

大湄公河次区域合作组织城市化与城市规划培训项目  
Greater Mekong Sub-region Urbanization and Urban Planning Training Program

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《新城、新区及开发区规划与管理》  
《New Town, New District Planning, Developmental Zones  
Planning and Management》



中华人民共和国住房和城乡建设部  
Ministry of Housing and Urban-Rural Development of PRC

中国城市规划设计研究院  
China Academy of Urban Planning and Design

2015年5月 腾冲，云南  
MAY. 2015 TENGCHONG, YUNNAN

大湄公河次区域合作组织城市化与城市规划培训项目  
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《中国新城的经验》  
《the Experience of China's Newtown》

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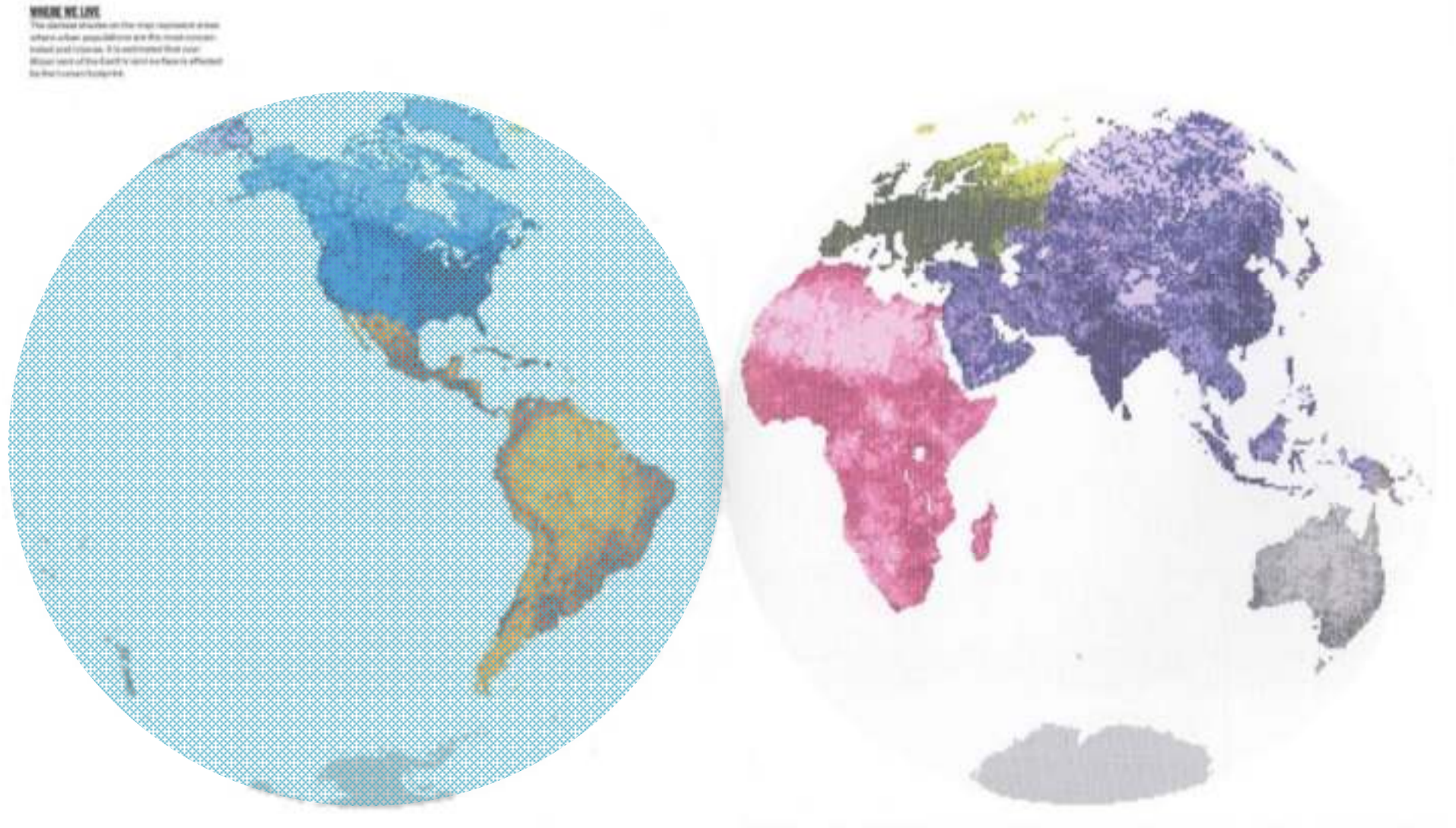
2015年5月 腾冲，云南  
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人是空间性的生物，  
从未停止对于空间意义和内涵的理解。

