**三亚市吉阳东片区城市设计方案国际征集  
资格预审公告**

**International Call for Proposals on Urban Design for Jiyang East Section of Sanya City**

**Announcement on Prequalification**

为贯彻落实习总书记“4·13”重要讲话、中央12号文件精神，围绕海南“三区一中心”的战略定位，按照市委、市政府《三亚市城市规划建设管理提升三年(2021-2023年)行动实施方案》的工作部署，以推动高质量发展和创造高品质生活为宗旨，提升三亚市吉阳东片区的城市综合服务功能，提升片区发展活力和核心竞争力，更好地塑造片区城市形象，科学谋划片区建设发展，提升城市居民生活幸福感，三亚市人民政府特此组织开展三亚市吉阳东片区城市设计方案国际征集活动。

The Sanya Municipal People's Government hereby organizes and carries out the International Call for Proposals on Urban Design for Jiyang East Section of Sanya City, in order to implement the guiding principles of General Secretary Xi's important speech made on "April 13" and Official Document No. 12 of the Central Government, and to put through the work deployment of the municipal Party Committee and the municipal government's *Three-year Action Implementation Plan for Improving Sanya's Urban Planning, Construction and Management (2021-2023)*", centering around Hainan's strategic positioning of "three sections and one center," with the purpose of promoting high-quality development and creating high-quality life, and with efforts to enhance the comprehensive urban service function of Jiyang East Section of Sanya City, to strengthen the vibrancy of growth and core competitiveness of the section, to better shape the urban image of the section, to scientifically plan the construction and development of the section, and to improve the happiness of urban residents.

吉阳东片区是三亚中心城区连接东部度假湾区和北部山地生态区的重要交通枢纽。本次城市设计方案国际征集通过汇聚全球智慧，聚焦三亚吉阳东片区，落实“山水林田湖草海”生命共同体理念，首次将国土空间全要素纳入城市设计范围，科学布局生产、生活和生态全域空间，将片区打造成为生态共享、产城融合、品质生活的美好家园。

Jiyang East Section is an important transportation hub connecting the eastern resort Bay area and the northern mountainous and ecological area in Sanya's city center. This International Call for Proposals on Urban Design will gather global wisdom to focus on Sanya's Jiyang East Section, and implement the concept of community of life featuring "mountains, waters, forests, fields, lakes and grassland and the sea", and for the first time, all components of national territory and space have been included into the scope of urban design, where a scientific layout of production, the entire living and ecological space will turn the section into a beautiful homeland with shared ecological resources, integrated production and city, and of high quality life.

本次方案征集采用公开征集的方式进行，邀请国内外具有相关规划设计经验的设计机构报名申请应征，第一步通过资格审查的方式（预审）确定4个应征人，第二步由通过资格审查的应征人根据征集文件的要求编制规划设计方案。

The Call for Proposals will be rolled out in an open call, by inviting design institutions at home and abroad with planning and design experiences in similar projects to apply for prequalification. The first step will determine 4 applicants through Review for Qualifications (prequalification), and in the second step, the applicants who have passed the Review for Qualifications will propose the planning and design schemes according to the requirements of the documents of the Call.

