

焦点 4: 琅琊镇 Focus 4: Lang Ya Town

4.0 琅琊镇

琅琊镇是琅琊组团的市政管理中心和政府所在地。新设计的城区座落在北部群山中,并设定海拔30米等高线为新城扩展的海拔高度上限。新城区的地理位置,突出了该城市座北朝南的开阔视野和改善了城市的环境质量。有北部群山的保护和充分利用朝南的日照等优势,琅琊镇将会更加美丽宜人。新城区的中轴线连接着群山和大海,其中轴线直通海边新设计的海洋研究所,它象征着尊严、融和、科学和开放。在这个通往大海的中轴线的两旁由郁郁葱葱的树木所装扮,其北端是一个小山林和城市公园。绝佳的风光,连同向阳展开的大草坪,与市政中心近在咫尺,将是整个城市最辉煌的景点。

紧邻小山林和城市公园南面的市政中心屹立着新的市府大楼,它是一座宏伟庄严的方拱型建筑,它即是通往群山的大门,又是连接秀丽的海边风景的桥梁。这个与大地融为一体的杰作将随地势自然向北延伸,两侧建筑逐渐升高犹如展翅飞翔的翅膀,它与山势相呼应,其间点缀花园,既美丽又充分利用了光能。它参托着市政府中心的权威,又同时激发整个地区沿着生态及绿色设计规划的方向向前发展。自然,市政府大楼所有的办公室、场所或者面向大海或者面对青山,其优雅的工作环境,肯定会令人神往。

市府大楼广场往下一条200多米宽的林荫大道,向南一直通向大海。这个林荫大道可用于举行各种功能的公众活动和服务。这里是生动的街区生活的一个很好的缩影。琅琊也应该是游人感兴趣和向往的地方!在琅琊镇的南部是可持续农业研究中心,中心里有多块试验田,用于研究、学习及进行有机栽培、水栽和盆栽等实验。

琅琊镇的总体布局和欧洲的城市相似。不同区域对建筑物高度实现不同的限制标准。市府大楼前面的建筑限高5层;其它市中心区建筑限高7-12层且综合利用;再向外层为小规模建筑,一般为3-7层;最外围密度最低,多为3-5层的建筑。

