

湖贝统筹片区城市更新单元

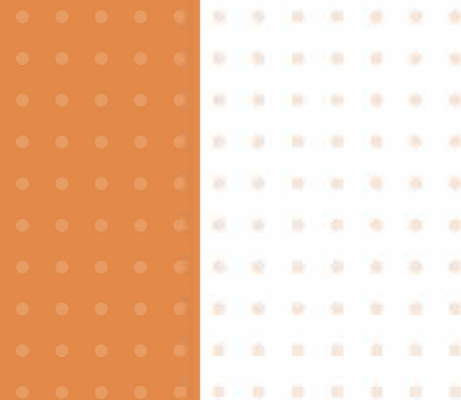
URBAN RENEWAL UNIT OF HUBEI COORDINATED AREA

C2地块(含中央区)项目

PLOT C2 PROJECT (INCLUDING CENTRAL AREA)

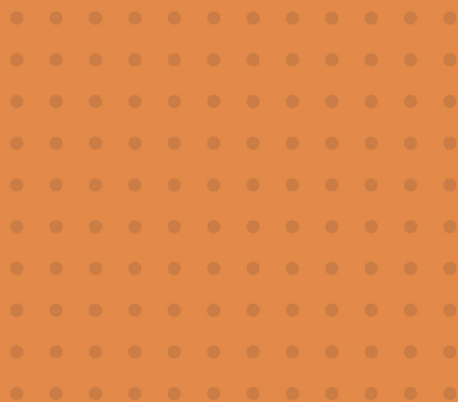
建筑专业国际竞赛阶段

INTERNATIONAL COMPETITION FOR
ARCHITECTURAL DESIGN



设计任务书

DESIGN BRIEF



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Design Brief

编制公司：华润置地（深圳）开发有限公司

Prepared by: China Resources Land (Shenzhen) Development Co., Ltd.

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编制人：付君君

Prepared by: Fu Junjun

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编制说明 Preparation Description

一、项目介绍 Project Introduction

1、湖贝概况 Hubei Overview

湖贝城市更新统筹片区整体规划项目位于罗湖区核心位置，是粤港澳大湾区的重要节点和核心位置。2013年纳入深圳市城市更新单元计划，是深圳市仅有的两大统筹片区之一，在长达十年的规划编制的过程中，始终秉持“政府主导、市场运作、专家领衔、公众参与、科学决策”的原则。对标伦敦、纽约、东京，以世界眼光、国际标准、中国特色打造成为大湾区发展的典范之作，提供全球高密度城区再城市化的中国方案。项目规划总建筑面积 220 万 m²，包括 37 万 m² 商业、97 万 m² 办公及公共管理用房、78 万 m² 住宅及商务公寓、8 万 m² 公共配套设施，是未来十年全球千万人以上发达城市主城区屈指可数的巨型都市综合体。

The overall planning project of Hubei urban renewal coordinated area is located at the core position of Luohu District, being the important node and key position of Guangdong-Hong Kong – Macao Greater Bay Area (GBA). As one of the only two main coordinated areas of Shenzhen City, it was put into the urban renewal unit plan of Shenzhen City in 2013. During the ten-year planning preparation process, it always sticks to the principle of “government led, market operation, headed by experts, public participation, and scientific decision-making”. Benchmarking London, New York and Tokyo, it tries to become a role model for GBA development with world vision, international standard and Chinese characteristics, and provides Chinese solution for the re-urbanization of global high-density urban areas. The total planned GFA is 2.20 million m², including 0.37 million m² commerce, 0.97 million m² office and public administration, 0.78 million m² residence and commercial apartments, and

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crcsz.com

80,000m² public supporting facilities, being the few mega urban complexes in the main urban area of global developed cities with over 10million population in the next ten years.

湖贝，是一个兼具世界级更新难度与世界级建设水准的项目，也是深圳全力推进粤港澳大湾区建设、建设中国特色社会主义先行示范区的生动实践。本项目旨在通过城市更新、重塑核心城区空间秩序、积极保护活化湖贝旧村、打造文化设施集群、链接提升东门及周边商业脉络等手段发展高品质新兴业态聚集的都市综合体。

Hubei project is the one with world-class renewal challenge and world construction level, and it's also the vivid practice for Shenzhen to fully promote the GBA construction and build the pilot zone of socialism with Chinese characteristics. This project aims to develop urban complex gathered with high-quality emerging business forms through urban renewal, reshaping the spatial order of the core urban area, actively protecting and activating old Hubei village, creating cluster of cultural facilities, linking and improving Dongmen and surrounding commercial areas, etc.

罗湖，将以湖贝为重要起点，全面融入湾区建设，落实“湾区枢纽、万象罗湖”建设，汇聚全球前沿设计理念，发挥核心引擎功能，围绕国际可持续发展先锋城区与口岸经济高质量发展示范区两大发展定位，续写新的时代传奇。

With Hubei as its important starting point, Luohu will comprehensively integrate into the GBA construction, fulfill “GBA hub and diverse Luohu”, collect global frontier design concept, leverage core engine function, and renew the legend of new era around the important positioning of international sustainable pioneering district and role model of high-quality development of border economy.