## 一、项目概况

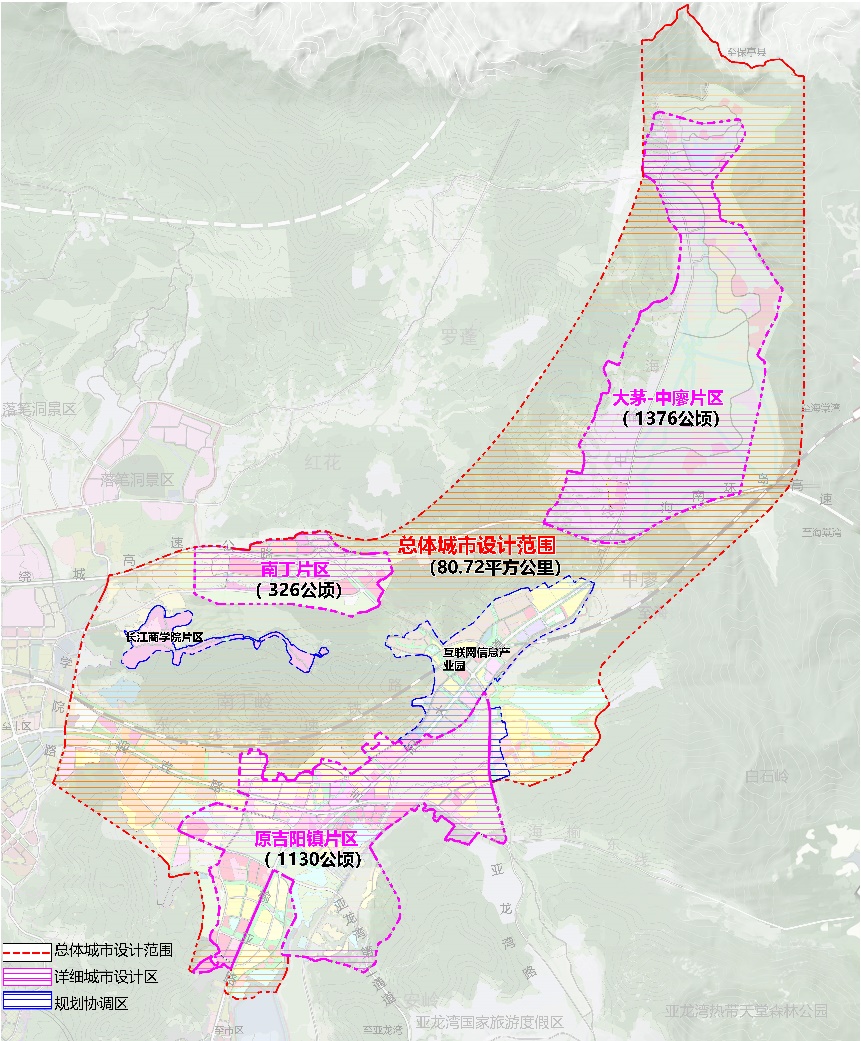
## I. Project Brief

**1．项目名称**：三亚市吉阳东片区城市设计方案国际征集。

**1. Project name: International Call for Proposals on Urban Design for Jiyang East Section of Sanya City**

**2．项目选址及规划范围**：吉阳东片区位于三亚市中心城区东北部，东临“国家海岸”海棠湾，南接亚龙湾国家旅游度假区，西至学院路，北至保亭县，面积约80.72平方公里。其中需详细设计的片区有3个，分别为原吉阳镇区、南丁片区、大茅-中廖片区，总规划面积约2832公顷（详见规划范围示意图）。

**2. Project Siting and Planning Scope**: Jiyang East Section is located in the Northeastern part of Sanya's downtown area, adjacent to Haitang Bay, the "National Coast" in the East, and the Yalong Bay National Tourism Resort in the South, Xueyuan Road in the West and Baoting County in the North, with an area of about 80.72 square kilometers. Among them, 3 sections need to be designed in detail- respectively the former Jiyang town section, Nanding section and Damao-Zhongliao section, with a total planned area of about 2,832 hectares (see the Schematic Diagram of Planning Scope for details).



规划范围示意图

Schematic Diagram of Planning Scope

**3．征集方式**：公开征集。

**3. Method of Call**: Open Calls

**4．规划设计内容**：包括两个层面，即总体城市设计和详细城市设计。

**4. Content of Planning and Design**: it includes two levels, namely master urban design and detailed urban design.

① 总体城市设计层面

① Master Urban Design

总体城市设计范围：东临“国家海岸”海棠湾，南接亚龙湾国家旅游度假区，西至学院路，北至保亭县，面积约80.72平方公里（详见规划范围示意图）。

Master urban design scope: it is adjacent to Haitang Bay, the "National Coast," in the East, to Yalong Bay National Tourism Resort in the South, to College Road in the West and to Baoting County in the North, with an area of about 80.72 square kilometers (see the Schematic Diagram of Planning Scope for details).

