

# 宝安 107 时尚商务带立体空间规划公开竞赛

**Open Competition of the Multi-Dimensional Space Planning for Bao'an**

**G107 Fashion Business Zone**

## 工作规则

**Working Rules**

深圳市宝安区人民政府

The People's Government of Bao'an District, Shenzhen

深圳市规划和国土资源委员会

Urban Planning, Land & Resources Commission of Shenzhen Municipality

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## **1. 主办单位和组织单位 Organizers & Undertaker**

主办单位：深圳市宝安区人民政府

深圳市规划和国土资源委员会

Organizers: The People's Government of Bao'an District, Shenzhen

Urban Planning, Land and Resources Commission of Shenzhen Municipality

组织单位：深圳市规划和国土资源委员会宝安管理局

Undertaker: Bao'an Administration of Urban Planning, Land and Resources Commission of Shenzhen Municipality

组织咨询服务单位：深圳市仁智汇商务咨询有限公司

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## **2. 项目背景 Project Background**

宝安地处深圳西部，西临珠江口，北与东莞相接，地理位置优越，区域性交通设施密布，产业基础雄厚。在深圳市勇当“四个全面”排头兵、努力建成现代化国际化创新型城市的战略目标下，宝安凭借连接粤港黄金走廊、大珠三角发展脊梁中心地带的区位优势，将成为深圳发展湾区经济的重要一极。

Located in west of Shenzhen, adjacent to Pearl River Estuary in the west and bordered

with Dongguan in the north, Bao'an District is featured by advantageous geographical location, densely-distributed regional traffic facilities and solid industrial foundation. Under the strategic goals of Shenzhen to be a pacesetter for "Four Comprehensives" and to spare no effort to build a modern international innovation-oriented city, by virtue of the regional advantages of the golden corridor connecting Guangdong and Hong Kong and the heartland for development backbone of Great Pearl River Delta, Bao'an will become an important polar of Shenzhen's development of bay area economy.

黄金发展带是《宝安综合规划》确立的三大功能轴线之一，总长约 30 公里，以 107 国道、宝安大道和地铁 1 号线为骨架，将打造成为引领区域产业转型升级的高地、珠三角湾区东岸脊梁上的科技创新服务带和宝安区重要的经济增长引擎。以 107 为主干，见证了宝安的工业化、城市化进程，集聚了全区重要的各类设施，但片区目前的功能与产业发展、空间形态与品质、交通服务能力、公用设施供应水平、城市环境特色等方面均与上述要求存在较大差距，难以支撑宝安国际化先进城区、现代化产业强区的发展要求。

As one of the three major functional axes delimited by *Bao'an Comprehensive Plan*, with a total length of about 30km, taking National Highway G107, Bao'an Avenue and Metro Line 1 as the skeleton, the Golden Development Belt will be constructed into a highland to lead regional industrial transformation and upgrading, a scientific and technological innovation service zone on eastern ridge of Pearl River Delta's bay area, as well as an important economic growth engine for Bao'an District. Taking National Highway G107 as the backbone, it has witnessed industrialization & urbanization process of Bao'an District and gathered various important facilities of the whole District; however, there is still a long way to go for current function & industry development, urbanization process, transportation service ability, supply level of utilities, urban environment characteristics, etc. of the District to meet the aforementioned requirements so that it is unable to prop up the development requirements to construct Bao'an District into an international advanced city and a modern industrial strong area.

2015 年 7 月 1 日，马兴瑞书记首次来宝安区调研时特别指出，宝安现在已经站在一个新的发展阶段起点上，要加快推进水环境治理、龙头企业培育、土地历史遗留问题和 107 国道市政化等工作，尤其是要提前谋划 107 国道市政化后周边空间规划调整、提升，以城市转型发展带动产业转型升级。为落实马书记重要指示，2015 年 7 月 10 日深圳市规划国土委和深圳市宝安区人民政府关于协调解决有关问题的联席会议明确，要求市规划

国土委宝安管理局牵头，统筹开展西部工业组团城市品质提升研究和 107 国道沿线规划公开竞赛工作，以规划成果能够落实到法定图则为目标，真正成为指导区域开发建设的规划依据。同时，黄敏书记不同场合多次提及 107 国道沿线规划提升工作，要求强力推进 107 国道市政化，加快沿线城市更新，将其变成一条黄金走廊、城市发展带。

On July 1, 2015, when coming to Bao'an District for the first time for research, Secretary Ma Xingrui pointed out particularly that Bao'an had stepped into the starting point of a new developmental stage so that it was necessary to accelerate water environment treatment, cultivation of leading enterprises, solving of land problems left over by history, municipalization of National Highway 107, etc; meanwhile, it was particularly necessary to scheme planning and adjusting for surrounding space after municipalization of National Highway 107, thus driving industrial transformation and upgrading by urban development transformation. To implement the important instructions of Secretary Ma, on July 10, 2015, in the joint conference on coordination to related problems held by Urban Planning, Land & Resources Commission of Shenzhen Municipality and the People's Government of Bao'an District, Shenzhen, Bao'an Administration of Urban Planning, Land and Resources Commission of Shenzhen Municipality was expressly required to take the lead to coordinate and carry out research on urban quality improvement of western industrial group and open competition for planning along National Highway G107, as well as take implementation of the planning achievement onto the statutory plan as the goal, thus making it truly become the planning basis to guide the regional development and construction. At the same time, Secretary Huang Min mentioned for several times in different occasions about improvement of planning along National Highway G107, demanding vigorous advancement to municipalization of National Highway G107 and update acceleration of urban renewal along the line so as to make it become a golden corridor and urban development belt.

目前，深圳市交通运输委员会已开展 107 国道市政化研究，107 国道市政化工程已获得市发改立项，相关工作已全面启动，为本次公开竞赛工作提供了重大契机。

Currently, the Transport Commission of Shenzhen Municipality is doing research on the municipalization of National Highway G107. This project has been approved by the Development and Reform Commission of Shenzhen Municipality and its related work has been started, that provides a great opportunity for the Open Competition.

综上，为了落实市区两级政府要求，借助 107 国道市政化和沿线功能提升的契机，抓住关键，提纲挈领，将单一交通廊道打造成为综合的城市发展带，由宝安区政府和深

圳市规划和国土资源委员会联合举办本次公开竞赛活动，作为宝安推进新一轮发展的重要抓手，进而带动宝安全面升级和质量提升。

In conclusion, to implement requirements of the municipal- and district-level governments, by virtue of the rare opportunities of municipalization for National Highway G107 and improvement of functions along the line, it will be an urgent task at the moment to grasp the keys and concentrate on the main points to build the single-function transportation corridor into a multi-function urban development belt. Therefore, the People's Government of Bao'an District, Shenzhen and Urban Planning, Land & Resources Commission of Shenzhen Municipality are jointly organizing this Open Competition, taking it as an important means to push a new round of development for Bao'an, thus driving all-round upgrading and quality improvement of Bao'an.

### **3. 竞赛目的 Competition Goal**

本次公开竞赛工作是持续指导时尚商务带未来城市发展，加快沿线城市更新步伐，提升土地利用效率，提高空间品质和环境质量的战略规划行动，旨在达成下述三个目标：

As a strategic planning action to continuously guide future urban development of the Fashion Business Zone, accelerate urban renewal along the line, increase land use efficiency, as well as improve spatial and environmental quality, the Open Competition is to achieve the three goals below:

**(1) 实施湾区战略，强化珠江东岸综合交通大动脉，作为宝安参与湾区竞合的重要引擎。**着眼于粤港澳世界级湾区发展、深圳发展湾区经济、宝安打造现代化国家化湾区新城等新的区域与城市战略要求，发挥宝安自身优势条件，以推进发展、提升可持续竞争力为导向，明确宝安 107 时尚商务带发展思路，确立时尚商务带面向未来的总体发展纲领和整体空间框架，使 107 时尚商务带与西部活力海岸带双轴联动，成为助推宝安区域形象和城市经济跨越的双引擎。

**(1) Take implementation of the bay area strategy and enhancement of the comprehensive traffic artery on east bank of Pearl River as an important engine for Bao'an to participate in bay area competition.** It is necessary to focus on the new regional and urban strategic requirements, such as world-class bay area development of Guangdong, Hong Kong and Macao, bay area economy development of Shenzhen, Bao'an's construction of a modern international bay area new town, etc., give fully play to its own advantageous

conditions of Bao'an, take development promotion and improvement of sustainable competitiveness as the guidance, clarify construction thought for Bao'an G107 Fashion Business Zone, as well as determine future-oriented overall development program and integral spatial framework for Bao'an G107 Fashion Business Zone so as to make it to constitute a biaxial linkage with the western energetic coastal zone, thus becoming a twin engine for Bao'an to realize a qualitative leap for its regional image and urban economy.

