

International Consultation on the Project of Hot Springs Island, Xiangshan Bay

香山湾温泉度假岛项目国际咨询

Design Brief
技术任务书

主办单位：中山市自然资源局

Host: Zhongshan Municipal Bureau of Natural Resources

承办单位：广东省城乡规划设计研究院有限责任公司

Organizer: Guangdong Urban & Rural Planning and Design Institute Co., Ltd.

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咨 询 内 容 C o n s u l t i n g C o n t e n t

项目背景

Project Background

在粤港澳大湾区发展的背景下，中山市积极推进城市环湾发展战略，充分落实国家“双区”建设及广东省构建“一核一带一区”区域发展格局的要求，中山翠亨新区是中山参与粤港澳大湾区建设的主阵地，将代表湾区“国家队”参与未来全球竞争，以深中通道为发展契机，依托马鞍岛、南朗镇，按照岛城联动的思路高质量建设。翠亨新区北承广州南沙新区，南接珠海横琴新区，东经深中通道承接深圳前海新区，西连火炬开发区。市委市政府高度重视新区建设工作，将翠亨新区作为代表中山参与粤港澳大湾区建设主阵地。为进一步“以规划设计引领地区高质量发展，高标准推进翠亨新区建设”，充分挖掘各类特色资源，打造为大湾区的璀璨明珠，特选择翠亨新区范围内的香山湾大茅岛片区，开展“香山湾温泉度假岛项目国际咨询”，聚焦整体概念规划设计与主体建筑单体设计，塑造优美宜人的环境，为全球游客打造一处近悦远来的全球知名温泉度假岛，并择机承办重要的国际交往活动。大茅岛拥有优质原生态海滨空间，岛上古榕繁茂，独木成林，水道纵横，有大片的莲塘和蕉林，自然资源非常丰富、区位条件得天独厚，是翠亨新区的“世外桃源”。通过对大茅岛合理开发利用，对于促进翠亨新区建设国际性文商旅目的地、中山市高质量发展具有重要意义。

Based on the background of developing the Guangdong-Hong Kong-Macao Greater Bay Area (GBA), Zhongshan City actively promotes the urban strategy of development along the bay, and fully implements the national strategy of constructing "Two Areas", namely the GBA and the Pilot Demonstration Area of Socialism with Chinese Characteristics, as well as the requirements set by Guangdong Province to construct the regional development pattern of "One Core, One Belt, One Zone". And Zhongshan Cuiheng New District is the main front of Zhongshan to participate in the construction of the GBA, and will represent the bay area to participate in future global competition. With Shenzhen-Zhongshan Bridge as the development opportunity, and relying on Ma'an Island and Nanlang Town, the New District will be constructed with high quality by the idea of co-development between the city and islands. Cuiheng New District is adjacent to Nansha New District of Guangzhou City in the north, Hengqin New District of Zhuhai City in the south, Qianhai New Area of Shenzhen City in the east through Shenzhen-Zhongshan Bridge, and Torch Development Zone of Zhongshan City in the west. In order to further lead the area's high-quality development by planning and design, promote the construction of Cuiheng New District with high standards, fully explore each type of special resources and build a bright pearl in the GBA, Damao Island of Xiangshan Bay in Cuiheng New District is chosen to carry out the International Consultation on the Project of Hot Springs Island, Xiangshan Bay. The International Consultation will focus on the conceptual planning and design as well as the design of key buildings, to construct a beautiful and pleasant environment, and build a globally well-known hot spring resort island that satisfies people near and far and where can undertake important international exchanges. Damao Island has quality original ecological coastal space, with abundant ancient banyans, single-tree forests and horizontal waterways, and large lotus ponds and banana plantations. With rich natural resources and advantaged geographical conditions, it is the "paradise of paradise" in Cuiheng New District. Through rational development and utilization of Damao Island, it is of great significance to promote Cuiheng New District to become an international cultural and commercial tourism destination and to promote the high-quality development of Zhongshan.

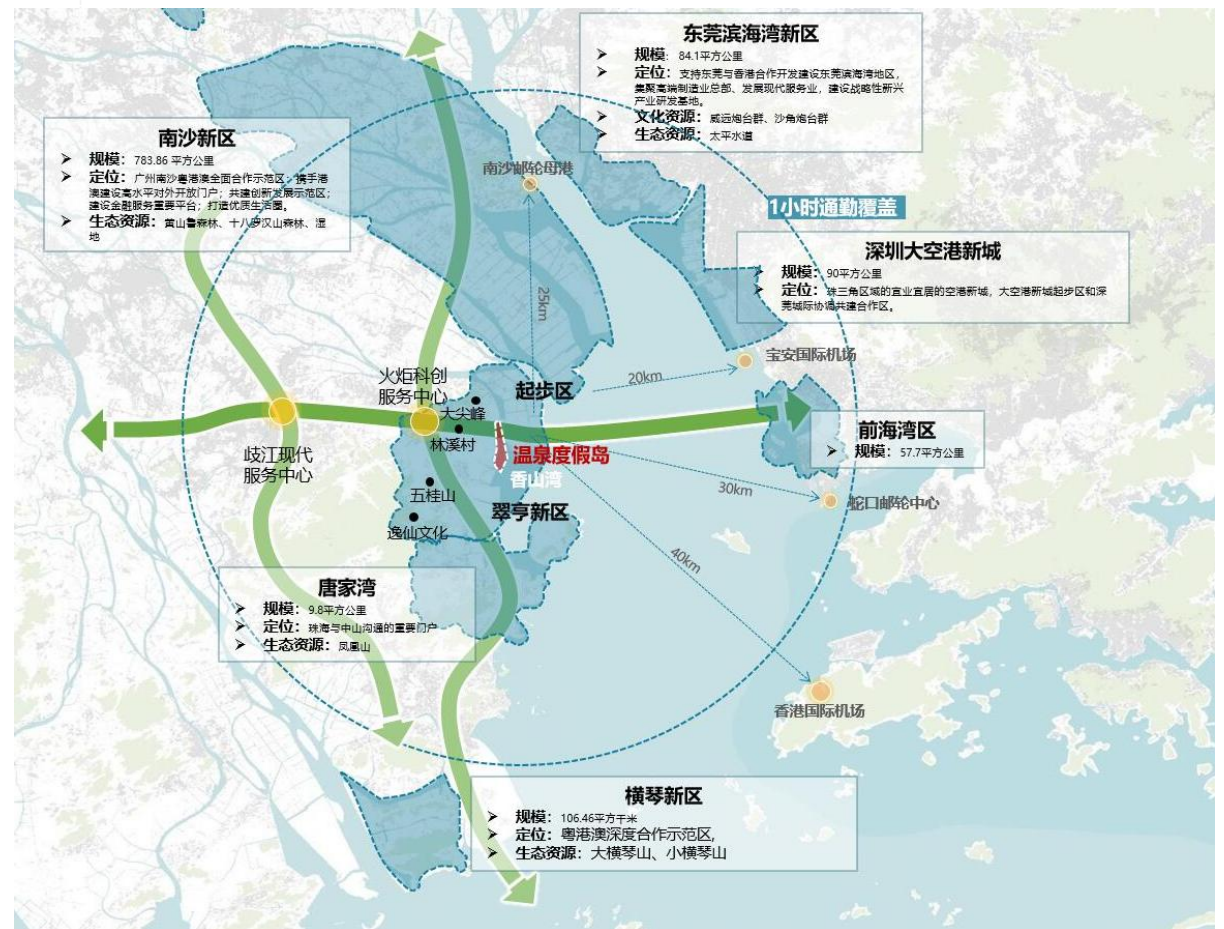
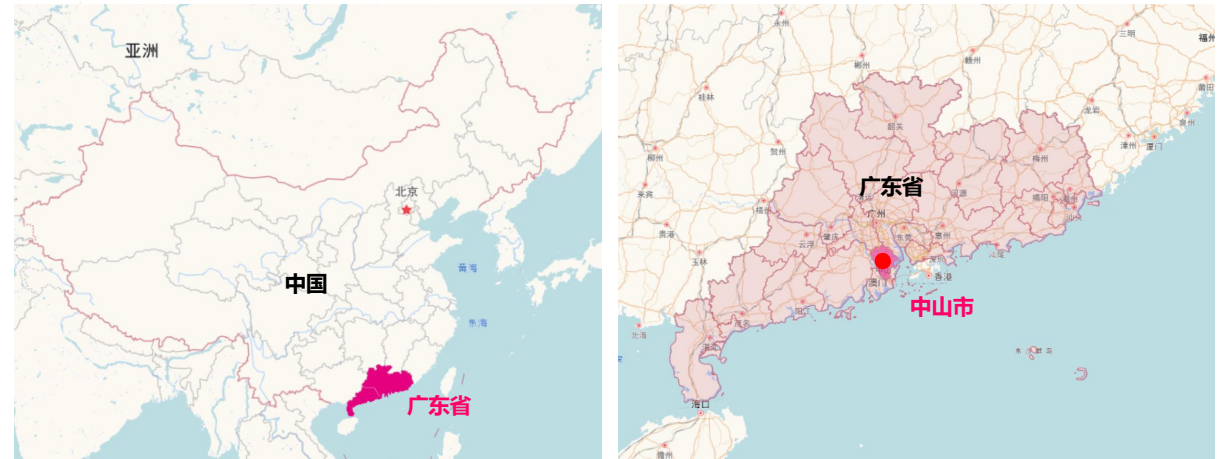
咨询内容 Consulting Content

项目概况
Project Overview

1.1.1 项目区位
Project Location

本次项目位于中国广东省中山市翠亨新区的南朗片区，温泉度假岛项目地处南朗片区大茅岛区域，东侧为马鞍岛(翠亨新区起步区)。周边分布众多湾区重大平台，北有南沙新区，东望深圳前海新区、大空港新城以及东莞滨海湾新区，南有珠海唐家湾、横琴新区，整体区位优势，是粤港澳大湾区地理几何中心。

This project is located in Nanlang Area, Cuiheng New District, Zhongshan City, Guangdong Province, PRC. The hot springs island is located in Damao Island Area of Nanlang, with Ma'an Island (the starting zone of Cuiheng New District) in the east. There are multiple key development platforms of the GBA around the project, namely, Nansha New District of Guangzhou in the north, Qianhai Area and Great Airport Town of Shenzhen and Binhaiwan Bay Area of Dongguan in the east, Tangjiawan and Hengqin New District of Zhuhai in the south. With such advantage in geography, it is the geographical center of the GBA.



咨询内容 Consulting Content

项目概况

Project Overview

1.1.2 设计范围

Scope of Design

本次规划设计范围包含研究范围、概念设计范围与详细设计范围三个空间层次。

1) 研究范围

研究范围北至翠亨快线，南至明朗大道，西至东部外环高速路，东至马鞍岛，见图中蓝色线框范围，共计22.2km²。整体研究范围重点要求运用一系列创新发展思路及低碳发展措施进行整体协调，统筹周边要素，从景观生态系统、视线廊道控制、对外交通联系、温泉引管、滨水慢行系统、安全保障等方面提出构思，探索滨海度假发展新模式。

2) 概念设计范围（建议城市设计、景观设计范围）

概念设计范围侧重于城市设计及景观概念设计，其具体空间范围是以翠亨国家湿地公园南侧边界为划分的大茅岛南部区域，北至翠亨国家湿地公园，南至香山湾，西至大茅岛水道，东临横门水道南支，具体见图中紫色线框范围，总面积约2.2km²。综合考虑度假岛及其周边的海陆生态资源、城市功能、交通系统等基础条件，对温泉度假区概念性设计方案，城市设计层面重点关注规划结构、功能布局、平面设计、交通组织、形态风貌等；景观设计层面重点针对现状景观资源的利用，主要包括平面设计、矿山修复、海岸堤防、名人雕塑园、基础设施支撑等内容。

3) 详细设计范围（建议建筑设计范围）

详细设计范围聚焦于香山湾温泉度假酒店建筑设计，见图中红色线框范围，总面积共计0.58km²。设计团队需充分考虑为温泉度假岛面向全球高端客商与举办重要国际交往活动的的需求及项目落地性，设计温泉度假酒店的规模与布局，注重动静分区，其中大茅山南侧用地范围建议布局贵宾接待区。设计要求统筹温泉度假岛内景观要素的协调，提出香山湾温泉度假区详细设计方案，其内容包括温泉度假酒店功能布局，温泉酒店若干栋核心建筑单体详细设计等。再结合建筑设计进行景观详细设计，关注种植设计、小品设计、标识设计等方面，建设国际高标准温泉度假酒店。

There are three spatial levels included in this planning and design scope: **research scope, concept design scope and detailed design scope.**

1) Research Scope: The research scope is enclosed by Cuiheng Express in the north, Minglan Avenue in the south, the Eastern Weihuan Expressway in the west, and Ma'an Island in the east, with a total area of 22.2 km². Pls refer to the area circled by blue line in the figure. It's mainly required to carry out integrated coordination for the overall research scope through series of innovative development ideas and low-carbon development measures. Moreover, Coordinate surrounding key elements, propose ideas in aspects of landscape ecosystem, sight corridor control, external traffic connection, hot spring tube, waterfront slow traffic system, safeguards and so on, to explore a new model of coastal resort development.

2) Concept Design Scope (Suggested urban design and landscape design scope): The concept design scope focuses on **urban design and landscape concept design**. Its spatial scope is the southern area of Damao Island divided by the southern boundary of Cuiheng National Wetland Park. It extends to Cuiheng National Wetland Park in the north, Xiangshan Bay in the south, Damao Island Waterway in the west, and the south branch of Hengmen Waterway in the east, with a total area of 2.2km². For the specific scope, pls refer the the area circled by purple line in the figure. Through giving overall consideration o the holiday island and its basic conditions, such as the surrounding sea and land ecological resources, urban functions and traffic system, etc., and put forward the conceptual design plan for the hot spring resort. In urban design level, it shall focus on planning structure, function layout, general layout design, traffic organization, form and style, etc.; in landscape design level, it shall focus on the utilization of current landscape resources, mainly including general layout design, mine restoration, coastal embankment, sculpture garden, and infrastructure, etc.

3) Detailed Design Scope (Suggested architectural design scope): The detailed design scope focus on the **architectural design of Xiangshan Bay Hot Spring Resort Hotel**. Pls refer to the scope circled by red line. It covers a total area of 0.58km². The design team is required to fully consider demands of the hot springs island for accommodating global high-end guests and holding important international exchange activities as well as project's operability, carry out design for the size and layout of the hot spring resort hotel, and pay attention to the division between quiet zone and activities zone, in which, it's suggested to use the southern land of Damao Mountain for VIP reception zone. The design requirements include overallly coordinating the landscape elements of the hot spring resort island, and putting forward the detailed design for Xiangshan Bay Hot Spring Resort, whose contents shall include hot spring resort function layout, and detailed design of key buildings of the hot springs hotel, etc. And then carry out detailed landscape design in combination with the architectural design, focus on planting design, sketch design, and sign design, etc., to build a hot spring resort hotel with international high standard.



咨 询 内 容 C o n s u l t i n g C o n t e n t

工作目标

Work Target

本次国际咨询旨在向国内外设计机构征集面向未来、开放创新，并立足于中山地域特色、切实可行的设计理念、方案和指引实施路径，以国际化事业和前瞻性思维，探索生态融合城市高质量发展的建设范式，展现中山翠亨新区兼具国际化与地域性的城市形象。

The International Consultation aims to design firms at home and abroad to collect for the future, open, innovative, and practical design ideas, proposals and guidelines, which are based on Zhongshan local characteristics as well, and with international vision and forward-looking thinking, to explore the construction paradigm of ecology integrated with high quality urban development, so as to show the international and regional image of Zhongshan Cuiheng New District.

■ 推进中山生态文明建设，城市高质量发展

Promote the construction of ecological civilization in Zhongshan, and develop the city with high quality

立足国际视野和时代发展背景，把握粤港澳大湾区高速发展等重大机遇，充分保护利用中山市海岸线与海洋生态资源，明确生态要素管控和开发条件，明确香山湾温泉度假岛作为中山东部翠亨新区核心生态资源的重要地位，以低碳绿色发展为目标，助力中山建设生态文明范式样板区、积极融入湾区生态文明建设城市高质量发展。

Based on the international perspective and the development background of the Times, seize the major opportunities such as the rapid development of the GBA, fully protect and utilize the coastline and marine ecological resources of Zhongshan City, clarify the control and development conditions of ecological elements, and clarify the important position of Xiangshan Bay Hot Spring Resort Island as the core ecological resources of Cuiheng New District in the east of Zhongshan City, so as to help Zhongshan build a model area of ecological civilization and actively integrate into the high-quality urban development of ecological civilization in the Bay Area.

■ 打造翠亨新区人文交流的窗口及城市发展名片

Create a window for cultural exchange and a business card for urban development in Cuiheng New District

依托翠亨新区历史底蕴与自然生态要素相互沁润的优越条件，以深中通道开通在即为契机、以温泉度假游为组织形式，塑造大湾区东西两岸文化交流窗口。统筹考虑地块周边山水景观，结合翠亨新区历史人文特征，凸显本项目城市设计风貌、建筑群体等标志性与识别性，塑造具有国际水准的城市发展名片。

Relying on favorable conditions of the historical background and natural ecological elements of Cuiheng New District, take the opportunity of Shenzhen-Zhongshan Bridge to open soon and take the form of hot spring vacation as the organization to create a window of cultural exchange between the east and west sides of the Greater Bay Area. Take the surrounding landscape into consideration, and combine with the historical and cultural characteristics of Cuiheng New District, to highlight the Project's iconic image and recognizability in urban design style and architectural groups, and shape an international-standard urban development card.

■ 塑造香山湾优美的空间形象与高水准的空间品质

Shape Xiangshan Bay beautiful space image and high level of space quality

充分结合香山湾优越的自然生态本底，探索面向未来的城市与建筑空间设计理念及空间组织模式。体现以人为中心、以生态为导向的发展理念，着力塑造香山湾温泉度假岛为中山融湾向东发展的门户空间，深入研究本地生态资源，发潜以温泉、海岸、湿地、矿坑、山体等为特色的空间要素标签，深度融合片区规划建设，塑造高品质、高水准、地域化的香山湾温泉度假岛空间格局。

Combined with the superior natural ecological background of Xiangshan Bay, explore the design concept and spatial organization mode of urban and architectural space facing the future. Reflect the human-centered and ecology-oriented development concept, focus on shaping Xiangshan Bay Hot Spring Resort Island as the gateway space for the eastward development of Zhongshan integrated into the Bay area, conduct in-depth research on local ecological resources, develop potential spatial element labels featuring hot springs, beaches, wetlands, mines, mountains, etc., and deeply integrate the planning and construction of the area, so as to create a high quality, high standard and regional spatial pattern of Xiangshan Bay Hot Spring Resort Island.

咨 询 内 容 C o n s u l t i n g C o n t e n t

工作原则

Working Principle

高质量原则：世界眼光，国际标准 The principle of high quality: world vision, international standard

1

以国际化视野开展高标准设计，协调地域景观和文化特征，塑造兼具国际化与地域性的滨海温泉度假岛，使之成为翠亨新区人文交流的窗口及城市发展名片。

Carry out high-standard design with an international perspective, coordinate regional landscape and cultural characteristics, and create an international and regional coastal hot spring resort island, making it a window of cultural exchange and a name card of urban development in Cuihang New District.

自然性原则：生态优先，海陆统筹 Nature principle: ecological priority, sea and land overall planning

2

坚持科学用海、生态用海、集约用海，推进海洋生态文明建设，构建蓝绿交织、海城共生、生境优美的生态城区。立足“海域+陆域”的全域空间，统筹整合海陆资源，着力构建海陆一体的城市格局。

Adhere to use the sea in a scientific, ecological and intensive way, promote the construction of marine ecological civilization, and build an ecological city with blue and green colors, coexistence of sea cities and beautiful habitats. Based on the whole space of "sea area + land area", we will integrate sea and land resources as a whole, and strive to build an urban pattern integrating sea and land.

创新性原则：创新引领，科学规划 Innovation principle: innovation guidance, scientific planning

3

以近远期结合的时空发展视角、城市规划和设计的专业创新视角，为近期实施提供建议，保障翠亨新区国际休闲康养区绿色可持续发展，为远期片区规划结构及功能布局提出方向，保障大茅岛优美的空间形象与高水准的空间品质。

From the perspective of space-time development combining short and long term and professional innovation of urban planning and design, the design shall provide suggestions for the recent implementation, guarantee the green and sustainable development of the International Leisure and Health Area in Cuiheng New District, propose the direction for the long-term planning structure and functional layout of the area, and guarantee the beautiful spatial image and high level of spatial quality of Damao Island.

综合性原则：安全舒适，彰显特色 Comprehensive principle: safety and comfort, highlighting characteristics

4

随着温泉度假岛的开发建设，海域和河流的水安全、水环境、水生态将面临很大挑战。以保持最小干扰水域自然属性为宗旨，前瞻性地统筹项目开发、防洪要求、竖向改造和自然山水的关系，让城、乡、山、河包容共生。

With the development and construction of the hot spring resort island, the water security, water environment and water ecology of the sea area and rivers will face great challenges. With the aim of keeping the natural attributes of the water area with minimum disturbance, coordinate the project development, flood control requirements, vertical transformation and relationship between natural landscape in a forward-looking way, so to make the city, the countryside, the mountain and the river being inclusive and co-exist.

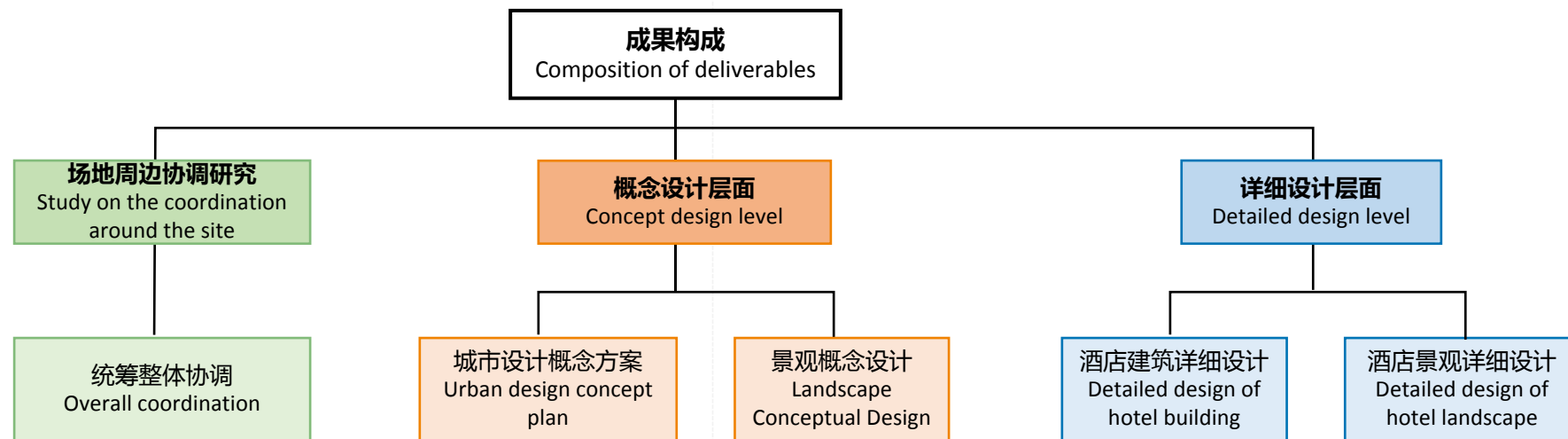
内容要求 Content requirements

内容体系

Technical Framework

本次成果构成主要从场地周边协调研究、概念设计、详细设计三个层次展开，其中场地周边协调重点关注整体统筹协调；概念设计层面主要包括城市设计概念方案及景观概念设计两方面；详细设计层面重点关注酒店建筑详细设计，其中核心建筑的详细设计为本次竞赛重点关注内容，另外结合建筑设计对酒店景观进行详细设计，提升温泉度假岛整体品质。

The deliverables are mainly composed of three levels: research on the coordination around the site, concept design and detailed design. The coordination around the site focuses on overall coordination; the concept design level mainly includes urban design concept plan and landscape conceptual design; the detailed design level focuses on the detailed design of the hotel building, in which the detailed design of the core building is the focus of this competition. In addition, the detailed design of the hotel landscape shall be combined with the architectural design to improve the overall quality of the hot spring resort island.