Man is a spatial species and never stops  
understanding spatial meaning and connotation.

## 全球人口密度分布情况

Density of populations around the world



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## 2 “城” 到 “新城” From ‘City’ to ‘new town’

## 3 新 城 概 念 比 较 Comparison of new town conceptions

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## 5 征 The Trend and Practice of Chinese New Town

## 中 国 新 城 的 趋 势 和 实 践 Conclusion

## 结 语

# 1 引言

## Introduction

时间：改革开放以来的三十年

事件：中国的城市化、中国新城

现象：开发区、工业园、新区 / 城、大学城、生态城、

低碳示范区、文化创意产业园区

来源：老城、旧城的问题，发展变革的需求

区别：东西方“新城”概念的差别

**TIME:** Since the reform and opening up

**CIRCUMSTANCE:** China's new town

**PHENOMENON:** Development zone,  
industrial park, new district/ city, college town,  
eco-city, low-carbon demonstration area and  
cultural and creative industry area

**ORIGIN:** 'Old town' issue, transforming needs

**DIFFERENCE:** From west to east

## 结 语

## 2 “城”到“新城” From ‘City’ to ‘new town’

2.1 城市革命与人类文明

Urban revolution and human civilization

2.2 工业革命到理想城市

From Industrial revolution to ideal city

2.3 全球化与信息时代