设计内容：包括但不限于从区域宏观层面出发，探索城乡融合发展，明确吉阳东片区的发展目标愿景和总体定位，开展产业研究和功能策划，以构建“山、河、林、田、城、村”生态空间格局为目标，谋划顺应自贸港发展趋势的功能空间布局。对城市总体景观风貌、综合交通、公共服务设施及基础设施配套、开发时序等方面进行研究。

Content of Design: it includes but is not limited to exploring the integration of urban and rural development from the regional macro level, clarifying the development target vision and overall positioning of Jiyang East Section, carrying out industrial research and functional planning, aiming at building the ecologically spatial pattern of "mountains, rivers, forests, fields, cities and villages," and planning the functional spatial layout that conforms to the development trend of the free trade port. The overall landscape, style and features of the city, comprehensive transportation, public service infrastructure and supporting facilities, development sequence and other aspects shall be studied.

② 详细城市设计层面

② Detailed Urban Design

详细城市设计包括3个片区，总面积约2832公顷。其中，原吉阳镇片区面积约1130公顷，南丁片区约326公顷，大茅-中廖片区约1376公顷（详见规划范围示意图）。

The detailed urban design covers three sections with a total area of about 2,832 hectares, where the former Jiyang town section measures about 1,130 hectares, the Nanding section about 326 hectares, and the Damao-Zhongliao section about 1,376 hectares (see the schematic diagram of the planning scope for details).

设计内容：包括但不限于以总体城市设计为基础，细化详细设计片区定位与功能业态，合理优化完善用地布局、交通组织、公共服务设施及基础设施配套，创新空间组织和形态风貌，处理重要节点和重要界面，对详细设计范围进行重点设计、确立各片区鲜明形象等方面内容，并形成城市导控和实施建议。

Content of Design: it includes but is not limited to refining the positioning and functional types of the detailed design section based on the master urban design, reasonably optimizing and improving the land use layout, transportation organization and public service infrastructure and supporting facilities, innovating the spatial organization and modality style, polishing important nodes and interfaces, focusing on the detailed design scope, establishing the distinct image of each section, and forming suggestions on urban guidance, control and implementation.

**5．设计周期**：应征阶段规划设计周期为75天。计划在2021年10月20日（北京时间，下同）开始并于2021年10月22日组织项目介绍会和现场踏勘，届时需应征人首席设计师及其团队参会，应征人于2022年1月5日提交应征成果。

**5. Period of Design**: The turnaround period of planning and design at the Proposal Phase is 75 days. The project is planned to commence on October 20,2021 (Beijing time, the same hereinafter) and the project briefing and site survey will be organized on October 22,2021, by which time the Chief Designer of the Applicant and the whole team are required to attend. Applicant shall submit deliverables on Jan. 5th 2022.

**6．资格审查的方式**：有限数量制。参加征集活动的应征人（含联合体应征人）的数量限定为4个。

**6. Method of Review for Qualifications**: Limited number of applicants permitted. The number of Applicants for such Call (including Consortium Applicants)

is set to 4.

**7．奖项设置**：优秀方案1个、优良方案1个。

**7. Prizes**: 1 winner for excellent proposal, 1 winner for good proposal

**8．主办单位**：三亚市人民政府

**8. Sponsor**: Sanya Municipal People’s Government

**9．承办单位**：三亚市自然资源和规划局

**9. Undertaker**: Sanya Municipal Bureau of Natural Resources and Planning

**10．技术支持单位：**中元国际（海南）工程设计研究院有限公司

**10. Technical Support:** IPPR (Hainan) Engineering Design & Research Institute Co., Ltd.(HIPPR)

**11．组织单位**：北京科技园拍卖招标有限公司

**11. Organizer**: Beijing Science Park Auction & Tender Co., Ltd.

**12．联系方式**

**12. Contacts**

**北京科技园拍卖招标有限公司  
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**邮政编码**：100089  
**联系人**：王静、苏娜、刘靖颖、邢昱  
**电话**：86-10-82575731/5131/5837/5125/5831/5137转299/250/811 **电子邮箱**：bkpmzb@163.com