(2) 助推改革攻坚，打造时尚商务带，形成现代服务、高端制造和未来总部聚集带，成为存量经济时代引领城市全面升级和质量提升的深圳样板。107 时尚商务带立体空间规划将统合沿线新安-西乡、空港周边、沙井-松岗等地区发展，借助 107 国道市政化的契机，通过系统全面的研究，制定具前瞻性和实施性的空间发展方案；同时，有效对接法定图则和更新专项规划，并为后续图则优化提供依据，确保工作成果转化为行政决策的依据，成为持续指导沿线城市改造的开发指导框架。

(2) **Boost further reform in difficult areas and construct a fashion business zone to form an accumulation zone for modern service, high-end manufacturing and future headquarters, thus becoming a template of Shenzhen for leading urban all-around upgrade and quality improvement in stock economy era.** The multi-dimensional space planning of Bao'an G107 Fashion Business Zone will integrate the development of Xin'an-Xixiang, periphery of airport, Shajing-Songgang and other regions along the line, as well as will, by virtue of the opportunity of municipalization for National Highway G107, through systematic and comprehensive research, formulate a forward-looking and enforceable spatial development program; at the same time, it will be effectively docked with the statutory plan, update the specialized planning, as well as provide a basis for subsequent plan optimization, thus ensuring the work achievement will become a basis for administrative decision-making and a development guidance framework to continuously guide transformation of the cities along the line.

(3) 发挥规划统筹，以国内领先和国际一流的规划水平引导宝安城市品质革命性提升。实施城市精细化管理，提高决策水平，创新工作组织方式，“找最专业的人干最专业的事”，创新思路，集思广益，借助高水平规划团队的力量，共同谋划 107 时尚商务带和宝安的未来，体现城市规划的前瞻性、先导性和科学性；锁定优秀的技术团队，持续跟进规划实施，确保规划对地区发展、项目建设的实际指导意义。

(3) **Give full play to the overall planning and use domestic leading and international**

**first-class planning teams to guide a revolutionary urban quality improvement for Bao'an.**

It is necessary to implement urban refined management, improve decision-making level, innovate work organization method, “employ most professional people for most professional positions”, take innovative thinking, draw on collective wisdom and absorb all useful ideas, as well as take advantage of the strength of high-level planning teams to jointly plan the future of Bao'an G107 Fashion Business Zone and Bao'an, thus reflecting foresight, guidance and scientificity of the urban planning; meanwhile, it is necessary to appoint an excellent technical team to constantly follow up implementation of the planning, thus guaranteeing practical guiding significance of the planning for regional development and project construction.

#### **4. 竞赛内容 Competition Content**

本次公开竞赛需开展空间规划、专项研究、重点地段城市设计、实施策略和行动计划四大方面内容。总体研究范围为 107 国道两侧 1~2 公里范围内用地，总面积约 53 平方公里。详细设计范围为 107 国道两侧 200~300 米范围内用地，局部为 500 米，总面积约 15 平方公里。

This Open Competition will focus on four aspects: the space planning, specialized research, urban design for key sections and implementation strategy & action plan. With a total area of about 53 square kilometers, the overall research scope covers the land within 1~2 kilometers on both sides of National Highway G107. The scope for urban design in key sections is the land within the scope of 200-300m on both sides along National Highway G107, the local scope is 500m and the total area is about 15 square kilometers.

空间规划：明确 107 时尚商务带总体目标和引导策略，建立稳定、可持续的城市空间框架。结合区域发展、城市发展的战略要求，研判发展新动力，形成新的撬动点，明确时尚商务带的总体定位及其内涵。重点对区域联系、空间结构、功能板块、空间形态、综合交通等系统方面进行研究，形成总体蓝图框架和空间规划方案，为后续规划研究奠定目标方向和前提基础。空间规划范围与总体研究范围一致，总面积约 53 平方公里。

Space Planning: Make the overall goal and guiding strategy of Bao'an G107 Fashion Business Zone clear and establish a stable and sustainable urban space frame. Combine with the strategic requirements of regional and urban development, study and judge the new power of development, form a new driving point and define the general positioning and connotation of the Fashion Business Zone. Focus on the research on regional linkages, spatial structure, functional block, spatial form, comprehensive transportation and other aspects and form the



overall blueprint framework and spatial planning scheme to set goal and direction and lay a premise and foundation for the follow-up planning research. The scope of space planning is consistent with the scope of overall research and the total area is about 53 square kilometers.



附图 1 Attached Figure 1



附图 2 Attached Figure 2

专项研究：在空间规划确立的整体框架和发展纲领指引下，针对产业、轨道交通、公共空间、市政管网等重点问题，回应建设实际，开展专项研究。应对时尚商务带产业升级迫切、现状建成度高、用地功能单一、道路体系不完善、轨道交通滞后、城市空间品质较低等特定现状，强化对 107 国道市政化带来的机遇、引发的问题进行研判，对空间形态和城市品质、轨道布局优化、市政管廊、地下空间组织等方面进行深入的专项研究，提出具体的解决措施。

Special Research: Under the integrated framework determined in space planning and the

guidance of the development programme, respond to the actual situation of the construction and carry out the special research with an aim at the industry, transportation, public space, municipal pipe network and other key issues. Facing with the urgent industry upgrading in Fashion Business Zone, high existing degree of completion, single land use function, imperfect road system, lagging rail transit, lower urban space quality and other specific situation, strengthen the research and judgment on opportunities and problems caused by National Highway G107 municipal administration, conduct an in-depth special research on spatial form and urban quality, track layout and optimization, municipal corridors, underground space organization and other aspects and put forward the concrete solution.

重点地段城市设计：按照时尚商务带片区发展定位和段落特征差异性，对新安-西乡段、福永段、沙井-松岗段三个区段开展城市设计。对现状条件进行综合分析、评价和判断，准确把握各地段在系统整体中的角色地位和功能作用，提出明确具体的设计概念，为后续建设实施提供技术指引，以利于近期实施操作。强化对公共空间系统的研究和设计，对重点公共空间节点提出具体的城市设计指引。重点地段城市设计范围为 107 国道两侧 200~300 米范围内用地，局部为 500 米，总面积约 15 平方公里。城市设计范围可在深化阶段结合总体空间方案进行调整和扩展。

Urban Design in Key Sections: Carry out urban design for three sections of Xin'an-Xixiang section, Fuyong section and Shajing-Songgang section in accordance with Fashion Business Zone's regional development positioning and each section's characteristic differences. Conduct a comprehensive analysis, evaluation and judgment on current conditions, accurately master the role, status and functions of all sections in the entire system, put forward the clear and specific design concept and provide technical guidelines for the follow-up construction and implementation, which is beneficial to near-term implementation and operation. Strengthen research and design for public space system and propose the specific urban design guidelines for key public space nodes. The scope for urban design in key sections is the land within the scope of 200-300m on both sides along National Highway G107, the local scope is 500m and the total area is about 15 square kilometers. The scope for urban design can be adjusted and expanded in the design deepening phase combining with the overall spatial scheme.

