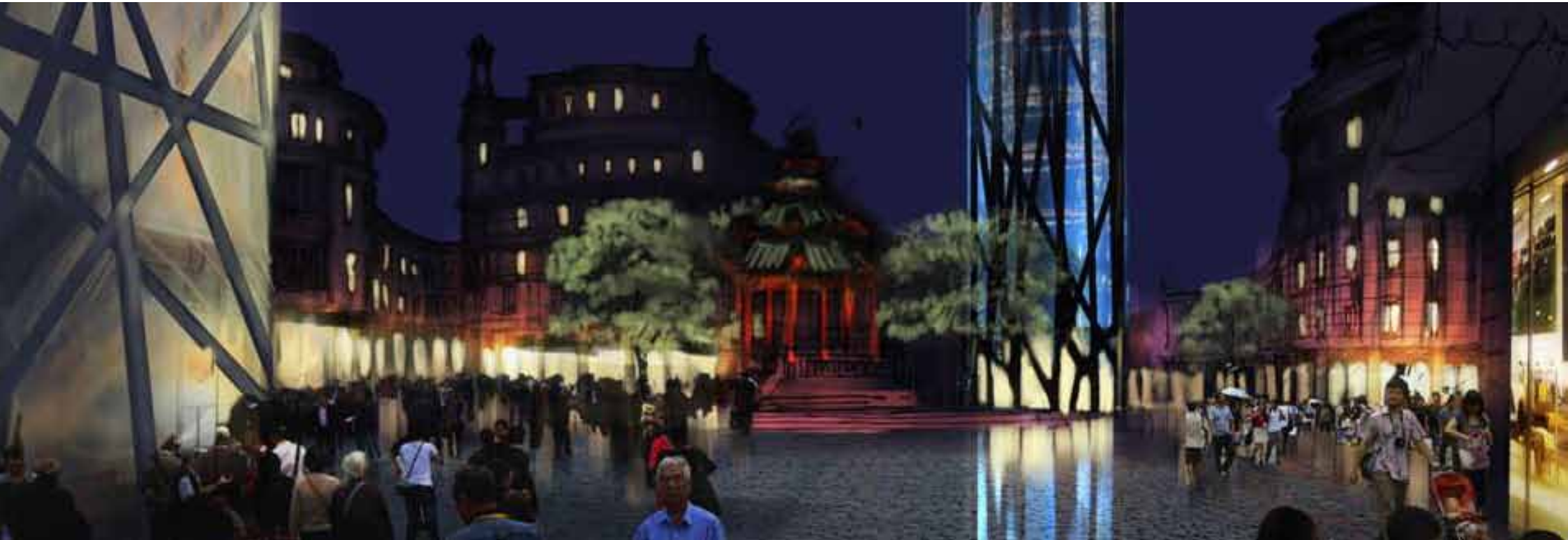




ISOCARP

Knowledge for better Cities

Urban Planning Advisory Team



Organic Regeneration of the Historic Downtown of Shantou, China

汕头历史中心区的有机更新

10-16 March 2013

2013年 3月10-16日

UPAT Workshop Report

UPAT 工作组报告

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Preface

This report is the result of the work of nine planning professionals who took part in the UPAT workshop in Shantou, China, in the period 10-16, March 2013. One of the challenges facing Shantou in the future is to regenerate the historic downtown. The city of Shantou has a 150-year heritage. Now, the Shantou city region contains about 2000 square kilometres and the Shantou central city has about 100 square kilometres with 1,2 million inhabitants. The central city grew from a 0,5 square kilometre old town along an inner sea bay. Whilst the principles of organic regeneration and expansion apply to the city region where new spaces will be developed, for the built-up downtown area, the major task is organic regeneration.

The task of the Shantou UPAT was to assist the Shantou Urban and Rural Planning Bureau and the Institute of Urban Planning and Design of the Nanjing University with the organic regeneration of the historic and downtown of Shantou. The UPAT is invited to suggest practical visions, designs, implementing tools and steps for the built-up central city with the historic downtown area as an “anchor”. The City of Shantou has adopted a comprehensive development strategy and spatial plan and is now seeking practical concepts, designs and solutions for specific sites and projects. Integrating global wisdom and best practices into local characteristics will generate more innovative and liveable spaces. The results of the UPAT work-

前言

此报告是9位国际规划专家在UPAT汕头研讨会（2013年3月10-16日）期间共同工作的结果。汕头未来发展面临的众多挑战中的一个是如何实现其历史中心区的更新和再生。汕头的历史中心区有150年的传承。现在汕头市面积约2000平方公里，中心城区建成区约100平方公里，有120万城市居民。难以想象，这一切都是从面积只有0.5平方公里的老镇沿着内海湾逐建发展而来的。对于城市新的发展地区而言，有机扩张是此次规划的主旨；而对于已建成的市中心而言，其更主要的任务则应是有机更新。汕头UPAT项目组的任务是辅助汕头市城乡规划局和南京大

学规划设计研究院进行汕头市历史街区和老城中心有机更新的研究和设计。UPAT被邀请以汕头历史中心区为模板，对汕头中心区提出具有可操作性的有机更新的愿景，设计，实施政策和步骤。汕头市已经制定和实施了一系列综合的发展战略和空间规划。目前正在寻找针对特定地区和特定问题的操作性强的理念，设计和解决方案。将国际化的视野和实践经验与当地的特色结合起来将会产生更加创新和宜居的城市空间。UPAT汕头研讨会的设计成果将作为汕头市战略规划后续的汕头市城乡总体规划的一部分



shop will be used as one of the planning products and inspiration for the follow-up of the Shantou Strategic Development Plan, the Shantou Master Plan. The results of the UPAT workshop were presented and discussed at the international seminar “New Reform, New Planning, New Urbanisation” at the Nanjing University, April 4-6 2013. This seminar focused on the necessary paradigm shift of planning in the Chinese new reform epoch and on the way this shift of planning should be applied in the Shantou Master Plan.

The workshop was hosted by the Shantou Planning Bureau and the Institute of Urban Planning and Design of the Nanjing University. These institutions were awarded with the 2012 ISOCARP Award for Excellence for the integrated strategy and the focus on sustainability and organic transformation as proposed in The Shantou Strategic Development Plan. The

UPAT was selected out of about 30 excellent applications from the ISOCARP membership. Team Leader Amos Brandeis from Israel was assisted by UPAT Rapporteur Markus Appenzeller from Germany/The Netherlands, Bijendra Jain from India, Michael West from the USA/Saudi Arabia, Guy Perry from France/Poland, Yana Golubeva from Belarus, Brechtje Spreeuwiers from the Netherlands/China and Sofia Fernandes from Portugal.

We are very grateful to the Shantou Planning Bureau and the Nanjing University for their hospitality, for the various arrangements, their support, the visits that were organized for us, and for the open discussions and expert feedback.

Martin Dubbeling

Vice President of ISOCARP, Urban Planning Advisory Teams Programme

成果，并为整个规划提供启发。这个研究成果已经在2013年4月4-6日在南京大学举办的“新改革，新规划，新型城镇化”国际学术研讨会上进行了宣讲和讨论。该学术研讨会的主要议题是以汕头市城乡总体规划为案例讨论新改革纪元下中国城市规划必要的范式转型。

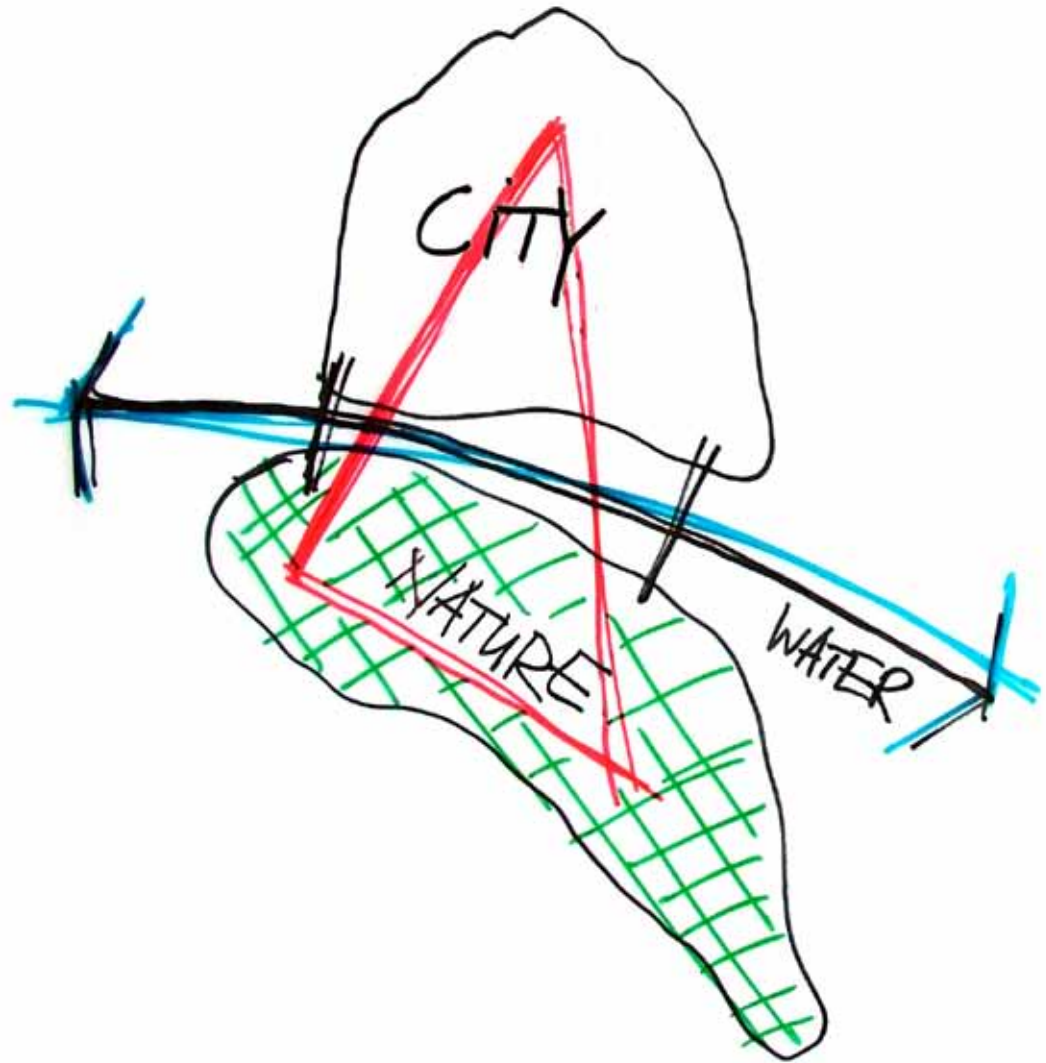
UPAT汕头项目工作组应邀于汕头市城乡规划局和南京大学城市规划设计研究院。这两个机构编制的以可持续发展和有机转型为主旨的《汕头市城市发展战略规划》曾获2012年国际城市与区域规划协会最高奖“规划卓越奖”。UPAT团队是由30个从国际城市与区域规划师协会成员中选取的优秀规

划师组成的。团队队长Amos Brandeis 来自以色列，团队助理Markus Appenzeller 来自德国/荷兰，Bijendra Jain来自印度，Michael West来自美国/沙特阿拉伯，Guy Perry来自法国/波兰，Yana Golubeva来自白俄罗斯，Brechtje Spreeuwiers来自荷兰/中国，Sofia Fernandes来自葡萄牙。

在这里，我们要感谢汕头市城乡规划局和南京大学。感谢他们对我们工作所提供的各种支持和安排以及对研究成果开放式的讨论和专业的回馈意见。

Martin Dubbeling

国际城市与区域规划师协会副主席，城市规划咨询团队



INTRODUCTION

引言



Shantou is a seaport with 5.5 million inhabitants in the province of Guangdong and a Special Economic Zone (SEZ) since 1980. The five SEZ's - Shenzhen, Zhuhai, Xiamen and Shantou cities and Hainan Province—represent the most progressive policy for reform and trade. Even with all these advantages, Shantou, originally the far biggest and most prosperous of the SEZ cities, has been struggling to match the rapid growth of its peers. A major reason underlying this is the conflict between local culture and external factors and transformation. The Shantou region possesses one of the most unique, resilient and rich local cultures in China. To-

day, Shantou faces a dramatically changed macro context (both globally and domestically), with a seemingly no-longer advantaged local condition whilst the culture remains unchanged.

The Institute of Urban Planning and Design of the Nanjing University and the Shantou Planning Bureau have jointly written The Shantou Strategic Development Plan. This extensively public-consulted and applauded new strategy creates a new solution based on the self-organisational logic of the city, its people and culture. It reveals and respects the indigenous fabric of local space, culture, society and economy. On top of these, the strategy creates a new



汕头是广东省一个拥有550万居民的港口城市，同时也是我国五大经济特区之一。五大经济特区（深圳、珠海、厦门、汕头和海南）是最前沿的改革和对外贸易政策的执行地。即使在五大经济特区中，汕头最初也是最大和最繁荣的。但在后来的发展中，汕头却落后于其他四个特区的发展速度并一直努力追赶它们。造成这个结果的一个主要原因是当地文化和外部因素及外部转型之间的不匹配和冲突。在中国众多的地域文化中，潮汕文化是一个最独特、内容最丰富和最有

弹性的地域文化。今天，汕头却处于一个尴尬的境地：一方面是剧烈变化的宏观背景（全球层面和国家层面），另一方面则是看上去不再领先的本地发展状况和保持不变的本地文化。

南京大学城市规划设计研究院和汕头市城乡规划局联合编制了《汕头市城市发展战略规划》。这个进行了广泛的公共咨询并获得一致好评的新战略关注于城市及其居民以及当地文化的自组织发展，从而为汕头市未来发展提出了新的解决方案。该战略揭示并尊重当地



vision able to integrate all desirable aspirations such as developing better and faster. This vision comprises a new spatial blueprint for the Shantou city region named “Econurbation” (compound by “eco-” and “conurbation”) and a set of new strategic networks, nodes and guidance. With this new strategy, Shantou is committed to becoming not only more prosperous and more modernised (or globalised), but also greener and more “localised”. That is, the city is committed to becoming a unique place with truly local identity in this globalised world. The strategy behind the Shantou Strategic Development Plan enhances the principles of organic regeneration and organic expansion and follows “design with nature”. This strategy diverges from

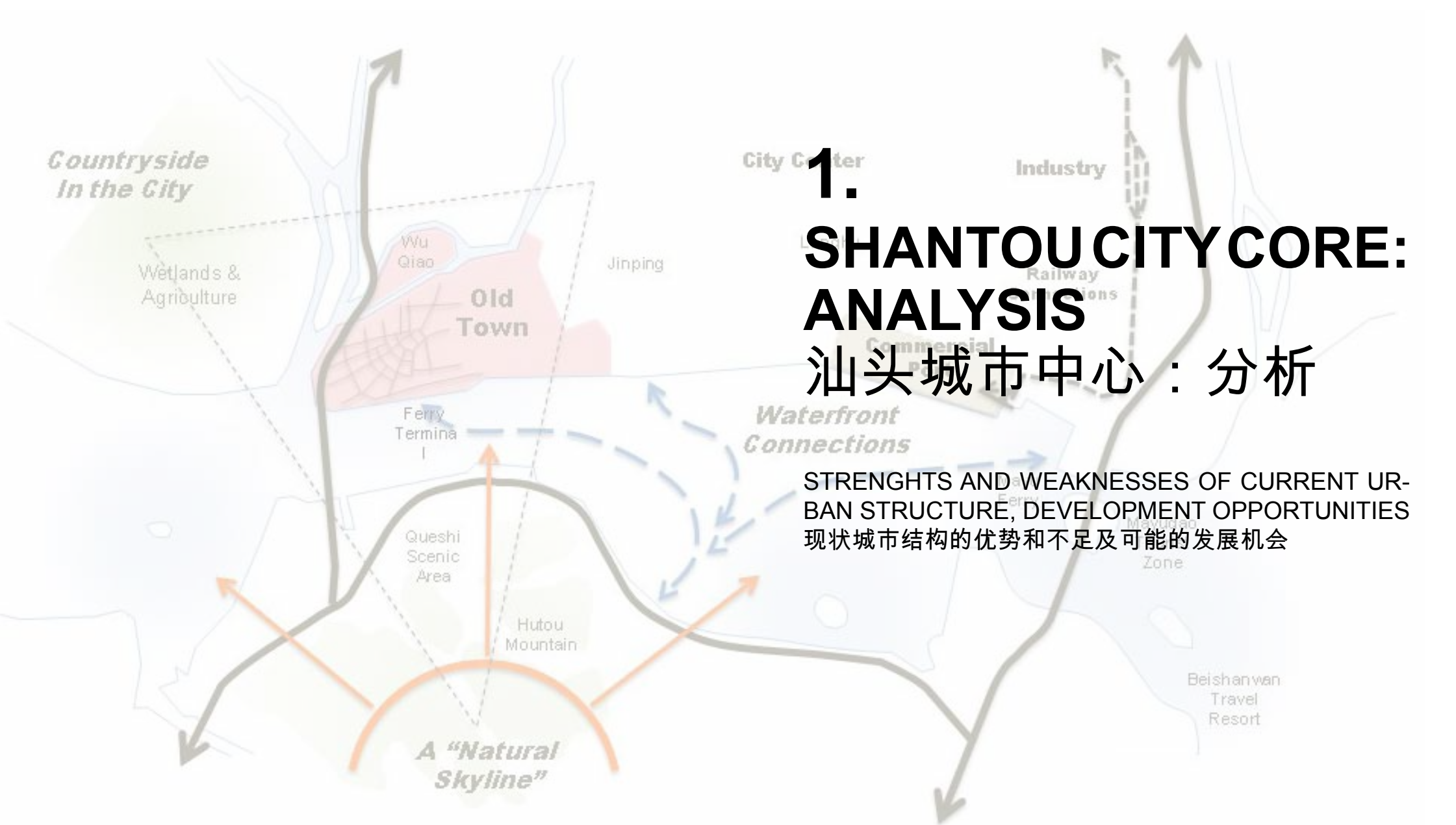
the planning and design philosophy emphasising monumental projects and dramatic changes; it rejects planning and designing on a piece of “blank paper”. The type of development completely demolishing the status quo and building a new environment is extremely expensive, wasteful, incompatible with existing communities, and unsustainable. Shantou’s tradition, culture and current public sector condition almost make organic urban development the only choice. This creates a unique opportunity to practice “small” (affordable cost and technology and minimum change in the existing situation) while smart (effective both functionally and aesthetically) spatial planning and hence socio-economic development.