接下来重点针对各个层面展开具体的任务要求，需要在方案设计阶段解决实际问题，形成兼具实操性、创新性的方案，凸显中山独特魅力及岭南特色，成为翠亨新区城市发展的新名片。
Next, specific task requirements should be carried out at all levels, and practical problems should be solved in the design stage, so as to form a practical and innovative plan, highlighting the unique charm of Zhongshan and Lingnan characteristics, and becoming a new name card for the urban development of Cuiheng New District.

内容要求 Content requirements

场地周边协调研究

Study on the Coordination around the Site

从研究范围层面入手，探索温泉度假岛的创新发展思路及低碳发展措施，统筹“山、林、湖、海、田”等诸多要素，对生态系统、景观廊道控制、对外交通联系、温泉引管、滨水慢行系统等方面提出构思，提升翠亨新区国际知名度，全力支持中山市聚力建设“湾区枢纽、精品中山”。

Start with the research scope, explore innovative development ideas and low-carbon development measures for the hot spring resort island, coordinate elements such as mountains, forests, lakes, sea and farmlands, etc., and propose the conceptual plan in aspects of ecosystem, landscape corridor control, external traffic connection, hot spring tube, and waterfront slow traffic system, etc., so as to promote the international popularity of Cuiheng New District and fully support Zhongshan to build “the hub of the GBA, and Quality Zhongshan”.

■ 创新发展思路 Innovative development ideas

本次规划方案应充分体现设计的创新及特色，寻找城市设计的新思路、新模式、新方法，来塑造城市风貌特色，探索滨海度假发展新模式。1.创新发展理念：充分适应新时期的规划要求，增强创新发展意识，注重规划与生态系统协调发展，提倡节能，注重城市的可持续发展。2.创新空间布局思路：根据现状基地整体生态格局，创新空间布局，塑造城市良好的发展形态，改善区域发展；3.对大数据等新技术的应用：运用新一代信息技术，以整合、系统的方式进行城市设计，为城市提供优质发展空间，为居民和游客提供更高品质的生活。

The plan should fully reflect the innovation and characteristics of design, look for new ideas, new models and new methods of urban design to shape the features of the city, and explore a new model of coastal resort development. 1. Innovative development concept: fully adapt to planning requirements of the new era, enhance the awareness of innovative development, pay attention to the coordinated development of planning and ecosystem, advocate energy conservation, and pay attention to the sustainable development of the city. 2. Innovative spatial layout ideas: according to the current overall ecological pattern of the site, innovate spatial layout, shape a good urban development form, and improve regional development; 3. The application of new technologies such as big data: the new generation of information technology shall be applied to carry out urban design in an integrated and systematic way, so as to provide high-quality development space for the city and provide residents and tourists with a higher quality of life.

■ 低碳发展措施 Low-carbon development measures

“低碳化”作为国家经济社会发展的战略目标之一，规划设计中应充分考虑整合低碳相关指标，有助于城市绿色健康可持续发展。1.在土地功能布局层面，倡导土地混合利用，通过集约式、多功能的土地利用方式，缩短交通距离。2.交通规划层面，大力发展低碳交通，营造适宜步行的空间尺度，从而提高步行出行的比例。3.绿地建设层面，由于城市绿地能够有效减少大气中二氧化碳浓度，引起固碳作用，并能够一定程度上降低城市温度，因此在考虑城市发展的前提下，提升城市绿化覆盖率。

As one of the strategic goals of national economic and social development, "low carbon" should be fully considered in the planning and design to integrate related indicators of low carbon, which is conducive to the green, healthy and sustainable development of cities. 1. At the level of land function layout, the mixed use of land should be advocated to shorten the traffic distance through intensive and multi-functional land use. 2. In terms of transportation planning, we should vigorously develop low-carbon transportation and create a space scale suitable for walking, so as to increase the proportion of walking trips. 3. At the level of green space construction, urban green space can effectively reduce atmospheric carbon dioxide concentration, cause carbon sequestration, and reduce urban temperature to a certain extent. Therefore, on the premise of considering urban development, urban green coverage should be improved.

内 容 要 求 Content requirements

场地周边协调研究

Content requirements

■ 统筹整体协调 Overall coordination

综合考虑温泉度假岛现状优越的地理区位、海陆生态资源、文化旅游发展基础及交通系统等条件，研究温泉度假岛项目在中山、大湾区乃至国际的定位以及发展目标，结合香山湾、马鞍岛、鸡头山、翠亨国际湿地公园整体统筹发展，共同打造高标准国际温泉度假岛。

Taking into account the basic conditions of Xiangshan Bay, such as Marine and land ecological resources, urban planning structure, cultural and tourism development system and transportation system, etc., we will study the positioning of the hot spring resort island project in Zhongshan, the Greater Bay Area and even the international community. We will develop the project as a whole and fully consider the traffic connection with the surrounding areas.

■ 景观生态系统 Landscape ecosystem

充分利用翠亨新区环湾优质的景观生态资源，发挥鸡头山生态廊道与横门口生态廊道的生态优势，挖掘现状湿地、滩涂、山体、坑塘、水田等多样化生态系统的生态潜力。依托现状多样的景观生态要素，对场地中生态系统的薄弱环节进行生态修复，发挥应有的生态效益。宏观尺度上，建立与翠亨新区总体景观生态格局的融洽耦合，与周边自然资源和谐共荣的景观生态系统；中微观尺度上，最大化尊重并优化原有自然生态格局，以生态韧性优先作为原则，以生态修复为手段，统筹山海核心生态要素，构建观赏性强、游玩性高、全域联通的生态系统。

Make full use of the high-quality landscape ecological resources around the bay in Cuiheng New District, take advantage of the ecological advantages of the Jitou Mountain Ecological Corridor and the Hengmenkou Ecological Corridor, and tap the ecological potential of current diversified ecosystems such as wetlands, tidal flats, mountains, ponds, and paddy fields. Relying on current diverse landscape ecological elements, ecological restoration of the weak links of the ecosystem in the site shall be carried out, and the due ecological benefits shall be brought into play. On the macro scale, establish a harmonious coupling with the overall landscape ecological pattern of Cuiheng New District, and a landscape ecosystem that is harmonious and co-prosperous with the surrounding natural resources; on the meso-micro scale, maximize respect and optimize the original natural ecological pattern, and give priority to ecological resilience. The principle is to use ecological restoration as a means to coordinate the core ecological elements of mountains and seas to build an ecosystem that is highly ornamental, highly playable and fully connected.

■ 视线廊道 Sight corridor

通过视线廊道的控制，引导形成良好的空间秩序，增强城市可识别性和空间魅力。重点考虑温泉度假岛至香山湾、大尖峰山、鸡头山、马鞍岛中央商务区核心地块等重要节点的视线廊道控制，整体形成和谐的景观风貌。

Through the sight corridor control, guide the formation of a good spatial order, enhance the city identification and space charm. Focus on the line of sight corridor control from Hot Spring Resort Island to Xiangshan Bay, Dajianfeng Mountain, Jitou Mountain, Ma'an Island central business district core plot and other important nodes, to form a harmonious overall landscape.

内容要求 Content requirements

场地周边协调研究

Study on the Coordination around the Site

■ 对外交通系统 External transportation system

充分衔接周边交通，重点考虑深中通道、中山新客运港、未来跨珠江口轨道交通通道等重大设施建设带来的交通影响，陆运方面，结合周边既有交通与规划干道，规划布局进岛路线；水运方面，结合现有横门东区域运输航道和横门西休闲航道，重点研究航道、码头的布置。

Fully connect the surrounding traffic, and focus on the traffic impact caused by the construction of major facilities such as Shenzhen-Zhongshan Bridge, Zhongshan New Passenger Port and the future trans-Pearl River Estuary rail transit channel, etc. In terms of land transportation, the routes into the island are planned and laid out in combination with the existing traffic and planned trunk roads around the island. In terms of water transportation, combining the existing Hengmen East Regional Transport Channel and Hengmen West Leisure Channel, the layout of waterway and wharf is mainly studied.

■ 温泉引管 Hot spring tube

规划设计将现状翠亨新区南侧虎池围地热田通过敷设输水管将温泉水引入温泉度假岛，现状虎池围地热田平均水温98.5℃，整体地热水建设规模70.67万立方米/年，现状已建设36.5万立方米/年，考虑在保证温泉水的可持续开发的基础上对地热水进行开采建设，规划过程中应重点考虑温泉的开采规模、温泉输水管敷设方案及传输要求，科学合理规划温泉敷设路线及增压泵站，保障长远温泉水供给。具体温泉泉眼及地形相关信息见第四章的现状条件部分。

The current Huchiwei geothermal field in the south of Cuiheng New District will introduce hot water into the hot spring resort island through the installation of water pipes. The current average water temperature of the Huchiwei geothermal field is 98.5℃, and the overall geothermal water construction scale is 706,700 m³ / year, while the current construction has been 365,000 m³ / year. Considering the exploitation and construction of geothermal water on the basis of ensuring the sustainable development of hot spring water, the planning process should focus on the mining scale of hot spring, hot spring water pipeline laying scheme and transmission requirements, scientific and reasonable planning of hot spring laying route and booster pump station, to ensure the long-term supply of hot spring water. For relevant information of the spring mouth and terrain, pls refer to Chapter 4- Current Conditions.

■ 滨水慢行系统 Waterfront slow traffic system

滨水慢行系统规划设计注重耦合镶嵌于翠亨新区城市慢行系统框架，与中山滨海碧道相衔接。串联温泉度假区各个功能活动分区，以大茂岛优美的景观资源为依托，注重观山、观海等重要观景视廊的营造，构建交通便利，功能丰富，体验良好的滨水慢行系统。

The planning and design of waterfront slow traffic system shall focus on the coupling with the urban slow traffic framework of Cuiheng New District, and connection with Zhongshan coastal blueways. Connect each functional zone in the hot spring resort area, and relying on the beautiful landscape resources of Damao Island, focus on the construction of key sight corridors such as mountain view and sea view, to build a waterfront slow traffic system with convenient transportation, rich functions, and good experience.

内 容 要 求 C o n t e n t r e q u i r e m e n t s

概念设计层面

Concept Design Level

2.2.1城市设计概念方案

2.2.1 Conceptual urban design plan

本次城市设计概念方案重点关注规划结构、功能布局、设计策略、城市概念方案总平面设计、整体用地布局与指标控制、旅游项目策划、整体空间形态与风貌设计以及交通组织等方面，协力将香山湾温泉度假岛打造成为国际性高品质温泉滨海度假岛。

The conceptual urban design plan will focus on planning structure, function layout, design strategy, general layout design of urban concept plan, overall land use layout and index control, tourism project planning, overall spatial form and style design, and traffic organization, etc., together to forge Xiangshan Bay Hot Spring Resort Island into an international high quality coastal hot spring resort island.

规划结构

Planning structure

围绕设计理念、定位及愿景，对海陆空间进行整体考虑，建立特征清晰、蓝绿交织、开放共享的规划结构，统筹考虑与周边区域功能布局、交通组织的关系，重点突出温泉度假岛的特征，并强化香山湾海湾形象的塑造。

Based on the design concept, positioning and vision, overall consideration of the sea and land space shall be made to establish an open and shared planning structure with clear features, blue and green interweaving. The relationship with surrounding areas in terms of function layout and transportation organization shall be considered as a whole. The characteristics of the hot spring resort island shall be highlighted so as to enhance the image of Xiangshan Bay.

功能布局

Function layout

落实建设温泉度假岛的基本定位，塑造布局温泉度假、旅游休闲、景观公园等功能，打造国际高品质度假目的地。设计单位可借鉴国内先进经验，依据翠亨新区发展定位及温泉度假岛发展愿景，提出匹配发展导向的功能策划及布局。

Implement the basic positioning of the construction of hot spring resort island, shape the layout of hot spring vacation, tourism and leisure, landscape park and other functions, and create an international high-quality holiday destination. Design teams can draw on domestic advanced experience, according to the development positioning of Cuihang New District and the development vision of the Hot Spring Resort Island, and put forward the functional planning and layout matching the development positioning.

内容要求 Content requirements

概念设计层面

Concept Design Level

设计策略 Design strategy

深刻解读并落实上位战略及规划要求，结合现状问题研究和发展目标，以城市与生态相融、人与自然相近的理念，从生态与格局、空间与设计、交通与设施等方面提出此次城市设计总体构思和对策。

By profound interpretation and implementation of the superior strategy and planning requirements, combined with research on current situation and problems as well as development goals, and with the ideas of integration of city and ecology, and human being close to nature, propose the overall urban design concept and countermeasures in aspects of ecology and pattern, space and design, traffic and facilities and so on.

整体用地布局与指标控制 Overall land use layout and index control

明确功能板块布局与空间组织关系，深化和细化土地利用，提出兼顾生态要素管控、土地使用效率和可实施性的用地方案。对土地利用进行引导，协调各类空间和设施的布局关系，对地块划分、用地性质、功能布局、业态比例、开发规模、设施配置、地下空间开发利用等指标进行合理控制，提出设计方案。

The relationship between the layout of functional blocks and spatial organization should be clarified, the land use should be deepened and refined, and the land use plan should be brought forward taking into account the control of ecological elements, the efficiency and implementability of land use. To guide the land use, coordinate the layout relationship of various spaces and facilities, reasonably control the indicators such as land division, land use nature, functional layout, business format proportion, development scale, facility configuration, underground space development and utilization, and put forward the design scheme.

城市概念方案总平面设计 General layout design of urban concept plan

详细制定城市设计概念方案的空间引导要求，确定片区城市设计结构。从区域生态景观格局协调视角出发，综合考虑土地集约利用及环境品质营造需求，开展整体空间形态设计研究。按照强化片区滨海风貌特色、优化整体天际轮廓的要求，对重点片区内的建筑高度、建筑形态和空间组合模式、开放空间和地标建筑等方面提出控制要求，指引详细设计及建筑设计。形成概念性城市设计总平面，并进行形象化的空间模型表达。

The spatial guidance requirements in this conceptual urban design plan shall be formulated in detail, and the urban design structure shall be determined. From the perspective of regional ecological landscape pattern coordination, comprehensive consideration shall be given to the needs of land intensive use and environmental quality construction, and overall space design and research shall be carried out. In accordance with the requirements of strengthening coastal features and optimizing the overall skyline, control requirements shall be put forward for building height, architectural form and spatial combination mode, open space and landmark buildings in key areas, etc., to guide detailed design and architectural design. Form the general layout design of urban concept plan, and bring out visualized expression of the space model.

旅游项目策划 Tourism project planning

研究国内外滨海旅游区的先进经验，探索滨海旅游空间组织模式，策划有特色、有吸引力的旅游产品体系及公共服务设施，依托滨海、山体、农林生态景观为基础，打造集生态、文化、观光、休闲、度假、娱乐为一体的高品质滨海度假岛。

Research the advanced experience of coastal tourist areas at home and abroad, explore seaside tourism spatial organization mode, plan featured, attractive tourism products system and public service facilities, rely on the seashore, mountain, agriculture, forestry and ecological landscape as the foundation, and build a quality seaside resort island integrated with ecology, culture, tourism, leisure, vacation, and entertainment.

内 容 要 求 Content requirements

概念设计层面

Concept Design Level

整体空间形态与风貌设计

Overall spatial form and style design

综合考虑土地集约利用及环境品质营造需求，合理分配开发容量，注重建筑群体形态、错落有致的天际线设计，兼具岭南特色和现代气息的建筑风格，塑造城景相映的滨海温泉度假区风貌。形成由海至陆、相互交融、立体复合的整体形态设计方案，对整体度假岛岸线、地标节点、天际线轮廓、建筑高度与体量形式、建筑风貌、第五立面等方面提出设计指引，体现显山露水、大疏大密、山水城相融的城市空间形态。

Comprehensively strike a balance between intensive land use and quality environment, reasonably allocate development capacity, put emphasis on the forms of building cluster and well-spaced skyline design in a combination of Lingnan features and modern style, so as to build a coastal hot spring resort which forms a delight contrast with the cityscape. Provide an overall design proposal that covers both the sea and the land and both aboveground and underground spaces, and provide design guidance for the overall shoreline, landmark node, skyline contour, building height and volume form, architectural style, and fifth elevation of the resort island, to reflect the urban spatial form of prominent mountains and water, large sparse and dense, and integration of mountains and waters.

交通规划

Transportation planning

合理组织内部交通体系，提出道路交通组织、公共交通、慢行交通、旅游路线等系统规划及流线设计，整体形成串联山海的公共交通环线。结合温泉度假岛未来承办国内国际高规格会议等商务接待需求，规划部署直升机场一处以满足接待和交通应急需求，考虑到直升机场使用频率不高，针对平常日使用直升机场地的使用方案进行研究，充分合理利用场地。

Rationally organize the internal traffic system, and put forward the system planning and circulation design for road traffic organization, public transport, slow traffic, tourist routes and so on, to form an overall public transport loop connecting the mountains and the sea. Combined with the business reception needs of the hot spring resort island in the future, such as hosting domestic and international high-standard conferences, the heliport shall be planned and deployed to meet the reception and traffic emergency needs. Considering the low frequency of use of the heliport, the use scheme of the heliport in ordinary days shall be studied to make full and reasonable use of the site.

内 容 要 求 C o n t e n t r e q u i r e m e n t s

概念设计层面

Concept Design Level

2.2.2 景观概念设计

Landscape concept design

景观总体概念方案设计

Overall conceptual landscape design

项目要求协调温泉度假岛与周边的景观风貌，结合温泉度假岛片区内的各项自然生态要素进行保护与利用。坚持因地制宜的设计原则，对场地内的自然山体、坑塘水田、红树林湿地等自然生态要素针对性的提出保护与利用策略，景观概念方案严格控制场地内基本农田、海岸线退线等限制条件，遵循基本农田保护条例与海岸线退线规定，针对农田水塘与海岸线进行景观设计；遵循最小干扰的生态原则，结合海岸线设计方案打造滨海红树林湿地景观。注重整体性与景观协调性，统筹山、水、林、田、海等景观要素，构建国际化、高标准、生态性的香山湾温泉度假区景观总体方案。

The project requires to coordinate the landscape features of the hot spring resort island and surrounding areas, and protect and utilize the natural ecological elements in the hot spring resort island area. Adhere to the design principle of adjusting measures to local conditions, put forward the protection and utilization strategy and landscape concept scheme for the natural ecological elements such as mountains, ponds, paddy fields and mangrove wetlands in the site; strictly control the limited conditions of basic farmland and coastline retreat in the site, follow the regulations of basic farmland protection and coastline retreat, and carry out landscape design for farmland pond and coastline; according to the ecological principle of minimum disturbance, and combined with the coastline design scheme, the coastal mangrove wetland landscape shall be built. Focus on the integrity and landscape coordination, coordinate the landscape elements such as mountain, water, forest, field and sea, and build an international, high standard and ecological overall landscape plan for Xiangshan Bay hot spring area.

内 容 要 求 Content requirements

概念设计层面

Concept Design Level

2.2.2 景观概念设计

Landscape concept design

景观专项概念设计

Landscape Special Concept Design

海岸堤防专项设计

Special Design of Coastal Embankments

1 遵循安全第一、生态优先的原则，结合现状天然海堤及红树林湿地，建设200年一遇标准的海岸堤防，解决水安全堤防问题，建立兼顾景观与游憩功能的滨海景观带。

According to the principle of safety first and ecology first, and combined with the current situation of natural seawall and mangrove wetland, we should build an once-in-two-hundred-years standard coastal embankments, solve the problem of water safety, and establish a coastal landscape belt with both landscape and recreational functions.

文化名人雕塑园专项

Cultural Celebrity Sculpture Garden

2 坚持文化与景观融合的原则建设中山文化名人雕塑园，结合景观概念设计方案选择合适的开敞空间注入文化内涵或将文化载体分布于温泉度假岛内，对文化名人雕塑园提出完整的概念方案，展现中山文化名人风采。

Adhere to the principle of integration of culture and landscape, construct Zhongshan cultural celebrity Sculpture Park, select appropriate open space to inject cultural connotation or distribute cultural carriers in hot spring resort island according to the landscape conceptual design scheme, and put forward a complete conceptual scheme for the cultural celebrity sculpture park to show the elegant demeanor of Zhongshan cultural celebrities.

矿山专项设计

Special Design for Mine

4 充分就利用大茅山与矿坑独特的景观资源特质，发挥遵循生态优先的原则，对裸露的山体与矿坑周边遗留的生态薄弱点进行生态修复；发挥景观设计的在地性、独特性与创新性，通过构建山体栈道系统，发挥自然山体高差变化与视线眺望优势；活化矿坑水塘，通过亲水平台与码头等形式策划游览活动，丰富游客体验；协调与周边温泉度假区的风貌关系，挖掘矿山的历史文化内涵，打造整体风貌协调，活动功能完整，游赏体验丰富的海岛矿山景观公园。

Make full use of the unique landscape resources of Damao Mountain and mine, follow the principle of ecology first, carry out ecological restoration on the exposed mountain and ecological weak points left around the mine; by giving full play to the locality, uniqueness, and innovation of landscape design, construct mountain plank road system to give play to the advantages of natural mountain height difference change and line of sight; activate the mine pond, plan tour activities through hydrophilic platform and wharf to enrich tourists' experience; coordinate the style relationship with the surrounding hot spring resort, excavate the historical and cultural connotation of the mine, and create an island mine landscape park with coordinated overall style, complete activity function and rich experience.

人行桥梁专项设计

Special Design of Pedestrian Bridge

4 人行桥梁作为温泉度假岛对外的出入口景观形象是温泉度假岛景观风貌的重要代表，概念设计方案需在满足航道通行、协调温泉度假区景观风貌的要求下，针对人行桥梁的造型与空间形式提出专项设计方案。

As the landscape image of the entrance and exit of the hot spring resort island, pedestrian bridge is an important representative of the landscape style of the hot spring resort island. The conceptual design scheme needs to meet the requirements of channel passage and coordinating the landscape style of the hot spring resort, and puts forward a special design scheme for the shape and spatial form of pedestrian bridge.

生态修复专项设计

Special Design for Ecological Restoration

5 遵循循环再生、和谐共存、整体优化等生态学原理的指导，通过土壤环境指标、植被覆盖指标、水生态指标的分析评价，结合景观概念设计方案对红树林湿地与大茂岛内的受损山体提出专项生态修复方案。

Following the guidance of ecological principles such as recycling, harmonious coexistence and overall optimization, through the analysis and evaluation of soil environment index, vegetation coverage index and water ecological index, and combined with the landscape conceptual design scheme, a special ecological restoration scheme shall be proposed for the mangrove wetland and the damaged mountain in Damao Island.