琅琊镇是组团经济发展策划和管理的中心。它将是整个区域的电信和技术基础设施的中心,也是组团的数字枢纽。它也将建一所重点大学的分校。



4.0 Lang Ya Town

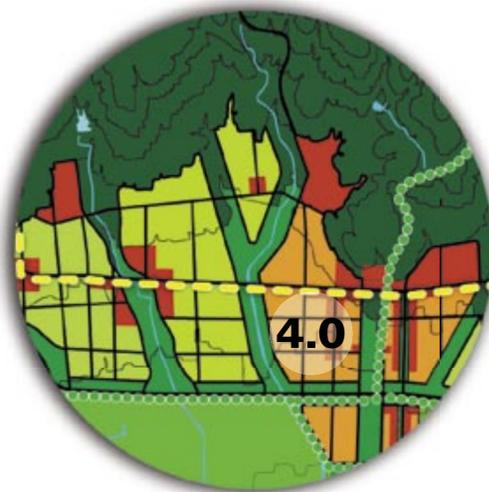
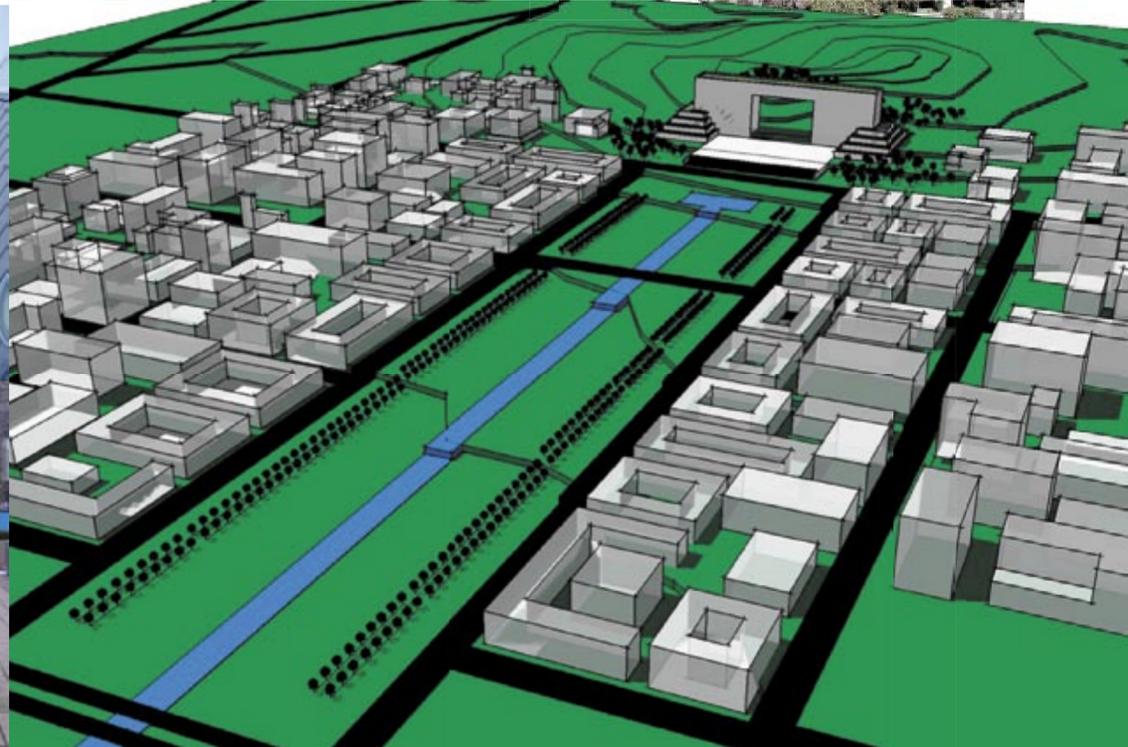
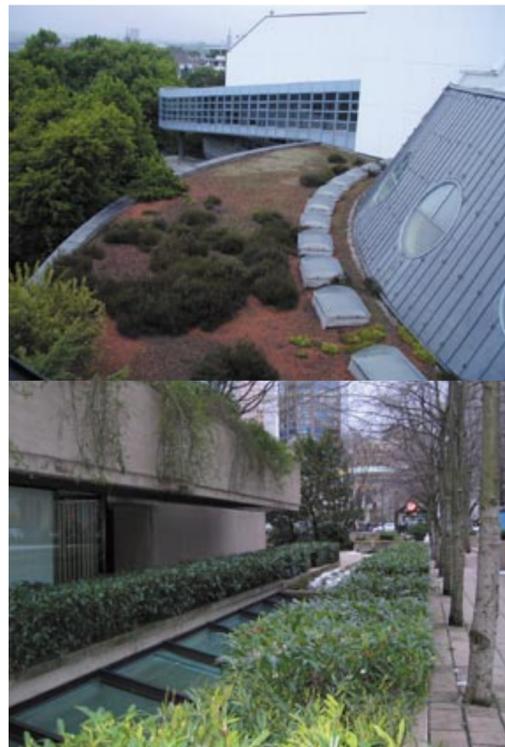
Lang Ya Town is the administrative center and the seat of government for the Lang Ya City Group. This city zone is nestled into and among the northern mountains, not to exceed the 30-meter base topography elevation. This positioning increases views while improving the environmental quality of the city. Lang Ya Town benefits from the protection of the north mountains and the south-facing sun's life giving energy. A central axis proudly connects the mountains to the sea, aligning symbolically with the new marine research institute on the coast. Just north and beginning this grand corridor to the sea, lined with a beautiful course of trees, is a mountain/city park for the people of Lang Ya Town to enjoy. Dramatic views, sunny open meadows and easy proximity to the city center make this a core asset.

Just south and purposely engaged within the south-facing mountain land form of Lang Ya Town Park is the new City Hall - a powerful square arch form, acting both as the gateway to the mountains and as a framed vista to the sea. This fine example of environmental architecture will be consciously integrated with the landform to the north with the wings stepping up to reflect mountain topography; it will be covered with gardens for energy benefits and beauty. This is an extraordinary opportunity to symbolize the center of governmental authority while inspiring the whole region towards an ecological and green design future. All offices and activities of this governmental center face either the sea or the mountains.