空间、文化、社会和经济的内在肌理和逻辑。在此基础上，构建了一个可以整合各种发展愿望（比如更“好”+更“快”的发展）的愿景。这个愿景包括“生态型都市连绵带”的空间蓝图（英语中由“生态”和“都市连绵带”两个词根组成）和战略网络、战略节点以及一套相应的战略发展引导。通过这个战略，汕头将努力变得更繁荣、更现代化（国际化），同时也更加生态和“本地化”（具有本地特征）。换言之，在当前全球化的时代，汕头将致力于转变成为一个拥有本地特性的独一无二的城市。

《汕头市城市战略发展规划》背后的战略强化了城市有机更新、有机扩张和遵从自然的设

计理念。与时下流行的强调“大项目”和“大变化”的规划设计哲学不同，这一战略反对罔顾现状、一切推倒重来、就如在“白纸”上进行规划和设计，基于这种理念的发展完全拆除现状，企图构建一个全新的环境。流行模式极其昂贵并浪费资源，同时也和已有的社区不兼容，从而也是不可持续的。汕头的传统、文化和现有公共部门的现状使得有机增长成为其近乎唯一的选择。这些背景创造了一个机遇，让我们可以践行“微易”（可承担的经济和技术成本，对现有环境产生最小负面影响）而“精明”的空间规划和由此而来的经济社会发展模式。

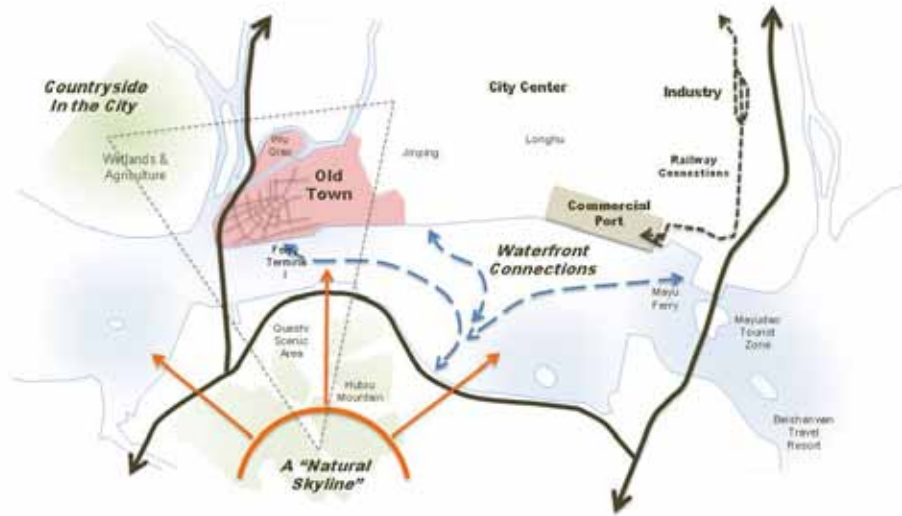


1. SHANTOU CITY CORE: ANALYSIS

汕头城市中心：分析

STRENGTHS AND WEAKNESSES OF CURRENT URBAN STRUCTURE, DEVELOPMENT OPPORTUNITIES
 现状城市结构的优势和不足及可能的发展机会

Michael West
 Bijendra Jain



1.1 Urban Structure – Location & Linkages

The Shantou city has a rich history which dates back to the early 20th Century which left a strong impression of colonial architecture on its urban fabric. It is located on the eastern coast of China and is about 300 kilometres from Hong Kong. It was a vibrant city of its time. The port boosted the economy and guided the growth of the city, which is now the old town.

The old town is nicely connected to the present City Centre at Longhu which is on the eastern side, whereas the waterfront is on its southern side. The connecting road to the Island of Hutou Mountain which has a natural skyline, also passes from here. It is surrounded by wetlands and agricultural fields which makes its location strategic in terms of ecology and economic development.

1.1 城市结构—区位及周边联系

汕头市有着悠久的历史，可以追溯到20世纪初。当时的殖民建筑为汕头城市肌理留下了深刻的痕迹。它位于中国的东海岸地区，距离香港约300公里。它曾经是一个充满生机和活力的城市。港口推动了经济的和城市（现为老城，小公园地区）的增长。

老城的东部为现在的主城区龙湖，南部滨水。一条跨海公路连接这座老城和对外的虎头山岛。这个岛有自然的天际线，被湿地和农田包围，这使得它的区位具有生态和经济上的战略意义。



Study Area / 研究区域

1.2 The Study Area

The study area consists of the Old Town and Wu Qiao Island. It has large parks, sports facilities, historic monuments and a large, inviting waterfront which overlooks the island. The study area is connected to the island with a beautiful landmark bridge that gives a rich ambience to the study area. The road abutting the waterfront has a very pleasant drive with recently developed promenade and connects it with the rest of the City.

1.2 规划研究区域

规划研究区域包括老城和乌桥岛。区域内有一些大型公园、运动设施、历史纪念物和一大片非常有吸引力的滨水空间。连接老城与乌桥岛的是一座美丽的具有地标意义的老桥，为规划研究区域平添不少内涵。滨水大道连接着老城与城市其它区域，其旁边有近年建设的步行长廊。



Existing Land Use / 土地使用现状



Circulation Network / 道路网络

1.3 Existing Landuse of the Study Area

The existing land use indicates that a considerable number of public facilities were located there and many of them are still functioning. The retail trade has started coming up on the ground floors of some properties which are fronting the wider roads. The shops like shoe stores, ready-made garment shops and eateries are finding their way into the study area. The residential properties, due to uncertainty of their ownership status (the lease period of 70 years is over) are uncared by their original owners; are degenerating; and need immediate attention. This residential zone which has historic buildings and rich architectural heritage, needs restoration and conservation. The heritage routes may be delineated to make the people aware of its past treasure. Some incompatible uses (i.e. industries) have also cropped up which need reconsideration.

1.4 Circulation Network

The study area has a hierarchy of roads network. The major roads connect it to the waterfront, Island with Hutou Mountain, Wu Qiao Island, City Centre and the rest of the city located on northern side. The internal network is of lesser width, but connects almost every part of the study area, making it easily accessible. The road network has given it an identity of its own.

1.3 规划研究区域的现状用地

现状用地表明在规划区内仍有数量可观的城市公共服务设施，并且当中很多仍在发挥作用。沿主要街道的一些建筑底层被用于零售业。鞋店、成衣店、小饭馆等商铺都在研究区域内找寻自己的空间。很多用于居住的建筑由于不清楚未来的产权状况（已经超过了国家规定的70年的使用期限）而被主人疏于维护，处于衰败的状态，需要立即采取相关措施。有着丰富历史建筑遗产的居住区需要修复与保存。可以通过勾勒城市的历史遗产路线从而使人们意识到这些历史珍宝的存在。一些与城市原有肌理不兼容的用地（比如工业用地）正在出现，这也需要当地政府的重新考量。

1.4 道路网络

规划研究区域有分层级的路网结构。主要道路连接着老城、海滨、虎头山岛、乌桥岛、城市中心和城市的北部片区。内部道路相对较窄，但是连接着老城的各个区块，使其各个部分的可达性都非常高。这样的路网结构有其自身的独特性。



Parks, Open Spaces and Recreational Areas / 公园、开敞空间和休闲娱乐区



Earlier Redevelopment / Interventions / 早期的旧城开发/方案

1.5 Parks, Open Spaces and Recreational Areas

The study area has many parks located in its different parts. The biggest park is nicely developed with evergreen and flowering plants, amusement equipment and is very popular among the local population. This is also surrounded by a water channel from old times. Good parks have also been developed along waterfront areas, and a very active sports facility centre is also located there.

1.6 Earlier Redevelopment/ Interventions

There are newly constructed complexes and buildings which have come up about 25-30 years ago which are in good physical condition but are not in harmony with the overall fabric of the old town. These interventions found their way by replacing the old buildings which were once the part of the glory of the old town but due to unawareness are lost and are now only part of the history. Some additions of new complexes and buildings are in an area which was not part of the old town originally but has been reclaimed and is now an integral part of the city. These additions need sensitive treatment to blend with the character.

1.5 公园，开放空间和休闲娱乐空间

规划研究区域中有很多公园坐落在不同区块。最大的公园布置宜人，有常绿植物和开花植物，配备着娱乐设施，非常受当地人的欢迎。规划区域同时还被古时建成的运河水道所包围。沿着滨水区域也有一些好的公园，还有一个充满活力的运动设施中心。

1.6 早期的旧城开发/方案

规划研究区内有最近25-30年新建的综合体和建筑。虽然这些建筑有着良好的建筑质量，但是它们与老城的肌理格格不入。这些开发方案都是在历史建筑原址上建新的项目。这些历史建筑都曾经是辉煌老城区的一部分，而由于当时没有意识到其历史文化价值，这些老建筑都被推倒重建，永远地成为了历史。还有一些新建筑原先坐落在老城以外，但现在已被当作城市整体的一个部分。这些新的建筑需要谨慎的对待。



Existing Public Facilities / 现状公共设施



Industries & Warehousing – Incompatible Activities 工业和仓储用地--不和谐的土地使用

1.7 Existing Public Facilities

There are a large number of facilities which are existing in the old town area namely schools / educational establishments, cultural buildings / museums, temples / religious buildings, public / semi-public complexes, sports centre, government administrative offices etc. which may be improved and retained in their present locations. Substantive public investment has gone into them and they lend identity to the areas; make them recognizable and memorable in people's minds; and add to their feelings of home and belonging. This may also help in retaining them in this location and prevent their migration to newly developed areas, especially those serving the elderly.

1.8 Industries & Warehousing – Incompatible Activities

The uses like industries and warehousing which have emerged there with time and are incompatible in the present context, are to be reconsidered. They neither add to the character nor to the economy of the area, but in fact are detrimental to the physical and built environment of the area. These may be replaced by more appropriate uses to make the old town vibrant and connected with the waterfront and also to make way for iconic activity to act as catalyst in the overall process of redevelopment.

1.7 现状公共设施

老城现在还有很多学校/教育机构、文化建筑/博物馆，寺庙/宗祠建筑，公共/半公共商业综合体，体育中心，政府机构等公共服务设施。这些设施可以在原地进行修整和改进。大量的公共投资被投入到这些设施中，而这些设施也给这个地区带来了独特性：可以被当地人辨识和记忆；增强当地人“家”的感觉和归属感。这些都在一定程度上留住了当地人，特别是老人，使他们没有向城市的新建地区转移。

1.8 工业和仓储用地—不和谐的土地使用

在老城里有一些工业和仓储用地与当地的肌理不和谐，需要重新考虑其布局。这些用地既没有增加城市的特色，也没有带来经济上的收益。它们或许应该被更加合理的用地所取代，以增加老城的活力并使老城与水滨有更好的连接，为那些可以促进整个地区重新发展的“触媒”的标志性活动腾出空间。



Urban Structure / 城市结构



Potential Residential Redevelopment / 潜在的居住再开发区域

1.9 The Urban Structure to be retained with potential Residential Zone

The potential area which is suitable for redevelopment as a residential zone is the remaining area left after retaining the Parks, Open Spaces & Recreational Areas; Existing Public Facilities; and earlier Redevelopment / Intervention Areas. The areas presently occupied by Industries and Warehousing also need to be included in the potential Residential Zone.

1.10 The Development Opportunities – Mixed Use

The old town is to be developed with modern amenities and contemporary technologies while retaining the character and essence of its heritage. It is not to replicate the architecture of the time but to blend it with the present lifestyle. It may have mixed use i.e., commercial / retail on lower floors, cultural activities, eateries, arts & crafts, music / operas etc. at corners and strategic locations to make the whole area lively and an attraction for both the local population and the tourists with the following intention :

- Create mixed use development
- Replace incompatible uses with iconic activities introduced as catalysts

1.9 城市结构—潜在的居住开发不应改变城市的结构

规划区除去需要保护的公园、开敞空间/娱乐休闲用地，现有公共服务设施和早期的旧城开发用地之外，其他的用地都适合再开发为居住。那些现状为工业和仓储用地的地块也应该划为潜在的居住区。

1.10 发展机遇—混合利用

老城可以在保留其历史文化特色和精髓的基础上引入现代服务设施和当代技术进行再开发。这不是去复制老建筑，而是把新老建筑合理的混合起来。这不仅体现在建筑风格上，还体现在用地混合上，如在低一些的楼层布置商业/零售业，在街角和一些具有战略意义的区位布置文化设施，餐厅，艺术和工艺品商店，音乐厅/歌剧院等等，从而使这个地区活力四射，吸引本地人和外地游客。规划的目标如下：

- 实现混合用地的发展模式；
- 用可以当作“触媒”的标志性活动取代以前不和谐的用地；



- Preserve selected heritage buildings by blending traditional and modern architecture
- Design the built form to resemble the original neighbourhood fabric and character
- Create pedestrian zones with arcades along streets
- Enable live/work (arts, crafts, toy making, etc.)
- Create cultural, fine arts & performance venues
- Provide street-side cafes & open air restaurants
- Identify heritage routes
- Improve access to waterfronts

Re-occupy Shantou & return the local people their lost home.

- 通过混合传统和现代建筑风格来保存选定的历史遗产建筑
- 设计与老城原有的邻里肌理和特色相融合的新建筑
- 打造有拱廊的步行街区
- 创造更多生活/工作机会 (如工艺品、手工品、玩具的手工制造等)
- 打造文化、艺术/表演专业街
- 制定历史文化遗产旅游线路
- 增加滨水空间的可达性。

重新占领汕头，让失去“家园”的人们回家



2. PETIT PARC - SHANTOU 小公园—汕头

AN OPPORTUNITY TO RESTORE THE HEART AND
HERITAGE OF A METROPOLIS
一个恢复大都市中心和文化遗产的机遇

**Guy Perry
Brechtje Spreeuwers**







As one of five open Chinese trading ports of the late 19th and early 20th centuries, Shantou has one of China's largest and most consistent remaining urban fabrics of that period. During the last 50 years, the area has not undergone development at the pace of the rest of Shantou, which today is both its greatest challenge and potential opportunity. It is a challenge because within 10 years, at the current pace of physical degradation, there will be little or no remaining building fabric to preserve. It is an opportunity since Shantou can reclaim its "pride of place" as an authentic precursor of China's current success as a trading power on the world stage. The proper re-development of the urban morphology of the city centre may not only provide an appropriate basis for its own regeneration, but also serve as a dense and human-scaled counterpoint to existing development patterns underway and planned in and around Shantou.

作为19世纪末期到20世界初期中国的五大对外贸易港口之一，汕头是中国城市当中最大程度保留了那段时期城市肌理的城市。在过去的50年里，这个区域（老城）没有像汕头其他区域一样快速发展，在今天看来，这既是它所面临的最大的挑战，也是最大的机遇。说它是个挑战是因为在未来的10年里，如按照现在的衰败速度来看，这个区域的建筑肌理将消失殆尽。而说它是个机遇则是因为汕头市宣称要通过重现自身的“往日辉煌”做“中国崛起”的排头兵。城市中心形态合理的再开发不仅可以为其更新提供基础，还可以践行“紧密”的、“人性尺度”的发展模式，与当下汕头及其周边地区现有的（大拆大建）发展模式形成对照。



2.1 History of the Area

The history of Shantou can only be described in superlatives. At a time when other Chinese cities still struggled with the transition to a modern society, Shantou already had a flourishing economy concentrated around only five streets. These streets are often simply marked on historic maps as 'four streets and one road', among them are the current Anping Lu, Shengping Lu and Guoping Lu. It is remarkable that these streets were not only economical valuable, but also had a very contemporary appearance as they were designed as 'pedestrians only'.

