

Matt Williams Architect
122/53 Vernon Tce
0410 232 939
mw-arch.com.au



Masterplanning Tutorial
Process and Applications

THE SPACE BETWEEN



Masterplanning Tutorial
Process and Applications

FOSTER AND PARTNERS: MASDAR CITY, UAE

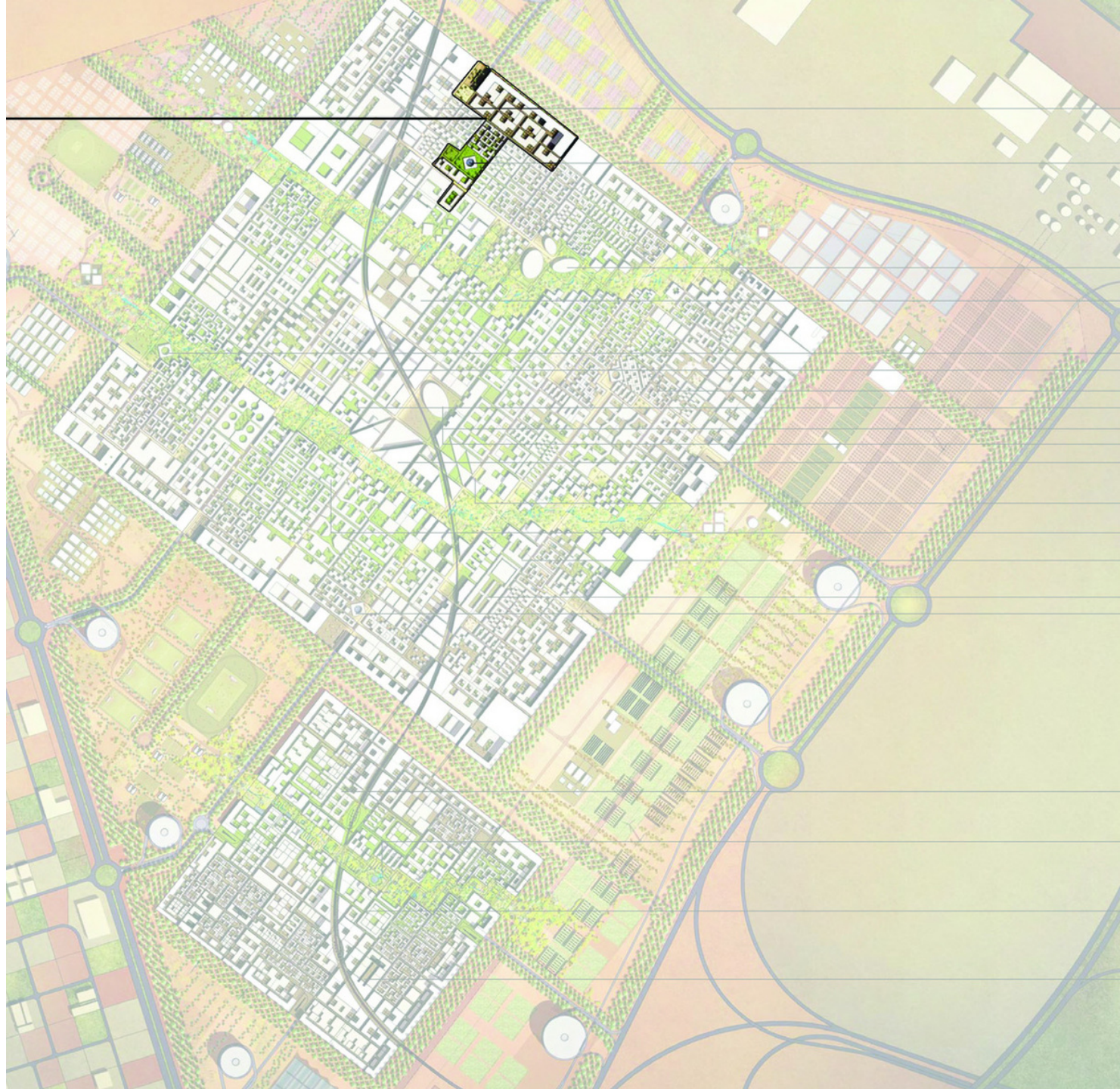


FOSTER AND PARTNERS: MASDAR CITY, UAE



Masterplanning Tutorial
Process and Applications

FOSTER AND PARTNERS:
MASDAR CITY, UAE



FOSTER AND PARTNERS: MASDAR CITY, UAE



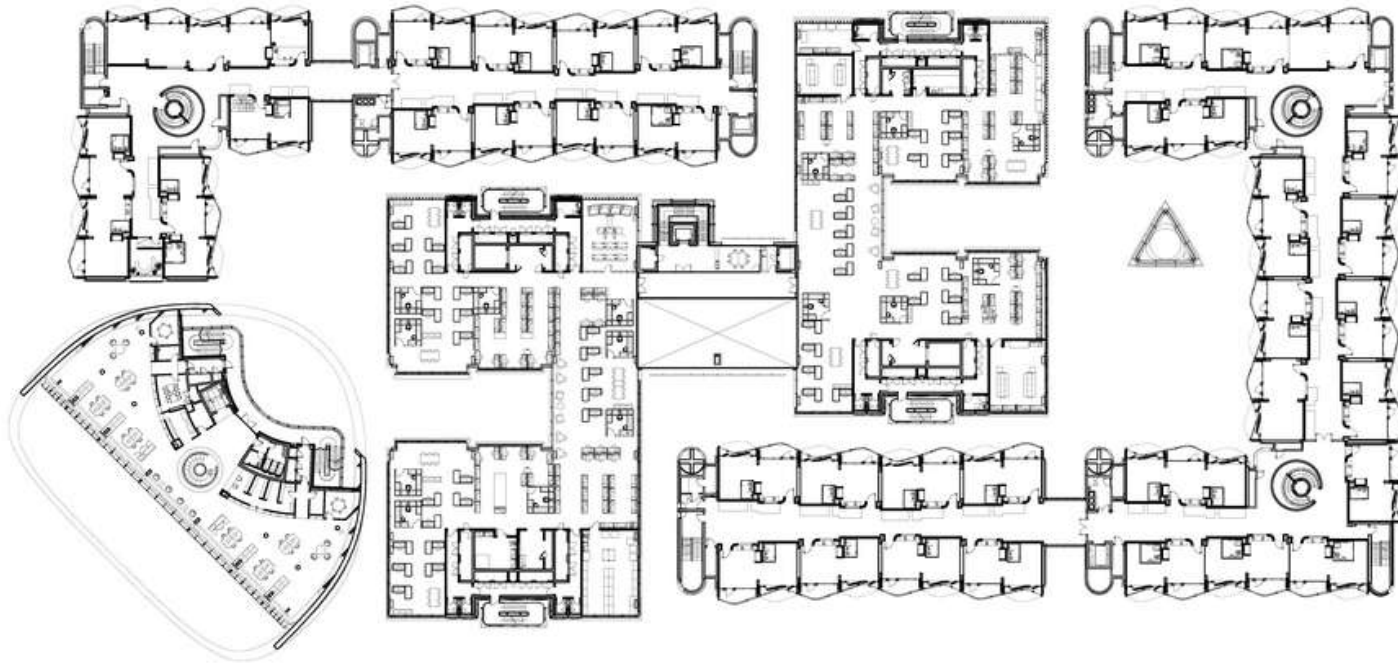
FOSTER AND PARTNERS: MASDAR CITY, UAE



FOSTER AND PARTNERS: MASJID CITY, UAE



Masterplanning Tutorial
Process and Applications



NORTH



MECCA



Masterplanning Tutorial Process and Applications

A Sustainable City in the Desert

Promoters of Masdar, a city under construction near Abu Dhabi, say that it will be the world's first carbon-neutral city. It will be home to a research institute focused on renewable energy and sustainability, and eventually, if all goes as planned, to various clean-technology companies, and to a projected 45,000 residents and another 45,000 commuters.

■ Complete this fall
 ■ Under construction

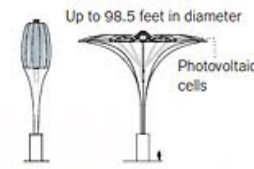
FOSTER AND PARTNERS: MASDAR CITY, UAE

The surrounding trees will help mitigate windblown dust and sand.

APPROX. 1 MILE

Computer rendering of the planned city

Neighborhoods will have distinct buildings and design elements. Masdar Plaza, for example, will have 54 sunshades that open and close automatically at dawn and dusk.



Streets are laid out at angles that optimize shading. Long, narrow parks catch and cool the prevailing winds, and assist in ventilating the city.



Phase 1 MASDAR INSTITUTE

The area being completed this fall has some design features common to the entire project.

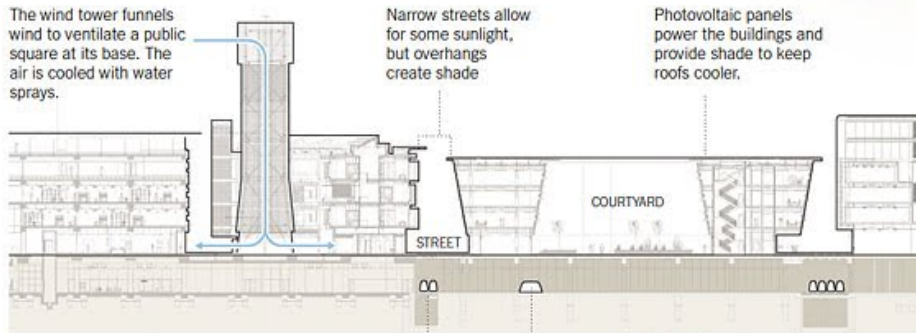
The wind tower funnels wind to ventilate a public square at its base. The air is cooled with water sprays.

Narrow streets allow for some sunlight, but overhangs create shade

Photovoltaic panels power the buildings and provide shade to keep roofs cooler.

The city is surrounded by recreation areas, power generation facilities, parking garages and food production areas.

A light rail line will pass through the center of Masdar, linking it to downtown Abu Dhabi and providing transport within the new city.



Masdar Headquarters

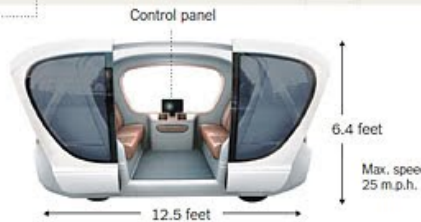
Photovoltaic panels on Masdar Headquarters, the city's biggest office building, are expected to produce more energy than the building consumes. It is scheduled to be finished in 2013.

Wind cones will provide natural ventilation and soft daylight to the building's interior.



Automated cars with room for four adults.

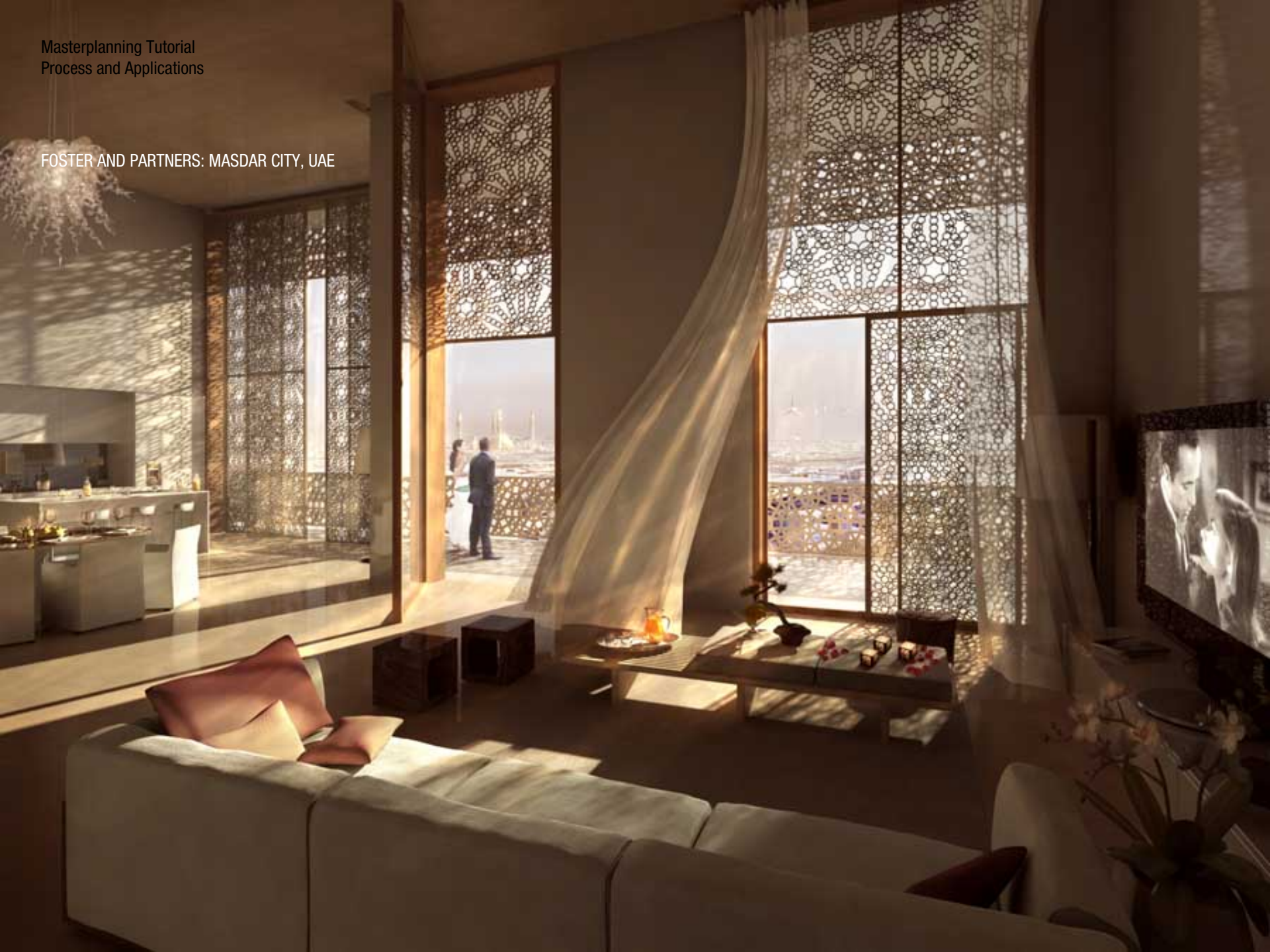
Automated transportation
Masdar will be using an automated system of electric vehicles, including passenger cars and freight trucks. The city's ground level was elevated 23 feet, and the vehicles will operate underneath.