From the elevated City Hall plaza a 200-meter wide boulevard park leads south towards the sea. This boulevard is intentionally abundant with mixed-use activities and public services. Here is an excellent opportunity for a lively and diverse street life - Lang Ya also deserves to be an interesting and inquiring place for visiting tourists. Situated at the south extent of Lang Ya Town is the Sustainable Farming Institute for research, with extensive test gardens for study, research, and training of organic, hydroponics and boutique farming methods.

Lang Ya Town's general plan is similar in form to European models. Building heights are generally restricted in zones: the zone in front of City Hall is limited to 5 stories; the remaining central city core is limited to 7-12 story structures with intensive mix use; the next ring of development is lower in scale: 3-7 story buildings with mixed use; the periphery has the lowest density with 3-5 story buildings.

Lang Ya Town is the center of ongoing economic planning and brand management for the City Group, and will be the focus of the telecommunications and technology infrastructure; it will act as the digital hub for the City Group. It will also host a branch of a major university.



市政中心地区、住宅区、零售店、旅游和便民服务、地区大学分校。目标人口:74,500人

Center for regional government, residences, retail, tourism and residential services, regional university branch. Target population: 74,500.



我们在设计时充分考虑了学校、医院、研究机构及其它重要社会场所和公共实施分布。我们建议这些建筑应放在城市扩展边界的边缘或中心区的周边地带。同时,我们强烈建议各个社区综合考虑配备各种服务楼、敬老院、以及康复中心。

商业街及公共服务区都应设在各社区的中间。我们认为所有社区的规划应做到便于人们不用花多少时间可步行前往所需服务的场所。此外,轻轨站和公园的设置也应方便人们,设在较短的步行范围,以降低日常生活中开车出行的需要。

Careful consideration has been given to the location of schools, hospitals, study institutes and other significant community facilities. We suggest such buildings be located near the edges of the Urban Growth boundaries and at the edges of core neighborhoods. However, we strongly suggest the integration of service housing, like elderly and rehabilitation housing be fully integral to general neighborhoods.

Retail and general public service areas are centrally located to the various neighborhoods. We believe it essential that all neighborhoods be planned to have easy walking distance to essential services. Furthermore, light rail and park access is planned to be within the same easy walking distance, minimizing the need for automobile use in everyday activities.

分隔开泊里镇和琅琊镇的山脊绵延向南入海至“南头”。这些深入海中的陆角拓展了琅琊镇旅游资源,其东侧便是旅游区,西侧为工业区和沐官岛水库。这种地理位置上的并列为整合工业和旅游功能、并使之互动互利提供了特别的条件。造船工业、风力发电厂和港口的发展将是本地经济的驱动力,也会增加这个地区的旅游吸引力。我们的规划包括了对这些珍贵海滨陆角的保护,并建议把他们开辟为公园,供居民和游人休闲。



The ridge separating Boli Town and Lang Ya Town watersheds extends south and concludes at "South Point Head". These fine marine headlands extend the Lang Ya tourist activities on the east side and flank industrial lands and Muguango Reservoir on the west side. This juxtaposition offers a unique opportunity to unify and integrate the industrial and tourist functions, gaining greater benefit for both. Economic drivers such as the proposed shipbuilding industry and wind power plant and port also extend the tourist attractions of this community. Our plan includes the preservation of the significant headlands as parks accommodating tourists and local citizens alike.



焦点 5: 南头港 Focus 5: South Point Seaport

5.0 南头船坞和南头港

我们建议把原来计划的沐官岛水库挡浪坝位置稍作移动,这样便可以腾出水面新建一个区域性的港口。此港口受港湾的良好保护,与规划工业区很近,也与地区的陆地交通联系方便。这样一个港口具良好的配套设施,可为造船、海洋服务、渔船船队、旅游、娱乐游艇提供服务,并可用于当地和区域的水上交通和运输。这个地区是造船业和海洋服务业的绝佳之地。这种滨海规划,既有利于促进经济发展,又具有极高的旅游附加值。