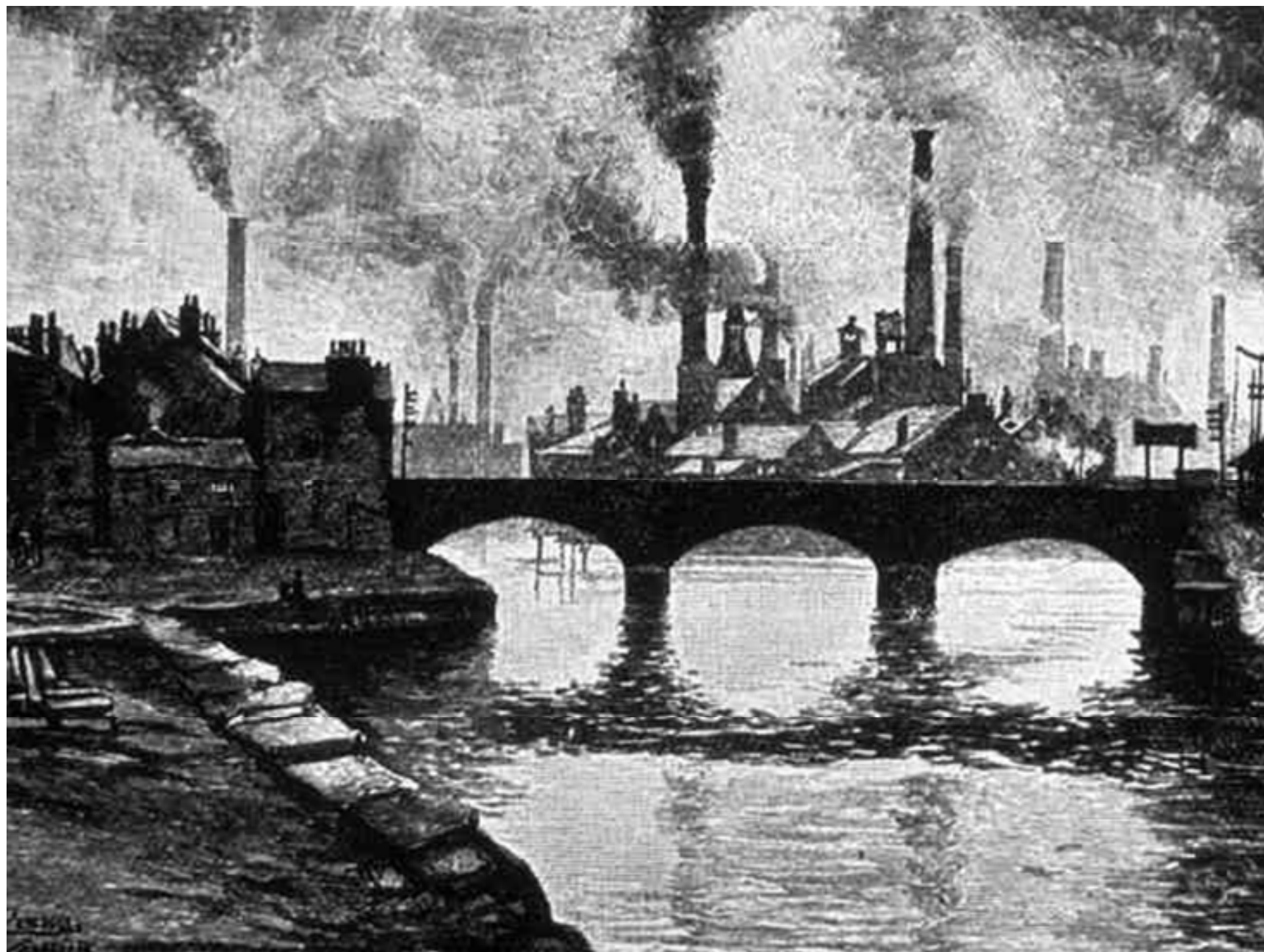
Globalization and Information Age





Çatalhöyük, Turkey In 7,500 BCE



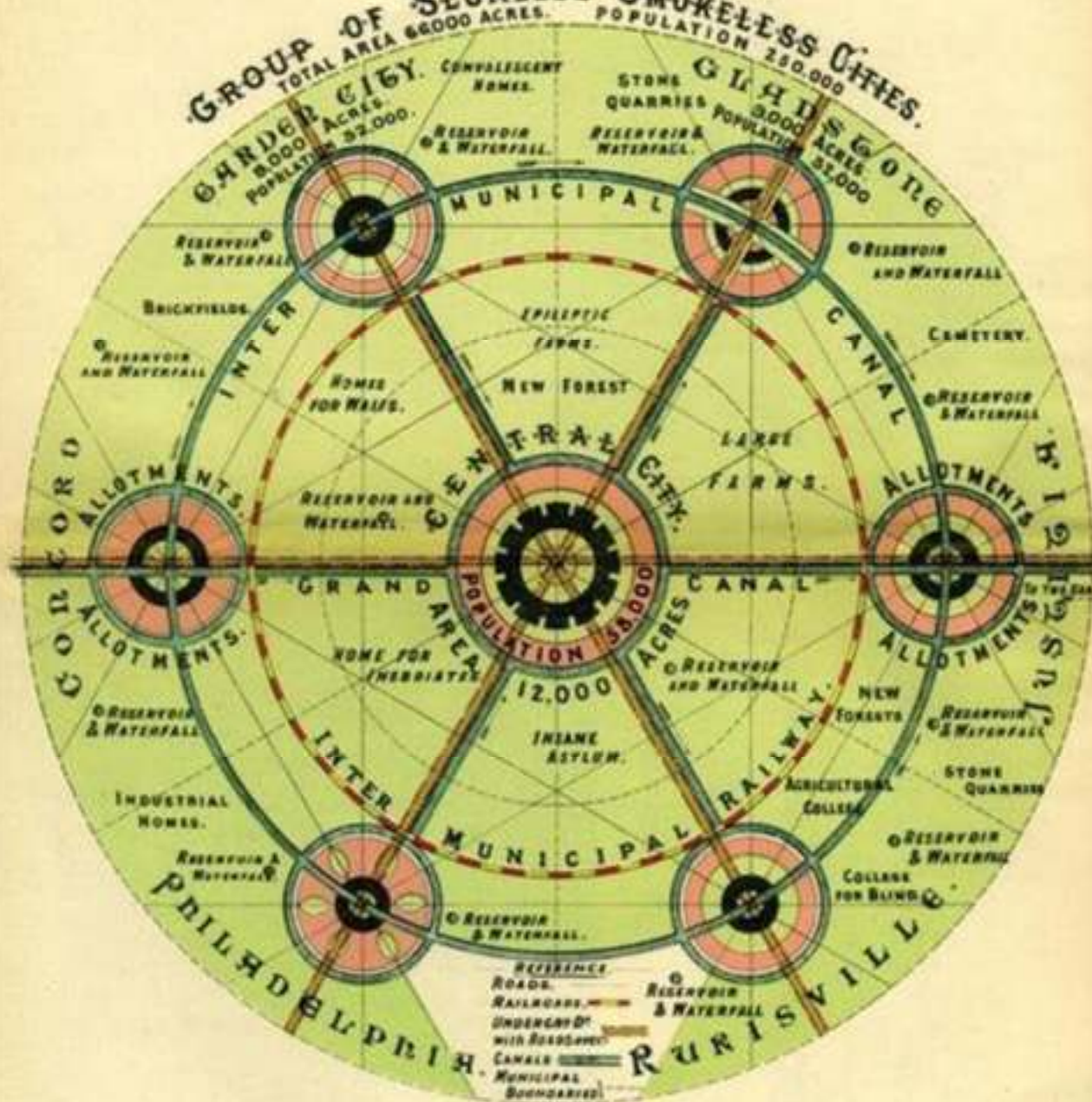




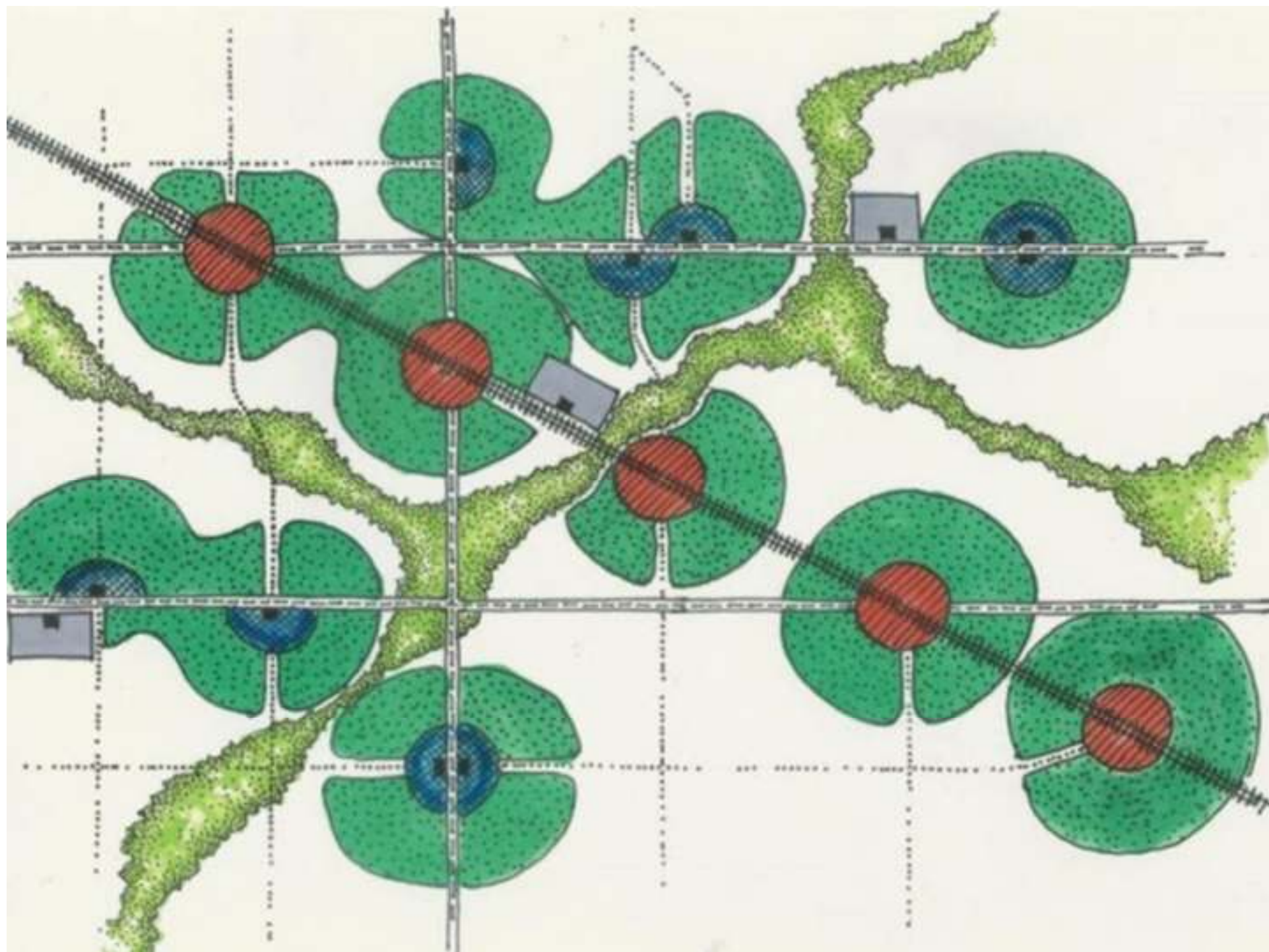


- N<sup>o</sup> 7. -

# GROUP OF SLUMLESS SMOKELESS CITIES.



SCALE  
1 MILE











Boston,  
U.S.A. In  
2,010 CE



1800年，世界人口中只有 3% 的人生活在城市；1900年，上升到 10%，到2007年，上升到 50%；预计到2050年将有 75%的人生活在城市。

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in 1800, there was only 3% population in the world living in cities; in 1900, up to 10%; in 2007, up to 50%; and in 2050, will up to 75%.







