



城市更新 讓城市生活更美好 Urban Regeneration, Making a Better City Better

——廣州城市更新實踐創新與未來展望
Guangzhou Urban Renewal Practice
Innovation and Future Outlook

廣州市城市更新局

Guangzhou Urban Renewal Bureau

2016.6

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PART 1 리 言 Introduction

蘇州園林



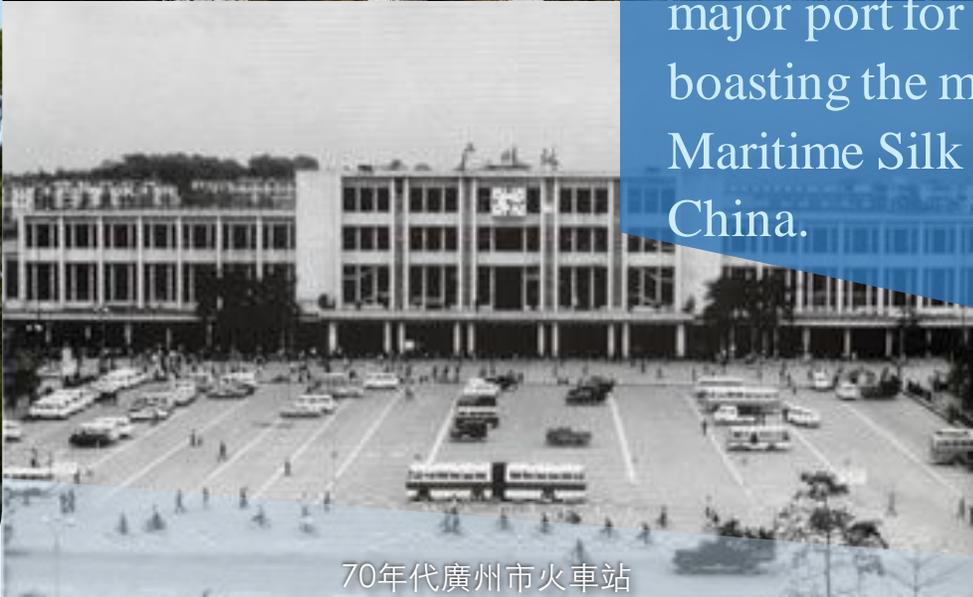
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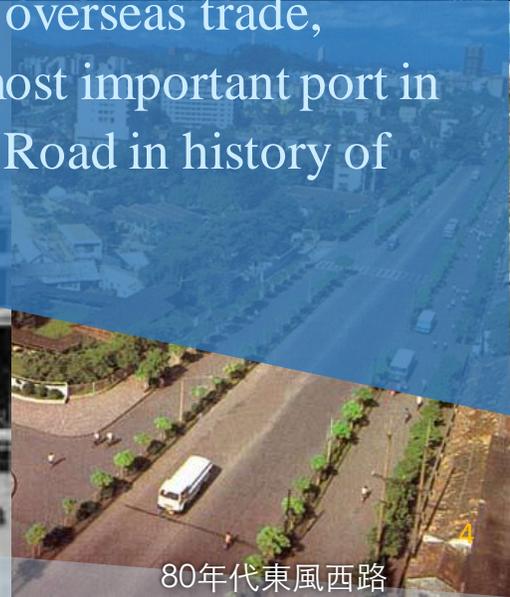
引言 Introduction



Over 2000 years, Guangzhou has been the economic, cultural and technological hub in Southern China. Known as a millennial business capital, it has been the main port of the Maritime Silk Road ever since 330AD. During the Ming and Qing Dynasties, Guangzhou was the only major port for overseas trade, boasting the most important port in Maritime Silk Road in history of China.



70年代廣州市火車站



80年代東風西路

引言

Introduction

進入21世紀後，廣州經歷了城市快速擴張、人口劇增等階段，舊城老化、交通堵塞、公建配套設施不足等“城市病”也日益顯現。

Entering the 21st century, Guangzhou experienced rapid urban expansion and population explosion phases, while urban problems such as aging old town quarters, congested traffic, and inadequate public supporting facilities became increasing apparent.