在初始阶段,捕捞渔船的制造可以使这个地区的渔船船队现代化。随后,这些制造设施则可制造帆船和摩托艇。我们可以采用现代干码头技术,降低港口对水深的要求,减少挖泥工程量。船坞可以继续保持其沿海工业功能,并同时增强工业服务的潜力,以支持沿海旅游业和渔业。我们还可以开发当地工业旅游资源,丰富游客游览内容。

5.1 南头滨海陆角公园

山脊绵延入海的部分非常适于建设公园和娱乐场地。开闢的滨海陆角,保护好了,可以保持这个地区的质量和特色。通过强化这一工业和旅游业的结合,滨海公园可以创造空间,提高环境质量,为当地居民和游人提供休闲去处。

5.0 South Point Shipyards and South Point Port

We recommend modifying the previously proposed Muguango Reservoir seawall at this location; the result is a significant new regional port, well protected, adjacent to planned industries, and having easy regional ground transportation access. Such a port offers facilities for shipbuilding, marine service, fishing fleets, tourism services, recreational boating, and a port for local and regional water transportation. The area becomes an excellent location for shipbuilding and marine services. Such coastal activities obviously serve economic development, but have the added value of being of great interest to tourists.

Initially, the manufacture of fishing vessels can modernize the area's fishing fleet; the facility will eventually manufacture sail and motor yachts. Modern dry-dock techniques would be established to obviate deep-water port requirements, thus minimizing dredging. The shipyard continues the industrial function to the sea; it also increases the potential for industrial services to supply the coastal tourist and fishing industries. Local industry tours can be planned to extend the activities available to tourists.

5.1 Marine Headlands at South Point Park

The extended ridge and its marine headlands offer excellent potential for park and recreational lands. The open coastal lands and their preservation maintain the quality and character of the region. Highlighting this juncture of tourism and industry, the headland park creates appropriate open space, environmental quality and recreation for both the local citizenry as well as the visiting tourist.

5.2 沐官岛和沐官岛水库

按我们的规划,原先规划的沐官岛已做调整,以给南头船坞和港口腾出空间。沐官岛水库将提供生产用水,而由其它水库提供饮用水。沐官岛水库也具备大规模风力发电的巨大潜力。风力发电机可以提供琅琊组团发展所需电力的30%,但不会造成一点污染。现代风力发电机每台可发电一兆多瓦以上,每千瓦时耗电约0.16元。这使风力发电特别经济和具有很强的竞争力。此外,最近反渗透膜技术的开发大大降低了海水淡化的费用。有了周围的电能和海水淡化新技术的改进,在未来,海水淡化可以是淡水的重要来源。我们建议在沐官岛上设一个研究所,研究风力发电和海水淡化的可能性。由于这两项技术可以相互补充,又可以极大地提高这个地区供水供电能力,我们建议坚持对这两项技术进行研究开发。风力发电场非常壮观,它可以是一个旅游热点。

我们通过对沐官岛水库南部挡浪坝的进一步考虑,认为它具有停靠大型船只的可能。这个深水挡浪坝可以配套管道,向水库西侧的炼油厂和化工厂输送原料(不在此规划范围内),这样便可以极大地拓展这个地区的工业生产潜力。

5.3 南头村(姚头)

这个集旅游业、制造业为一体的港口村落落在海滨陆角上,其中的小旅馆、商店、服务设施等可以支持东部南头公园和港口地区的旅游活动。这个地区游人云集,活动繁多,非常适于居住和工作。它交通便利,是连接轻轨交通系统和滨海轮渡系统的枢纽。人们在此地很容易地可以感觉到娱乐和工作之间的平衡和满足。

所有这些当地的各种活动方方面面决定了南头村的特色。这个村的多样性和活力使它成为人们居住工作最有趣的地方,它同时也是旅游的好去处。

(居住,旅游服务,商业零售,综合利用。目标人口:5000)

5.2 Muguango Island and Muguango Reservoir

The previously proposed reservoir has been modified to make room for South Point Shipyards and for South Point Port. The Muguango Reservoir will supply water for manufacturing uses, which makes water from all other reservoirs available for potable uses. The Muguango Reservoir also appears to be a promising setting for large-scale wind-energy farming. Wind-power generators have the potential of contributing up to 30% of Lang Ya City Group's electric power needs without creating air pollution. Modern wind generators can produce in excess of one megawatt per windmill, with electric cost approaching RMB 0.16 per kilowatt-hour, making it economically competitive. In addition, a new reverse osmosis technology has recently reduced the cost of desalination. With the quantity of nearby power and improvements in this technology, desalination could become a practical source of fresh water in the future. It is our suggestion that a research station be located on Muguango Island in the bay to investigate the potential of wind power and desalination. We recommend the pursuit of these two technologies since they are complimentary and could significantly upgrade power and water supply in the region. Wind-energy farms are visually dramatic, and provide another tourist attraction.