2、本次招标范围概况 **Overview of Tendering Scope**

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crscz.com

2.1 招标范围与项目名称 Tendering Scope and Project Name

华润湖贝城市更新统筹片区项目 C2 地块概念设计(含中央区概念规划设计)

Conceptual Design of Plot C2 Project of China Resources Hubei Urban Renewal Coordinated Area (Including Conceptual Planning Design of Central Area)

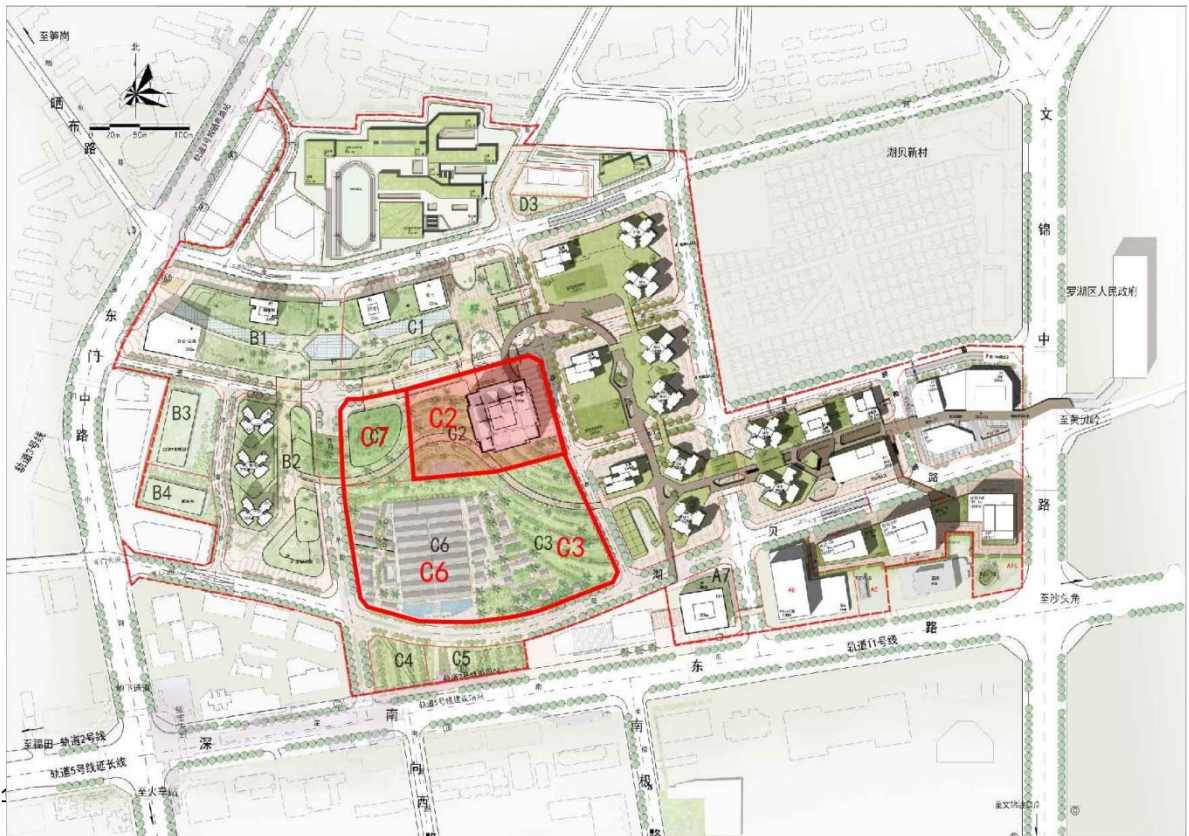
2.2 发展商 Developer

华润置地（深圳）开发有限公司

Chinese Resources Land (Shenzhen) Development Co., Ltd.

2.3 建设地点 Construction Site

湖贝城市统筹片区中央区，由 C2、C3、C6、C7 四地块共同组成。整个中央区北承思贝路，东接翠园路，南邻湖贝路，西接怀月路。其中本次设计重点的 C2 地块位于中央区东北角，北承思贝路，东接翠园路，南侧为 C3 公园绿地。



深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

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The central area of Hubei urban coordinated area consists of four plots: C2, C3, C6 and C7. The whole central area connects Sibe Road on north, Cuiyuan Road on east, Hubei Road on south and Huaiyue Road on west, in which Plot C2, the design focus this time, is located at the northeast corner of the central area, connecting Sibe Road on north, Cuiyuan Road on east, and C3 park green space on south.