海绵城市专项设计

Sponge City Special Design

6 遵循海绵城市建设理念，综合评价温泉度假岛场地现状海绵城市建设条件，确定海绵城市建设目标和具体指标，明确近、远期要达到海绵城市要求的面积和比例，提出海绵城市建设分区指引，识别山、海、林、田、湖等生态本底条件，提出海绵城市的自然生态空间格局，明确保护与修复要求。针对现状问题，划定海绵城市建设分区，根据雨水径流与径流污染控制指标要求，提出海绵城市建设方案与管控要求，最终构建涵养、生态、安全、净化、宜游的海绵城市景观系统。

Following the concept of sponge city construction, comprehensively evaluate the current situation of hot spring resort island and construction conditions of sponge City, determine the construction objectives and specific indicators of sponge city, define the area and proportion required to meet the requirements of sponge city in the near and long term, put forward the zoning guidelines for sponge city construction, and identify the ecological background conditions such as mountains, water, forests, fields and lakes, put forward the natural ecological spatial pattern of sponge City, and make clear the requirements of protection and restoration. In view of current situation, the construction division of sponge city shall be delimited. According to the requirements of rainwater runoff and runoff pollution control index, the construction scheme and control requirements of sponge city shall be put forward. Finally, the sponge city landscape system with conservation, ecology, safety, purification and tourism shall be constructed.

内 容 要 求 C o n t e n t r e q u i r e m e n t s

详细设计层面

Detailed Design Level

2.3.1温泉酒店建筑设计

2.3.1 Architectural design of hot spring hotel

本次温泉酒店建筑设计范围在概念设计范围下自行划定，重点针对建筑设计理念、功能组成及规模、重点建筑详细设计方案等方面，突出设计主题与地域特色，最大限度利用和发挥周边自然环境景观优势。

The architectural design scope of this hot spring hotel can be self-delimited under the scope of conceptual design, which shall focus on architectural design concept, functional composition and scale, and detailed design scheme of key buildings, etc., highlight the design theme and regional characteristics, and maximize the use and the advantages of surrounding natural environment and landscape.

温泉酒店建筑总体设计要求

General design requirements of hot spring hotel

1 . 政府法规

设计须符合中国的相关法律、法规及条例的规定。

2 . 地域特色

详尽了解中山市的总体区域规划，地域特色及地质技术报告。设计中需体现当地本土文化特色，展示岭南地区独特的魅力，赋予酒店文化内涵。

3 . 酒店定位

结合地域特点和片区优势，对目标客群精准定位，提炼设计主题，打造集客房，餐饮，会议，休闲娱乐为一体的五星级度假商务酒店。（结合温泉度假岛未来承办国内国际高规格会议等商务接待需求。）

1. Government regulations

The design shall comply with the relevant laws, regulations and regulations of China.

2. Local characteristics

Understand the overall regional planning, regional characteristics and geological technical reports of Zhongshan City in detail. The design should reflect the local cultural characteristics, show the unique charm of Lingnan region, and endow the hotel with cultural connotation.

3. Hotel location

Combined with regional characteristics and regional advantages, precisely locate the target customer groups, refine the design theme, to create a five-star resort business hotel integrating guest rooms, catering, conference, leisure and entertainment. (Combine with the needs of the hot spring resort island to undertake domestic and international high-standard conference and other business reception in the future.)

温泉酒店建筑总体设计要求

General design requirements of hot spring hotel

4 . 建筑风格

建筑师对国际性酒店项目及本项目的定位和地域文化的理解并随之给出的设计进行回应。其造型、颜色、材料、朝向等应与周边景观融为一体并恰当地迎合客人们的实际需要。建筑融入自然特色及和谐因素。

5 . 景观环境

结合现状景观资源，最大限度利用和发挥周边自然环境的景观优势，创造生态自然的度假环境。

4. Architectural style

The architect shall respond to his design based on international hotel projects and his understanding of the project's positioning and regional culture. The shape, color, material, orientation, etc. should be integrated with the surrounding landscape and properly catering to the actual needs of guests. The building shall incorporate natural features and harmonious elements.

5. Landscape environment

Combined with current landscape resources, maximize the use of and play to surrounding natural landscape advantages, to create an ecological and natural holiday environment.

内 容 要 求 C o n t e n t r e q u i r e m e n t s

详细设计层面

Detailed Design Level

温泉酒店建筑总体设计要求

General design requirements of hot spring hotel

6. 交通组织

要注意协调贵宾接待区，国际酒店区，国际会议中心，度假酒店区及配套服务之间的关系。并且要把车辆与行人路线分开，并隐藏起服务流通线路。为了最大限度地避免交叉流通给客人带来的不便，所有的后勤服务都需要通过服务区入口(货物、垃圾及员工入口)来规划。在交通流线中，要为贵宾接待区设置有自己的独立流线，要求隐蔽私密，不与酒店其他公共流线交叉。

6. Traffic organization

Be careful to coordinate the VIP reception area, international hotel area, international conference center, resort area and supporting services. Separate vehicular and pedestrian routes and conceal service routes. In order to minimize the inconvenience of cross-circulation to guests, all logistics services need to be planned through the service area entrances (cargo, garbage and staff entrances). In the traffic flow, the VIP reception area should be set up with its own independent flow line, which should be concealed and private and not cross with other public flow lines of the hotel.

温泉酒店建筑总体设计要求

General design requirements of hot spring hotel

7. 安全问题

创造出可以让客人感到安全的环境。必须重视的安全问题包括全部客人及员工的安全，火灾，极端天气（如台风）及人身安全及紧急事件的医疗处理。办法包括设计消防车通道，规划建筑火灾疏散线路，应急集散地，直升机停机坪，整个建筑设计及景观通道符合安全法规最为重要。

8. 其他

围绕主题定位，合理组织流线，规划各功能分区，满足不同人群多种需求，让游客在不同情境中都能得到更好的体验。

7. Security issues

Create an environment where guests can feel safe. Safety issues that must be addressed include the safety of all guests and employees, fire, extreme weather (e.g., typhoons) and personal safety and medical treatment of emergencies. Methods include the design of fire truck access, planning of building fire evacuation routes, emergency distribution centers, helipads, overall architectural design and landscape access compliance with safety regulations is most important.

8. other

Based on the theme positioning, the streamline shall be reasonably organized and each functional area be planned to meet the various needs of different groups of people, so that tourists can get a better experience in different situations.

内 容 要 求 C o n t e n t r e q u i r e m e n t s

详细设计层面

Detailed Design Level

温泉酒店建筑设计依据

Basis of architectural design of hot spring hotel

1. 业主提供的总平面图纸及相应的电子文件。
2. 国家及中山市的相关规范、法规和文件。
3. 本设计任务书及相关附件。

1. General plan drawings and corresponding electronic documents provided by the owner.
2. Relevant norms, regulations and documents of China and Zhongshan City.
3. The Design Brief and related attachments.

温泉酒店建筑基本功能组成及规模

Basic functional composition and scale of hot spring hotel building

香山湾温泉度假酒店按最低五星级标准主要由贵宾接待区，国际酒店区，国际会议中心，度假酒店区等主要功能构成。其详细设计范围的用地面积为0.58k m²。各功能分区建议功能和建筑规模如下：1.贵宾接待区：主要用于重要贵宾接待，包括三栋别墅或三个组团，其中一号别墅5000m²，二、三号别墅2000-3000m²，总建筑面积合计10000m²。规划设计时需注意防护要求：别墅150m范围内无建筑，建筑前后无遮挡，500m范围无酒店外部建筑，确保私密性。2.国际酒店区：主体酒店建筑，容纳200间客房，建筑面积约25000m²。3.国际会议中心：供大型会议，宴会使用，包含相应厨房及后勤用房等，建筑面积约12000m²。4.度假酒店区：主要为度假型别墅，共计20-30处，每处200-300m²。可结合方案增加功能区，合理调整酒店规模及面积。

Xiangshan Bay Hot Spring Resort Hotel will be mainly composed of VIP reception area, international hotel area, international conference center, resort hotel area and other major functions according to the minimum five-star standard. The detailed design scope of land area is 0.58km². Functional zoning and building scale are as follows: 1. VIP reception area: mainly used for VIP reception, including three villas or three groups, of which villa 1 5000 square meters, villa 2, 3 2000-3000 square meters, with a total construction area of 10,000 square meters. During the planning and design, attention should be paid to the protection requirements: there shall be no building within 150m of the villa, no shelter before and after the building, and no external building within 500m of the hotel to ensure privacy. 2. International hotel area: the main hotel building, accommodating 200 guest rooms with a construction area of about 25,000 square meters. 3. International Conference Center: It is used for large conferences and banquets, including corresponding kitchens and logistics rooms, with a construction area of about 12,000 square meters. 4. Resort hotel area: mainly resort villas, a total of 20-30, each 200-300 square meters. Those can be combined with the design to increase the functional area, and reasonable adjustment of the hotel size and area can be accepted.

内 容 要 求 Content requirements

详细设计层面

Detailed Design Level

温泉酒店建筑具体要求

Specific design requirements of hot spring hotel

建筑外部风格和内部空间应大气、典雅、豪华。应与周边的环境协调，成为该区域地标性建筑。酒店建筑既能利近观和体验项目用地内的山地景观，内湖景观以及江景景观，又能简介利用到北边湿地景观南边红树林景观带与温泉资源。

1. 总体布局

动静分区合理，结构明确，主要是由贵宾接待区，国际酒店区，国际会议中心，度假酒店区四个主要功能片区构成。考虑室外广场和不同功能建筑之间的绿化，应与周边总体绿化景观环境一致，同时，绿化点或绿化带也可以隔离不同的功能性区域及遮蔽不雅的视觉感受部位。

2. 贵宾接待区

主要用于重要贵宾接待，建议设置在较为幽静，景观资源较好的地块（大茅山南边地块）。包括三栋别墅或三个组团，其中一号别墅5000m²，二、三号别墅2000-3000m²，总建筑面积合计10000m²。规划设计时需注意防护要求：别墅150m范围内无建筑，建筑前后无遮挡，500m范围无酒店外部建筑，确保私密性。

The external style and internal space of the building should be atmospheric, elegant and luxurious. It shall coordinated with surrounding environmnet, and become a regional landmark. The hotel building can not only view and experience the mountain landscape, inner lake landscape and river landscape in the site, but also briefly utilize the wetland landscape in the north and mangrove landscape belt and hot spring resources in the south.

1. Overall layout

It is composed of four main functional areas: VIP reception area, international hotel area, international conference center and resort hotel area. Considering the greening between the outdoor square and different functional buildings, it should be consistent with the surrounding overall greening landscape environment. At the same time, the greening point or green belt can also isolate different functional areas and cover the indecent visual feeling parts.

2. VIP reception area

It is mainly used for the reception of important guests. It is suggested to set it in a relatively quiet plot with good landscape resources (the plot to the south of Damao Mountain). Including three villas or three groups, one villa 5000 square meters, two, three villa 2000-3000 square meters, the total construction area of 10,000 square meters. During the planning and design, attention should be paid to the protection requirements: there is no building within 150m of the villa, there is no shelter before and after the building, and there is no external building within 500m of the hotel to ensure privacy.

温泉酒店建筑具体要求

Specific design requirements of hot spring hotel

3. 国际酒店区

主体酒店建筑，容纳200间客房，建筑面积约25000m²。建议充分利用其水景资源（并且设置直升机停机坪）以国家五星级以上的标准进行建筑规划设计，应满足以下内容：

- (1) 门厅，大堂区域：应设总台和办公室，行李房，贵重物品间，商务中心，大堂休息，接待和其它相关配套设施；
- (2) 客房区域：客房数200间/套左右。应设有标准大床房，标准双床房，残疾人房，行政大床房，标准套房，行政套房，行政酒廊，豪华套房，总统套房和相关服务设施；
- (3) 餐厅区域：应设有中餐厅，西餐厅，大堂吧，特色餐厅和相关配套设施；
- (4) 休闲娱乐区域：应设有温泉水疗、美容美发厅，健身中心，桑拿中心，KTV区域，棋牌室，标准英式桌球房，游泳池，医务室和相关配套设施；
- (5) 宴会区域：（约800m²）的无柱大宴会厅，多间小会议室和相关配套设施；

3. International Hotel Area

The main hotel building accommodates 200 guest rooms with a construction area of about 25,000 square meters. It is suggested to make full use of its waterscape resources (and set up helipads) to carry out architectural planning and design according to the national standard of above five stars, which should meet the following requirements:

- (1) Foyer and lobby area: there should be front desk and office, luggage room, valuables room, business center, lobby rest, reception and other related supporting facilities;
 - (2) Room area: about 200 rooms per set. There should be standard double bed room, standard double bed room, disabled room, executive double bed room, standard suite, executive suite, executive lounge, deluxe suite, presidential suite and related service facilities;
 - (3) Restaurant area: Chinese restaurant, western restaurant, lobby bar, characteristic restaurant and related supporting facilities;
- Specific implementation in the design.
- (4) Recreation area: there should be spa, beauty salon, fitness center, sauna center, KTV area, chess and card room, standard English billiard room, swimming pool, clinic and related supporting facilities;
 - (5) Banquet area : (about 800 square meters) column-free grand ballroom, several small conference rooms and related supporting facilities;

内 容 要 求 Content requirements

详细设计层面

Detailed design level

温泉酒店建筑具体要求

The specific design requirements of hot spring hotel

(6) 员工后勤及办公区域：应设有员工餐厅，员工厨房，员工宿舍，工程部办公室，保安部办公室，餐饮部办公室，财务部办公室，收货部，客房部，采购部，管事部，制服间，男女更衣间，人力资源部，培训教室，工程部维修间，话务员室，电脑房，市场部，总经办和相关配套设施（卫生间、储藏间）；

(7) 设备用房：设有空调机房，煤气调压站，锅炉房，消防水泵房，生活水泵房，游泳池机房，电梯机房，高低压配电室，热交换机房等设备用房；

(8) 后勤服务用房：西厨房，中厨房，粗加工间，宴会厅厨房，宴会厅库房，总仓，花房，冷库，脏布草收集用房，全服务洗衣房和相关配套设施；

(9) 停车场：地面停车和地下停车，外来车辆可直接进入酒店门廊，有单独后勤卸货区域；

(6) Staff logistics and office areas: there should be staff dining room, staff kitchen, staff dormitory, engineering department office, security department office, catering department office, financial department office, receiving department, housekeeping department, purchasing department, stewarding department and system department

Clothing room, men's and women's changing room, human resources department, training classroom, engineering department maintenance room, telephone operator's room, computer room, Marketing Department, general manager office and related supporting facilities (toilet, storage room);

(7) Equipment room: equipped with air-conditioning room, gas pressure regulating station, boiler room, fire water pump room, living water pump room, swimming pool room, elevator room, high and low voltage distribution room, heat exchange room and other equipment room;

(8) Logistics service rooms: west kitchen, middle kitchen, rough processing room, banquet hall kitchen, banquet hall warehouse, warehouse, flower room, cold storage, dirty linen collection room, full-service laundry room and related supporting facilities;

(9) Parking lot: ground parking and underground parking, external vehicles can directly enter the hotel porch, there is a separate logistics unloading area;

温泉酒店建筑具体要求

The specific design requirements of hot spring hotel

4. 国际会议中心

具有举办国际性会议，宴会使用的功能，包含相应厨房及后勤用房等，建筑面积约12000m²。

(1) 建议布局与国际酒店区和贵宾接待区联系方便，为独立的建筑体。

(2) 考虑会议、宴会高峰时期的接待安排，其功能面积需求：2000m²大型会议厅（多功能厅，可分隔成500~1000m²两个以上中型区域），大型会议厅层高不宜小于8米，要求无柱超高空间设计；并设约300~400m²的宴会厨房及配餐间。

(3) 设中型多功能厅（面积约400m²），平时可作为中宴会厅使用。

(4) 设置20~30人左右的小会议室，每个面积约100m²；

(5) 设置贵宾接待室，面积约120m²；

(6) 在相应区域安排会议序厅、衣帽间、公共卫生间、会议家具库房、服务用房、交通走廊等。

4. International Conference Centre

With the functions of holding international conferences and banquets, including the corresponding kitchen and logistics rooms, the construction area is about 12,000 square meters.

(1) It is suggested that the layout should be an independent building with convenient contact with the international hotel area and VIP reception area.

(2) Considering the reception arrangement in the peak period of conferences and banquets, the functional area requirements are: 2000m² large conference hall (multi-functional hall, which can be divided into two or more medium-sized areas of 500~1000m²), the height of large conference hall should not be less than 8 meters, requiring column-free ultra-high space design; It also has about 300~400 square meters of banquet kitchen and catering room.

(3) Set up a medium-sized multi-functional hall (about 400 square meters), which can be used as a banquet hall in peacetime.

(4) Set up a small meeting room with about 20~30 people, each with an area of about 100m²;

(5) Set up VIP reception room with an area of about 120m²;

(6) Arrange meeting hall, cloakroom, public toilet, conference furniture warehouse, service room and traffic corridor in corresponding areas.

内 容 要 求 C o n t e n t r e q u i r e m e n t s

详细设计层面

Detailed Design Level

温泉酒店建筑具体要求

Specific design requirements of hot spring hotel

5. 度假酒店区

主要为度假型别墅，共计20-30处，每处200-300m²。可结合方案增加功能区，合理调整酒店规模及面积。

6. 绿化要求

本地块绿地率满足当地法规的规定。计算绿地指标的绿地须有厚度为0.8米以上的覆土层。垂直绿化和屋面绿化不计绿地指标。

5. Resort area

Mainly for vacation villas, a total of 20-30, each 200-300 square meters. Can be combined with the program to increase the functional area, reasonable adjustment of the hotel size and area.

6. Greening requirements

The local green land rate shall meet the requirements of local laws and regulations. To calculate the green land index, the green land must have an overburden of at least 0.8 m in thickness. Vertical afforestation and roof afforestation do not include greenbelt index.

温泉酒店建筑具体要求

Specific design requirements of hot spring hotel

7. 车辆进出入口位置及停车车位要求:本地块范围内的车辆方位、走向应参考规划部门确定的建筑退界控制要求。本地块必须设置机动车、非机动车停车位、有关车位数量、标准等须按当地停车场(库)设置标准规范进行设计，本项目应达到客房数量的50%以上。地面停车泊位数不低于总停车泊位数的10%。

8. 鼓励应用成本低、效果新颖的新型材料和节能材料。

9. 鼓励使用太阳能、风能、地热等一切环保的能源形式。

7. Vehicle entry and exit position and parking space requirements: the position and direction of vehicles within the scope of the local block shall refer to the building withdrawal control requirements determined by the planning department. Parking Spaces for motor vehicles and non-motor vehicles must be set up in the local block. The number and standards of relevant parking Spaces shall be designed in accordance with the local standard for setting up parking lots (garages). This project shall account for more than 50% of the total number of guest rooms. The number of surface parking berths shall not be less than 10% of the total parking berths.

8. Encourage the application of new and energy-saving materials with low cost and novel effects.

9. Encourage the use of solar, wind, geothermal and other forms of energy that are environmentally friendly.

内 容 要 求 C o n t e n t r e q u i r e m e n t s

详细设计层面

Detailed Design Level

温泉酒店建筑设计成果深度要求

Hot spring hotel architectural design depth requirements

酒店详细方案设计阶段成果应包括但不限于下列文件、图纸及说明：

- (1) 各专业设计说明，包括各专业设计说明及工程造价匡算；
- (2) 总平面图、设计分析图，如：功能分析、交通分析、绿化分析、日照分析等建筑设计图；
- (3) 建筑各层平面图、主要立面和剖面图；
- (4) 要求制作建筑效果图和建筑模型。

The results of the detailed design stage of the hotel shall include but not limited to the following documents, drawings and explanations:

- (1) Design description of each profession, including design description of each profession and project cost calculation;
- (2) General plan, design analysis diagram, such as: function analysis, traffic analysis, greening analysis, sunshine analysis and other architectural design drawings;
- (3) Plan of each floor, main elevation and section of the building;
- (4) Architectural renderings and architectural models are required.

温泉酒店建筑设计成果深度要求

Hot spring hotel architectural design depth requirements

1、设计说明

- (1) 列出设计依据性文件、规划要求、基础资料及任务书要求。
- (2) 总平面设计说明表达总体构思、功能分区、交通组织、环境保护、竖向设计及建筑总体与周边环境的关系。
- (3) 建筑设计说明：
 - A、说明使用功能布局、交通流线及出入口安全疏散。建筑单体、群体的空间构成特点；
 - B、当采用新材料、新技术时应说明相关性能；
 - C、简述结构、电气、给排水、暖风设计说明。
- (4) 消防、环境保护、节能设计要专篇说明。

1. Design description

- (1) List the design basis documents, planning requirements, basic information and mission requirements.
- (2) The general graphic design description expresses the overall conception, functional zoning, traffic organization, environmental protection, vertical design and the relationship between the building and the surrounding environment.
- (3) Architectural Design Description:
 - A. Description of functional layout, traffic flow and safe evacuation of entrances and exits. The spatial composition characteristics of building monomer and group;
 - B. When new materials and new technologies are used, relevant properties shall be explained;
 - C. Briefly explain the design of structure, electricity, water supply and drainage, and warm air.
- (4) fire protection, environmental protection, energy saving design to special description.

内 容 要 求 Content requirements

详细设计层面

Detailed Design Level

温泉酒店建筑设计成果深度要求

Hot spring hotel architectural design depth requirements

2、方案工程造价匡算

- (1) 造价匡算原则和依据
- (2) 造价匡算文件编制说明及估算表：编制依据；编制方法；编制范围（包括和不包括的工程项目与费用）；主要技术经济指标；其他必要说明的问题。
- (3) 造价匡算文件编制说明及估算表
- (4) 匡算表：应提供各单项工程的土建、设备安装的单位估价及总价，室外公共设施、环境工程的单位估价及总价。

3、图纸文件

- (1) 总平面图：总平面图应明确表示建筑物位置及周边状况。
- (2) 设计分析图：一般应包括概念分析、建筑立面分析、功能分区图、交通组织分析图、环境景观分析图等。还可包括设计人拟表达的其他内容，如：日照分析图，视线分析图等；

2, scheme project cost calculation

- (1) Principle and basis of cost calculation
- (2) Explanation of preparation of cost calculation documents and estimation table: preparation basis; Preparation method; Scope of preparation (including and excluding projects and costs); Main technical and economic indicators; Other questions that are necessary to be explained.
- (3) Explanation of preparation of cost calculation documents and estimation table
- (4) The calculation table: the unit valuation and total price of civil construction and equipment installation of each single project, and the unit valuation and total price of outdoor public facilities and environmental engineering shall be provided.

3. Drawings and documents

- (1) General plan: The general plan shall clearly indicate the location and surrounding conditions of the building.
- (2) Design analysis diagram: generally, it should include concept analysis, building elevation analysis, functional partition diagram, transportation organization analysis diagram, environment and landscape analysis diagram, etc. It can also include other contents intended to be expressed by the designer, such as sunshine analysis diagram, line of sight analysis diagram, etc.

温泉酒店建筑设计成果深度要求

Hot spring hotel architectural design depth requirements

(3) 建筑单体平、立、剖面图

单体方案设计：需具有落地性，重点区域需做平面设计及剖面示意，如无清晰效果图展示外立面造型则需补充立面图。(主要建筑单体各主要层平面图，表达深度根据项目特点而定。主要建筑单体的主要立面图，应能体现设计特点的立面。主要建筑单体的主要剖面图，剖切位置应最能说明建筑空间关系。)重点区域包括：a.贵宾接待区：一号别墅，二号及三号别墅平面图及剖面图。b.国际酒店区：平面图及剖面图。c.国际会议中心：平面图及剖面图。d.度假酒店区：重点公共区及别墅客房区平面图及剖面图。

4、建筑效果图及模型

- (1) 建筑效果图必须准确地反映建筑设计内容及环境，不得制作虚假效果，误导评审。
- (2) 建筑模型必须准确按要求比例制作，如实反映建筑设计内容及周边环境状况。

(3) flat, vertical and sectional view of single building

Single scheme design: need to be landing, key areas need to do plane design and profile schematic, if there is no clear renderings to show the facade modeling, need to supplement the elevation. (Plan of each main floor of the main building monomer, the depth of expression will be determined according to the characteristics of the project. The main elevation of the main building units shall be the elevation that reflects the design characteristics. The main section of the main building unit, the cutting position should best illustrate the spatial relationship of the building. Key areas include: a. VIP reception area: plan and section of villa 1, villa 2 and villa 3. B. International Hotel Area: Plan and section. C. International Convention Center: floor plan and section plan. D. Resort area: plan and section of key public area and villa guest room area.