Part of the success of Shantou derived from the opening up as a treaty port in 1858. Although the

treaty port was first mainly aimed at foreign companies, it soon appeared that the mixture of foreign and local culture provided Shantou its current unique character. A southern climate in combination with European influences and a strongly represented Chaoshan culture formed the ingredients for the unique architecture we see in the streets of the old part of Shantou nowadays. The 'qilou' or 'arcade' architecture is thereby one of the valuable components. In the past few years Shantou developed from a small city to a hub with 5 million inhabitants. The urban expansions mainly followed a track to the east and the local economy slowly started to revolve around toy and textiles production.

2.1 规划区的历史

历史上的汕头，一直是最好的。在中国的其他城市还在为转型为现代社会而奋斗的时候，汕头已经有了繁荣的经济，就集中在现在老城的五个街道及周边区域。这些街道通常被称为“四街一路”，其中有现在的安平路，升平路和国平路。值得注意的是这些街道不仅仅有经济价值，更重要的是有历史价值：它们的设计从今天看来更像是步行街区。

汕头成功的一部分原因是它在1858年被清政府开放为通商口岸。尽管一开始通商口岸仅面向外国公司，但是很快地外国

与本地文化混合了起来，形成汕头今天的独特个性。

中国南方的气候、多种欧洲风格的影响及潮汕文化的深刻烙印塑造了今天我们在汕头老街上看到的独特建筑风格的元素。这些很有价值的元素其中之一，就是那里的“骑楼”或“拱廊”式建筑。

在过去的几十年间，汕头从一个小城市发展成为一个拥有500万人口区域中心城市。城市扩张的轨迹是由西向东。本地经济也慢慢转为以玩具制造和纺织生产为主导的产业体系。



2.2 Current Challenges

The new era brought the Shantou economic development, but also created some challenges. Profit-oriented development caused a demolition-wave well-known to similar Chinese cities. At first, the old city of Shantou was spared, but it faced physical degradation that made a redevelopment more difficult by the day. In line with the degradation of the houses, people

started to move away and depopulation and poor services were two of the main consequences.

A walk through the area in 2013 shows us snippets of the former glory of this unique neighbourhood, but at the same time reveals the challenges to make this neighbourhood into a working area to live again.

2.2 目前的挑战

新时代带来了汕头经济的发展，但是也产生了一些挑战。与中国很多城市一样，利益导向的发展导致了汕头施行拆除-新建式的增长。虽然一开始，汕头老城没有被波及，但是，老城自身面临着物质建成环境的衰败，使得再发展变的

困难。随着房子年久失修，居住在其中的人们也开始搬离，造成人口的流失和服务业的衰败。

2013年走在汕头老城的街头，我们可以看到当年辉煌时代的片段，但同时也揭示了复兴这片社区的困难。



2.3 Case Studies

Le Marais, Paris, France

As recently as 40 years ago, the Marais district of Paris was in a condition of disrepair and partial abandonment. Laws passed in 1960s to protect the historic building fabric of the area and the creation of cultural centres of National importance (Pompidou Centre and Opera Bastille) created the catalyst and long-term basis for the sustainable regeneration of the area. It is known for its cultural, social and lifestyle diversity. Now, often voted as Paris's favourite district to live, it is among the city's most expensive neighbourhoods, with apartments now costing between 30 and 40% more than the average of Paris proper and 3 times that of the metropolitan area. Though it is statistically in the top fifth in terms of wealth in Paris, the area has one of the lowest rates of automobile ownership in Paris.

Old Town, Warsaw, Poland

Devastated during WWII, the traditional town centre of Warsaw was rebuilt during the 1950's from old photographs and paintings. Today, it is "picture perfect" and attracts tourists in an otherwise non-tourism oriented city. Prices per square meter for commerce are now over twice the average price of other properties in Warsaw. There is no parking, and vehicular access is strictly controlled through the centre.

2.3 案例借鉴

巴黎玛莱区，法国

就在40年前，巴黎玛莱区还处在一个失修和半抛弃的状态。1960年通过的法律保护了这片区域的历史建筑纹理，国家级文化中心（蓬皮杜中心和巴士底歌剧院）的建立更是这个地区长期可持续更新的触媒和基础。现在这个地区以文化、社会和生活方式的多样化而闻名。作为巴黎人最喜欢的居住区域，现在这个区域也是巴黎房价最高的邻里之一，比巴黎主城区的平均房价高30%-40%，是巴黎都市区平均房价的3倍多。虽然该区是巴黎最富有的5个社区之一，但是它却是巴黎小汽车拥有率最低的社区。

华沙老城，波兰

在第二次世界大战中被损坏的华沙老城在1950年代依据照片和绘画中的华沙而重建。今天，华沙老城已经成为如画般美好的地区，虽然其定位为非旅游城市，但是却吸引着来自世界各地的游客。该区的商业地价是华沙其他城区的2倍之多。这个区域没有停车场，通过该区的车辆通道被严格控制。



French Quarter, New Orleans, USA

The “Vieux Carre” of New Orleans continues to be an attractive place for tourists, residents and professionals. Its traditional character is in stark contrast to the modern towers of the CBD on its western edge. Though partially abandoned 4 decades ago, today the per-square-metre price of housing is amongst the highest in the city, based on its central location and careful historic preservation of this once colonial district. The area is one of the most popular tourist destinations in the US in spite of the recent difficulties that New Orleans has encountered. It contains numerous boutique hotels and countless restaurants and bars fitted into the traditional urban fabric.

新奥尔良法国区，美国
美国新奥尔良的“法国区”一直吸引着游客，本地居民以及专业人士。它的传统特征与其西部新建的高楼林立的CBD形成强烈的对比。尽管40年前该区处于半抛弃的状态，但随后依托其中心区位和保护完好的殖民区遗址，现在该区的单位房价是这个城市最高的。尽管最近新奥尔良遇到一些困难，这个区域依然是美国最受欢迎的旅游目的地。它有许多精致的宾馆，不计其数的餐厅和酒吧镶嵌在传统的城市肌理中。



Beacon Hill, Boston, USA

Beacon Hill was one of Boston’s most desirable districts until the development of the nearby Back Bay during the second half of the 19th century. For the next 100 years it was in decline until designated a historic landmark in 1962. Its early 19th century character has since been carefully preserved and become, again, one of Boston’s most prestigious and valuable addresses. Many of Boston’s most famous, wealthy and influential residents have made it their home during the last few decades.

波士顿灯塔山，美国
19世纪后半叶，波士顿后湾的发展使邻近的灯塔山成为波士顿最具有吸引力的地区。在其后的100年里，它的发展每况愈下。直到1962年被定为历史古迹，该区19世纪的风格才被精心地保护起来，并且成为了波士顿最具声誉和价值的地区。在过去的几十年里，很多波士顿的知名人士，富翁和有影响力的人都选择在此安家。



2.4 Commonalities of Success

These examples have several common characteristics:

1. A human scale conceived prior to the era of the automobile.
2. They experienced steep declines during the 20th century as cities expanded outward.
3. They were turned around through historic designations as neighbourhoods (not only individual buildings)
4. Strict guidelines were put in place with regard to any new development.
5. The positive change in perception of the quality of the areas was swift and sustained.
6. Their value increased faster than any other area of their respective cities during the last 50 years.

2.5 Lifestyle for the 21st Century

Ideal for modern live-work lifestyles

Historic core neighbourhoods, if well preserved and carefully modernised, provide an ideal setting for life in a connected, service oriented, modern economy. Often these neighbourhoods are future proof, specifically because they were peripheral to late 20th century development patterns. These environments are a welcomed contrast to the virtual world, which is claiming an increasing portion of our attention, 24 hours a day. These environments encourage neighbourly contact and interaction at a personal level, in contrast to modern high-rise buildings (and districts) that may isolate and alienate individuals and families. There is immediacy to life in these places, which, if orches-

2.4 成功案例的共同点

这些案例有一些共同的特征：

1. 都拥有汽车时代之前的人性化尺度
2. 都在20世纪城市向外扩张时经历了急剧的衰落
3. 都是作为整体的历史文化邻里（街区）而复兴的，而不是通过单体保护复兴的
4. 都对任何新的发展有严格的导引和管控
5. 区域品质在朝好的方向变化时都是迅速且可持续的
6. 在过去的50年里它们的价值都比所在城市的其他区域增长快

2.5 21世纪的生活方式

理想的现代化的工作生活方式历史文化社区，如果保护得当，并且以小心翼翼方式现代化，将会成为连通性好的，服务导向的现代经济理想的居住场所。由于游离于20世纪晚期主流的发展模式之外，这些社区通常不会过时。这些地区的建筑风格为我们在其它地方24小时都能看到的所谓现代环境提供了一个受欢迎的对比。不同于现代化的高楼（地区）造成的个人关系与家庭成员之间的隔离和疏远，这些历史文化社区的建成环境非常有益于邻里交往和互动。生活在这里有



trated properly, may be both high energy and socially stabilising.

Low Carbon Footprint environments

Older urban neighbourhoods were developed with more limited means without common automobile use and air conditioning. Neighbourhoods had all or most services within walking distance so that vehicles were necessary for only exceptional journeys. Two tramway lines are proposed for the area and a car-sharing concept should be encouraged as part of the redevelopment strategy. Buildings were conceived to accommodate the local climate with high ceilings, natural cross ventilation, shading devices and shuttering systems. The modest heights of the buildings did not require the use of elevators. As the wealth of Chinese citizens grow,

so too will their carbon footprint. However it is worth noting that in mature economies it is precisely the older neighbourhoods that have the smallest per capita carbon footprints (Marais, Beacon Hill) even though they attract many of the cities wealthiest residents.

Healthy living by design

One of China's biggest challenges of the 21st century will be maintaining the balance of health and new wealth. Urban environments also play a key role in determining the health of inhabitants. This has extended beyond hygienic concerns to rates of diabetes, hypertension and obesity being linked to a sedentary lifestyle—exacerbated by urban patterns that through zoning and road-oriented urbanism promote an over-reliance on the automo-



一种即时性，如果协调得当，会减少能源消耗和促进社会稳定。

低碳消耗的建成环境

老的城市社区没有很多为小汽车设计的通道和空调使用的空间。社区的服务设施大部分都在步行距离之内，所以车辆仅仅适用于远距离交通。作为更新战略，我们建议建设两条城市轻轨线，同时鼓励居民“拼车”出行。这里老建筑的一些设计比如高屋顶，交叉口的自然通风，遮阳和避雨装置都是适应于当地气候而形成的。建筑物适度的高度不需要使用电

梯。这些都是低碳城市的特征。随着中国居民财富的增长，他们的生态消耗也将增加。但是发达国家的经验表明，尽管这些历史老社区的居民通常都是城市最富有的人，这里的人均碳消耗却最低。

城市设计的健康生活方式

21世纪中国人面临的最大的挑战之一便是如何维持健康和财富之间的均衡。城市环境在其中扮演了一个非常关键的角色。这里所说的健康已经超出通常意义上的清洁卫生的环境，而更多指向糖尿病，高血压和肥胖等等这些通常与所谓



ble. Urban design for pedestrians and bicycles is increasingly an afterthought in residual space, rather than a core feature structuring the cityscape. Walk-up level buildings, like in the Petit Parc area allow for a majority of the inhabitants to employ stairs on a regular basis rather than being dependent on elevators.

Saving this urban morphology may be more profitable for real estate developers and less costly to governments than current de-

velopment trends. The mid-rise high density urban fabric allows developers to better capitalise land surfaces than less dense urban formats in an incremental way without the high front end investment of high-rise construction. For governments such development patterns reduce the length of infrastructure required throughout the city as well as reducing vehicle-kilometres travelled, thus reducing the need for roadway enlargement and extensions.

的“固着（久坐）的生活方式”有密切关系的“富贵病”。而区划和道路导向的城市主义造成人们过度依赖于小汽车更加加剧了这一情况。鼓励步行和自行车出行的城市设计越来越被当成边角料，而不是构建城市结构骨架的核心设计。无电梯建筑，如小公园区的建筑，可以使大部分居民经常爬楼梯而不是依赖电梯。

保持这样的城市形态可能对房地产开发商和政府都是有利的。中等高度但却是高密度的城市形态可以让开发商更好地利用土地。对于政府来说，这样的发展模式可以减少基础设施的供应长度，也可以减少车辆里程数，从而减少了道路拓宽和延长的需求。



2.6 Three steps to revive the old city:

1. A park to reconnect the historic district to the River

The Xidi (North Gate) riverfront park should be created as one of two anchors to revive the Petit

Parc and Old City area. The park should be of a scale to meet the needs of the district —similar in size to the nearby Zhongshan Park, but more open and oriented to the rivers with views of Hoajiang Island and the fields surrounding Yujing. Since it would be naturally

2.6 复活旧城三步走

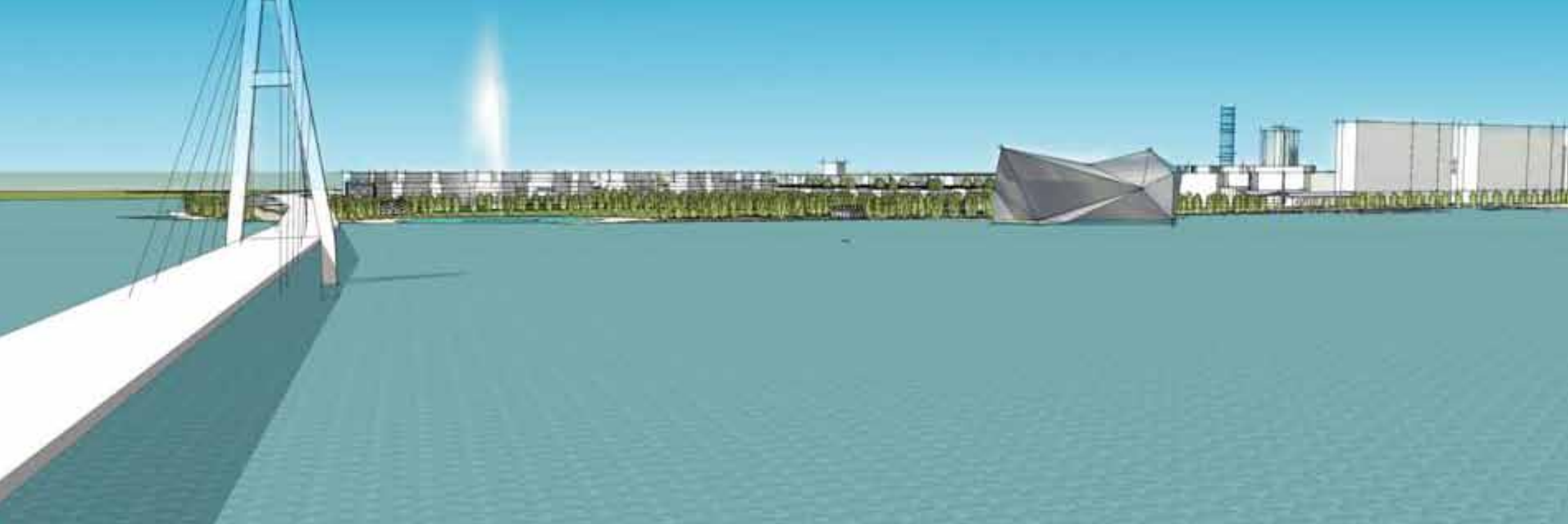
1. 连接历史文化区和河面的公园

西堤公园应当作为复兴小公园片区和老城的一个基点中的一个来建设。其规模应当是区级

的，和旁边的中山公园规模相当，但要更加开放和面向水域，使其可以看到濠江岛和玉井周边的田野。公园的自然通风使游客在一年的任何时候都有微风拂面的愉悦感觉。西堤







ventilated with breezes, it would be pleasant to enjoy year round. It should be a defining place representative of the new Shantou and the culminating experience of the waterfront. It would contain the following features:

- a fountain jet large enough to be a signature on the Shantou skyline
- an urban beach surrounding the fountain
- an aquarium of national importance as an anchor
- a ferry and cruise ship landing
- an events stage for outdoor concerts
- an outdoor contemporary sculpture park of national significance
- the largest playground in the city

with a children's stage for events

- grass surfaces for casual play as well as flower gardens for strolling
- a skateboard park
- basketball courts
- a half-sized football pitch with artificial turf
- kiosks serving local and international foods and beverages
- parking for over 500 cars

It is important to note that the current Xidi Park dimensions are too small to have the necessary impact of reviving the Petit Parc and central area. The blighted residential, warehouse and office building stock should be cleared and relocated to give the park its necessary prominence in the city.