FOSTER AND PARTNERS: MASDAR CITY, UAE



FOSTER AND PARTNERS: MASDAR CITY, UAE



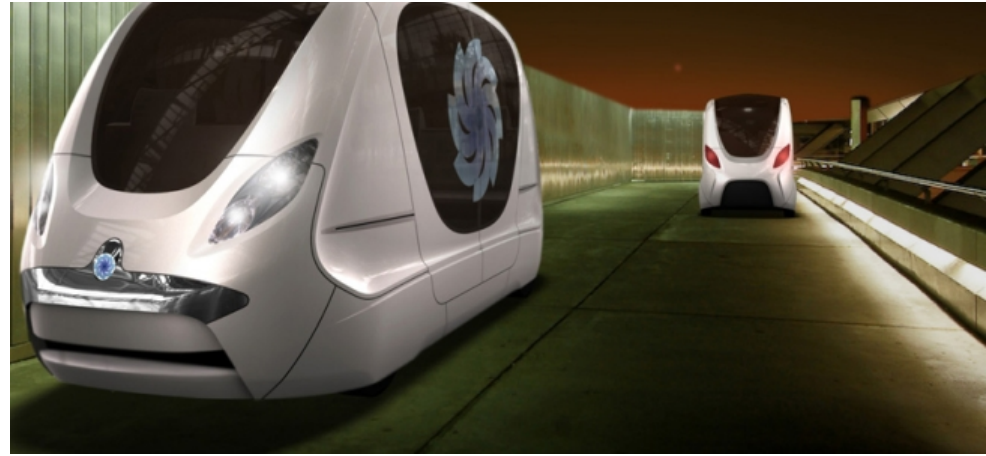
FOSTER AND PARTNERS: MASDAR CITY, UAE



FOSTER AND PARTNERS: MASDAR CITY, UAE



UNIVERSITY





AECOM: RIVER OF LIFE, KL



RIVER OF LIFE MASTERPLAN

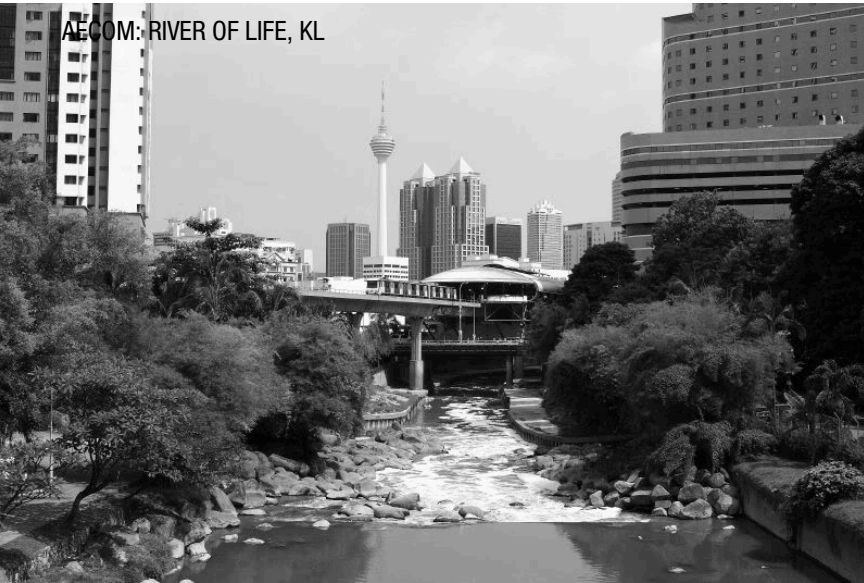


Masterplanning Tutorial
Process and Applications



Masterplanning Tutorial
Process and Applications

AECOM: RIVER OF LIFE, KL



AECOM: RIVER OF LIFE, KL



POTSDAMER PLATZ, BERLIN



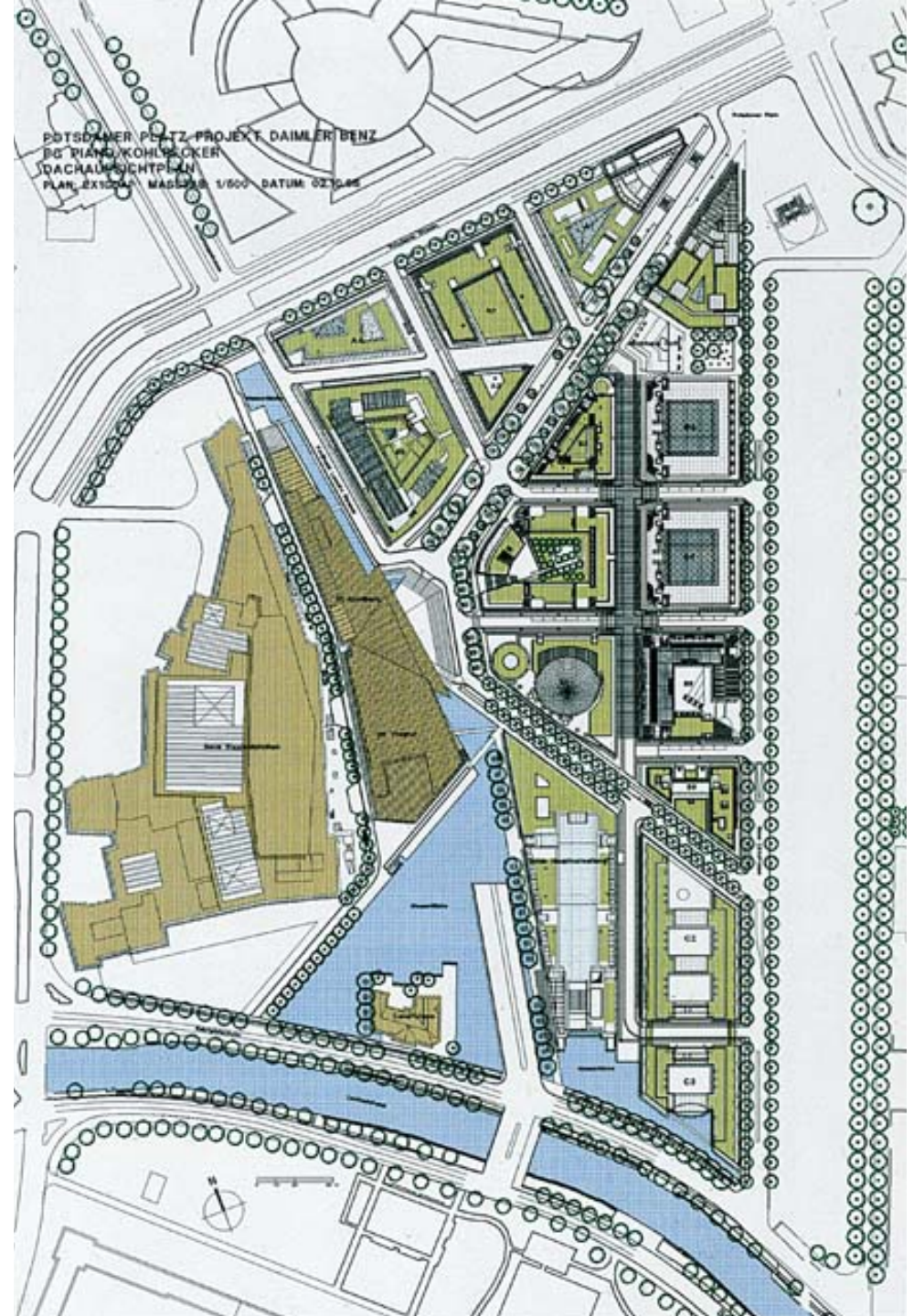
POTSDAMER PLATZ, BERLIN












POTSDAMER PLATZ, BERLIN

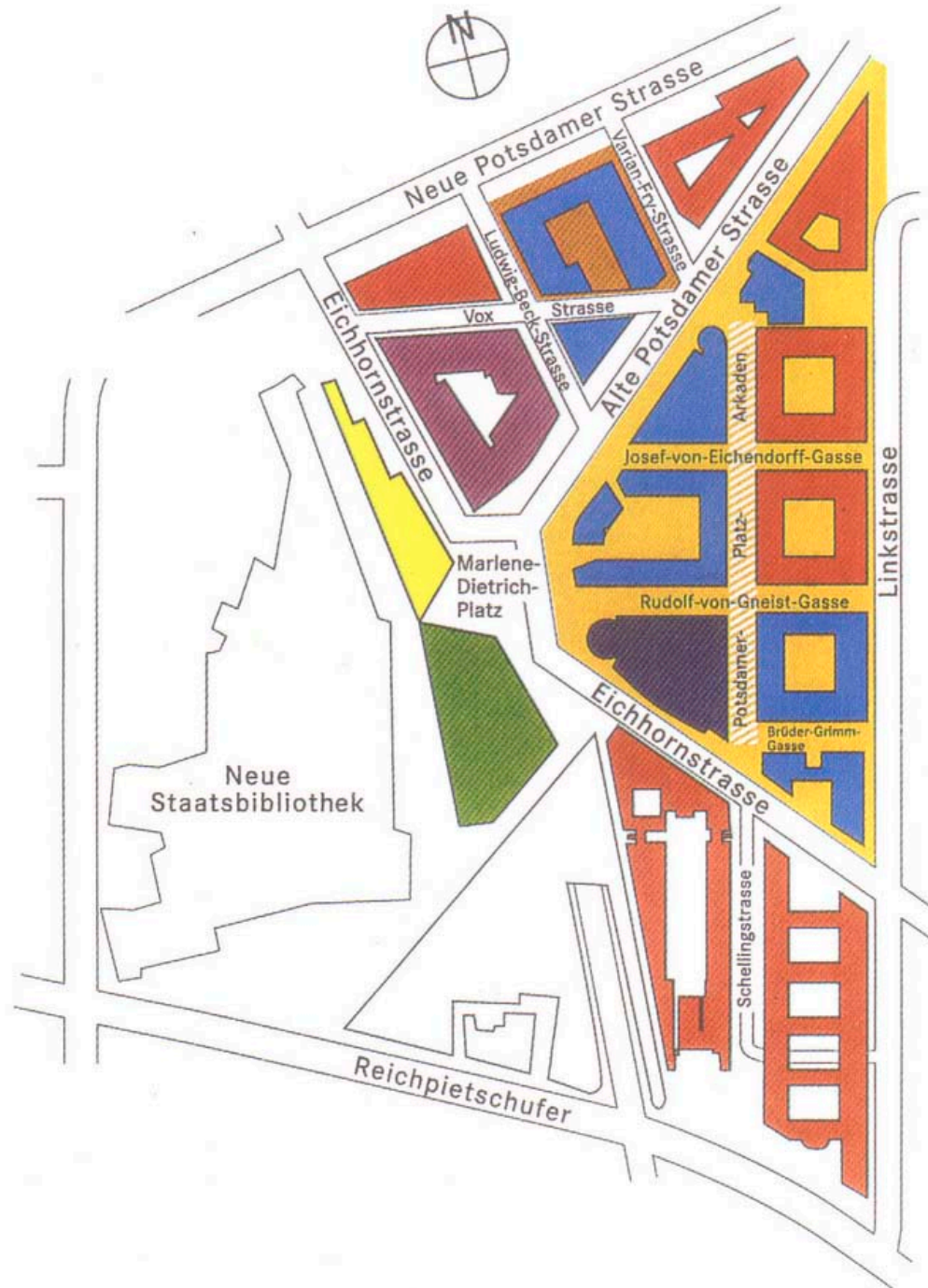


POTSDAMER PLATZ, BERLIN



POTSDAMER PLATZ, BERLIN

- office 
- residential 
- Hotel Grand Hyatt 
- IMAX theatre 
- musical theatre 
- casino 
- CINEMAXX centre 
- retail 
- Potsdamer Platz arcades 

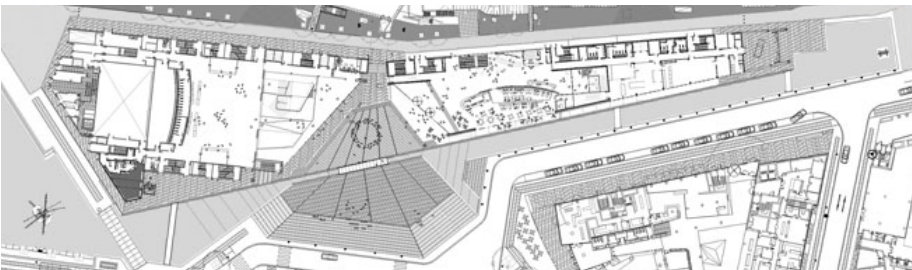
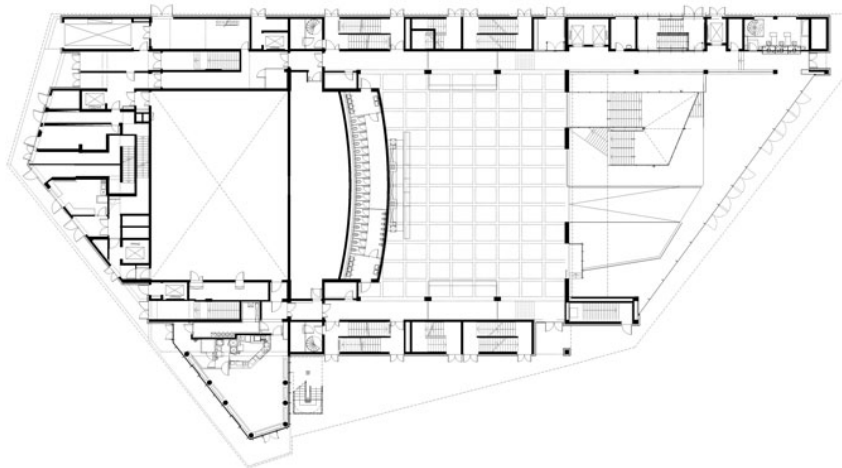


