooftops

The nature of industrial development creates broad expanses of flat rooftops. Through ecological utilization of the many commercial rooftops, Gangkou Industrial City can create vast benefits to the environment as well as provide a fast return on investment.

对于新的建筑和厂房，应该提倡绿色屋顶。所谓绿色屋顶，就是在屋顶上铺盖防水层和泥土，种植植被、蔬菜、水果、花卉等。现代屋顶设计和建设，能够承受种植的压力。绿色屋顶的另一种功能是隔热保温作用，具有冬暖夏凉的优点，它对城市的热岛效应也有缓解的作用，并且，冬天能减少能量消耗，达到城市节能和减少碳排放的目的。绿色屋顶能吸收大量的雨水，逐步释放到水系中，还具有一定的防洪效应。另外，绿色屋顶也是一个生态系统，具有一定的生态功能。

For new construction, it is possible to design for green roofs. Green roofs partially or completely cover a roof with vegetation and soil, or a growing medium, planted over a waterproofing membrane. New construction is ideal for this, because additional weight loading can be designed into the building. Green roofs produce a reduction in internal temperatures of the building during summer months, creating more comfortable environments and reducing energy through the insulation and evaporative cooling. It also lowers urban air temperatures by reducing the "heat island effect". Green roofs lower the carbon footprint of the buildings through both reduction in energy use, and the air quality improvement created through photosynthesis. They reduce flooding by absorbing heavy rains, and releasing the water slowly. They provide insulation for the buildings in winter, reducing heat loss and energy consumption in winter, and finally, green roofs provide additional habitat for wildlife.

当我们利用绿色屋顶作为农业时，除了上述的各种功能，它还能提供绿色食品，成为对当地农业和加工业的重要补充，如果增加一定的辅助设施，收集雨水、养分循环利用等，这种屋顶农业可以是循环农业和可持续农业的一个模式，对水水质质的保护和空气质量保护都发挥极大的作用。

When used for agriculture, green roofs can provide all the above benefits, plus the ability to grow fruits and vegetables for local consumption, as well as the creation of an industrial agriculture. With the addition of water catchment and filtration, these systems are self-sustaining, benefit water and air quality.



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水培农业是将营养液加入水中，提供蔬菜等农作物生长，无土栽培，重量轻，可适宜不同的屋顶。日本水培农业很发达，它节能高产。据说，一棵西红柿能结3万个西红柿，并且，它可以在当地的市场或餐馆销售，减少运输成本和碳排放。另外，如果水培生长在温室条件下，其生长季节可以延长，对生产和市场都可以控制。水培如能达到水循环，养分循环利用，其市场将更为广泛，也更可持续。

Lightweight agriculture for both existing buildings and new buildings can be accomplished through hydroponics. The weight reduction is made possible because soil is not required; the roots are grown in a mineral nutrient solution. Japan has had great success in this area — the energy savings and other benefits have been confirmed. In one example a single tomato vine produced 30,000 tomatoes. The tomatoes were sold in local markets and restaurants, further reducing the carbon footprint. Depending on the type of crop and structural characteristics of the building, hydroponics can be accomplished with or without greenhouses. Greenhouses have the advantage of extending the growing season, creating a more controlled growing environment which in turn improve yields, and creating an even more self-sustaining environment with water recycling and creation of fertilizer.

平屋顶还可以开发作为光伏发电、太阳能暖气、太阳能热水器等利用，也可以安装风能设备。总之，屋顶作为新能源的新载体，具有非常大的潜力。它可以让企业能源自给自足，并能提供给电网多余的能源，它还能减少能源在输送中的损失。在美国，已经有一些厂房屋顶作为商业出租给能源公司安装太阳能光伏发电、供暖、热水等。在德国，投资者投资打造屋顶能源产业，这对能源和投资回报都是极好的选择。德国政府已经立法保证新能源的价格20年不变，促进了新能源的发展和投资新能源市场的兴旺发达。

Flat roofs are also ideal for photovoltaic panels, thermal air panels and thermal hot water panels, and small wind generators. This makes it possible for some industries to be completely self-reliant for their energy needs, with the option of generating excess electricity for the grid. This further reduces electrical transmission losses, and reduces emissions from central power plants. Entrepreneurs in the United States are leasing the roofs of commercial buildings, installing photovoltaic panels to generate power for the building, and sell the excess power to local power companies. In Germany, investors are covering universities and other civic structures with solar generators as a viable financial investment. The German government has guaranteed the price for power from renewable sources for 20 years — this single piece of legislation has created many investment opportunities, and is making a substantial impact on lowering the need for non-renewable sources.



7.5 港龙主题乐园城

港龙主题乐园城将包括各种主题乐园，可以是美国茱丽屋主题乐园、海洋世界主题乐园、激水主题乐园一类的大型主题乐园，也可以是美国田纳西州波多黎各市沿街而建的各种中小型乐园、趣味博物馆、舞台餐厅、科技馆、儿童乐园、魔术馆、马戏馆、过山车、碰碰车等等。港龙主题乐园城是轻轨和轨道客车的交接点，交通方便，地势开阔，具有很大的空间发展潜力。这个主题乐园的品牌也将成为宁国的旅游业的亮点。我们建议，港龙主题乐园城应该规划为几个开发建设期，由东向西，并从北港园区开始向北扩展。第一期建设的主题乐园应该具有一定的规模，一定要非常独特，以吸引更多的游客和市场，比如，可以先建激水主题乐园、科幻探险主题乐园等。

港龙激水主题乐园包括漂流、冲浪、滑水、游泳、水疗、水上过山车、快艇等不同刺激程度的水上娱乐。它是动和静的结合、快活慢的结合、险和稳的结合，它男女老幼皆宜，各得其乐。它与宁国清澈的河湖水系相吻合，共主题，突显宁国的水文化和流域文化。这种主题的效果能让即使没有到过激水主题乐园的人，也能想像和感受到宁国的水文化。由于宁国的纬度气候，激水主题乐园可具有室内和室外部分，保证一年四季运营，打造宁国365天的全气候的旅游王国。

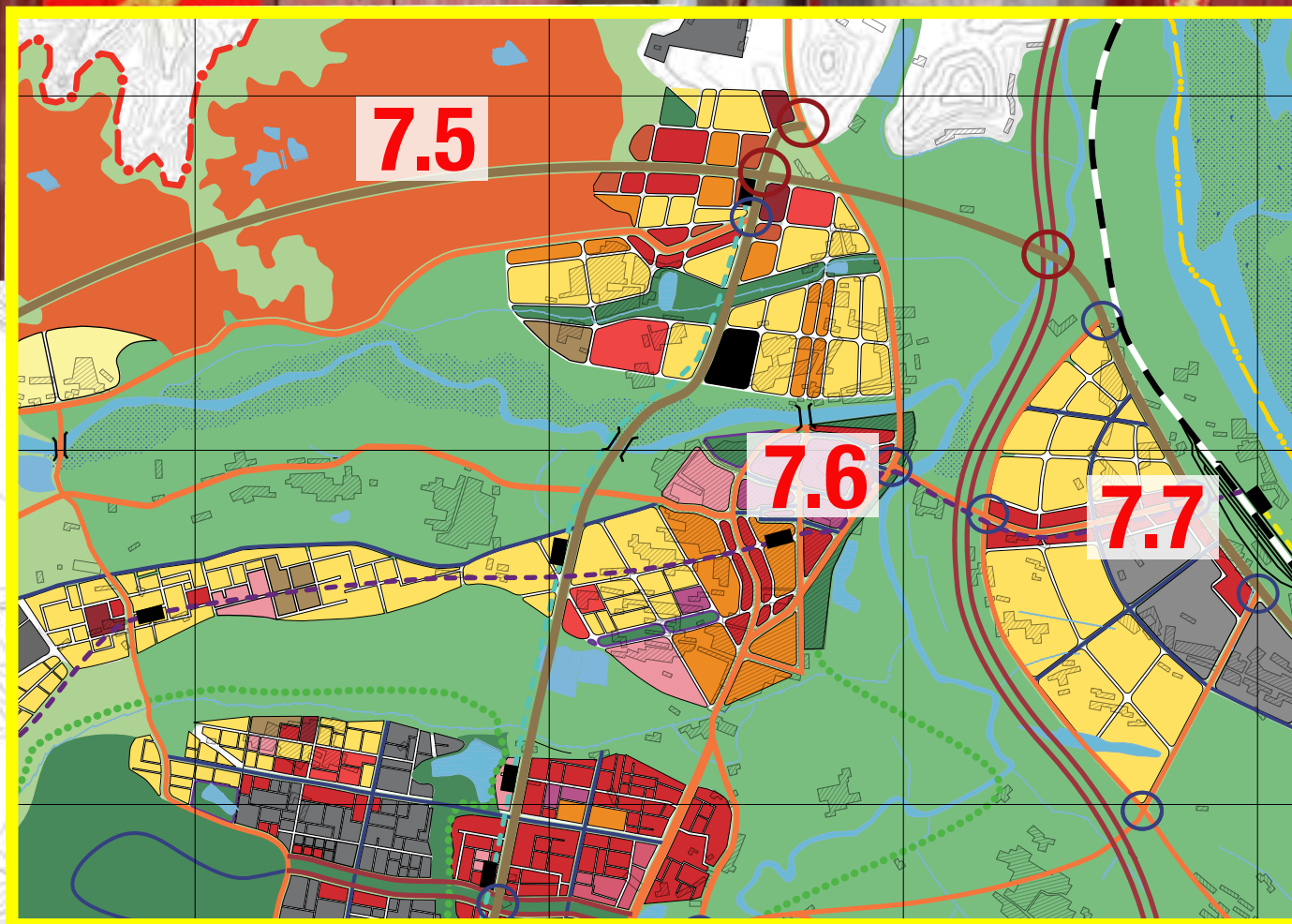
港龙主题乐园城可以由各种交通便利到达，它们包括从港口火车站和凉亭镇来的轻轨，从西山景观大道来的客车或旅游观光车，还要未来大区域的高速公路。我们相信，未来港口工业的发展和人口的增长，加上越来越多的游客，一定能支持港龙主题乐园城发展和不断扩大它的规模。当港龙主题乐园城发展到一定的规模，我们建议从港口火车站到港龙主题乐园城开设一条主题乐园大道，以吸引更多的外地游客。

Ganglong Entertainment Parks District

Ganglong Entertainment Parks District will house a number of entertainment theme parks that are easily accessible to the entire Ningguo City region and populations to the north. The entertainment area of Pigeon Forge, Tennessee, USA represents a good scale and diversity of attractions right off an expressway in an area that is of similar population as Ningguo City. The most famous attraction is Dollywood, created by the famous country star. Other attractions include a Ripley's Believe It or Not museum, dinner theaters, science exploration and fun parks for children, magic shows, specialty zoos, and exciting rides that include roller coasters. In this large land area there is substantial opportunity for long-term growth as the economy of Ningguo continues to improve, and as the branding of Ningguo attracts more and more tourism. We recommend that Ganglong Entertainment Parks District be developed in phases starting in the east, closest to North Port. The initial development should be a special attraction that is unique and large enough to attract crowds. We suggest a water adventure park and an indoor attraction such as the science exploration fun park.

GangLong Water Adventure Park offers swimming, rafting, water slides, and various other water rides based on successful water adventure parks. It is in keeping with Ningguo City's theme of clean water, and creates a unique attraction that is easy to advertise: even if someone has never been to a water adventure park, they have an idea of what it might be. Because many aspects of this are a warm weather seasonal attraction, we also recommend development of indoor or other all-season attractions.