廣州已經步入由規模速度型粗放增長轉向品質效率型集約成長的轉型發展階段，有序推進城市更新是廣州城市發展自身規律的必然要求，是城市持續發展和繁榮的驅動力，是改善人居環境、保障城市安全、盤活低效存量建設用地、促進產業結構轉型升級、保護傳承歷史傳統文脈、推進城市可持續健康發展的必然選擇。

As an international metropolis with a history over 2,000 years, Guangzhou has entered the transformative development stage from extensive growth pursuing scale and speed to intensive development featuring quality and efficiency; to orderly push forward urban renewal is the inexorable demand from the developing rules for Guangzhou, and is also the driving force for a sustainable urban development and prosperity, as well as the inevitable choice to improve the living conditions, ensure urban safety, revitalize the inefficient construction land stock, promote the transformation and upgrading of industrial structure, protect and carry on historical traditions and propel a sustainable and healthy urban development.



廣州西塔



PART 2 廣州城市更新的創新理念

Innovative Urban Renewal
Concepts in Guangzhou



廣州城市更新的創新理念

Innovative Urban Renewal Concepts in Guangzhou

注重公眾參與

Focus on public participation

注重以人為本

Focus on the people

微更新和全面更新相得益彰

Focus on the synergy of micro-renewal and comprehensive renewal

注重歷史文化傳承

Focus on historical and cultural inheritance

注重功能複合和立體空間打造

Focus on functional integration and creation of multi-level space

注重簡政高效

Focus on simplified governance and high efficiency

六大創新理念

City is an organism. Through practice and explorations over recent years, the city has drawn on the latest urban development experiences from both China and the West to form the concept of Organic and Harmonious Urban Renewal with Guangzhou characteristics.



PART 3 廣州市城市更新的實踐成效

Urban Renewal Practice and Results in Guangzhou

(一) 促進產業轉型升級，拉動經濟增長。
Promote industrial transformation and upgrading and drive economic growth

城市更新通過空間重構和土地重配，就地淘汰落後產業，引入創新型優勢產業，推動優勢資源和要素集聚發展。

Through spatial restructuring and land re-distribution in the urban renewal, spin off backward industries, introduce leading innovative industries, and push the coordinated development of superior resources and elements.



漁人碼頭改造前



漁人碼頭改造後

(一) 促進產業轉型升級，拉動經濟增長。
Promote industrial transformation and upgrading and drive economic growth

城市更新加強產業引領，推動傳統產業區塊、村級工業園、批發市場、特色商業街等產業轉型升級改造。

Enhance efforts to lead and guide the industrial development, promote the industrial transformation and upgrading of conventional industrial sector, village-level industrial park, wholesale market and featured business street.



漁人碼頭改造前



漁人碼頭改造後

(一) 促進產業轉型升級，拉動經濟增長。
Promote industrial transformation and upgrading and drive economic growth

通過挖掘區位和項目自身優勢，因地制宜、突出特色，注入和扶持各類創新型特色產業，拉動社會投資，增強我市經濟發展的內生動力。

By taking full advantage of the superior locations and projects, take measures to adapt to local conditions and highlight features; inject and support innovative industries of various kinds, boost social investment, and improve the inherent driving force for the economic development of the city.



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漁人碼頭改造後

(二) 改善人居生活環境，保障城市居住安全。
Improve living conditions, ensure urban residential safety

採取微改造模式，對存在安全隱患、人居環境差的建築，進行整治改善、保護活化，完善基礎設施，騰退影響環保、危險化工等產業，緩解、消除安全隱患，打造乾淨、整潔、平安、有序的城市環境。

Take a micro-renewal approach, improve, conserve and vitalize buildings that have safety concerns and poor living conditions; perfect infrastructure and phase out dangerous chemical industries or those have negative environment impacts, so as to mitigate and eliminate safety concerns, and create an urban environment that is clean, tidy, safe and of good order.



茅崗社區改造前



茅崗社區改造後

(三) 盤活低效存量用地，提升節約集約用地水準。
**Revitalize inefficient land stock, elevate
efficient and intensive land usage**

城市更新是解決我市用地空間飽和、新增用地空間不足的發展瓶頸的重要途徑。

Urban renewal is an important approach to address the developing bottleneck in the city which has saturated land space and lacks new land space.