### 3 新城概念比较 Comparison of new town conceptions

3.1 新城概念的演进和变化

Revolution and change of new town conceptions

3.2 英国的新城建设

British new town development

3.3 法国的新城建设

French new town development

3.4 日本的新城建设

Japanese new town development

3.5 美国的新城建设

American new town development

3.6 中国的新城建设

Chinese new town development

结  
语







# THE INSPIRATION: *Ebenezer Howard's Garden City*



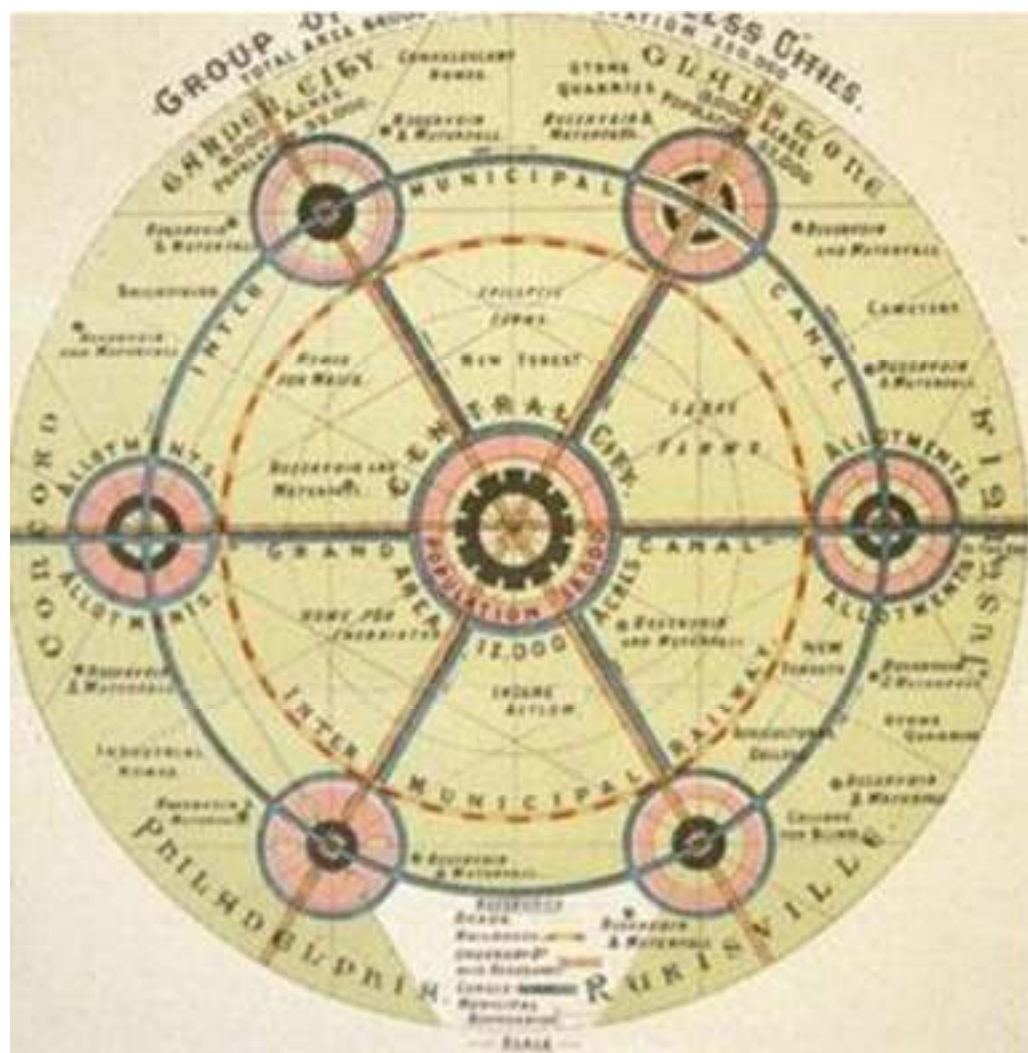
Fig. 1. Ebenezer Howard's Garden City, 1898, as published in "Garden City"