Ganglong Entertainment Parks District will be easily accessible by light rail from the Regional Train Station, the West Parkway, and a potentially important link to the expressway exit north of Ningguo City. We believe that populations to the north will provide a critical mass for the success of Ganglong Entertainment Parks District. An efficient link to the expressway is an important asset. As Ganglong Entertainment Parks District grows in size and tourist traffic, we recommend a Disney-style theme rail connector directly to the Regional Train Station.



7.6 港口老城区

港口老城区是港口工业城的历史文化中心，老城区历史街区的修复对于保护历史、继承传统、振兴经济都具有重大的现实意义。远山的景色，紧邻水系，加上港龙主题乐园和轻轨交通，老城区将焕发青春，成为适宜居住、娱乐、购物的中心区。它也将成为工业区夜生活的重镇，并吸引无数的游客在这里消费。它的紧邻，北面是港龙主题乐园城和北港园区，东面是东港新城和港口火车站与物流中心，南面是港口高新技术创业园，西面是西港新区，老城区将成为港口工业城的核心地区，明天会更加繁荣与光彩。

西港新区将是区别于港口老城区的现代化生活区，它将建设现代化的生态人居公寓和商业服务设施，与老城区互补，并融合发展。

北港园区居于港口老城区和港龙主题乐园城之间，它将为游客提供各类酒店、餐馆、商业服务，并为港龙主题乐园城提供各种服务功能。它也将为这个地区的工作人员提供各种档次的住宅和社区服务。

港口老城区的河流水系是非常重要的景观和水资源财富，应该整体改造和修复。我们建议在这里修一个堤坝水库和湿地，一是蓄水，保证旱季常年有水，为城市生活提供美好的水环境和水娱乐场所；二是通过湿地自然净化水体，保证水的质量和美好的水环境。这个水库湖面和景观对于港口老城区、北港园区、港龙主题乐园城的重要意义是不言而喻的。在水库湖边，我们还可以建立城市公园、野炊野餐、休闲娱乐、集会交友、社区活动等等。当然，还应该包括花园、湿地公园、林间小路、文艺演出等娱乐设施。

Gangkou Old City

Gangkou Old City is the heart of the Historic District for Gangkou Industrial City. With restoration of the traditional structures it serves to embody the traditions of this area, and create new economic opportunities for its residents. With its beautiful views of mountains, its proximity to the river, shopping, galleries, and connection to the light rail system, the old city will be visited by tourists and local residents as a treasured place. It will create the life of a city for the industrial area, its residents and visitors. Gangkou Old City is in the center of recreation commerce and industry for the area: Ganglong Entertainment Parks District and its support city to the north; DongGang Town, the distribution center and the Regional Train Station to the east; Gangkou Technology Innovation Park to the south; and West Port to the west.

West Port serves as the expansion and modernization of Gangkou Old City. It will add residential density and modern commercial facilities to support Gangkou Old City and the residents and visitors of the area.

North Port serves as the transition between the Historic District and Ganglong Entertainment Parks District. It will provide hotels and restaurants for tourists, provide support services for Ganglong Entertainment Parks District, and provide housing for residents in the burgeoning tourist industry and associated services.

The area around the river is an important asset. Once the river is cleaned through bio-filtration and the recommended reservoir, the banks of the river will become a beautiful tourist experience. It is a green belt that links Gangkou Old City, North Port, and all phases of Ganglong Entertainment Parks District. The green belt will be home to city parks, picnic areas, recreation, gathering spaces, community meeting space, P-patch community gardens, and performance spaces.



7.7 东港新城

在港口老镇的东面，我们规划了东港新城，这是港口工业城的物流中心、仓储中心。这里以港口火车站为中心，也包括一部分住宅区和商业区。工业城所需的材料在这里分流，工业城的产品从这里送往各地市场。

DongGang Town

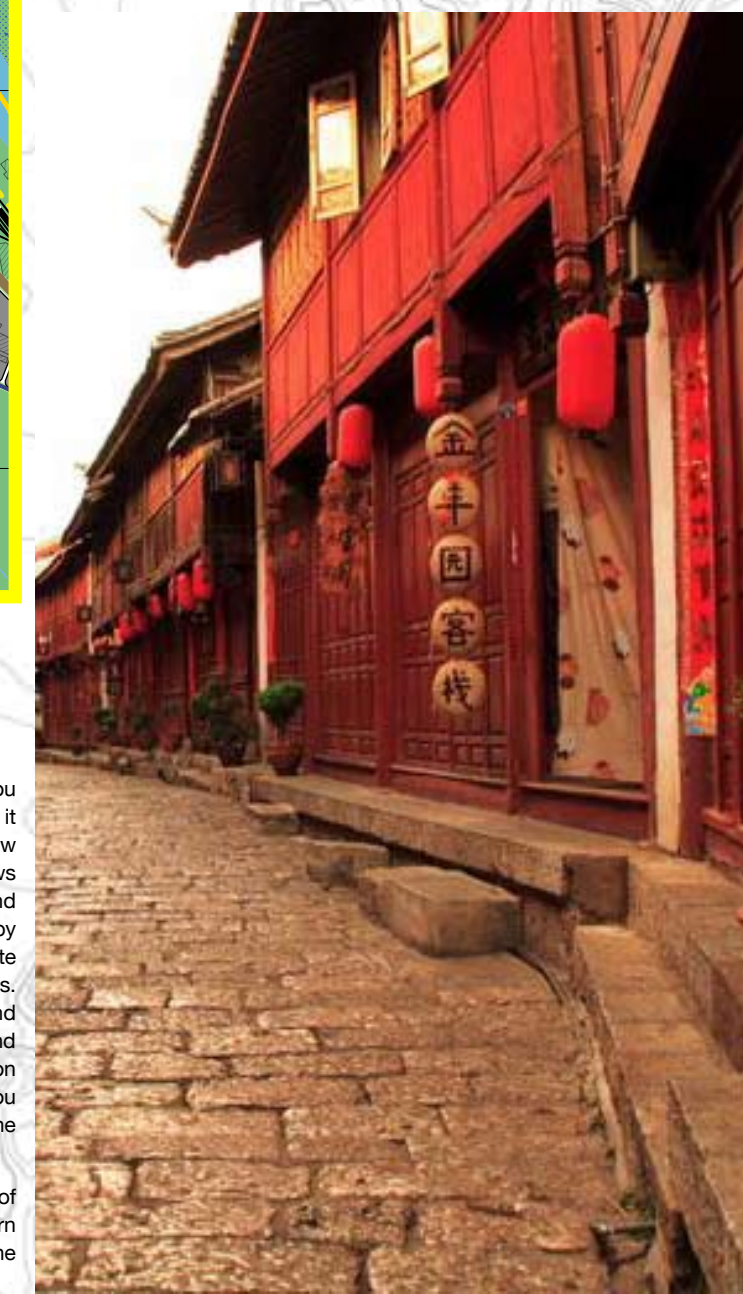
East of Gangkou Old City is DongGang Town - the primary distribution center for Gangkou Industrial City, a regional train station, and a self contained residential and commercial area. This well managed and high-technology distribution center moves required industrial supplies, locally required products, and ships out local production efficiently.

这个物流中心对于港口的工业发展、经济活力是非常重要的财富。材料的输入、产品的输出都要靠它。因此，加大投资，将它建设成为高效率、性能可靠的基础设施是最明智的选择。我们设计的物流中心放在车站的南面，随着港口工业城的发展，物流中心的自动化、信息化功能和设施将有更大的发展潜力。港口工业城可以借鉴德国物流中心精确的程序化过程和意大利农业景观的生活情调的完美结合。

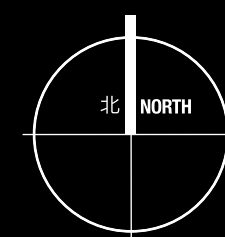
The distribution center is a very important asset to the economic viability of all industrial production. As a major source of raw materials coming into the area, as well as manufactured products leaving the area, it deserves careful attention and investment in the most efficient and reliable transportation infrastructure possible. With the support of proper road design, this distribution center will handle a very high volume of incoming and outgoing materials and goods. As the success of Gangkou Industrial City grows, technologies such as port automation of containers will speed the movement of goods between trains and trucks. The distribution center is located in the south end of the terminal. It will become high tech distribution machine. Gangkou Industrial City can encompass the ideals of German manufacturing and distribution precision with the beauty and lifestyle of picturesque Italian agriculture.

东港新城的核心是物流中心，它的繁荣也依赖于物流中心的发展。东港新城应该以物流中心为主，打造东港的商业服务业，提供商用办公室、饭店、旅游等服务产业。

The economy and cultural life of DongGang Town builds around the success of the distribution center. It will also benefit from the Regional Train Station at the north end of the terminal. The area around the train station will create opportunities for commercial offices, restaurants, tourist information and other services.



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港口70平方公里工业城概念性总体规划
Concept Master Plan Gangkou Industrial City 70 km²

宁国市 Ningguo City

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焦点 FOCUS 7.8 - 7.12

7.10

生物能源发电厂

宁国的这个生物能源发电厂是将污染的高碳的煤炭火力发电，改造为干净的低碳的生物能源发电的国际典范，应该给予大力的支持和宣传。它利用稻壳等农业生物量发电，降低成本，为当地清洁能源提供了一个很好的示范。应该对它的技术加于整合和提高，并加于改造作为旅游参观的一个景点，对公众和社会进行生物能源和低碳产业的教育。生物能源发电、生态人居、流域水系保护、城市森林公园、生物植被自然净化系统、沟谷农业带保护、生态旅游、屋顶农业、屋顶太阳能产业等等这些都是将宁国打造成为国际生态城市都市的典范工程。这些生态要素的整合和实施，对于港口工业城和整个宁国市都具有国际水平的战略意义。

Biomass Power Plant

The Biomass Power Plant is a fine example of converting an old polluting plant to clean energy production that uses renewable resources. It has the added benefit of using local agricultural surplus. This plant creates the opportunity for tourist attraction, information and education for alternative fuels, as well as a demonstration center for emerging alternative energy technologies. This may be a good location for a visitor's center that extolls the virtues of sustainable eco-development, and explains how green roofs, solar power, bio-filtration, and other eco-conscious methods are incorporated into Gangkou Industrial City, and all of Ningguo City. This center showcases the commitment of Ningguo City to a green and sustainable future.



7.8

东山花园新居——北区

类似与宁国主城区的都山豪华别墅公寓，东山花园新居为港口的投资者、创业者、管理者提供了一流的居住。我们为这个东山花园新居北区打造了高尔夫球场绿地，及三层楼的连体别墅。这是别具一格的居住环境，可便利到达宁国主城区。具有多样地形地貌景观，风景宜人。这些连体别墅保证了居住的幽静和隐私，也保证一定的居住密度，达到生态人居的要求。这里的居住被高尔夫球场所环绕，保证绿地面积和绿色环境。大部分的高尔夫球场建在高坡，但有25%的高尔夫球场位于洪泛区内，能经受短期的洪水淹没，这也为洪泛区的利用提供一个模式。

我们充分意识到东山花园新居庄园一个高档住宅区是建在一个废弃的老厂矿区边上。我们相信，当这个高档住宅区建成之后，周边的土地都会大量升值，这个废弃的老厂矿的土地也会升值。那时，他们就能出售这片土地，有足够的经济能力来搬迁。老厂矿的一些建筑可以保留作为艺术中心、社区活动中心、商业中心。这个老厂矿区的搬迁、改造、夷平都需要大量的资金，这在土地出售和搬迁时，就应该有一个可行性分析和预算。

East Mountain Garden Village - North

Like Capital Hill Luxury Courtyard in Ningguo City Center, this real estate creates opportunities for a unique standard of living for successful business management and local leaders. We use a green patterning of townhouses that are a maximum height of 3 stories, situated on a golf course, to create a unique luxury quality. The golf course is an integral part of the experience. This land is well situated, with easy access to Ningguo City Center, association to major green space, in a unique and pleasant topography, and excellent land area. The townhouse design provides privacy and desirability, while maintaining substantial density with a good ecology. This housing will be a visible reward for successful leaders in Gangkou Industrial City. Townhouses will line the edge of the golf course, and themes of country club style living will permeate the area. 25% of the golf course is in a floodplain, and the remaining area is on higher elevation. Because flooding is occasional and short-lived, it should not do substantial damage to the golf course, making this a reasonable floodplain development.