舊廠改造前

舊廠改造後
(百信广场)

(四) 促進城鄉之間、新舊城區之間協調發展。
Promote coordinated development between the urban and the rural, the new and the old

在舊城鎮、舊村莊的更新改造中，落實先安置後拆遷，加強公建配套和公共服務設施建設，解決農村土地無序利用、土地收益低等問題，促進城鄉之間和新舊城區之間統籌發展、實現農村農民增收。

During the renewal and renovation of old towns/villages, provide resettlement solution before the commencement of demolition, enhance construction of public supporting facilities and public service facilities, address the problems such as chaotic land use and low return in rural areas, thus promote coordinated development between the urban and rural, and ensure the farmers' earnings growth in rural areas.



獵德村改造前



獵德村改造後

(五) 傳承嶺南歷史文脈，打造城市文化品牌。
Build city's cultural brand with Lingnan heritage

通過城市更新充分挖掘老城區潛在資源和優勢，對歷史建築予以活化利用，實現發揮經濟效益與歷史遺產功能相結合的良性迴圈，延續歷史文脈，塑造獨特的城市魅力。

Fully explore the potential resources and advantages of old city during urban renewal, revitalize and reuse the historical buildings to realize a virtuous cycle that combines economic benefits and functions of historical heritage, extend the historical heritage and shape up the unique urban charm.