实施策略和行动计划：在空间规划、专项研究和重点地段城市设计的基础上，明确

实施策略、操作路径和行动计划，确保公开竞赛成果成为有效指导后续深化研究和规划实施的决策依据和空间纲领。强调与法定图则（规划范围涉及 22 个图则）、更新专项规划、交通主管部门的交通改造策略的对接，以项目为抓手，制定具有明确思路和推进时序的路线图，以指导 107 时尚商务带未来分时序的改造活动。

**Implementation Strategy & Action Plan:** On the basic of space planning, specialized research and urban design in key sections, make implementation strategy, operation path and action plan clear and ensure the open competition results to become a decision basis and space programme for guiding the subsequent in-depth research and planning implementation effectively. Emphasize the connection with statutory plans (planning scope involves 22 plans), urban renewal plans and traffic reconstruction strategies of competent department for communications, take the project as the starting point, formulate the route map that has clear thought and can promote the timing sequence to guide the future time-sharing reconstruction activities of Bao'an G107 Fashion Business Zone.

## **5. 设计依据 Design Basis**

5.1 《宝安 107 时尚商务带立体空间规划公开竞赛工作规则》；

5.1 Working Rules of the Open Competition of the Multi-Dimensional Space Planning for Bao'an G107 Fashion Business Zone

5.2 《宝安 107 时尚商务带立体空间规划公开竞赛技术任务书》；

5.2 Design Brief of the Open Competition of the Multi-Dimensional Space Planning for Bao'an G107 Fashion Business Zone

5.3 主办单位提供的有关规划与基础材料；

5.3 Relevant plans and basic data provided by the Organizers;

5.4 中华人民共和国和广东省、深圳市现行的有关法律法规、规章和规范性文件的規定。

5.4 Provisions of the current and applicable laws, regulations and design codes of China, Guangdong Province and Shenzhen City.

## **6. 基本规则 Basic Rules**

本次工作组织为突出规划的开放性、科学性和务实性，采用公开竞赛的方式，分“公开竞赛+成果深化+实施管理”三大阶段进行。在公开竞赛阶段，着眼于总体空间规划和重点问题研究，通过竞赛机制比选出优胜团队，并通过专家工作坊形式，集思广益，集群协同规划；在成果深化阶段，遵循总体方案的目标和发展框架指引，持续深入地细化规划设计方案，专项深化研究城市发展的重要问题；在实施管理阶段，加强规划管理和技术服务。公开竞赛阶段工作于 2016 年 8 月完成。

In order to highlight the openness, scientific and practical natures of urban planning, open competition will be applied for its organization with three stages, namely, “open competition, deepening of deliverables, and implementation management”. During the open competition stage, it will focus on the overall space planning and research on key issues, select the winning design teams through competition, and draw upon all useful ideas towards coordinated planning by experts' workshops; during the stage of deepening the deliverables, it will continuously deepen the planning and design schemes and carry out specialized research on its urban development, guided by the goals and development framework of the masterplan; during the stage of implementation management, it will focus on planning management and providing technical services. The stage of open competition will be completed by August, 2016.

### **6.1 第一阶段：公开竞赛阶段（2016.03-2016.08）**

#### **6.1 Stage 1: Open Competition (March-August, 2016)**

##### **分阶段一：资格预审及概念提案（2016.03-2016.04）**

##### **Sub-stage 1: Prequalification and Concept Proposal Review (March-April, 2016)**

本次公开竞赛采取公开报名的方式，由专家评审委员会对设计机构(含设计联合体,下同)的相关资格进行预审，重点对提交的概念提案（包括总体概念和初步思路）进行评审，从中择优选取 6 家设计机构入围下一阶段正式竞赛，开展空间规划工作。

This competition will be open for application. The jury panel will conduct preliminary review on the qualification of applying design firms (including design consortiums, similarly hereinafter), focus on evaluating their submitted concept proposals (including the general

concept and preliminary idea), and shortlist six (6) firms to the next stage and carry out space planning.

本次公开竞赛欢迎国外机构与国内具有甲级资质的机构组建联合体参加，为时尚商务带规划建设提供先进思路。

Foreign design firms are encouraged to take part in as a consortium with local firms with Grade A qualification for urban planning and provide advanced ideas for the planning and construction of the Fashion Business Zone.

## **分阶段二：正式竞赛（2016.05-2016.07）**

### **Sub-stage 2: Open Competition (May-July, 2016)**

本阶段入围的 6 家机构识别关键问题，开展空间规划编制。各机构除形成总体空间方案外，须选取一个重点地段编制城市设计。本阶段工作内容包括：

The shortlisted six (6) design firms shall identify the key problems and carry out the space planning. Besides the overall space plan, each design firm shall select a key section to carry out urban design. The work for this stage shall include:

空间规划：包括区域与城市战略、发展定位、空间格局、蓝图框架等；

Space Planning: including regional and city strategy, positioning of development, spatial form, and blueprint framework, etc.

产业研究：包括区域功能与产业格局、片区产业升级、园区转型发展等；

Industrial Research: including regional function and industrial layout, industrial upgrading, and transformation of industrial parks, etc.

综合交通：与交通运输委 107 国道市政化研究成果衔接、重点对城市道路交通与微循环、慢行系统等进行深化设计；

Comprehensive Transportation: connect with the research on the municipalization of National Highway G107 conducted by the Transport Commission of Shenzhen Municipality, and carry out deepened design for urban road traffic and micro-circulation, and slow traffic system, etc.

重点地段城市设计：以 107 为主干，分成新安-西乡段、福永段、沙井-松岗段三个区段，由竞赛单位择取一段开展城市设计；

Urban Design in Key Sections: taking National Highway G107 as the backbone, divide into three sections, namely Xin'an-Xixiang section, Fuyong section and Shajing-Songgang section, one of which can be chosen to carry out urban design.

其它经研究认为重要的专项内容：包括但不限于轨道布局、空间品质、市政管廊、地下空间等方面。

Other Special Researches deemed to be important: including but not limited to railway layout, municipal pipeline network, underground space and etc.

管理局组织召开专家评审会，由专家评审委员会对 6 家机构提交的竞赛成果进行评审排名。前两名为优胜设计单位，承担后续规划设计工作，主要负责成果深化、专项研究，以及工作坊的组织，开展成果整合，形成规划实施方案。第三名至第六名给予适当的设计补偿费。

The Undertaker will organize the evaluation meeting of design deliverables. The jury panel will review and rank the deliverables submitted by the six (6) design firms. The design firms who rank the first two places, are the winning teams, who will undertake the follow-up planning and design, mainly being responsible for deepening the deliverables, carrying out special studies and organizing workshops, as well as integrating the deliverables, to formulate the implementation plan. Those design firms ranking from the third place to sixth place will be compensated accordingly.

前两名竞赛优胜成果经定标委员会专题会议审议后，评选出最终排名次序。拟定第一名为牵头单位开展后续成果整合和深化工作，第二名需服从第一名的技术统筹安排，并以工作坊的形式参与成果整合。第一、二名获得后续重点地段城市设计、专项研究及年度技术服务的直接委托资格。

The first two winning schemes will be submitted to the special meeting attended by the bidding supervision commission to examine and decide the final ranking. The first place winner will be planned as the leading party to carry out the follow-up integration and deepening of deliverables, while the second place winner shall follow the coordinated

arrangements made by the first place winner and participate in the integration by workshops. The first place winner and second place winner will have the priority to be commissioned for the following urban design in key sections, special studies and yearly technical services.

本次公开竞赛，采取合理的退出机制，第一名若无意愿承担相关工作内容，可由第二名替补，依次类推，入围设计机构依序享有承担本项目相关工作的工作机会。

Drop-out will be acceptable for this Open Competition, if the first place winner is unwilling to undertake the follow-up work. The second place winner can substitute and so on. Therefore, those shortlisted design firms enjoy the opportunity to undertake relevant work of this project accordingly.

### **分阶段三：竞赛成果整合（2016.08）**

#### **Sub-stage 3: Integration of Deliverables (August, 2016)**

在整合工作启动阶段，需由第一名组织两次工作坊。

In the start stage of integration, the first place winner shall organize two workshops.