Fig. 2. Ebenezer Howard's Garden City, 1898, as published in "Garden City"



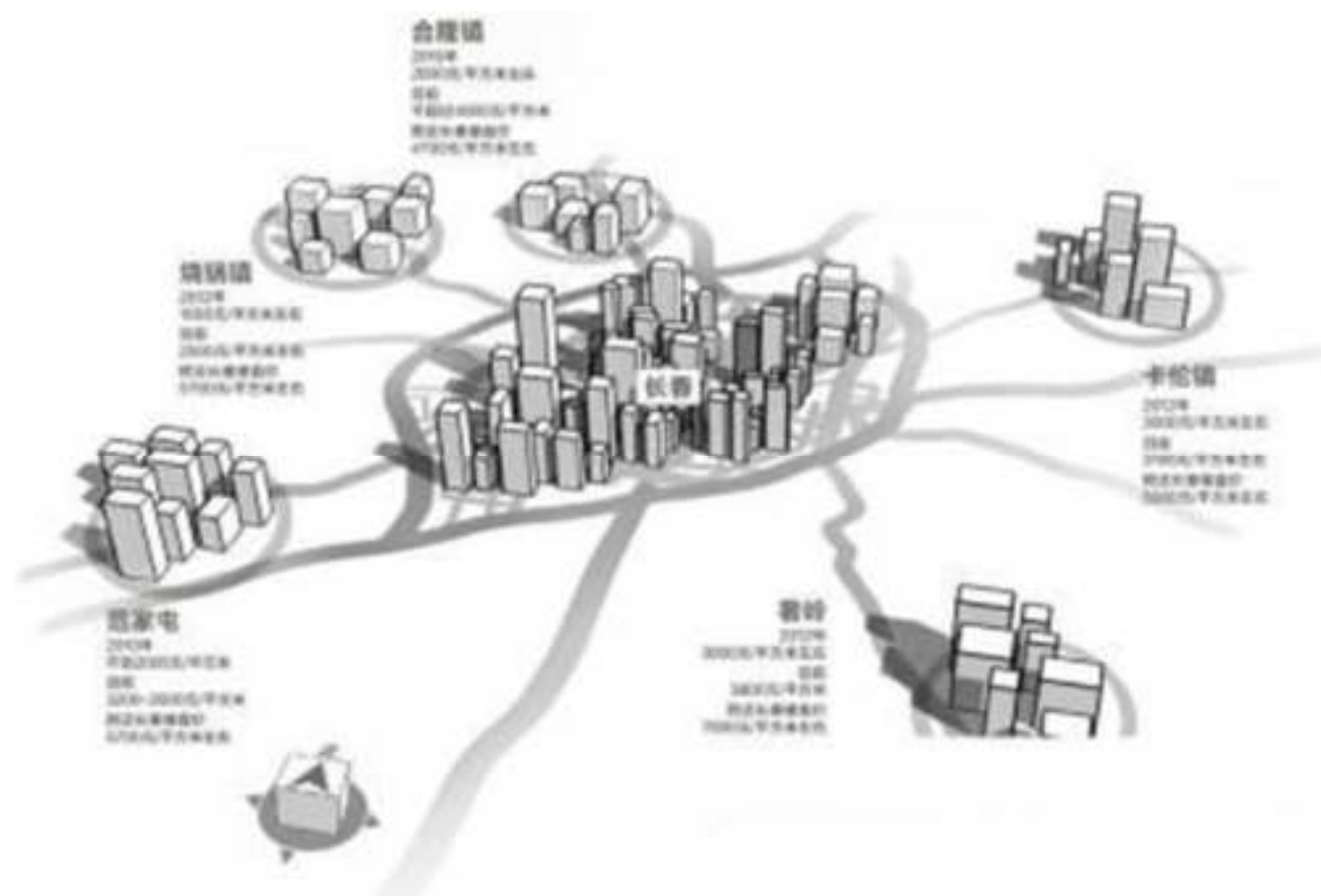












迪 拜  
Dubai



阿布扎比

Abu Dhabi





英国是世界新城运动的主要策源地  
Britain is the main original place of new town campaign in the world