公园应是“新”汕头经典的代表和顶级体验滨水空间的地方。它应有如下特征：

- 个可以作为汕头天际线的具有标志意义的大型喷泉
- 个被小喷泉围绕着的城市河滩
- 个国家级的水族馆，作为公园的亮点
- 个轮渡和游船码头
- 个户外音乐会舞台
- 个国家级的户外现代雕刻公园
- 城市最大的儿童游乐场，可供儿童表演和演出的舞台
- 可供随意玩耍的草地和散步的

花园

- 个滑板公园
- 篮球场地若干
- 半个足球场大小的人工草坪
- 供应当地和国际食品和饮料的便利小店
- 500个车位的停车场

需要注意的是现在的西堤公园的规模太小而不能产生足够大的影响来复兴小公园和老城片区。日趋衰败的居住，仓储和办公楼需要进行清理和重新布局，为公园腾出空间，以保证公园在城市中应有的地位。







2. Renewal of the existing, historic, urban fabric

In addition to landmark structures in the Petit Parc Old Town area, the fabric is its greatest asset. The renewal of the area should make a priority of restoring those façades that are in good condition, protecting and restructuring the façades that are in a fair condition and demolishing and replacing structures that are in poor condition. There are many permutations to

the restoration and restructuring of existing buildings, but the objective is to restore vibrancy to the area while respecting the historic texture and density of the area. The built surface should remain the same through a combination of:

- increasing floor surface area by creating mezzanines when floor to floor heights permit and adding loft volumes to the tops of structures whenever possible,

2. 恢复现有的、历史的城市肌理

除了小公园片区里标志性的结构之外，城市肌理是这片区域最大的财富。在更新这片区域时，应该首先恢复建筑条件好的立面，保护和重构情况尚佳的立面，拆除和更换比较破败的立面。恢复和重构已有建筑的方式有很多，但是我们的目

的都是在尊重历史脉络和建设密度的基础上恢复这个区域的活力。可以通过以下两种手段保持建设风貌的大体一致：

- 在楼层高度允许的情况下，创建夹楼或者在条件允许的情况下，在屋顶增加阁楼。
- 拆除中心街区里最不理想的建筑，用街边袖珍公园取而代之，这些公园应有可供儿童玩

- removing the least desirable structures within the centres of blocks and replacing them with convenient green pocket parks containing playground facilities for younger children.

Restored structures should be implemented as a flexible live/work or loft typology. Ground floors of the arcaded streets will be used for retail and service activities. Upper floors will be flexible in their use. This will allow for the range of uses and lifestyles that will be attracted to the core city area. The area and building type will attract people with higher education and leaders of the Shantou cultural scene. Ideally they will also work on the premises. Artists and craftsmen should be encouraged—in some cases subsidised—to work in the area. Some existing and new structures will be used for boutique hotels in support of tourism. Some will house kindergartens, many with an international orientation. It should be a balanced 24-hour community that re-inhabits the fundamentally viable morphology of the district.

In order to enhance the liveable quality of the Petit Parc neighbourhood, pocket parks should be created in opportune places that would allow the densest parts of the old district to breathe. These

parks would also provide the opportunity for existing or new buildings to have better lighting when located adjacent to one of the many pocket parks proposed. These places will enhance the collective sense of community for residents of all ages. They may be fenced with operating hours, or unfenced, depending on their surroundings.

3. Creation of a culturally based signature place for Shantou

The “place” which is most associated with historic Shantou must be revived as an authentic cultural and entertainment centre of the region. There must be a concentration of events that is of sufficient scale and quality to be worthy of a journey to Shantou. These functions may be treated in a traditional, contemporary and iconic architectural approach. While the traditional approach will be most appealing to historians and would be a unique environment in China, it may not be a strong enough intervention in an area that lost its lustre and appeal decades ago, thus the two more contemporary approaches are worthy of consideration. The following are the recommended attractions to make this place the vibrant heart of Shantou:

要的游乐设施。

恢复后的结构应当有很好的弹性以服务生活和工作。拱廊街道的地面一层可以用作零售和服务活动。上面楼层的利用有很大的弹性。它们的利用应当以满足城市中心区域的功能和生活方式为目的。这个区域及其建筑的定位应是吸引受过良好教育的人或者汕头文化界的领军人物前来游玩。更理想的模式则是吸引这些人前来这里工作。鼓励艺术家和手工艺者（在有的情况下，可以给与补贴）前来工作。一些已有和新建的建筑可以用作精品酒店来吸引游客。还有的建筑可以开设国际标准的幼儿园。这里应是个均衡的24小时活力社区，重新恢复这一片区具有内在活力的城市肌理。为了增强小公园片区的宜居品质，可以在合适的地方建设袖珍公园从而让老街区密度最高的地方有喘息的空间。这些公园应使其周边已有和新建的建筑有更好的采光，同时也将提

升居住在其中的所有年龄段居民的社区感和归属感。根据其周边的不同情况，这些公园可以全天候开放或者固定时间开放。

3.创建汕头具有文化味儿的标志性空间

作为与汕头历史联系最紧密的地区，小公园片区应当恢复成为区域真正的文化和娱乐休闲中心。这里应当有集中的、有规模的、高品质的文化活动以使游客的汕头之旅不虚此行。这些功能的实现可以通过恢复传统风格、建设现代的和标志性建筑的方式来实现。尽管恢复传统风格的方式对历史学家来说可能是最有吸引力的，而且也会使小公园片区成为中国最独特的城市之一，但是对于一个失去活力和吸引力几十年之久的地区来说，单靠此方法复兴可能还不够。因此需要另外两种方式作为补充。以下是可以让小公园片区成为汕头有活力的中心的建议：

Central Parcel:

- Premier theatre for events ranging from live performances, film premiers, conferences and important public events: Shantou's red carpet venue.
- Children's Museum with a focus on education, toys and children-oriented virtual media. A natural outgrowth of Shantou's strength in toy production and of having one of the highest birth rates in China.
- Contemporary Art Museum Shantou to harbour a collection of National and International contemporary artists. Will have an artist in residence program, classes and work in synergy with the Children's Museum and Theatre.
- Parking for 400 cars will be built below these venues on the currently vacant land.
- Existing building will be used as a venue for restaurants and clubs.
- Possible location of an iconic hotel/residential tower, modelled after the Pierre or Netherland of New York. Investor-owned units of the highest quality comprise the hotel room pool of a quality to attract visitors just for the stay. It would be targeted to expatriated Shantou residents.

North Parcel:

- Premier concentration of toy stores in China surrounding an interior courtyard with one of China's largest interior playgrounds.

South Parcel:

- Fashion shopping centre to showcase the Shantou and Chinese textile industry. In addition to shops on the lowest two floors, it would house the Shantou Fashion Institute. The institute would shift the expertise of Shantou from production to creation and design of fashion. Special attention would be made to create a leading centre for children's fashion.
- The tower on the southern corner of the block would be re-clad and house the future offices of professionals focused on the management and leadership in the fashion industry.

4. Conclusion:

Shantou has a unique opportunity to restore its heritage and to lay the groundwork for a future that places it in a position to create one of the most attractive and healthy lifestyle districts in China. It requires three components to be wholeheartedly executed: a park of an appropriate scale, an historic revitalisation of the existing fabric and a cultural centre with commercial partners.

中心区块

- 建造大型剧院用以承办各类活动：如现场表演，电影首映式，会议，重要的公共事件：汕头的红毯区。
- 建造儿童博物馆：可以专注于教育，玩具和儿童导向的虚拟媒体等方面的展览。考虑到汕头是中国玩具生产的龙头和拥有中国最高出生率的地区，这个构想是很自然的延伸。
- 以汕头艺术博物馆收藏展览国家和国际现代艺术家的作品。儿童博物馆和汕头大剧院可以产生协同效应。
- 在这些场馆的下方建设可以容纳400辆汽车的停车场。
- 现存建筑将用于餐厅和俱乐部。
- 选择一处地方建设用作宾馆/居住的标志性高楼，如纽约的皮埃尔宾馆或者谢立荷兰大宾馆。以最高品质的房间（配备游泳池）吸引游客入住停留。这个宾馆可以定位于为居住在海外的汕头人回乡居住旅游服务。

北部区块

- 大量集中的玩具商铺，商铺环绕构成的中间室内庭院可定位开发为中国最大的室内游乐场

南部区块

- 时尚商业中心，用以展示汕头和中国纺织品产品。除了底部两层商店之外，还可以在此设立汕头时尚学会。这个学会将会使汕头从生产中心转变为时尚创意设计中心。可以特别关注于创建一流的儿童时尚中心。
- 片区南端的高楼未来可以用作时尚产业的专业管理人士和领导人士的办公空间。

4. 结论：

汕头有着独特的机遇来修复它的文化遗产，从而为未来打造成为中国最有吸引力和最健康生活方式的城区打下基础。这需要三个方面全心全意地执行：一个适宜尺度的公园，一个基于已有肌理复兴的老城和一个商业文化中心。




















3. SHANJOY ISLAND 汕乐之岛

FROM FORGOTTEN PLACE TO A NEW KIND OF CITY
QUARTER
从被遗忘的空间到新的城市地域

Markus Appenzeller





3.1 Island Logic

Many big cities located at rivers or in river deltas have islands—Paris, Rotterdam, Moscow, New York, Hong Kong and Shantou. In all these places these islands greatly differ from the rest of the city. It is the island condition that makes Manhattan so great. It is the fact that it is surrounded by water that makes Hong Kong island such a unique place. The scarcity of land and the relative disconnectedness compared to other parts of the cities requires a specific urbanisation approach where not all rules relevant in other parts of the city apply, and where special rules need to be applied that are relevant nowhere

else. Therefore islands have a great potential to become unique spots—urban environments that can be found nowhere else, thus helping the city to stay or to become original.

3.2 Wu Qiao island – Almost Forgotten

Located adjacent to the historic core of Shantou, Wu Qiao Island currently is a place that clearly does not bear any specific identity. Over the course of time it has become something of a dump for all kinds of uses that seemingly did not fit anywhere else in the vicinity. Today we find a crude mix of leftovers from an industrial past, unused public facilities, and a number of newer

3.1 岛之逻辑

很多位于河沿岸或者河口三角地区的大城市都有岛屿—巴黎，鹿特丹，莫斯科，纽约，香港和汕头。在所有这些城市里，岛屿是与城市其他区域不同的地方。正是其岛屿的情况才使得曼哈顿如此伟大。也正是其四周滨水才使得香港岛成为世界上如此独特的城市。稀缺的土地和与周边地区相对分离的状态使得城市中的岛屿需要特别的发展模式。那些在城市其它区域可行的规则却不一定在适用于岛屿。这些岛屿需要一些只在岛屿适用的特别规

则。因此，岛屿极具潜力成为城市独特的点-在别的地区难以找到，从而使得整个城市保留或者变得更具原生性。

3.2 乌桥岛-一个几乎被遗忘的角落

毗邻汕头老城中心，目前的乌桥岛是一个不具有任何可识别性的地方。随着时间的推移，它逐渐变成了类似垃圾场的空间：空间的各种使用看上去都与周边不协调。我们可以发现由过去的废弃的工业用地，不用的公共服务设施和一些新的建筑（在岛东南端建造的学



interventions such as a school at the south-western tip. In between these, a rather dense two to three story high lower income residential neighbourhood has emerged—partly inhabited, partly abandoned but still full of street life but lacking any structure of architectural or historic significance. The most recent construction works taking place are the access ramp to the bay bridge and the erection of a two to three metre high flood protection wall that visually disconnects the island from the surrounding waters of Meixi River. The latter in particular is a shame since the surroundings have an amazing mix of uses and vistas. In the west the green marshes free of buildings; in the east Zhongshan park and the municipal art museum; in the south the old town which is hopefully refurbished soon; and in the north light industry and shipyard activities. Undeniably this is a potential that can be used in a better way, creating more quality and higher value to both the community and landowners.

校)而形成的一种原始的混合状态。在这些用地之间,一些由2到3层建筑组成的相当高密度的低收入居住社区正在出现。这些社区里的建筑里有的有人居住,有的则被荒弃,整个社区不具备任何建筑美学设计上,或者历史文化意义上的重要性。最近建设的工程只有通往海湾大桥的斜坡和2-3米高的将乌桥岛和周边水域分割的梅溪河防洪堤。考虑到周边优美的用地布局和视野,这个防洪堤建造的非常不合时宜:在其西边是没有任何建筑的大片湿地;在其东边是中山公园和汕头艺术博物馆;在其南边是即将复兴的汕头老城;在其北边是轻工业和造船厂。不可否认,乌桥岛是个很有潜力的地方,如果利用得当,将会为本地社区和土地所有者创造高品质的环境和高收益。



Current plans – business as usual

Current plans for Wu Qiao Island show a type of development that is no different from development practice all over China. It does not deliver any kind of uniqueness and does not do justice to the potential the island has. The ‘anti-urban’ approach of setting iso-

lated towers into a ‘sea of green’ does not deliver an interactive urban environment. The high-rise typologies proposed do not differ from any other place and even further remove the uniqueness. Ultimately the island will become a part of the ‘global nowhere’—indistinguishable, generic and free of any local identity.

现有规划—“混与众矣”的商业开发模式

乌桥岛已有规划所展示的是和中国其他地方别无二致地千篇一律的开发模式。它没有利用乌桥岛的特殊性和潜力。在一片“绿海”中建设高楼，这种类似“反城市”的规划方法并不会

产生交互式的城市环境。规划建设的高楼也将与别的地方一样，这在一定程度上减弱了乌桥的独特性。可以预见，在这样的规划下，乌桥将没有可辨识性和地方独特性，流于一般，“混与众矣”，成为全球化影响下的“无名之地”。



Fine pattern of routes / 良好的道路模式

Can we imagine...

Is it possible to imagine creating an entirely new neighbourhood that is very different from the other parts of Shantou; a city quarter that reflects the past without preserving any building; a piece of the city that celebrates the island

condition and ultimately; a place where families want to live and where residents of Shantou and visitors want to go frequently?

We think this is possible!

或许，我们可以想象... 是否有这样的可能：在乌桥创造一种与汕头其他地方不同的全新的邻里模式；将乌桥变为可以映照过去但却没有过去的建筑的城市一角；在完全兼顾乌桥岛特殊性的基础上，使其

成为所有家庭都想居住其中，所有汕头的居民和游客都想频频造访的城市？

我们坚信这是完全可能的！



Varied and organic plots / 多变且有机的地块形状

3.3 Using the Historic Settlement Pattern

One of the key characteristics of the island at present is its fine pattern of routes. A street running east-west in the centre of the island forms the backbone. This is connected to two routes that cross the island in a north-south direction at either end and cur-

rently provide the only possibility to access. From the backbone a relatively fine maze of small alleys and routes depart, branching frequently.

The routes define a number of plots that form the basis for the future development. Unlike common practice elsewhere in China, especially in the newly urbanised

3.3 充分利用已有的聚落模式

乌桥岛有一个显著的特色就是它的路网结构。一条横贯东西的道路形成了路网的骨架，在其两端各有一条东南方向的道路提供了目前岛上唯一连接城市的接口。除了这个主要路

网，还有很多较窄的如迷宫一般的小路相互交织，连接着岛上的空间。

这样的路网结构决定了未来开发的块格局。与中国其他地方不同，特别是新建城区不同，这里地块大小不一，有非常大的 (190 m x 100 m) ，也



Elsewhere



Shantou

areas, the plots are of various sizes from rather big (190 m x 100 m) to rather small (90 m x 45 m). Another characteristic are their edges which are not forming a straight line but often are slightly curved. While this plot layout is highly flexible in how it can be developed, it creates the basic character of Wu Qiao Island.

3.4 Shantou 'Specials'

While there is a growing sameness of first, second and third tier cities in China, some of them have been able to preserve some local characteristics. Chengdu does not have the setbacks of buildings from the roads which makes denser and more animated streets; Beijing has the all dominating order of the two big axes and the rings; and Shantou has the 'Shantou corners', road markets and large parts of the city that are high density but at medium height of about 8 floors.

Shantou Corners: Intersections of roads in Shantou often look different than elsewhere. Instead of buildings forming sharp corners, they usually are set back, curving or having tapered corners. This turns intersections into urban squares where traffic and other urban activities coexist and lead to an unusual mix and liveliness.