4. Architectural renderings and models

- (1) Architectural renderings must accurately reflect the content and environment of architectural design, and shall not produce false effects to mislead the review.
- (2) The architectural model must be accurately made in proportion to the requirements, and faithfully reflect the architectural design content and the surrounding environmental conditions.

内 容 要 求 C o n t e n t r e q u i r e m e n t s

详细设计层面

Detailed Design Level

2.3.2温泉酒店景观详细设计

Landscape detailed design of hot spring resort

温泉酒店景观详细设计

Landscape detailed design of hot spring resort

温泉度假区景观详细设计以温泉度假酒店为中心，以酒店建筑周边环境及其周边开敞空间为设计内容，结合温泉酒店空间布局，以温泉休闲为主题，兼具生态科普、文化展示、交流互动等功能进行景观空间划分。因地制宜，结合场地自然要素条件，注重温泉度假区内景观与周边自然景观的连续性与协调性；与古为新，将岭南园林景观风格与现代景观设计手法相结合；情景交融，将中山历史名人的事迹与文化内涵通过景观雕塑的形式注入，打造历史名人雕塑园；互动交流，通过景观互动艺术装置设计与慢行系统构建，增加人际互动场所；本土特性，景观植物选择设计发挥岭南植物特色。综合施策，合理组织景观游赏线路，创造高质量高标准的景观度假环境。

The detailed landscape design of the hot spring resort shall be centered on the hot spring resort hotel, with the surrounding environment of the hotel building and the surrounding open space as the design content, combined with the spatial layout of the hot spring hotel, with hot spring leisure as the theme, and both ecological science popularization, cultural display, exchange and interaction and other functions to divide the landscape space. Adjust measures to local conditions, combine the natural elements of the site, pay attention to the continuity and coordination of the landscape in the hot spring resort and the surrounding natural landscape; combine the old and the new, combine the Lingnan garden landscape style with modern landscape design techniques; blend the scenes, and express the deeds and cultural connotation of historical celebrities of Zhongshan through the form of landscape sculpture to create a sculpture garden of historical celebrities; interactive communication, through the construction of landscape interactive art installations and slow-moving systems, increase interpersonal interaction places; local characteristics, landscape plant selection and design to play the Lingnan plant characteristics. Comprehensively implement policies and rationally organize landscape tour routes to create a high-quality and high-standard landscape holiday environment.

内 容 要 求 Content requirements

详细设计层面

Detailed Design Level

2.3.2温泉酒店景观详细设计
Landscape detailed design of hot spring resort

景观专项概念设计
Landscape Special Concept Design

1 绿化种植设计 Green planting design

遵循生态优先的原则，发挥乡土在地性，结合温泉度假区空间结构及各个景观层次布置的绿化系统，优先选择乡土物种，进行景观种植设计。

Follow the principle of ecological priority, give play to the local nature, combine with the spatial structure of the hot spring resort and the greening system arranged at various landscape levels, give priority to the selection of native species for landscape planting design.

2 景观小品设计 Special Design for Ecological Restoration

将文化与景观相融合，将中山历史名人的事迹与文化内涵通过景观雕塑的形式注入，打造历史名人雕塑园。并结合温泉度假区功能分区与分区主题，设计尺度适宜的互动艺术装置，拉近人际交流关系。通过主题划分，融合空间特性，构建景观小品设计方案。

Integrate culture and landscape, and inject the deeds and cultural connotations of historical celebrities in Zhongshan through landscape sculptures to create a historical celebrity sculpture garden. Combining the functional zoning and theme of the hot spring resort, design interactive art installations with appropriate scales to draw in interpersonal communication. Through thematic division and integration of spatial characteristics, a landscape sketch design plan is constructed.

3 景观标识系统设计 Sponge City Special Design

因地制宜地依托温泉度假岛的自然资源分布与景观慢性系统布置景观标识系统布局，发挥本土文化特色，设计带有岭南文化风格的标识样式，构建空间布局完善，富有文化内涵的景观标识系统方案。

Relying on the distribution of natural resources and the chronic landscape system of hot spring resort island, arrange the layout of the landscape identification system; giving play to cultural characteristics, design the visual style with with Lingnan cultural stylethe local cultural characteristics, and construct a landscape identification system plan with perfect spatial layout and rich cultural connotation.

成 果 要 求 D e l i v e r a b l e s

设计研究报告

Design Study Report

提出香山湾温泉度假岛的设计思路，详实阐述目标愿景、总体结构设计、功能布局及项目策划、绿色生态设计、开放空间设计、整体空间形态与风貌、综合交通组织、先进市政及防灾、建筑设计、景观设计、面向未来的创新技术应用等内容。

Put forward the design ideas for Xiangshan Bay Hot Springs Island, and specifically and in detail represent contents such as target & vision, overall structural design, functional layout & project planning, green and eco-friendly design, open space design, overall spatial form & style design, comprehensive traffic organization, advanced municipal administration & disaster prevention, architectural design, landscape design, and application of future-oriented innovative technologies, etc.

图件（包括但不限于）

Drawings (including but not limited to)

城市设计概念方案层面：Conceptual urban design level

- (1) 区位分析图/Location Analysis Chart
- (2) 现状分析图/Current situation analysis diagram
- (3) 空间结构示意图/Schematic Diagram of Spatial Structure
- (4) 功能空间布局及项目策划图/ Functional space layout and project planning drawing
- (5) 土地利用示意图/ Land Use Schematic Diagram
- (6) 总平面图 /General Plan
- (7) 公共服务设施布局图/Layout of Public Service Facilities
- (8) 综合交通规划图/Comprehensive Traffic Plan
- (9) 综合防灾规划图/ Comprehensive Disaster Prevention Plan
- (10) 开发建设时序图/ Development and Construction Sequence Diagram
- (11) 总体效果图（若干）/Overall effect drawing (several)
- (12) 重要节点效果图（若干）/ Renderings of important nodes (several)
- (13) 技术经济指标表/Technical and Economic Indicators

景观设计概念方案层面：

- (14) 水系分析及设计示意图/Water System Analysis and Design Diagram
- (15) 滨海及滨水岸线设计图/ Coastal and waterfront shoreline design drawing
- (16) 公共开放空间及绿地系统规划图/Planning Plan of Public Open Space and Green Space System
- (17) 海绵城市系统规划图/Sponge City System Plan
- (18) 场地竖向设计及竖向节点分析图/Site Vertical Design and Vertical Node Analysis Diagram

建筑设计详细方案层面：

- (22) 建筑设计总平面图/ Architectural Design General Plan
- (23) 各项规划技术指标/Technical Indicators of Planning
- (24) 建筑单体各层平面图/Floor plan of single building
- (25) 建筑剖面图/Building section
- (26) 室外工程平面布置图/Outdoor Engineering Layout
- (27) 公共空间及景观规划图/Public Space and Landscape Plan
- (28) 总体鸟瞰图/General aerial view
- (29) 单体建筑效果图/Single Building Renderings
- (30) 节点透视图/Node perspective
- (31) 设计方可根据实际需求提供其他相关图纸/The Designer may provide other relevant drawings according to actual requirements

景观设计详细方案层面：

- (19) 景观格局图/Landscape pattern map
- (20) 铺装设计图/Pavement Design Drawing
- (21) 植景设计图/Planting design drawing

成果要求 Deliverables

成果规格与数量

Specification and quantity of deliverables

- (1) 规划研究报告文本：A3规格（297mm×420mm），装订成本，正本一份，副本十五份，无篇幅限制要求；
 - (2) 展示版图：A0规格（840mm×1180mm）1套，竖版，图版装裱，不超过8张；
 - (3) 多媒体演示文件：MP4、AVI或WMV格式，时间控制在15分钟以内，含至少2分钟、不小于1920×1080的三维动画演示；
 - (4) 现场汇报演示文件：PPT或PDF格式，汇报时间控制在20分钟内（含翻译时间）；
 - (5) 实体模型：国际咨询前五家机构需在评审前提交1：2000的实体模型；
 - (6) 电子文件：以光盘形式提交，一式2份，含规划研究报告（PPT、doc文件或可编辑的PDF文件）、图件（A2，300DPI的JPG文件以及DWG格式的CAD图纸）、评审展示用图（A0，300DPI的JPG或PDF文件）、多媒体演示系统（MP4、AVI或WMV格式）、现场汇报演示文件（PPT或PDF文件）、三维模型（Sketchup、3Dmax或者Rhino3D文件等）。
- (1) Text of planning research report: A3 size (297mm × 420mm) bound into booklets, 1 original copy and 15 duplicate copies, and no requirements on the length of writing;
 - (2) Display boards: 1 set of display boards mounted with drawings in A0 size (840mm × 1180mm); vertical; no more than 8 pieces;
 - (3) Multimedia presentation file: MP4, AVI or WMV format, lasting less than 15 minutes and containing at least 2 minutes of 3D animation no less than 1920 × 1080;
 - (4) On-site presentation: PPT or PDF format, lasting less than 20 minutes (including interpretation);
 - (5) Model: the top five shortlisted institutions should submit a model with the scale of 1:2000 before the review;
 - (6) Electronic documents: submit on CD-ROM in 2 copies, including the planning study report (PPT, DOC or editable PDF), drawings (A2, 300DPI JPG and CAD drawings in DWG format), and drawings for review and exhibit on (A0, 300DPI JPG or PDF file), multimedia presentation system (MP4, AVI or WMV format), on-site presentation (PPT or PDF file), 3D model (Sketchup, 3DMax or Rhino3D file, etc).

注意事项

Matters needing attention

**成果文字必须采用中（简体字）/英两种文字，不得单一使用中文或英文及其他外文；
演示系统应能在WINDOWS7系统下自动播放，文字必须采用中（简体字）/英两种文字。**

The deliverables shall be written in both Chinese (simplified Chinese characters) and English, and shall not only be written in Chinese or English or other foreign languages.

The demo system should be able to play automatically under Windows 7 system, and the text must be in both Chinese (simplified Chinese) and English.

咨 询 条 件 Consulting conditions

现状条件

Current Conditions

■ 自然气候条件 Natural Climate Conditions

中山翠亨新区地处南亚热带地区，属南亚热带季风海洋性气候，日照充足，降雨丰沛，日照百分率为42%，多年平均气温21.8℃，全年最热为7月，日均温度28.4℃；最冷为1月，日均温度13.2℃。多年平均相对湿度83%。

Zhongshan Cuiheng New District, located in the tropical region of South Asia, features south subtropical monsoon marine climate. It has sufficient sunshine and abundant rainfall, with the sunshine percentage of 42% and mean annual temperature of 21.8°C. The annual average temperature is 21.8°C. The hottest month throughout the year is July with daily average temperature of 28.4°C, and the coldest January with daily average temperature of 13.2°C. And the average relative humidity for many years is 83%.

■ 水文地质条件 Hydrogeological Conditions

- (1) **现状水系**：场地有大茅岛水道与横门水道南支，东南接伶仃洋，西有洋沙海涌、鸡头角涌等河涌。
- (2) **降雨与内涝**：中山翠亨新区受热带季风气候影响，台风较多，同时区内降雨多，强度大，年际径流变化大，年内分配极不均匀。中山翠亨新区多年平均降雨量1667毫米，最大年降雨量2382毫米，最小年降雨量761毫米，最大日降雨量257.3毫米，年降雨分布不均，80%的雨量集中在4-9月。当洪水与高潮位同时出现时，受潮水顶托影响，上游来水及片区内降雨形成的径流，容易在河口地区遭受潮水顶托，呈现洪水、潮水压力同时出现的情形，常遭受风暴潮与内涝灾害。
- (3) **地形**：现状场地地形整体较为平坦，地面高程较低，主要由农田、红树林湿地及河涌组成，在基地中部与南部分别有大茅和三茅两座小山丘。

- (1) **Current water system**: The site has Damao Island Waterway and the south branch of Hengmen Waterway. It is connected to Lingding Ocean in the southeast, and in the west there are rivers such as Pansha Haiyong and Jitoujiaoyong.
- (2) **Rainfall and waterlogging**: Zhongshan Cuiheng New District is affected by the tropical monsoon climate and has more typhoons. At the same time, there is a lot of rainfall in the area, the annual runoff varies greatly, and the distribution during the year is extremely uneven. Zhongshan Cuiheng New District has a multi-year average rainfall of 1667 mm, the maximum annual rainfall of 2382 mm, the minimum annual rainfall of 761 mm, and the maximum daily rainfall of 257.3 mm. The annual rainfall is unevenly distributed. 80% of the rainfall is concentrated in April-September. When floods and high tide levels occur at the same time, affected by tidal backwater, the upstream water and runoff formed by rainfall in the area are prone to pushed backwards in the estuary area, resulting floods and tidal pressure at the same time, and often suffering from storm surge Waterlogging disaster.
- (3) **Terrain**: The overall terrain of the current site is relatively flat and the ground elevation is low. It is mainly composed of farmland, mangrove wetland and creek. There are two hills of Damao and Sanmao in the middle and south of the site.

咨询条件 Consulting conditions

现状条件

Current Condition

■ 自然景观要素 Natural Landscape Elements

- (1) **自然山体**：温泉度假岛中部为大茅山，山形优美，植被覆盖完整，占地约7.7公顷，最高46.5m。南部为三茅山，占地1.3公顷，最高20m。
- (2) **海岸线**：概念设计范围内海岸线长度2.5km，现状无堤防建设。
- (3) **红树林湿地**：温泉度假岛南端有17公顷的红树林湿地，生态效益良好，具有营造生态湿地景观的潜质基础。
- (4) **坑塘水田**：温泉度假岛概念设计范围内基本农田面积为39.24公顷，现状为坑塘水田，农田肌理明晰。

- (1) **Natural mountains**: The central part of the hot spring resort island is Damao Mountain, with beautiful mountain shape and complete vegetation coverage. It covers an area of about 7.7 hectares and the highest is 46.5m. The southern part is Sanmao Mountain, covering an area of 1.3 hectares, with a maximum height of 20m.
- (2) **Coastline**: The coastline length within the conceptual design range is 2.5km, and there is no embankment construction currently.
- (3) **Mangrove Wetland**: There are 17 hectares of mangrove wetland at the southern end of the hot spring resort island, which has good ecological benefits and has the potential basis for creating an ecological wetland landscape.
- (4) **Pit Pond Paddy Field**: The basic farmland area within the conceptual design of the hot spring resort island is 39.24 hectares. The current situation is pond pond paddy field with clear farmland texture.



咨 询 条 件 Consulting conditions

现状条件

Current Conditions

■ 地形条件 Current topographic conditions

翠亨新区（南朗片区）东侧滨海部分地形整体较为平坦，温泉泉眼位于南侧区域，如右图红圈所示位置，结合地形情况及规划道路，通过引管的方式将温泉水引入温泉度假岛。

The coastal part on the east side of Cuiheng New District (Nanlang Area) is flat on the whole, and the hot spring hole is located in the southern area, as shown in the red circle on the right figure. Combined with the topographic conditions and the planned road, the hot spring water is introduced into the hot spring resort island through the way of piping.



现状用地建设图

咨询条件 Consulting conditions

现状条件

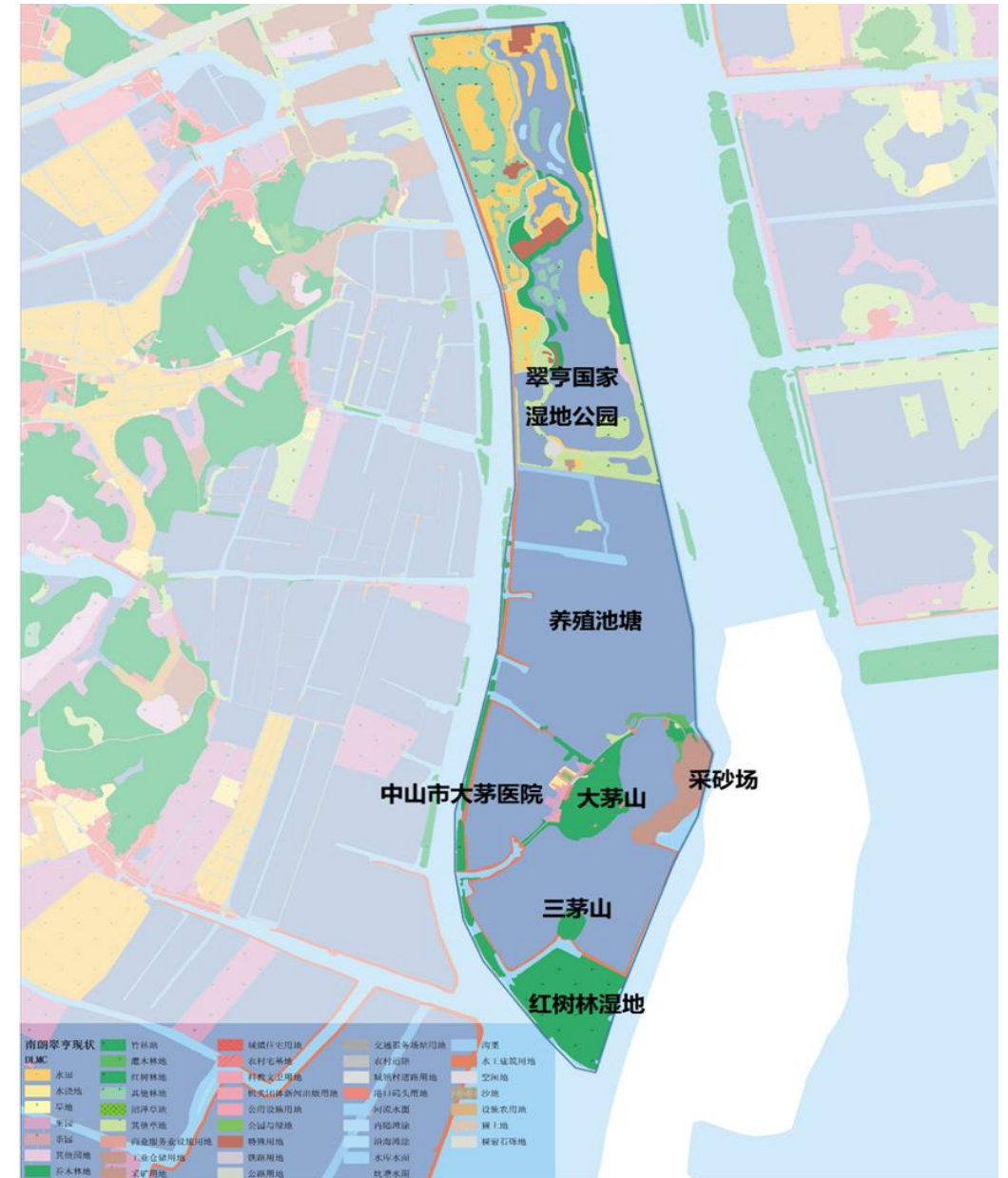
Current Conditions

■ 现状建设条件 Current construction conditions

香山湾温泉度假岛现状主要用地为农用地，面积为314.97公顷，占总面积的90.04%。建设用地面积为25.25公顷，占总面积的7.22%。未利用地面积为9.59公顷，占总面积的2.74%。

The current situation of Xiangshan Bay Hot Spring Resort Island is mainly agricultural land, with an area of 314.97 hectares, accounting for 90.04% of the total area. The construction land area is 25.25 hectares, accounting for 7.22% of the total area. The unused land area is 9.59 hectares, accounting for 2.74% of the total area.

序号	三大类	二级类	面积 (公顷)	合计 (公顷)	
1	农用地	灌木林地	1.06	314.97	
2		果园	0.76		
3		红树林地	23.47		
4		可调整果园	0.01		
5		其他园地	0.56		
6		乔木林地	21.95		
7		水田	25.52		
8		养殖坑塘	89.13		
9		坑塘水面	117.36		
10		其他草地	14.54		
11		其他林地	17.84		
12		沟渠	1.48		
13		水浇地	1.29		
14	建设用地	采矿用地	7.17	25.25	
15		城镇村道路用地	2.77		
16		港口码头用地	0.14		
17		公用设施用地	0.03		
18		公园与绿地	0.11		
19		农村道路	0.72		
20		农村宅基地	0.43		
21		科教文卫用地	0.56		
22		特殊用地	3.88		
23		物流仓储用地	0.18		
24	未利用地	水工建筑用地	9.26	9.59	
25		河流水面	8.49		
26		裸岩石砾地	0.08		
27		内陆滩涂	1.02		



现状用地建设图

咨询条件 Consulting conditions

现状条件

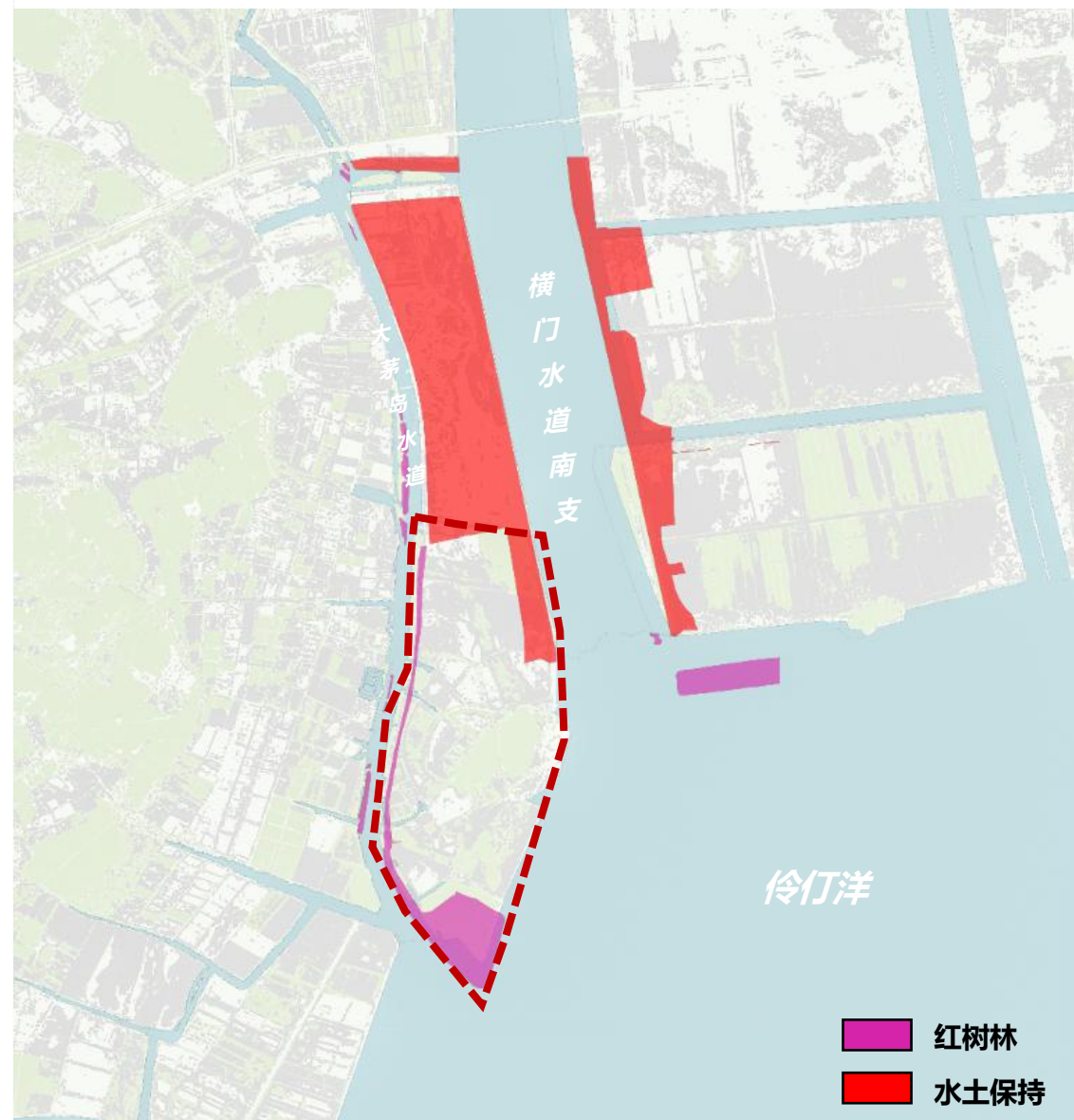
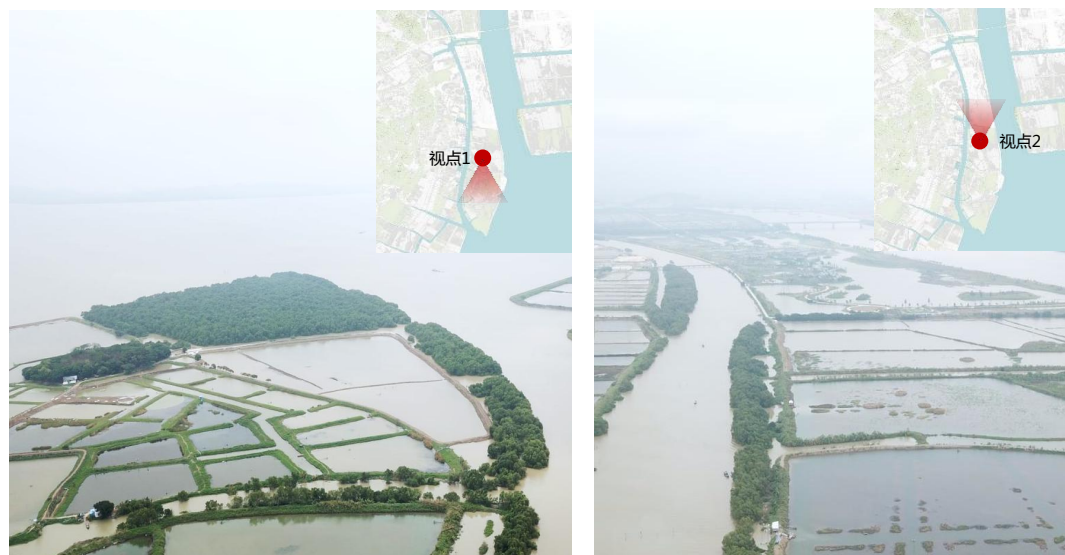
Current Condition

4.1.4 限制性要素 Restrictive elements

1) 生态保护红线

温泉度假岛范围内陆域生态保护红线面积为162.74公顷，其中水土保持区面积为134.2公顷，红树林湿地面积为28.54公顷。红线范围内应遵循法规要求，坚持生态保护目标。

The land ecological protection red line area within the hot spring resort island is 162.74 hectares, including 134.2 hectares of soil and water conservation area and 28.54 hectares of mangrove wet area. Within the red line, laws and regulations should be followed and ecological protection objectives should be adhered to.