2.4 用地性质 Land Nature

地块编号 Plot	用地性质 Land nature	规划用途 Planned application
C2	C1 商业用地 C1 commercial land	销售型写字楼（含部分回迁）、地下商业、车库 Office building for sale (including partial back relocation), underground commerce, carpark
C3	G1 公园绿地 G1 park green space	公园 Park
C6	GIC 公共管理与服务设施用地 GIC land for public administration and service facilities	原湖贝古村 Former Ancient Hubei Village
C7	GIC2 文体设施用地 GIC2 land for cultural and sports facilities	文化设施 Cultural facilities

2.5 建设周期 Construction Period

C2 地块开发建设周期暂定为七年

The Plot C2 development construction period is seven years tentatively.

二、项目指标与设计要点 Project Indicators and Key Design Points

1、各地块主要控制指标 Main Control Indicators of Each Plot

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深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

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C2 用地性质 Land nature		商业用地 Commercial land
用地面积 Land area		14,655 m ²
容积率 FAR		24.5
计容总建筑面积 GFA included into FAR calculation		358,466 m ²
其中 Including	办公 Office	358,466 m ²
地下商业 Underground commerce		25,519 m ²
限高 Height limit		500m
地下层数 Number of basements		5 层 5 levels
C3 用地性质 Land nature		公园绿地 Park green space
用地面积 Land area		24,834.2 m ²
地下商业 Underground commerce		20,000 m ²
C6 用地性质 Land nature		公共管理与服务设施用地 Land for public administration and service facilities
用地面积 Land area		10,016.4 m ²
C7 用地性质 Land nature		文体设施用地 Land for cultural and sports facilities
用地面积 Land area		6,000 m ²
规划容积率 Planned FAR		2.7
地上公共配套设施 Aboveground public supporting facilities		16,000 m ²
地下公共配套设施 Underground public supporting facilities		10,000 m ²

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2、湖贝整体规划要点 Overall Key Planning Points of Hubei

按照《深圳市罗湖区人民政府关于批准<罗湖区东门街道湖贝统筹片区城市更新单元规划>审批情况的通知》落实。

Comply with *Notice of Shenzhen Luohu People's Government on Approving Urban Renewal Unit Plan of Hubei Coordinated Area of Dongmen Sub-district, Luohu District*

3、中央区城市设计要点 Key Urban Design Points of Central Area

中央区结合湖贝文化公园，面向深南大道形成 200 米宽的公共开放空间，最大亮点是在湖贝文化公园内原址保留活化广府文化的旧村，展现一个纯正岭南建筑韵味的村落。围绕公园布局的大型文化设施，以连廊相连，营造了旧村、公园、与文化“三位一体、无界融合”的人文公共绿心。

Together with Hubei Culture Park, the central area faces Shennan Boulevard, forming 200m wide public open space. The biggest highlight is to keep the ancient village inside Hubei Culture Park at the original site to enlighten the Cantonese culture and present a village with pure Lingnan architecture style. The large terrace cultural facilities arranged around the Park are connected through corridor, creating a humanistic public green center that is three-in-one, borderless and integrating old village, park and culture.

设计需考虑以下城市设计中要点：

The design needs to consider the following key points in urban design:

C2: 本次重点设计地块，功能含 500m 高超甲级销售型写字楼(内含部分回迁办公)；

C2: key design plot this time. The program includes 500m tall super Class A office building for sale (including partial office for back relocation).

C3: 公园绿地地块，地上产权归属政府，地下空间未来将招拍挂出让，需预留与地铁湖贝站的地下连接通道；公园内考虑设置水景空间；

C3: Park green space. The aboveground property ownership belongs to the government,

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crscz.com

while the underground space will be transferred in future through bidding auction. It is required to reserve underground connection passage with Hubei Metro Station; consider setting up waterscape space in the park;

C6: 原湖贝古村地块, 按照三纵八横肌理进行综合整治、保护和活化利用, 保留历史建筑怀月张公祠, 湖贝旧村整体保护范围共 14478 平方米 (包含核心保护范围 10016 m² 及建设控制地带 4462 m²), 其地下空间不开发, 现状建筑经评价后分类施行保护措施 (详见附件);

C6: Plot of former Ancient Hubei Village. Comprehensive treatment, protection and active utilization will be carried out based on three-longitudinal eight-transverse texture, and keep the historic building Huaiyue Zhang's Temple. The total protection scope of Ancient Hubei Village is 14478m² (including core protection scope of 10016m² and construction controlling zone of 4462m²), its underground space will not be developed, and the existing buildings will be put into different classes for protection after evaluation (see Attachment);

C7: 文化设施用地, 需建设区级文化设施 26000 m² (地上 16000 m², 地下 10000 m²), 与 C2 地块整体设计, 其相邻边界可零退线, 产权归政府所有, 由政府出资, 实施主体全过程代建。

C7: Land for cultural facilities. Construct 26000m² district-level cultural facilities (16000m² aboveground and 10000m² underground), having integrated design with Plot C2. Its adjacent border can have zero setback, the property ownership belongs to the government, the government will make investment, and the implementation main entity will have entrusted whole-process construction.