第一次工作坊，管理局、专家评审委员会和第一、二名机构共同研讨，包括总体空间规划、产业、交通、市政专项研究以及重点地段城市设计，通过工作坊明确成果整合要点和专项研究深化方向，并明晰下阶段工作重点和分工。

In the first workshop, the Undertaker and the jury panel will have discussion with the first two winning firms on topics including the overall space planning, industries, traffic, municipal researches and urban design in key sections, and determine the keys for integration of deliverables and deepening direction for special studies, as well as clarify the key work and responsibilities of each concerned party for the next stage.

第二次工作坊，管理局、专家评审委员会和第一、二名机构共同研讨，针对空间规划、重点地段城市设计等工作成果向实施策略、行动计划转译进行研讨，提高规划成果的实效性和后续建设指导意义。

In the second workshop, the Undertaker and the jury panel will have discussion with the first two winning firms on how to convert the deliverables of space planning, urban design in key sections and etc., to implementation strategy and action plan for improving the

effectiveness of the plans and its guiding role on the follow-up construction.

第一名结合第二次工作坊研讨意见，制定实施策略、项目库和行动计划形成竞赛整合成果。

The first place winner shall draft the implementation strategy, projects library, and action plan to form the integration scheme by those opinions of the second workshop.

## **6.2 第二阶段：成果深化阶段（2016.09-2016.12）**

### **6.2 Stage 2: Deepening of Deliverables (September-December, 2016)**

该分阶段，以面向实施为导向，在总体空间方案的基础上，就规划实施涉及的重点课题和重大项目开展正式的、深入的专项研究，就总体方案指向的重点地段进行城市设计，同时整合专项研究和城市设计成果，对空间规划方案进行调整完善，对接法定图则，并形成最终的报审成果和分批实施计划。

In this stage, being implementation orientated, at the basis of the overall space plan, carry out formal, deepened special research on key topics and projects concerning planning implementation, conduct urban design on key sections specified in the masterplan and integrate the deliverables of special researches and urban design at the same time, adjust and improve the space planning scheme, connect with the statutory plans, and formulate the final scheme submitted for approval and implementation phasing plan.

重点地段城市设计分为 3 段，第一名机构承担其中两段的设计工作，第二名承担一段的设计工作。专项研究按专题划分由管理局、专家评审委员会在第一名和第二名中分别选择承接方，第一名承担大约 2/3 部分专项（约 3 至 4 个专项）的编制工作，第二名承接另外的 1/3 部分。最终成果完善由第一名设计机构承担。该部分分工可根据双方的表现进行适当调整，在退出机制下，也可由获得接替权的次优单位承接。

The area for urban design is divided into three (3) sections. The first place winner will undertake the urban design of two sections, while the second place winner will undertake one section. Special researches will be assigned by topics to those two winners by the Undertaker and the jury panel. The first place winner will undertake two thirds of the special researches (about three to four researches), while the second winner will undertake the other one thirds.



The final improvement of deliverables will be undertaken by the first place winner. The responsibilities of the two parties can be adjusted according to their performance. According to the drop-out rule, the substituted firm enjoys the opportunity to undertake the work.

成果深化阶段，为加强第一、二名的互动和合作，可视进展情况由项目主要承接方（通常为第一名）召开一次或多次工作坊，管理局和相关领域专家参加，就工作成果涉及的具体实施问题、以及成果向行动计划转译遇到的具体课题进行针对性的研讨。

In this deepening stage, in order to enhance the interaction and cooperation of the first two winners, one workshop or more can be held by the commissioned party (mostly the first winner) depending on the project progress. The Undertaker and experts in related areas can invited to take part in those workshops to carry out discussions and researches on those specific implementation issues concerning the deliverables, and problems confronted with when converting the deliverables to action plan.

### **6.3 第三阶段：实施管理阶段（2017-2019）**

#### **6.3 Stage 3: Implementation Management (2017-2019)**

该阶段，第一名和第二名设计机构共同为本项目提供持续的技术服务，跟进 107 时尚商务带的相关开发建设工作，重点参与沿线规划项目的协调和审查、重大项目立项及方案设计、法定图则调整技术论证、地下空间协调，以及配合其它相关的行政审批和决策。管理局可根据成果深化阶段任务分工和技术表现，对技术服务内容进行划分，直接委托两家机构签订服务合同，两家机构须安排综合团队（根据工作内容提供专业配置）进行持续的贴身跟踪服务。该部分分工可根据承接单位的表现后续年度进行适当调整，在退出机制下，也可由获得接替权的次优单位承接。

In this stage, the first two winners shall provide continuous technical services for this project. They shall follow up the development and construction of Bao'an G107 Fashion Business Zone, participate in the coordination and review of planning projects along the highway, proposal of key projects and formulating schemes, technical examination on the adjustments in statutory plans, coordination concerning underground space, and help the other administrative examination, approval and decision. The Undertaker can assign the technical services to the first two winners and sign the contracts, according to their responsibilities and

technical performance in the stage of deepening the deliverables. Those two firms shall construct a comprehensive team (equipped with professionals according to the work content), and provide continuous service. The work assignment for the next year can be adjusted appropriately according to the contractor's performance. According to the drop-out rule, the substituted firm enjoys the opportunity to undertake the work.

技术服务承接单位在年度末应提供年度技术服务报告，重点对本年度技术服务开展情况进行总结，并针对本年度实施情况提出下年度实施建议，及时对方案的实施方向和行动项目库进行调校，为下一年度技术服务合同内容的确定提供指引。

The contractor of technical services shall submit a yearly technical service report in the end of the year, in which, it shall sum up the condition how the technical service was carried out, propose suggestions for the next year's implementation according to this year's implementation progress, adjust the implementation direction and action plan list timely, and provide guidelines to determine the next year's technical service content.

## **7. 资质要求及报名方式 Qualification & Registration**

7.1 本次竞赛活动中，国内外设计机构均可自由报名参加，有关资格以符合其执业地区的现行规定为准。其中，国内设计机构应具备城市规划设计甲级资质；国外设计机构须与国内甲级机构以联合体形式参与。

7.1 All design firms home and abroad can apply for this Open Competition, while the relevant qualifications should meet the current requirements of their practice areas. Local design firms from the Chinese Mainland should have Grade A qualification for urban planning; foreign design firms should sign up as a consortium with a local design firm that has the Grade A qualification for urban planning of China.

7.2 具有以下的同类项目经验的设计机构优先：

7.2 Applicants that have the following similar project experience will enjoy certain priority:

具体丰富的片区总体研究和概念规划实践经验和成功案例；

Rich experience in master-planning and conceptual planning with successful cases;

具有丰富产业规划实践经验和成功案例；

Rich experience in industrial planning with successful cases;

具有丰富的城市设计实践经验和成功案例；

Rich experience in urban design with successful cases;

具有丰富的综合交通实践经验和成功案例；

Rich experience in comprehensive transportation planning with successful cases;

具有丰富的市政管廊工程实践经验和成功案例；

Rich experience in municipal engineering with successful cases;

具有大型道路景观项目设计经验。

Design experience of large-scaled road landscape projects.

7.3 参与本次竞赛活动的规划设计人员应为该设计机构的在册人员，首席规划设计师须由主持过多个同类型规划设计项目的人员担任，且必须直接参与竞赛全过程。为了保证项目规划设计人员对中国地区背景和相关要求的准确理解，项目规划设计人员中应至少有一名通晓汉语的华裔人士。

7.3 Designers participating in this Open Competition must be registered personnel of the firm. The chief designers must be those who have presided over many similar planning projects, and must be involved in the entire design process. In order to make sure that the project designers have a correct understanding of the background of China and relevant requirements, it should also involve at least 1 (one) Chinese teammate with proficient Chinese language skills.

7.4 本次竞赛活动接受符合上述要求的设计机构和设计联合体报名，不接受个人名义报名。

7.4 This Open Competition is open to those design firms and design consortiums that meet the aforesaid requirements, while personal registration isn't accepted.