We have consciously chosen this area adjoining two old factory zones. Development in this area will encourage the factory land owners to sell the property once it becomes more valuable as East Mountain Garden Village is developed. The old factory structures create the opportunity for selective adaptive reuse for commercial and civic development. The old factory zones will become the new commercial center. Potential costs for environmental cleanup should be considered carefully as part of the financial transactions.

7.9

东山花园新居——南区

在高尔夫球场的南面是东山花园新居的南区。比起北区，它的居住密度要大些，但它包括一部分的娱乐和商业服务，生活会更方便。这个南区以5-8层公寓为主，也包括一些3层的连体别墅。连体别墅一般位于街边、高尔夫球场边、公园边。这个住宅区坐北朝南，远山的风景尽收眼底，是个风水好地，宜人居住的好社区。

East Mountain Garden Village - South

This neighborhood to the south of the golf community has a denser construct, but with similar access to amenities such as the golf course, other recreation, and shopping. To accommodate the expected rapid growth of the middle class in this area, we recommend construction of 5 to 8 story condominiums mixed with 3 story townhouses. Townhouses serve to create a more human scale next to streets, sidewalks, and parks. These development will still offer the feng shui of south facing residences, with the added attraction of proximity to mountains.

7.11

梅花庄园

梅花庄园是在现有的小山庄上发展起来的，它面对农业开闾地，周围山峦起伏，向南延伸到大山区。它的地理位置决定它作为旅游度假庄园是必然的选择。经过修复和扩建，梅花庄园应该成为旅游度假休闲的圣地。加上与南面的两个小山庄的整合，它对于农业观光、农家居住、山村生活，无疑是休闲度假的好去处。由于轻轨的便利，周末晚上在这里会友，家庭聚会、享受农家饭都很方便。梅花庄园能提供给宁国和港口工业城一个新的旅游度假的模式，它将山村的传统生活情调与现代生活舒适结合在一起。这种模式与意大利的王斯坎尼很类似，那里的山庄围绕着连绵的葡萄园，以农业观光为主，是一个成功的模式。

Plum Village

This existing village is situated at the edge of large open fields, rolling hills, and mountains to the south. The character and position of the village lends itself to become a destination tourist attraction. With restoration and maintenance of the village's character, this village, along with the two sister villages to the south, can be home to recreation, high-value agriculture, agricultural tourism, shopping, bed and breakfasts, and the expression of the rural joy of the region. Because of its proximity and connection to the light rail line, people living in Gangkou Industrial City can come here in the evening, visit with friends, and enjoy fresh local food in this idyllic setting located at their doorstep. Plum Village can become a powerful tourist attraction following romanticized themes of traditional rural living, with modern tourist comforts. A good model is the villages in the Tuscany area of Italy, set among rolling hills, surrounded by vineyards, and catering to a popular agricultural tourism - Agriturismo.

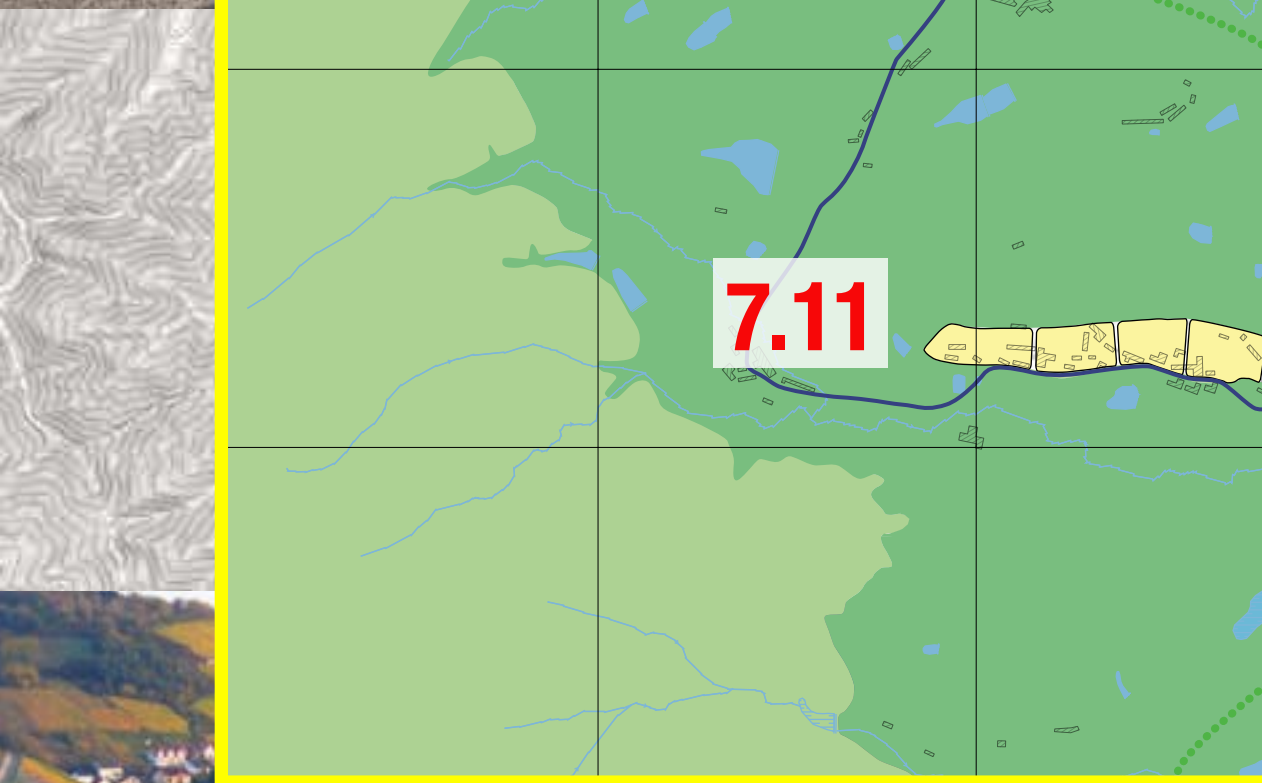
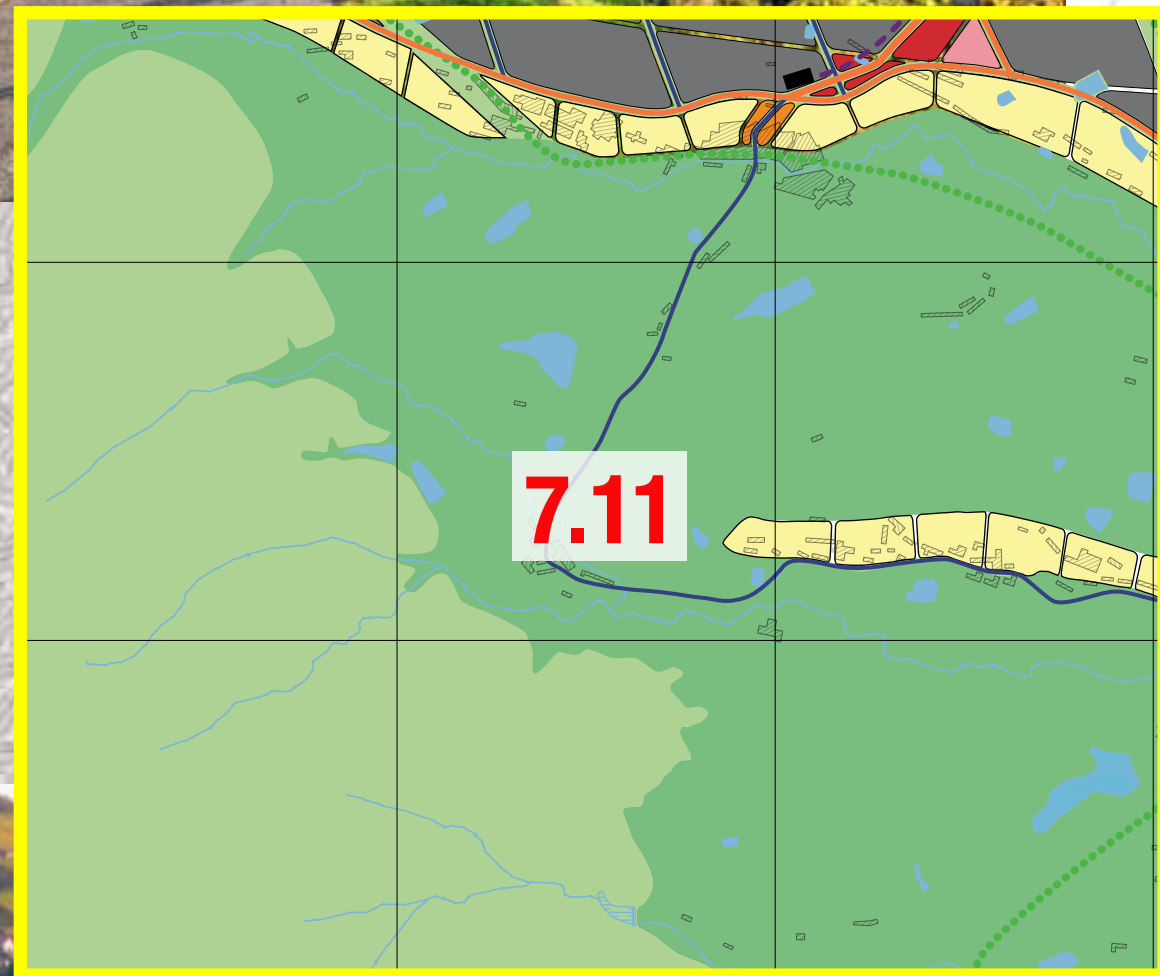
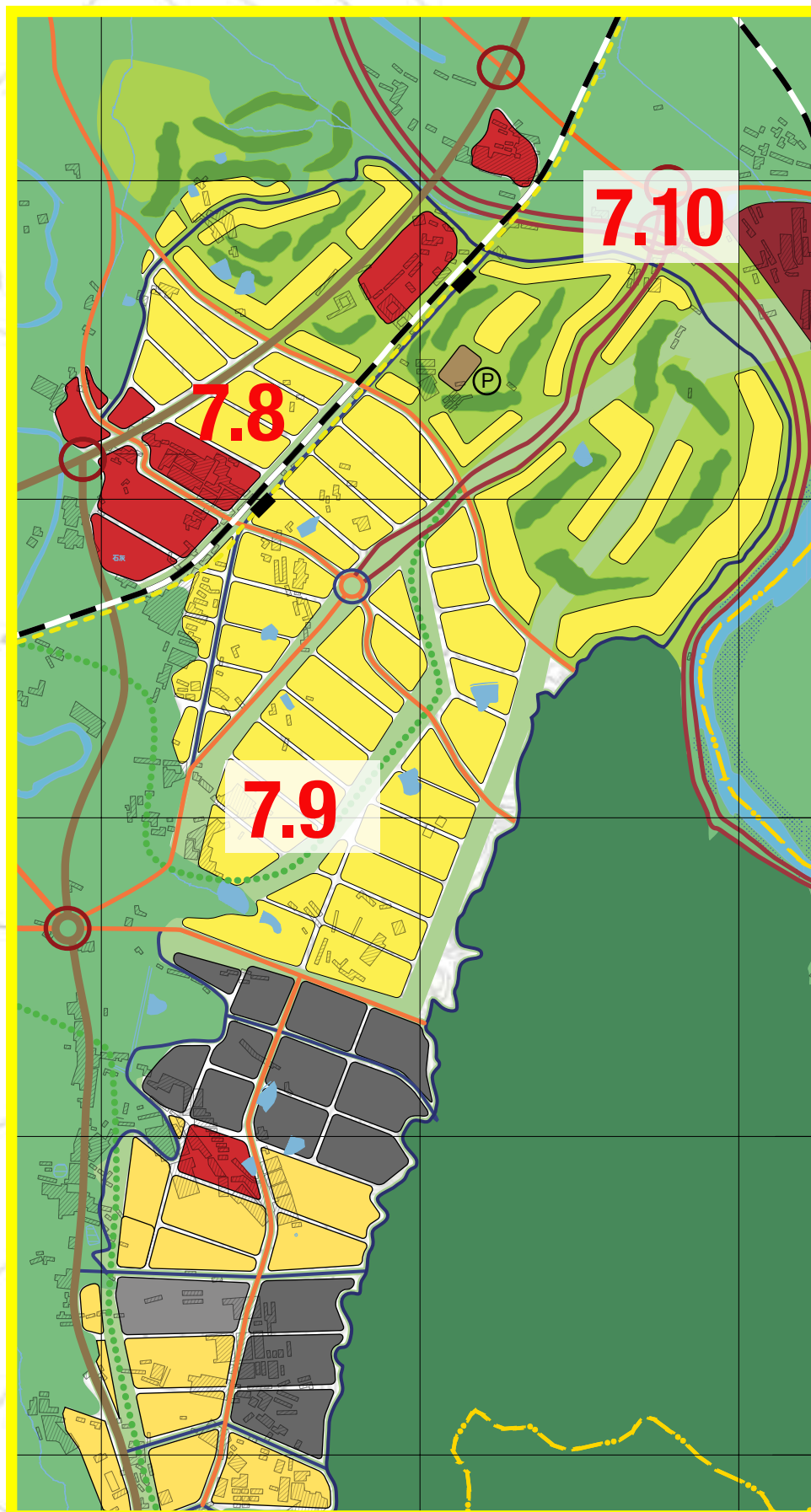
7.12

