

前海综合交通枢纽上盖项目六期（西区）规划及概念设计
国际竞赛预公告

**Pre-Announcement on the International Competition for the
Planning and Conceptual Design of Phase 6 (West Area) of
Qianhai Integrated Transport Hub and Upper Building
Complex**

前海综合交通枢纽上盖项目六期（西区）规划及概念设计国际竞赛即将开展！为扩大项目的传播广度及参与热度，现发布预公告。

The International Competition for the Planning and Conceptual Design of Phase 6 (West Area) of Qianhai Integrated Transport Hub and Upper Building Complex Project will start soon! The pre-announcement is hereby issued to expand the spread and popularity of the project.

1、项目名称

Project name

前海综合交通枢纽上盖项目六期（西区）规划及概念设计国际竞赛
International Competition for the Planning and Conceptual Design of Phase 6 (West Area)
of Qianhai Integrated Transport Hub and Upper Building Complex
Project

2、项目地点

Project location

深圳前海深港现代服务业合作区的中央商务区——桂湾片区一单元的核心位置
The core of Unit 1 of Guiwan Area, the central business district of Qianhai Shenzhen-Hong
Kong Modern Service Industry Cooperation Zone of Shenzhen

3、报名时间

Application period

1) 预报名

Pre-application

欢迎有意向的设计机构发送邮件至 competition@ehow.net.cn，提交预报名信息，开展相关竞赛准备工作，并密切关注后续信息发布。

Any design agency that has an interest can send its pre-application to

competition@ehow.net.cn, carry out related preparations for the competition and keep an eye on the information to be released in the future.

2) 正式报名

Official application

时间预计 1 月中旬开始，报名周期约 30 天。

The official application is expected to begin in the middle of January and last for about 30 days.

4、主办方

Host

深圳地铁前海国际发展有限公司

Shenzhen Metro Qianhai International Development Co., Ltd.

5、组织机构及联系方式

Organizing agent and contact information

深圳市一和雅韵文化传播有限公司

Shenzhen Ehow R&D Center

电话：温工，+86-18566782232（北京时间周一至周五 9:00-12:00，14:00-18:00）

Tel: Daisy, +86-18566782232 (9:00-12:00 and 14:00-18:00 from Monday to Friday, Beijing Time)

邮箱：competition@ehow.net.cn

E-mail: competition@ehow.net.cn

6、项目概述

Project overview

前海综合交通枢纽及上盖项目位于深圳前海深港现代服务业合作区的中央商务区——桂湾片区一单元的核心位置，总用地面积约 20 公顷，包括综合交通枢纽和上盖项目两部分。

Qianhai Integrated Transport Hub and Superstructure Project are located at the core of Unit 1 of Guiwan Area, the central business district of Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone of Shenzhen, with a total area of about 20 hectares, and consist of the integrated transport hub and the Upper Building Complex project.

综合交通枢纽主要由地下三条地铁和两条城际线（由东至西分别为已运营地铁 1 号线、5 号线、11 号线以及设计中的穗莞深城际线和规划中的深港西部快轨）、深港过境口岸及公交、出租等交通接驳场站共同构成，建成后预计全天客流量将达 75 万人次/天。未来项目公共交通分担率将达到 87%，其中轨道交通 75%，常规公交 12%；

小汽车及出租车分担率为 13%，其中小汽车 10%，出租车 3%。

The **integrated transport hub mainly** includes three metro lines and two intercity lines (from east to west, they are the Metro Lines 1, 5 and 11 that are being operated, the Guangzhou-Dongguan-Shenzhen Intercity Railway under design, and the Shenzhen-Hong Kong West Express Railway under planning), Shenzhen-Hong Kong transit port, and bus and taxi transfer station. After completion, it is expected to have a flow of 750,000 passengers a day. The public transportation share ratio of the project will reach 87% in the future, including 75% of rail transit and 12% of bus transit; the car and taxi share ratio thereof will reach 13%, including 10% of cars, and 3% of taxis.