其他: 考虑到场地整体海绵平衡, 公园内需设置约 1000m³的调蓄池 (可结合水景考虑); 由于中央区人流纵横交织复杂, 需考虑设置交通集散核;

Others: Considering the overall sponge balance of the site, the Park needs to set up a storm regulating pond of about 1000m³ (which can be considered in combination with the

waterscape). Since the central area has interweaving and complexed pedestrians, the transport distribution hub needs to be considered.

4、湖贝塔项目定位与产品标准 **Hubei Tower Positioning and Product Standard**

湖贝塔业态定位为超甲级销售型写字楼及销售商业，塔楼产品定位为 T 档，地下商业为 A 档。具体产品标准详见附件。

Hubei Tower is positioned as super Class A office building and commerce for sale, the tower product is positioned as T-level, while the underground commerce is A-level. See Attachment for detailed product standard.

三、设计愿景 **Design Vision**

1、设计理念 **Design Philosophy**

中央区设计在整个湖贝统筹片区中，具有最强烈的标识性与想象力，是奠定湖贝片区精神基调的空间。设计需要围绕中央区完成愿景描述与落实可能性，为湖贝日后发展提供畅想。

The design of central area has strongest identity and imagination in the whole Hubei coordinated area, being a space setting the spiritual tone of Hubei area. The design needs to complete the vision description and fulfill possibilities around the central area, providing imagination for the future development of Hubei.

湖贝塔是世界罕见的唯一与古村并存的 500m 塔楼，我们希望它不仅是凭借高度成为地标，更是因为它身上独特的湖贝烙印，实现传承与超越，营造专属湖贝的独特魅力。

Hubei Tower is the world rare 500m tower that coexists with the ancient village. We hope it becomes the landmark not just by height, but more because of its unique Hubei imprint,

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crscz.com

realizing inheritance and transcendence, and creating a charm unique to Hubei.

2、设计目标 Design Objective

2.1 中央区设计目标 Design objective of central area

- 解读湖贝中央区（湖贝塔、中央公园、文化设施、古村落）在整个湖贝项目、罗湖、深圳乃至全国范围的独特性和影响力，提出中央区的城市设计愿景、理念和意义；

Interpret the uniqueness and influential power of Hubei central area (Hubei Tower, Central Park, cultural facilities and ancient village) in the whole Hubei project, Luohu, Shenzhen and even the whole country, and propose the urban design vision, philosophy and significance of the central area.

- 通过对中央区及四件套的规划结构、城市形象、公共空间、综合交通等的设计，激活城市，打造未来城市杰出典范；

Through the design of planned structure, urban image, public space and integrated transportation of central area and its four elements, activate the city and build an outstanding role model of future city;

- 注重旧村与地标建筑的关系，确保公园与旧村的有机联系，实现传统、现代与未来设计理念的深度融合；

Pay attention to the relation between old village and landmark building, ensure organic connection between the park and old village, and achieve deep integration of traditional, modern and future design philosophies;

- 四个主体间应互相融合、设计和谐；

The four main bodies shall be mutually integrated, with harmonious design.

2.2 湖贝塔设计目标 Design objective of Hubei Tower

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crscz.com

- 项目为湖贝城市更新统筹片区中最重要的吸睛之作，需要利用项目独特优势与地理位置，创造新颖特色的深圳乃至粤港澳大湾区天际线新亮点；

The project is the most important eye-catching piece in the Hubei urban renewal coordinated area. It is required to utilize the unique project advantage and geographical location and create a novel and featuring new skyline in Shenzhen and GBA;

- 设计需从中央区出发，尊重当地文脉、气候及人文习惯，有理有据有逻辑地推导出专属湖贝的地标塔，强调原创性，拒绝千人一面的超高层设计；

The design needs to start from the central area, respect the local context, climate and cultural habit, develop a landmark tower dedicated to Hubei with reason, evidence and logic, highlight originality, and refuse super high-rise building design similar to others;

- 在全生命周期内，实现节约资源、保护环境、减少污染、为人们提供健康、适用、高效的使用空间，最大限度地实现人与自然和谐共生的绿色、健康、可持续发展的高质量建筑。

Within the full life cycle, save resources, protect environment, and reduce pollution, providing healthy, applicable and efficient usage space for people, and achieve green, healthy and sustainable high-quality building with harmonious symbiosis between people and nature to the largest extent.

