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The Way for a Super Complex to Make a City More Convenient and Beautiful | 超级综合体如何让城市更便利更美好



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Marianne Kwok has more than 20 years of professional experience in architectural design for a variety of built commercial, residential, and cultural facilities in North America, Europe, and Asia. Currently, Ms. Kwok is the Design Director for Hudson Yards, a 26-acre mixed-use development for Manhattan's west side, which features two KPF-designed office towers. In Shenzhen, China she is also leading the design of One Shenzhen Bay, a 4.4 million SF mixed-use project, and TP Link Headquarters, which features an innovative design befitting both the company and the city.

Marianne Kwok 拥有超过20年在北美、欧洲和亚洲设计商业、住宅、文化设施建筑的专业经验。目前, 她是哈德逊广场——曼哈顿西边26英亩混合用途开发项目的设计总监, 该项目包括两座由KPF设计的办公大楼。在中国深圳, 她同样领导了深圳湾一号项目——440万平方英尺的混合用途开发项目和TP Link总部, 其中包括了适合公司和城市的创新设计。

Abstract | 摘要

Today's super high-rise buildings not only present the height of buildings, but also play more important roles of integrating into the development of cities, coexisting with them, promoting the efficiency of them and enhancing regional value to a certain degree. Based on the case study of One Shenzhen Bay, this paper shows how the project maximizes the value of the city. This includes 1) how the complex form makes the city more intensive, and 2) how it influences the cosmopolitan way of life in the city.

Keywords: Urban Planning, Connectivity, Design Process, Human Scale, Master Planning, Mixed-Use

今天的超高层建筑不仅仅是在展现建筑的高度, 更在融入城市发展, 与城市融合共生, 提升城市的效率和提升区域价值等方面扮演着重要角色。基于深圳湾1号超高层的案例, 演讲将呈现项目是如何最大化城市价值的。这包括两个方面: 1) 综合体的形态让城市更集约; 2) 对城市国际化生活的影响。

关键词: 城市规划、连通性、设计过程、人的尺度、总体规划、混合用途

Introduction: A World-Class, Hyper-Connected Location

Where only oyster farms and rice paddies existed a generation ago, now the western edge of Shenzhen Bay has become the epicenter of activity in the emerging Pearl River Delta megacity. One of the most successful areas of this young city is Nanshan, a garden-like, livable district. The natural and human ecology of Nanshan comprises Shenzhen Bay's Coastal Corridor, OCT (Overseas Chinese Town) Cultural Tourism Area, OCT Harbour, Big and Small Nanshan Mountains, as well as Tang Lang Country Park. The district supports educational and research institutions such as South China University of Technology, Shenzhen University, Shenzhen University Town in Xili, the Supercomputer Centre, an Advanced Technology Institute, and other national education and research bases, dynamically integrating urban ecology and knowledge innovation. More than half of the foreigners in the city of Shenzhen live in Nanshan.

The Houhai CBD, part of the Nanshan district, is strategically located at a transportation nexus for the entire region. As a relatively new area within a relatively new city, Houhai still offers some of the lowest-priced Grade-A commercial real estate in the city, along with some of the highest-quality infrastructure in the region (Isaacson 2015).

简介: 交通便利的世界级区位

一代人之前, 这里还只有牡蛎养殖场和稻田, 而现在的深圳湾西部边缘已经成为了新兴珠三角城市活动的中心。这个年轻城市最成功的地区之一便是南山, 一个花园式的宜居区域。南山的自然生态和人文生态包括深圳湾海岸走廊、华侨城文化旅游区、华侨城港湾、大南山和小南山、塘朗郊野公园等。该区同样支持教育和研究机构的发展, 如华南理工大学、深圳大学、西丽深圳大学城、超级计算机中心、一所高等技术研究机构, 和其他国家级教育和科研基地, 动态整合城市生态与知识创新。深圳市超过一半的外国人居住在南山。

前海中央商务区(CBD)是南山区的一部分, 战略定位是整个地区的交通运输枢纽。即使在深圳这个年轻的城市中, 前海也算得上是新区, 因此还有一些价格很低, 但质量很高的甲级商业房地产 (Isaacson 2015)。