7.5 报名方式

### 7.5 Registration Process

报名的设计机构应首先以电子邮件向组织单位发送电子版报名文件，经报名确认后，将完整报名材料以邮递方式寄送给组织单位，并在信封上标注“宝安 107 时尚商务带立体空间规划公开竞赛报名材料”。其中，报名文件应包括：

Applicants shall send the application documents in electronic version to the Undertaker by email. With confirmation, applicants shall send the complete application documents by post with the cover of the envelope marked as “Application Documents of the Open Competition of the Multi-Dimensional Space Planning for Bao'an G107 Fashion Business Zone”. The application documents shall include:

- I 报名表（正本，签字并加盖公章，见《关于举办宝安 107 时尚商务带立体空间规划公开竞赛活动的公告》附件 1）；
- I Application Form (Original; duly signed and affixed with company seal; see Appendix 1 of the notice of the Open Competition of the Multi-Dimensional Space Planning for Bao'an G107 Fashion Business Zone);
- I 设计机构简介；
- I Company profile;
- I 设计机构工商注册文件（复印件，加盖公章）；
- I Business license (Duplicate; affixed with company seal);
- I 设计机构资质证明及获奖文件（复印件，加盖公章）；
- I Qualification certifications and professional awards won (Duplicate; affixed with company seal);
- I 法人代表证明、法人代表授权委托书（原件，加盖公章或签字）、法人代表和受委托人身份证（复印件，加盖公章）；
- I Certification of legal representative, and power of attorney from legal representative (Original; affixed with company seal), and ID card of the legal representative and the authorized person (Duplicate; affixed with company seal);

- I 设计机构以设计联合体名义报名的应提交所有联合体设计机构共同签署的“设计联合体协议书”，并明确牵头设计的主体单位（正本，加盖公章）；
- I Design Consortiums registered to participate in the International Consultation shall submit the Consortium Agreement jointly signed by all the consortium members, and specify the leading party (Original; affixed with company seal);
- I 提供同类型规划设计项目的业绩资料应包含：项目名称、项目地点、项目规模（规划设计用地面积）、所承担的设计内容（城市规划与设计）、主要设计人员、项目完成情况（正在进行或已经完成）、项目图片（规划设计图或实景照片）；
- I Information on the similar projects shall include: Project Name, Location and Size (floor area of planning), design scope (urban design), key design personnel, project status (ongoing or completed), and project images (design renderings or real pictures);
- I 项目规划设计团队参与人员简历、专业背景证明材料，以及团队成员在设计机构参与同类型项目的证明材料或经验说明：如其他项目中标的通知书或规划设计合同盖章签字页复印件或规划设计效果图（在建项目）或实景照片（完工项目）；
- I CVs and profession background proofs of the design team members, description on relevant achievements and proofs that include Notice Letter of Bid Winning, or copies of the Design Contract with official seal and signature, or renderings (those under construction) or photos of the design works (the completed projects);
- I 设计机构认为有帮助的其他资料。
- I Other information that is deemed helpful by the design firms.

**报名截止时间：**2016 年 4 月 25 日 17:00（北京时间，以组织单位收到纸质版报名文件时间为准）。

**Registration Deadline:** 17:00, April 25, 2015 (Beijing Time; the time when the Undertaker

receives the hardcopies of application documents shall prevail.)

报名邮箱: [shenzhen107@qq.com](mailto:shenzhen107@qq.com)

Email: [shenzhen107@qq.com](mailto:shenzhen107@qq.com)

报名咨询: 陈 君先生 +86 13510576476 (技术部分)

赖修竹女士 +86 13530670439 (商务部分)

Registration Enquiry: Mr. Chen Jun +86 13510576476 (for Technical Inquiries)

Miss Bamboo Lai +86 13530670439 (for Commercial Inquiries)

报名资料及概念提案邮寄信息:

Mailing Information for Application Documents and Concept Proposal

收件人: 陈君先生 (+86 13510576476)

Addressee: Mr. Chen Jun (+86 13510576476)

邮寄地址: 深圳市宝安区前进一路 293 号规划国土大楼 422 办公室

Address: Room 422, Urban Planning, Land and Resources Building, No. 293, Qianjin  
First Road, Bao'an District, Shenzhen, Guangdong Province, PRC

注: 已报名的设计机构不可再与其他设计机构组成设计联合体参加本次竞赛活动,  
也不得以顾问的形式参加本次竞赛活动。

Note: Those who have signed up can't participate with another firm as a consortium or  
work as consultant.

## 8. 日程安排 Timetable

| 阶段 Stage        | 时间 Date  | 事项 Date  |
|-----------------|--|--|
| 第一阶段<br>Stage 1 | 2016 年 3 月 28 日<br>March 28, 2016                      | 发布公告、工作规则、技术任务书（暂定稿）等竞赛文件<br>Release of the Notice, Working Rule, and Design Brief (Draft), etc.   |
|                 | 2016 年 3 月 28 日-4 月 25 日<br>March 28 to April 25, 2016 | 自由报名<br>Registration   |
|                 | 2016 年 4 月 25 日 17:00 前<br>By 17:00, April 25, 2016    | 报名截止<br>Registration deadline  |
|                 | 2016 年 4 月 26-27 日<br>April 26-27, 2016                | 由专家评审委员会对报名的设计机构提交的概念提案进行预审，从中筛选出 6 家设计机构入围<br>The jury panel will carry out preliminary review of the concept proposals submitted by the applicants, and six (6) design firms will be selected. |
|                 | 2016 年 4 月 29 日<br>April 29, 2016                      | 公布资格预审结果，发出《编制正式设计成果邀请函》<br>Releasing the result of preliminary review and issuing the Invitation of Formulating the Design Scheme   |
|                 | 2016 年 5 月 12-13 日<br>May 12-13, 2016                  | 现场踏勘、答疑及发放正式版技术任务书 <sup>2</sup><br>Site Visit, Q&A, and release of Design Brief (Official Edition) <sup>2</sup>  |
|                 | 2016 年 5 月 13 日-7 月 27 日<br>May 13 to July 27, 2016    | 设计阶段<br>Design   |
|                 | 2016 年 7 月 27 日 17:00 前<br>By 17:00, July 27, 2016     | 提交正式设计成果<br>Submission of design schemes   |
|                 | 2016 年 7 月 29-30 日<br>June 29-30, 2016                 | 召开正式设计成果评审会<br>Holding the evaluation meeting of deliverables  |
|                 | 2016 年 8 月 1-4 日<br>August 1-4, 2016                   | 定标委员会评定前二名最终名次<br>The Bidding Supervision Commission will examine and decide the final first two rankings.   |
|                 | 2016 年 8 月 5 日<br>August 5, 2016                       | 发布最终竞赛结果<br>Release of the competition result  |
|                 | 2016 年 8 月<br>August, 2016                             | 竞赛成果整合<br>Integration of deliverables  |
| 第二阶段<br>Stage 2 | 2016 年 9 月-12 月<br>September - December, 2016          | 成果深化<br>Deepening of deliverables  |
| 第三阶段<br>Stage 3 | 2017 年-2019 年<br>2017 - 2019                           | 实施管理阶段技术服务<br>Implementation Management  |

注：1. 以上时间均以北京时间为准，主办单位保留调整日程安排的权利。

2. 由于涉及轨道交通等部分基础资料尚在编制中，技术任务书内容会根据提案阶段资料搜集情况及专家评审委员会的意见进行适当调整和补充，正式版将在现场踏勘后发送给入围机构。

Note: 1. The timetable above is applied in Beijing Time. The Organizers reserve the right to amend the agenda.

2. On account of the basic data concerning railway transportation still being formulated, the Design Brief will be appropriately adjusted according to data collection progress in the stage of concept proposal and review opinions of the jury panel and its official edition will be released to the shortlisted firms.