POTSDAMER PLATZ, BERLIN



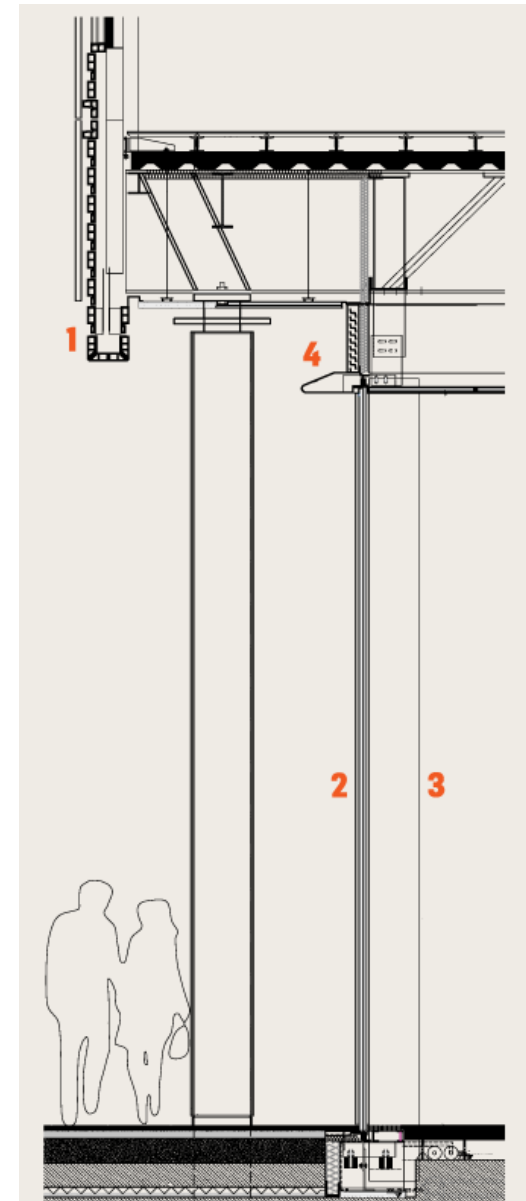
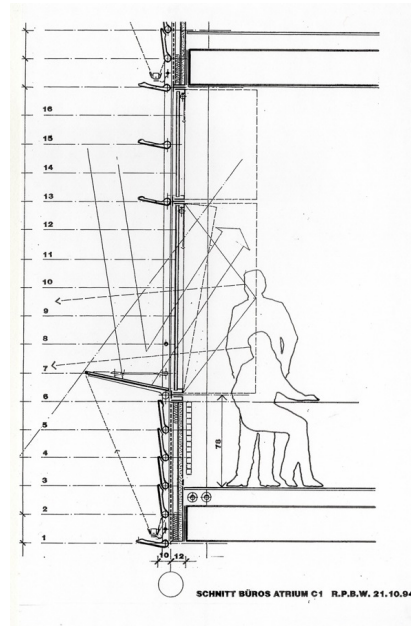
Masterplanning Tutorial
Process and Applications

POTSDAMER PLATZ, BERLIN

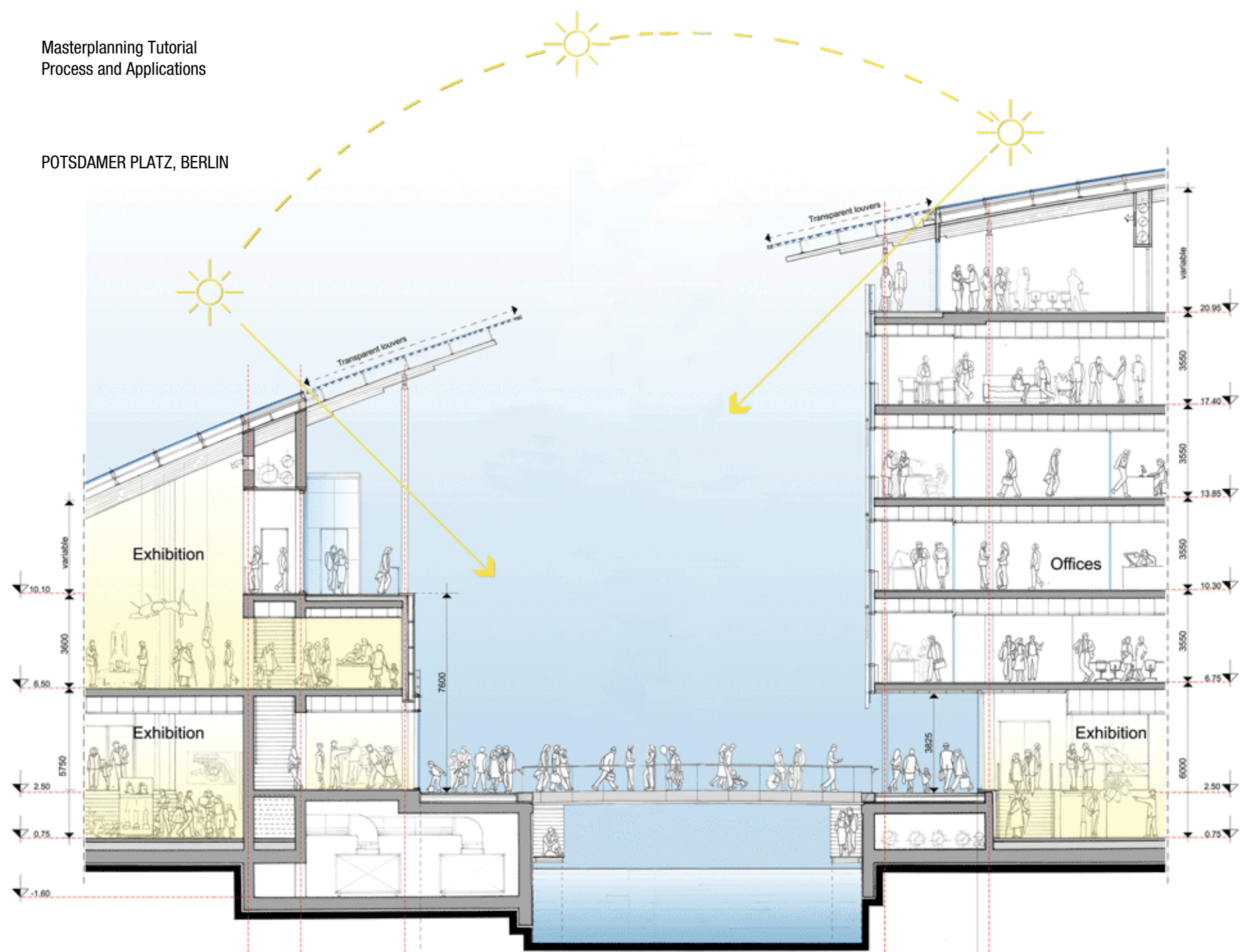


POTSDAMER PLATZ, BERLIN



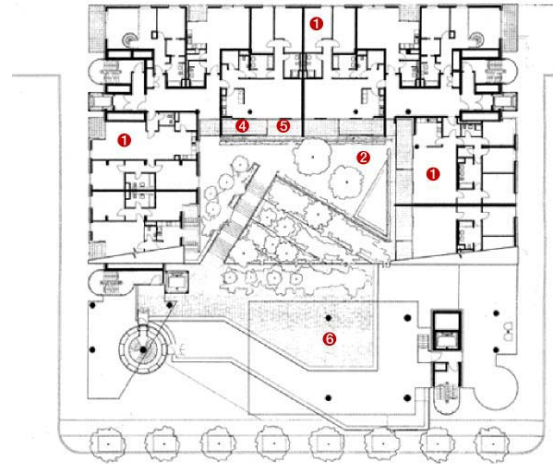
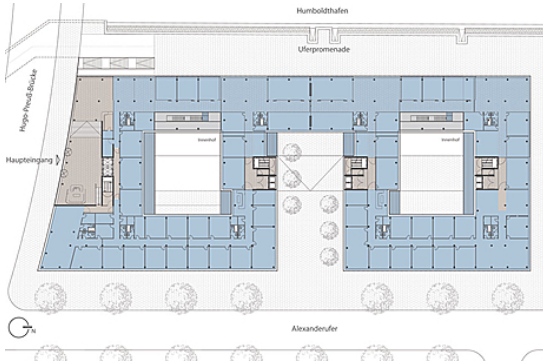


POTSDAMER PLATZ, BERLIN

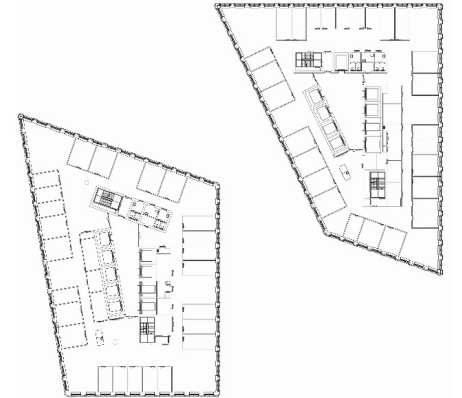
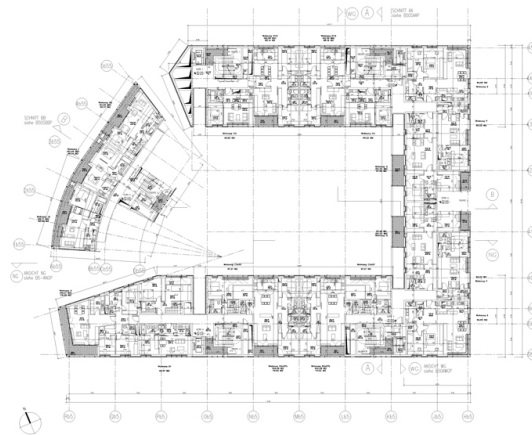
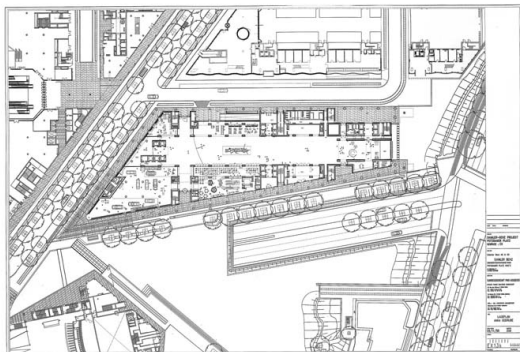
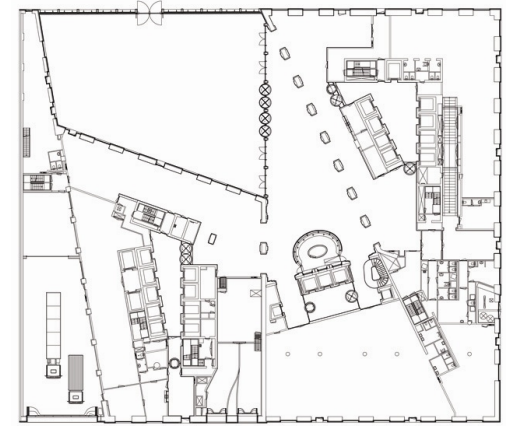