这里是香港—深圳西部走廊(深圳湾大桥)的尽头, 是从香港进入深圳湾口岸的车辆船只中转地。随着香港—澳门—珠海大桥的修建, 港口吞吐量将进一步增加, 预计到2020年将达到15350辆汽车; 到2030年达到27400; 2035年预计将达到35700辆 (O'Neill 2015)。南北向和东西向的公路在此交汇, 将旅客带往宝安国际机场和罗湖中央商务区(CBD)。

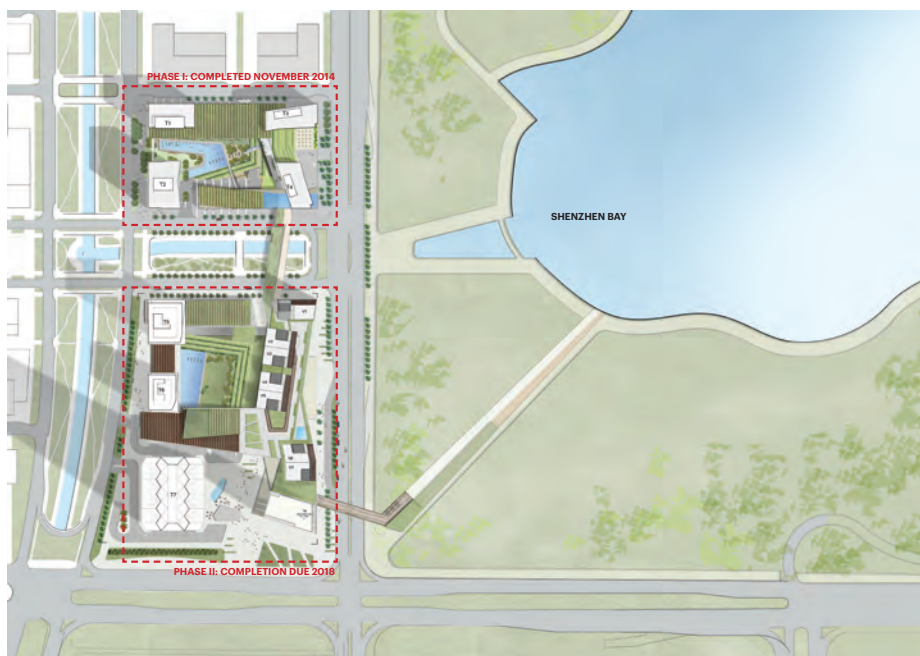


Figure 1. One Shenzhen Bay context plan (Source: KPF)
图1: 深圳湾一号环境规划 (来源: KPF)

This is the terminus of the Hong Kong – Shenzhen Western Corridor (Shenzhen Bay Bridge), where the Shenzhen Bay Port of Entry processes vehicular traffic and cargo from Hong Kong. The Port will soon see additional traffic from the under-construction Hong Kong – Macau – Zhuhai Bridge, which is expected to carry 15,350 vehicles per day in 2020, 27,400 in 2030 and 35,700 in 2035 (O'Neill 2015). North-south and east-west highways intersect here, taking travelers to Bao'an International Airport and Luohu CBD.

The new metro line 11 has recently opened to the airport and Futian CBD, interchanging at Houhai station with line 2 to Shekou Port (location of cross-harbor ferries to Hong Kong and Macau), Sea World and Window of the World amusement parks.

Through these links, the Houhai CBD is strategically positioned to provide manageable commutes to and from Qianhai CBD (4 minutes), Bao'an International Airport (18 minutes), Futian CBD (12 minutes), Hong Kong Central (34 minutes) and Hong Kong International Airport (22 minutes).

Of course, the Houhai CBD is meant to be a destination as well as a starting point, and as such it has been the recipient of intensive infrastructure investment in the past few years. Located to the west of the established Futian and Luohu CBDs, the Houhai CBD area is pinpointed on urban planning maps as the third of four generations of CBD (the fourth being Qianhai to the immediate west), meant to accommodate the growing demand for both office and residential space as the city has grown westwards. Unlike some of the

earlier districts, surface auto parking in Houhai is strictly limited, and greater emphasis has been given to constructing public transit and underground parking garages, which allows buildings to be closer to the street, more space for pedestrians, and more destinations within walking distance (Chen 2015).