Road markets: Various streets of the city have transformed into road markets where shops not only use their premises but oc-

有非常小的 (90 m x 45 m). 另外一个特征是它们的边界通常不是直线，而是稍微有些弯曲。尽管地块上未来的发展会有很大弹性，这样的地块格局还是在一定程度上形成了乌桥岛的一个特色。

3.4 汕头“特色”

尽管中国的一线，二线和三线城市越来越趋于相同，很多城市还是保留了一些地方的特色。成都没有建筑后退从而形成了紧凑而有生气的道路；北京有具有绝对主导地位的两条轴线和环状路网结构；汕头有“汕头角”，路边集市和高密度（城市的大部分地区建设密度很高，但建筑高度中等，大约8层楼高）。

汕头角：汕头的交叉口通常看上去与其他地方不同。建筑没有形成锐化的边角，而是选择后退一段距离，形成锥形角。这样就使这些交叉口成为了城市广场，交通和其他城市活动共存，有着不同寻常的混合和活力。

路边集市：各种各样的城市道路都转变成为路边集市。那些商店不仅使用它们的经营场所，而且还占用路边的人行



occupy the sidewalk as well. Typically those streets are the perceived centres of public life with traffic slowing down so that the entire street becomes a space shared by pedestrians, cyclists, scooters and cars. With the exponential growth of car ownership in China, these types of spaces are at risk of being sacrificed for the gods of car mobility. Therefore—if this type of street is to survive—they ought to become pedestrian streets (eventually allowing two-wheel vehicles).

High density – medium height: The older parts of Shantou form an incredibly dense urban fabric that can only be compared to a city like Paris. Current practice in China seeks to replace these by high-rise development which ultimately might provide lush green community gardens but neither results in higher densities (due to the distance rules) nor better urban spaces (because

high-rise towers do not define human-scale streets). One wonders what is wrong about the older Shantou settlement patterns. Once entering the inside of the city blocks, one can study active community life with kids playing on the streets and the elderly gathering under a tree, playing games or taking care of the kids. Admittedly the condition of most buildings could be improved but it will be very hard if not impossible to achieve similar social life in a new high-rise development lacking the human scale that makes people interact.

These three Shantou specials should be used actively to preserve and further enhance the local character and to have a city with a unique unparalleled character. Therefore the plan for Wu Qiao Island uses all three of them but reinterprets them in a contemporary way.

道。当地人把这些街道当成公共生活的中心，交通变得缓慢，街道被行人，骑自行车和小摩托车的人和小汽车所共同占有。随着呈指数增长的小汽车拥有率，这样的空间可能被小汽车所侵蚀。因此，如果想要保留这样的街道，它们应该变成步行街道（允许两轮交通工具）。

高密度-中等高度：汕头旧城密度非常之高，可以比肩巴黎。目前汕头尝试用高楼大厦替代原来的高密度发展，这样虽然可能会给居民提供郁郁葱葱的绿色社区花园，但是实际效果是既没有实现高密度（由于距离规律）也没有形成更好的城市空间（高楼形不成人性尺度的街道）。人们可能还会质疑

原有的汕头居住模式哪里出了错？一进入城市社区内部，就可以发现活跃的社区生活：孩子们在街头玩耍，老人们在树下玩扑克牌或者带着孙子玩。不可否认，大部分这样的建筑本身情况需要修缮，但是新的高楼大厦的发展模式，缺乏人性尺度，限制了人们的交往，从而很难为居民提供与原有发展模式一样的活跃的社会生活。

这三个汕头的特色应该被积极地用于保护和增强当地特色从而使城市具有独一无二的特点。因此，本次乌桥岛规划使用了上述的三个特点，但没有原样复制，而是用现代的方式重新对其进行解读。



Public Transport & Nodes / 公共交通/节点

3.5 Transport Model – Good Access on all Modes but no Cars on Streets

The key to adding density to a fully integrated part of a city in a sustainable way is improving public transport. Only relying on cars will worsen the traffic conditions and lead to less accessibility. The good news is that Shantou is planning to build a metro network

in the coming years, significantly improving public transport capacity and speed. We suggest locating a metro stop on Wu Qiao Island. We furthermore suggest establishing a tram network as a secondary rail bound system but with a finer network of stops. Two stops of tram lines could be located where the central backbone street and the streets cross-

3.5 交通规划—无车之便利之城

以可持续的方式给城市增加密度的关键是提高公共交通的服务能力。仅仅依靠小汽车将会恶化交通条件从而导致可达性的下降。幸运的是，汕头在今后的几年里要规划建设地铁以

大幅提高公共交通的运量和速度。我们建议在乌桥岛设置一个地铁站点。同时，我们还建议建设轻轨系统作为城市的次要轨道交通方式以优化和完善轨道交通的站点设置。分别在中心骨架道路（东西向）和两条东南走向的道路的交叉口设



Connecting the Island / 连接乌桥岛

ing the island meet. Together with bus stops, a multi-modal transport interchange would emerge in the western half and eastern end of the island. These two hubs also form the higher density nodes of the island with buildings typically reaching 50 metres in height with one or two individual towers potentially reaching 100 metres. Spatially expressed by 'Shantou

corners', they form the end of a pedestrian commercial street—'Family Street'. Since car traffic on Wu Qiao Island would be quite space hungry and reduce the developable land significantly, we propose to develop the entire streetscape as car-free environment. This does not mean that there will be no car access. On the contrary—car ac-

置两个轻轨站点。和巴士交通一起，一个多种公共交通方式换乘系统就出现在了岛屿的西半部和东部尾段。这两个交通枢纽地区将形成两个高密度发展的节点。规划在这里建设平均高度为50米左右的建筑和一到两个超过100米的高楼。特

别的，作为规划建设的“汕头角”，这里是步行商业街--家庭街--的尾段。由于汽车交通需要大量的空间从而会显著减少可用于发展的用地，我们建议整条街发展为无车之街。但这并不意味着没有汽车通道。相反地，居民区的



cess for residents might well be better than anywhere else in the city. Using the height difference between the current street level and the level of the flood protection walls as one level of parking on most of the island will make every building accessible by car from this underground level. Depending on the parking standards, the space available might well not only be sufficient but also serve the adjacent old town with visitor parking.

The most important and still the most frequently chosen way of transport is using one's own legs for walking or cycling. However, if routes get too long or lead through hostile or car-dominated

environments, then people start preferring to drive. To avoid that and to achieve better accessibility to and through Wu Qiao Island, five new pedestrian and cycling bridges are proposed. Unlike the bridges for vehicles, they can be light and airy structures or even float on the rivers. With two bridges connecting in a southern direction the old city core will be easily accessible; two bridges at the northern edge will create the through routes as well as unlock untapped development potential there. Finally a bridge at the eastern tip of the island would link to the art museum and park and add another attractor to this centre of public recreation and life.

汽车通道可能比城市其它地方更为便捷。现状街道和防洪堤之间的高度落差，为我们在其间建设停车场提供了可能，从而使每栋建筑都可以通到地下停车场。根据停车标准，这样的空间不仅可以满足本地停车需求，还可以为邻近的老城提供停车空间。

步行和自行车依旧是人们最常用和最主要的交通方式。但是如果距离过长，或者因为小汽车的使用而导致交通环境不利于步行和骑自行车，人们就会开始选择开车。为了避免这种

情况的发生和提高乌桥岛的可达性，规划建设5条新的步行和自行车专用桥。与通车桥梁不同，它们可以很轻和采取中空的结构，甚至漂浮在水面之上。其中，两条用于连接南部的汕头老城核心区。两条位于北段作为连接北部的通道，同时还可能会释放未开发区域的潜力。最后一条位于城市的东端，用于连接艺术博物馆和中山公园，为这个公共文化生活中心添加另一个吸引因子。



3.6 Public Spaces – Celebrating the Edge and Fine Grain

Wu Qiao Island currently does not provide any quality public space. There have been attempts such as at the Western tip, but those are largely abandoned and empty. With the new ground level that again allows for actually seeing the water rather than it be-

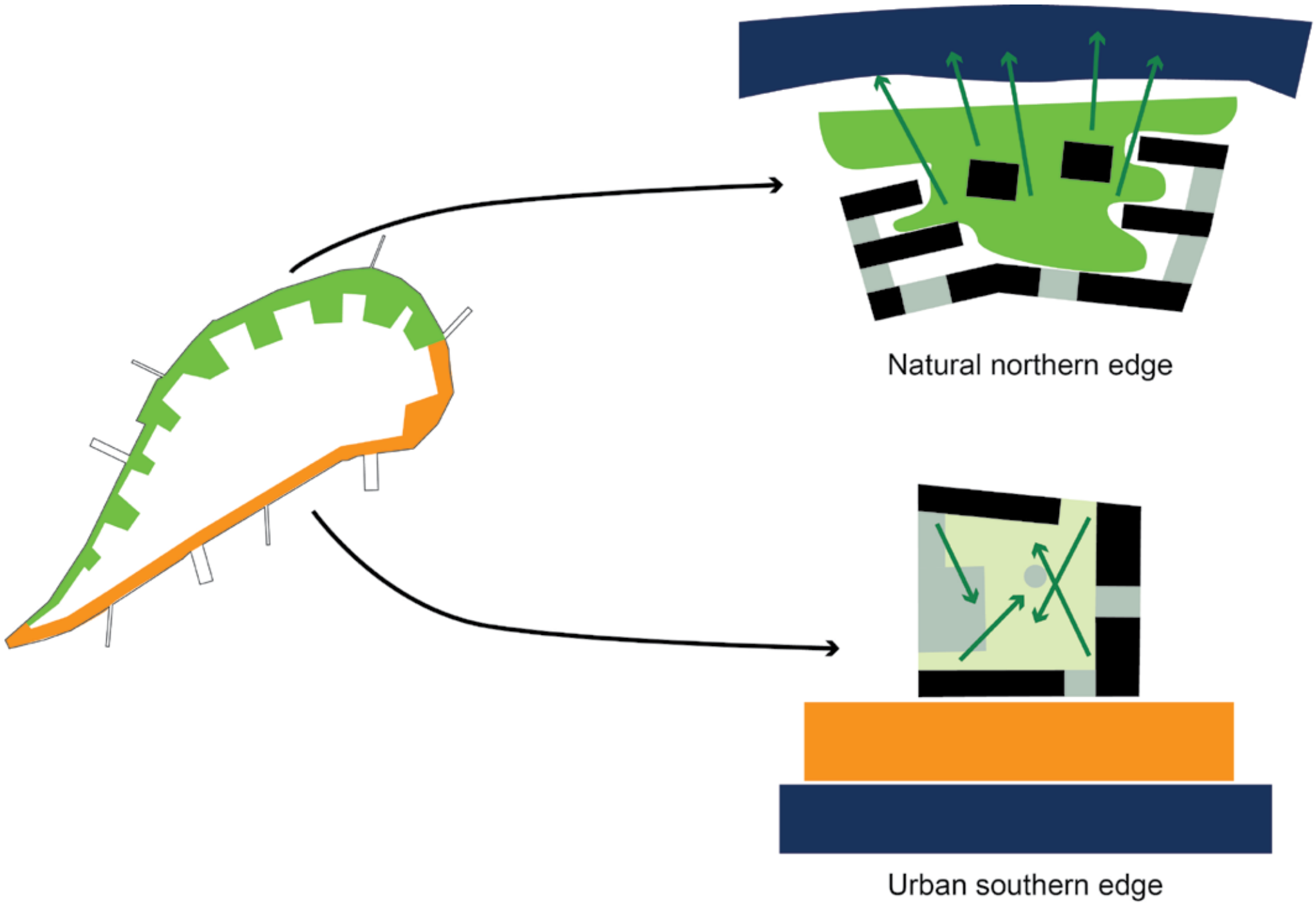
ing hidden behind a flood barrier, combining public space and water edge creates a new, quality setting that reunites the two elements that define the nature of Shantou as a city in a river delta—water and urban space. The entire edge of the island will be a public space but it will have different identities depending where you are. We propose the south oriented

The edge - the public space belt / 边缘--公共空间带

3.6 公共空间—滨水空间的盛宴

现状的乌桥岛没有任何高品质的公共空间。曾经有在西端建设高品质空间的尝试，但是大都被抛弃或者根本没有建设。通过恢复可以看得见水的地面而不是被防洪堤所阻拦，以

及结合公共空间和滨水空间，可以创造出一个新的，高品质的城市空间。这样的设计就重新统一了汕头作为河口三角洲城市的两个基本元素-水和城市空间。乌桥岛的整个滨水区都将是公共空间，但是不同的地段将有不同的功能定位。





Urban Southern Edge / 城市南部边缘

edge to become an urban waterfront promenade. The space in between the buildings and the water is the perfect spot for terraces and other commercial and cultural outdoor activities such as temporary street markets or parades. In contrast the northern edge is kept more natural. Undulating paths in between clusters of trees create a more contemplative atmosphere. The compounds

bordering that edge open towards the water and link the community spaces with the linear river edge park. At the western tip of the island—separated by the access ramp to the bay bridge—we propose a larger park with a terrace overlooking the river and the green wetlands. Designed as a contemporary Chinese garden, it can attract local residents as well as

我们建议将岛屿南端的滨水空间建成为城市步行滨水空间。位于建筑和水面之间的空间是建造阶梯型广场和开发其他商业文化活动如临时街头文化市场和展览的完美地点。相反地，在北部边缘则更适宜保留其自然性。与边缘接壤的建筑体直接朝向水面，社区空间与

水面之间有沿河走向的线形公园相连。林间波浪状的小路营造一种静谧的气氛。在岛的西端，与通向海湾大桥的斜坡相隔离-我们建议建设一个阶梯状的公园与河水和对面的湿地相望。可以将其设计为现代中国园林而吸引本地居民



Unique New City Quarter / 独特的新城一角

visitors into its calm and secluded atmosphere.

The eastern tip in contrast is much livelier with decks that allow for access to the water and a cultural building. The newly built pedestrian bridges will make the place where the river branches a highly popular spot in the urban scenery.

The inside of the island is charac-

terised by a variety of small-scale public spaces both for the local community and visitors. Next to "Family Street" as the high-street, little squares or corner spaces, pocket parks or wider alleys provide ample opportunity for social interaction. None of these spaces is similar to any other on the island, further increasing the uniqueness of the place.

和外地游客以体验其平静而隐秘的气氛。

与之相反，规划在岛的东端建设充满活力的露天平台以通向水面和文化建筑。新建的步行桥梁将使河流分支地区变成城市风景系列里一个非常受欢迎的节点。

岛内部的空间以服务于本地居民和游客的各类小型公共空间为主。紧邻“家庭街”的商业街、小广场、角落空间、袖珍公园和宽敞小巷等各类空间将提供充裕的社会交往的机会。这些空间各不相同，从而增加了乌桥的独特性。



3.7 Community Infrastructure not only for the Community but also for the City

The replacement of all building structures on the island offers the opportunity to make room for the allocation of a whole new network of community infrastructure that not only serves the island but also supports the adjacent old town

and the city as a whole. We therefore propose to allocate a primary school, a secondary school, a larger public building of citywide significance and a high visitor rate, as well as a temple on the island. Those become nodes of public life and attract people to the place. The biggest attractor however will

Public Community Infrastructure / 社区公共基础设施

3.7 同时为本地社区和城市其他地方服务的社区基础设施

更换岛上现有的建筑为建设布局一个全新的社区基础设施网络提供了空间。这个社区基础设施网络不仅可以服务本地居民，也可以为临近的老城区和其他城区提供支持。

我们因此建议在岛上建设一个小学，一个中学，一个市级的综合公共服务综合体，一个游客中心和一个庙宇。这些设施将变成公共生活的节点而吸引人流。

最大的吸引点将是将公共空间和商业零售活动结合在一起的“

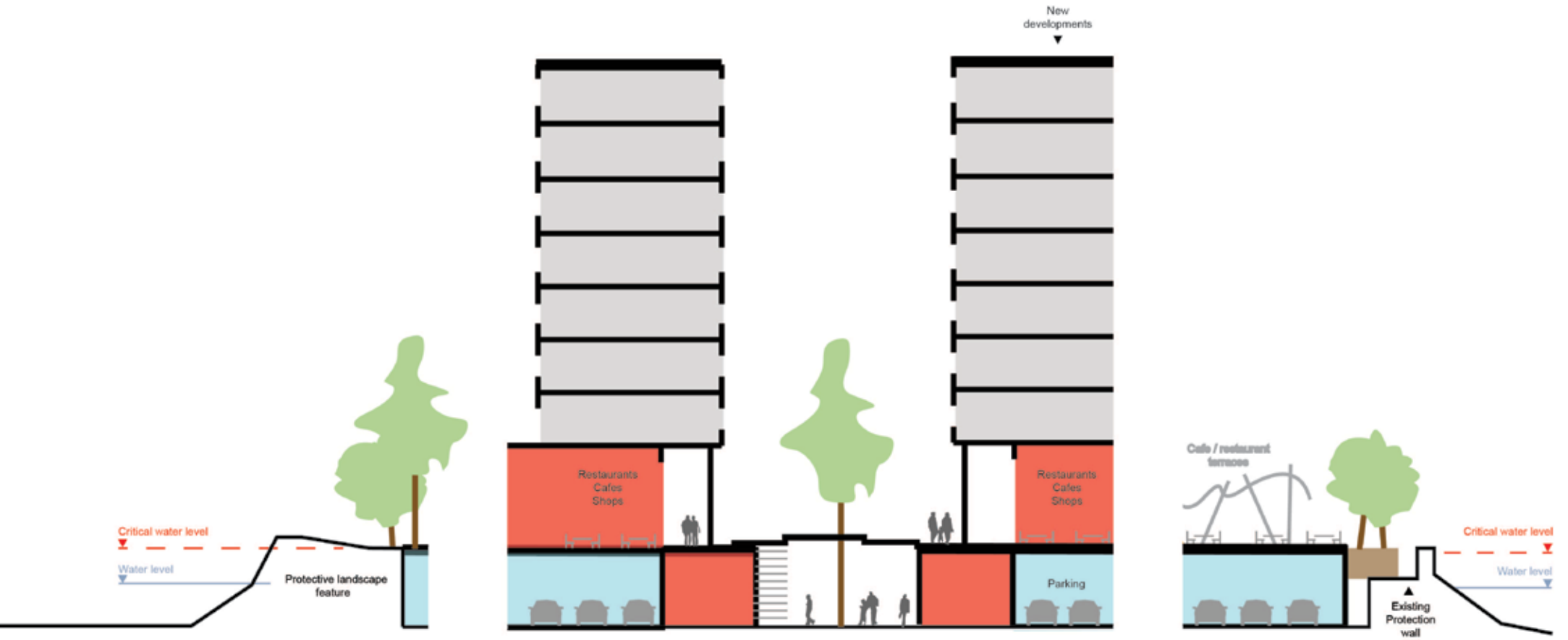


be a combination of public space and commercial retail activity—“Family Street”. This pedestrian environment will feature shop fronts on the new ground level (level of the flood protection wall) and the currently existing street level. The ‘sunken’ street will also feature ample provision of child spaces such as playgrounds, water features, slides etc. Here kids can play in a safe environment

while their parents can enjoy sitting on a terrace or shopping. Next to that a fine grain network of small community spaces, day care, medical services and sports facilities are spread across the island and can easily be allocated in the plinth zones of the different compounds where they are not only easy to reach but also help activating the alleys and pathways.