Masterplanning Tutorial Process and Applications

POTSDAMER PLATZ, BERLIN



Residential block: second/third-floor plan



POTSDAMER PLATZ, BERLIN



BARANGAROO, SYDNEY



Masterplanning Tutorial
Process and Applications

BARANGAROO, SYDNEY



Masterplanning Tutorial Process and Applications



BARANGAROO, SYDNEY



BARANGAROO, SYDNEY



Masterplanning Tutorial
Process and Applications



LONDON OLYMPICS



LONDON OLYMPICS



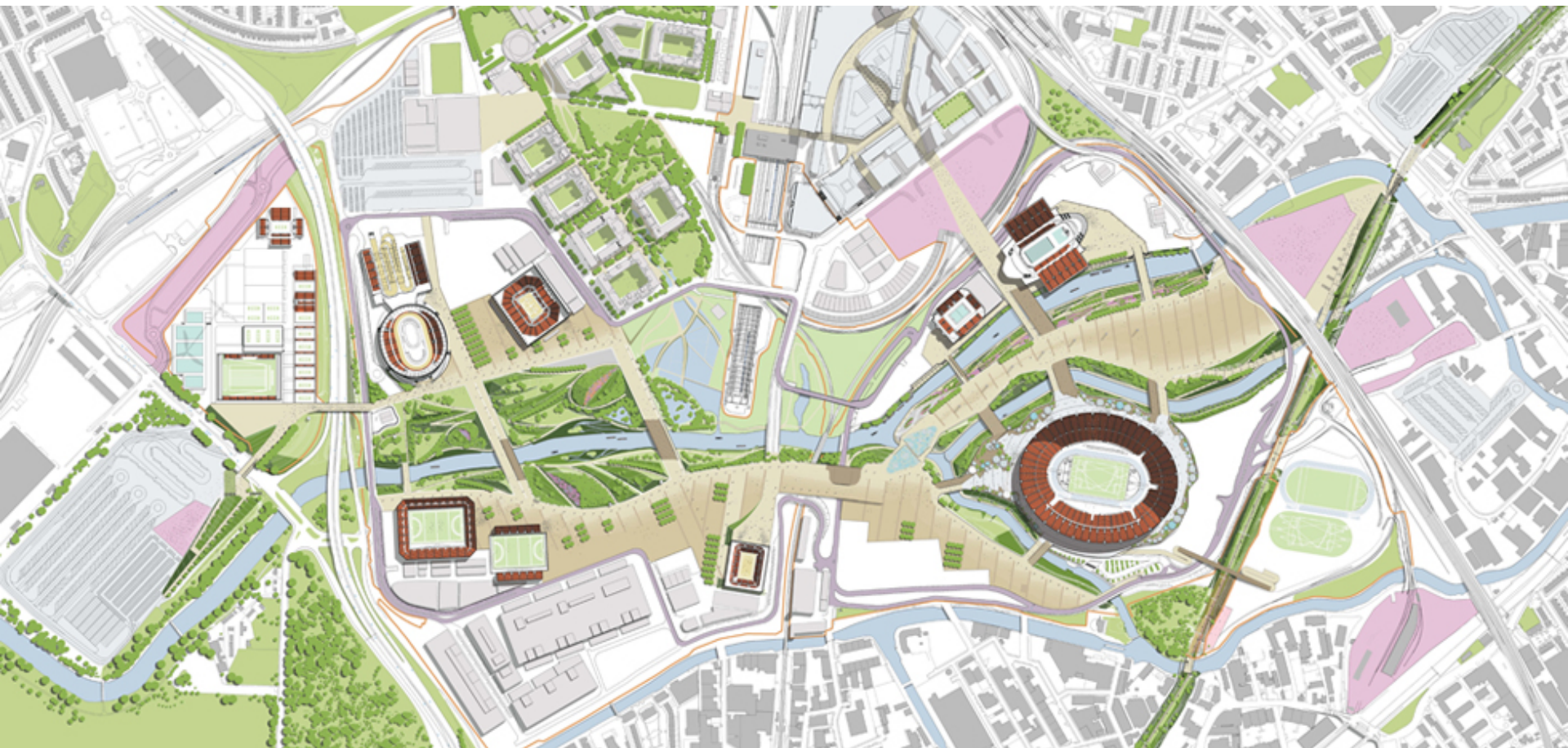
LONDON OLYMPICS



LONDON OLYMPICS



LONDON OLYMPICS



LONDON OLYMPICS



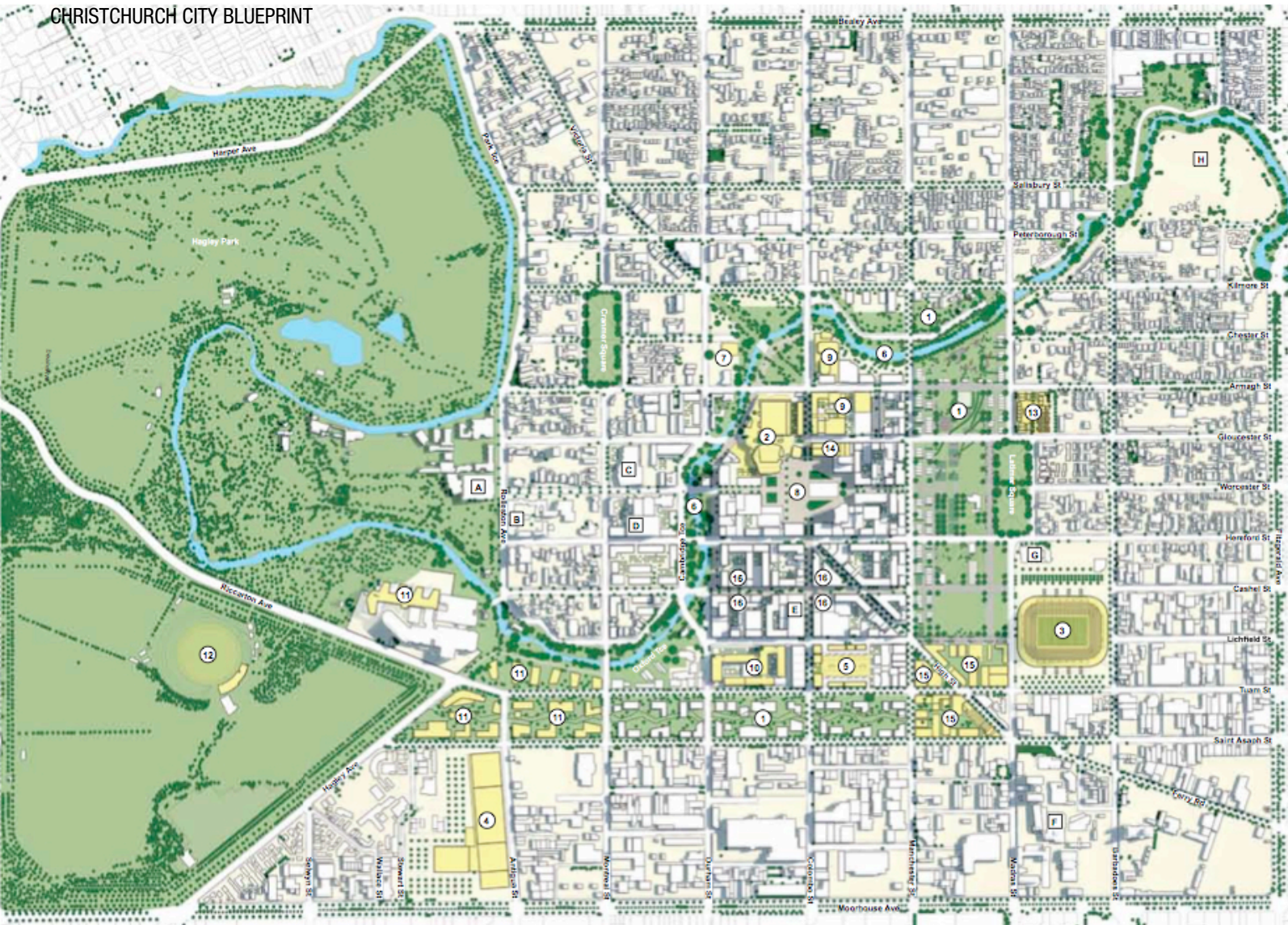
LONDON OLYMPICS



CHRISTCHURCH CITY BLUEPRINT



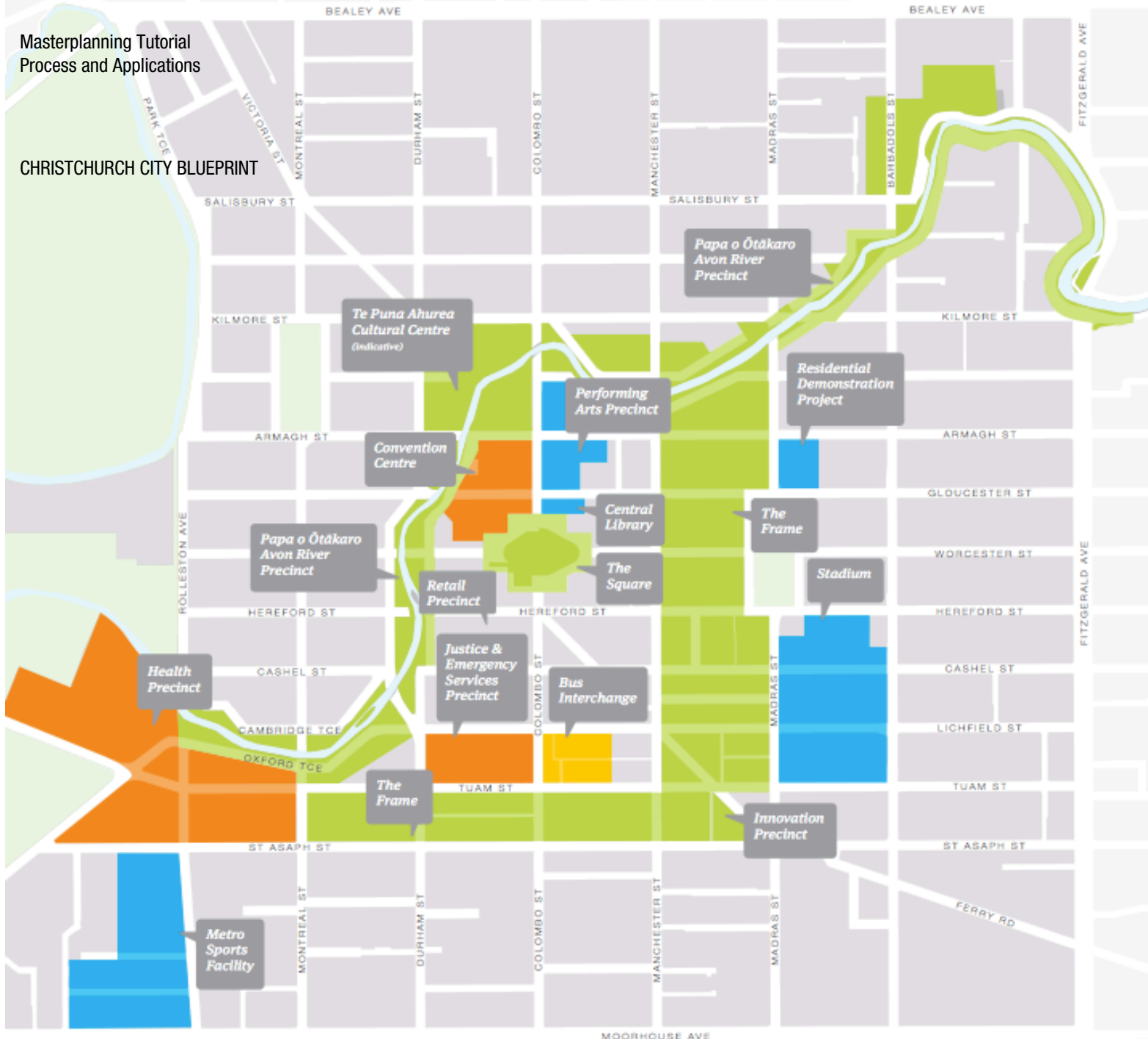
CHRISTCHURCH CITY BLUEPRINT



Blueprint Plan Key

1	The Frame
2	Convention Centre Precinct
3	Stadium
4	Metro Sports Facility
5	Bus Interchange
6	Papa o Ōtākaro/Avon River Precinct
7	Te Puna Ahurea Cultural Centre (indicative site)
8	The Square
9	Performing Arts Precinct
10	Justice and Emergency Services Precinct
11	Health Precinct
12	Cricket Oval
13	Residential Demonstration
14	Central Library
15	Innovation Precinct
16	Retail Precinct
A	Canterbury Museum
B	Arts Centre
C	Christchurch Art Gallery
D	CCC Civic Offices
E	Ballantynes
F	CPIT Campus
G	Temporary Cathedral
H	Possible Future Park

CHRISTCHURCH CITY BLUEPRINT



SCOPE

- Vision statements; a document that captures the design intent of the Masterplan
- Planning and Design Controls; these are written documents that capture in words the logistical intent of the Masterplan.
- Volumetric controls; limiting the scale, height and bulk of the building envelope for individual sites within the Masterplan
- Site Yield, Cover and Plot Ratio calculations; these also control the bulk and scale of the building on the site and are used to provide greater flexibility for the built outcome
- Setbacks and Volumetric Limitations; these establish connectivity and the form and scale of open space throughout the Masterplan,
- Zoning and Land Use Arrangements; designating the anticipated uses for various sites within the Masterplan,
- Infrastructure arrangements; including Road Sections that establish zones for services (drainage, sewer, power, data, telephone, lighting, irrigation), and zonings for major plant within the Masterplan, and possibly key approaches to supply of power and cooling to the site,
- Sightline controls; to establish the network and connectivity of key design and heritage elements within open space networks,
- Traffic management and Logistics; Road Networks, parking configurations and volumes, individual site access, logistics (waste and goods management), and
- Water Management; including flooding and storm event catchment studies, site drainage and overland flow.

CONSULTANTS

- Town Planner: To develop Planning Instruments as are relevant to statutory controls for development, and also to control development of individual lots as required by the intent of the Master plan
- Traffic Engineer: Traffic Management, Design Vehicles and Vehicle Movement, Parking Design and Setout, Vehicle Movement Controls
- Landscape: Pavements and Paths, Soft scaping, Irrigation
- Security: Site Security Controls
- Logistics: Waste Management and Goods Loading
- Geotechnical Engineer: To develop an understanding of soil types within the site as is required to progress the Structure Design
- Civil Engineer: Road Design and Surfacing, Kerbs and Channels, Site Drainage (underground and overland), water catchments, connections with existing mains infrastructure, site retention and site levels
- Electrical Engineer: Site Power, Data, Lighting, Solar and alternative power sources, electrical distribution and infrastructure design
- Hydraulic Engineer: Water Supply and Return (Potable, Grey), Sewer and Treatment
- Hydrologist: Water Tables, In Ground Water Flows and Hydrostatic Pressures, Flooding and Flood Catchments

ANALYSIS

- Site Levels and Topography
- Site Drainage; Overland Flow, Flooding, Catchments, Release of Water from the site
- Site Geology and Stability; in ground soil and rock conditions
- Existing Remnant and Substantive Flora and Fauna, or Ecological Networks
- Microclimate; Sun angles and Paths, Ambient Conditions (Temperature, Humidity), Local Winds
- Fire Hazard; for example Bushfire
- Existing Structures; either to be demolished or retained, can include heritage elements to which special controls might relate
- Existing Linkages; either within or at the edge of the project Site, and including the larger framework of connectivity to which the Site must relate
- Existing Infrastructure; Transport (car, bus, train, pedestrian, bicycle and other), Engineering Services

OPPORTUNITY

- Infrastructure Improvements; Future, committed infrastructure developments
- Existing facilities; proximate and relevant existing facilities that might integrate to or be in synergy with the Masterplan Vision
- Planning Changes; Draft or Anticipated updates to Statutory Planning Controls that may benefit or hinder the Proposal
- Partner Projects; proximate or adjacent, separate projects, either commenced or planned, that might integrate and enhance the Masterplan Vision
- Ecological Factors; that might, if enhanced or protected, contribute to improved site amenity
- Site Legibility; existing site or local 'markers' that enhance legibility and orientation for the site, or perhaps relate to and enhance the intended identity of the site under the Masterplan Vision

VISIONING

- Word-smithing; using words to generate a sense of the project, either in terms of meaning, or spatial quality, textures and materiality, etc, whatever might be helpful to describe in order to better articulate the designer's requirements for this design proposal,
- Precedents; looking for similar or inspirational projects that can be used as a referent to the Project. Where referent projects are used, it is important to be very clear about what is relevant about the referent project to the Design, it is not possible to emulate a vibe or sensitivity, rather the process of articulating the relevance of other projects is a way to enhance an understanding of the Designers aspiration's for this Project,
- Key Images; can be drawn from a range of sources but describe a potential and particular quality, amenity or functionality opportunity for this Design Proposal,
- Formative; using gestural or abstract expressions, through drawings, paintings, digitisations, or other artwork, to convey a desirous quality of this Design proposal. Equally existing artworks or even literature can be used to draw out ideas as might be relevant to this Design proposal,
- History; using site or other components of history as can be inferred are relevant to this Design Proposal
- Context; as per history looking at the site context to draw out issues or ideas that might be relevant to this Project, and
- Theory; using contemporary or historic design or social theory to generate a narrative for this Project (I note that sometimes this 'policy-making' replicates the thinking that may have already been done by a Client, and sometimes constrains rather than enables the creative process).