3、设计维度 **Design Dimension**

3.1 城市愿景 **Urban Vision**

- 湖贝愿景：中央区的打造，会让整个湖贝发生什么故事，存在什么样的可能性；

Vision of Hubei: What stories will happen in the whole Hubei through creation of

central area; what kind of possibilities;

- 中央区愿景：中央区自身未来愿景，如何打造城市级会客厅场所；

Vision of the central area: Future vision of the central area itself. How to build urban-level living room;

3.2 形态控制 Form Control

- 整体形态：中央区四件套整体形态、比例把控；

Overall form: Overall form of the four elements of central area, proportion control;

- 建筑形式：湖贝塔、文化设施如何承担各自符号象征；

Architectural form: How Hubei Tower and cultural facilities undertake their respective symbols;

3.3 时空构想 Temporal and Spatial Conception

- 市民空间（未来）：整体中央区如何打造成真正有利于市民活动的场所；

Civic space (future): How to build the whole central area into the place really facilitating the civic activities;

- 传承空间（现在）：如何在同一空间忆古村观超塔，真正形成纪念场所，同时串联地上地下所有联系；

Inheritance space (present): How to commemorate ancient village and enjoy the super high-rise tower within the same space to really form the commemorative site and meanwhile link all the aboveground and underground connections;

- 传统空间（过去）：古村如何保护与活化，打造活化后主要活动想象以及场景营造可能性；

Traditional space (past): How to protect and activate the ancient village; main activities and scenario possibilities after the activation;

3.4 联动关系 **Interconnection**

- 与湖贝整体联系：考虑四件套整体与整个湖贝片区的互动联系；

Overall connection with Hubei: Consider the interconnection of the four elements as a whole with the complete Hubei area;

- 自身联系：注重四件套本身内部互动联系；

Its own connection: Pay attention to the interconnection of the four elements;

4、设计原则 **Design Principles**

4.1 特色创新 **Featuring innovation**

利用项目独特优势与地理位置，创造新颖特色的深圳乃至粤港澳大湾区天际线新亮点，方案形式特点应具有独创性；

Utilize the unique project advantage and geographical location, create the novel and featuring skyline in Shenzhen and even GBA, and the scheme should have exclusive form and feature;

4.2 整体统一 **Uniform integrity**

C2 地块作为湖贝片区统筹项目中区即核心重点区域，除了考虑自身定位外，还需与包括 A9 在内的湖贝统筹片区整体设计统一考虑，整体处理与周边 C6 古村落、C3 中央公园及 C7 文化设施的关系，总体布局规划应有明确的功能布局，交通动线清晰；

Plot C2 is in the central part of Hubei coordinated project area, i.e. key and important area. In addition to its own positioning, overall consideration is needed for the integrated design of Hubei coordinated area including A9, comprehensively handling the relationship with the surrounding C6 ancient village, C3 central park and C7 cultural facilities. The general layout plan shall have clear functional layout and circulation;

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crscz.com

4.3 空间提效 Effective space

考虑到本项目为销售物业，使用效率及客户体验应为重点考虑项,设计应从销售物业特点入手，提升核心筒及各层平面使用率；

Considering that this project is the property for sales, the usage efficiency and customer experience should be the key consideration items, and the design shall start from the features of the property for sales and improve the utilization of the core and each floor plate;

4.4 成本可控 Controllable cost

在保证创意发挥空间的同时控制成本，保证销售物业的经济性；

Control the cost while ensuring creativity, and make sure the property for sales is economical;

4.5 安全合理 Safe and rational

由于项目本身为超高层建筑，体量较大，需保证结构的合理性及使用的安全性；

Since the project is a super high-rise building with big volume, structure rationality and usage safety need to be ensured;

4.6 绿色环保 Green and environmental

考虑可持续发展的需要，应充分结合节能环保的理念设计建筑形态、降低建筑能耗；应充分考虑各类景观设计的布置方式，确保各个空间环境的舒适性。

Consider the needs of sustainable development, and design the building form by fully combining the concept of energy saving and environmental protection to lower the building energy consumption; fully consider various landscape design layout forms to ensure the comfort of each spatial environment.

5、设计要求 Design Requirements

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

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5.1 规划布局 Planning layout

(1) 需仔细考虑 C2 与 C3、C6、C7 地块的联系，注重地标建筑与旧村的关系，确保实现传统、现代与未来设计理念的深度融合，C2 与 C7 地块的相邻边界可零退线；

(1) Carefully consider the connection of C2 with C3, C6 and C7, pay attention to the relation between landmark building and ancient village, ensure deep integration of traditional, modern and future design philosophies, and the adjacent border between C2 and C7 can have zero setback;

(2) 需按照国家日照规范要求要求进行日照测算，本地块不得影响周边地块日照；

(2) The sunlight calculation shall be made as per national sunlight code requirement, and this plot can't affect the sunlight of surrounding plots;

(3) 总图中应做好消防车道及消防车等高面设计，消防登高场地不得突破红线；

(3) The general layout shall have proper design of fire lane and fire engine staging, with the fire staging not going beyond the boundary;

(4) 落实上位规划中所有规划要求，包括与各地块的连接通道与接驳方式；

(4) Fulfill all planning requirements of the upper-level plan, including the connection passage and connection modes with different plots;

5.2 流线组织 Circulation organization

(1) 需考虑湖贝 B3 地下环道设计与中央区联系；

(1) Consider the connection between Hubei B3 underground loop design and central area;