港口石油储备基地

我们建议将现有的石油储备基地搬迁。新的石油储备基地位于众山之间的绿地，安全隐蔽，并且靠近铁路。现有的石油储备基地的地点离居民区太近，土地价值太高。搬迁以后的土地可以改为中等密度和高度的住宅区，使整个景观更协调。

Petroleum Storage Facility

We recommend that the proposed petroleum storage location be moved. The current proposal is located on prime land for mid-level mixed-use residential - too valuable to be used for petroleum storage. The new proposed location is still near the railroad, and is in a green area that does not hinder potential development.



港口70平方公里工业城概念性总体规划
Concept Master Plan Gangkou Industrial City 70 km²

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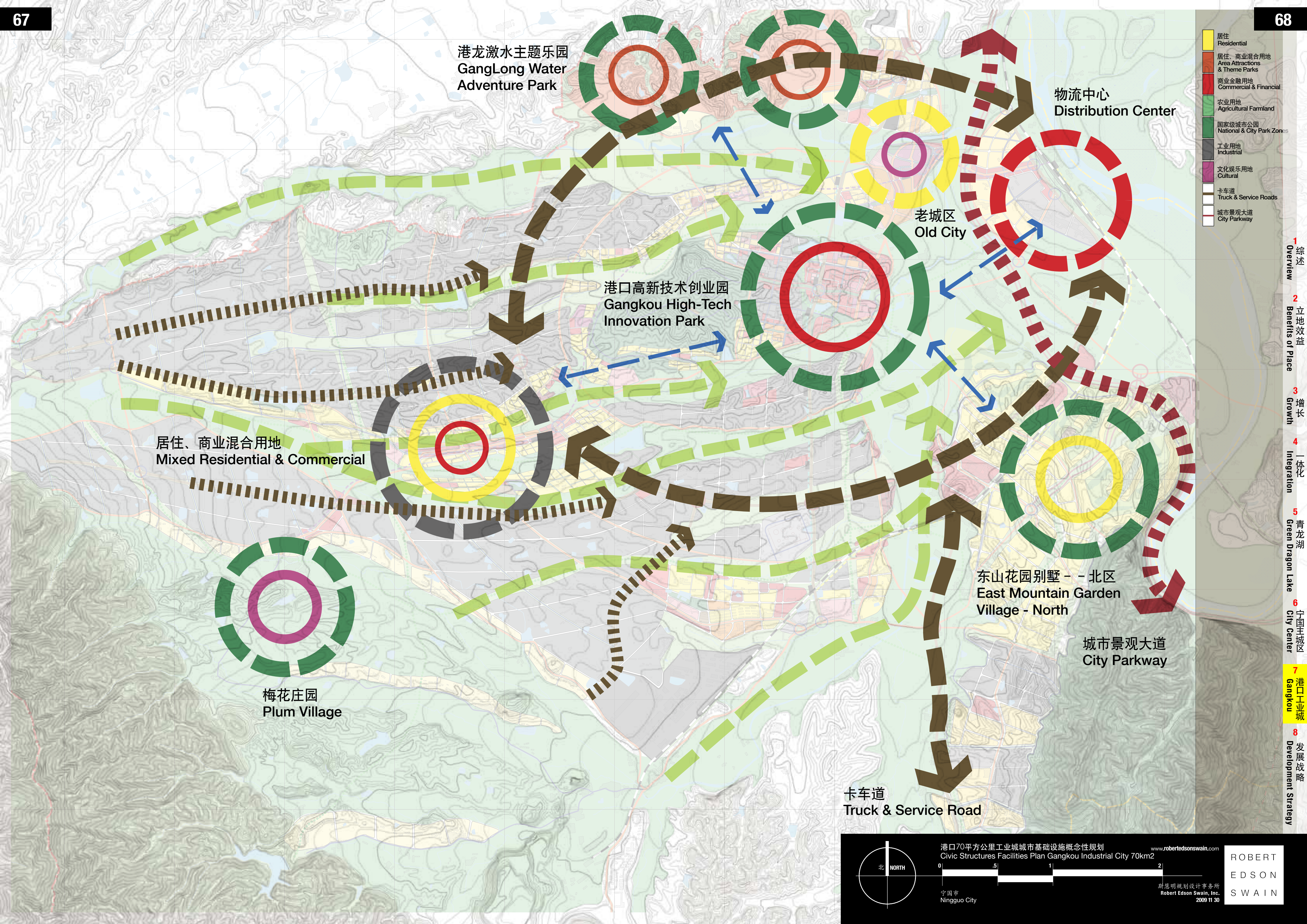
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2009.11.30

宁国市
Ningguo City

北 NORTH

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- 1 综述 Overview
- 2 立地效益 Benefits of Place
- 3 增长 Growth
- 4 体化 Integration
- 5 青龙湖 Green Dragon Lake
- 6 宁国主城区 City Center
- 7 港口工业城 Gangkou
- 8 发展战略 Development Strategy



港龙激水主题乐园
GangLong Water
Adventure Park

物流中心
Distribution Center

老城区
Old City

港口高新技术创业园
Gangkou High-Tech
Innovation Park

居住、商业混合用地
Mixed Residential & Commercial

梅花庄园
Plum Village

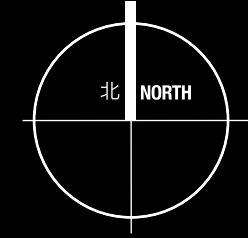
东山花园别墅 -- 北区
East Mountain Garden
Village - North

城市景观大道
City Parkway

卡车道
Truck & Service Road

- 居住
Residential
- 居住、商业混合用地
Area Attractions
& Theme Parks
- 商业金融用地
Commercial & Financial
- 农业用地
Agricultural Farmland
- 国家级城市公园
National & City Park Zones
- 工业用地
Industrial
- 文化娱乐用地
Cultural
- 卡车道
Truck & Service Roads
- 城市景观大道
City Parkway

- 1 综述
Overview
- 2 立地效益
Benefits of Place
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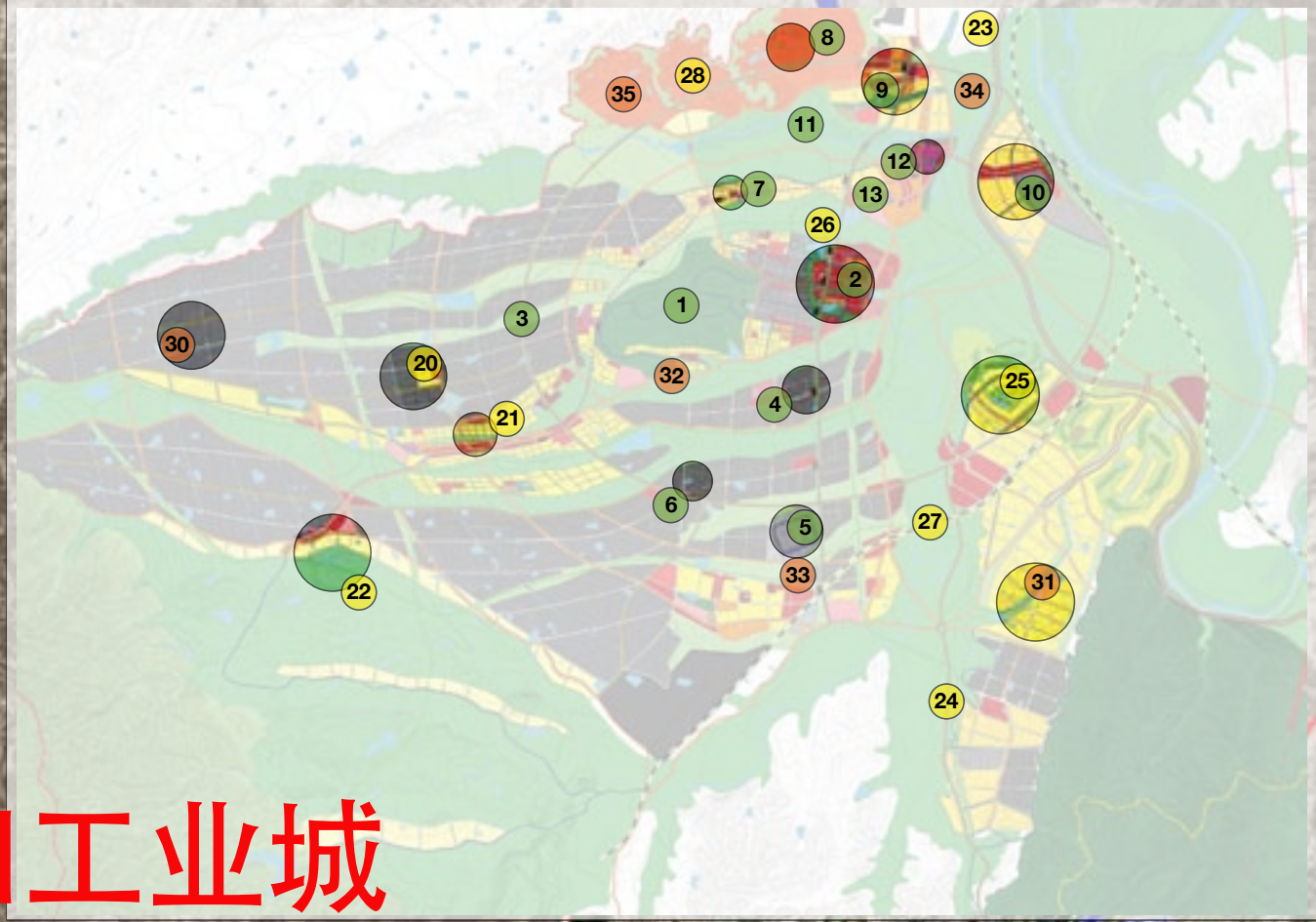
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宁做有瑕玉，不做无瑕石。

孔子

Better a diamond with a flaw than a pebble without.