DESIGN 'TOOLS'

- Site Mix and Functional Zonings
- Site Dimension and workability for Proposed Uses
- Structure of the design proposal; links and nodes
- Height and Mass
- Traffic Flow and Management Strategies
- Road Widths and Road Hierarchy by Type
- Site Infrastructure Design Control
- Heritage Elements and Context
- Open Space network
- Existing Context and Networks
- Key Views and Site Orientation and Legibility
- Artworks and Flexible Spaces
- Health and Lifestyle factors
- Solar access and Breezes
- Walkability and Permeability
- Privacy and Personal Amenity
- Scalability of Spaces and Accessibility Factors
- Security and Casual Surveillance
- Acoustics, Reflectivity and Shading Effects
- Water Management
- Waste Management and Loading
- Alternative Energy Sources
- Green Roofs and Permaculture
- Ecology and Green Space Amenity

Masterplanning Tutorial
Process and Applications

HOWARD SMITH WHARF

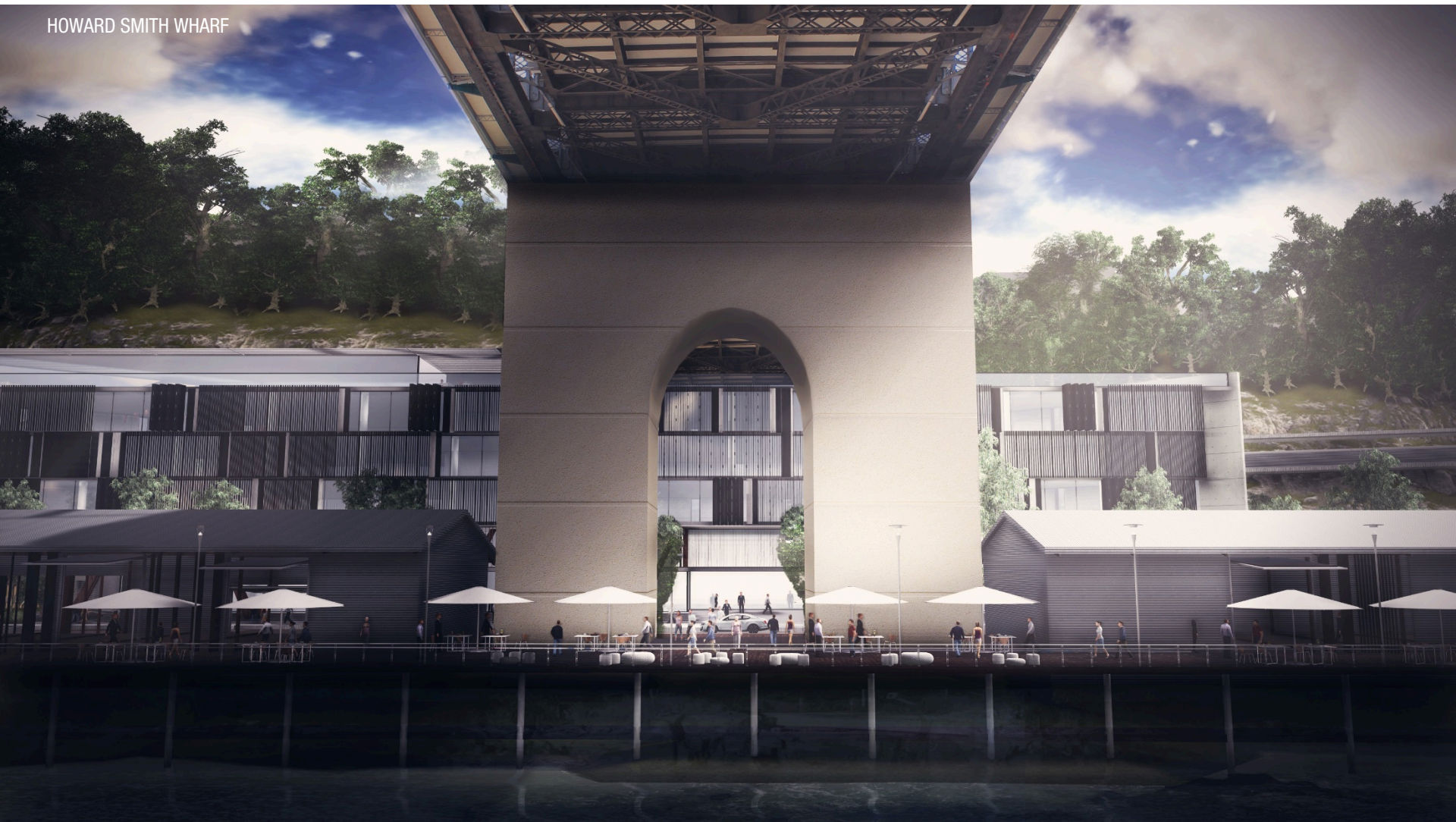


HOWARD SMITH WHARF



Masterplanning Tutorial
Process and Applications

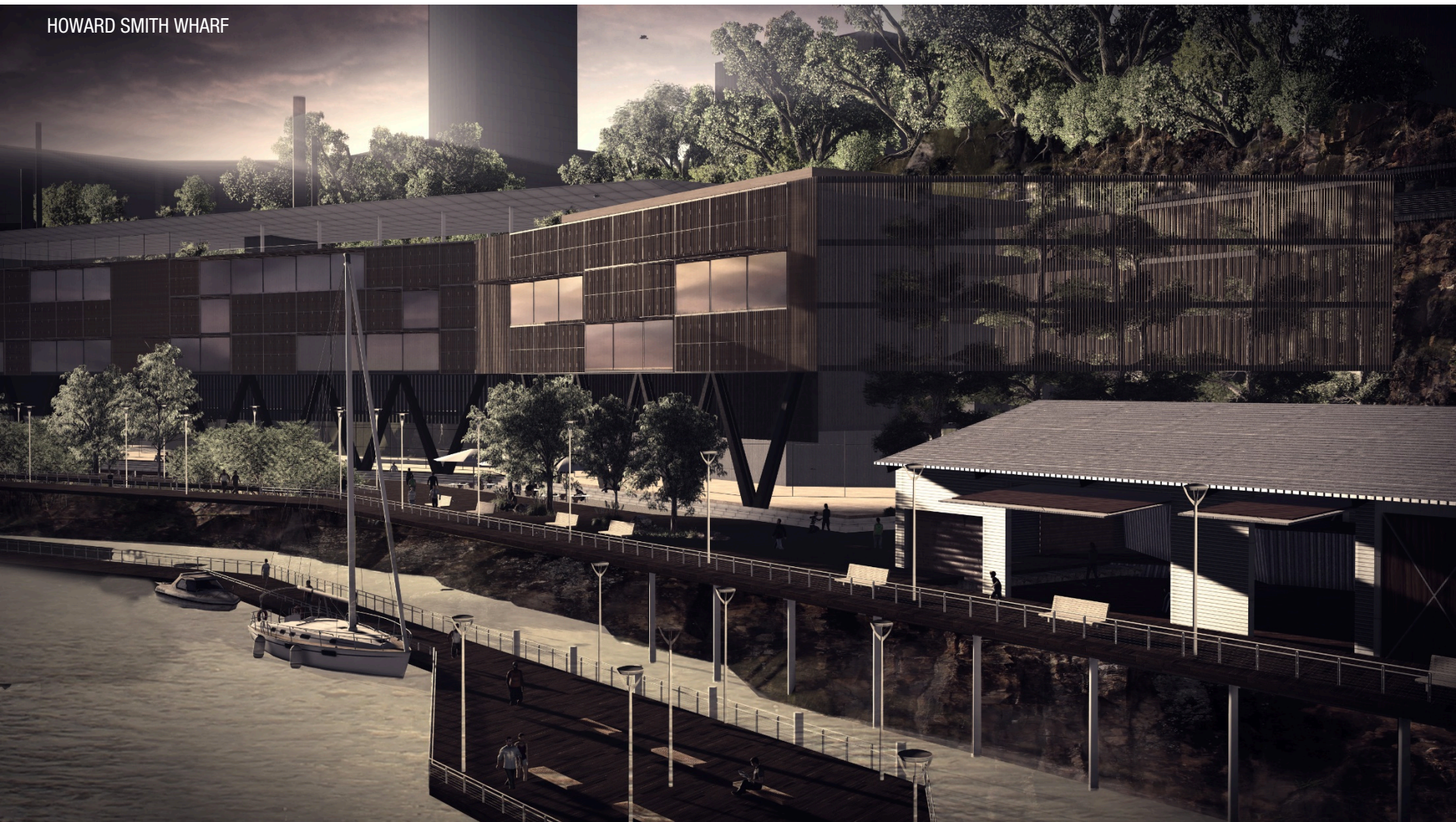
HOWARD SMITH WHARF



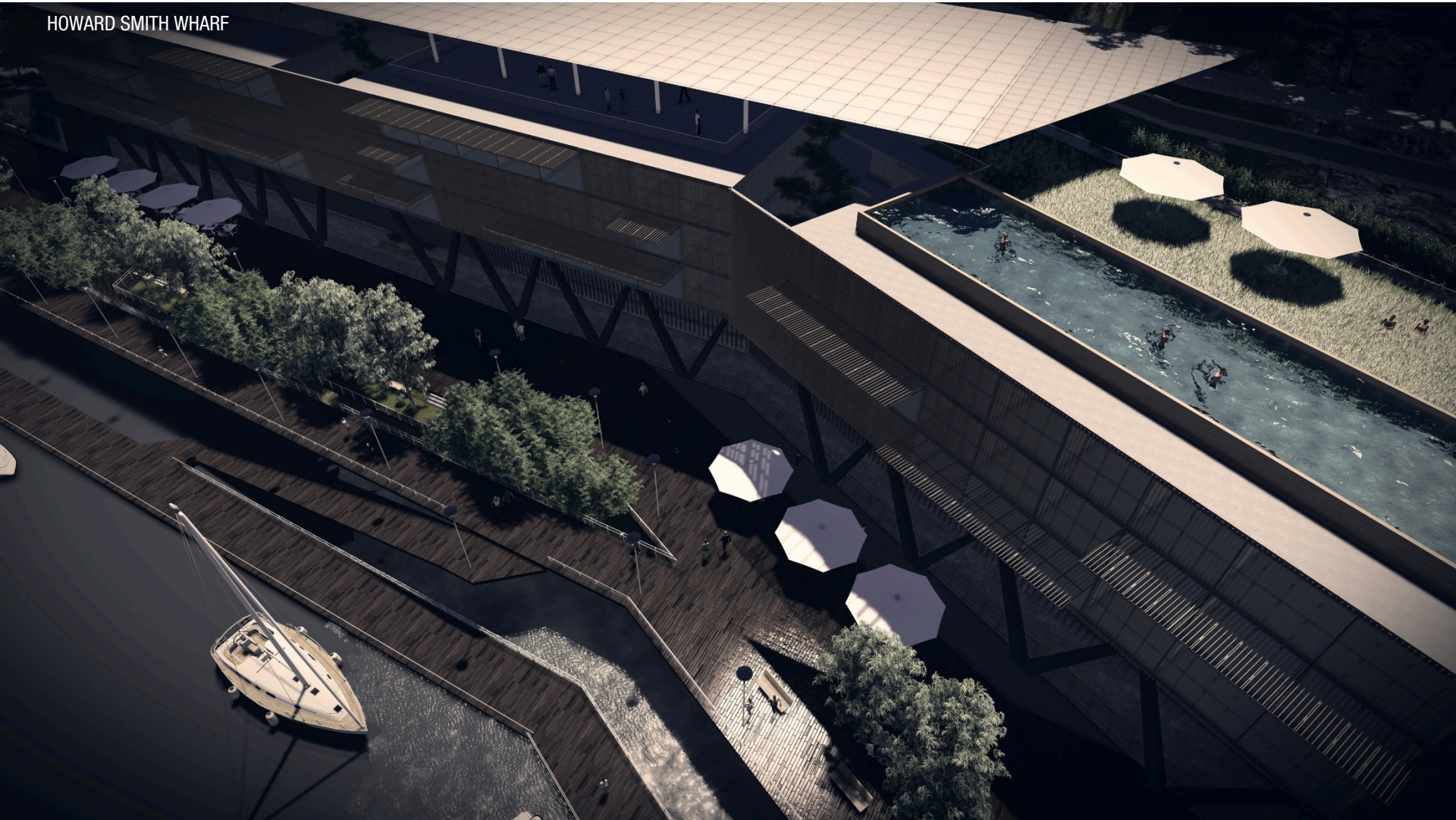
HOWARD SMITH WHARF



HOWARD SMITH WHARF

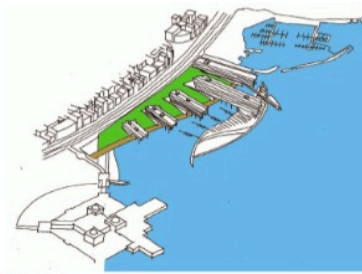


HOWARD SMITH WHARF

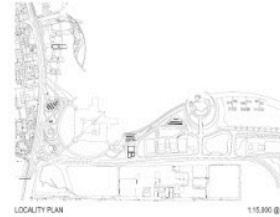


Masterplanning Tutorial Process and Applications

CHENGDU NEW TOWN



CONCEPT SKETCH



LOCALITY PLAN 1:15,000 @ A1

EAST MARINA IS A PUBLIC DESTINATION 100% OF THE LENGTH OF THE SHORELINE IS A PUBLIC PEDESTRIAN PROMENADE AND OVER 70% OF THE LAND BEHIND THE PROMENADE IS PUBLIC PARKLAND.

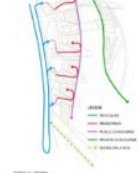
EAST MARINA IS A LIFESTYLE ENTERTAINMENT DESTINATION OFFERING AN EXCITING RETAIL BASED ENTERTAINMENT COMPLEX WITH CINEMAS, RESTAURANTS, CLUBS, THEMED RECREATION AND RETAIL VENUES, LINKED BY SKYLIGHTS AND WADI-LIKE CANYONS TO THE PARKLAND ABOVE AND THE BOARDWALK PROMENADE.

EAST MARINA IS ANCHORED BY A UNIQUE RESORT HOTEL, ACTING AS A BRIDGE TO AN EXCLUSIVE PRIVATE ISLAND, OFFERING A RANGE OF SOCIAL AND RECREATIONAL ACTIVITIES (MARINA, BEACH AND SWIMMING LAGOON, PRIVATE CLUB ETC).

EAST MARINA OFFERS A NUMBER OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITIES THROUGH A SERIES OF LOW RISE PIER BUILDINGS THAT ALLOW RESIDENTS AND USERS TO ENGAGE IN THE LIFESTYLE AND OPEN SPACE OPPORTUNITIES, WHILST HAVING SEPARATED ACCESS FOR SECURITY AND PRIVACY.

EAST MARINA RESPECTS THE SCALE AND PROMINENCE OF THE NEARBY NATIONAL ASSEMBLY THROUGH RESTRAINED BUILDING HEIGHTS AND RECOGNITION OF VIEW CORRIDORS.

EAST MARINA IS DESIGNED TO GIVE THE BAHRAIN WATERFRONT A BALANCE OF PUBLIC AMENITY AND PRIVATE OPPORTUNITY IN AN INTEGRATED DEVELOPMENT THAT IS INSPIRED BY NATURE: HILLSIDES, WADI CANYONS AND SHORELINES.



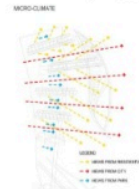
CIRCULATION



OPEN SPACE



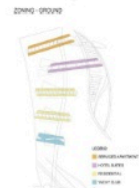
MICRO CLIMATE



VIEWS



ZONING - GROUND



ZONING - UPPER



GROUND FLOOR PLAN 1:200 @ A1



UPPER LEVEL PLAN 1:200 @ A1



SECTION AA 1:100 @ A1



SECTION BB 1:1000 @ A1

CHENGDU NEW TOWN



001

THE DESIGN PROPOSES THE IMPOSITION OF LONG, GROUND-SCRAPER TYPE BUILDINGS OVER A ZONE OF ACTIVATED TERRAIN. THE CONCEPTS BUILDS ON THE TYPICAL USE OF CORNICE ZONES AS PLACES OF REPOSE AND CASUAL RELAXATION, BY PROVIDING VAST SHADED AND OPEN PARKLAND ENVIRONMENTS, ACTIVATED RETAIL PRINCIPALS AND VARIOUS HABITATION OPTIONS ARE SEAMLESSLY INTEGRATED INTO THE LANDSCAPE CONCEPT.