Shenzhen's burgeoning IT sector has taken notice of Houhai's synergies, and has driven demand for office space in the district, particularly around the Houhai Headquarter Base. In the second half of 2016 alone, more than 500,000 square meters of office space were added in the area (Macdonald 2016). Hotel operators have also seen value here – as of mid-2016, eight five-star hotels comprising 2,390 rooms have been completed in Nanshan, about 18 percent of the city's overall stock (Lee 2016). It is predicted that the influx of new office tenants in Houhai will drive further demand for serviced apartments and boost occupancy rates of those already constructed (He 2016).

Shenzhen Bay Sports Center, built for the 2011 Summer Universiade Games, and the Polytheatre of Shenzhen are already architectural icons and focal points for the region. The extensive Shenzhen Bay Park runs 18 kilometers, all the way from the Port to the mouth of the Shenzhen River in the east. An attractive, calm-water inlet dips into the Houhai neighborhood. The land surrounding the inlet is a motor-vehicle-free oasis, with abundant recreational facilities, views of the Shenzhen skyline and across the bay to Hong Kong, gardens and landscaping.

新建的地铁11号线通往机场和福田中央商务区CBD, 在后海站换乘2号线之后可以去往蛇口港(香港和澳门跨海渡轮码头)、海洋世界和世界之窗游乐园。

通过这些交通节点, 后海CBD的通勤时间非常可控: 进出前海CBD(4分钟)、宝安国际机场(18分钟)、福田CBD(12分钟)、香港中心(34分钟)、香港国际机场(22分钟)。

当然, 后海CBD不仅是目的地, 更是出发点, 因此在过去几年间, 此处的基础设施建设很繁荣。随着城市不断向西扩展, 为了适应不断增长的办公和居住空间的需求, 坐落在成熟的福田和罗湖CBD以西的后海CBD成为了城市规划中的第三代CBD(第四代是前海以西)。不同于之前的开发区, 在后海的地面上机动车停车受到了严格限制, 整体设计更强调建设公共交通和地下停车场, 使建筑与街道更接近, 行人有更多的空间, 而且增加步行范围内目的地的数量(Chen 2015)。

深圳迅速发展的IT产业已经注意到了后海的协同效应, 并带动了该地区办公空间的需求增长, 特别是在后海总部基地附近。仅仅在2016的下半年, 该地区新增的办公空间就超过500 000平方米(Macdonald 2016)。酒店运营商也看到了这里的价值。截至2016年年中, 八家五星级酒店已经在南山落成, 共有2390间客房, 约占整个城市存量的18%(Lee 2016)。据预测, 新的办公室租户涌入后海将进一步推动服务式公寓的需求, 已经建成的公寓入住率将会提高(He 2016)。

为2011届世界大学生夏季运动会修建的深圳湾体育中心和深圳保利剧院已经成为了该地区的标志性建筑。广袤的深圳湾公园绵延18公里, 从港口一路延伸到东部的深圳河入海口。后海附近的水域宁静优美。周边禁止机动车驶入, 还有丰富的娱乐设施、园林、绿化带, 以及深圳的天际线和海湾对岸的香港胜景。

在深圳湾1号一期建成后, 所有这些城市的设施和周边配套建筑都为该区域的发展开辟了先河。

设计概述

深圳湾1号不仅放眼全球, 同时对当地发展也有重要影响。该项目兼有环境和经济价值, 与自然联系紧密, 为所在区域、城市、城区和那里的人们带来了众多好处。深圳湾一号毗邻边境, 依托渡轮服务和区域铁路, 定将成为迎接全球来宾进入这座世界上最密集的城市群, 感受美丽自然景观的一座灯塔。

All of these metropolitan amenities and adjacencies set the scene for a development that is already setting a precedent for the area, after the completion of its first phase: One Shenzhen Bay.

Design Overview

One Shenzhen Bay is global in its vision and local in its effect. The project pairs the environmental and economic value of density with a connection to nature, enhancing the region, city, district and the people who live there. The project is located at the center of the Hong Kong – Shenzhen – Guangzhou corridor, connecting it directly to global and regional culture. Adjacent to the border crossing, ferry service and regional rail, One Shenzhen Bay will act as a welcoming beacon to one of the world's densest metropolitan areas and most beautiful natural landscapes.

Completed in November 2014, One Shenzhen Bay Phase I forms the first stage of this ambitious mixed-use, multi-building development that will occupy two adjacent city blocks at the edge of the progressive Houhai district.