疏解中心城市人口

缓解就业及产业发展压力

提高人民的居住水平

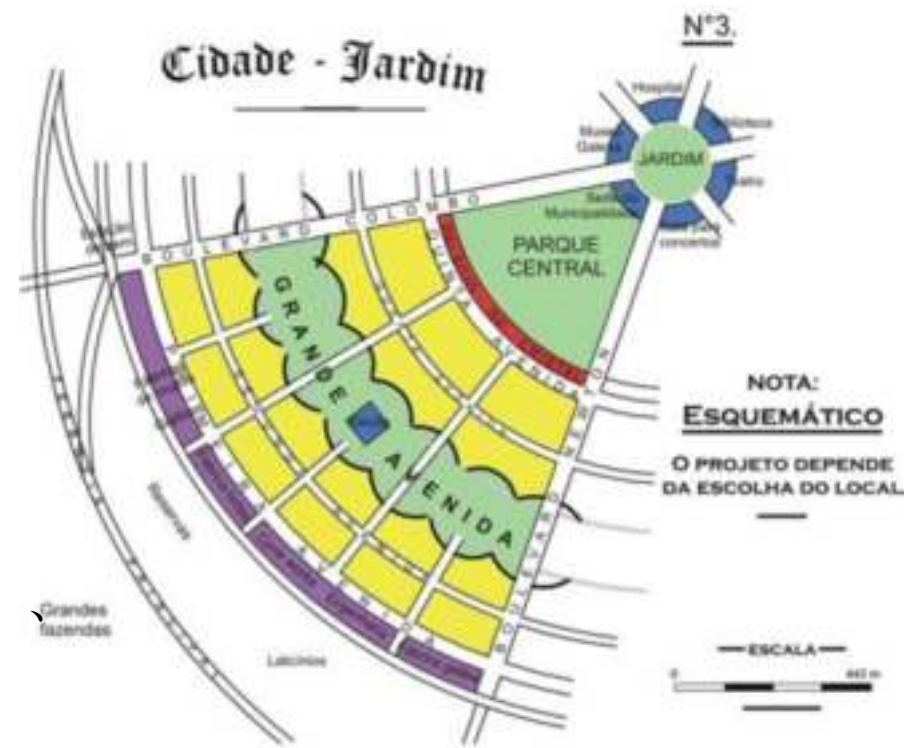
share pressure of urban population,  
employment and industrial  
development and improve people's  
living standard.