Confucius



8 发展战略: 港口工业城

DEVELOPMENT STRATEGY: Gangkou Industrial City

2010-2015

1 园区化发展

在发展的过程中,我们必须确定每一期发展的边界和边界,以满足城市发展过程的整体性和宜居性。工业区的发展一定要按区域整体格局分块发展。在发展的同时,道路和轻轨等要同步启动。除了考虑按空间布局分块发展,还应该遵循园区化发展的原则,这些园区包括农田、港口老城区、青港果园、城市森林公园、港口高新技术创业园等等,综合考虑每个园区的发展顺序,保证园区的整体性和分期发展的合理性。

2 港口高新技术创业园

港口高新技术创业园是港口工业城的龙头,它包括政府管理机构,研发中心,高新技术孵化园,产业园等等,整个园区应该优先发展,它将为港口工业城的发展奠定主旋律和方向,它也是港口工业城发展的形象和名片,它是政府、研发、产业、投资真诚合作的典范和模式,它为宁国的招商引资提供了经验、模式、信心,整个园区的发展应该按投资、市场等要素分期开发,政府管理机构应该是优先的优先发展,港口高新技术创业园整体开发的成功,将为港口工业城的发展打下坚实的基础,政府应该倾全部智慧和资金打造好港口高新技术创业园。

3 主要卡车环路

应该首先考虑主要卡车环路的建设,在整个建设的过程中,必须优先考虑水系水质保护,污水处理、景观保护,及其它基础设施的配套发展。

4 大规模工业发展一期

为了迎接大规模工业发展的到来,应该将基础设施首先安排在第一年实施,优先考虑、尽快投入施工。

5 石油储备基地

石油储备基地的搬迁和建设应该尽快实施,以便尽快腾出有用的土地,为下一步开发作好准备,新的石油储备基地靠近铁路,方便而隐蔽。

6 大规模工业发展二期

2011年标志着大规模工业发展二期工程的开始,二期发展应该在主要卡车环路以内及附近相连地带。

2010-2015

1 Institutionalization

We must first establish boundaries and edges to serve the needs of strong growth as well as satisfy the criteria of livable cities. The industrial overlay grid must be established, including rights of way for roads and light rail lines. Initial priorities include institutionalization of farmland, Gangkou Historic District, and QingGang Fruit Farm Park, the urban forest park east of Gangkou Technology Innovation Park.

2 Gangkou Technology Innovation Park

Gangkou Technology Innovation Park is considered the capital of Gangkou Industrial City, containing administration, a research park and smaller high-tech industrial clients. It is considered the core for early development. It establishes the tone of the city's growth, and stands early as a powerful symbol of cooperation among government, industry, research and investors. This is an important aspect of the strategic plan, and forward-looking investors will recognize the value being created. The core is developed in phases, and as it grows it will become a magnet to future investment. The first phase starts with construction of the initial administration buildings and the first phase of research and incubator facilities.

3 Main Ring Truck Road

Main water, wastewater and other infrastructure should be place in this right of way, this road should be constructed as soon as possible.

4 Large Scale Industrial Expansion Phase 1

Within the first year facilities for large scale industrial can be constructed once required infrastructure is far enough advanced.

5 Petroleum Containment Facility

The petroleum containment facility must move west into the industrial zone to free up valuable land. This location is still located near a rail line.

6 Large Scale Industrial Expansion Phase 2

2011 marks the beginning of large scale industrial expansion inside and adjacent to the Main Ring Truck Road.

7 大规模住宅区的开发

为了支撑大规模的工业发展,住宅区的开发应该同步进行,而且,应该首先考虑在正在建设的工业区附近,首先实施住宅区和商业区的开发。

8 港龙主题乐园城一期工程

港龙主题乐园城的开发建设应该分期进行,第一期工程可以先建设港龙激水主题乐园的室内和室外娱乐项目,它将成为一年四季都开放的娱乐场所和旅游景点,这一期乐园,主要服务于港口和宁国的公众,还包括大区内邻近城市的游客。

9 北港园区

北港园区应该首先开发,为激水主题乐园旅游观光娱乐的游客服务,首先应该建设各种酒店、餐馆、度假公寓,及商业服务实施,它的开发应该与激水主题乐园的建设同步而行。

10 东港新城

东港新城的主要建设是物流中心,这个建设必须考虑不中断正在目前的运输和运营,同时应该考虑在东港新城同步建设相应的住宅区和商业服务区。

11 河流水系的污染清理和整治

港口老城区河流水系的污染清理和整治应该尽快实施,这对于老城区的建设改造,对于北港园区的建设,对于港龙主题乐园城的发展至关重要,应该先行。

12 港口老城区的更新改造

港口老城区的更新改造应该首先修复历史老街,大规模的基础设施的更新,以及建设为旅游业服务的各种设施。

13 西港新区

西港新区将为满足工业发展的需要,提供中等密度的住宅区,也包括为旅游业发展的现代服务设施、商业、酒店、餐馆、度假村等。

7 Supportive Large Residential Development

To support the early phases of industrial expansion, housing should be developed near the expansion and near existing services.

8 Ganglong Entertainment Parks District Phase 1

Ganglong Entertainment Parks District will also be developed in distinct phases, beginning with Ganglong Water Adventure Park and an indoor or all-season attraction. Initial phases will serve local residents and nearby population to the north. As Ningguo City develops its branding and infrastructure, entertainment and lodging will be developed to attract regional and national tourists. Development in this area will continue through 2030.

9 North Port Upgrades

North Port will begin development of tourist support services such as hotels and restaurants.

10 DongGang Town

Modernized distribution facilities must be implemented without disrupting existing traffic. This coincides with development of neighborhoods and associated services. The Regional Train Station is developed to the south of distribution facilities.

11 River Cleanup

River cleanup begins. Parks are initially developed on the east end near Gangkou Old City and North Port. Reservoir construction begins.

12 Gangkou Old City Renovation

Restoration of traditional structures takes place along with infrastructure upgrades to support tourism.

13 West Port

Mid-density residences are built to support expanding industrial base. Construction of modern tourist conveniences is integrated as tourism grows.

2015-2020

20 大规模工业发展三期

第三期的大规模工业发展建设由主要卡车环路继续向西扩展,卡车路以及其他基础设施建设应该同步跟进。

21 古塘镇

随着港口工业城扩展至古塘镇的环路时,就应该启动古塘镇的修复改造工程,及相应的基础设施的建设。古塘镇以中等密度的住宅区和商住社区为主,前期主要为工业区员工提供住宅服务,后期可为旅游业提供更多的商住服务。古塘镇的发展,应该与梅花庄园别墅的改造和轻轨的建设相协调,可以沿轻轨而建。随着旅游业的发展,这里应该建更多的度假公寓。

22 梅花庄园别墅的改造和开发

梅花庄园别墅的改造和开发取决于旅游业的发展速度,其改造和开发应该同时考虑高价值农业的发展和为未来农业旅游打下基础。

23 西山景观大道

西山景观大道从中国主城区向北延伸景观港口工业城,再与北面的高速公路连接,它的修建对连接宁国与港口很重要,对于旅游业也同样重要。

24 卡车公路的扩建

这是连接宁国和港口的主要卡车公路,它的扩建,主要是取直,需要开通一个隧道,以促进这条卡车路通往住宅区。

25 东山花园别墅——北区

东山花园别墅北区为三层楼的连排别墅,它的开发与高尔夫球场的建设应同步进行。

26 轻轨一线一期工程

轻轨一线从北港园区到南面的凉亭镇,一期工程则从北港园区经过港口老城区到港口高新技术创业园。

27 凉亭镇铁路客车

利用现有的铁路,从港口火车站到凉亭镇建设城市短途铁路客车服务,以满足城镇居民和旅游业的需要。

28 港龙主题乐园城二期工程

港龙主题乐园城二期工程将包括乐园街的建设,并向西扩展。

2015-2020

20 Large Scale Industry Expansion Phase 3

Expansion of large scale continues in rings, with most of the expansion to the west. Truck routes and other infrastructure continues to be upgraded as needed.

21 Ancient Pond District

With expansion of industry, existing structures in the Ancient Pond District are renovated, and surrounding areas are developed as medium density mixed use, initially with a focus on residences and services for residents. Once tourist traffic increases, especially with Plum Village area restoration, tourist services will grow along the light rail link.

22 Plum Village Restoration and Development

Plum Village restoration and services upgrade for tourism in the area begins. High value agriculture grows for the future of agri-tourism.

23 West Parkway

The West Parkway joins the expressway north of Ningguo City.

24 Truck Way Upgrade

The major truck route to Ningguo City Center is upgraded to include a tunnel for more direct access, and to remove traffic from residential areas.

25 East Mountain Garden Village - North

This golf course community with 3 story townhouses is developed.

26 Light Rail Line A Phase 1

This north-south light rail begins development at North Port and continues south toward Pavilion Town over time. Initial phase should include North Port through Gangkou Old City to Gangkou Technology Innovation Park.

27 Pavilion Town Shuttle

Shuttle train service is established on the existing rail bed between the Regional Train Station and Pavilion Town.

28 Ganglong Entertainment Parks District Phase 2

Development of additional entertainment expands westward.

2020-2030

30 大规模工业发展四期

继续向西沿着环路扩展,第四期大规模工业发展将完成港口工业城的全部工业区的建设,以此同时,工业区内服务设施和基础设施的建设,以及卡车的建设都将全面建成。

31 东山花园别墅——南区

东山花园别墅南区以5-8层公寓楼为主,沿着高尔夫球场的南面而建,它还包括一部分3层楼的连排别墅,以满足中产阶级的需要。

32 轻轨二线工程

轻轨二线从东面的港口火车站向西到梅花庄园,它在港口高新技术创业园与轻轨一线交叉连接,这条轻轨将满足梅花庄园、古塘镇居民的便利和游客的需要。

33 轻轨一线二期工程

轻轨一线二期工程继续从港口高新技术创业园连接到凉亭镇。

34 主题乐园列车

当旅游业发展到一旦的规模,就应该开始建设从港口火车站到港龙主题乐园城的主题乐园列车,它具有迪斯尼的风格,将是宁国旅游业的一个亮点工程。

35 港龙主题乐园城三期工程

港龙主题乐园城三期工程将向西扩展,全面完成港龙主题乐园城的全部建设,其发展规模和时间取决于宁国旅游业的发展、投资和市场。

2020-2030

30 Large Scale Industry Expansion Phase 4

Expansion of large scale continues in rings, with most of the expansion to the west. Truck routes and other infrastructure continues to be upgraded as needed.

31 East Mountain Village South

This higher-density 5 to 8 story condominium, townhouse and mixed use area is developed for the growing middle class.

32 Light Rail Line B

This east-west rail extends from the Regional Rail Station to Plum Village, intersecting Line A near Gangkou Technology Park. The initial phase should include the connection from the Regional Train Station to the intersection with Light Rail Line A. This line should be extended to it terminus at Plum Village to support Ancient Pond Village and tourism as soon as practical.

33 Light Rail Line A Phase 2

Light Rail Line A is extended to Pavilion Town

34 Theme Railway

As tourist traffic grows, a separate a Disney-style tourist railway is built is between the Regional Train Station and Ganglong Entertainment Parks District.