Phase I, the northern block, comprises three residential towers and one high-rise office building, arranged around a landscaped central courtyard. These will be joined in 2018, when the southern block (Phase II) is set to be completed with three more residential towers, an outdoor retail arcade and promenade, seven corporate villas and a 340-meter mixed-use tower with office: the Raffles Shenzhen hotel and residential programs.

One Shenzhen Bay forges a new type of urban habitat. The scheme embodies a vision for future vertical living, innovatively pairing the environmental, social and economic benefits of density with enhanced connectivity to the outdoors. An assemblage of ground planes and terraces at varied heights links “high-rise” with human scale, bringing greenery and a sense of integration to higher levels. No two buildings are alike; where one emphasizes solidity, shifting glassy volumes laterally along a solid backdrop, another emphasizes transparency and structure through its use of cantilevered spaces and architecturally exposed steel. Water features and seating areas create tranquil outdoor spaces for informal social encounters and private respite.

The design gestures to the future and enhances the topography of its unique and beautiful site. An elevated green promenade links the activity at One Shenzhen Bay to



Figure 2. One Shenzhen Bay overall view (Source: KPF)
图2 深圳湾一号全景图 (来源: KPF)

adjacent blocks and the natural beauty of the waterfront park. The project strictly follows view corridor guidelines, organizing towers into a grid so as to maximize light and views. Adjacent to the bay and its natural breezes, One Shenzhen Bay residences feature operable windows and generous balconies that are strategically placed to capture prevailing winds. Balcony locations alternate in plan, creating double-height spaces over private swimming pools.

Rather than stacking a tower upon a podium, the scheme intentionally leaves a void in the middle of the block, pushing the podium and towers to the perimeter of the site to create a central green space within and a defined urban wall to the exterior. The effect is one of metropolitan vitality, with clear, porous urban edges and a reinforced city grid. The central green space provides a refuge for high-rise dwellers, enhancing a sense of community in this dense, urban environment.

One Shenzhen Bay unifies and interweaves diverse programs. Each residential tower is unique in plan and elevation, allowing maximum flexibility under changing market forces. By employing strong façade elements such as a horizontal, terra-cotta spandrels and angled, projecting balconies, the towers are unified as a single project. The same materials

作为这个宏大、多功能开发项目的第一部分，深圳湾1号一期工程完成于2014年11月。项目将在不断发展的后海边缘占据两个毗邻的街区。

北区一期工程中心布置了一座庭院，设施包括三个住宅楼和一个高层办公建筑。到2018年，当南区（二期）完成，将会有三个新的住宅楼、一个室外零售商场和长廊、七座公司大厦、一处340米高的多功能高楼、莱佛士深圳酒店和若干住宅项目。

深圳湾1号构建了一种全新的城市居住环境类型。该方案体现了未来垂直生活的前景，创造性地将环境、社会和经济的改善和发展，同增加与野外环境的联系融为一体。通过将不同高度的地面平面和露台组合起来，“高层”建筑增添了人文气息，同时将绿色和整合感推到了一个更高的水平。所有建筑各有其特点：有一座是水平延伸，显得很敦实，构成了稳定的基调，另一个则使用悬挑空间和裸露的钢材，强调透明度和结构。水域的设置和座椅的安排力图创造一个宁静的户外空间，供非正式的社会交往和私人休闲使用。

该项目的设计姿态直指未来，让原本就美不胜收的独特地貌更显别致。一个架高绿色长廊将深圳湾1号的活动与相邻街区和海滨公园的自然美景连接了起来。该项目严格遵循走廊景观设计指导方案，将高楼组成了一个网格，以最大限度地利用阳光

and geometry are used on both the towers and the lower levels, connecting the towers to the ground. At ground level, programs are interwoven, not stacked, creating an equitable design for both residents and visitors.

An Environmentally Sound Mini-City

At the heart of the design concept is the idea of a “walking city”, where pedestrian circulation is promoted through the scheme’s permeability and through the proliferation of inviting, public green spaces and walkways. Visitors can walk along the elevated, landscaped promenade or relax in the south plaza which is ringed by retail and dining outlets. The design forgoes an isolated, interior retail mall in favor of street-facing, boutique-style shops. The urban street wall at the

site’s perimeter is punctuated, and through-block circulation and cross-ventilation are encouraged through a series of permeable openings that punctuate the site perimeter and invite exploration.