生态保护红线

咨询条件 Consulting conditions

现状条件

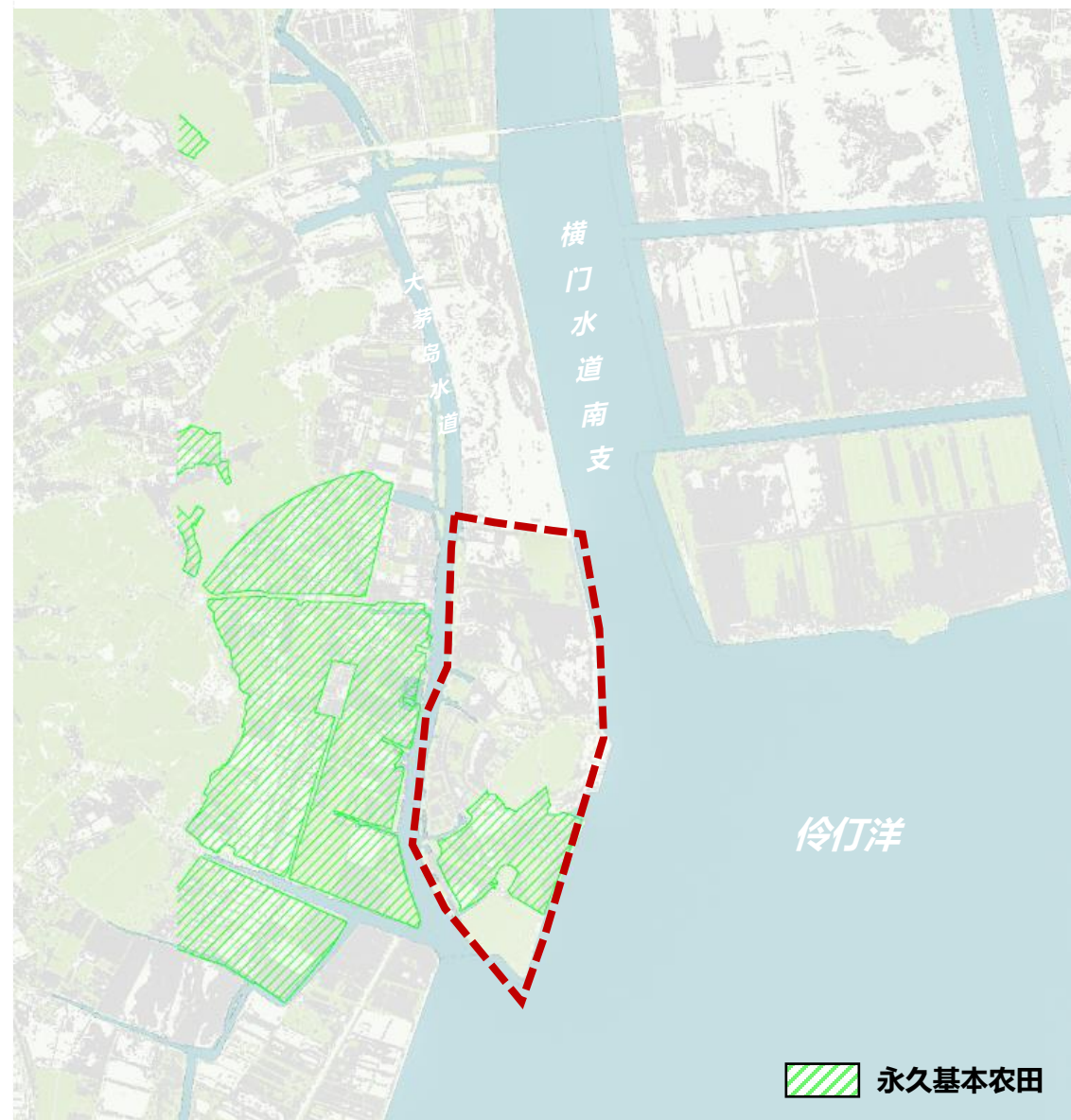
Current Conditions

4.1.4 限制性要素 Restrictive elements

2) 永久基本农田

大茅岛范围内基本农田面积为39.24公顷，永久基本农田范围内控制开发建设。

The area of basic farmland within the scope of Damao Island is 39.24 hectares, and the development and construction are controlled within the scope of permanent basic farmland.



永久基本农田

咨 询 条 件 Consulting conditions

现状条件

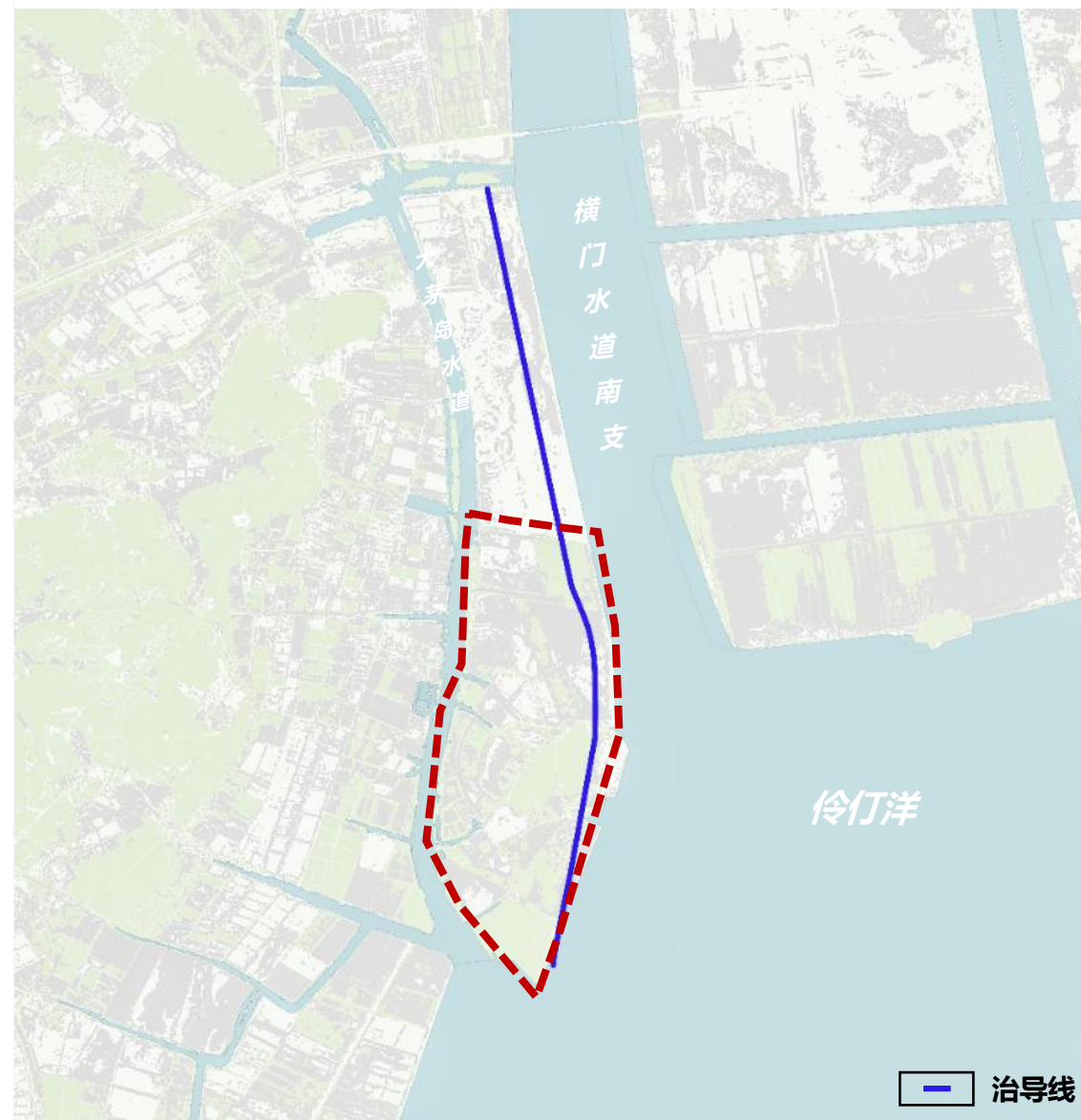
Current Condition

4.1.4 限制性要素 4.1.4 Restrictive elements

3) 治导线

设计范围内治导线长度2.9km，充分运用河床演变规律及利用河道现有工程与地形、地质等自然条件，因势利导，建立整治工程控导段及配合水流与河床相互制约的边岸线，形成有规则的河道。

Within the designed range, the length of the governing wire is 2.9km. By making full use of the riverbed evolution law and the existing engineering, topography, geology and other natural conditions of the river, the control section of the regulation project and the shoreline with the mutual restriction between the water flow and the river bed are established to form a regular river course.



治导线

咨询条件 Consulting conditions

现状条件

Current Condition

4.1.4 限制性要素 4.1.4 Restrictive elements

4) 海岸堤防

设计范围内海岸线长度3.3km，现状无堤防建设。设计需解决2点问题：1、解决水安全堤防问题，依据水务局关于河道管理的要求，右岸丰阜湖联围退线25m；2、保留朝向海岸线眺望的视线通廊。

The length of the coastline within the design scope is 3.3km, and there is no dike construction at present. The design needs to solve two problems: 1. To solve the problem of water safety embankment. According to the requirements of the Water Bureau on river management, the right bank of Fengfu Lake is connected with the reclamation line of 25 m. 2. Keep the line of sight corridor towards the coastline.



海岸堤防

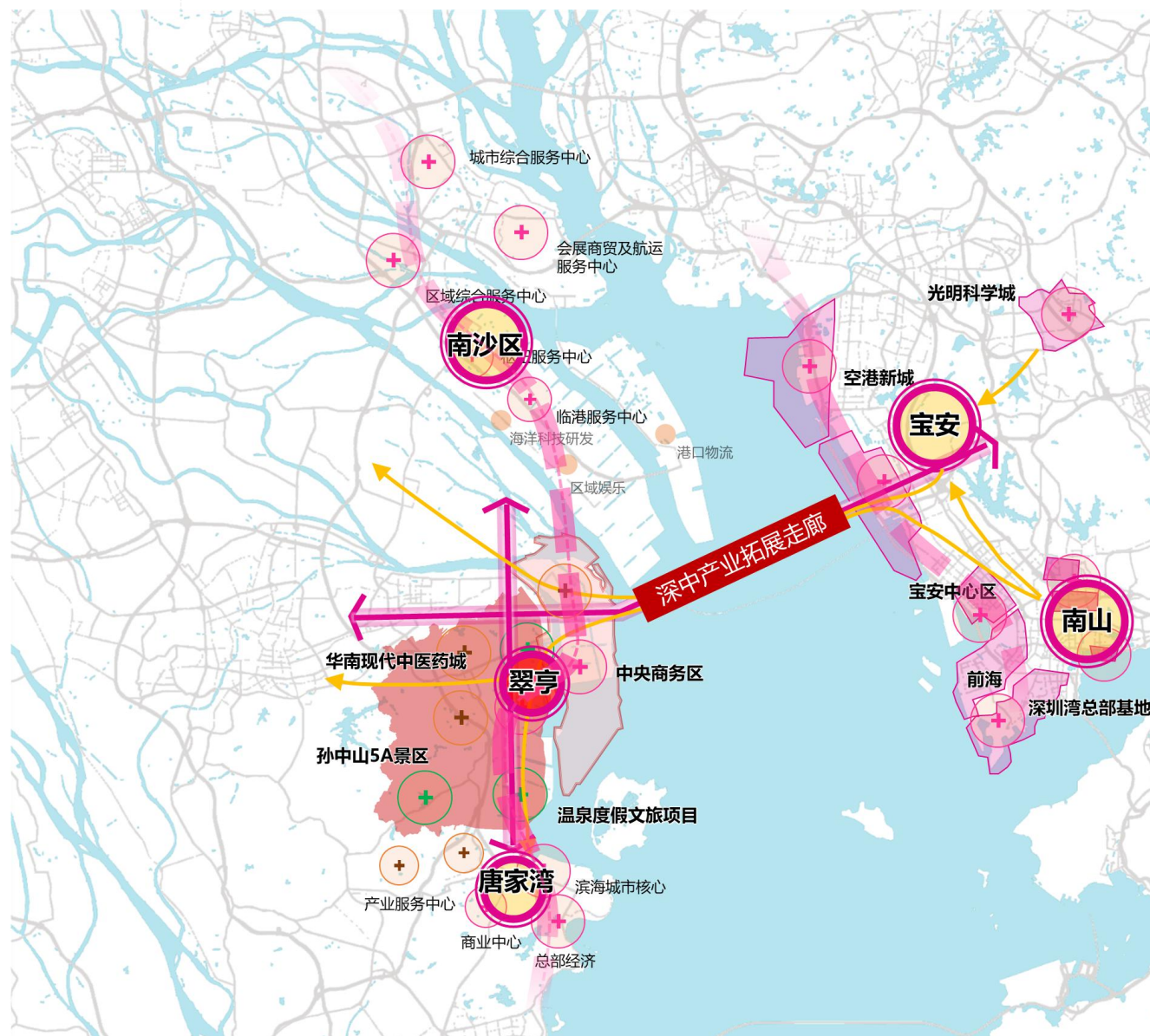
咨询条件 Consulting conditions

周边发展条件

Peripheral development conditions

基地位于翠亨新区马鞍岛片区与西片交界处，横门水道以西，翠亨新区马鞍岛片区为深中通道西岸门户。本次国际咨询设计方案应充分考虑基地与岐江新城、深圳大空港片区，乃至深圳前海新区、东莞滨海湾新区、广州南沙新区、珠海唐家湾片区等周边节点直接的关系。

The site is located at the junction of Ma'an Island Area and the west area of Cuiheng New District, west of Hengmen Waterway. Ma'an Island Area of Cuiheng New Area is the west bank gateway of Shenzhen-Zhongshan Bridge. The design of this international consultation should fully consider the direct relationship between the site and Qijiang New City, Shenzhen Greater Airport Area, as well as the surrounding nodes such as Shenzhen Qianhai New Area, Dongguan Binhaiwan Bay Area, Guangzhou Nansha New Area and Zhuhai Tangjiawan Area.



周边重点片区布局示意图

咨询条件 Consulting conditions

周边发展条件

Peripheral development conditions

研究范围东临马鞍岛，为未来翠亨新区先进制造与商业商务区，重点考虑与马鞍岛中央商务区的视线通廊控制；北靠翠亨国家湿地公园，在景观设计中应充分考虑与湿地公园的互动关系；西望鸡头山，作为翠亨新区西片产业集聚区的绿心，规划重点考虑与鸡头山的生态通廊；南临香山湾、伶仃洋，基地三面临水，规划应针对滨水景观、岸线进行重点设计，凸显生态环境优势。

The research scope is adjacent to Ma'an Island in the east, which is the future advanced manufacturing and commercial business district of Cuiheng New District. The sight corridor control with Ma'an Island Central Business District shall be mainly considered. To the north lies Cuiheng National Wetland Park, so the interaction with the wetland park should be fully considered in the landscape design. To the west, Jitou Mountain, as the green heart of the industrial agglomeration area in the west of Cuiheng New District, shall focus on the ecological corridor with Jitou Mountain. With Xiangshan Bay and Lingding Ocean to the south, the site faces water on three sides. The planning should focus on the waterfront landscape and shoreline to highlight the advantages of ecological environment.



咨 询 条 件 Consulting conditions

相关规划

Related planning

1) 中山市翠亨新区总体规划 (2012-2035)

广东省创新中心，珠江西岸新型城市化先行区，中山市引领转型升级城市副中心。

- 城市性质：国家实践文化交流方式的创新基地，两岸四地现代化产业合作示范区，广东省创新中心、产业中心和高新技术企业集聚中心，珠江西岸新型城市化先行区，中山市引领转型升级的城市副中心。
- 产业发展：着力培育以科技创新为重点的生产服务业；做强做优以生物医药、医疗器械为核心的健康产业；发展智能制造、精密制造产业和以风电为主导的新能源产业；发展海洋装备制造、海洋信息技术等海洋高技术产业；提升发展以休闲旅游为特色的生活服务业；发展以文化服务为龙头的新兴服务业。
- 综合交通：三横五纵快速路体系；轨道交通2号、4号线，广珠城际轨道。

Innovation Center of Guangdong Province, Pilot Zone of New Urbanization on West Bank of Pearl River, and Sub-Center of Urban Transformation and Upgrading of Zhongshan City. Nature of the city: National innovation base for the practice of cultural exchange, demonstration zone for modernized industrial cooperation among the four regions across the Taiwan Straits, innovation center, industrial center and cluster center of high-tech enterprises in Guangdong Province, pilot zone for new-type urbanization on the west bank of the Pearl River, and sub-center of Zhongshan leading the transformation and upgrading. Industrial development: Focus on cultivating the production and service industry with scientific and technological innovation as the focus; to strengthen and improve the health industry with biomedicine and medical devices as the core; develop intelligent and precision manufacturing industries and new energy industries led by wind power; develop marine high-tech industries such as marine equipment manufacturing and marine information technology; promote the development of leisure tourism as a feature of life service industry; develop emerging service industries with cultural services as the leading role. Integrated traffic: three horizontal and five longitudinal expressway system; Rail Transit Line 2, Line 4, Guangzhou-Zhuhai Intercity Rail.



中山市翠亨新区总体规划用地图

咨询条件 Consulting conditions

相关规划

Related planning

2) 中山翠亨新区起步区控制性详细规划

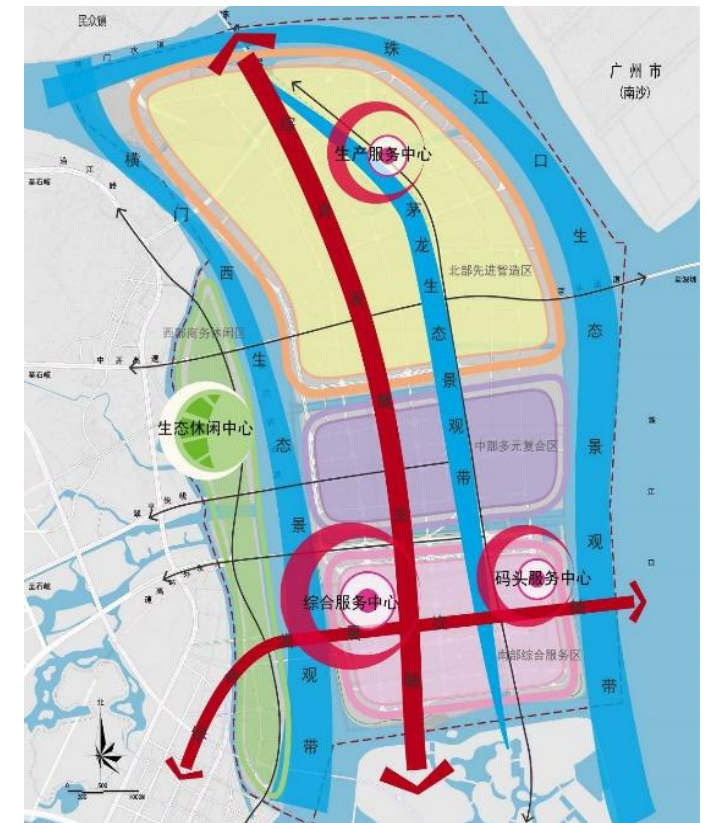
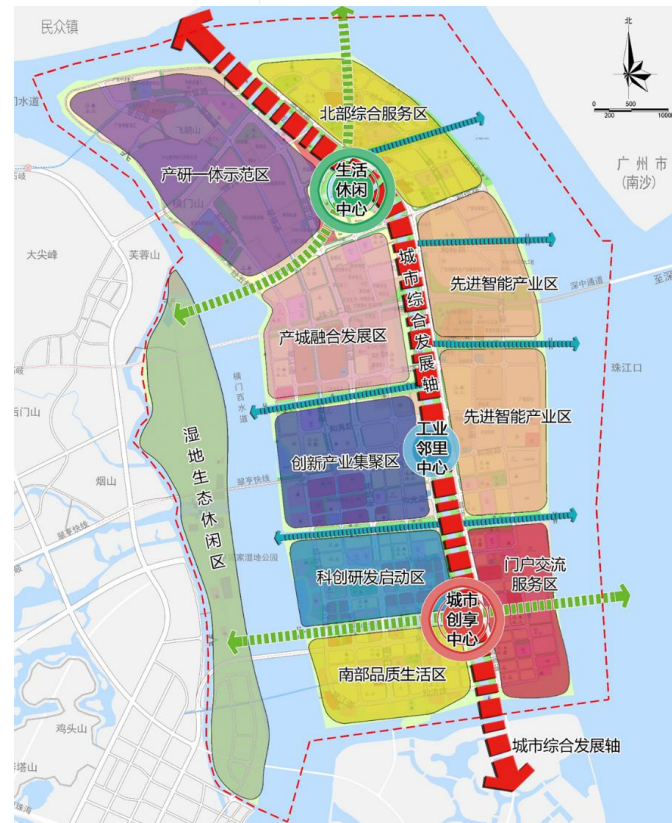
形成“一轴、三心、九区、多廊”的空间结构；构建“一环带动，双核驱动，蓝绿渗透”的总体空间结构：滨海生态水环、茅龙休闲景观轴、蓝绿活力廊道、景观核心、景观节点。

特色鲜明的滨海生态新城：构织水网+绿网生态格局形，维持原有水体和化空间脉络，梳理开放空间形态，提倡生态与城市相融合，形成山海城一体的滨海生态新城。

多元复合的都市智创产业长廊：以科技创新为方向、健康医药产业为引领，完善商务、贸易和居住配套等服务功能，打造成为翠亨新区的现代高端智慧产业新城。

引领城市发展的活力宜居城：依托滨海景观资源，打造配套设施完善、先进的宜居生活空间，培育居住和生活服务功能，吸引全球精英和华人华侨前来创业居住。

The spatial structure of "one axis, three centers, nine districts and multiple corridors" is formed. The overall spatial structure of "driven by one ring, driven by two cores and permeated by blue and green" shall be constructed: coastal ecological water ring, maulong leisure landscape axis, blue and green dynamic corridor, landscape core and landscape node. Coastal ecological new town with distinctive characteristics: the ecological pattern of water network and green network is constructed to maintain the original water body and space veins, sort out the form of open space, and advocate the integration of ecology and city to form a coastal ecological new town integrating mountains and sea cities. A multi-complex urban intellectual innovation industry corridor: guided by scientific and technological innovation and led by the health and medicine industry, it improves the service functions of business, trade and residential facilities to become a modern high-end intelligent industry new city in Cuiheng New District. A vibrant and livable city leading the development of the city: relying on coastal landscape resources, it creates a livable living space with complete supporting facilities and advanced facilities, cultivates residential and life service functions, and attracts global elites and Chinese and overseas Chinese to come and live in business.