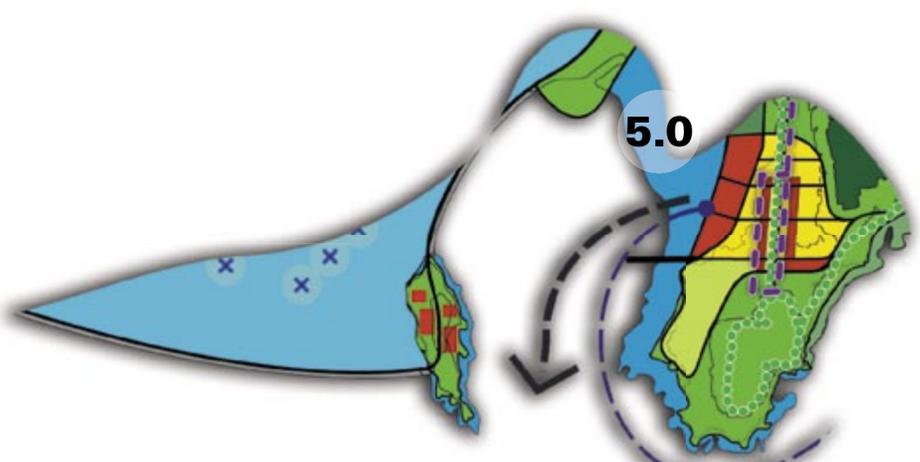
A further consideration for the south seawall of Muguango Reservoir would be its potential for docking larger ships; this deeper water dock zone could support pipelines along the seawall to chemical plants and oil refineries located west of the Reservoir (outside this planning zone), and could significantly extend the industrial potential of the greater area.

5.3 South Point Village (Yaotou)

This mixed-use tourism and manufacturing port village is well located among the coastal headlands. Small inns, retail, and services support active tourism along South Point Park and on the harbor. This is a great place to live and work, diverse and filled with the excitement of visitors and coastal activities. Regional transportation services, in addition to roads, make this a hub connecting the light rail network with the coastal passenger ferry system. This is clearly place of balance between recreation and work.

All of these related local activities help define the busy South Point Village. With the diversity and activity in the area, this village will become a most interesting place for people to live, work and provide tourism services.

(Residential, tourism services, retail, strong mixed use. Target population: 5,000.)





焦点 6: 泊里镇

Focus 6: Boli Town

6.0 泊里镇

泊里镇在琅琊组团的位置很好,镇周围有高速公路、铁路和水路相通。它很适合发展工业和制造业。相关的政府基础设施、管理办公室和基础设施维护机构的设立,将使泊里镇成为琅琊组团公共基础设施的枢纽。它紧邻同三高速及与同三高速平行的铁路,便捷的交通与青岛新建的深水港口及山东其它经济中心相连。我们规划的复合公路系统可以将工业车辆和居民、旅游车辆分流。另外,轻轨系统连接了市中心、工业区和琅琊组团的其它区域。

琅琊组团的工业和公共设施总的监督管理办公室设在泊里镇,其中包括电力、热电、自来水、污水处理、水质监控、运输服务和加油站分配管理。水力、风力和火力发电需统一综合管理,加强协调。农用机械的供用及配套服务也将以此地为中心。随着工业生产的多样化和发展,人们需要一个繁荣的市中心,用来满足金融、商贸、公共服务及商务旅行服务的要求。当地的建筑业需要配套一个建材供应和分销中心,以及一个加工区,以满足经济快速增长的需要。新建轻轨的基础设施管理和维护机构也设在这儿。泊里镇将是一个工业管理集团和配套服务的中心。



6.0 BoliTown

Boli Town is well located within the Lang Ya City Group. With nearby regional highways, rail and water access, this is the ideal area for industrial and manufacturing support and services. The associated government infrastructure oversight offices and infrastructure maintenance facilities will make this city the hub of Lang Ya public utilities. With the adjacent Tongshan Expressway and its parallel rail link, the new deep-water port of Qingdao and other Shandong business centers are readily available. Our proposed dual-road networks separate heavy industrial traffic from the tourist and domestic flow. A light rail serves the city center, the industrial zones and greater Lang Ya City Group.