(2) 车行流线需考虑场地内不同业态临时落客需求、消防路线等;

(2) Vehicular circulation needs to consider temporary drop-off demand of different business forms at the site, firefighting route, etc.;

(3) 场地内地上地下流线纵横交错, 需有良好人车交通解决方案;

(3) The site has interweaving and complexed aboveground and underground circulation, requiring good pedestrian and vehicular solution;

5.3 地下商业及车库 **Underground commerce and carpark**

(1) 综合考虑整体大地库、湖贝地下环道、结构梁高、设备管道及建筑面层标高等因素, 保证车库净高合理、使用感良好;

(1) Comprehensively consider such factors as whole basement, Hubei underground loop, structure beam height, equipment piping and elevation of building surface, etc. to ensure reasonable carpark clearance and good feel of use;

(2) 地下商业空间需按上位规划内容考虑与其余地块包括地铁的连接;

(2) The underground commercial space needs to consider the connection with other plots, including metro, as per upper-level plan;

5.4 地上塔楼 **Aboveground tower**

(1) 塔楼设计需具备超前眼光, 设计新颖, 按最高点控制不得超过 500m, 平面实用、使用率高为优先评判标准, 净高不得低于 3m;

(1) The tower design needs to be forward looking, with novel design and highest point controlled at no more than 500m. Priority will be given to the practical plan and high utilization, with clear height no less than 3m;

(2) 结合上位规划要求考虑地上、地下连廊设计;

(2) Fulfill aboveground and underground corridor design as per upper-level plan;

5.5 公共空间 Public space

(1) 需按照上位规划要求落实;

(1) Fulfill as per upper-level plan;

(2) 公共空间建议分为三个层次:

(2) The public space is suggested to have three levels:

- 城市共享空间: 例如骑楼空间, 地块之间连通的开敞平台, 以及商业外摆等空间。

Urban shared space: For example, arcade space, open platform connecting different plots, commercial outward display, etc.

- 项目内共享空间: 例如架空层大堂, 或者连廊、通道等核增面积空间。

Shared space within the project: For example, elevated lobby, or such approved increased area as corridor and passage.

- 业态内共享空间: 例如利用透空规则设置中庭等创新空间, 建议业态内共享空间体现出未来的使用价值。

Shared space in each business form: For example, utilize transparent rule to set up atrium and other innovative spaces. It is suggested that the shared space in each business form reflects the future use value.

四、国际竞赛成果要求（包括但不限于） **Requirements for Deliverables of the International Competition (including but not limited to)**

提供 A3 图幅的完整方案汇报图册 12 份

12 sets of complete scheme design books in A3 size

实体模型 1:500（带罩，长宽控制不得超过 900mm）

Physical model 1:500 (with cover, length controlled at no more than 900mm)

三维数字化模型文件： skp 或 rhino 格式

3D digital model file: in skp or rhino format

设计概念及空间演示多媒体/动画：1080 分辨率的 mp4 文件，多媒体不短于 5 分钟，动画不短于 1 分钟；

Design concept and space multimedia / animation: mp4 file with resolution of 1080, no less than 5min for multimedia and no less than 1min for animation;

电子文件：U 盘或光盘各 1 份，含设计策略报告（PPT、doc 文件或可编辑的 PDF 文件）、CAD 图纸（包括总平面图、建筑各层平面图等图纸的 DWG 文件）、评审展示用图（A0, 300DPI 的 JPG 或 PDF 文件）、三维数字化模型文件（仿真 3dmax 格式及 skp/rhino 格式）、设计概念及空间演示多媒体/动画（1080 分辨率的 mp4 文件）、现场汇报演示文件（PPT 或 PDF 文件）等。

Electronic file: 1 copy of USB or CD, including design strategy report (PPT, doc or editable PDF file), CAD drawings (DWG files including mater plan, architectural plan of each floor plate, etc.), drawings for display during the review (A0, JPG of 300DPI or PDF file), 3D digital model file (simulation 3dmax format and skp/rhino format), design concept and space multimedia / animation (mp4 file with resolution of 1080), on-spot presentation file (PPT or PDF file), etc.

1、宏观分析 **Macro Analysis**

(1) 项目理解（地理位置、周边信息、上层次规划分析、交通分析、景观分析、周边现状）

(1) Understanding on the project (geographical location, information on surroundings, upper-level plan analysis, traffic analysis, landscape analysis, status quo of surroundings)

(2) 城市特点和文化（湖贝历史、文化脉络、人文习惯）

(2) Urban characteristic and culture (Hubei's history, cultural context and habit)

2、项目基地机遇与限制 **Project Site Opportunities and Restrictions**

(1) 湖贝周边（现状局限和限制、地块机遇和条件）

(1) Hubei surroundings (existing limit and restriction, plot opportunities and conditions)

(2) 中央区周边（周边地块带来的不利与有利因素）

(2) Central area surroundings (disadvantageous and advantageous factors brought by surrounding plots)

(3) 湖贝塔周边（罗湖办公圈、湖贝商务飘带及交通环路等带来的机遇与限制）

(3) Hubei Tower surroundings (opportunities and restrictions brought by Luohu office circle, Hubei business ribbon, transport loop, etc.)