廬江書院改造前



廬江書院改造後



PART 4 廣州城市更新的主要做法
Main Urban renewal Approaches in
Guangzhou

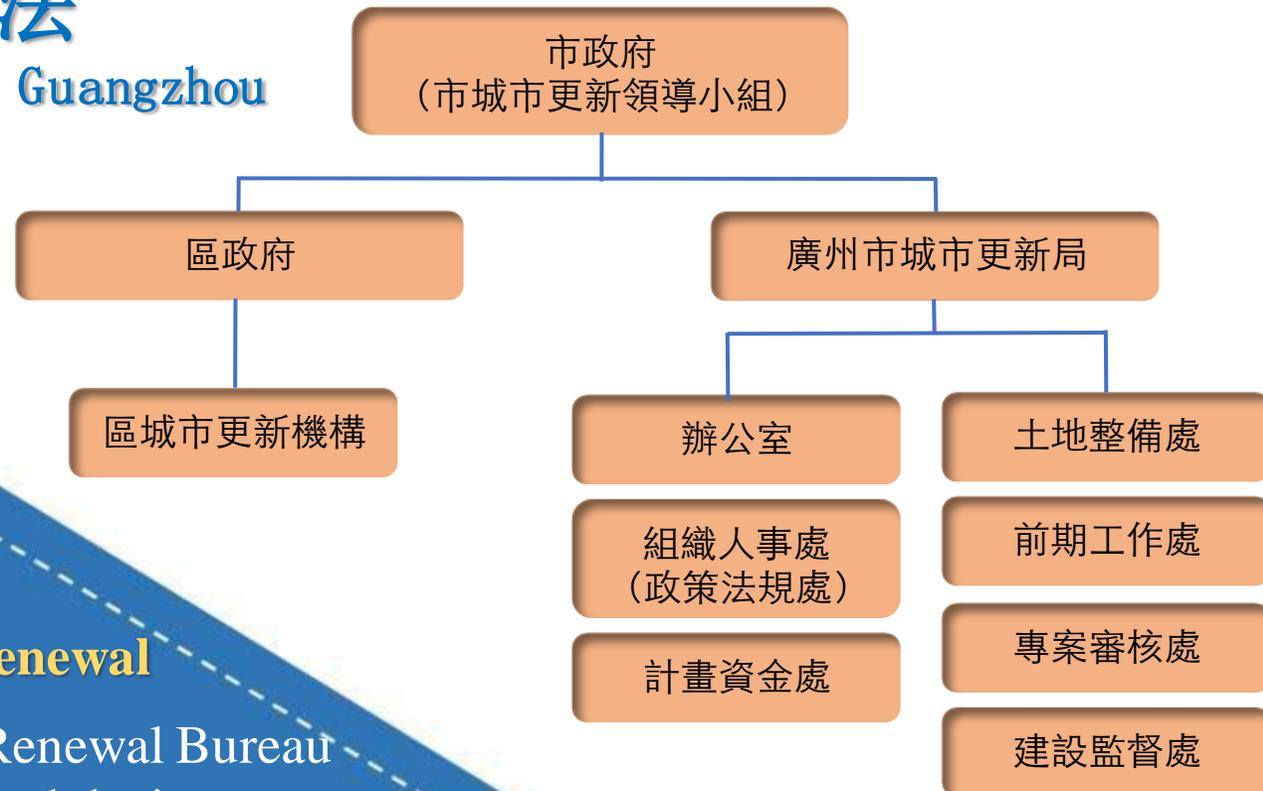


廣州城市更新的主要做法

Main Urban renewal Approaches in Guangzhou

(一) 專職機構是城市更新的重要組織保障。
Dedicated agency as important organizational assurance for urban renewal

As a governmental agency, Guangzhou Urban Renewal Bureau coordinates the whole city's urban renewal efforts and the integrate the land stock within the urban renew scope, and assumes duties including formulation and implementation of policies related to urban renewal, preparation of plan and planning, district planning, fund coordination and monitoring, renewal project coordination, integration of land stock. Redeveloping and reusing land stock and coordinating the improvement of the human settlement all over the city through a consistent and stable urban renewal authority is of great importance to improve the city's competitive edge and sustainable development.



組織架構圖

廣州城市更新的主要做法

Main Urban renewal Approaches in Guangzhou

(二) 完善的法律法規體系是城市更新的重要制度保障。
Well-rounded law and regulation system as important institutional assurance for urban renewal

《廣州市城市更新辦法》及舊村莊、舊廠房、舊城鎮更新實施辦法3個配套檔正式施行後，為確保政策落地，相關配套措施和技術指引也正在抓緊制訂。

After the official execution of Urban Renewal Measures for Guangzhou and 3 supporting documents including renewal implementation methods for old villages, old plants and old towns, associated supporting measures and technical guidelines are also being formulated in tight timeframe to ensure the full implementation of the policies.

Urban Renewal Measures for Guangzhou



Implementation Method for Old Villages Renewal in Guangzhou

Implementation Method for Old Plants Renewal in Guangzhou

Implementation Method for Old Towns Renewal in Guangzhou



城市更新專案方案報批管理規定

更新專案融資樓面地價核算規定

舊村更新改造拆遷補償安置費用核算標準指引

城市更新資料庫建設與管理實施意見

城市更新片區策劃方案編制技術指引

城市更新專案涉及完善歷史用地供地利用管理意見

基礎資料標準與調查(核查)工作指引

舊廠更新改造補償核算標準指引

城市更新專案涉及完善歷史用地手續土地房屋權屬確定工作指引

廣州城市更新的主要做法

Main Urban renewal Approaches in Guangzhou

(三) 多方參與是城市更新的主要運作方式。

Multi-participation as the major urban renewal operation model

明確政府的定位和管理深度，規定城市更新按“**三階段推進**”：資料調查、片區策劃和調整控規階段完全由政府主導；項目實施方案編制、審批階段由政府主導；專案實施階段，舊村改造可在該階段按公開公正透明程式規定引入合作企業。

With the government's role and management detailing level clearly defined, it is stipulated that the urban renewal is to be carried out by three phases: data survey, district planning and adjustment of regulatory detailed plan adjustment phase is fully led by the government; <project implementation plan> formulation and approval phase is led by the government; during project implementation phase, old villages renewal project may involve partnership enterprises following procedural rules that are public, fair and transparent.

廣州城市更新的主要做法

Main Urban renewal Approaches in Guangzhou

(三) 多方參與是城市 更新的主要運作方式。

Multi-participation as the major urban renewal operation model

为充分激发市场主体活力，合作改造类项目可以一次性引入合作企业，也可按照土地整理、土地开发两阶段分别引入合作企业，保障企业充分参与竞争。

加强专家和公众参与，保障公众参与权。

To fully energize the market force, cooperative renewal projects can engage partnership enterprises once and for all, and they can also engage partnership enterprises according the two phases of land adjustment and land development, to ensure enterprises' full participation and competition.