上盖项目原规划包括九栋塔楼及其地面裙房、11 号线上盖独栋商业以及城际线上盖办公、商业、口岸配套。原规划八栋塔楼 (T1~T8) 由北至南排布在项目东区 11 号线和穗莞深城际线之间，一栋塔楼 (T9) 位于项目西区穗莞深城际和深港西部快轨之间，项目所在区域航空限高 300 米，计容建筑面积 127.8 万 m²，包括：办公 74.9 万 m²、酒店 12.6 万 m²、公寓 13.0 万 m² 及大型商业 19.8 万 m² (另有地下商业 5.2 万 m²)。In the original plan, the Upper Building Complex **project** includes 9 towers and their podiums, the commercial village on Line 11, and the upper office, commerce and port supporting facilities on the intercity railway; 8 towers (T1~T8) will distribute in the east area of the project between Line 11 and Guangzhou-Dongguan-Shenzhen Intercity Railway from north to south, and 1 tower (T9) will be located in the west area of the project between Guangzhou-Dongguan-Shenzhen Intercity Railway and Shenzhen-Hong Kong West Express Railway. The height limit imposed by aviation in the project area is 300m. The floor area included in the FAR calculation is 1.278 million m², of which the office occupies 749,000 m², hotel 126,000 m², apartment 130,000 m² and commercial use 198,000 m² (furthermore 52,000 m² for under ground commercial use).

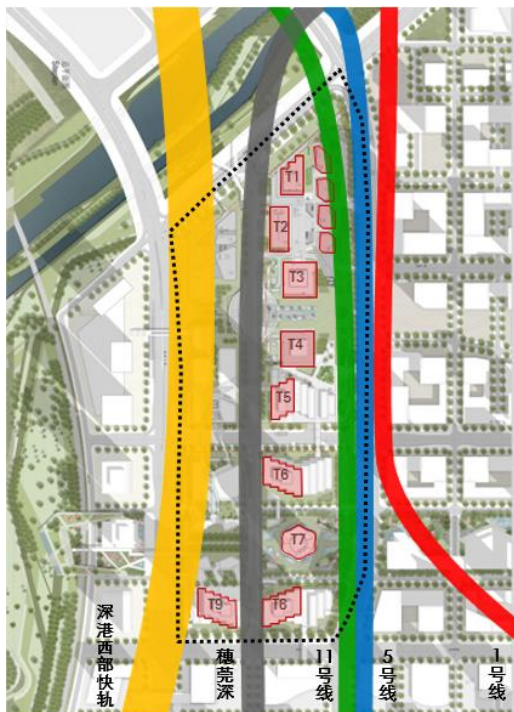
前海综合交通枢纽及上盖项目总建筑面积预估约 215.9 万平方米，其中地下空间建筑面积约 88.1 万平方米。

The total floor area of **Qianhai Integrated Transport Hub and Superstructure Project** is estimated to be 2.159 million m², including the floor area of underground spaces of about 881,000 m².

上盖项目考虑到地铁运营安全以及分期销售和运营的需要，计划分期分栋滚动开发，一共分为六期，其中一期至五期位于项目东区范围，六期位于项目西区范围。目前，上盖项目一期至四期方案已稳定，五期及六期计容建筑面积 77 万 m²，包含办公、商业、商务公寓、酒店、配套设施；地下商业建筑面积 4 万 m²，另有口岸设施、配套设施 (包含小型垃圾转运站、再生资源回收站、公共厕所、环卫工人休息室、轨道交

通变电站)等。一期至五期范围(T1~T8)地下连续墙已施工完成,正在进行一期、二期基坑土方工程施工,目前现场基坑采用跳挖方式。五期和六期尚未开展具体设计。

Considering the metro operation safety and the needs for sales and operation in phases, the superstructure project will be developed on a roll in phases and by building, with a total of six phases, of which phases 1 to 5 are within the scope of the east area of the project, and phase 6 is within the scope of the west area thereof. The scheme of phases 1 to 4 building complex project has stabilized. Of phases 5 and 6, the floor area included in the FAR calculation is 770,000 m², including office, commerce, business apartment, hotel, and supporting facilities; the floor area of the underground commerce is 40,000 m², and there are also port facilities, and supporting facilities (including small refuse transfer station, renewable resource recycling station, public toilet, sanitation workers' lounge, and rail transit substation), etc. The underground diaphragm wall within the scope of phases 1 to 5 (T1~T8) has been completed, and the foundation pit earthwork of phases 1 and 2 is in process, with the foundation pit on site currently being excavated in a skipped manner. Phases 5 and 6 have not been conducted the specific design.