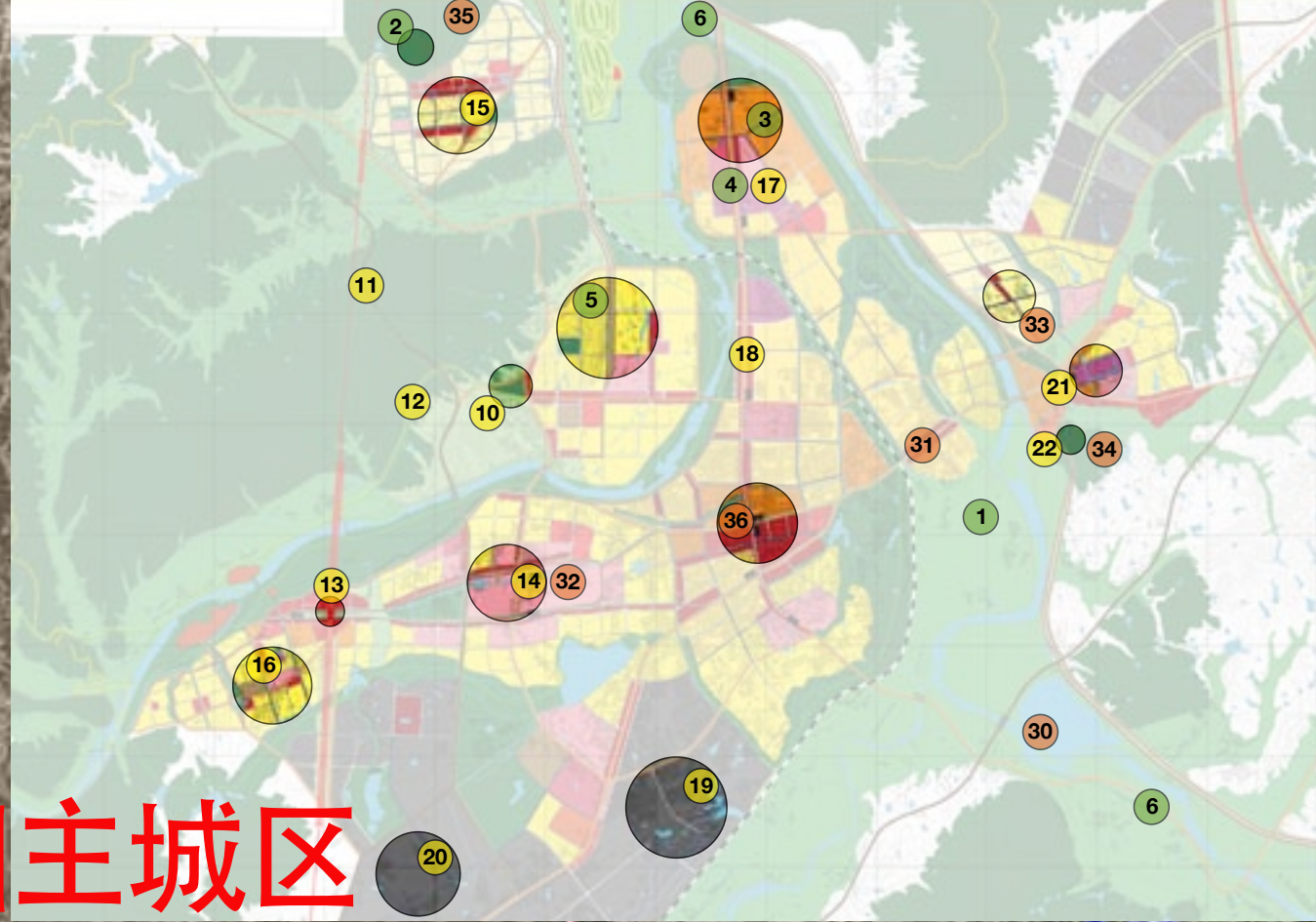
35 Ganglong Entertainment Parks District Phase 3

Depending on the success of this concept and general economic conditions, Ganglong Entertainment Parks District continues its expansion.

- 1 综述
- 2 立地效益
- 3 增长
- 4 一体化
- 5 青龙湖
- 6 宁国主城区
- 7 港口工业城
- 8 发展战略

8 发展战略：宁国主城区

DEVELOPMENT STRATEGY: Ningguo City Center



2010-2015

1 边际线与边缘线

我们必须首先确定城市发展的边际线和边缘线。边缘线保证城市增长的有序，限制无章的摊饼式的扩张。边缘线，特别是绿带的规划以及河流等自然边缘线，提供城市的质量空间和可“透气”性，满足宜居城市的标准和条件。建筑高度的限制是对天际线的限定，它能保证一个地区的标志性建筑最佳的视觉效果，比如惠灵塔作为宁国的地标作用。而像水晶城所新规划的高大建筑群，也能总体改变城市的天际线，赋予城市新的特征。

2 城市森林公园

这个新的城市森林公园设立于宁国和港口工业城之间，为了打造这个城市森林公园，我们必须加强森林植被的保护，以及严格的全面管理和景观修复。

3 水晶城

水晶城里的高楼建筑群的每一座高楼都应该由不同设计师来设计，以保证每一座高楼都别具一格，形成多样性的天际线景色。另外，每一层楼应该限制4-5套公寓，以保证它的独特性和高档豪华的居住条件。同时，我们还应该建立严格的社区管理、税收管理、物业管理，保证有别于其它社区的长远的高档豪华环境。高税收和高物业费即保证社区内基础设施的管理和更新，也保证屋主有足够的经济能力居住，并保证房地产的价值。水晶城的高楼群还应该根据市场分期建设。

4 剧院区一期工程

剧院区是整个地区的核心，它的首先开发为整个地区发展定下基调，也将突显其与其它地区的不同特征。

5 凤凰区扩建

凤凰区为商住综合用地，凤凰区公寓为中等高度，西区以公寓住宅为主，应该保持不同园区的相互平衡和对称。

6 与高速公路的连接

宁国城区与高速公路连接的大道体现了宁国的面貌和形象，应该宽敞；它又是宁国的迎宾门，应该美丽。它应该能畅通无阻地进入和离开宁国。

2010-2015

1 Boundaries and Edges

We must first establish boundaries and edges — especially greenways — to serve the needs of strong growth as well as satisfy the criteria of livable cities. Height restrictions must be put into place immediately to ensure the visual primacy of Hui Ling Ta, and symbolic icons such as the future Crystal City and Commercial Core high rises.

2 Urban Forest Park

The Urban Forest Park between Ningguo City and Gangkou Industrial City must be preserved and institutionalized.

3 Crystal City

The towers in Crystal City should be developed by different developers to create a diversity of design, while establishing the unique living experience of four to five residences per floor. Regulations and proper allocation of property tax must be anticipated to assure a high level of owner occupancy. Property taxes will provide ongoing revenue to infrastructure improvements. These mixed density towers should be developed individually, allowing the market to drive the construction schedule.

4 Theater District Phase 1

A Theater District core will set the tone for the area, and create an identity that will be important as the Theatre District is expanded.

5 Phoenix Expansion

Create additional mixed use developments and mid-rise housing north and west of the Phoenix area to enhance the residential options in this district.

6 Connections to Expressway

Road and ramp extensions from the new expressways should anticipate their arrival and be wide boulevard style connectors speeding the flow of city traffic to and from Ningguo City and Gangkou Industrial City.

2015-2020

10 青龙湖迎宾公园

青龙湖迎宾公园将卡车道与游客车道分隔开，也是从主城区到青龙湖国家公园的迎宾门。青龙湖迎宾公园的建设应与卡车道的扩建同时进行。

11 卡车道路段扩建改造

从宁国到港口的卡车公路应该整体改造扩建，应该保持每边3车道，双向共6车道。另外，每边还应该留有紧急停车道。而且，两边线路之间应设隔离带，以保证安全。

12 青龙湖旅游专用公路

青龙湖旅游专用公路线从青龙湖迎宾公园开始，应与卡车道扩建的同时，进行全面的扩建和改造。

13 高速铁路车站

高速铁路车站应根据高铁建设的速度抓紧建设宁国车站，以保证及时投入使用。宁国高铁车站应该考虑使用太阳能光伏屋顶，降低碳排放。

14 大学城一期工程

大学城需要征用大量的土地，征地工作应该及早开始，然后，即可进入第一期建设工程。

15 都山豪华庭院公寓区

都山豪华庭院公寓区将吸引更多的商人、投资者，管理者到宁国居住。公寓区应根据市场分期开发，而且，应该把最好的地块留到最后，因为，那是升值空间最大的时候。

2015-2020

10 Green Dragon Gateway Park

Build overpass to separate tourist and automobile traffic from the major truck route. Landscape the overpass and prepare Green Dragon Gateway Park to be the urban gateway to Green Dragon Lake and Green Dragon National Park. This work should be coordinated with the repositioning of the truck route.

11 Relocate Segment of Truck Route

Significantly upgrade the truck route between Ningguo City Center and Gangkou Industrial City. The right-of-way for the truck route should anticipate 3 lanes in each direction, a breakdown lane and road safety divider.

12 Green Dragon Lake Tourist Route

Work on upgrading the Truck Route should be coordinated with the relocation and upgrading of the tourist route to Green Dragon Lake starting at Green Dragon Gateway Park.

13 High Speed Train Station

High Speed Train Station construction to be completed in time for initial service. Integration of solar panels in the canopy should be incorporated into building energy needs, and should be completed at the same time.

14 University City Phase 1

University City will create new construction on a large land area, so land acquisition should be started early.

15 Capitol Hill Luxury Courtyard

Development of Capitol Hill Luxury Courtyard will draw business and government leaders. This area should be developed in a sequence reserving the best areas for last. Anticipate strong economic growth over the twenty year cycle.

16 大山生态社区

在宁国高铁车站周围，应该大力发展商业服务。初期核心部分应该在高铁车站完工同时建设，投入使用。整个地区的住宅区发展对经济发展至关重要，应该分期分批发展。应与高铁车站保持距离及协调的空间布局，以便保证住宅区的幽静和便利。这个地区发展的人气很重要，应该首先从河边开始，以吸引更多的投资和买主。

17 剧院区二期工程

随着轻轨一期的建设和水晶城的发展与人口密度的增长，剧院区二期工程应该可以启动，以满足居住和旅游的需要。

18 轻轨一线

轻轨一线为南北走向，它从体育馆到水晶城、剧院区、轻轨二线，商业中心区，及南部的住宅区。

19 老区的改造和作为艺术区利用

适当将个别厂矿、老建筑改造成为艺术中心，有利于宁国的旅游业、文化、艺术的发展，提高宁国的城市品质。其开发可借鉴北京798艺术街的形式和运行模型。有些艺术区，可以建在工业区的边缘地带，或产业过度地带。这对于宁国城市的活力和魅力都很重要。

20 青华轻工业区

宁国西南部的经济开发区是个新区。这个新区对于港口工业城的发展和宁国旅游业的兴旺，有其重要的作用。这个新区还需要增加支持青龙湖国家公园旅游业商业服务的功能，及支持青华轻工业区的发展。为此，应该建设一个五星级酒店，中等密度的住宅区和商住区。这个地区的发展应该特别注意各种边缘线的绿化作用，做到平衡协调发展。

21 历史古城区

历史古城区的改造应该结合宁国历史博物馆的建设同时进行。古城区的改造和新建设将使宁国历史古城区重新焕发青春，这对于宁国政府和人民都是值得骄傲的成就。它也将给宁国一个新的形象，进一步促进旅游业的发展。

22 虎头山古城度假庄园一期工程

一旦历史古城区的改造完工，旅游业的发展将促进虎头山古城度假庄园的建设。应该按五星级度假庄园的标准，沿着古城区桥头到虎头山麓建设。同时，还应该建设一些餐馆及商业服务设施。

16 Dashan Eco-Community

Commercial development should occur near the High Speed Train Station, with initial core services structures completed in time for the high speed rail completion. Residential areas should be developed in a pattern emanating from the High Speed Rail Station to help support local businesses and create a critical mass for services. The riverfront area should also be developed early to draw interest for future nearby residential areas.