Enhance experts and public participation and ensure the right of public participation.

廣州城市更新的主要做法

Main Urban renewal Approaches in Guangzhou

(四) 分類推進是城市更新的主要模式。

Implementation by category as the main urban renewal model

城市重點功能區以及對完善城市功能、提升產業結構、改善城市面貌有較大影響的項目，採取**全面改造模式**；對已建成區中對城市整體格局影響不大，採取以整治改善和保護活化為主的“**微改造**”模式。

For key functional urban areas and urban renewal projects that have great impact on perfecting urban functions, upgrading industrial structure and improving urban outlook, a Full Renewal Model based on demolition and reconstruction is adopted to carry out consistent planning and large expanse of land reserve; For plots in built areas that have little impact on urban landscape, however, current land use function has conflict with surrounding development with low land utilization and poor human living conditions, Micro-renewal Model that is characterized by improvement, conservation and revitalization is adopted.

廣州城市更新的主要做法

Main Urban renewal Approaches in Guangzhou

(五) 多渠道投資是城市更新的資金保障。

Multi-channel investment ensures the fund for urban renewal

大力爭取財政資金支持的同時，不斷創新融資方式，拓展融資管道。政府投入的城市更新資金主要用於基礎資料調查、核查及方案編制等前期工作，後期改造工作資金主要通過引入社會資本，由項目參與方自籌解決。

Keep innovating financing approach, expanding financing channels while making efforts to secure financial support. Explore into government purchase of service, PPP building model and enterprise building model, actively engage state policy fund such as slum renewal special loans and social capital to participate in renovation works. Urban renewal capital from the government is mainly used for basis data survey, review and proposal preparation work in the first phase, fund for renewal work in later stage is tackled by the project participants themselves through engaging social capital.

PART 5

城市更新工作
下一步創新思路

Further innovative urban renewal thoughts



城市更新工作下一步創新思路

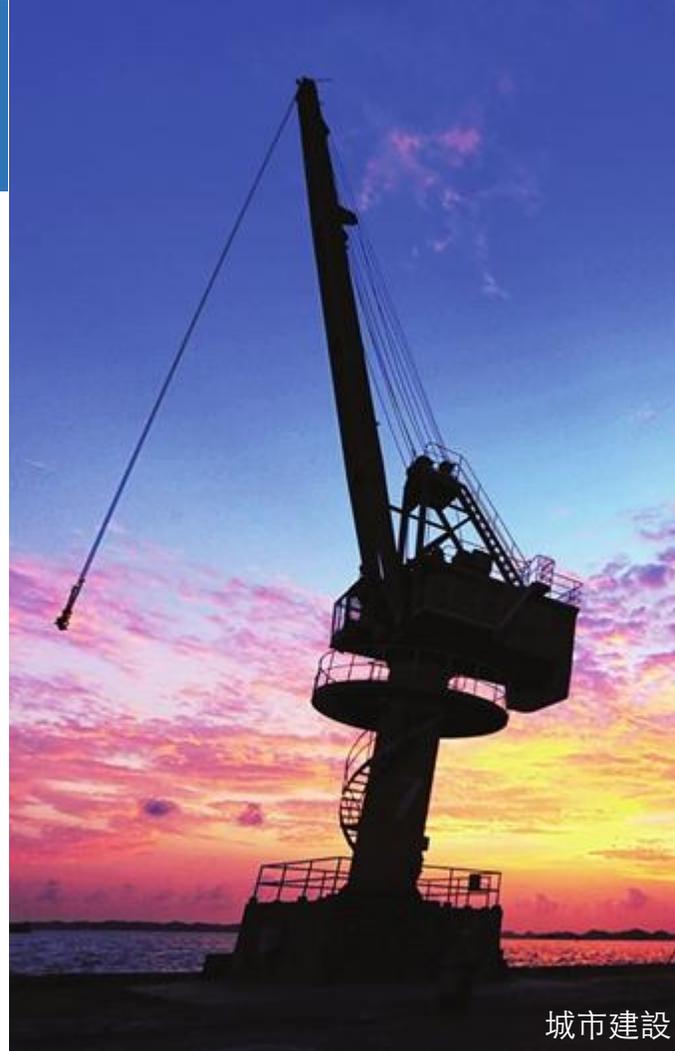
Further innovative urban renewal thoughts