**Beijing Science Park Auction & Tender Co., Ltd.**

Address: Building No.6, Guangdaxiyuan, Wanliu, Wanquanzhuang, Haidian District, Beijing

Post Code: 100089  
**Contact Persons**: Wang Jing, Su Na, Liu Jingying, Xing Yu   
**Tel**: 86-10-82575731/5131/5837/5125/5831/5137 ext. 299/250/811   
**E**-**mail**: bkpmzb@163.com

## 二、应征申请人资格条件

## II. Eligibility and Qualifications of Applicants

1．应征申请人应为合法注册的法人实体或由合法注册的法人实体组成的项目联合体。

1.The Applicant shall be a legal entity that has been legally incorporated in accordance with laws or a project consortium composed of legal entities that have been legally incorporated in accordance with laws.

2．中华人民共和国境内的规划设计机构须具有中华人民共和国自然资源部颁发的城乡规划编制甲级资质［参见《城乡规划编制单位甲级资质认定名单》 （自然资源部关于2021年第一批城乡规划编制单位甲级资质认定的公告）］，或具有中华人民共和国住房和城乡建设部颁发的建筑行业（建筑工程）设计甲级资质或建筑行业设计甲级资质或工程设计综合甲级资质或外商投资企业城市规划服务资格，或具有中国土地学会颁发的土地规划机构甲级资格。

2. The Applicant (planning and design institution) within the People’s Republic of China shall be at least certified with one of the following: Grade A urban and rural planning [see *Accredited List for Organization with Grade A Urban and Rural Planning (Notice of Accreditation to the 2021 First Batch of Grade A Urban and Rural Planning by Ministry of Natural Resources)*], Grade A architectural design (architectural engineering), or Comprehensive Grade A architectural design or engineering design or the urban planning service qualification for foreign-invested enterprises issued by the Ministry of Housing and Urban-Rural Development of the People's Republic of China, or Grade A Land Planning Institute issued by China Land Science Society.

3．中华人民共和国境外的规划设计机构须具有所在国批准的从事城市规划设计或建筑设计的相应资格。港澳台规划设计机构的资格要求应参照境外规划设计机构资格要求的规定。

3. The Applicant (planning and design institution) outside the People’s Republic of China shall hold qualifications approved by governmental authorities in its residence country or region for engaging in urban planning and design or architectural design. The qualifications for planning and design institutions from Hong Kong, Macau and Tai Wan shall refer to the requirements of qualifications for planning and design institutions outside the People’s Republic of China.

4．境内规划设计机构可单独进行资格预审申请，也可组成联合体共同进行资格预审申请；境外规划设计机构则必须与境内规划设计机构组成联合体进行资格预审申请（基于新型冠状病毒肺炎疫情考虑）。以联合体进行资格预审申请的规划设计机构，需以联合体协议书明确联合体的牵头单位和各自职责。组成项目联合体的各成员单位不得再以自己的名义单独进行资格预审申请，也不得同时加入本项目其它联合体进行资格预审申请。

4. Domestic planning and design institutions may apply for prequalification independently or form a Consortium to jointly apply for prequalification; Overseas planning and design institutions must form a Consortium with domestic planning and design institutions to apply for prequalification (given consideration of the pandemic of COVID-19). The planning and design institutions applying for prequalification in the capacity of a consortium shall specify the lead partner and their respective responsibilities of each partner by a Consortium Agreement. Any partner of the Consortium shall neither individually apply for prequalification in its own capacity, nor concurrently apply for the Prequalification as a partner of another Consortium.