17 Theater District Phase 2

With access to Light Rail A and in close proximity to Crystal City and the population center, the Theatre District, established to create an identity for this neighborhood, will expand the available venues to support new populations and tourism.

18 Light Rail A

This north-south light rail line starts at the stadium and connects with Crystal City, the Theater District, Light Rail B, the Commercial Core, and south neighborhoods.

19 Adaptive Reuse Artist Area

An area of underutilized old factories should be identified with in the city for Adaptive Reuse as an artist area similar but smaller than 798 in Beijing and similar areas in Shanghai. Usually these artistic areas thrive on the edges of industrial areas or areas otherwise in transition. Such areas bring a cultural vitality to any city and should be encouraged.

20 QingHua Light Industrial Area

The SW Industrial Development area is mostly new and must be talked about carefully. In anticipation of the growing tourism and rapid expansion of Gangkou Industrial City this area continues its expansion. An additional purpose for this area is to support Green Dragon Lake tourism, and to support growing urban centers. QingHua Light Industrial Area evolution should continue carefully to ensure success and ample green space for the 5 star hotel, and for medium-density residential and mixed use. Residential and hotel areas should be designated using the concept of boundaries and edges before new construction of commercial structures take place.

21 Historic District

Build Ningguo History Museum east of the Historic District, and begin Historic District renovation. Its completion will create excitement among government officials and Ningguo City residents, as people begin to see change occurring. It will be an important symbolic achievement.

22 Tiger Mountain Historical Resort Phase 1

Once renovation of the Historic District is substantially completed and tourist facilities go online, the stage is set for this nearby 5 star resort. The areas near the Old City should be developed along with the bridges and view restaurant on the Tiger Mountain foothill.

2020-2030

30 东津河水库

为了防洪及发电，应该在东津河的上游建一个水库。这个水库堤坝的建设和设计应与经过宁国的高速公路结合起来，坝上可以作为高速公路，与水利发电结合，能产生多功能效益。

31 轻轨二线

轻轨二期为东西向，从宁国古城区的历史博物馆到主城区的商业中心，再到大学城，并连接宁国高铁站。它将宁国高铁站与大学城、主城区、古城区连在一起，便利城市交通和旅游业，也突显了宁国的城市特征。

32 大学城二期工程

大学城二期工程重点在于行政大楼，研究中心，教学楼，及学生宿舍的建设。由于靠近高铁车站和轻轨，大学城的交通极为方便，有些教师和学生可以在主城区或大山生态社区居住，使大学城的建设可以更加着重于学校的基础设施建设。大学城的研究可以更侧重于基础研究，与港口高新技术创业园的研发中心互为补充。

33 北古城住宅区

北古城住宅区位于历史古城区的东北，它提供幽静、高档的3层楼公寓，也包括一部分的低密度豪华别墅，以满足高档消费者的需要。

34 虎头山古城度假庄园二期工程

虎头山古城度假庄园二期工程的建设，需根据旅游业的发展和市场需求决定，它将完成整个虎头山古城度假庄园的建设。

35 桂花庄园

桂花庄园设立于水晶城北部的河谷中，包括一个俯瞰水阳河的五星级餐馆。整个庄园应该给人一种深山隐居的感觉，而它离都市却很近。桂花庄园将吸引更多的游客和当地居民。

36 商业中心高楼群

高楼的造价成本要比中低层昂贵。但是，这样一组高大的，标志性的建筑群，改变了一个城市的天际线，给了一个城市全新的景观和城市特征。宁国商业中心的这样一组各异的建筑群，其高大、特别、突出，将给宁国带来巨大的无形资产和增长活力。

2020-2030

30 East River Reservoir

A new dam should be built on the East River above Shiqiao River to control flooding. The reservoir project should be constructed in coordination with linking new expressways to the Ningguo City Center, with the planning in place to not conflict with that road construction. This new reservoir would include a hydroelectric power station. There is potential for the dam to serve an additional purpose and a road way across the river.

31 Light Rail B

This east-west light rail line should initially be developed from the new Ningguo History Museum to the Commercial Core, and then to University City and the new High Speed Train Station to support the new high speed rail service. The line starts from Ningguo History Museum to support the symbolic importance of this early development.

32 University City Phase 2

Administration, research and core classrooms are built along with the first phase of student housing. Because of easy access to the new high speed rail and light rail access to Ningguo City Center, a substantial percentage of students can commute to their studies. This allows greater resources to be put into core university functions. Business-university partnerships can be supported by establishing research facilities early in the cycle. These facilities can serve as more basic research, compared to the development research of Gangkou Technology Innovation Park.

33 North Historic District Residences

This residential crescent just north and east of the Old City provides private, high end real estate in the form of 3 story structures. This provides additional options for luxury housing in a private, lower density setting.

34 Tiger Mountain Historical Resort Phase 2

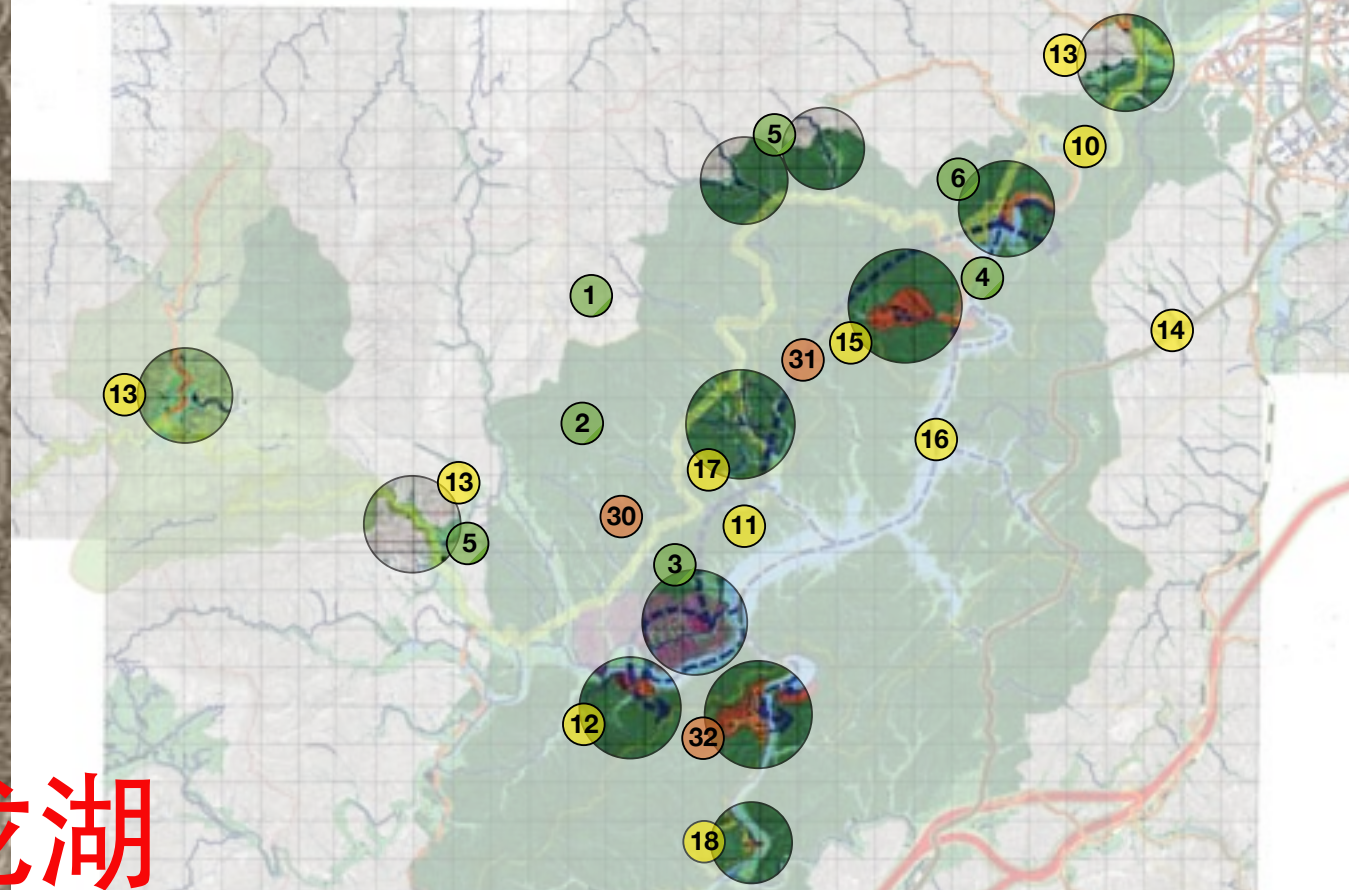
Remaining recreation areas of Tiger Mountain are completed along with additional rooms, based on the experience of tourist volume.

35 Osmanthus Manor Resort

This resort, set in a ravine in the hills north of Crystal City, features a 5 star restaurant overlooking the Shuiyangjiang River. This resort has the feel of a remote, private setting while being easily accessible to major population centers. This development creates another level of appeal to the growing tourism industry as well as local residents.

36 Commercial Core High Rise Construction

High rises require considerably more investment than the other mid- and low-rise structures built until this point. Therefore, it is important to have critical mass, infrastructure, a track record, and a broad-based and high level of commitment to undertake this construction. However, the symbol of these buildings, the sky line of the city, and the consequence of this success will generate the next level of growth and prosperity for Ningguo City.



8 发展战略: 青龙湖

DEVELOPMENT STRATEGY: Green Dragon Lake

2010-2015

1 边际线与边缘线

我们必须首先确定各种边界和边缘线, 来保护青龙湖国家公园和板桥自然保护区的自然财富和旅游资源。青龙湖国家公园将成为整个大区域旅游度假的重镇, 发挥不可估量的生态经济潜力。为了平衡旅游业的增长和旅游资源的保护, 实现可持续发展的目标, 这些边界线和边缘线的确定成为关键的因素之一。这个边界线保证湖面上的景色不受建筑的影响, 在湖边酒店里望湖面景色也不受建筑的影响。

青龙谷别墅庄园是宁国最珍贵、最独特, 也是最贵的房地产庄园。它的开发应该是在2020到2030年之间, 我们必须做好准备, 保护好这片庄园土地, 不到最高价值的时期, 决不开发。

2 青龙湖国家公园的园区化开发

打造青龙湖国家公园是一个较长的历史过程。我们必须实现确定边界线, 际必须保护的地区。青龙湖国家公园的开发必须在确定了边界线和完善了保护措施后, 才能开始。

3 青龙湖景花园新区一期工程

青龙湖景花园新区的园区内, 应该先建一个码头, 并将附近的小村庄改造, 增设餐馆和小商店, 以满足园区日常生活的需要。作为房地产开发, 可以先开发12个小区, 形成一定的规模。但是, 大多数的小区应该保留到市场起来、土地大幅度增值的时候, 再逐步开发和出售。这种控制开发的模式, 不光是从经济的层面考虑, 而且也从环境和旅游资源的保护和合理利用的层面考虑。何况, 市场的培养和旅游业的发展都需要一定的时间。

4 前期轮渡服务

前期的轮渡服务应该有固定的班次, 并伴随广告宣传, 逐步开发青龙湖国家公园的旅游业, 培养市场。还应该添加一些出租小艇, 小船为投资者、开发商或公众服务。水上交通应该严格管理和控制污染。

2010-2015

1 Boundaries and Edges

We must first establish boundaries and edges to serve the needs of a strong growth of tourism, while protecting the best assets of the area via Green Dragon National Park and the expanded BanQiao Natural Reserve. Green Dragon Lake area has the powerful opportunity to become a major tourist attraction, bringing with it an eco-friendly economic development.