家庭街”。步行空间由建于新的地面层（与防洪堤齐平）和现状的街道层之上的商铺组成。“凹陷”街将提供充裕的儿童活动空间如游戏场地，水面设施，滑梯等。在这里，小孩儿可以安全的玩耍而他们的父母则可以坐在阶梯上休息或者去购

物。与之相邻的是一个精心设计的小型社区空间网络。日间托儿所，医疗服务设施和运动设施等分布在岛上的各地。它们可以分布在建筑物的底层，这样既可以分布的到达也可以给小巷和小路提供活力。



Section through the Family Street
家庭街的截面



The Family Street
家庭街



3.8 Established Building Types with a Twist

The plot layout inherited delivers quite organic shapes of plots. Since we propose to keep them to preserve the local identity, architectural concepts developed for the island will have to adapt accordingly. This does not mean that everything has to be invented. As

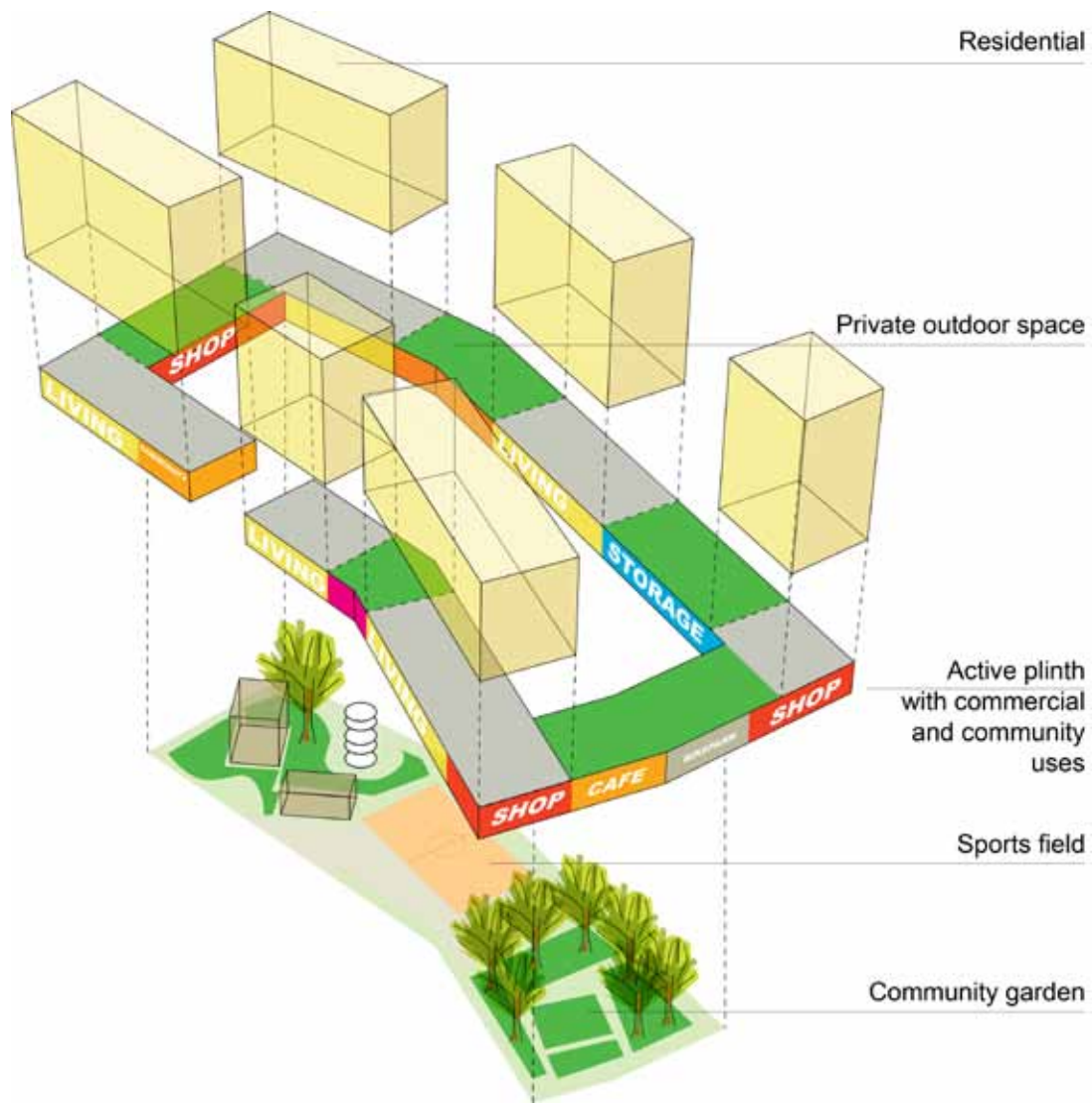
a matter of fact, established standard concepts used all over China can be used with little adaptation. We propose to use the concept of a 1 to 2 story plinth along all plot boundaries with buildings largely in north-south orientation sitting above. The plinth zones can house all kinds of commercial, community and storage uses

Fine Urban Grain / 良好的城市肌理

3.8 建筑类型

现状的地块布局内在地决定了有机的地块形态。既然我们建议保留这些布局以保护地方特色，相应的建筑理念也需要进行改变以适应岛上的特殊情况。当然这不意味着所有理念

都需要重新设计。实际上，已有的在中国流行的标准理念只需要进行微小的修改就可以为乌桥所用。我们建议建筑物大致采取坐北朝南走向，而沿地块边界的建筑物的1-2层裙楼可以多种用途，如为商业活动、



as well as residential. The roofs of the plinths function as larger scale private outdoor spaces to adjacent apartments. The density possible by the absence of cars and the smaller scale of each plot will fuel innovation and ultimately deliver more perceived diversity.

3.9 A Development Based on Local Identity

The result will be a development that looks and feels different than what can be found all over China. Human scale, a sense of place, an environment that is more activated and the rootedness in the local context will make this a real destination. This could be an early step in Shantou presenting itself as a forward looking city that has not forgotten its past and uses it actively as a driver for new concepts and a totally new experience of what a contemporary Chinese city can be about.

社区活动和存储空间和居住。裙楼的屋顶可以作为相邻公寓的私人的户外空间。无车的优势和地块的小型化都会极大地促进创新从而最终使得岛上空间的使用多样化。

3.9 以地方特色为基础的发展

最终的发展结果从视觉上和感知上都将会不同于我们在中国其它地方看到的发展模式。人性化的尺度，地方感，更具活力的环境以及对本地文化的根植性都将使这片区域成为值得一游的场所。这将是汕头向世界展示自身的初级阶段：一个具有前瞻性但同时没有忘记过去的城市，一个积极地利用历史去驱动新的发展理念，从而为当下中国城市在未来可能的发展方向提供全新的经验。

Unique City Quarter

独特的城市一角



Instead of Generic City Quarter

不同于一般的城市空间



乌桥岛整体鸟瞰效果图（意向）

4. SHANTOU - CITY ON THE WATER 汕头-水上的城市

ESTABLISHING NEW IDENTITY
建立全新的城市身份



Sofia Fernandes
Yana Golubeva

consolidate



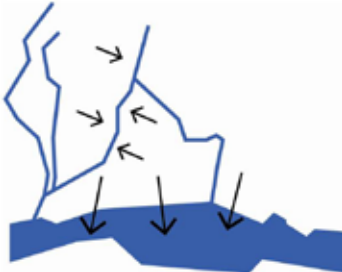
strengthen IMAGE of the water

connect



use water for public transportation

open



improve ACCESS, VIEW, USE of the water

diversify



different character in different areas

4.1 Water – the DNA of Shantou

Water, big water is a strong characteristic element of the city of Shantou. Water is part of the DNA of Shantou. It is the big asset that the city can explore; water can become the development tool—the city brand.

Most of the existing developments in the city do not face the water. Water was more a “backyard” and considered at the same time as a potential danger. In the last years flood protection walls have been constructed, thus making the strong barrier between the urban fabric and the city waterfront.

4.2 Reintroducing Water in the City

We believe that in order to enhance the quality of life and to enrich the diversity of urban experiences the city of Shantou should focus on reintroducing water in the city.

The following set of actions is proposed:

Consolidate

Make the presence of the water in the city stronger

Connect

Use water to move around the city

Open

Improve access to the water

Diversify

Use a different approach for a different context

4.1 水--汕头的DNA

水，拥有大量的水是汕头一个非常强烈的特点。水是汕头DNA的一部分。它是汕头可以挖掘的一大财富；水可以成为发展的动力-城市名片。

不幸的是大部分现有的发展并没有利用这一优势。水更多的时候仅仅是作为发展的背景，或者是一个威胁城市安全的潜在因素。例如在过去的几年新建的防洪堤反而变成了城市肌理和城市滨水空间之间的一大障碍。

4.2 为城市重新引入“活水”

我们相信为了提高居民的生活质量和丰富汕头城市体验的多样性，汕头应该聚焦于如何重新引入“水”的概念到城市发展中去。建议进行以下的行动：

强化

增强水在汕头的存在

连接

使水流动到城市各个角落

开放

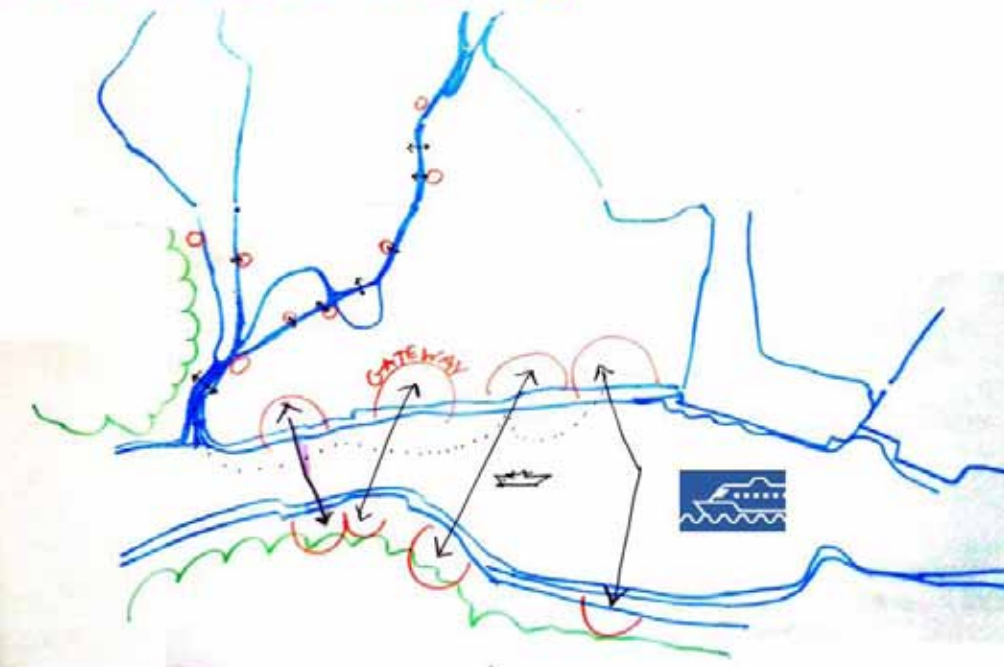
提高城市滨水空间的可达性

多样性

因地制宜，在不同的背景运用不同的方式



new face of the city



4.3 Water – the Entrance to the City

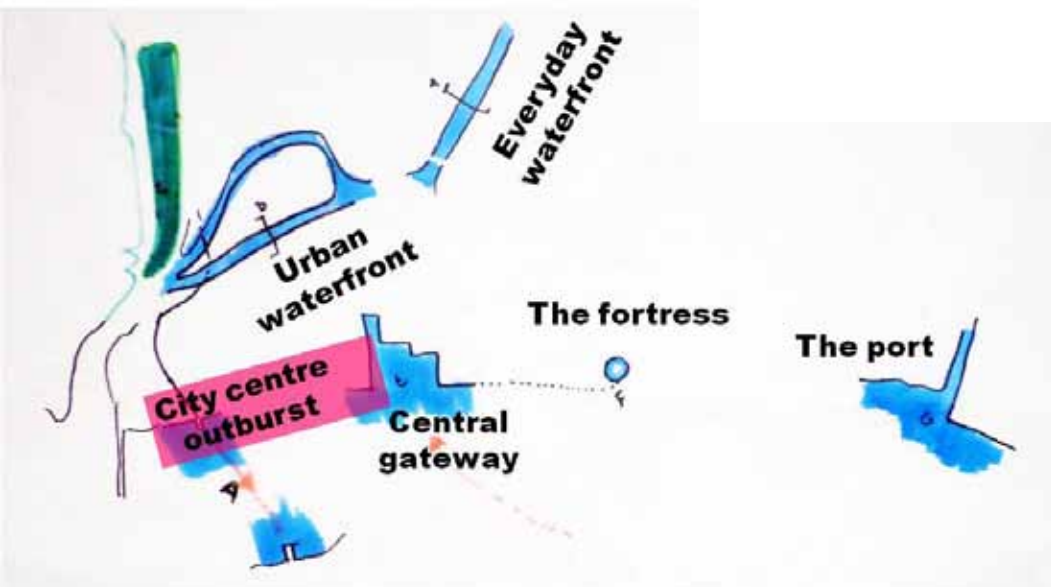
In order to make the presence of the water in the city stronger, it is important to make use water for everyday activities, like recreation and leisure. Water could also be used for everyday transportation. The frequent good service ferry connections can create the completely different image of the city of Shantou. The water can be enjoyed in the process of moving between destinations in the city and the ferry terminals should be treated as the new gateways of the city. Consolidated development of these gateway situations can aim at establishing the “new water face” of Shantou.