All the public and private functions of One Shenzhen Bay are linked directly or visually to green spaces, engendering an appreciation for nature and promoting pedestrian activity. The high density of the development allows as many as possible of the ground spaces to be set aside for landscaping, gardens and vertical planting. Residents enjoy courtyard gardens, views of gardens on the podium roof, and private balconies. The interior residential garden is set atop an inclined plinth, accessible via several routes, including stairs from below or an elevated walkway from the side. In both cases, the pedestrian is surrounded by terraced greenery and is

和景观。深圳湾1号的住宅区毗邻港湾，专门设置了开合式窗户和宽大的阳台，以尽量利用海风。按照建筑方案，阳台的位置不尽相同，在私人游泳池上方创造出了双层挑高的空间。

不同于在基座上直接修建高层建筑的做法，这一方案专门在中间留下一片空地，这样可以将基座和高楼都推向街区的边缘，在中间创造一个绿色空间，同时还能形成一个稳定坚实的墙体外观。这样做可以增加城市建筑的活力，同时提供一个清晰的、通风效果上佳的城市边界，城市网格也得到了细化发展。中央绿地为高层居民提供了一个休息的场所，能够在密集的城市环境中增强社区感。

深圳湾1号将差异巨大的多个项目结合交织在了一起。每座建筑的设计与高度都各有不同，这样可以在不断变化的市场背景下保证最大的灵活性。通过采用统一的高辨识度外墙元素，例如赤陶土拱肩和突出的倾斜式阳台，它们又可以统一在同个项目之下。高层和低层采用相同的材料和几何形状，让从上到下的过渡极为自然。在地面上，不同的项目之间是交织在一起的，而不是简单的堆叠，为居民和游客提供了同样的美妙体验。

环保迷你城市

项目设计概念的核心是“步行城市”：提高视野开阔度，扩大宜人公共绿地和人行道的空间，提高步行的便捷度。游客可以沿高架景观长廊散步，或是在周围全是零售和餐饮网点的南广场休息放松。项目设计没有采用孤立的，面向内部的零售商场，而更青睐于临街精品店。在项目的周边，外墙是通透的，有助于区域内循环和交叉通风，同时通过一系列的通透性设计增加人们的探索欲望。

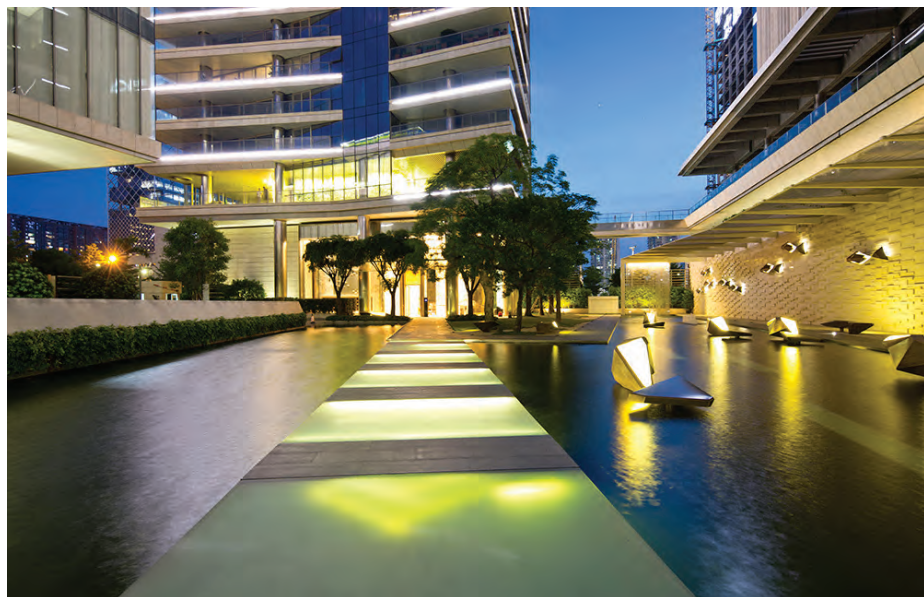


Figure 3. Pedestrian green spaces and walkways at the base of the towers (Source: KPF)