THE GROUND-SCRAPER BUILDINGS ORIENT PERPENDICULAR TO THE MAJOR ROAD ALIGNMENT TO THE WEST, TO PRESERVE VIEWS TO THE WATER FROM WITHIN THE PARK AS WELL AS PROVIDING A DRAMATIC SERIES OF CIVIC MARKERS TO THE ROAD. THIS ORIENTATION ALSO PRESERVES THE VISUAL AND ENVIRONMENTAL CONNECTION BETWEEN THE CITY CENTRE AND THE WATERWAY.

THE WATERSIDE PROMENADE REMAINS THE KEY ORIENTATION DEVICE AND DESTINATION FOR USERS BUT VARIOUS OTHER TRAVEL ROUTES, BOTH IN THE OPEN AND UNDERCOVER, ARE AVAILABLE. ZONES IN THE SOUTH OF THE PARKLAND ARE THE LEAST PRIVATE AND MOST OPEN TO PUBLIC USE AND ENJOYMENT, WHILE A SENSE OF EXCLUSIVITY IS IMPOSED UPON THE PARK SPACE IN THE NORTHWARD ZONES THAT INCLUDE HOTEL AND SERVICED APARTMENT FUNCTIONS. ALL THE WHILE THE ABILITY TO TRAVERSE THE ENTIRE PARK IN A NORTH-SOUTH DIRECTION IS PRESERVED.

THE ARRIVAL SEQUENCE IS CAREFULLY CONSIDERED TO REFLECT THE CUSTOMARY USAGE PATTERN IN VISITING A CORNICE. PROTECTING THIS CIVIC VALUE ENSURES ITS VALUE TO THE PUBLIC AND IMPORTANCE AS A DESTINATION IS ENHANCED. THE ESSENTIAL NATURE OF PARKLAND IS OF OPEN, NON-DETERMINISTIC SPACE THAT ALLOWS FOR A RANGE OF CASUAL AND SPONTANEOUS HUMAN USAGE AND INTERACTION. THIS QUALITY IS NOT DIMINISHED AND IN FACT IS THE CORNERSTONE OF THE SCHEME. OTHER USES ARE INTEGRATED INTO THE CONCEPT BUT ARE SUBSERVIENT TO THIS ESSENTIAL ASPECT OF PARKLAND AND ITS COMMUNITY VALUE.

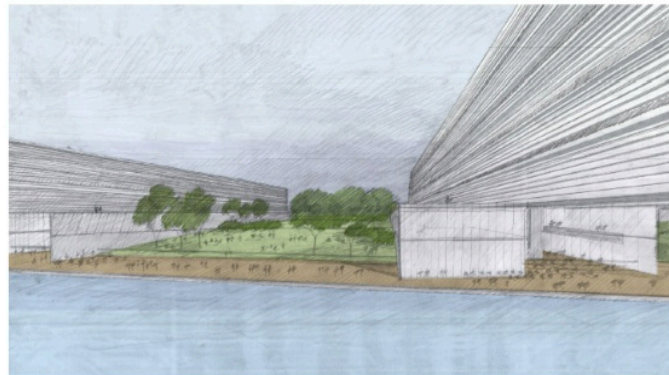
THE GROUND PLANE FEELS UP FROM THE PROMENADE LEVEL OVER RETAIL SPACES TOWARDS THE ROADWAY, ALLOWING FOR ACTIVATED USES TO BE INSTALLED BELOW THE GROUND PLANE 'SKIN', WITHOUT OVERLY IMPOSING ANY BULK OR VOLUME WITHIN OPEN PARKLAND SPACES. THESE GROUND SCRAPER BUILDINGS CUT THROUGH THIS 'SKIN' AS BLADES, CREATING SHELTERED 'MAD' ZONES PARTLY SUBMERGED BELOW THE NEW GROUND PLANE AND PROVIDING A PLACE OF COOL REPOSE FOR PARK USERS.

WITHIN THE GROUND SCRAPER BUILDINGS, LONG NATURALLY VENTILATED INTERNAL VOID SPACES RUN THROUGH THE ENTIRE LENGTH OF EACH GROUND SCRAPER, WHICH PROVIDE FOR DESTINATION MARKERS FROM THE ROADWAY AND FOR EASY PASSAGE OF USERS TO THE WATERSIDE PROMENADE.

THESE ACT AS A SERIES OF SPINES THROUGH THE MASTER PLAN PARK CONCEPT AND ALLOW FOR USERS ARRIVING AT THE SITE TO BE ORIENTED TOWARDS THE WATER AND FILTER THROUGH THE RETAIL SPACES IN ORDER TO REACH THEIR DESTINATION. THESE ALSO PROVIDE A VISUAL LINK BETWEEN PLAZA, PARK AND RESIDENTIAL ZONES AND PERMIT SOLAR ACCESS TO PLAZA SPACES BELOW.

THESE GROUND SCRAPERS ARE EXPRESSED AS LONG, ELEGANT STRUCTURES WITH CAREFUL AND CONTROLLED EXPRESSION OF PENETRATION AND SHADING DEVICES TO REFLECT THE ELONGATED AND HORIZONTAL FORM. THESE SIT ON ARTICULATED PLINths THAT ACT AS A VISUAL BASE FOR THE STRUCTURE AS WELL AS PROVIDING FOR RETAIL ACTIVITIES BELOW.

BUILDING HEIGHTS OF THE GROUND SCRAPERS RESPECT THE PROMINENCE OF THE PROPOSED NATIONAL ASSEMBLY BUILDING IN THE MASTER PLAN. DROPPING IN HEIGHT THE CLOSER THEY ARE IN PROXIMITY TO THIS STABLE BUILDING. BUILDINGS ALSO STAGGER IN LENGTH AWAY FROM THE PROPOSED NATIONAL ASSEMBLY BUILDING, TO FURTHER HEIGHTEN THIS BUILDING'S PROMINENCE AND PRIDE OF PLACE WITHIN THE OVERALL SPATIAL HIERARCHY OF THE MASTER PLAN.



002



LANDSCAPE



CONTEXT



CORNICE

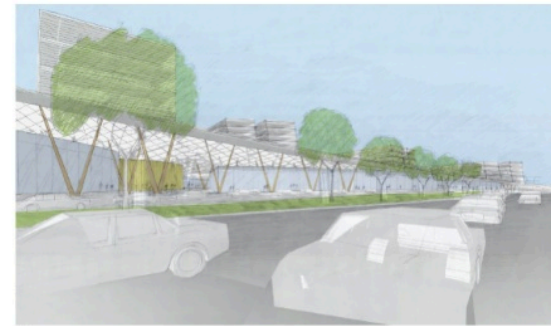
CHENGDU NEW TOWN



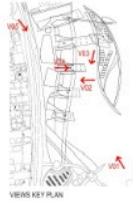
V03



V04



V05



VIEWS KEY PLAN



GRANDSCAPER



RESIDENTIAL



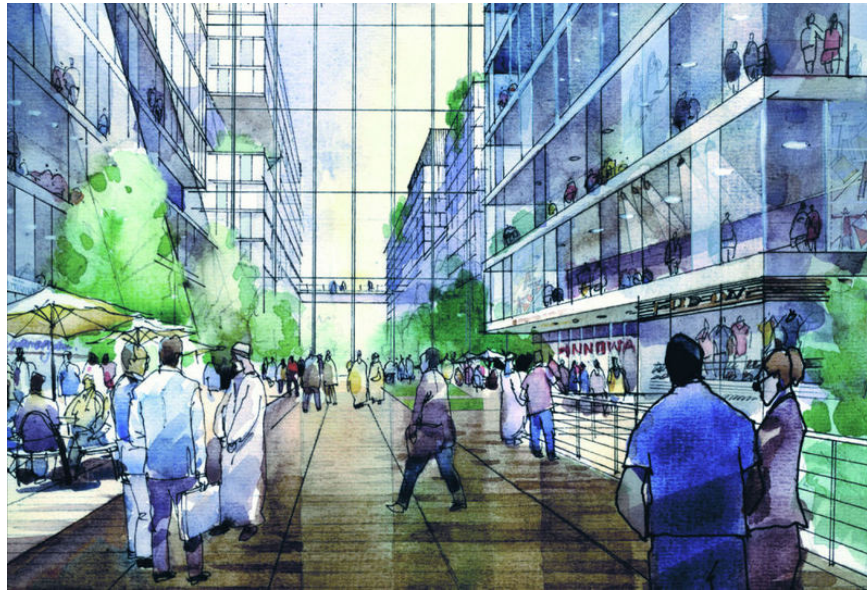
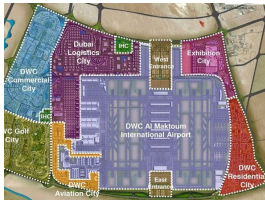
RETAIL



PARKSCAPE



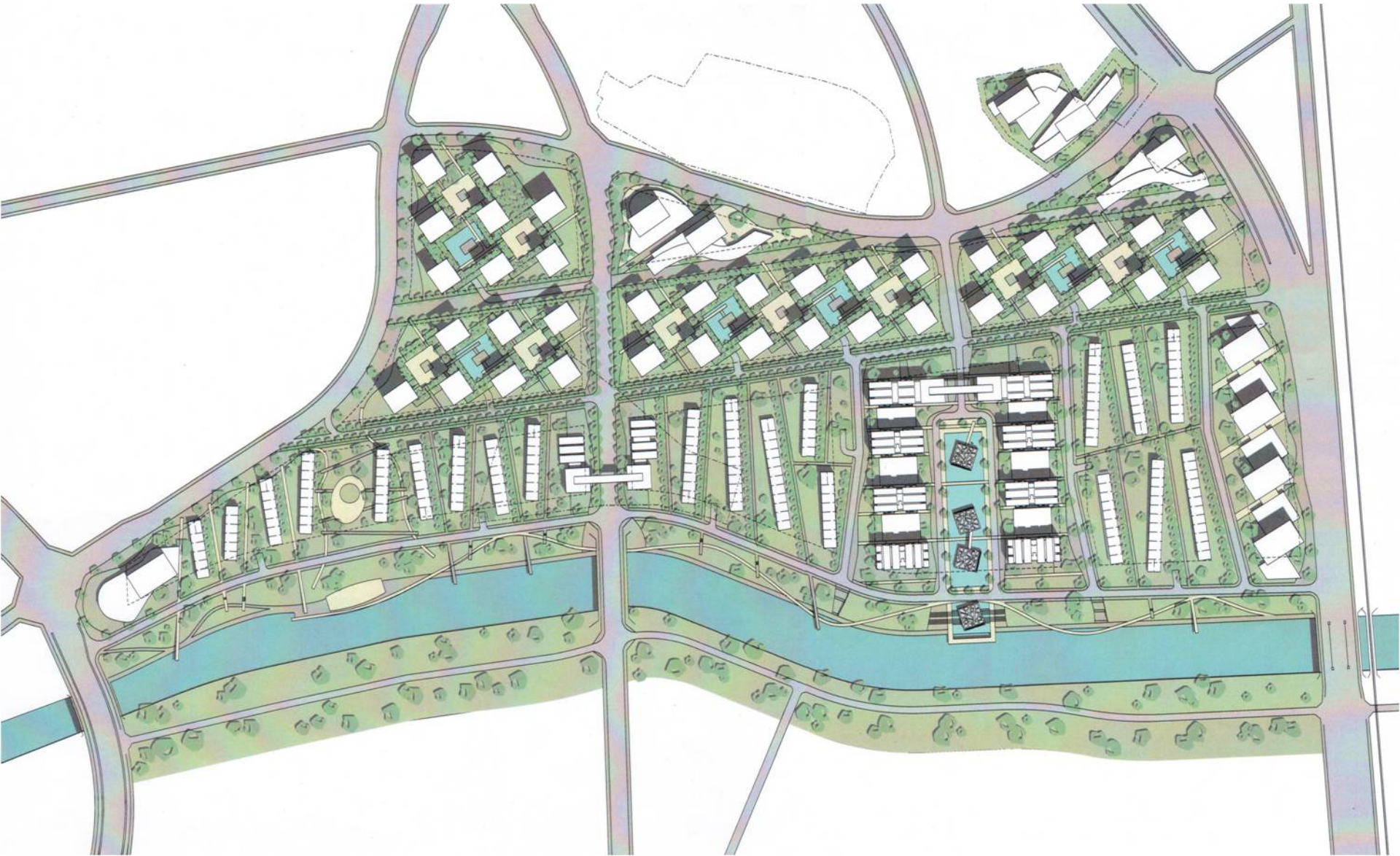
JEBEL ALI AIRPORT EXHIBITION CITY



DUBAI FESTIVAL CITY

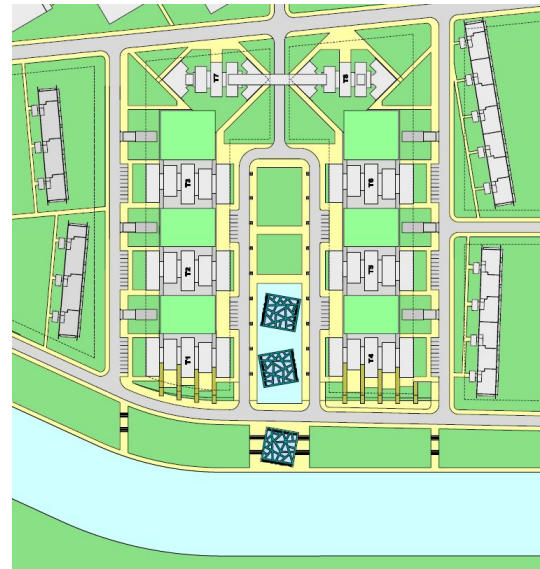
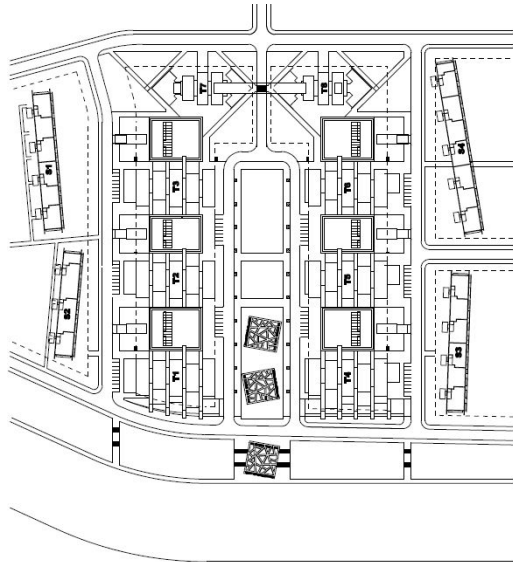