起步区组团功能结构图、远景空间结构规划图

咨询条件 Consulting conditions

相关规划

Related planning

3) 翠亨新区起步区重点片区城市设计

时尚现代、生态包容，具有独特文化魅力的滨海智慧新城，珠三角高端智造中心。

功能分区：划分为9个板块，以高新产业示范、海洋装备制造、码头物流、亲水生态居住为主。

天际线与高度设计：接近山高度控制重点起步区北部，控制在60m一下，保障观山视线不受遮挡；滨江高度控制突出三个制高点，高度可达150m所有，不影响观水视线。

It is a fashionable, modern, ecological and inclusive coastal smart new city with unique cultural charm, and the center of high-end intelligent manufacturing in the Pearl River Delta. Functional division: It is divided into 9 sections, mainly featuring high-tech industry demonstration, Marine equipment manufacturing, dock logistics, and hydrophilic ecological residence. Skyline and height design: control the north of the key starting area according to the height near the mountain, which is less than 60m, so as to ensure the sight of the mountain is not blocked; Binjiang height control highlights three commanding heights, the height can be up to 150m all, does not affect the sight of the water.



翠亨新区起步区城市设计鸟瞰图

咨询条件 Consulting conditions

相关规划

Related planning

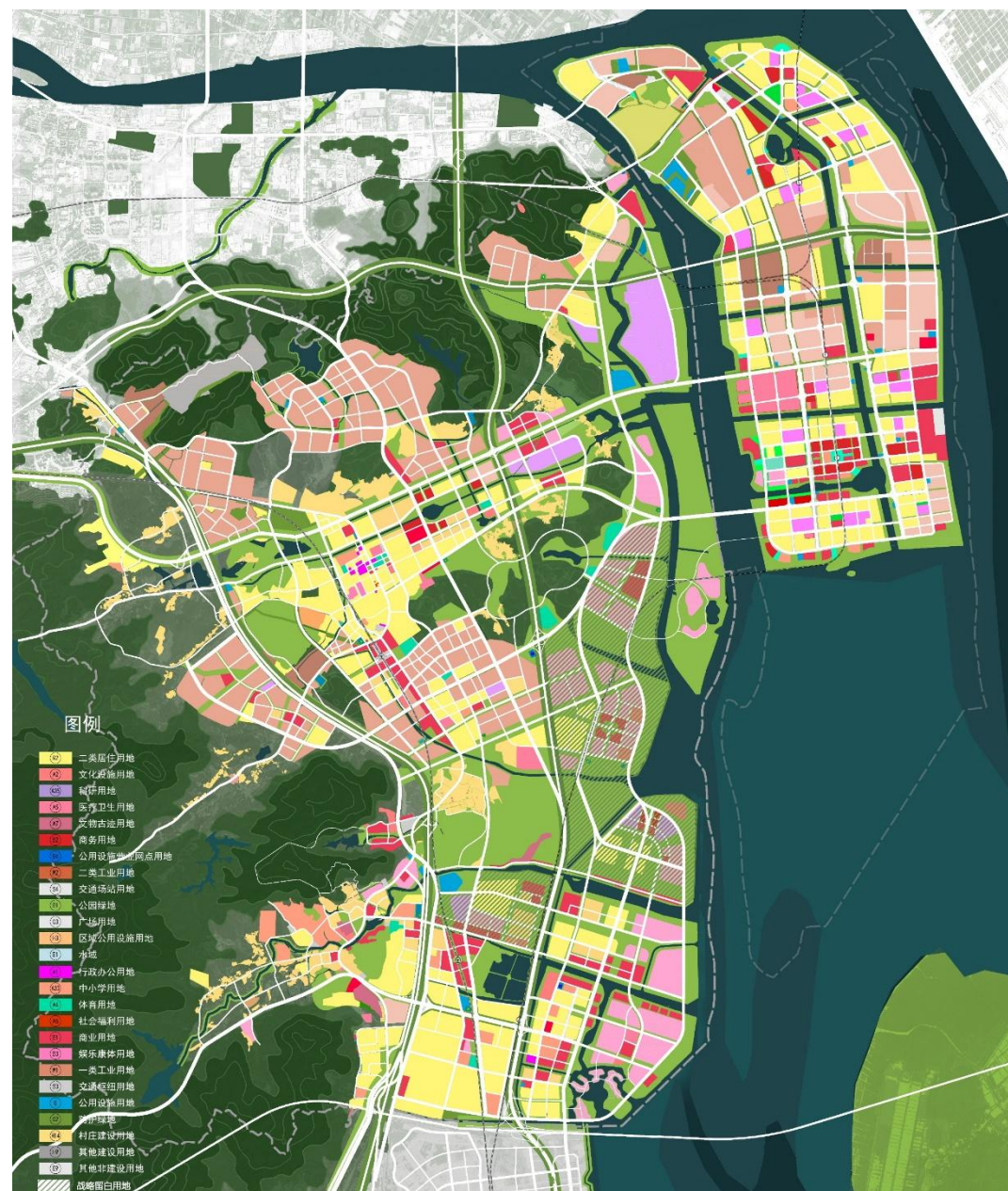
4) 中山翠亨新区(南朗片区)总体城市设计及重点片区详细城市设计(在编)

中山翠亨新区(南朗片区)总体城市设计面积为152.48平方公里,范围西靠五桂山,东临珠江口,北接火炬开发区,南连珠海市,与香港隔海相望。

中山翠亨新区(南朗片区)发展定位:国际化现代化创新型滨海新城、粤港澳大湾区科创高地与文旅目的地、深中一体化发展引领区。

The overall urban design area of Zhongshan Cuiheng New District (Nanlang Area) is 152.48 square kilometers, bordering Wugui Mountain in the west, Pearl River Estuary in the east, Torch Development Zone in the north, Zhuhai City in the south, and Hong Kong across the sea.

The development orientation of Zhongshan Cuiheng New Area (Nanlang Area) : an international, modern and innovative coastal new town, a scientific innovation highland and cultural tourism destination of the Guangdong-Hong Kong-Macao Greater Bay Area, and a leading area for the integrated development of Shenzhen-China.



中山翠亨新区(南朗片区)土地利用规划图、空间结构规划图

咨询条件 Consulting conditions

相关规划

Related planning

4) 中山翠亨新区 (南朗片区) 总体城市设计及重点片区详细城市设计 (在编)

规划整体形成“一心两带、三轴六廊”的空间结构。

“一心”——是指依托马鞍岛中央商务区打造翠亨新区功能核心

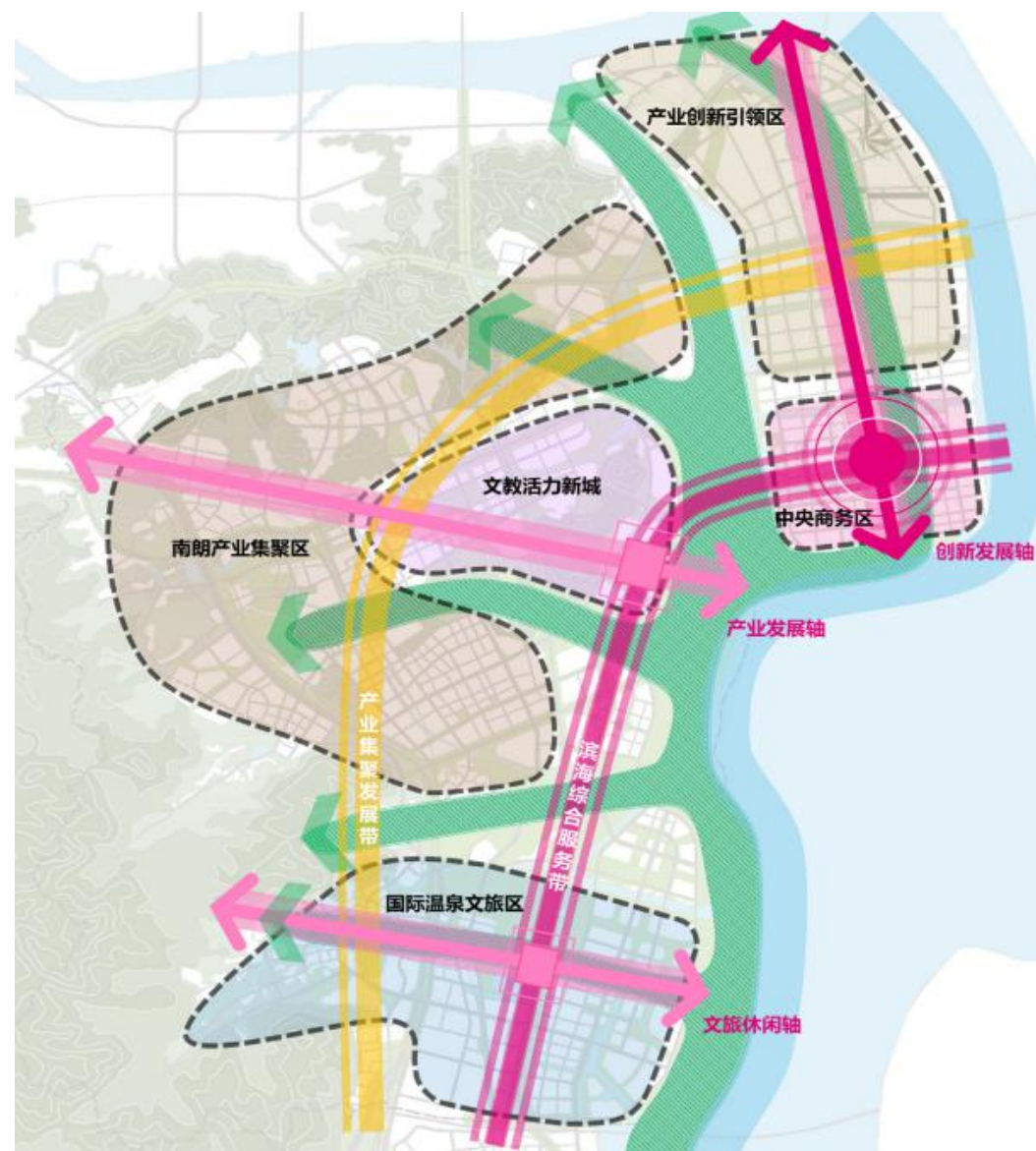
“两带”——是指依托围绕一元路、东部外环高速，打造滨海综合服务带；依托翠亨快线、南朗快线，形成联动产业园区的外围产业发展带

“三轴”——是指依托香山大道串联马鞍岛的中央商务区及产业创新引领区形成创新发展轴；依托产业发展平台向滨海延伸形成产业发展轴；依托下沙河沿岸商业走廊，串联5A景区和温泉片区形成文旅休闲轴。

“六廊”——依托五桂山沿着茅龙水道、横门西水道、下沙河、泮沙河等重要水系，连山通海形成六条生态廊道。

五大功能组团——主要包括产业创新引领区、中央商务区、南朗产业集聚区、文教活力新城、国际温泉文旅区五大功能组团。

The overall planning forms a space structure of "one heart, two belts, three axes and six corridors". "One heart" means to build the functional core of Cuihang New District by relying on Ma'an Island CBD. "Two Belts" refers to building a coastal comprehensive service belt around Yiyuan Road and the eastern Outer Ring Expressway. Relying on Cuihang Express Line and Nanlang Express Line, it will form a peripheral industrial development belt linked with industrial parks. "Three axes" refers to the central business district and the industrial innovation leading area connecting Maan Island by Xiangshan Avenue to form the innovation development axis; Relying on the industrial development platform to extend to the coast to form an industrial development axis; Relying on the commercial corridor along the Xiasha River, it connects the 5A scenic spot and the hot spring area to form the cultural tourism leisure axis. "Six Corridors" -- Relying on Wugui Mountain, six ecological corridors are formed along Maolong Waterway, Hengmenxi Waterway, Xiasha River, Pansha River and other important water systems. Five functional clusters -- mainly including industrial innovation leading area, central business district, nanlang industrial cluster area, culture and education vitality new city, international hot spring cultural tourism area five functional clusters.



中山翠亨新区 (南朗片区) 空间结构规划图

咨询条件 Consulting conditions

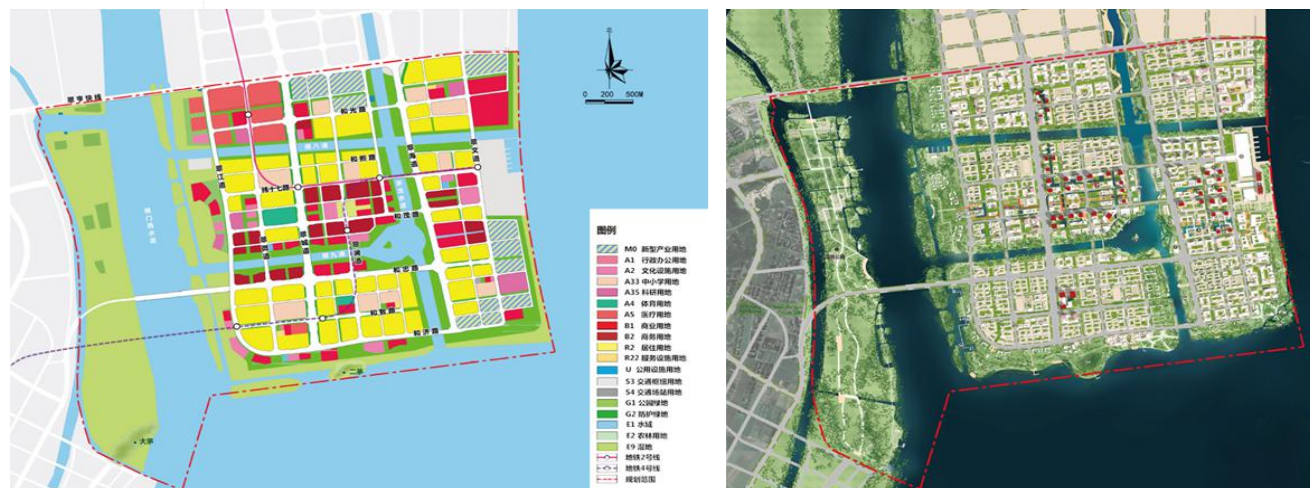
相关规划

Related planning

5) 中山市翠亨科学城城市设计

高品质城市新中心，高端服务集聚和开发交流平台。
 承接深、穗、港、澳技术和外溢，关联中山本地产业基础和创新资源，承东启西，构建梯度分工的差异化产业发展界面，打造完整的创新产业生态链条。
 集聚成果转化和产业创新平台，承接中山大学等科研院所的创新研发成果，融合马鞍北岛的创新转化、成果产业化功能，形成引领创新发展的前沿科创界面，破解当前分散扁平、重点平台高端职能欠缺的发展困境。

New center of high quality city, high-end service gathering and development exchange platform. To undertake the spillover of technologies and services from Shenzhen, Guangzhou, Hong Kong and Macao, to connect the local industrial base and innovation resources of Zhongshan, to connect the east and the west, to build a differentiated industrial development interface with gradient division of labor, and to create a complete innovative industrial ecological chain. Gather achievement transformation and industrial innovation platform, undertake the innovative research and development achievements of scientific research institutes such as Sun Yat-sen University of Science and Technology, integrate the innovation transformation and achievement industrialization functions of Maan North Island, form the frontier scientific innovation interface leading the innovation and development, and solve the development dilemma of the current scattered flat, key platform lacks high-end functions.



翠亨科学城规划用地、平面、鸟瞰图

咨询条件 Consulting conditions

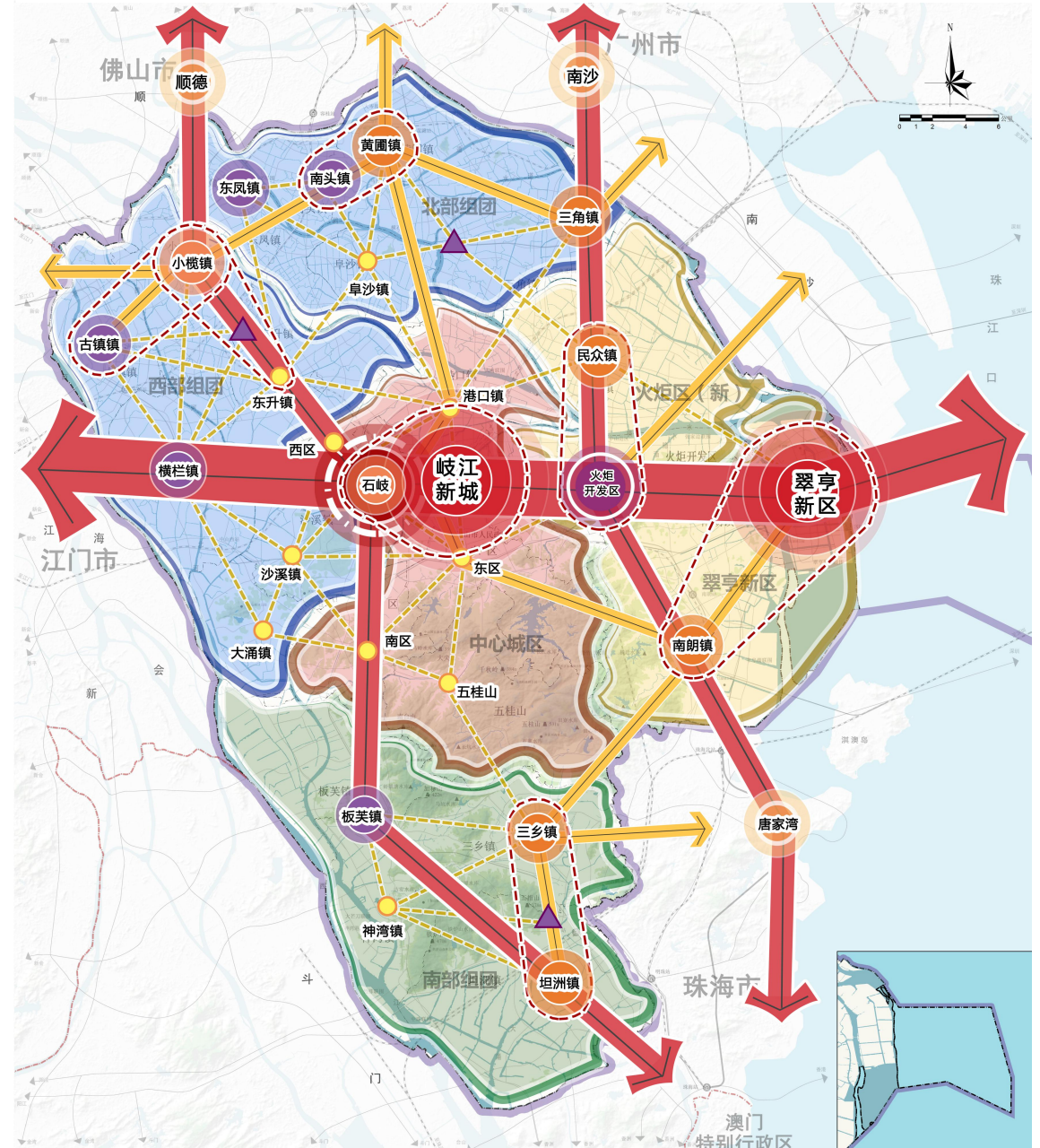
相关规划

Related planning

6) 中山市国土空间总体规划 (在编)

在《中山市国土空间总体规划(2020-2035年)》中,基地位于翠亨新区,在珠江东西两岸融合发展轴上,是全市对接深圳“西协”战略,高水平打造深圳-中山产业拓展走廊和深圳-中山创新轴的“主动脉”。基地所在的翠亨新区,作为中山市“3+4”重大平台,是中山参与大湾区建设主阵地,旨在建设国际化现代化创新型滨海新城,打造粤港澳大湾区科创高地与文旅目的地,塑造深中一体化发展引领区。

In the Master Plan of Zhongshan City's Territory Space (2020-2035), the site is located in Cuiheng New District, on the integration development axis of the east and west banks of the Pearl River. It is the "aorta" for the city to connect Shenzhen's "western association" strategy, and to build a high-level Shenzhen-Zhongshan industrial expansion corridor and Shenzhen-Zhongshan innovation axis. Cuiheng New Area, where the base is located, as a major "3+4" platform of Zhongshan City, is the main base for Zhongshan to participate in the construction of the Greater Bay Area. It aims to build an international, modern and innovative coastal new city, build a scientific innovation high ground and cultural tourism destination of the Guangdong-Hong Kong-Macao Greater Bay Area, and build a leading area for the integrated development of Shenzhen and Zhongshan.