地下轨道线路与塔楼位置关系示意



上盖分期示意图

7、设计内容

Design contents

本次设计内容包括国际竞赛和深化设计两个阶段。

The design contents include international competition and detailed design stages.

7.1 国际竞赛阶段

International competition stage

1) 六期规划设计

Planning design of phase 6

结合前海城市新中心规划和城市客厅中轴线的城市设计要求，开展上盖项目六期的规划设计、五期规划优化和五、六期整体指标强排，对业态进行落位，对五期、六期商业进行统筹，合理规划和布局；对建筑空间进行合理排布，优化天际线，并结合城市客厅的中轴线设计，打造亮点，进一步提升建筑空间品质。

In combination with the *Planning of the Qianhai New Urban Center* and the urban design requirements of the central axis of Qianhai Urban Living Room, carry out the planning and design of phase 6 of the upper building complex project, planning optimization of phase 5 and layout of overall indicators for phases 5 and 6, determine the business types and coordinate, reasonably plan and arrange the commerce of phases 5 and 6; reasonably arrange the architectural spaces, optimize the skyline, and create highlights in combination with the central axis design of Qianhai Urban Living Room design, to further improve the architectural space quality.

2) 六期概念设计

Conceptual design of phase 6

结合上盖项目六期规划、指标强排、业态落位，对应开展六期建筑概念方案设计。深化商业设计，进一步优化整体空间布局、建筑形态和景观环境，突出文化、生态、智慧枢纽设计理念。在建筑、功能、景观、交通等方面处理好与城市客厅中轴线的关系。配合穗莞深城际线设计，并对深港西快以及配套的口岸空间进行前期研究，提出必要的结构荷载预留条件。

Carry out the conceptual architectural scheme design of phase 6 in combination with the planning, indicators, and business type locations of phase 6 of the superstructure project. Further the commerce design, optimize the overall spatial layout, architectural form, and

landscape environment, and highlight the design philosophy of a cultural and ecological hub. Handle the relationships with the central axis of Qianhai Urban Living Room in terms of architecture, function, landscape, and traffic, etc. Cooperate with the design of the Guangzhou-Dongguan-Shenzhen Intercity Railway and conduct early research of Shenzhen-Hong Kong West Express Railway and the supporting port space and propose the condition of necessary structural load reservation.

3) 一期至四期项目立面优化建议

Advice on the façade optimization of phases 1 to 4

结合本次规划及概念设计，在保持一期至四期结构方案稳定的条件下，对已开工的一期至四期建筑立面设计提出优化建议，进一步推动项目高标准一体化建设和整体品质的提升。

Advice on the optimization of the building façade design of the commenced phases 1-4 in combination with this planning and conceptual design and on the premise of keeping the structural scheme of phases 1 to 4 stable, to further the high-standard integrated construction and overall quality of the project.

7.2 深化设计阶段

Detailed design stage

中标人负责概念设计优化、T9塔楼建筑方案设计和初步设计。

The winner is responsible for optimizing the conceptual design and conducting the architectural scheme design and design development of the T9 tower.

8、报名要求

Application requirements

欢迎有意向的设计机构提前开展相关准备工作。本项目接受预报名，请下载附件1《预报名信息表—前海综合交通枢纽上盖项目六期（西区）规划及概念设计国际竞赛》，填写后发送至预报名邮箱：competition@ehow.net.cn。

Any design agency that has an interest is welcome to carry out related preparations. Pre-application is allowed. Please download the Attachment 1 *Pre-application Table - International Competition for the Planning and Conceptual Design of Phase 6 (West Area) of Qianhai Integrated Transport Hub and Superstructure Project*, fill it out and send it to competition@ehow.net.cn.

后续竞赛信息及资料获取，敬请关注：深圳市住房和建设局工程交易平台（<http://zjj.sz.gov.cn/jsjy/>，请提前登录注册）、深圳市城市设计促进中心网站（www.szdesigncenter.org）、深圳地铁官网（<http://www.szmc.net/>）www.archidaily.com、ABBS 公众号等。

To obtain the subsequent information and documents, please visit <http://zjj.sz.gov.cn/jsjy/> (please register in advance), www.szdesigncenter.org, <http://www.szmc.net/>, www.archidaily.com, or follow the ABBS official account.

★ 本次竞赛的具体要求以正式发布的竞赛文件为准。

★ **The specific requirements for the competition are subject to the competition documents published in the future.**