The unique location of Shantou city centre and the green natu-

4.3 水-城市的入口

为了使城市中水的存在感更强，非常重要的一方面是使水成为日常活动的一部分，如娱乐休闲活动。水还可以被用作日常的交通方式。频率高而有着良好服务的轮渡可以为汕头创建一个完全不同的意向。人们可以在往返于城市中不同目的地的过程中享受水带来的快乐。而轮渡起终点可以被当作新的城市门户进行营造。对这些门户的进一步发展可以围绕着建立汕头“新的水面孔”这一目标而建设。

汕头老城中心的独特区位和其



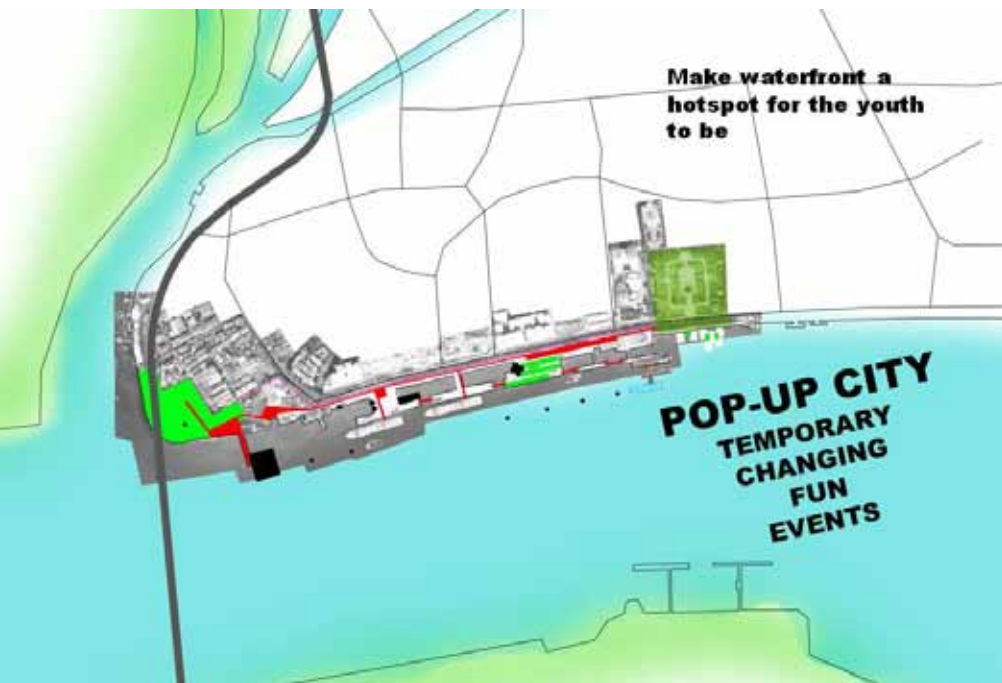
ral escape just a ferry ride away create the amazing synergy that would attract people to the historical city core. Therefore, it is important to establish an intercity ferry network, but there is also great potential in attracting tourists from the water. The unique historical centre of Shantou can be a strong destination point for cruise ships. The cruise ship terminal should be located next to the city core and treated as an important city gateway.

The number of possible water gateways should be treated differently following the special characteristics of the surrounding urban fabric. The gateway can range from an historical preservation place to a bustling new development.

周边的绿色空间使得乘坐轮渡会产生一种综合效应而吸引人们前去城市的历史中心。因此，建立一个城市间的轮渡运输网络非常重要，这样会使水更有潜力吸引游客。汕头独特的历史中心可以成为乘船旅游的一个很好的目的地。游船的终点可以设置在紧邻老城中心的地方，并且当作城市的一个重要门户进行营造。

不同的城市水上门户需要根据其周边的城市肌理的特点区别对待。这些门户既可以是历史文化保护地区也是可以熙熙攘攘的新建地区。

make water cool !!!



4.4 Water – the Cool Place to Be

Water should be fun. The strong presence of water in the city can be achieved by activating waterfronts. Waterfronts should become the “cool place to be”. Everything cool and interesting that the city can imagine should be concentrated on the waterfront, thus creating special gathering spots for youth, making the young and bright proud of their city and its unique, fun water.

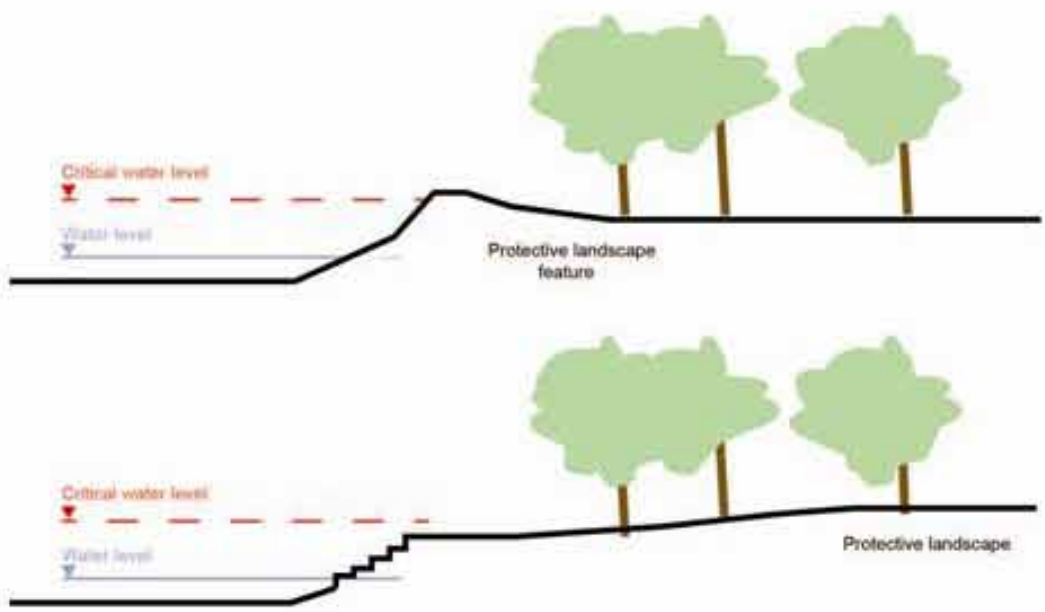
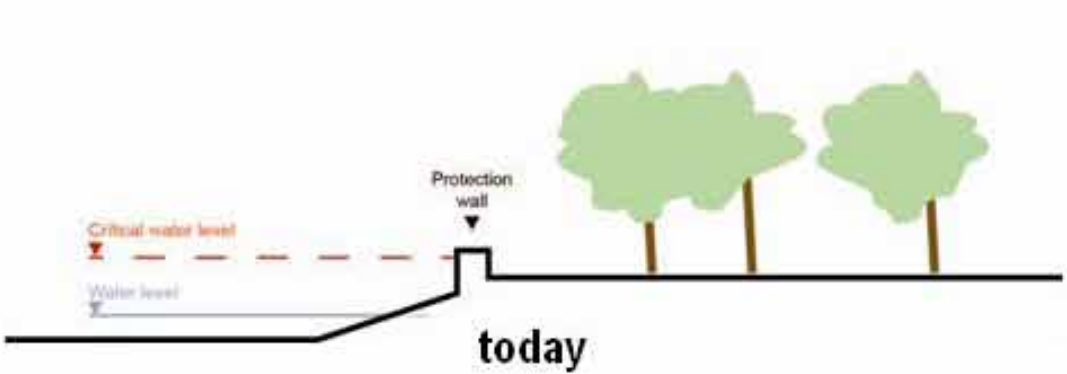
In the format of the short workshop we came up with the following ideas:
The very interesting waterfront

4.4 水—游玩的酷爽之地

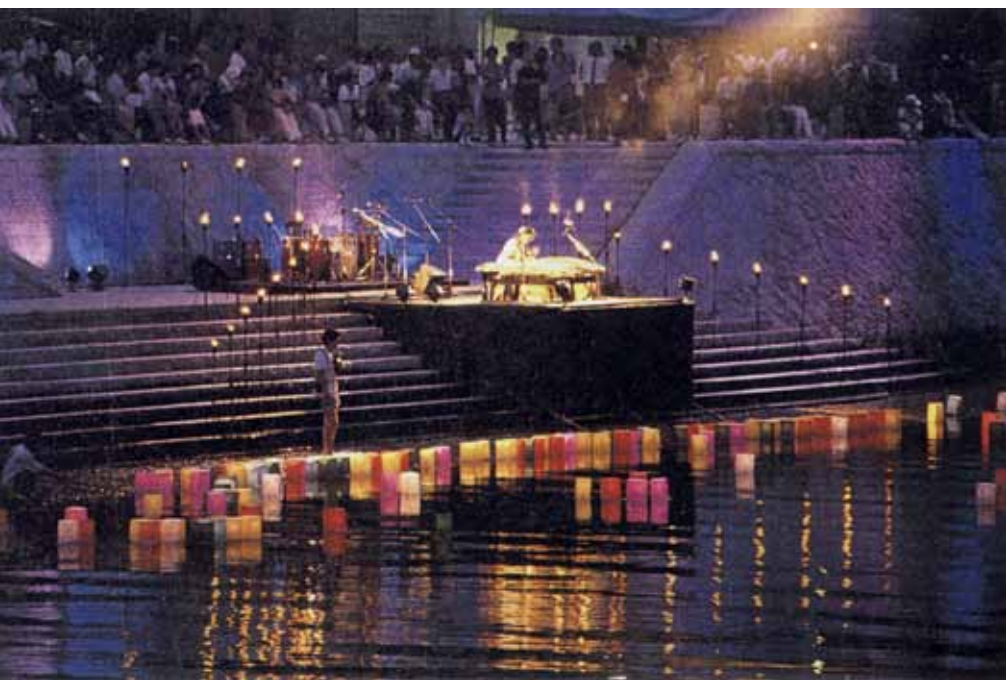
水可以很有趣。可以通过激活滨水空间而营造强烈的水的存在感。滨水空间应该变成“酷爽之地”。城市所能想象的所有“酷”的和有趣的东西都应该集中在滨水空间，从而营造特别的青少年聚集活动的场所，使青少年为他们的城市及其独特有趣的水文化而骄傲。

在短短的研讨会期间，我们提出了以下意见：
紧邻桥梁的滨水空间可以建设中心公园，设置喷泉，作为其





use of landscape for protection



next to the bridge can become the central park with a fountain, as its main distinguishing feature. The park should be equipped with smaller fountains to attract kids to play. It is also important to provide free access to the water and instead of installing flood protection concrete walls, use the landscape for necessary protection.

The park can become the “bridge spotting” experience, thus attracting tourists. It can also be a good place to build an aquarium.

The piers that are currently not used are very characteristic of Shantou. They represent the unique opportunity to be on the water. And to locate a lot of different uses in a variety of given spaces. We believe that it is important to use piers for temporary activities, pop-up events, and festivals. Such happenings can activate waterfronts, bring city life to the water and even, if further development is envisaged - the temporary use as a festival space can create a very positive impact on how the area is perceived and used by the public later on.

We believe that current cities in order to stay competitive should give a lot of opportunities for their citizens for self-realisation, also in public space. Temporary uses, big pier areas open for reinterpretation and inhabiting—can become a very interesting experiment.

显著特征。同时可以建设一些小喷泉来吸引儿童玩耍。营造宜人的亲水空间非常重要，而不是建设防洪堤来阻隔人与水面的互动，可以利用景观空间作为必要的防洪设施。

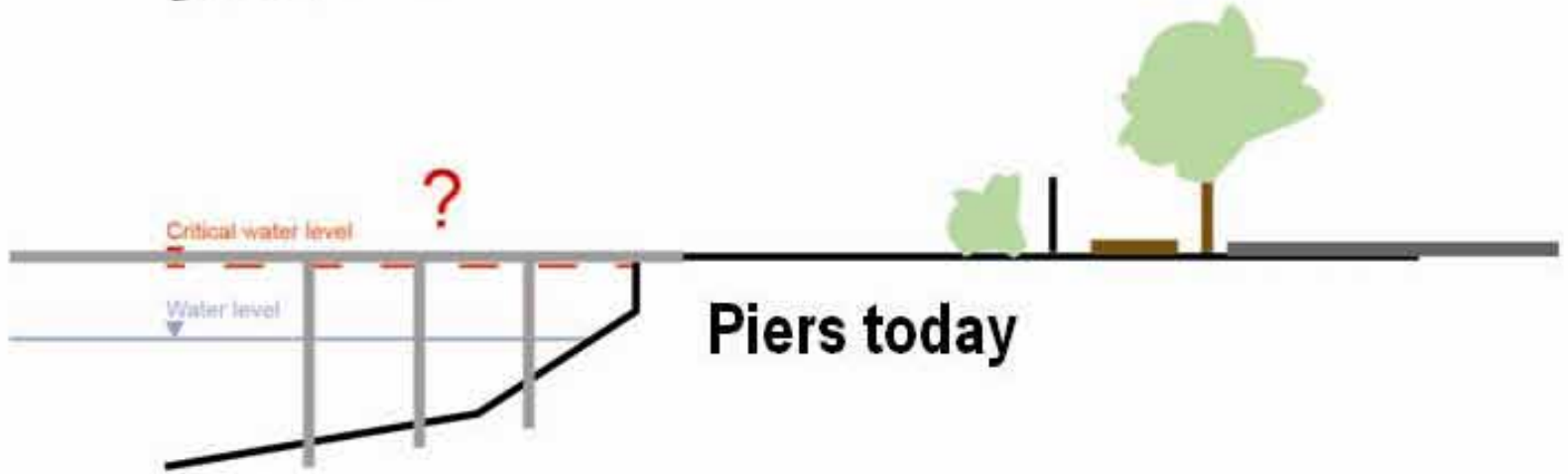
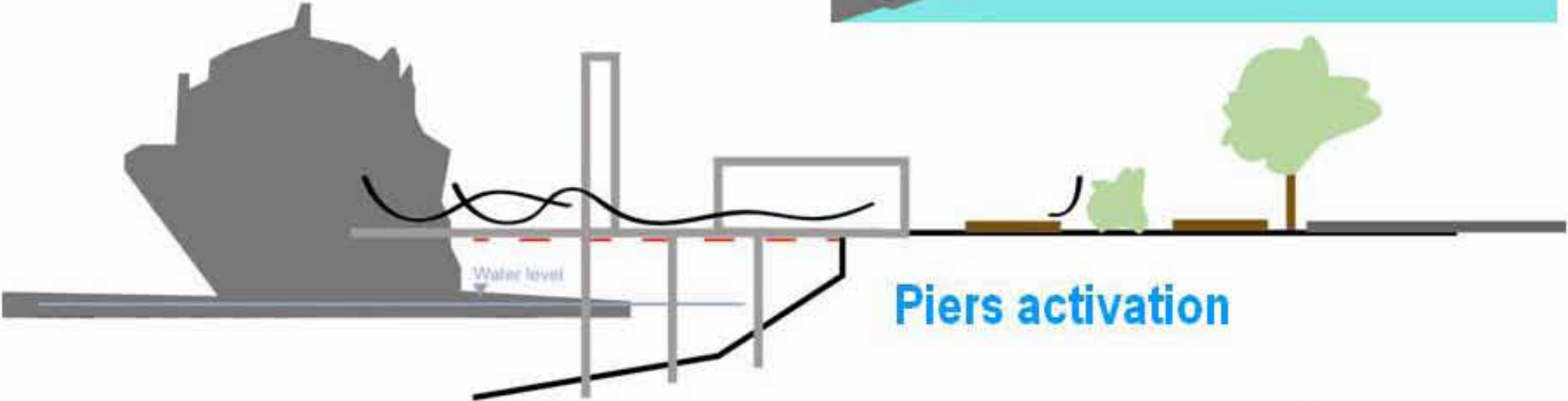
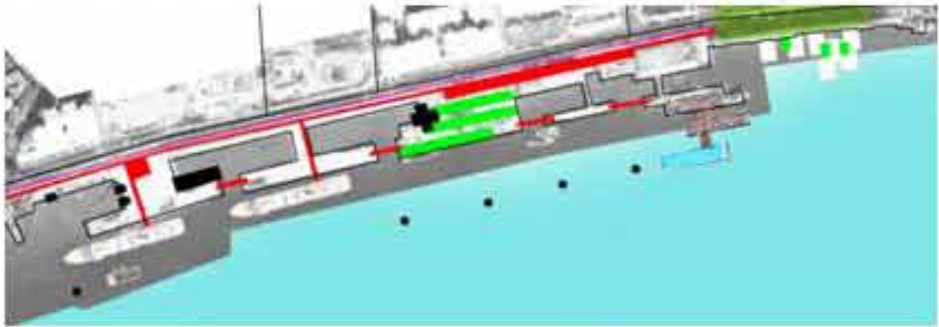
桥头公园可以提供“观桥”的体验从而吸引游人。这也是个建设水族馆的好地方。

汕头的码头是汕头的特色之一，但却没有被利用。这些码头提供了在水上活动的独特机会。不同的码头有不同的用处。我们相信码头可以用作临时活动，临时事件和节日活动的庆祝地点。这样的事件可以激活滨水空间，将城市生活带入水和相关的事件。甚至可以进一步设想，将码头作为庆祝节日的临时空间可以在事件之后对公众产生空间形象和使用等方面的正面效应。

我们相信要保持城市的竞争力，汕头需要给它的居民很多在城市空间自我实现的机会。临时使用和重新解读大型码头区域将是一个非常有趣的实验。

我们建议的另外一个水的功能







Another water feature we propose - is a Shantou water skyline. Every city in China is trying to build a recognisable skyline, which ends up in building series of towers, which are not very comfortable for the inhabitants to use. We believe Shantou should not enter that race and be creative in envisaging its skyline as the mega fountain show.