5．申请参加资格预审的设计机构或联合体须具备产业规划能力。若应征申请人自身不具备产业规划能力，则应考虑与国内外知名的产业研究机构组成联合体进行资格预审申请（对产业研究机构不作上述设计资质/资格的要求），以完成项目在产业发展层面的咨询工作任务。

5. The design institutions or Consortiums applying for prequalification must be competent in industrial planning. If the Applicant is not competent in industrial planning on its own, it shall consider forming a Consortium with well-known Industrial Research institutions at home and abroad to apply for prequalification (the above Design Qualifications/credentials are not required for Industrial Research institutions), so as to fulfill the consulting tasks relating to industrial development contained in the Proposal Project.

6．应征申请人应具有与本项目的功能性质相类似的规划设计经验。

6. The Applicant shall have had planning and design experiences similar in functions and nature to the Proposal Project.

7．应征申请人参加本次活动的设计人员应是其机构正式在册人员，首席设计师必须由应征申请人单位中主持过城市规划设计类项目的设计师担任。

7. The designers who are going to take part in the Call must be incumbent officially documented employees of the Applicant. Chief Designer must have experience in leading comparable urban planning and design projects at the Applicant.

说明：除联合体的成员外，参加征集的应征人之间不应存在关联关系。

Note: Except for partners of a Consortium, the Applicants in the Call shall not constitute or bear any affiliations.

符合以上条件的应征申请人可自2021年9月27日至2021年10月12日，每天上午9时00分至11时30分，下午13时30分至16时00分在组织单位进行报名登记后获取资格预审文件。

Any Applicant who meets the aforesaid criteria may register with the Organizer and obtain prequalification documents from 9:00 a.m. to 11:30a.m, from 13:30 p.m. to 16:00, from September 27,2021 to October 12,2021.

## 三、征集活动时间安排

## III. Timetable of the Call

**1．资格预审阶段**（2021年9月27日～2021年10月21日）

**1.Prequalification Phase** (September 27,2021 to October 21,2021)

2021年9月27日～10月12日 报名、发送/获取资格预审文件

September 27 to October 12,2021 Registration, sending/receiving prequalification documents

2021年10月14日16:00前 应征申请人先行通过电子邮件递交资格预审申请文件的表格部分

Prior to 16:00, October 14,2021 The Applicant is required to submit those forms in the application documents for prequalification by email first

2021年10月18日12:00前 应征申请人递交资格预审申请的文本文件（1正1副）及全部申请文件的电子文件（2套）

Prior to 12:00, October 18,2021, The Applicant is required to submit textual documents in the application documents for prequalification (1 original and 1 copy) and electronic files of all application documents（2 sets）

2021年10月20日17:00前 完成资格预审评审并向入围的应征人发出应征邀请函

Prior to 17:00, October 20,2021 Completion of prequalification review and invitations sent to finalists

2021年10月21日12:00前 应征人将应征确认函的扫描件发送给组织单位并提交踏勘人员名单

Prior to 12:00, October 21,2021 The Applicant shall send the scanned copy of the Application Confirmation Letter to the organizer and submit the list of site survey personnel

**2．应征阶段（设计阶段）**（2021年10月22日～2022年1月5日）

**2.Proposal Phase（Design Phase）**(October 22,2022 to January 5,2022)

2021年10月22日～10月25日 应征人提交应征确认函原件、交纳应征保证金及领取征集文件

October 22 to October 25,2021, Submission of original confirmation and payment of deposit by the Applicant

2021年10月26日 项目介绍会、现场踏勘（三亚）

October 26,2021 Project briefing, site survey（Sanya）

2021年11月16日 项目中期汇报（第一次）

November 16,2021 Interim report（first round）

2022年1月5日 应征人递交应征成果

January 5,2022 Submission of deliverables by the Applicant

以上时间为计划时间，若有调整将另行通知。

The date and time given above is scheduled date and time and may be subject to changes until further notice.