图3：大厦底部的人行绿地空间和走廊（来源：KPF）



Figure 4. Podium rooftop (Source: KPF)

图4：裙楼屋顶（来源：KPF）



Figure 5. Water feature among the gardens and walkways between the towers (Source: KPF)

图5：两塔楼之间花园和走廊的水景（来源：KPF）

深圳湾1号的所有公共和私人空间都直接，或在视觉上与绿地相连接，形成了欣赏自然、促进步行的氛围。高密度设计为将尽可能多的地面空间设置为景观、园林和垂直绿化提供了可能性。庭院花园、屋顶花园景观、私人阳台都是居民所欣赏的。室内住宅花园的顶部设置在一个倾斜的底座上，可以通过多条路径到达，包括楼梯下面或侧面的过道。无论选择哪一种路线，行人都置身于倾斜的绿地上，还可以看到点缀着波光粼粼水域的精致建筑。倾斜的浅角是该项目统一设计语言的一部分，突出式阳台的设计、规划中高层建筑所呈的角度、低层周边建筑的相关平面都是配合它的。

该项目拥有许多独特的空间，充分利用了深圳温和的南方气候特点，摒弃了传统的室内/室外截然分开的设计。例如，建筑通透率很高，让无空调外部零售区域成为了



Figure 6. Luxurious interiors of the residential units (Source: KPF)
图6 居住单元的奢华内部装饰（来源：KPF）

beckoned forward by an elegant plaza with sparkling water feature. The shallow angle of the incline is part of the unified design language of the project, presenting a corollary to the projecting balconies, the angled orientation of the taller buildings in plan, and the intersecting planes of the low-rise perimeter buildings.

Many of the project's unique spaces take advantage of Shenzhen's temperate southern climate by transcending traditional indoor/outdoor polarity. For example, the site porosity allows for an un-conditioned exterior retail environment. The curtain walls incorporate sustainable elements that provide sun shade through vertical fins and the horizontal profile of balconies, and large horizontal fins are incorporated into the south façade to provide for additional sun shade, as well as ventilation within the wall system. These measures allow the retail spaces to maintain comfortable temperatures without the need for air conditioning.

The site is easily accessible by public transportation, with a bus stop on Keyuan Boulevard and the Dengliang metro station within walking distance. Pedestrian access via the elevated promenade and bridge bring people easily to the park and the port terminal to the south. Bicycle storage and shower rooms are provided to encourage healthy lifestyles and sustainable transport choices.

One Shenzhen Bay Tower 7 (within Phase II of the wider project) is designed to achieve a LEED Gold rating. To minimize visual noise, LED lighting in the tower façades is

kept to minimum; lighting is concentrated at the podium near retail, gardens, public promenades and plazas. Grey water in the main tower, as well as rain water in the garden, are collected and recycled. Solar collectors are installed on the roof of residential towers to provide hot water for units. Where solar panels are not present, green roofs increase site permeability. All buildings also employ sustainable strategies by integrating nature, inside and out.

Features and Amenities

One Shenzhen Bay promotes a lifestyle that is lived indoors and out. Residential units are designed with generous balconies (some with infinity-edge pools) and 2400-mm-wide sliding doors that open and blur the line between inside and out. Every unit is connected with a view of nature. The floor plates of towers are reduced in size to create units with three or four exposures for maximum natural light and ventilation. Residential lobbies, public retail and plazas are all inextricably linked to landscape and greenery.

One Shenzhen Bay is a full-service private community hidden in urban Shenzhen. In addition to prime homes, residents have access to a private indoor and outdoor common space. The residents' club features private dining, a restaurant and bar, a ballroom, fitness facilities and a rooftop swimming pool and deck. At the ground level, the residents enjoy a private garden with lush plantings, reflecting pools and play areas. All of these

可能。通过垂直散热遮阳翅片、水平阳台构造和墙内通风设施，玻璃幕墙中也融入了可持续元素。这些措施可以让零售空间不需要空调，也可以保持舒适的温度。

乘坐公共交通工具来这里很方便，科苑大道公交站和登良地铁站步行可达。行人通过高架步行通道和长廊，很容易就能到达公园和南部的港口码头。项目还提供了自行车停车场和淋浴房设施，鼓励健康生活方式和环保交通工具。