CHENGDU NEW TOWN



Masterplanning Tutorial
Process and Applications

CHENGDU NEW TOWN

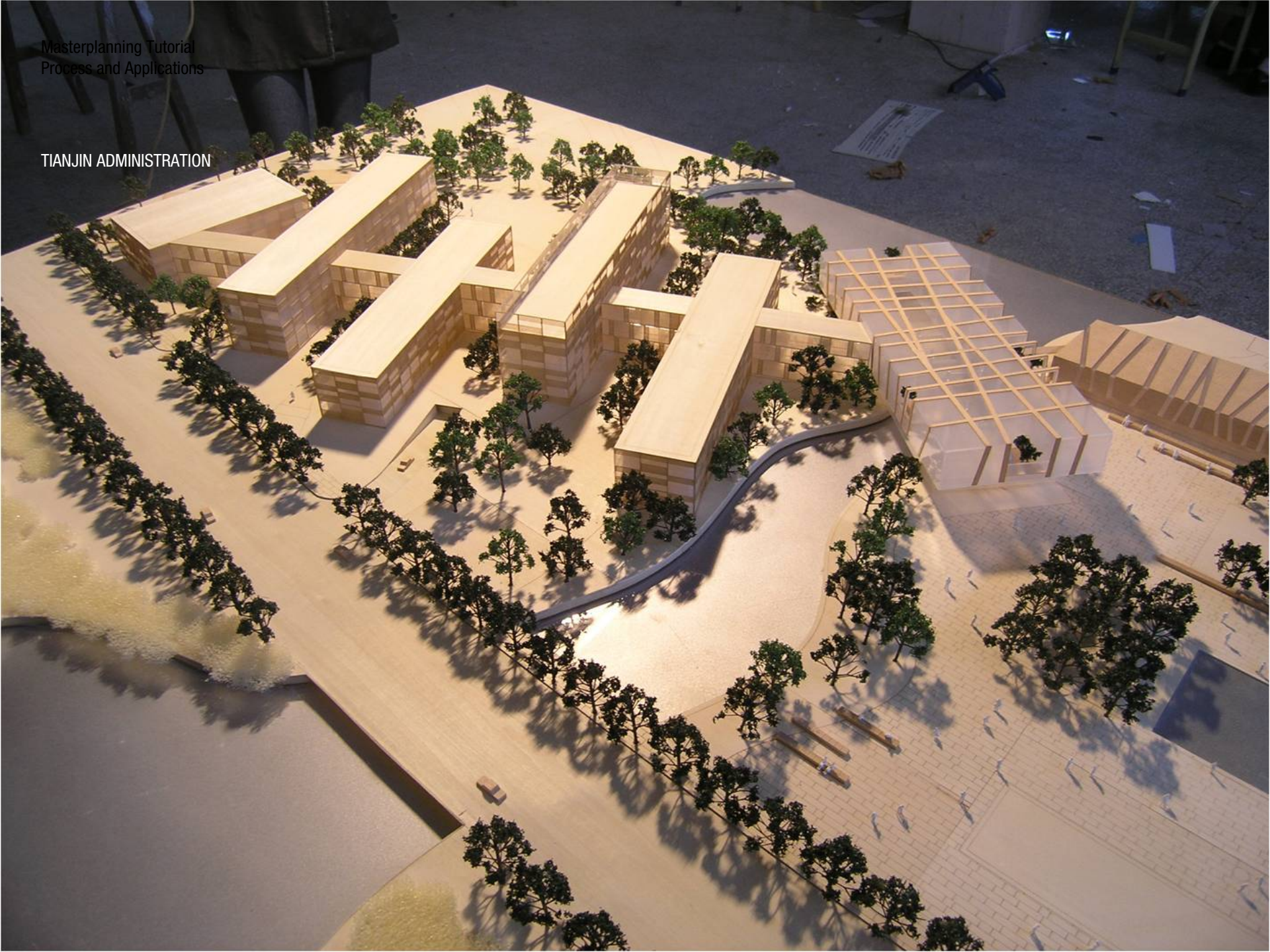




TIANJIN ADMINISTRATION



TIANJIN ADMINISTRATION



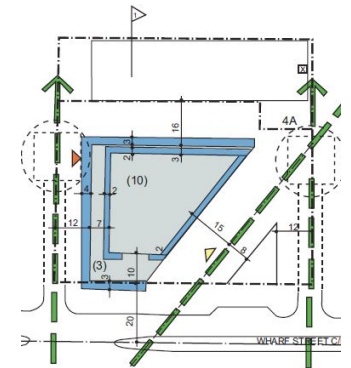
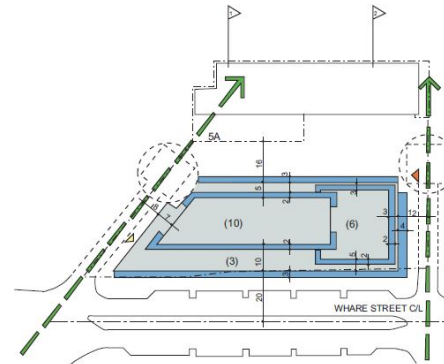
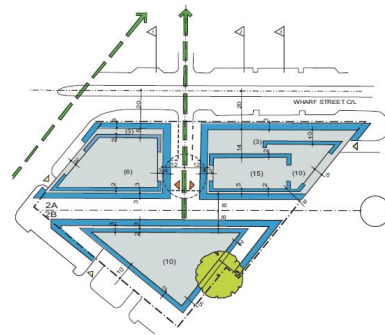
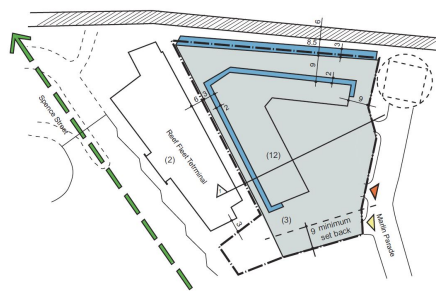
TIANJIN ADMINISTRATION





Masterplanning Tutorial
Process and Applications

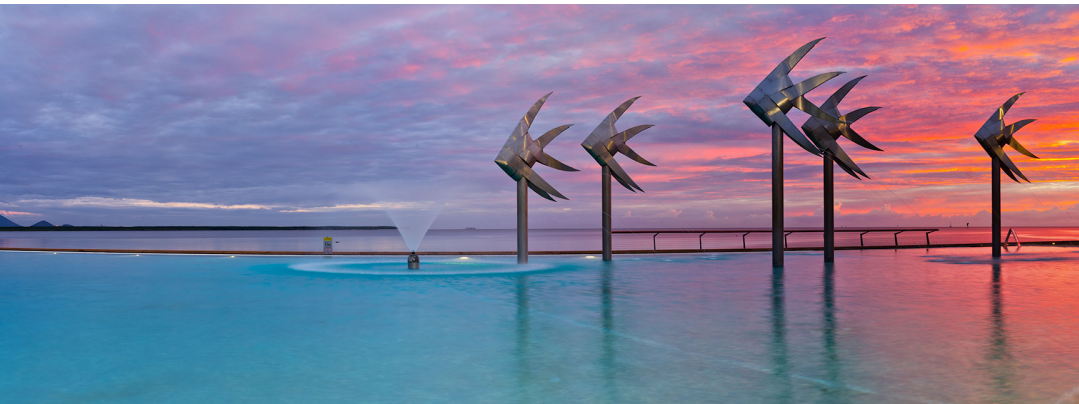
CAIRNS CITYPORT



CAIRNS CITYPORT



CAIRNS ESPLANADE



CURRUMBIN CREST

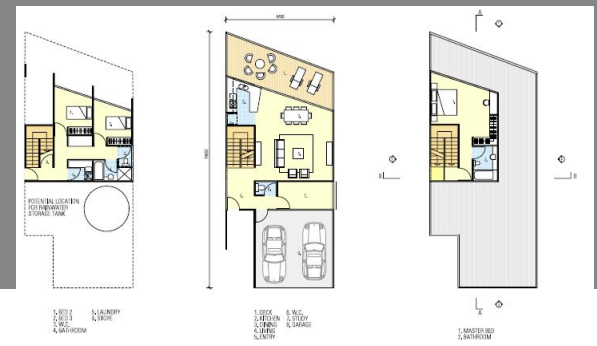
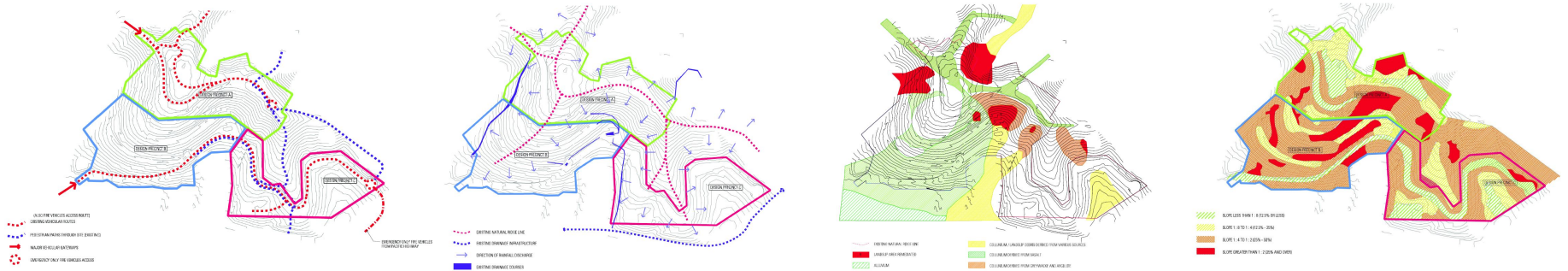


CURRUMBIN CREST



Masterplanning Tutorial Process and Applications

CURRUMBIN CREST



TEDA TOWN, TIANJIN



TEDA TOWN, TIANJIN

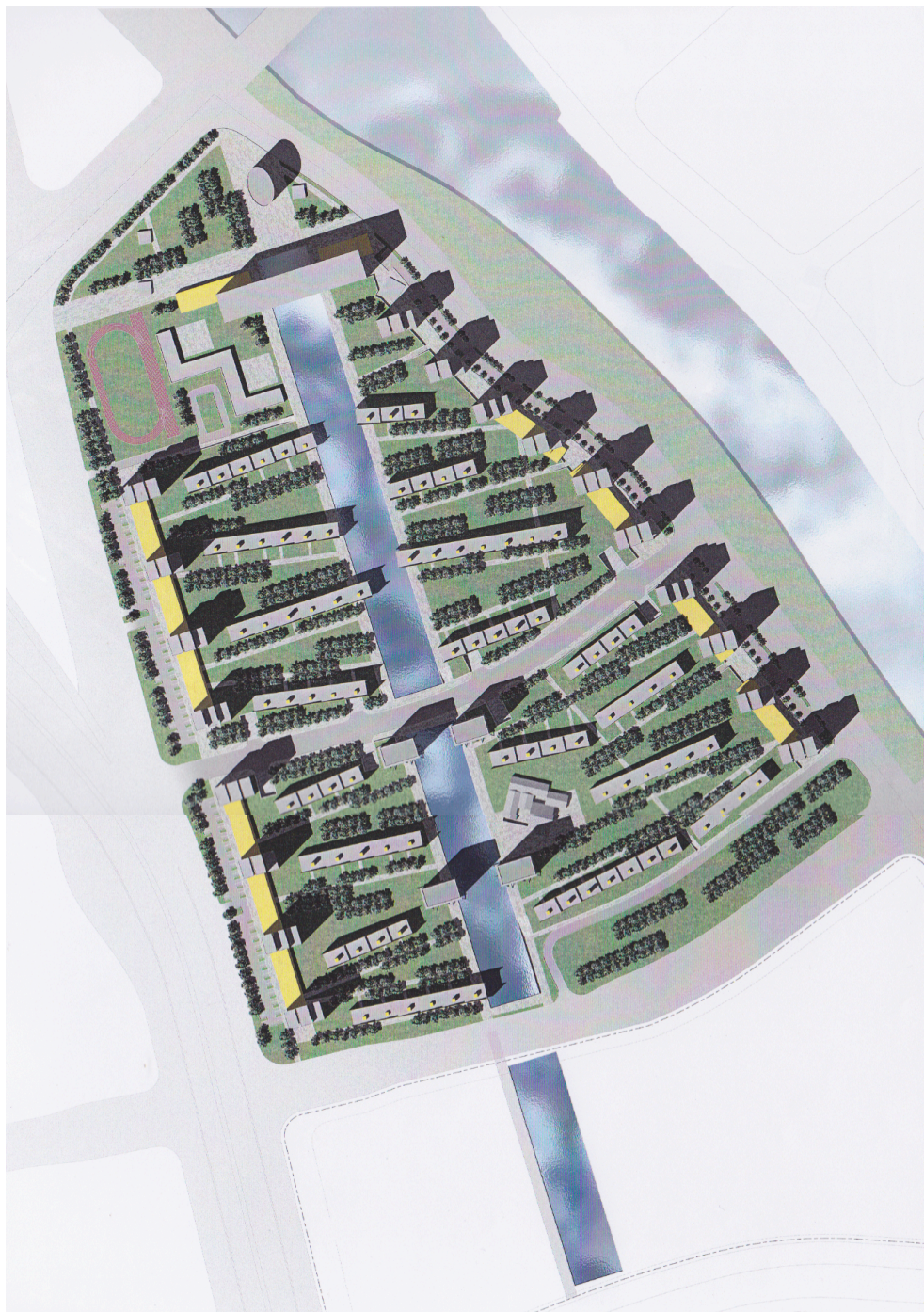


TEDA TOWN, TIAN JIN



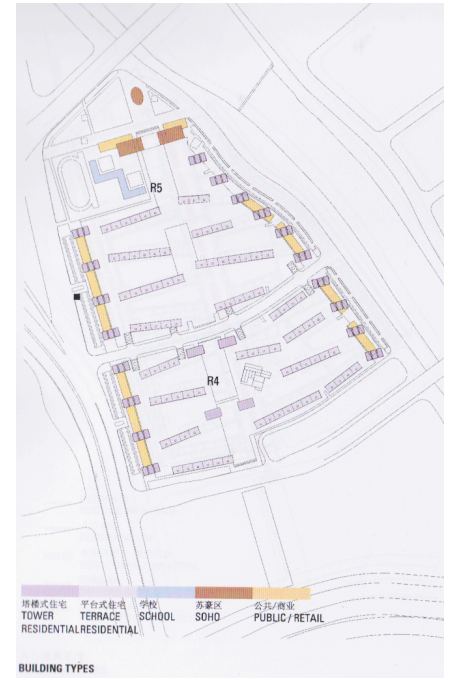
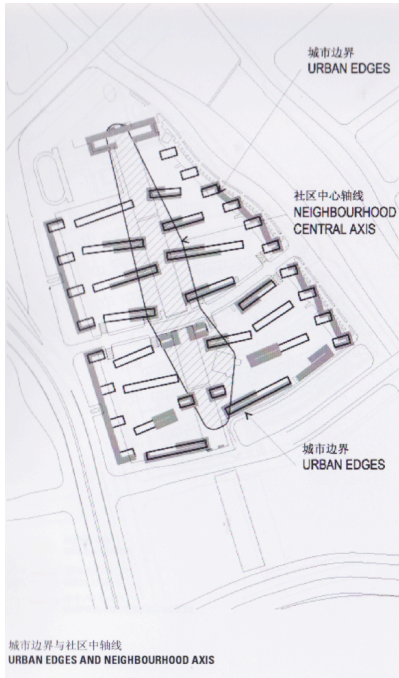
Masterplanning Tutorial
Process and Applications