Green Dragon Valley Eco Ranch will become the single most valuable real estate in Ningguo City. Though it is not scheduled for development until 2020-2030, it is essential to set aside this land for that future opportunity very early in the process.

2 Green Dragon National Park Institutionalization

Formation of a National Park is a long process. The exact boundary must be defined, and the areas preserved as soon as possible. New development should not take place in areas considered until the boundary establishment is complete.

3 Green Dragon Estates Phase 1

First a port should be developed near Green Dragon Estates, with a nearby village to include restaurants and shops. The first of the 12 Green Dragon estates parcels should be developed near the village and accessible to the port. However, the most valuable parcels should not be sold to developers until land values have increased. The real estate market is developed in layers. This incremental approach will control development, and maximize the revenue available to the city for infrastructure and to promote tourism.

4 Initial Ferry Service

Tourist ferry service should be regularly scheduled and advertised to create interest in the National Park and planned developments. Water taxis should be available for potential investors, developers and other parties interested in the planning in this area.

5 手工艺产品

旅游业的发展与一个地区的手工艺产品是相辅相成的。青龙湖一带的因竹是宁国的特色, 应该大力开发因竹的手工艺产品。这需要一个教育过程, 也需要一个市场培养的过程。但是, 我们可以尽快着手开发宁国的各种手工艺产品, 以满足旅游的需要。

6 皇龙五星级大酒店

皇龙五星级大酒店是一个国际标准的星级酒店, 由于这里交通方便, 又靠近惠云禅寺, 景色宜人, 可以尽快建设。其建设风格可以参考意大利的波斯坦纳的San Pietro di Positano 五星级大酒店, 整个酒店与山体镶嵌在一起。皇龙五星级大酒店可以靠在东面和西面的山体, 面向朝南。这将是一个风景秀丽、湖面开阔, 非常别致独特的酒店景观, 吸引无数游客。它也将建立起一个高标准、豪华的青龙湖旅游的质量和品位体系。这个酒店本身就是一个景点, 投资者、商家都会络绎不绝, 这个酒店的土地出售, 就可以足够解决青龙湖国家公园许多基础建设的资金。

5 Artisan Products

Development of an industry for value-added products from bamboo and artisan products requires considerable time in education and refinement. This process of infrastructure and education should begin early so that village populations begin preparing up for the new opportunities that come with tourism.

6 King Dragon 5 Star Hotel

This international destination resort should be started early because of easy existing road access, striking proximity to the existing attraction of the Buddhist Temple, and striking setting. Based on the pattern of Il San Pietro di Positano five star hotel in Positano, Italy, the structures will be nestled and integrated into the east and west slopes with rooms facing south. This will create a solid tourist attraction and initial market for local artisan products. It will establish the quality of Green Dragon Lake and the viability of it as a valuable tourist destination. It will be a gathering place for potential investors. The setting of this resort is so clearly outstanding that the sale of this land will fund infrastructure improvements in the near term.

2015-2020

10 旅游专用公路的扩建

从青龙湖迎宾公园到板桥的公路, 应该扩建成旅游专用公路。从宁国主城区通往青龙湖迎宾公园与宁国公路交叉口的立交桥建成后, 这条旅游专线就是一条安静的景观道。这条路应该保持双向两车道, 并限制车速。

11 青龙湖景花园新区二期工程

青龙湖景花园新区二期工程应该根据市场和土地升值情况, 一个小区一个小区地逐个开发。

12 国际会议中心

青龙湖南面的坡地, 面对整个湖水, 应该是建设国际会议中心的好地方。这个会议中心能容纳2000人规模的国际会议, 它的整体建设包括酒店, 度假村, 商业服务, 水上娱乐等, 它的建设和成功, 也将促进青龙湖景花园新区的房地产开发, 对整个南部湖区的开发也会起示范和带动作用。

13 村庄改造

随着旅游业的发展, 将给青龙湖一带的村庄提供很多商业服务的机会。我们应该通过培训, 资助, 教育和村庄改造, 为村庄带来更多的经济效益和旅游项目, 包括咖啡店、小吃店、农家居、饭店、小商品市场、农贸市场、手工艺品商店等等。这些服务需要有品位, 就需要专业性的培训和指导。

14 卡车道路

原先经过青华轻工业区的卡车道路应该扩建到青龙湖, 提供各种商业服务和旅游服务的运输。

15 宁静湖光庄园

宁静湖光庄园坐落在惠云禅寺的湖边, 自然给这个庄园增加很多意境。它是为中产阶级打造的, 随着经济的发展和旅游业的增长, 这个市场的潜力会越来越大。如果在惠云禅寺设一个轮渡码头, 它可以同时到达宁静湖光庄园。

16 轮渡服务扩展

随着宁静湖光庄园和国际会议中心的落成, 及青龙湖景花园新区不断建设, 轮渡服务应该随之扩展。轮渡的运载量以50人为限, 以减少对湖区湖水的影响, 这种影响越小, 服务就更可持续。轮渡将是今后青龙湖旅游的庄园交通工具。

17 青龙湾高尔夫生态人居

一个四星级的青龙湾高尔夫球场和生态人居, 将吸引更多的投资者和购房者到青龙湖景花园新区投资或购房。这对整个青龙湖国家公园的开发都有促进作用。这个高尔夫球场不但提供了一个高档良好的生态人居环境, 也为高尔夫球爱好者提供了一个独特的、幽静的、遥远的高尔夫运动的场所。同时, 它对青龙湖国家公园的开发建设也是一个特殊的景点和旅游设施。

18 青龙谷别墅山庄的通道

通往青龙谷别墅山庄的水路通道应该设立关卡, 以限制游人的干扰并保持整个庄园的宁静而幽远的感觉, 为未来的开发者、投资者保留的一块处女地。

2015-2020

10 Tourist Road Upgrade

Green Dragon Gateway Park and construction of the overpass of the truck route in Ningguo City Center will create interest and easier access to Green Dragon Lake area. The entire tourist road to Green Dragon Gateway Park to the lake should be upgrade to accommodate the additional tourist traffic, remain a two lane road.

11 Green Dragon Estates Phase 2

Develop additional Green Dragon Lake Estates parcels. These parcels should be developed individually, allowing the market to drive the construction schedule.

12 Conference Center

The Conference Center should be developed to create a hub of activity in the south end of the lake. It will help generate the critical mass for services that also support Green Dragon Lake Estates. A successful Conference Center will assure the success of future developments in the south end of the lake, especially Green Dragon Valley Eco Ranch.

13 Village Renovation

Growing tourism will create economic opportunities for villages along tourist roads. Assistance, guidance and education should be provided for villages in the opportunities for cafes, bed and breakfast lodging, small markets and other tourist trade products and services. Guidance is necessary to maintain the charm of these villages while providing the necessary tourist amenities.

14 Truck Routes

The primary truck route originating from the QingHua Light Industrial Area should be upgraded to support growing service and construction traffic to Green Dragon Lake.

15 Peace Lake View Resort

This meditation retreat targeted to middle income tourists, which will grow in number as the economy grows. The Buddhist Temple on the nearby mountain to the east creates the ideal symbol for this land-use. The immediate area around the Buddhist Temple and the view from the temple should remain undisturbed. A ferry stop at the base of the Buddhist Temple provides access to both the Temple and Peace Lake View Resort.

16 Ferry Service Expansion

With development of Peace Lake View Resort, the Conference Center and further development of Green Dragon Estates, regularly scheduled ferry service should expand. These should be tourist-style passenger only ferries accommodating up to 50 people. This lowers the impact of the boat, and encourages more frequent service. This convenience will become a key generator for future tourism.

17 Green Dragon Bay Eco-Golf Resort

This 4 star golf and recreation resort will attract further investment and interest in Green Dragon Estates. It also provides an alternative golf course experience away from the busy urban experience of the other golf courses the region. This in turn increases awareness and potential future investment in what is happening in Green Dragon Lake.

18 Service Entrance to Green Dragon Valley Eco Ranch

Construct service control gate for Green Dragon Valley Eco Ranch to maintain the land around Green Dragon Valley Eco Ranch undamaged, and to create the added remote feel and distinctive character of this future exclusive development.

2020-2030

30 青龙湖景花园新区三期工程

青龙湖景花园新区的第三期工程将完成整个小区的建设。同样, 应该是按市场一个小区一个小区地开发。

31 水陆两栖飞机

水陆两栖飞机在青龙湖国家公园的使用, 将标志着青龙湖国家公园的旅游和建设进入了一个全新的阶段。青龙湖旅游的也将提高几个档次。水陆两栖飞机的使用将极大地缩短了大区域到青龙湖国家公园来的时间, 增加许多高档次的游客。从上海到青龙湖国家公园周末变得很方便和可能, 这也会吸引更多的投资者到青龙湖国家公园以及宁国来投资。

32 青龙谷别墅庄园

青龙谷别墅庄园是宁国最珍贵、最独特, 也是最贵的房地产庄园。这里的开发必须等待许多年之后, 当宁国的经济和整个地区的经济发展, 以及青龙湖国家公园的建设到了一定的规模, 才有可能让一些顶级投资者来投资、建设、并拥有整个庄园。这个时候的地价才是寸土寸金, 为宁国和青龙湖国家公园创造出巨额财富, 青龙谷别墅庄园将是青龙湖国家公园皇冠上的宝石, 它将为宁国、上海, 甚至全国所关注, 它也将是宁国的骄傲和光彩。

2020-2030

30 Green Dragon Estates Phase 3

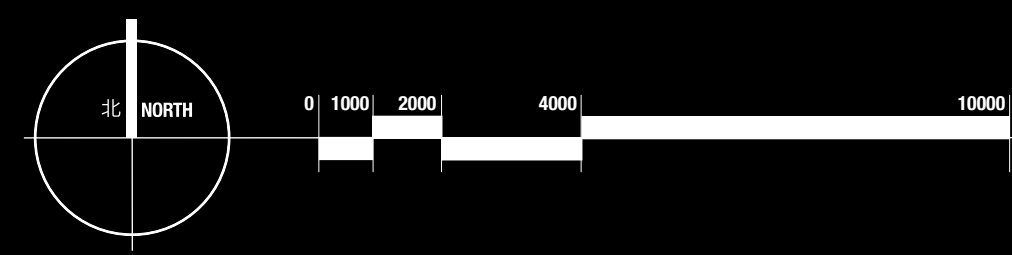
Remaining parcels of Green Dragon Estates are developed. As before, these parcels should be developed individually, allowing the market to drive the construction schedule.

31 Amphibious Plane Service

This mode of transportation can transform access to Green Dragon Lake, and create new opportunities for resorts and tourist services in the area. By dramatically reducing travel time, it would be possible for tourists from Shanghai to visit resorts and Green Dragon National Park for the weekend, a day trip, or even for a romantic dinner. It also creates a viable second home market for residents of Shanghai and other areas within a 250 km distance. This convenient access will create a new level of investment and tourism interest in the area.

32 Green Dragon Valley Eco Ranch

This land will become the single most valuable real estate in Ningguo City. You must build up the economic promise of Green Dragon National Park over enough years to establish its long term economic potential. This will attract a prominent investor on the scale and integrity of Aman Resorts, who is willing to invest substantial assets in the project including a high value acquisition of the land. This resort will be the crowning glory of Green Dragon Lake, and propel tourism and investment in this area into a substantially higher level.



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