中山市国土空间总体规划(2020-2035年)国土空间总体格局规划图

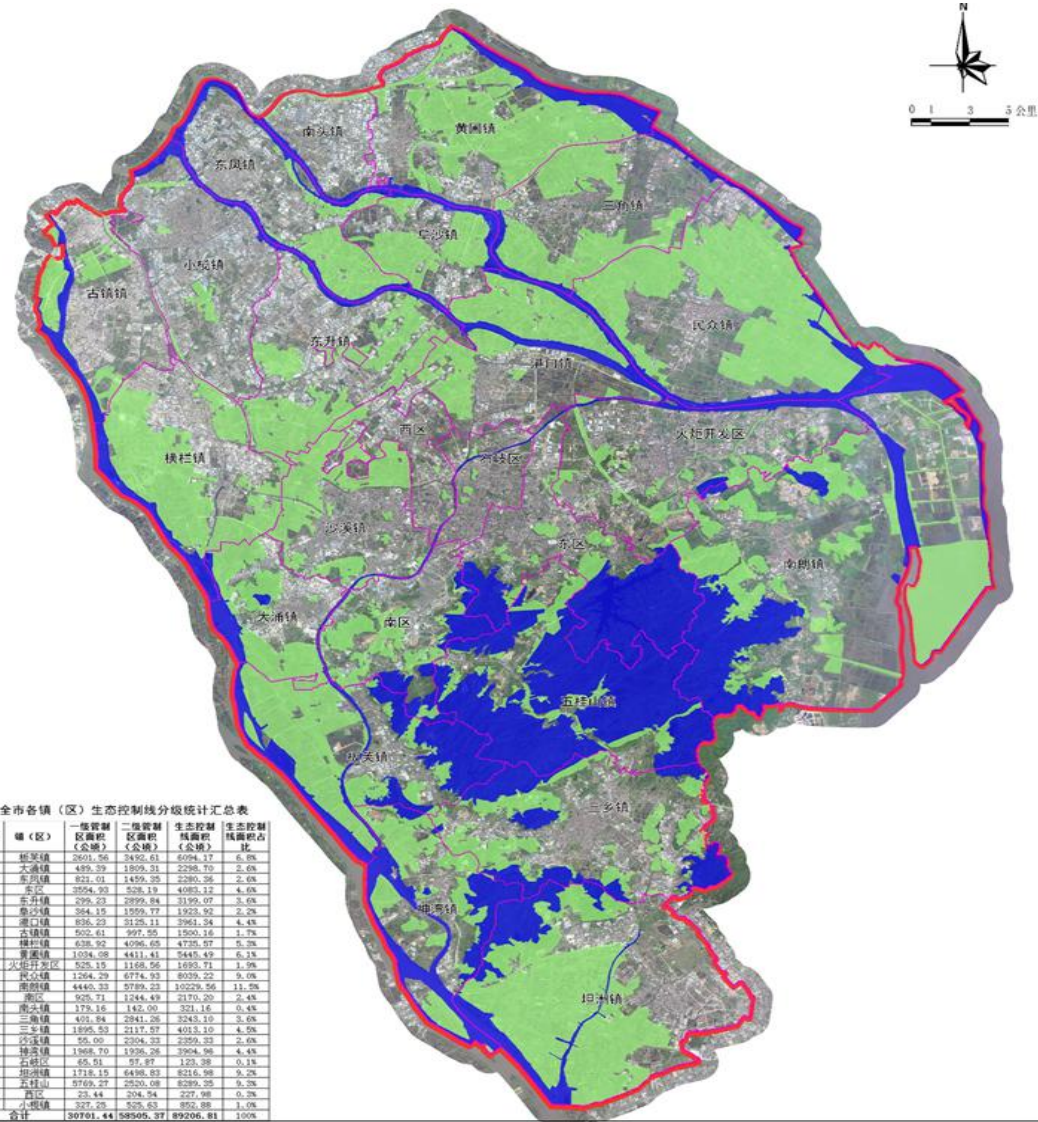
咨询条件 Consulting conditions

相关规划 Related planning

7) 中山市城市生态控制线划定规划

中山市城市生态控制线划定规划将中山市域内生态管制区划分为一级管制区和二级管制区。基地北部翠亨国家湿地公园位于二级管制区内，南部红树林湿地位于一级管制区内。根据《中山市城市生态控制线管理暂行规定（20160912）》，一级管制区内禁止从事与生态保护无关的开发活动，以及其他可能破坏生态环境的活动。除生态保护与修复工程，文化自然遗产保护、森林防火、应急救援、防洪排涝、水源保护、军事与安全保密设施，必要的旅游交通、通讯等基础设施外，不得进行其他项目建设，并逐步清理区域内的现有污染源。二级管制区内，以生态保护为主，严格控制有损生态系统服务的开发建设活动。除生态保护与修复工程，文化自然遗产保护、森林防火、应急救援、防洪排涝、水源保护、军事与安全保密设施，以及必要的旅游交通和通讯基础设施、农村生活及配套服务设施、垦殖生产基础设施外，不得进行其他项目建设。公共基础设施、生态型旅游休闲设施建设确需占用二级管制区，应经市人民政府同意后，按照有关规定办理投资建设审批手续。

The zoning plan of urban ecological control line in Zhongshan city divides the ecological control zoning into the first level and the second level. Cuiheng National Wetland Park to the north of the site is within the Level II Control Area, while the mangrove wetlands to the south are within the Level I Control Area. According to the Interim Provisions of Zhongshan City on the Management of Urban Ecological Control Line (20160912), development activities unrelated to ecological protection and other activities that may damage the ecological environment are prohibited in the first-level control area. With the exception of ecological protection and restoration projects, protection of cultural and natural heritage, forest fire prevention, emergency rescue, flood control and drainage, water source protection, military and security facilities and necessary tourism, transportation, communications and other infrastructure facilities, no other projects shall be carried out, and the existing pollution sources within the areas shall be cleared up step by step. In the secondary control areas, ecological protection will be the main focus, and development and construction activities damaging ecosystem services will be strictly controlled. Except for ecological protection and restoration projects, protection of cultural and natural heritage, forest fire prevention, emergency rescue, flood control and drainage, water source protection, military and security facilities, as well as necessary tourism, transportation and communication infrastructure, rural living and supporting service facilities, and reclamation and production infrastructure, construction of other projects shall not be carried out. Where the construction of public infrastructure and ecological tourism and leisure facilities really needs to occupy the second-level controlled areas, the approval procedures for investment and construction shall be handled in accordance with relevant provisions after obtaining the consent of the Municipal People's Government.



全市各镇（区）生态控制线分级统计汇总表

序号	镇（区）	一级管制区面积（公顷）	二级管制区面积（公顷）	生态控制线面积（公顷）	生态控制线面积占比
1	黄圃镇	2601.56	3492.61	6094.17	6.8%
2	大涌镇	4499.29	1809.31	6308.60	7.2%
3	东升镇	921.01	1459.29	2380.30	2.7%
4	东凤镇	3554.93	526.19	4081.12	4.6%
5	阜沙镇	299.23	2899.84	3199.07	3.6%
6	沙溪镇	364.15	1359.17	1723.32	1.9%
7	港口镇	836.23	2126.11	2962.34	3.4%
8	古镇镇	502.61	997.59	1500.20	1.7%
9	横栏镇	638.92	4096.69	4735.61	5.4%
10	黄圃镇	1034.08	4411.41	5445.49	6.2%
11	火炬开发区	526.15	1168.56	1694.71	1.9%
12	石岐镇	1264.29	6773.93	8038.22	9.2%
13	南朗镇	4440.33	9789.23	14229.56	16.3%
14	港口镇	926.71	1244.49	2171.20	2.5%
15	南头镇	179.16	142.00	321.16	0.4%
16	三角镇	401.84	2841.26	3243.10	3.7%
17	三乡镇	1895.53	2117.97	4013.50	4.6%
18	小榄镇	55.00	2004.23	2059.23	2.4%
19	神湾镇	1008.70	1026.26	2034.96	2.3%
20	石岐镇	45.51	97.87	143.38	0.2%
21	坦洲镇	1718.15	6486.83	8204.98	9.5%
22	五桂山	8768.23	2820.09	11588.32	13.3%
23	首任	23.44	204.54	227.98	0.3%
24	小榄镇	327.29	325.63	652.92	0.8%
合计		39791.44	98966.37	138757.81	15.8%

图例 一级管制区 中山市范围线 二级管制区 镇（区）界线

中山市生态控制线规划图

咨询条件 Consulting conditions

相关规划

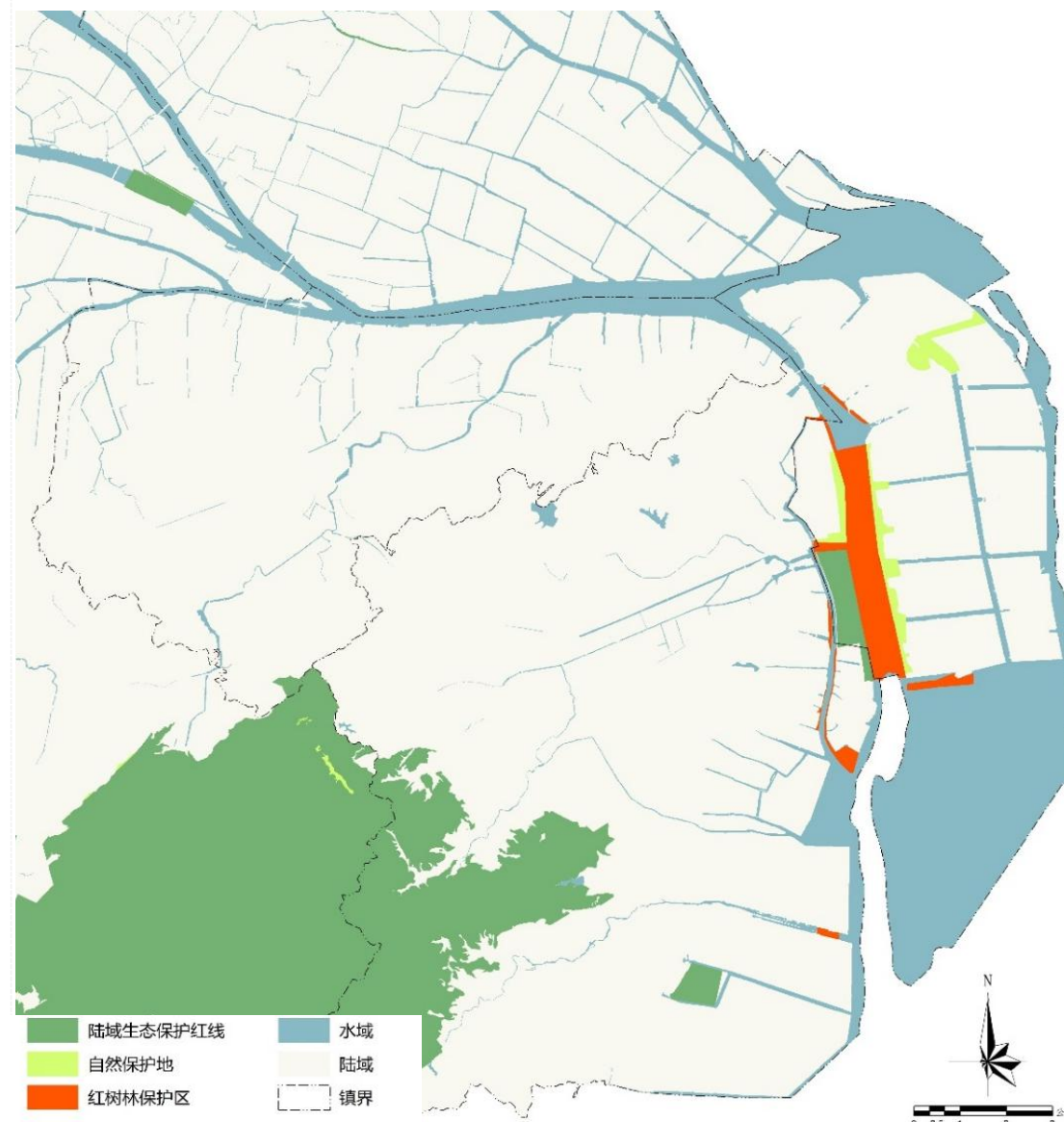
Related planning

8) 中山市区域空间生态环境评价 (“三线一单”)

中山市“三线一单”从生态保护红线与生态空间分区管控、水环境质量底线与分区管控、海岸海域环境质量底线与分区管控、大气环境质量底线与分区管控、土壤环境质量底线与分区管控、资源利用上线与分区管控、江河湖库(海)岸线分类管控等多个方面对中山市区域生态环境进行严格管控,转变传统的经济发展方式及土地利用方式,严格控制区域生态空间的建设开发活动。

基地北部翠亨国家湿地公园位于陆域生态保护红线内,东西两侧及南部片区位于红树林保护区内。

Zhongshan city "three line a single" red line from the ecological protection and ecological space partition control, water environment quality of the bottom line and zoning control, coastal sea area environment quality of the baseline and zoning control, the bottom line and the partition of atmospheric environment quality control, soil environmental quality in the bottom line and zoning control, resource utilization on-line and zoning control, river lake library (sea) shoreline classification control, and other aspects of zhongshan city area The state environment should be strictly controlled, the traditional mode of economic development and land use should be changed, and the construction and development of regional ecological space should be strictly controlled. The north of the site is located within the land ecological protection red line, while the east and west sides and the south areas are located within the mangrove protection zone.



中山市生态保护红线划定情况图

咨询条件 Consulting conditions

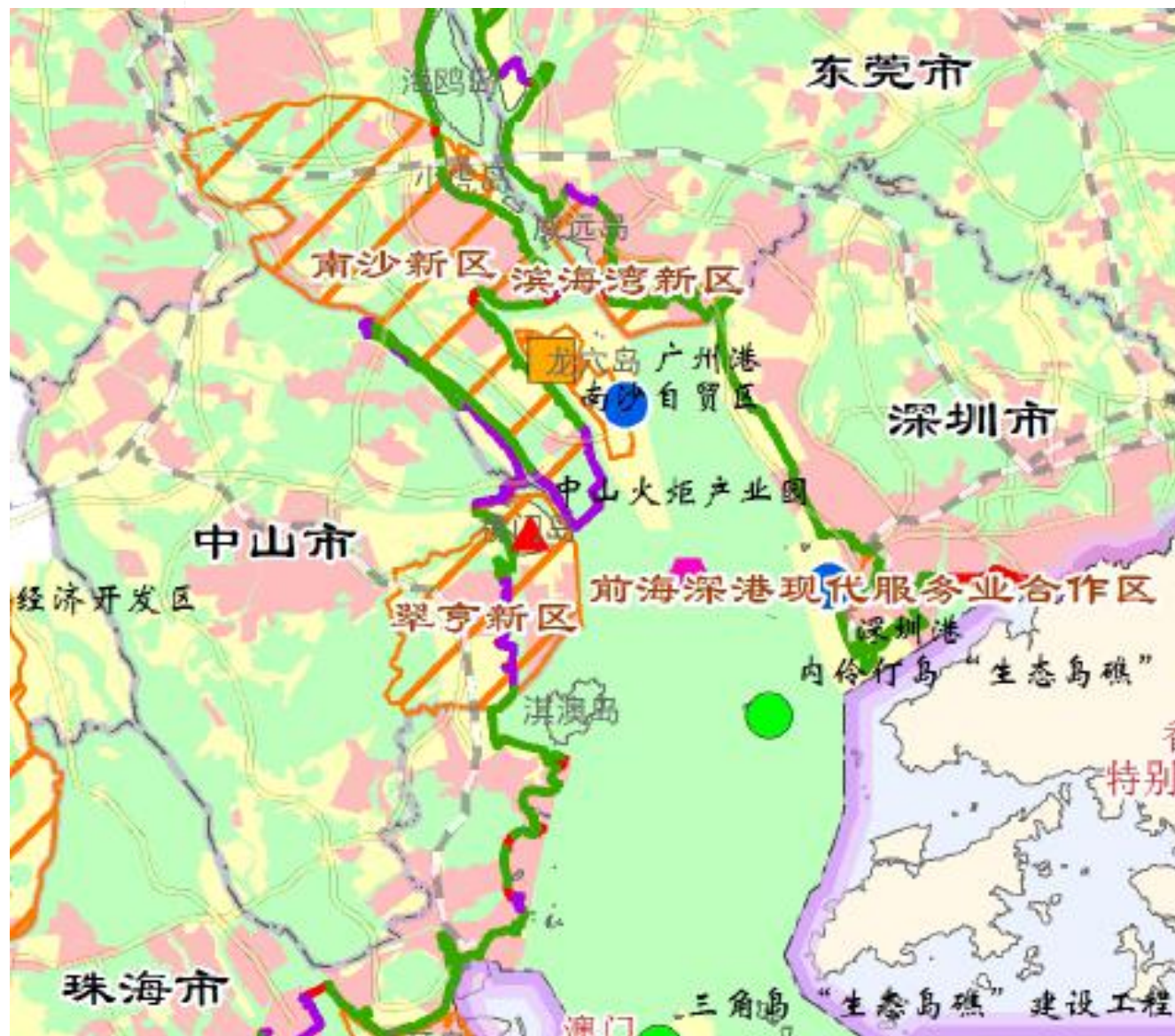
相关规划

Related planning

9) 广东省海岸带综合保护与利用总体规划

根据《广东省海岸带综合保护与利用总体规划》相关要求，对海岸带资源开发和生态环境保护统筹谋划，实现海域与陆域功能对接。加强有居民海岛生态保护。有居民海岛及其周边海域要划定禁止开发、限制开发区域，保护海岛沙滩、植被、淡水、珍稀动植物及其栖息地、人文和历史遗迹、特殊用途区域等。控制海岛开发建设合理规模，禁止海岛沙滩建造建筑物和设施，严格限制填海连岛和改变海海岸线，防止海岛植被退化和生物多样性降低。基地所在片区属于限制开发岸线管理范围，需统筹考虑明确生态管控条件。

According to the relevant requirements of the General Plan for Comprehensive Protection and Utilization of the Coastal Zone of Guangdong Province, the coastal resource development and ecological environment protection should be made an overall plan to achieve the docking of maritime and land functions. We will strengthen ecological protection on inhabited islands. The development of inhabited islands and their adjacent sea areas shall be delimited as prohibited or restricted, and the sandy beaches, vegetation, fresh water, rare animals and plants and their habitats, cultural and historical sites, and areas for special purposes shall be protected. It is necessary to control the reasonable scale of development and construction on islands, prohibit the construction of buildings and facilities on islands and beaches, strictly restrict the reclamation of islands and the alteration of shorelines on islands, and prevent the degradation of vegetation and the reduction of biodiversity on islands. The area where the base is located belongs to the limited development shoreline management scope, so ecological control conditions need to be considered in an overall way.



粤港澳大湾区三生空间规划图

咨 询 条 件 Consulting conditions

相关规划

Related planning

10) 广东省航道发展规划 (2016-2030)

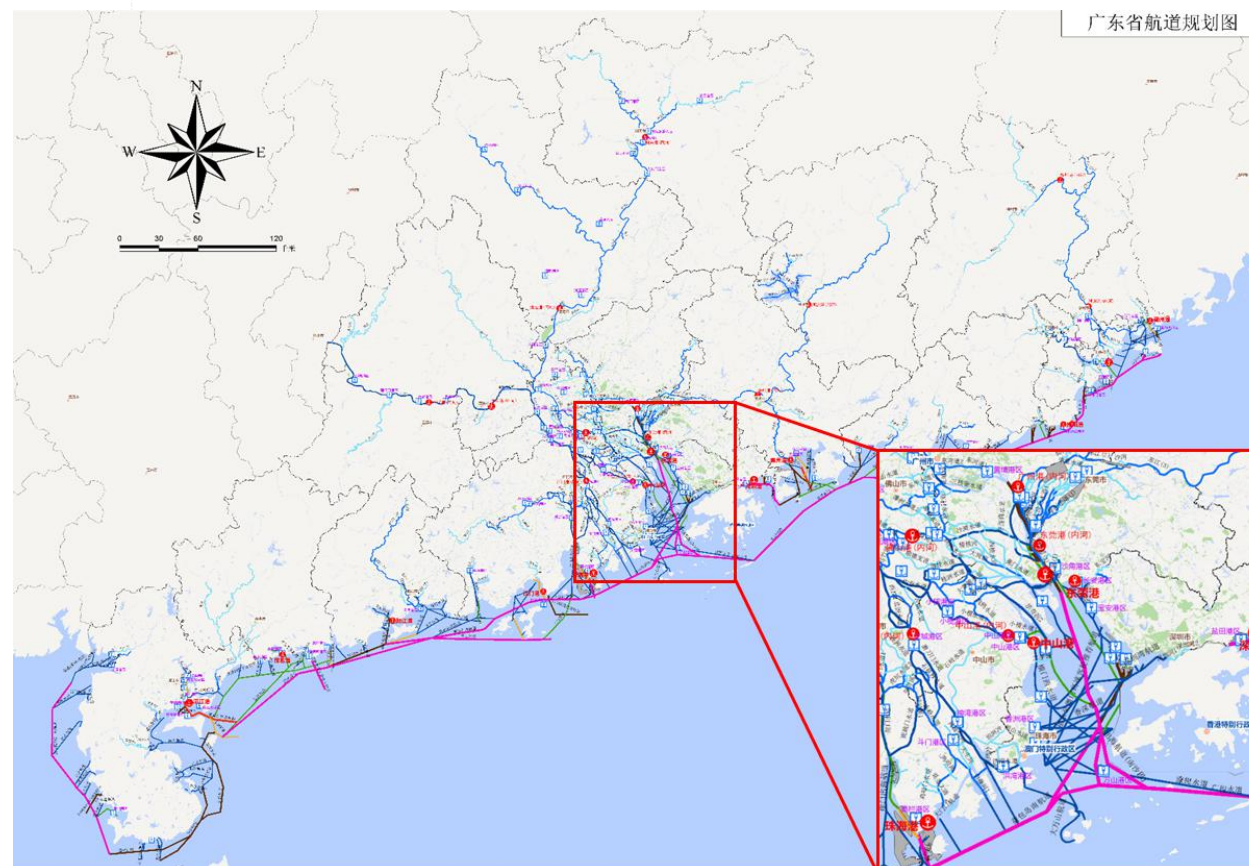
该规划以航道资源保护、服务区域经济为宗旨，以经济合理性、技术可行性、环境协调性为开发原则，统筹兼顾、协调发展。以“先干流，保支流、拓河口、接海运”为开发原则，实现全省开放式的内河水运网，提升内河水运在综合交通体系的地位和作用，实现全面、协调和可持续发展。

以“八干、两横、一网、三连、多线多支”为空间布局。全省航道内外联通、干支衔接、统筹协调、高效集约、联动发展的广东省全省一张网布局。

重要航道与骨干航道组成广东省高等级航道网，在广东省经济发展发挥重要作用。是保障内河运输安全、通畅、高效的重要基础设施，对市域经济发展货物运输、沿江（河）产业形成、水资源综合利用、国土开发和国防建设等有重要作用。

横门水道（中山港大桥至横门口）规划为内河一级航道，兼顾5000t级海轮通航。依据航道定级，综合考虑港区功能定位、吞吐量预测、货类流量流向分析、航线及船型预测、航道建设条件及港区布局等多方面因素，采取分层次的规划布局。

The plan takes the protection of waterway resources and the service of regional economy as the purpose, economic rationality, technical feasibility and environmental coordination as the development principle, and makes overall planning and coordinated development. With the development principle of "first the main stream, protect the tributaries, expand the estuary, and meet the sea transportation", we will realize the open inland water transportation network in the whole province, enhance the status and role of inland water transportation in the comprehensive transportation system, and realize the comprehensive, coordinated and sustainable development. To "eight dry, two horizontal, a network, three, multiple lines and multiple branches" for the spatial layout. It is a network layout of the whole province that connects the waterways inside and outside the province, connects the trunk and branch, plans and coordinates, is efficient and intensive, and develops jointly. Key waterways and backbone waterways constitute the high-level waterway network of Guangdong Province, which plays an important role in the economic development of Guangdong Province. It is an important infrastructure to ensure the safety, unobstructed and efficient of inland river transportation, and plays an important role in the economic development of goods transportation, the formation of the industry along the river, the comprehensive utilization of water resources, the development of land and the construction of national defense. Hengmen Waterway (from Zhongshan Port Bridge to Hengmen Gate) is planned to be a first-class inland waterway, giving consideration to the navigation of 5000t class sea vessels. According to the classification of waterway, the multi-level planning layout is taken into comprehensive consideration of many factors such as functional positioning of port area, throughput forecast, cargo flow direction analysis, route and ship type forecast, waterway construction conditions and port layout.