**特别提示：境外应征申请人负责本项目主要人员请提前做好签证准备，以便入围后按期赴三亚参加项目介绍会及现场踏勘。应征人首席设计师原则上必须参加现场踏勘，但因新型冠状病毒肺炎疫情，无法参加现场踏勘的，应提前向主办单位作出书面说明。**

**Warm Tip: Foreign applicants should get visas ready in advance for key staff members who will take responsibility for the Proposal Project, so that they will be able to arrive in Sanya for the project briefing and site survey in a timely manner after being shortlisted. In principle, Chief Designer from the Applicant must be present for site survey. Nevertheless, if such presence at the site survey cannot be realized due to the COVID-19 pandemic, a written explanation to the organizer shall be made in advance.**

## 四、资格预审公告发布网站

## IV. Websites for Release of the Announcement

本公告在中国招标投标公共服务平台（http://cebpubservice.com/）、中国政府采购网（http://www.ccgp.gov.cn/）、海南省自然资源和规划厅网站（http://lr.hainan.gov.cn/）、三亚市人民政府网站（http://www.sanya.gov.cn/）、三亚市自然资源和规划局网站（http://zgj.sanya.gov.cn/）、北京科技园拍卖招标有限公司网站（http://www.bkpmzb.com/）发布。

The Announcement will be released on China Tendering and Bidding Public Service Platform (http://cebpubservice.com/), China government procurement website (http://www.ccgp.gov.cn/), website of Hainan Provincial Department of Natural Resources and Planning (http://lr.hainan.gov.cn/), website of Sanya Municipal People's Government (http://www.sanya.gov.cn/), website of Sanya Municipal Bureau of Natural Resources and Planning (http://zgj.sanya.gov.cn/), website of Beijing Science Park Auction & Tender Co., Ltd. (http://www.bkpmzb.com/).

另外，本公告有关信息还将在三亚市人民政府微信公众号、三亚市自然资源和规划局微信公众号、北京科技园拍卖招标有限公司微信公众号及三亚日报上进行刊登。

In addition, the relevant information of this Announcement will also be published in WeChat Official Account of Sanya Municipal People's Government, WeChat Official Sanya Municipal Bureau of Natural Resources and Planning, WeChat Official Account of Beijing Science Park Auction & Tender Co., Ltd. and *Sanya Daily*.

## 五、资格预审文件的获取

## V. Obtaining of Prequalification Documents

应征申请人请于2021年9月27日至2021年10月12日，每天上午9时00分至11时30分，下午13时30分至16时00分在组织单位报名登记，并在其网站（http://[www.bkpmzb.com](http://www.bkpmzb.com/)/）上免费下载资格预审文件。只有符合条件，并在组织单位报名登记的应征申请人才能获得下载资格预审文件的密码，正式参加资格预审。

The Applicant shall register with the Organizer from 9:00 a.m. to 11:30 a.m, from 13:30 to 16:00 in the afternoon, from September 27,2021 to October 12,2021，and download the prequalification documents from its website（http://www.bkpmzb.com/）for free. Only those Applicants that meet criteria and have registered with the Organizer will receive a password for downloading prequalification documents and be eligible for prequalification.

报名登记的程序：①在组织单位网站上下载报名表；②填写报名表后，将底稿（doc格式）及加盖单位印章的扫描件（pdf格式）以电子邮件的方式发回；③组织单位确认应征申请人的报名资格并进行登记。

Registration steps: ① The Applicant downloads the application form from the website of the Organizer; ②The Applicant completes the application form and returns the original document (in doc format) and a scanned copy affixed with the company seal (in pdf format) to the Organizer by email; ③ the Organizer confirms the eligibility of the Applicant and gets it registered.

## 六、资格预审申请文件的递交时间

## VI. Submission of Application Documents for Prequalification

应征申请人请于2021年10月14日16时00分前，将资格预审申请文件的表格部分（doc格式）先行通过电子邮件的方式发送给组织单位，并请于2021年10月18日12时00分前将资格预审申请文件的文本文件（1正1副）及电子文件（2套）送交组织单位。

The Applicant is required to send those forms (in doc format) in the application documents for prequalification to the Organizer by email first prior to 16:00, October 14, 2021, and then submit textual documents in the application documents for prequalification (1 original and 1 copy) and electronic files (2 sets) to the Organizer no later than 12:00, October 18, 2021.