深圳湾1号的7号楼（二期工程）力争达到LEED金奖标准。为了减少视觉噪声，塔外立面的照明保持在了最低限度，集中在基座附近的零售、园林、步行区和广场。主楼的盥洗污水以及花园里的雨水都会收集起来循环利用。太阳能集热器安装在住宅楼的屋顶上，为住户提供热水。在没有太阳能电池板的地方，屋顶的绿化也增加了屋顶的通透性。通过整合自然和内外之间的关系，所有建筑都采用了可持续发展的策略。

特点和服务设施

深圳湾1号提倡室内和户外相统一的生活方式。住宅单位设计有大面积的阳台（有些还带有很大的游泳池）和2400毫米宽的滑动门，力图模糊内外之间的界限。每一个单元都与自然景观相联系的。为了尽可能提高自然采光和通风水平，使其达到普通建筑的三四倍水平，各塔楼的楼面板面积有所缩减。住宅大堂、公共零售区域和广场都同景观和绿化有着千丝万缕的联系。

深圳湾1号藏身深圳市区，是一处能提供全方位服务的私人社区。除了基本住房外，居民还拥有室内和室外公共空间。居民俱乐部设有私人餐厅、餐厅酒吧、宴会厅、健身设施和屋顶游泳池，还有一个露天平台。在地面上，居民可以欣赏私人花园的茂盛植被、水池和游乐场地。所有这些设施都交织在项目设计的公共空间之中，在繁荣的城市中创造了一个私密的社区。

项目布局

深圳湾1号为中国住宅发展提供了范式。流行的“公园高楼”建筑范式将建筑和背景隔离开来，深圳湾1号并没有按照这一范式，而是提供了一个替代方案。项目的中心是空的，从而创造出了私人的绿色空间。所有的高楼都位于项目的边缘，所以可以在城市网络中设置临街零售商店，同时营造出结构化、方向感明确的景观。住宅大堂向内开放或者开向B层，从而可以腾出更多空间用于零售和公共广场。在同

amenities are woven above and between the public areas of the project, creating a private community amidst the thriving city.

Program

One Shenzhen Bay evolves the paradigm of Chinese residential development. Refusing to follow the popular “towers in the park” model, which sets buildings far back on their plots, isolating them from their surroundings, One Shenzhen Bay demonstrates an alternative. The center of the site is vacated, creating private green space. With all of the towers located on the perimeter of the site, the urban grid is activated with street-facing retail and structured, directional landscape. Residential lobbies face inward or open onto the B1 level freeing more space for public retail and plazas. Public and private functions coexist on the same level instead of being isolated and stacked on top of each other.

Phasing Strategy

One Shenzhen Bay will be built in three phases. The homes in each phase are distinct so that each offering is unique throughout

the four-year sales period. The culmination of the sales cycle will be the sky-high residences of the main tower (to be built in Phase III). This strategy should counteract the tendency of large-scale developments to be completed “too fast” when executed all at once, thus leaving many spaces vacant for an undesirable length of time.

Conclusion

One Shenzhen Bay is a thoughtfully conceived development that capitalizes on the unique natural setting, well positioned transport connections, and comprehensive urban planning of its location in the new Houhai CBD. Through careful phasing, a high level of design quality, and a conscious alignment to the needs of the broader public and streetscape as well as its occupants, One Shenzhen Bay is the kind of development that will ensure that Shenzhen takes full advantage of its strategic geographic and economic positioning, and its convenient transportation links to regional and global markets.

一层上，设计者同时布置了私人 and 公共空间，而不是将两者截然隔离，放到各自不同的楼层。

分期策略

深圳湾1号将分三期建设。每一期推出的住宅都尤其特色，从而确保在四年的销售期内，每个产品都是独一无二的。销售周期的高潮将会在主塔的天空高层住宅完成之后（第三期建成）。这种策略应该可以抵消大规模开发项目完成“太快”的趋势。如果同步执行，很可能在较长时间里出现大量空置房屋。

结论

深圳湾1号是一个精心构思的开发案，充分利用了得天独厚的自然环境、良好的交通，以及前海新CBD的区位综合城市规划。通过细致的分期、高水平的设计质量，以及有意识地将更广泛的公众需要、街景以及住户需要通盘考虑，深圳湾1号定能进一步发挥深圳的地理与经济战略区位，利用其便利的交通与区域乃至全球市场紧密连接。

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