The general oversight and management of Lang Ya industries and public utilities are headquartered in Boli, including electric power and heat generation, water supply, wastewater treatment, water quality oversight, transportation services and fuel distribution centers. Integration of hydro, wind, and fossil fuel power generation requires careful management and coordination. Farm equipment with supporting services and supply will be centered here. As the diversity of industries grow, they will need an active urban center for banking, retail, public services, and visiting business people. The local building industry will need supply and distribution centers, and manufacturing staging zones for the rapid growth requirements. New light rail infrastructure management and maintenance facilities will be located here. Boli Town is the center of industrial management groups and their associated support needs.



泊里镇的标记性中心区是市府大楼。同时,它也是人们聚会和社区服务的场所。在泊里镇设置一个工业研究所及培训中心,可以促进本地区的成功发展。现有204国道将预留有一个重要的交叉口,连接通往市府大楼和工业研究所的大道。这条宽200米的大道向南伸展,穿越市府大楼前的人工运河,把市中心和南部大公园连接起来。

我们在设计时充分考虑了学校、医院、研究机构及其它重要社会场所的位置。我们建议这些建筑应放在城市扩展边界的边缘或主要社区的周边地带。同时,我们强烈建议各个社区综合考虑配备各种服务楼、敬老院、以及康复中心。

在发展泊里镇时应注意仔细考虑其生活质量问题。我们要详细评估当地的地形和流域,来确定绿地分布和建筑的具体方位,以期保证最佳的环境质量、水质和娱乐效应。最重要的是,确定城市扩展边界是为了保证山区环境保护、农业生产、工业增长、地区旅游业的发展和整体生活质量的最优化。泊里镇的扩展及今后发展应向北发展,并通过流域评估加以确定。城区南部边界的限制,保护了附近农田景观和工业区的美景。建筑高度应限制在30米高,以保护山区景观。社区设计注重考虑步行便利,充满生活气息,靠近商场、公共服务设施、交通网站和社区公园。泊里镇将是泊里人民以高度的环保意识,为他们自己建立的现代化工业和农业城市。

(住宅区,政府基础设施,零售,服务,地区运输服务,工业研究及培训中心,目标人口:97,300)

The symbolic center of Boli Town will incorporate government buildings for community assemblies and services. The Industrial Institute and Training Center will further the development and success of the region. An important intersection along existing regional highway 204 is reserved for the government buildings and the Industrial Institute. A green 200 meter-wide boulevard connects the city center south to a large open park at the intersection of watercourses.

Careful consideration has been given to the location of schools, hospitals, study institutes and other significant community facilities. We suggest such buildings be located near the edges of the urban growth boundaries and at the edges of core neighborhoods. However, we strongly suggest the integration of service housing, such as elderly and rehabilitation housing be fully integral to general neighborhoods.

Quality of life is a deliberate consideration in developing Boli Town. Careful assessment of the topography and the watershed define the green area networks and building sites for maximum environmental and water quality, as well as for recreation. Most significantly, urban growth boundaries are precisely defined to maximize the benefits of the mountains, farm production, industrial growth, regional tourism and overall quality of living. Expansion and long-term growth of Boli is directed north and defined by the watershed assessment. The south urban boundary is sculpted from the views and scenic beauty of the adjacent farm and industrial lands. A 30-meter base building limit preserves the mountain views. Neighborhoods are designed to be walk-able and very livable, with easy access to shopping, public services, transportation, and spacious community parks. Boli is an environmentally conscious industrial and farm city, of and for its people!

(Residences, government infrastructure, retail, services, regional transportation services, Industrial Institute and Training Center. Target population: 97,300.)