## 七、其它条款

## VII. Miscellaneous

1．本次征集活动选取优秀方案1个、优良方案1个。

1. One excellent proposal and one good proposal will be picked out.

2．优秀方案奖金人民币300万元（含税）；优良方案奖金人民币200万元（含税）。

2. The excellent proposal will receive a prize money of RMB 3,000,000 (tax-inclusive) and the good proposal will be awarded RMB 2,000,000 (tax-inclusive).

3．通过资格预审并提交了合格应征方案的应征人，未获得优秀方案和优良方案的，将获得应征补偿费人民币120万元（含税）。但对于未按规定时间提交应征文件或其应征文件按征集文件规定不被接受或应征资格被取消的应征人，承办单位将不支付应征补偿费。承办单位对获得奖金的应征人不再另外支付应征补偿费。

3. Those applicants that have been prequalified and submitted proper proposals, which are not awarded as excellent or good, will receive a compensation of RMB 1,200,000 (tax-inclusive). However, the Undertaker will not pay any compensation to any Applicant that has failed to submit a proposal within the specified deadline or that has submitted a proposal that is considered unacceptable in light of the requirements of the Call or that has been disqualified. The Undertaker will not pay any additional compensation to any Applicant that has been awarded the prize money.

4．本次征集活动设计成果提交日为2022年1月5日。

4. The deadline for submission of design deliverables in this Call is January 5,2022.

5．应征人的应征设计方案的使用权归主办单位。主办单位（承办单位）有权在项目的规划和设计中使用应征设计方案，主办单位（承办单位）在项目的设计中或在设计方案调整综合时可以全部或部分使用设计方案的内容，也可以对设计方案进行修改。同时主办单位（承办单位）还可对应征方案印刷、出版和展览，可通过传播媒介、专业杂志、书刊或其他形式评价、展示、宣传应征作品。

5. The Sponsor has the right of use over the design proposals submitted by all Applicants. The Sponsor (Undertaker) has the right to use any proposal received from any Applicant in the planning and design of the Proposal Project, or to use any design proposal in its entirety or partially in the design of the Proposal Project or in modification or consolidation of the design proposals, or to revise any design proposal. In the meantime, the Sponsor (Undertaker) may also print, publish and exhibit the planning and design proposals, or comment on, display and publicize the works for Application via media communications, trade magazines, publications or by other means.

6．本次征集活动中的所有文件及往来信函均应使用中文书写。

6. All documents and correspondences related to the Call shall be written in Chinese.

7．设计机构所获的奖金或应征补偿费的税金（含中国境内、外应缴纳的各项税费）和在咨询过程中发生的一切费用自理。

7. Any taxes imposed on the prize money or compensations paid to the Applicant (inclusive of any taxes or levies payable in China and other countries) and any cost arising from the consulting shall be borne by the Applicant.

8．参加本次活动的应征申请人均被视为承认本公告的所有条款。

8. By participating in the Call, the Applicant is deemed to have read and accepted all terms and conditions contained in the Announcement.

9．三亚市人民政府拥有本次公告的解释权。

9. The Sanya Municipal People's Government reserves the right of interpretation of the Announcement.

10．本次征集活动本身及与本次活动相关的文件所适用的法律和法规仅为中华人民共和国的法律和法规。

10. The Call per se and any documents relating thereto shall be governed only by the laws and regulations of the People’s Republic of China.

主办单位：三亚市人民政府

Sponsor: Sanya Municipal People’s Government

承办单位：三亚市自然资源和规划局

Undertaker: Sanya Municipal Bureau of Natural Resources and Planning

技术支持单位：中元国际（海南）工程设计研究院有限公司

Technical Support: IPPR (Hainan) Engineering Design & Research Institute Co., Ltd.(HIPPR)

组织单位：北京科技园拍卖招标有限公司

Organizer: Beijing Science Park Auction & Tender Co., Ltd.

2021年9月27日

September 27, 2021