是—汕头的水的天际线。时下每个中国的城市都试图建立可辨识的天际线，结果演变成成了竞相建造高楼的局面，这样的发展其实不利于本地居民对其的使用。我们相信汕头不需要加入这种竞争的行列，可以通过大型喷泉秀来营造其极具创意的天际线。



4.5 Water – the Cool Place to Live

Shantou waterfronts are not only the public waterfronts, but also the more cosy waterfronts going into the residential neighbourhoods. These waterfronts are currently completely neglected and blocked by massive protection walls. We believe that a different approach should be found to retain needed protection, but to allow access to the water. The whole waterfront can be organised on the raised level with installing public terraces that can be used for strolling, playing, relaxing & enjoying.

The special treatment of the inner waterfront will establish public spaces of diverse and high quality will increase the value of the surrounding areas and stimulate adjacent development.

The network of redeveloped waterfronts will create the condition of active waterfront use, something we would call the “city living room”. Water will become an attractive destination for the residents of Shantou.

4.5 水—居住的酷爽之地

汕头的滨水空间不仅仅可以当作公共活动空间，还可以延伸进入居住区成为舒适的滨水社区。这样的滨水利用模式现在被完全忽视或者被大规模的防洪堤所阻隔。我们相信一定有不同的方式既可以起到必要的保护作用，又可以亲近水面。滨水区可以通过提升的建筑平面得到组织，这个建筑平面可以设置有散步、游憩，放松和娱乐等功能的公共阶梯。

这些对待内部滨水区的特别方式将会产生多样化和高品质的城市空间，提高其周边区域的价值，进而促进邻近地区的发展。滨水区的再发展，以至形成的网络将为活跃的滨水空间利用创造条件，也就是我们所说的将水变为汕头的“城市客厅”。滨水区域对汕头居民而言，将是一个极具吸引力的目的地。

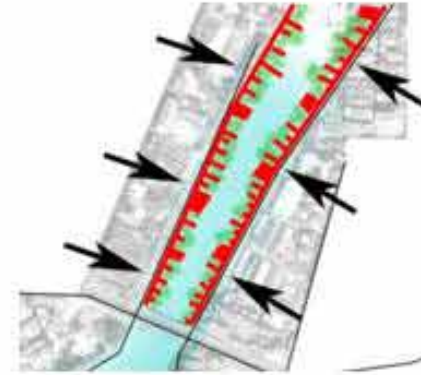
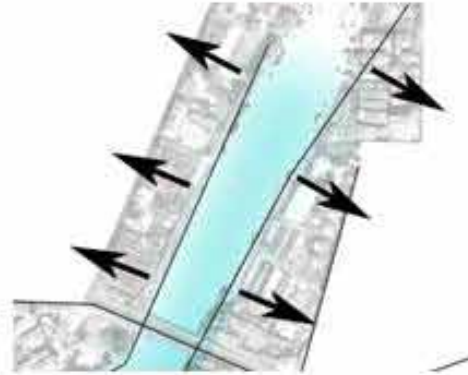
Actual situation

No man's waterfront



Desirable situation

Everyone's waterfront



Misused

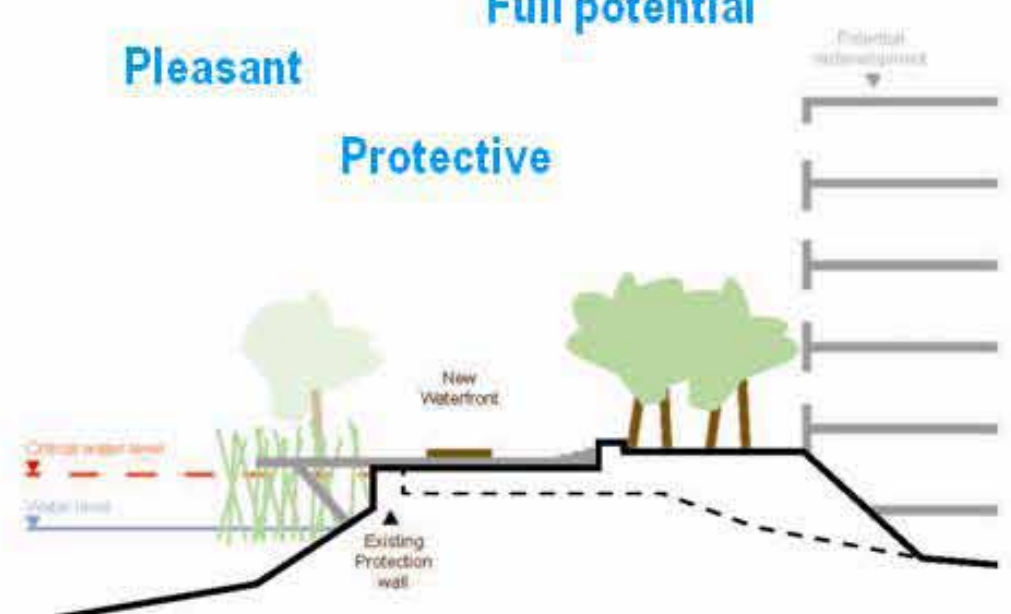
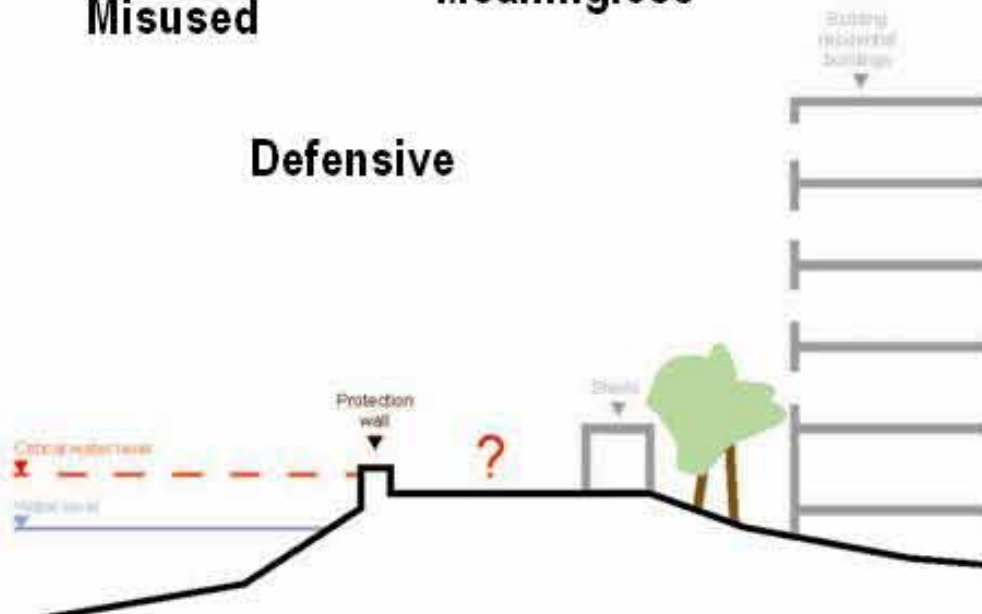
Meaningless

Full potential

Defensive

Pleasant

Protective









CONCLUSIONS & RECOMMENDATIONS

结论和建议



During the UPAT workshop the potentials of Shantou were analysed, conclusions were drawn and recommendations for further planning and development were suggested. Shantou has the potential to become a world leading city; as the best place in China for families, with a unique and authentic restored old city in its center. The regeneration of the old city, based on preservation and restoration of the historic buildings, together with development of a mixed-use pattern in human scale, re-connection of the city to the water by developing the waterfronts, and rebuilding of the Wu Qiao Island, as a car-free heaven for families, will be the main challenge in order to develop Shantou as a liveable and resilient city: “The Childhood City”. These are the conclusions and recommendations of the team:

1. Unique Attributes

Shantou is a mid-size city in Chinese terms. It should not try to imitate the leading Chinese cities, because following this approach, it will always lag behind. It should surpass them by emphasizing its unique attributes and the high quality of life it can provide to its residents.

2. The Childhood City Vision

The city of Shantou has the potential to become a world leading city as “The Childhood City”—the best place in China for families. This can be based on the excellent climate, relatively good air quality, natural assets, and the development of the old, existing and new parts of the city, according to this major understanding. All urban development decisions should follow this vision.

在UPAT 汕头项目研讨会期间，我们分析了汕头的发展潜能，给出了结论并提出了未来规划和发展的建议。汕头有很大潜力成为世界的领先城市；中国最适合“家庭”居住的地方：一个城市中心有着独特的、真正的旧城复兴的城市。如何保护和恢复历史建筑 and 进行人性化尺度的混合发展模式以及通过滨水空间重新连接老城和水面而实现老城复兴，如何重建乌桥岛作为无车城市 and 家庭的天堂，将是汕头发展成为宜居城市 and 弹性城市以及儿童之城的主要挑战。

下面是我们小组给出的结论和建议：

1. 独特的属性

汕头在中国是一个中等大小的城市。汕头的发展不应该模仿中国的一线城市。因为如果沿着别人的老路走，汕头将永远落后。通过强调自身的独特性和为城市居民提供高品质的生活，汕头完全可以超越这些一线城市。

2. 儿童之城的愿景

作为“儿童之城”和“中国最适合家的地方”，汕头有潜力成为世界一流的城市。极佳的气候，相对较好的空气质量，优越的自然环境，即将复兴的老城以及新城的发展都为汕头朝这个方向发展创造了条件。所有关于城市发展的决定都应该围绕着这一愿景进行。



3. Three Concept Areas

Three main city areas should ensure a liveable city at the highest international standards: the old city, the island Wu Qiao (“The Island of Shanjoy”) and the waterfronts. Ideas for these areas were developed during the workshop.

4. Old City Shantou Urban Anchor

The old city of Shantou is a unique, authentic, charming and resilient old city with rich heritage, wonderful buildings, an old city pattern and human scale. This is a very unique potential on a global level that should be used as an urban anchor for the whole city.

5. Organic Regeneration

The old city should be organically regenerated in order to ensure that it will regain its central urban role of the liveliest part of the city, with unique charm and rich street life.

6. Mixed-Use Development

The old city must have a balance

of mixed uses, including residential, commerce, tourism, leisure, public functions, parks and more. It should attract new residents and commercial life. It should be “A Cool Place” like some of the leading old cities of the world.

7. Historic Preservation

In order to ensure the success of the regeneration process, the urban space has to be developed to the highest level; most heritage buildings have to be restored (those who can still be preserved or restored); and new construction has to be allowed between these building, with respect to them and to the existing urban fabric.

8. Public-Private Participation

The implementation should be a combined effort of public and private collaboration, based on strict rules of preservation on one side, and economic-based new development on the other side.

3. 三个概念空间

可以通过营造三个主要区域来确保汕头成为最高国际标准的宜居城市。这三个区域是：汕头老城，乌桥岛（汕乐之岛）和滨水空间。我们在前文给出了如何发展这三个区域的策略。

4汕头老城-城市发展基点

汕头老城是一个独特的，真实的，极具魅力和有弹性的老城，它有着丰富的遗产，精彩的建筑，老城的模式和人性化的尺度。汕头老城的独特性使其有潜力发展成为全球性的城市，因而可以当作整个城市的发展基点的原动力。

5 有机更新

为了重获其作为城市最宜居部分的中心地位，拥有独特魅力和丰富街道生活的汕头老城需要有机更新模式。

6. 混合用地发展模式

汕头老城必须有均衡的混合用地模式，包括居住，商业，旅游，休闲，公共服务功能，公园和其他用地。它应吸引新的居民和商业活动。像世界上其他的一流老城一样，它应该是一个很“酷”的地方。

7. 历史保护

为了保证老城复兴的成功进行，城市空间需要按照最高标准建设；大部分的历史遗产（有保护价值和恢复价值的）需要恢复；在尊重已有的建筑风格和城市肌理的基础上在老建筑之间镶嵌新的建筑。

8. 公-私合作参与机制

这些规划的实施需要公私合营的方式进行：一方面需要制定严格的建筑保护条款，另一方面需要有可以产生经济效应的新开发。

9. Wu Qiao Island Walkable Neighbourhood

The Island Wu Qiao, just north of the old city, is a very rundown urban area with no significance. The re-building of this island is a one-time opportunity to create the best neighbourhood in Shantou, based on the local way of living, the City's identity and international practice. This will be a car-free heaven for families, just a few steps from the regenerated old city.

10. City of Childhood Urban Design

The new development of the island should demonstrate the principles of "The City of Childhood", and the opposite approach to the common recent concept of "gated communities" with high rise residential buildings. The same density can be achieved with much lower building heights, some of the most attractive public realms in China, connecting pedestrian malls and paths, and family attractions—all to the highest standard.

11. Waterfront Development

Water is part of the DNA of Shantou. It is an asset and a development tool. The waterfronts of Shantou have to be reconnected

to the water and the city to ensure the best use of this potential in order to be a leading "water city".

12. Pedestrian-Friendly Environment

A pedestrian friendly environment, in all city parts, should be balanced with ecological vehicular traffic. It can accommodate a successful combination of Metro and light rail system mainly in the old town, making the city safer, healthier and pedestrian-friendly. Further Studies

These are the recommendations for the next steps of planning: historic buildings survey; old city detailed plan; Wu Qiao urban design plan; waterfront demonstration project; existing street regeneration design; tram (LRT) and metro connectivity plan; and City Action Plan to make Shantou as the "City of Childhood".

The planning team had a very fruitful workshop, which proved again how much can be achieved in less than a week by an international team of experts. The collaboration of motivated and devoted professionals with diverse backgrounds, within the framework of an UPAT workshop, might be considered as equal to the outcomes of a normal planning teams' work

9. 适于步行的乌桥岛社区

乌桥岛，位于老城的北部，现在是一个无足轻重的破败的区域。重建此岛是创建汕头最好社区的绝无仅有的机会，这需要基于当地的生活习惯，城市的特性和国际化的操作。这将是距离即将复兴的老城仅有几步之遥的一个无车之城，一个“家庭的天堂”。

10. 儿童之城的城市设计

乌桥岛的新发展需要遵从“儿童之城”的原则，采取不同于时下普遍的有着高层居住建筑的“门禁社区”的发展方式。相同的密度可以通过建造高密但相对较低的建筑来实现，就像中国很多最吸引人的公共区域一样，以最高的标准建设相互连接的步行空间，商场，小路和家庭旅游景点。

11. 滨水空间的发展

水是汕头的DNA，是汕头的宝贵财产和发展工具。汕头的滨水空间应该紧密地联结水面和城市从而保证最大化的利用这一潜力，让汕头成为一流的“水城”。

12. 步行友好环境建设

应该在城市的所有部分，都营造一种步行友好的环境，和生态化的交通取得平衡。可以在汕头老城通过地铁和轻轨完美的结合使城市更加安全，更健康 and 有利于步行。

未来研究

我们还提出了下一步规划的建议：历史文化建筑资源普查，老城详细性规划，乌桥岛城市设计，滨水空间展示项目，街道更新设计，城市轻轨和地铁连接规划和城市行动规划等都是使汕头真正变成“儿童之城”的必要行动。

规划小组富有成效的研讨会，再次证明了国际专家小组可以在不到一周的时间里得出很多成果。在UPAT工作组的框架下，由不同背景的专业人士在短时间内的通力合作所得到的成果可能和一个一般性的规划小组工作数月的成果相当。基于国际城市与区域规划师协会发展而来的UPAT，其组织模式也再次展示了它的成功。我们感谢主办者的热情邀接待，并期望能有再次合作的机会以规划这座迷人城市的未来。在

of several months. The UPAT structure, developed by the International Society of City and Regional Planners (ISOCARP) demonstrated again its success, The team would like to thank the hosts for the wonderful hospitality and the opportunity to work with them on the future of this fascinating city. Special thanks to Professor Wang Hongyang, project leader of Shantou Master Planning, who is the living spirit behind the whole work on the masterplan in general, and this workshop in particular. As team leader, I would like to thank personally all team members who did a wonderful job in order to be able to present the

teamwork after six tiring days (and nights), to the highest standards. Especially I would like to thank Martin Dubbeling, Vice President UPATs of ISOCARP, who organised the whole workshop, and was involved in every detail in order to guarantee success.

We hope this short workshop will be the first step towards the successful regeneration of the old city of Shantou.

Amos Brandeis,
Architect and Town and Regional
Planner, Israel
Team Leader

此特别要感谢作为《汕头城市总体规划》项目负责人的南京大学的王红扬教授，感谢其在整个城市总体规划工作中，特别是在这次研讨会中所发挥的精神领袖作用。

作为小组组长，我个人要对所有小组成员致以最诚挚的感谢，正是因为他们日夜不休的杰出工作，才使小组得以在短短6天之后就展示出丰富的工作成果。特别的，我还要感谢

Martin Dubbeling--国际城市与区域规划师协会副主席，也是此次研讨会的组织者，他在各个环节中的全程参与保证了此次合作的成功。

我们希望这次短暂的研讨会将会是成功更新汕头老城的第一步!

Amos Brandeis,
小组组长 城市与区域规划师，
建筑师，以色列



Urban Planning Advisory Team

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