TEDA TOWN, TIANJIN



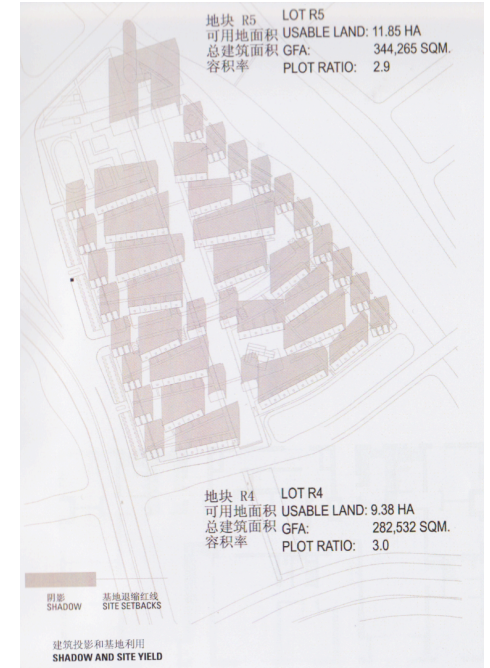
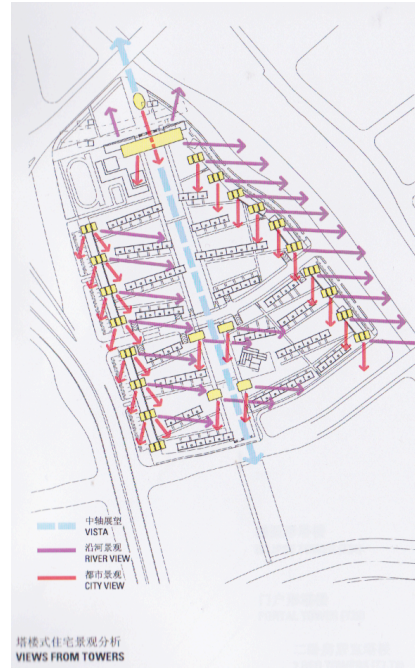
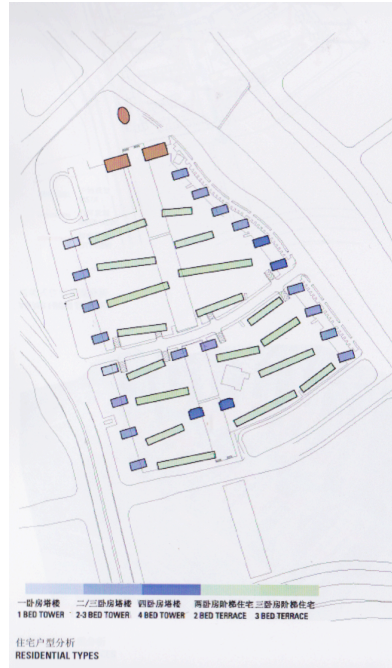
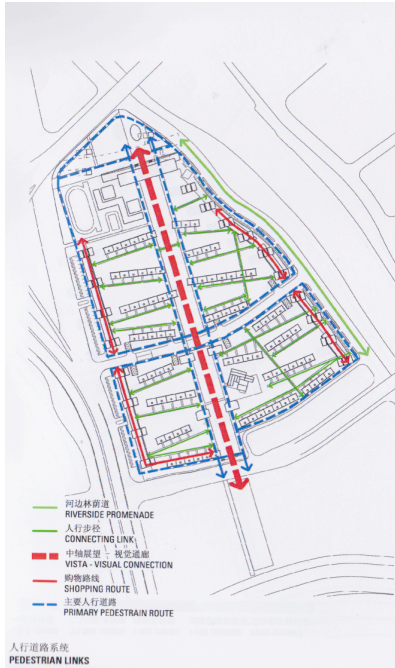
Masterplanning Tutorial Process and Applications

TEDA TOWN, TIANJIN

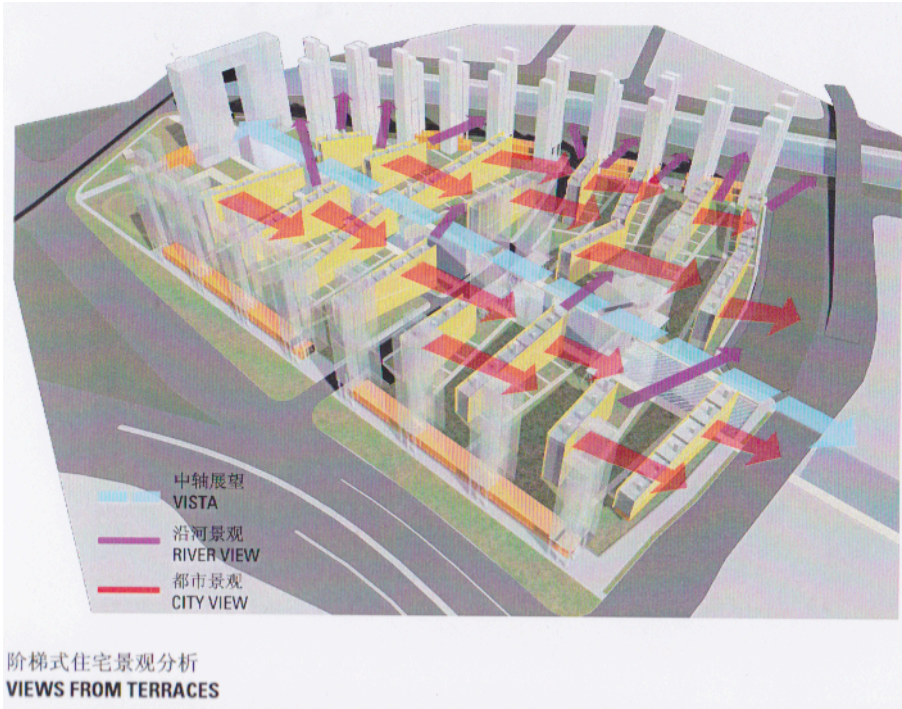


Masterplanning Tutorial Process and Applications

TEDA TOWN, TIANJIN



TEDA TOWN, TIANJIN



控制指标 Developmental Controls

地块 R4	Lot R4	
总用地面积	Total Land Area	14.12 ha
可用地面积	Usable Land Area	9.38 ha
容积率	Plot Ratio	3.0
总建筑面积 (地上部分)	Total GFA (above ground)	281,400 m ²
住宅楼	Residential Buildings	271,400 m ²
公共建筑	Public Buildings	10,000 m ²
最小绿化率	Minimum Green Space: 30%	2.814 ha
距道路退缩	Boundary Setbacks from	
Roadways		
北	North	6 m
南	South	10 m
西	West	20 m
高度控制 (距屋顶面)	Height Limit (measured to rooftop)	100 m
采光间距退缩率	Solar Access Setback Ratios	
框架楼之间	Between Slab Blocks	1:1.5 x 阶梯住宅高度 Terrace Height
塔楼之间	Between Towers	1:1.5 x 塔楼住宅宽度 Tower Width
停车位	Carparking	每户 0.8 Unit

地块 R5	Lot R5	
总用地面积	Total Land Area	16.34 ha
可用地面积	Usable Land Area	11.82 ha
容积率	Plot Ratio	2.9
总建筑面积 (地上部分)	Total GFA (above ground)	344,000 m ²
住宅楼	Residential Buildings	313,000 m ²
公共建筑	Public Buildings	31,000 m ²
最小绿化率	Minimum Green Space: 30%	3.546 ha
距道路退缩	Boundary Setbacks from	
Roadways		
北	North	20 m
南	South	6 m
西	West	10 m
高度控制 (距屋顶面)	Height Limit (measured to rooftop)	100 m
采光间距退缩率	Solar Access Setback Ratios	
框架楼之间	Between Slab Blocks	1:1.5 x 阶梯住宅高度 Terrace Height
塔楼之间	Between Towers	1:1.5 x 塔楼住宅宽度 Tower Width
距地铁退缩	Subway Setback	
至地铁站中心线	From Centreline of Station	22 m
至地铁铁轨中心线	From Centreline of Tracks	15 m
停车位	Carparking	每户 0.8 Unit

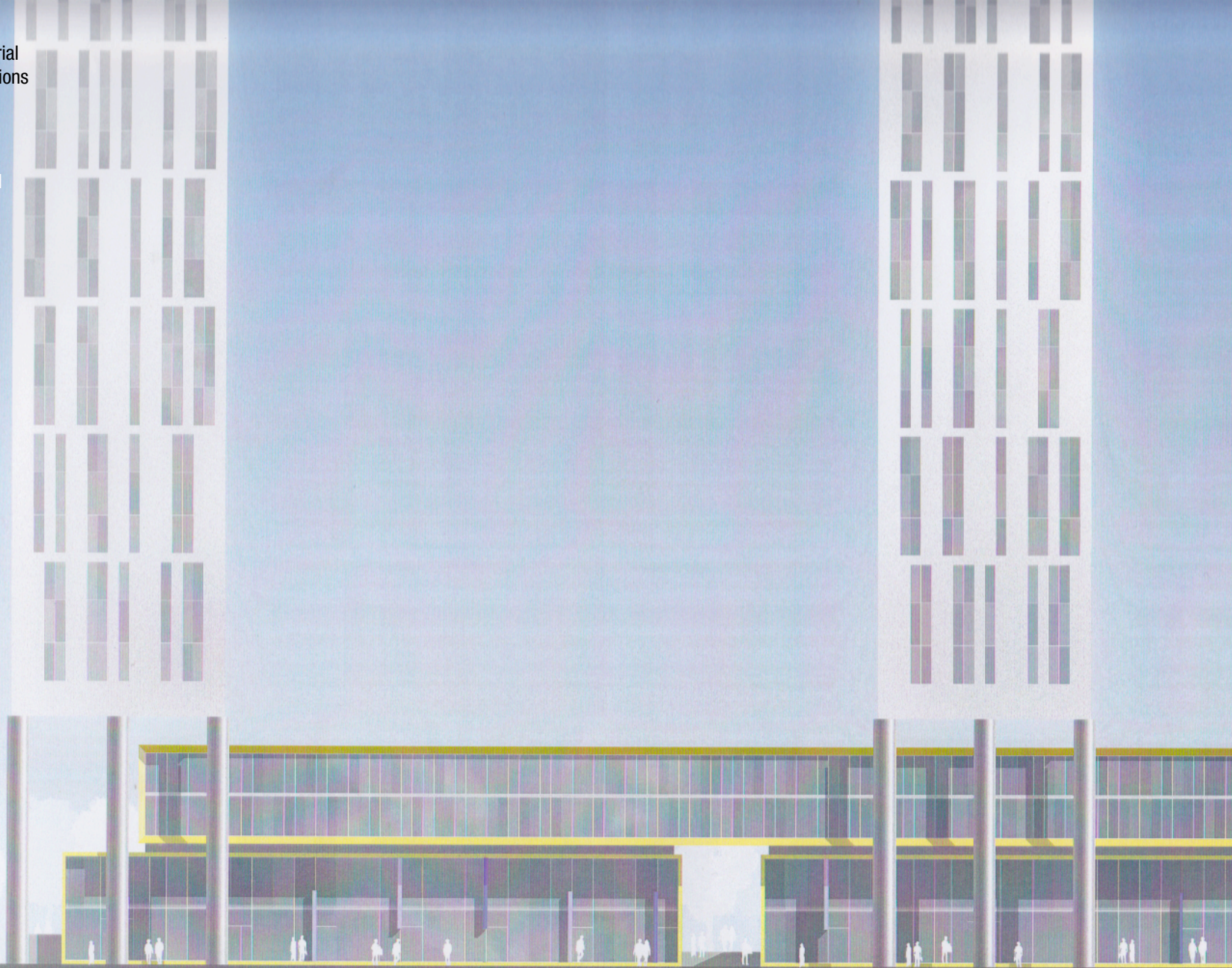
设计指标 Developmental Proposal

地块 R4	Lot R4	
总用地面积	Total Land Area	14.12 ha
可用地面积	Usable Land Area	9.38 ha
设计容积率	Achieved Plot Ratio	3.0
总建筑面积 (地上部分)	Total GFA (above ground)	282,532 m ²
住宅楼面积	Proposed Residential Buildings	269,050 m ²
公共部分面积	Proposed Public Buildings	13,482 m ²
绿地面积	Proposed Green Space:	6.0 ha
住宅套数	No. Apartments	2105
车位数	No. Car parks	1680

地块 R5	Lot R5	
总用地面积	Total Land Area	16.34 ha
可用地面积	Usable Land Area	11.82 ha
设计容积率	Achieved Plot Ratio	2.9
总建筑面积 (地上部分)	Total GFA (above ground)	344,265 m ²
住宅楼面积	Proposed Residential Buildings	312,915 m ²
公共部分面积	Proposed Public Buildings	31,350 m ²
绿地面积	Proposed Green Space:	5.0 ha
住宅套数	No. Apartments	1815
车位数	No. Car parks	1450

Masterplanning Tutorial
Process and Applications

TEDA TOWN, TIANJIN



TEDA TOWN, TIANJIN



TEDA TOWN, TIANJIN



ROGER'S SKETCH