3、总体规划概念 **Master Plan Concept**

(1) 项目定位与愿景（故事性、项目趋势展望）

(1) Project positioning and vision (storytelling, project trend outlook)

(2) 规划结构（规划逻辑、规划亮点、未来城市空间发展策略）

(2) Planning structure (Planning logic and highlight, future urban space development strategy)

(3) 空间关系 (公共空间设想、地上地下空间协同设计)

(3) Space relationship (public space assumption, collaborative design of aboveground and underground space)

(4) 形象设计 (整体城市形象设计、街区形象概念、四件套形态互相联动)

(4) Image design (Overall urban image design, block image concept, mutual form interconnection of the four elements)

(5) 综合交通 (片区交通与车行人行系统设计、地上地下交通组织)

(5) Integrated transportation (regional transportation and vehicular/pedestrian system design, aboveground and underground traffic organization)

4、规划设计图纸 **Planning Design Drawings**

(1) 总图布局 (明确场地的区域位置, 表达建筑规划与路网考虑、建筑物的出入口位置、层数与设计标高等)

(1) General layout (specifying the regional location of the site, showing architectural plan and road network consideration, building access location, number of floors, design elevation, etc.)

(2) 道路交通组织分析 (体现人行与车行流线、明确人车关系, 注重不同业态的交通组织方式, 对现有道路的定位规划)

(2) Road traffic organization analysis (showing pedestrian flow and vehicular flow, specifying pedestrian and vehicle relation, paying attention to the traffic organization method of different business forms, and positioning and planning on the existing road)

(3) 规划竖向分析图 (总体场地剖面示意, 横、纵向共计至少 2 个)

(3) Vertical analysis diagram of planning (overall site sectional schematics, longitudinal and transverse, at least 2 in total)

(4) 城市系统空间分析 (包括立体交通、地下空间、公共空间、景观空间系统分析)

(4) Urban system space analysis (including analysis of three-dimensional transport, underground space, public space and landscape space system)

(5) 其他必要的分析图

(5) Other necessary analysis diagrams

5、建筑设计图纸 Architectural Design Drawings

(1) 方案设计总说明, 包括:

(1) Schematic design general description, including:

- 基本设计理念与概念

Basic design philosophy and concept

- 详细建筑设计说明: 中央区总空间设计分析、湖贝塔单体功能分析、交通分析、通风分析、绿化分析、景观分析、日照阴影分析 (与相应的分析图对应)

Detailed architectural design description: Overall space design analysis of the central area, individual function analysis of Hubei Tower, traffic analysis, ventilation analysis, greenage analysis, landscape analysis, sunlight shadow analysis (corresponding to relevant analysis diagrams)

- 技术经济指标 (包括 C2、C3、C6、C7)

Technical and economic indicators (including C2, C3, C6 and C7)

- 结构、设备说明

Structure and equipment description

(2) 场地分析 (场地条件分析、车行人行动线分析、消防分析、功能分析、绿化分析、通风分析、景观分析、日照分析等)

(2) Site analysis (site condition analysis, vehicular and pedestrian circulation analysis, fire

protection analysis, function analysis, greenage analysis, ventilation analysis, landscape analysis, sunlight analysis, etc.)

(3) 彩色总平面图

(3) Colored master plan

(4) 建筑平面图（尤其注重但不限于首层平面图、地下平面图、各典型平面图、标准层平面图）

(4) Architectural plans (especially pay attention to (but not limited to) ground floor plans, basement plans, typical plans, and plans of typical floors)

(5) 建筑立面图（整体及单体立面，如有复杂形体则需补充展开立面）

(5) Architectural elevations (overall and individual elevations. Extended elevation will be supplemented if there is complexed form)

(6) 建筑及场地剖面（单体剖面需带上场地，体现高差及解决方案）

(6) Architectural and site sections (individual section needs to include site, showing elevation difference and solution)

(7) 核心筒分析图（平面及竖向考量及分析）

(7) Core analysis diagram (planar and vertical consideration and analysis)

(8) 彩色效果图

(8) Colored renderings

- 中央区概念设计不限制效果图张数（整体规划、空间关系、单体形象等）
Conceptual design of central area, no restriction on number of renderings (overall plan, spatial relationship, individual image, etc.)
- 整体鸟瞰图（至少 2 张）
Overall bird's eye view (at least 2)
- 主要建筑组合立面渲染图（主要类型 3-5 张）
Elevation renderings of main building group (main type, 3-5)

- 主、次入口等各重要视角效果图
Renderings at important perspectives, such as main and secondary accesses
- 特色空间与室内效果图
Featuring space and interior renderings

(9) 办公单元划分图

(9) Office unit division diagram

包含以上设计内容的数据光盘两份。

Two CDs that contain the above design contents

6、造价估算 Cost Estimate

六、设计依据 Design Basis

1、法律法规 Laws and Regulations

(1) 设计符合国家、建设部及市有关设计标准及规定；

(1) The design shall conform to the relevant design standards and regulations of the country, Ministry of Construction and Shenzhen City;

(2) 设计深度符合国家建设部的相关要求及甲方要求；

(2) Design extent needs to meet the relevant requirements of the State Ministry of Construction and Client's requirements;

(3) 其他国家现行有关规范。

(3) Other current national codes and standards.