## **9. 概念提案要求 Requirements on the Concept Proposal**

9.1 概念提案是对宝安 107 时尚商务带立体空间规划的抽象表达，须具体描述空间规划设计的基本理念、设计思路、技术路线、概念方案、成果构成等内容。可采用多种形式表达设计机构的设计构思与想法，基于对现有土地利用现状和未来发展趋势的分析、判断和预测，研究确定未来的发展方向和目标，归纳和总结宝安 107 时尚商务带的现状面貌和整体形象，强调设计构思的创意与解决思路的务实性。概念提案除了要详细描述设计机构对本项目的理解外，还需指出项目应重点解决的问题，并提出具体的解决思路、方法、途径或可借鉴的模式，但不要求提交过多的设计图纸，以清晰表达设计概念为原则，部分图纸可以简单表达，也可以用非正规的手绘形式。

9.1 The concept proposal is an abstract expression of the multi-dimensional space planning for Bao'an G107 Fashion Business Zone. It shall clearly present the basic concept, design ideas, technical approaches, conceptual scheme and composition of deliverables, etc. of the space planning and design. Furthermore, it shall include the design concept and ideas that can be illustrated in ways; it shall contain the analysis, assessment and prediction of the existing land use and the future development trend; it shall study and identify the future development direction and objectives; it shall clarify and sum up the environmental features and overall image of the Fashion Business Zone, and emphasize the originality of design concept and the feasibility of solution. In addition to the understanding of this project, the concept proposal shall include the main problems that should be solved and their solutions or referable modes. Submitting too many drawings is not encouraged. The principle of preparing



the concept proposal is clearly expressing the design concept by some drawings that are simply illustrated or less formally hand-painted.

9.2 概念提案需提交打印文本正本 1 份、副本 11 份。概念提案的文本正本封面需加盖设计机构公章并由首席设计师签名，文本副本不得出现设计机构的名称、标志等特殊标记。

9.2 The concept proposals shall be submitted in one (1) original copy and eleven (11) duplicate copies. The front cover of the original copy shall be affixed with the chop of the design firms and signed by the chief designers, while the duplicate copies shall not show any special markings of the design firms including their names and logos.

9.3 概念提案文本成果不设篇幅要求。但鉴于过少或过多的文字表述将可能影响评委对核心意图的理解，故而建议篇幅控制在 A4 纸 5 页以上、15 页以内为宜，最多不超过 20 页。

9.3 The text of the concept proposals has no length limit. But considering less or too much description would affect the experts' understanding of the main purposes, it is suggested that the text length of the project proposal should be more than five (5) pages but within fifteen (15) pages in A4 size, while the maximum shall be twenty (20) pages.

9.4 概念提案纸质版须在规定截止时间前由专人送达或邮寄至组织单位处（以组织单位收件时间为准）。同时，概念提案文本电子版（word 文档格式和 PDF 格式）于规定截止时间前电邮至组织单位联系邮箱：[shenzhen107@qq.com](mailto:shenzhen107@qq.com)。

9.4 The concept proposals shall be delivered or mailed to the Undertaker before the appointed deadline (the time when the Undertaker receives the proposals shall prevail). In addition, the electronic version of the concept proposals (both the Word and PDF formats) shall be e-mailed to the Undertaker at: [shenzhen107@qq.com](mailto:shenzhen107@qq.com) by the deadline.

## **10. 设计成果要求 Requirements on Deliverables**

10.1 设计成果必须符合中华人民共和国、广东省及深圳市有关城市规划与城市设计规章和规范性文件的规定要求，满足《宝安 107 时尚商务带立体空间规划公开竞赛技术任务书》对设计成果的要求，内容表达必须做到完整、清晰、准确。

10.1 The deliverables shall comply with provisions of related design specifications of China, and meet the requirements on deliverables set in the Design Brief of the Open

Competition of the Multi-Dimensional Space Planning for Bao'an G107 Fashion Business Zone. Meanwhile, the design narratives shall be complete, clear and elaborate.

10.2 设计成果必须经设计机构或设计联合体签章方为有效。设计机构应在一份完整的设计成果正本文件的封底背后右下角标明设计机构名称，由首席设计师签章、设计机构盖章，并单独封装。特别要注意其他设计成果副本文件不得有该设计机构或设计人员的任何标识。

10.2 All the documents of deliverables shall be signed and affixed with the chop of the design firms. A complete original copy shall be marked with the company name, signed by the Project Principal Designer, and affixed with the chop of the design firm at the lower right corner of its back cover, and sealed independently. More attention shall be paid that the duplicate copies shall not show any special markings of the design firms including their names and logos.

10.3 所有设计成果（详见“技术任务书”的设计成果要求）必须按阶段按时一次交齐，并由组织单位出具回执。

10.3 All the deliverables shall be submitted simultaneously (please refer to the Requirements on Deliverables in the Design Brief). After receiving the deliverables, the Undertaker will issue a receipt.

10.4 所有设计成果须在各阶段规定截止时间前送至或邮至主办单位指定地点（具体地点将另行通知）。

10.4 All the deliverables shall be delivered or posted to the appointed address by the submission deadline. (The submission address will be notified afterwards.)

## **11. 设计成果有效性 Validity of Deliverables**

在规定截止日期前送达、并满足技术任务书要求的竞赛文件为有效设计成果，有下列情形之一者，视为无效设计成果：

All the deliverables shall be submitted before the appointed deadline and meet all requirements specified in the design brief. It would fail in any of the following situation:

- I 设计成果逾期送达；
- I Deliverables that the time of receiving is overdue;
- I 设计成果分次提交；

- | Deliverables that are not submitted simultaneously;
- | 设计成果提交后，更改设计成果的内容；
- | Content of deliverables that is changed after submission;
- | 设计成果没有按要求签字、盖章；
- | Deliverables that are not signed and sealed as required;
- | 设计成果不符合任务要求，包括成果内容不全；
- | Deliverables that don't meet the requirements, including the situation that the content is not complete;
- | 设计成果非原创、已经发表过或半数以上（含半数）评委认为与其它同类设计方案雷同的；
- | Deliverables that are not originated by the design firms themselves, or have been published, or are deemed by the more than 1/2 ((including 1/2) of the jury panel as similar to the other design schemes in content;
- | 设计成果文件中表明或暗示设计机构身份者；
- | Deliverables that show or imply who is the designer;
- | 将设计任务转包或混合其他机构设计人员完成的设计成果；
- | Deliverables that are outsourced or done by/with the other design firms in private;
- | 经专家评审委员会半数以上（含半数）评委认定，未达到技术任务书设计深度要求的设计成果；
- | Deliverables that are deemed as not meeting the requirements specified in the design brief by more than 1/2 (including 1/2) of the Jury Panel;
- | 根据本规则不具备参与本次竞赛活动资格的设计机构的设计成果；
- | Deliverables that are submitted by the design firm who is not qualified according to this Working Rules;
- | 无效设计成果由设计机构在收到通知后的 7 日内取回，主办单位不予支付设计费用，逾期未取的无效设计成果，由组织单位作报废处理。
- | Invalid deliverables shall be taken back by their design firms within seven (7)

days after notice, and the Organizers won't pay for them. Those overdue unclaimed invalid deliverables will be scraped by the Undertaker.

## **12. 评审方式 Evaluation**

### 12.1 概念提案预审

#### 12.1 Review of Concept Proposal

报名截止后，主办单位将邀请专家组建专家评审委员会对报名的设计机构提交的提案进行预审，从中评选出 6 家设计机构，发出《编制正式设计成果邀请函》。获得邀请函的设计机构集中参加现场踏勘活动。

The Organizers will invite experts to constitute the jury panel and carry out preliminary review of the concept proposals submitted by the applicants. Six (6) design firms will be selected and issued the Invitation of Formulating the Design Scheme. Those design firms with invitation shall attend the Site Visit together.