广东省航道规划图

咨询条件 Consulting conditions

相关规划

Related planning

11) 中山翠亨新区水利规划 (2012-2030年)

1) 马鞍北岛

防洪(潮)标准为100年,海堤级别为1级,穿堤建筑物防洪(潮)标准按不低于100年一遇设计。马鞍北岛的河堤防洪标准均采用30年一遇设计,规划堤顶高程不低于3.256m。临水岸边线与水利设施用地范围线之间的距离按不小于30m控制。马鞍北岛排涝达到30年一遇标准,马鞍北岛开发建设最低控制地面高程3.256m,高于横门站历时最高暴潮水位为2.72m,因此马鞍北岛排涝为重力自排。

2) 三千亩围

防洪(潮)标准为20一遇,海堤级别为4级,穿堤建筑物防洪(潮)标准按不低于20年一遇设计。近期堤顶高程结合湿地公园规划要求确定,但不宜低于3.40m。排涝标准采用20年一遇最大24小时暴雨1天排至耐淹水位0.4m。主要河涌水闸主要功能为挡潮、排涝、引水。湿地控制高程以实际开发设计为准,其中围内建设用地要求不低于1.8m。

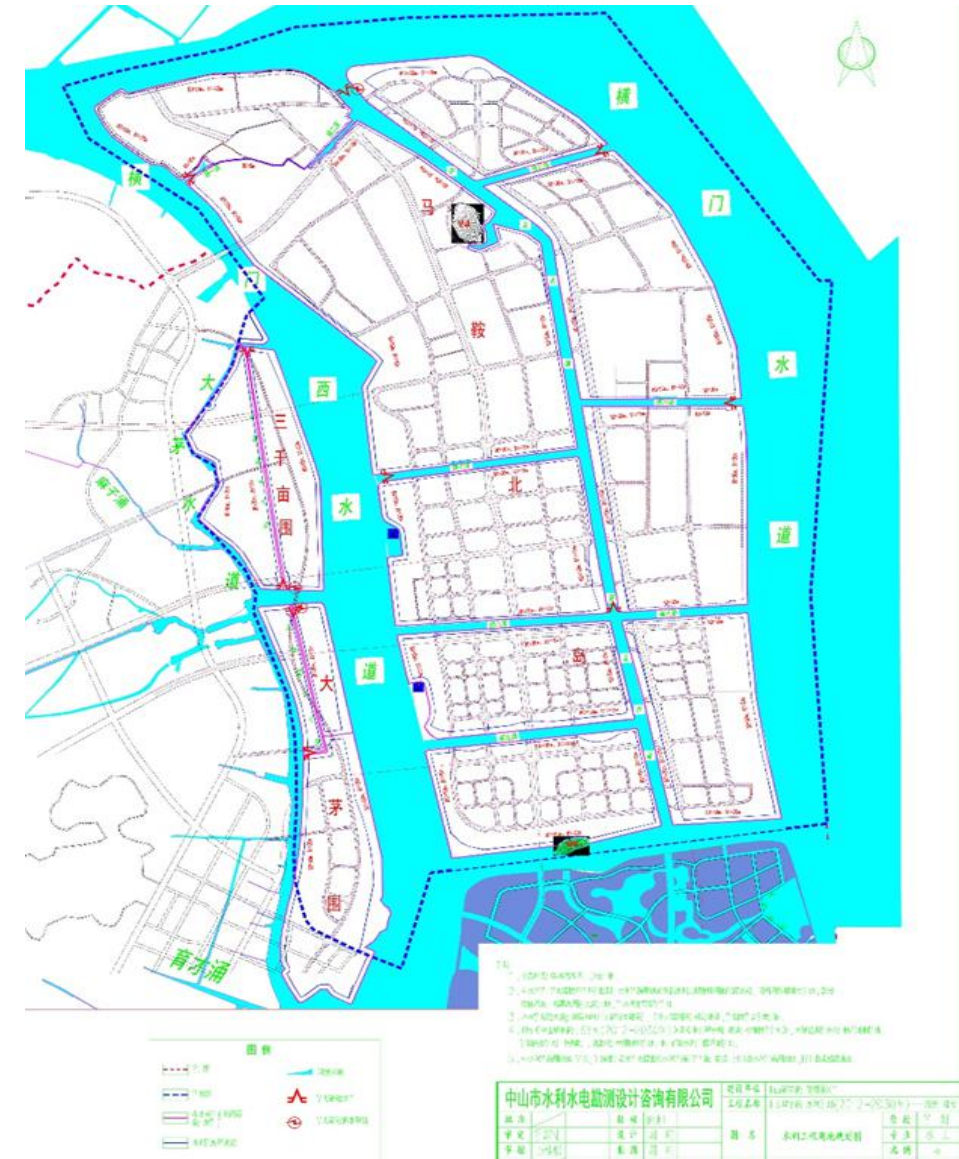
3) 大茅围

近期:防洪(潮)标准为20年一遇,海堤级别为4级,穿堤建筑物防洪(潮)标准按不低于20年一遇设计。岸顶高程按1.2m控制,临水岸边线与水利设施用地范围线之间的距离按不小于30m控制。排涝标准采用20年一遇最大24小时暴雨1天排至耐淹水位0.5m。主要河涌水闸主要功能为挡潮、排涝、引水。湿地控制高程以实际开发设计为准,其中围内建设用地要求不低于1.8m。

1) Ma'an North Island: The flood control (tide) standard shall be 100 years, the seawall level shall be 1, and the flood control (tide) standard of dike-crossing buildings shall be designed not less than once in 100 years. The river embankment and flood control standards of Ma'an North Island are all designed once in 30 years, and the planned height of the embankment is no less than 3.256m. The distance between the boundary line of the waterfront and the land scope line of water conservancy facilities shall be no less than 30m. Drainage on Ma'an North Island reached the standard of "once in 30 years". The minimum control ground elevation of Ma'an North Island was 3.256m, which was 2.72m higher than that of Hengmen Station. Therefore, the drainage on Ma'an North Island was gravity self-drainage.

2) Sanqianmutian: The flood control (tide) standard shall be once in 20 years, and the seawall level shall be level 4. The flood control (tide) standard of dike-crossing buildings shall be designed not less than once in 20 years. In the near future, the elevation of the embankment top is determined according to the planning requirements of the wetland park, but it should not be lower than 3.40m. Drainage standard adopts the maximum 24 hours rainstorm in 20 years to row to the flood resistance level of 0.4m in one day. The main function of main river gushing sluice is to block tide, drain waterlogging and divert water. The control elevation of wetland shall be subject to the actual development design, in which the construction land within the perimeter shall be no less than 1.8m.

3) Damaowei: Short-term: flood control (tide) standard is once in 20 years, seawall level is 4, flood control (tide) standard of dike-crossing buildings is designed not less than once in 20 years. The elevation of the bank top is controlled by 1.2m, and the distance between the waterfront edge line and the land scope line of water conservancy facilities is controlled by no less than 30m. Drainage standard adopts the maximum 24 hours rainstorm in 20 years to discharge to the flood resistant level of 0.5m in one day. The main function of main river gushing sluice is to block tide, drain waterlogging and divert water. The control elevation of wetland shall be subject to the actual development design, in which the construction land within the perimeter shall be no less than 1.8m.



翠亨新区起步区水利堤防线及蓝线规划图

咨询条件 Consulting conditions

设计条件

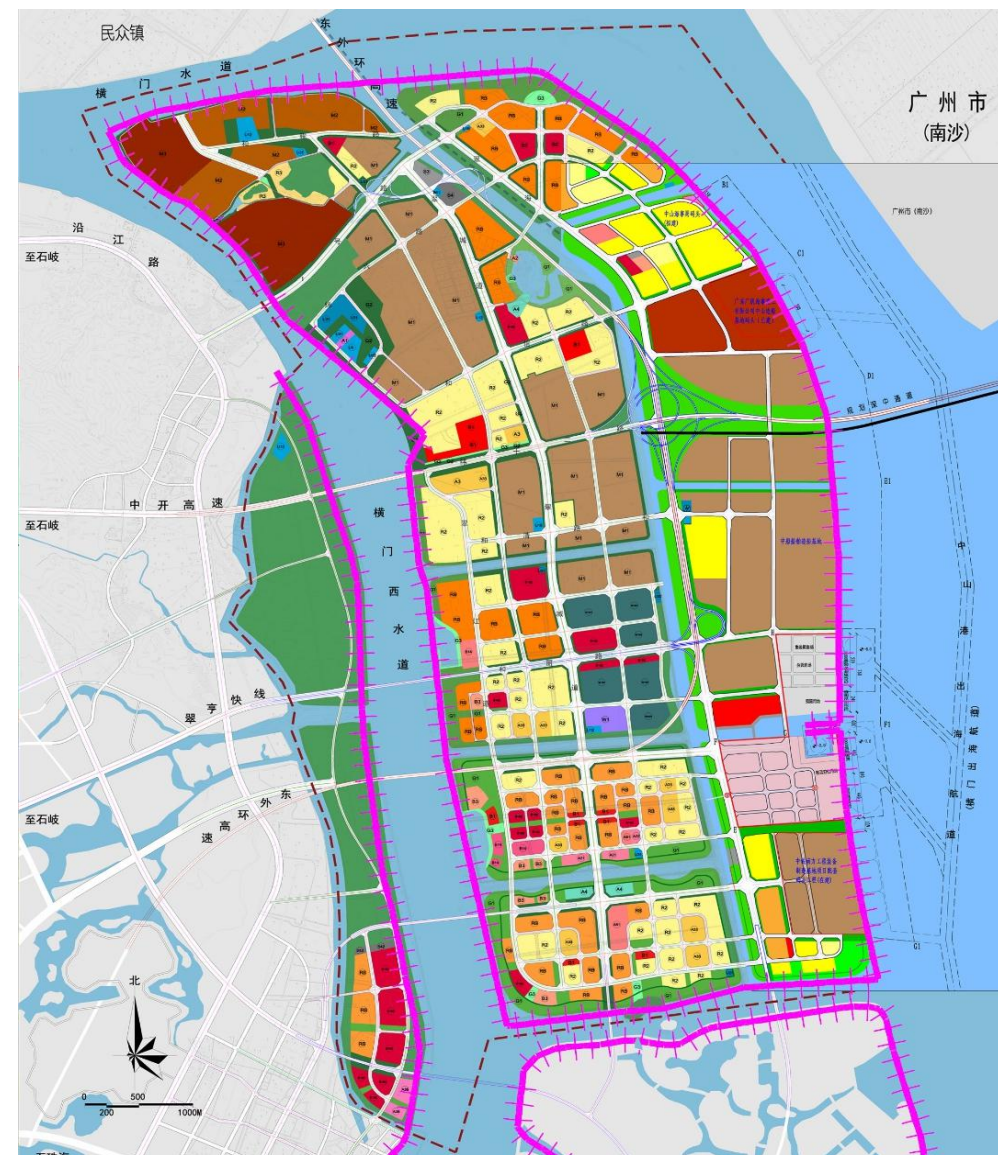
Design conditions

4.4.1 用地堤围边界 Land Embankment boundary

具体港区陆界按《马鞍港区规划调整》执行，包括横门码头货运港口、中山新客运港客运码头、中铁南方工程装备制造基地项目配套码头工程（在建）。

堤围边界按《翠亨新区综合防灾规划（2015-2030）》执行。堤坝用地不得占用，横门东水道护堤地宽度应从堤防内、外坡堤脚算起每侧30m至50m（《广东省河道堤防管理条例》第十条）；主干内河涌（与排涝泵站、水闸直接相连的河涌）从两岸岸线起算，每侧5米；其他内河涌从两岸岸线起算，每侧3米（《中山市内河涌管理规定》第二条）。

The land boundary of specific port areas shall be implemented in accordance with "Ma'an Port Area Planning Adjustment", including Hengmen Wharf Freight Port, Zhongshan New Passenger Terminal and Supporting Wharf Project of China Railway South Engineering Equipment Manufacturing Base (under construction). The embankment boundary shall be implemented in accordance with the Comprehensive Disaster Prevention Plan of Cuihang New District (2015-2030). The embankment land shall not be occupied, and the width of the embankment land of Hengmen East Waterway shall be 30m to 50m on each side from the foot of the inner and outer slopes of the embankment (Article 10 of the Regulations of Guangdong Province on the Administration of River Embankment); The main inland river gushing (the river gushing directly connected with the drainage pumping station and sluice) starts from the shoreline of both banks, 5 meters on each side; Other inland river gushes shall be 3 meters on each side starting from the shoreline of both banks (Article 2 of Provisions on the Management of Inland River Gushes of Zhongshan City)



基地用地堤围边界图

咨询条件 Consulting conditions

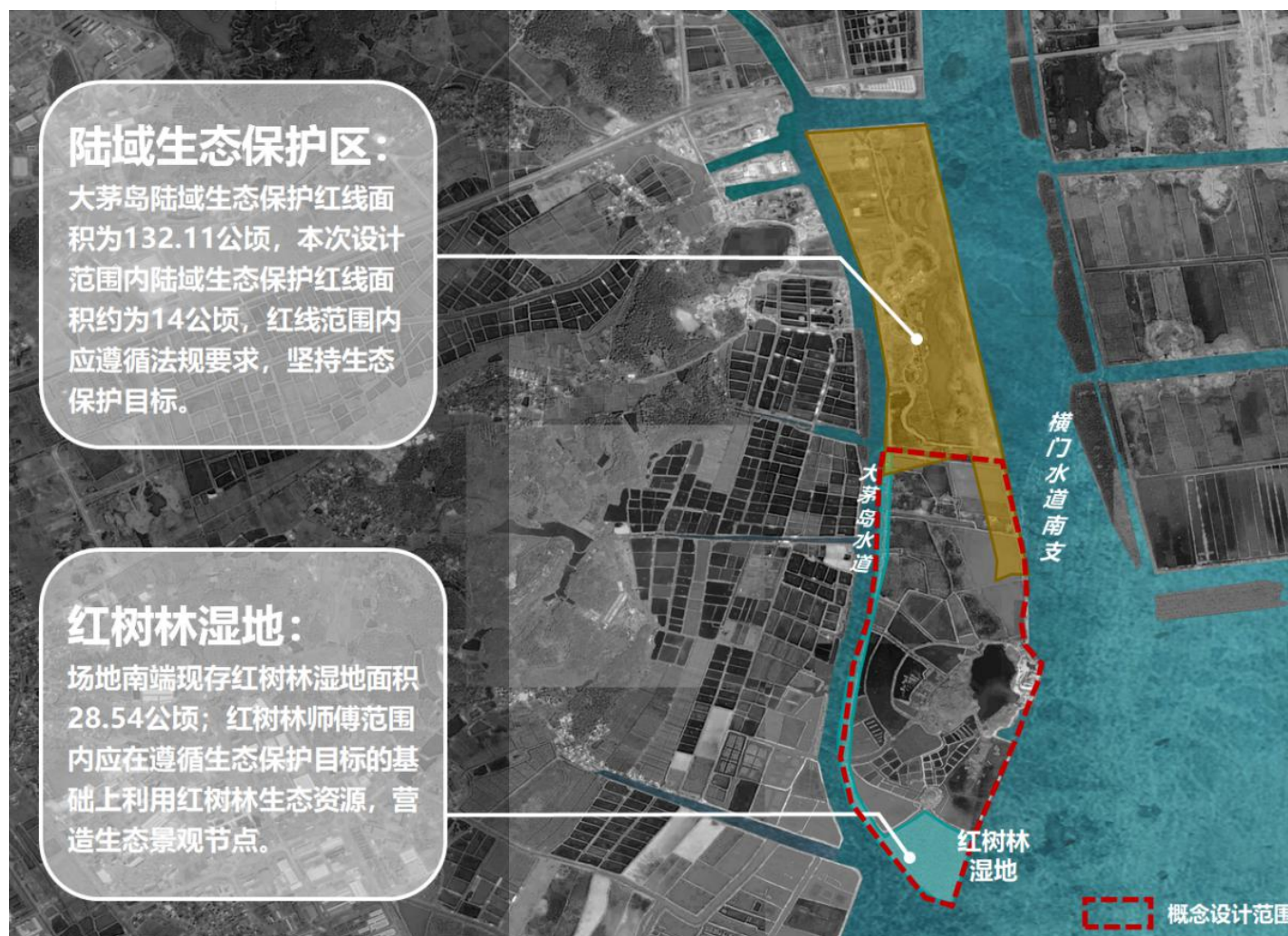
设计条件

Design conditions

4.4.2 生态保育要求 Requirements for ecological conservation

温泉度假岛现有陆域生态保护红线范围132.11公顷，本次项目概念设计范围内陆域生态保护红线面积约为14公顷。设计要求在陆域生态保护红线与红树林湿地范围内应遵循法规要求，坚持生态保护目标，开展生态系统健康诊断与预测评估，对生态环境实施动态监测，结合景观概念设计方案，选择合理的景观了开发方式，防止造成人为生态破坏与生物安全问题，提高生态系统抗干扰能力。

The existing land ecological protection red line of Hot Spring Resort Island covers 132.11 hectares, and the land ecological protection red line within the conceptual design scope of this project covers about 14 hectares. Red line with design requirements in terrestrial ecological protection scope of mangrove wetlands shall follow the regulations, target, insist on ecological protection in diagnosis and prediction of ecosystem health assessment, the ecological environment to implement dynamic monitoring, combining with the landscape concept design, selecting rational landscape development way, to prevent man-made ecological destruction and biological safety problems of ecological system and enhance anti-interference ability.



陆域生态保护区：

大茅岛陆域生态保护红线面积为132.11公顷，本次设计范围内陆域生态保护红线面积约为14公顷，红线范围内应遵循法规要求，坚持生态保护目标。

红树林湿地：

场地南端现存红树林湿地面积28.54公顷；红树林师傅范围内应在遵循生态保护目标的基础上利用红树林生态资源，营造生态景观节点。

生态保护区和红树林湿地

咨 询 条 件 Consulting conditions

设计条件

Design conditions

4.4.3 航道控制要求 Channel control requirements

横门东水道为区域运输航道，横门西水道、茅龙涌、二茅涌和横四涌为生活休闲航道。建议采用复合的河涌断面形式，注重河堤岸坡的生态化处理。

Hengmen East Waterway is a regional transport channel, and Hengmen West Waterway, Maolongchong, Ermaochong and Hengsichong are leisure waterways. It is suggested to adopt compound gushing section and pay attention to ecological treatment of embankment bank slope.

序号	航道名称	主要服务功能	控制船型 (长×宽×吃水深)	规划等级		航道尺寸	
				驳船吨级	净空要求	水深	航道宽度
1	横门东水道	承担区域的水上客、货运交通运输功能。	75*16.2*3.5	10000	32	6.0	120
2	横门西水道	承担城市生活及休闲娱乐的交通需求，限制水上货运交通。逸仙湾湾区周边水域拟禁止货船通行。	45*10.8*1.6	3000	18	6.0	120
3	横四涌		21*4.5*1.75	50	4	2.2	18
4	茅龙涌	承担城市生活及休闲娱乐的交通需求，以水上客运交通为主，限制水上货运交通。	21*4.5*1.75	50	4	2.2	18
5	二茅涌		45*10.8*1.6	500	8	2.5	80

4.4.4 防洪防潮要求 Flood and moisture-proof requirements

基地属珠江三角洲冲淤积平原，基岩以侵入花岗岩为主。有横门西水道、茅龙水道及围垦填海后留下的横八涌、横九涌等水域，陆地范围现状主要为产业区和农林用地。主要预防洪涝和地面沉降两种自然灾害。

1) 马鞍北岛

防洪（潮）标准为100年一遇，海堤级别为1级。河堤防洪标准采用30年一遇设计，规划堤顶高程不低于3.256m。临水岸边线与水利设施用地范围线之间的距离按不小于30m控制。

2) 三千亩围

防洪（潮）标准为20一遇，海堤级别为4级。近期堤顶高程结合湿地公园规划要求确定，但不宜低于3.40m。

3) 大茅围

近期防洪（潮）标准为20年一遇，海堤级别为4级。岸顶高程按1.2m控制，临水岸边线与水利设施用地范围线之间的距离按不小于30m控制。

The site belongs to the alluviation plain of the Pearl River Delta, and the bedrock is mainly intrusive granite. There are Hengmen West Waterway, Maolong Waterway and Hengbachong, Hengjiuchong and other water are as left after reclamation. The current land scope is mainly industrial area and agricultural and forestry land. The main prevention of flood and land subsidence two natural disasters.

1) Ma'an North Island: Flood control (tide) standard is once in 100 years, the seawall level is 1. The river embankment and flood control standard is designed once every 30 years, and the planned height of the embankment is no less than 3.256m. The distance between the boundary line of the waterfront and the land scope line of water conservancy facilities shall be no less than 30m.

2) Sanqianmuwei: Flood control (tide) standard for 20, the seawall level is 4. In the near future, the elevation of the embankment top is determined according to the planning requirements of the wetland park, but it should not be lower than 3.40m.

3) Damaowei: The recent flood control (tide) standard is once in 20 years, the seawall level is 4. The elevation of the bank top is controlled by 1.2m, and the distance between the waterfront edge line and the land scope line of water conservancy facilities is controlled by no less than 30m.

咨询条件 Consulting conditions

设计条件

Design Conditions

4.4.5 其他综合防灾

Other comprehensive disaster prevention

1) 排涝

排涝标准采用20年一遇最大24小时暴雨1天排至耐淹水位0.5m。主要河涌水闸功能为挡潮、排涝、引水。湿地控制高程以实际开发设计为准，其中围内建设用地要求不低于1.8m。

2) 地震

基地及附近主要为五桂山南麓断裂带。在《中国地震动峰值加速度区划图》（GB 18306-2001）中，基地的地震基本烈度为Ⅶ度，设计地震基本加速度值为0.10g。

1) Drainage: Drainage standard adopts the maximum 24 hours rainstorm in 20 years to discharge to the flood resistant level of 0.5m in one day. The main function of the gushing sluice is to block tide, drain waterlogging and divert water. The control elevation of wetland shall be subject to the actual development design, in which the construction land within the perimeter shall be no less than 1.8m.

2) Earthquake: The site and its vicinity are mainly the southern piedmont fault zone of Wuguishan. In the Zoning Map of Peak Ground Motion Acceleration in China (GB 18306-2001), the basic seismic intensity of the base is VII degree, and the design basic seismic acceleration value is 0.10g.

4.4.6 道路交通要求

Road traffic requirements

统筹优化交通组织，高效融入中山东部综合交通网络，处理好基地与翠亨新区其他地区、中山民众镇的交通衔接问题，有效利用深中通道带动作用，跻身湾区发展格局。位于基地西侧的轨道交通、高速路、主干道应与《中山翠亨新区（南朗片区）总体城市设计及重点片区详细城市设计》保持一致，在此基础上规划布局温泉度假岛进岛交通与内部交通。

Coordinate and optimize the traffic organization and efficiently integrate into the comprehensive traffic network in eastern Zhongshan. Properly settle its traffic connection with other areas of Cuiheng New District as well as with Minzhong Town of Zhongshan. Take full advantage of Shenzhen-Zhongshan Bridge to participate in the development and competition of the GBA. The rail transit, expressway and main road on the west side of the site should be consistent with the General Urban Design of Zhongshan Cuiheng New Area (Nanlang Area) and Detailed Urban Design of Key Area, and on this basis, the transportation into the island and the internal transportation of the hot spring resort island should be planned and arranged.



中山翠亨新区道路交通规划图