(一) 加強產城融合發展。

Enhance city-industry integration and development

瞄準廣州城市發展定位，結合城市資源稟賦和區位優勢，建立空間規劃、產業發展、項目引入的創新聯動融合機制，形成城市更新資源與城市產業轉型發展緊密聯繫，協同創新局面。

Target the urban development positioning of Guangzhou, take into account of urban resources potential and location advantage, enhance industrial planning and guidance for urban renewal projects, preemptively devise industrial structure and layout, build innovative interactive integration mechanism of spatial planning, industrial development and project introduction, form a close tie between urban renewal resources and urban industrial transformation and development to realize the coordinated innovation.



城市建設



城市夜景



珠江夜景

(二) 創新更新規劃標準。

Innovate renewal planning standard

加強更新專案立體化、綜合化、智慧化規劃，統籌交通、公建配套、地上+地下、產業發展等因素，關注非物質形態（歷史文化、人文社區等）的規劃。探索傳統舊城區更新改造規劃指導標準，創新盤活存量低效用地規劃管控機制，對提供公益性設施或城市公共空間、保障性住房、歷史文物保護的更新專案實行容積率獎勵、開發權轉移或異地補償等優惠政策。

Enhance the multi-level, comprehensive and smart planning for the urban renewal projects, coordinate elements including traffic, public supporting buildings, below-/above-grade, industrial development, and pay attention to planning of intangible forms (history and culture, humanistic community). Explore the guiding standards for conventional old towns renewal and renewal, innovate control mechanism to revitalize inefficient land stock, work out preferential policies such as FSR reward, development right transfer or offsite compensation for public good facilities or urban public space, social housing, and renewal projects of historical cultural relics protection.



(四) 促進生態綠色發展。

Promote ecology-friendly and green development

通過城市更新提升城市微循環能力，發展綠色迴圈經濟產業園區，探索建立近零碳排放區示範工程，開展城市修補和生態修復，推動老舊社區“逆生長”，增強城市公共空間品質，打造功能合理複合的創新空間，實現生產空間集約高效、生活空間宜居適度、生態空間山清水秀。

Grasp the internal connections between production space, living space and ecological space; improve urban micro-cycle capacity through urban renewal, develop green cycle economic industrial park, explore construction of near-zero carbon emission zone demo projects, and carry out urban repair and ecological restoration to drive adverse growth of old communities, enhance quality of urban public space, and build innovative space of reasonable combination of functions; thus eventually achieve production space that is intensive and efficient, living space that is livable and moderate, ecological space that has beautiful mountains and rivers.



(五) 注意城市魅力塑造。

Focus on shaping attractive city image

在城市更新中挖掘和傳承城市傳統優秀歷史文化，在保護前提下，對城市文物及歷史建築實施功能再造，重塑地區活力。探索“政府—市場—市民”三方協同機制，提高公共服務共建能力和共用水準，創新和完善利益調節調控方式，實現人人積極參與，共同分享更新成果，提升市民群眾的獲得感和幸福感。

Explore and carry on the city's traditional history and culture during urban renewal, highlight Guangzhou's urban features and Lingnan features. Without affecting the conservations efforts, redevelop urban heritages and historical buildings to enhance the renewal connotation and level, reshape the district vitality. Explore into three-way synergy among “Government-Market-Citizen”, improve the levels of joint construction and sharing of public services, innovate and perfect the benefit adjustment and control approach, realize the active public participation in urban renewal and the sharing of renewal results, thus enhance their sense of achievement and happiness.



A nighttime photograph of the Guangzhou skyline. The Canton Tower is illuminated in purple on the left. In the foreground, a highway shows light trails from traffic. The background features a dense cluster of skyscrapers, some with colorful lights, reflected in the water of the Pearl River. The sky is a mix of orange and blue.

感謝聆聽！

THANKS

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