### 12.2 竞赛成果评审

#### 12.2 Evaluation of Deliverables

12.2.1 获得《编制正式设计成果邀请函》的设计机构在参加现场踏勘活动后，应按相关要求编制正式设计成果。各设计机构提交正式设计成果后，组织单位将组织专家评审委员会对有效的正式设计成果进行评审。

12.2.1 Those design firms with the Invitation of Formulating the Design Scheme must formulate the scheme according to relevant requirements after the Site Visit. After submission of deliverables, the Undertaker will organize the evaluation meeting to review the valid design schemes.

12.2.2 本次竞赛活动将邀请 9-11 位国内外著名专家学者组成专家评审委员会，其专业背景包括城乡规划、建筑学、环境设计、道路交通、市政工程等方面。

12.2.2 Nine to Eleven (9-11) experts home and abroad will be invited to constitute the jury panel in this Open Competition, whose professional background includes urban and rural planning, architecture, environmental design, road & traffic and municipal engineering, etc.

12.2.3 在正式设计成果评审时将安排设计成果专题汇报和答疑环节。专家评审委员会在认真研究每家设计机构的设计成果文件和充分讨论比较的基础上，以记名投票方式进行评选。

12.2.3 The Evaluation of Final Deliverables will consist of presentation and clarification.

The jury panel will study, discuss and compare all the deliverables, and vote through open ballot.

#### 12.2.4 评审标准

#### 12.2.4 Standards of Evaluation

所有提交的设计成果均将进行设计成果预审，符合技术任务书要求的成果方可进入正式的专家评审。

All submitted schemes will be pre-evaluated. Only those that meet the design requirements can be submitted to the jury panel.

设计成果的评选将根据技术任务书中的相关要求来进行。

The review will be carried out according to the requirements specified in the Design Brief.

#### 12.2.5 评审组织

#### 12.2.5 Organization of Evaluation

各设计机构将在评审当日经现场抽签，并按抽签号顺序进行专题汇报和答疑的顺序。

Design Firms shall decide their presentation and clarification sequence by drawing lots.

设计成果可采用多媒体自动播放方式汇报或由首席设计师自行汇报，首席设计师须在设计成果专题汇报后回答专家的提问，每个设计成果的专题汇报和答疑总时间不超过 50 分钟（含翻译时间）。

The multi-media auto-play demonstration can be used in the presentation or the chief designer can present himself. The chief designer shall answer the questions raised by the experts after the presentation. Every scheme has no more than fifty (50) minutes (including the translation time) for the presentation and clarification.

专家评审委员会对设计成果进行综合评审，从中评选出二个优胜设计成果及后四名排次。若条件不具备时优胜设计成果亦可空缺。

The Jury Panel will assess the deliverables and select the two winning design schemes and rank the latter four design schemes. Vacancy can be left if those deliverables don't meet the set requirements and fail to rank the top two places.

#### 12.2.6 最终评定

#### 12.2.5 Final Review

由宝安区委区政府组织成立定标委员会，召开专题会议决定前二名中的最优方案和次优方案。专题会议议程由定标委员会安排。

The CPC Bao'an District Committee and Bao'an District Government will set up the bidding supervision commission and hold a special meeting to decide the final ranking. The agenda of the special meeting will be arranged by the bidding supervision commission.

### **13.费用 Fees**

本次工作费用包括设计补偿费和成果深化费两大部分，总计 2130 万。其中，设计补偿费为 680 万元；成果深化费 1450 万元。

The fees are RMB Twenty-One Million Three Hundred Thousand Yuan (¥21,300,000.00 Yuan) in total, including two parts: the design compensation for the Open Competition (RMB Six Million Eight Hundred Thousand Yuan/¥6,800,000.00 Yuan) and fees for deepening of deliverables (RMB Fourteen Million Five Hundred Thousand Yuan/¥14,500,000.00 Yuan).

实施管理阶段技术服务费（按三年执行），每年 300 万元，合计 900 万。

The fees for technical services in the implementation management stage (for three (3) years) will be RMB Three Million Yuan (¥3,000,000.00 Yuan) each year and RMB Nine Million Yuan (¥9,000,000.00 Yuan) in total.

#### **13.1 设计补偿费**

#### **13.1 Design Compensation**

设计机构提交的设计成果获得前二名的，将分别获得设计补偿费：第一名人民币贰佰贰拾万元整（小写¥2,200,000 元），第二名人民币壹佰伍拾万元整（小写¥1,500,000 元）。第三到第六名依次分别给予设计补偿费人民币壹佰万元整（小写¥1,000,000 元）、捌拾万元整（小写¥800,000 元）、柒拾万元整（小写¥700,000 元）和陆拾万元整（小写¥600,000 元）。

Those design firms ranking first two (2) places will receive the design compensation as shown below, RMB Two Million Two Hundred Thousand Yuan (¥2,200,000.00 Yuan) for the first place, and RMB One Million Five Hundred Thousand Yuan (¥1,500,000.00 Yuan) for the second place. Those design firms ranking from the third place to the sixth place will receive the design compensation as shown below, RMB One Million Yuan (¥1,000,000.00 Yuan) for the third place, RMB Eight Hundred Thousand Yuan (¥800,000.00 Yuan) for the fourth place,

RMB Seven Hundred Thousand Yuan ( ¥ 700,000.00 Yuan) for the fifth place, and RMB Six Hundred Thousand Yuan ( ¥ 600,000.00 Yuan) for the sixth place.

### 13.2 成果深化费

#### 13.2 Fees for Deepening of Deliverables

该项费用为成果深化阶段的空间规划方案整合、专项研究以及城市重点地段城市设计费用等，合计 1450 万元。该笔费用按照工作任务分配分别由承接设计机构（通常为第一名和第二名设计机构）获得。

Those fees are in total RMB Fourteen Million Five Hundred Thousand Yuan ( ¥ 14,500,000.00 Yuan) for integration for space planning schemes, specialized plans, urban design for key sections and etc. Those fees will be paid according to the design tasks undertaken by the contractors (usually the first place winner and the second place winner).

前两次工作坊的组织费用由第一名承担，后续相关的工作坊费用由项目主要承接单位承担。

The fees caused by organizing the first two (2) workshops shall be born by the first-place winner, and the fees caused by the follow-up workshops shall be born by the main contractor concerned.

### 13.3 技术服务费

#### 13.3 Fees for Technical Services

持续跟踪服务作为本次公开竞赛工作的重要内容，暂按后续三个年度安排。项目承接单位按要求配合主办单位日常行政审批和决策；安排综合团队进行持续的贴身跟踪服务，参与 107 时尚商务带相关建设规划项目的协调和审查、重大项目立项及规划要求制定、法定图则调整技术论证、地下空间协调等工作。每年技术服务费暂订约 300 万，合计 900 万。

The continuous follow-up service, as an important part of this Open Competition, is planned to be carried out for the coming three years. The contractors shall coordinate with the Organizers for daily administrative examination, approval and decision; they shall construct a comprehensive team to provide continuous follow-up service, participate in the coordination and review of planning projects along the highway, proposal of key projects and formulating schemes, technical examination on the adjustments in statutory plans, coordination concerning

underground space, and etc. The fees for technical services is planned to be about RMB Three Million Yuan (¥ 3,000,000.00 Yuan) a year, and the total is RMB Nine Million Yuan (¥ 9,000,000.00 Yuan) for three years.

#### 13.4 设计费用的支付

#### 13.4 Payment Terms

本次竞赛活动的设计费用均以人民币支付，设计机构所获设计费用等产生的任何税金由设计机构自理。

All the payments concerning this Open Competition will be made in Renminbi, and the taxes levied on the design fees will be born by the participating design firms themselves.

设计机构以设计联合体名义参加竞赛活动的，主办单位只负责与设计联合体的牵头设计机构联系和结算。

For design firms applying as a consortium, the Organizers will be only responsible to be in contact with and settle payment with the leading firm.

国外设计机构若无法使用本机构帐户收取人民币的，可授权国内合法独立法人代收款项。

Foreign firms can authorize a local independent legal entity to receive the payments on their behalf if they cannot receive Renminbi on their corporate account.