2、政府要求 Government Requirements

(1) 规划部门审批意见书

(1) Approval comments from planning authorities

(2) 建设及其他部门审批意见书

(2) Approval comments from construction and other competent authorities

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crcsz.com

(3) 《罗湖区东门街道湖贝统筹片区城市更新单元规划》

(3) *Urban Renewal Unit Plan of Hubei Coordinated Area of Dongmen Sub-district, Luohu District*

3、华润置地标准 CR Land Standards

(1) 华润置地销售型写字楼产品配置及成本限额管控标准（详见附件）

(1) CR Land standard on product configuration and cost quota control for sales-oriented office building (see Attachments)

4、前期相关整理文件（详见附件） **Relevant Preliminary Collected Documents (see Attachments)**

七、设计周期与团队要求 Design Period and Team Requirements

1、设计周期 Design Period

国际竞赛 75 个自然日（含中期汇报及终期评审）

75 calendar days for international competition (including interim presentation and final review)

2、团队要求 Team Requirements

(1) 同时具备规划统筹能力与超高层设计能力；

(1) Having both overall planning capability and super high-rise building design capability;

(2) 公司总规模人数（含境内外）至少 100 人；

(2) The company has total employees of at least 100 (including home and abroad);

(3) 项目负责人及主创设计师工作经验 15 年起，设计人员 7 年起；

(3) The project leader and chief designer have at least 15 years of working experience, while designers have at least 7 years of working experience;

(4) 项目团队近五年在中国一二线城市（含港澳台）的竣工项目数至少 1 个；

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crscz.com

(4) The project team has at least one completed project in tier 1 and 2 cities of China (including Hong Kong, Macao and Taiwan) in the past five years;

八、设计风险与控制 **Design Risk and Control**

1、政策风险：需注意国家及地方相关规范的更新，并及时研究相关影响；

1. Policy risk: Pay attention to the updating of the relevant national and local standards, and give timely study on the relevant impact;

2、项目存在的不确定因素：用地许可证暂未获取，设计过程中，相关指标可能会有所调整；绿建评级未定；

2. Project uncertainties: Land permit is not yet obtained for the time being. During the design process, the relevant indicators may be adjusted; green building rating is not yet determined;

九、其它 **Miscellaneous**

本任务书中未尽事宜及甲方可能进行的设计调整要求等可在设计过程中由甲方与乙方商榷解决方案，最终由甲方书面确认，此部分与本设计任务书具有同等效力；

Any matters not mentioned in this Design Brief and the possible design adjustment requirements from Client can be discussed between the Client and design agency during the design process for solution, with final written confirmation from Client. This part will have the same effect as this Design Brief.

十、附件 **Attachments**

1、湖贝项目规划批复文件与附图 cad

1. Hubei project plan approval document and attached drawing (cad)

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crcsz.com

- 2、原中央区城市设计专篇
2. Previous urban design chapter of the central area
- 3、整体地块 Sketch Up 模型及 3dm 模型
3. Sketch Up model and 3dm model of the whole plot
- 4、整体地块彩色大总图
4. Colored plot plan of the whole plot
- 5、地下环路设计资料
5. Underground loop design documents
- 6、地下空间设计资料
6. Underground space design documents
- 7、整体商业设计资料
7. Overall commercial design documents
- 8、工期进度安排
8. Construction schedule arrangement
- 9、写字楼定位报告
9. Office building positioning report
- 10、华润置地销售型写字楼产品配置及成本限额管控标准
10. CR Land standard on product configuration and cost quota control for sales-oriented office building
- 11、湖贝村古史
11. Ancient history of Hubei Village
- 12、湖贝南坊历史风貌区及怀月张公祠历史保护规划
12. Historical protection plan for Hubei South Neighborhood Historic Area and Huaiyue Zhang's Temple
13. 场地航拍报告

华润（深圳）有限公司 CHINA RESOURCES(SHENZHEN) CO.,LTD

深圳市深南东路 5001 号华润大厦 14 楼 14/F, China Resources Buiding, No.5001, Shennan Road East, Shenzhen, China

电话 Tel: (755) 8266-8277 传真 Fax: (755) 8266-8839 网址 Http: www.crscz.com

13. Site aerial photo report

注：附件资料将在资格预审通过后提供给 7 家入围单位。

Note: The attached documents will be provided for the 7 shortlisted design agencies after prequalification.