#### 13.5 其他

#### 13.5 Others

所有参加本次竞赛活动的设计机构在本次活动期间所发生的所有差旅相关费用须自理。

All related expenses such as the travelling expense caused by this Open Competition will be born by the participating design firms themselves.

本次竞赛活动的设计费用，包含主办单位一次性买断设计成果版权（知识产权）的费用。

The design fees of this contract shall include the fees of the Organizers' one-off buyout of the copyright (IPR) of design deliverables.

### **14. 版权问题及法律 Copyright & Legal Issues**

14.1 所有参加本竞赛活动的设计成果署名权归设计机构所有，但所有参与竞赛的设



计成果在评审后不退回设计机构，主办单位和组织单位有权对提交的所有设计成果中的合理要素进行使用。

14.1 The authorship of all design schemes is owned by the participants. But no submittals will be returned to the design firm after the evaluation and the Organizers and the Undertaker are entitled to use reasonable elements in every submitted scheme.

14.2 主办单位和组织单位有权无偿使用所有设计成果，包括在评审结束后公布评审成果，并通过传媒、专业杂志、专业书刊或其它形式介绍、展示及评价设计成果。

14.2 The Organizers and the Undertaker are entitled to use the design schemes without further payment, such as introducing, displaying and appraising the design schemes through media, professional magazines, books or other form after announcing the evaluation result.

14.3 设计机构应保证设计成果中所有内容均为设计机构原创，不得包含任何侵犯第三者知识产权的资料。如发生侵权行为，将由涉及侵权的设计机构自行承担一切法律后果，并取消其参与本次竞赛活动的资格。

14.3 All submitted schemes must be originally created by the concerned participants. Any form of copyright infringement is forbidden. In case of infringement, the infringing design firm bears all consequences of infringement, and that design firm's participation in this Open Competition will be nullified.

14.4 主办单位提供所有资料（文字、图纸、电子数据等）均受版权保护。未得授权，任何人不得将内容复制、改编、分发、发布、外借、转让，否则将依法追究其相应法律责任，并取消其参与本次竞赛活动的资格。

14.4 All documents provided by the Organizers to participants (including texts, drawings, and electronic data) are exposed to copyright protection. Without authorization, any person is prohibited to duplicate, amend, distribute, disclose, lend or transfer the contents of relevant materials. Otherwise, legal liabilities may be incurred.

#### 14.5 适用法律

#### 14.5 Use of Laws

本次竞赛活动规则受中华人民共和国法律管辖，竞赛工作和所有文件适用中国法律，若发生争议，经协商不成时，双方同意提交中国国际经济贸易仲裁委员会深圳分会进行仲裁。仲裁为终局裁决，对双方当事人均有约束力。

This Open Competition is governed by laws of the People's Republic of China. If disputes

occur, both parties shall negotiate. If negotiation fails, both parties shall agree to submit the issue to the Shenzhen Office of China International Economic and Trade Arbitration Committee for arbitration in accordance with its rules. The arbitration shall be the final verdict binding on both parties.

#### 14.6 保密

#### 14.6 Confidentiality

竞赛活动结束前, 设计机构或其设计人员未征得主办单位和组织单位的许可, 不得以任何方式披露、公开或展示设计成果, 否则将依法追究其相应法律责任, 并取消其参与本次竞赛活动的资格。

Without the permission of the Organizers and the Undertaker, any person or institution is prohibited to disclose, publicize or display the design schemes in any form before the assessment is completed. Otherwise, he will bear related legal liabilities.

### **15. 用语及其它 Miscellaneous**

#### 15.1 用语和时间标准

#### 15.1 Standard of Language and Time

本次竞赛活动仅采用中文或中英文对照格式; 当中英文内容不一致时, 以中文为准。

All documents for this Open Competition would be in Chinese or both Chinese and English. If there is any discrepancy between Chinese and English, the Chinese version will prevail.

主办单位的日程安排时间均以北京时间为准。

All agendas are scheduled and applied in Beijing Time.

15.2 主办单位保留更改日程安排时间表的权力。如有改动, 将及时通知设计机构。

15.2 The Organizers reserve the right to amend the agenda, and will notify all the participants in advance once the agenda is amended.

15.3 获得《编制正式设计成果邀请函》设计机构的首席设计师与主要设计人员须亲自参与现场踏勘活动, 请设计机构作好相关准备 (请国外设计机构提前做好签证)。

15.3 The chief designer and key designers from the design firms invited to formulate the design scheme must take part in the site visit. All the design firms who have signed up are requested to be well prepared (Foreign firms should have their visas ready in advance).

15.4 设计机构参加现场踏勘活动、答疑和专家评审会时需自带翻译。

15.4 When attending the site visit, Q & A and the final evaluation meeting, the design firms shall bring a translator themselves.

15.5 设计成果经专家评审委员会评审和定标委员会专题会议决议后，第一名为优胜设计单位，负责第二阶段工作坊的组织，开展成果整合，形成规划实施方案；第二名为优秀设计单位，需服从第一名的安排，以工作坊的形式参与成果整合，并承担部分方案编制工作，具体参与方式由主办单位确定。

15.5 After the evaluation meeting of deliverables and the special meeting held by the CPC Bao'an District Committee and Bao'an District Government, the first place winner will be in charge of organizing the workshops in the next stage, carry out integration of deliverables, and formulate the planning implementation scheme; the second place winner shall follow the arrangement made by the first place winner, take part in the integration by workshops, and undertake part of scheme formulation, while the means of participation is subject to the Organizers.

15.6 设计成果评定后的 2 年内，获得第一、二名的设计机构应为主办单位继续提供必要的竞赛服务，具体竞赛服务方式由主办单位确定，主办单位会支付相关竞赛服务费用。

15.6 The first-prize and second-prize winners shall provide necessary consulting services to the Organizers for 2 ( two ) years after the evaluation meeting of deliverables. The means of consulting services is subject to the Organizers, while the Organizers will pay further fees for the services.

15.7 所有参加本次竞赛活动的设计机构的首席设计师和主要设计人员须始终参与规划设计工作；与国外设计机构合作的，应确保有国外设计机构的人员参与、签名和加盖机构印章。

15.7 The project principal and key designers of the design firms signed up for the Open Competition shall be involved in the entire design process. Those that partnered with the foreign firms shall ensure that there are foreign designers participating in the entire design process, while they shall sign and stamp the documents as requested.

15.8 已报名但未获得《编制正式设计成果邀请函》的设计机构，可按通知要求自行参加编制正式设计成果，提交的符合有关规定的有效设计成果拥有参与设计成果评审的机会，成果经评审如获得前三名则拥有按竞赛规则获得设计补偿费及成果深化任务的资

格，若未获前三名则不能获得任何费用。

获得《编制正式设计成果邀请函》的设计机构若因未获得《编制正式设计成果邀请函》的设计机构进入正式设计成果前三名而未获得前六名，则不能获得任何费用。

15.8 Those applicants that did not receive invitations to formulate the design scheme have equal opportunity to take part in the evaluation of deliverables and win the bonus as the invited firms, if they formulate the schemes according to the relevant notices and requirements. And if their submitted schemes rank the first top three places in the evaluation, they can receive the design compensations and be commissioned to deepen the deliverables according to the Working Rules and vice versa. Any of those six shortlisted firms who gets the invitation to formulate the design scheme but fails to rank the first six places won't be compensated, if the design firms, who are not invited to formulate the design scheme, rank the top three places.

15.9 参加本次竞赛活动的设计机构均视为承认本次竞赛活动规则以及各阶段相应的文件内容要求。

15.9 All the participants of this Open Competition will be regarded to confirm all contents herein.

15.10 本次《宝安 107 时尚商务带立体空间规划公开竞赛》活动的解释权归组织单位即深圳市规划和国土资源委员会宝安管理局。解释语言以中文为准。

15.10 The Undertaker, Bao'an Office of Urban Planning, Land and Resources Commission of Shenzhen Municipality, reserves the rights for the interpretation of this Open Competition and its related documents. The Chinese version for the interpretation shall prevail.