《新城法》（New Town Act，1946 年）、

《新城开发法》（New Town Development  
Act，1952 年）

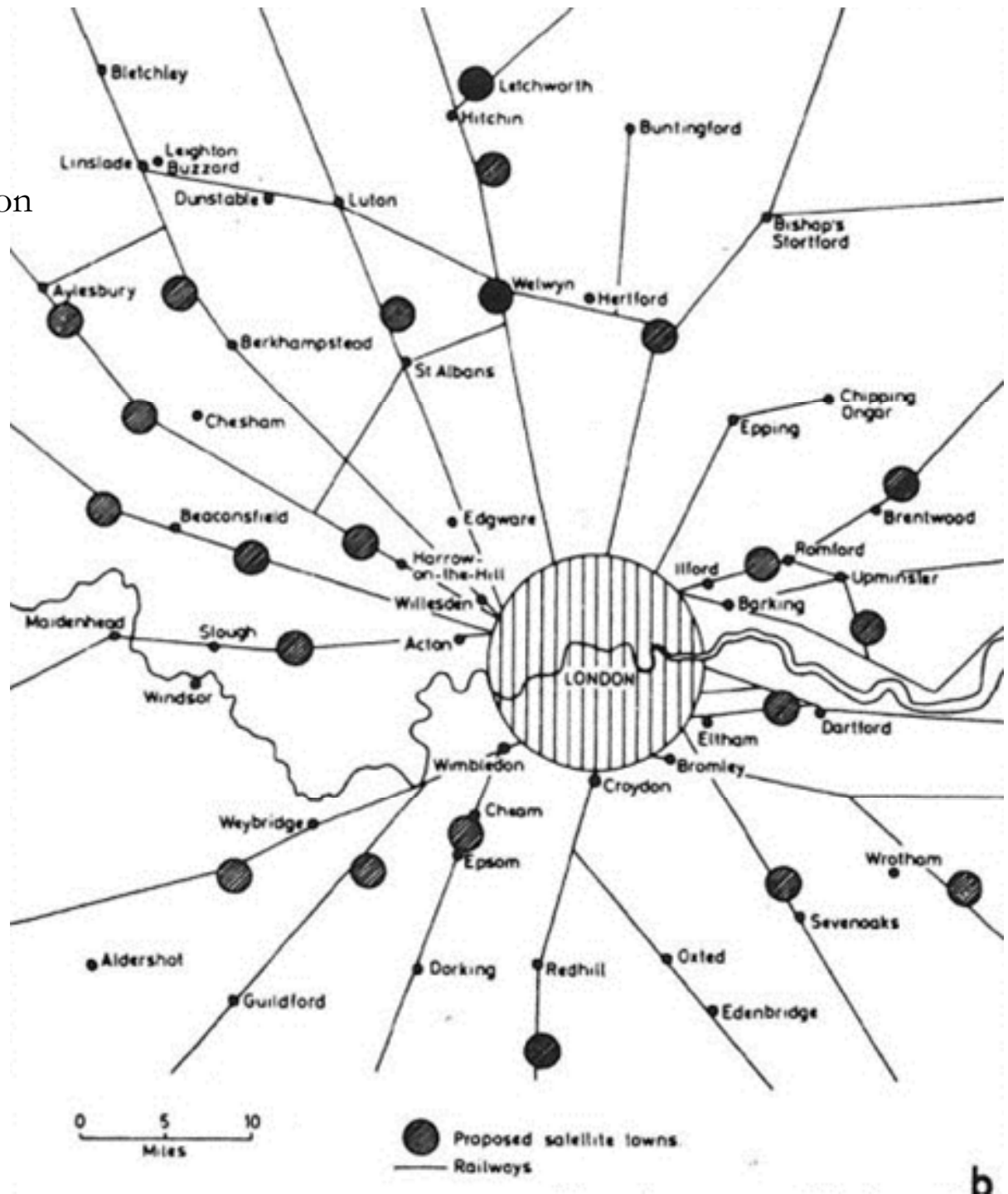
New Town Act,

New Town Development Act.



## 伦敦郊区新城

New towns around Greater London





米尔顿凯恩斯  
Milton Keynes





米尔顿凯恩斯  
Milton Keynes



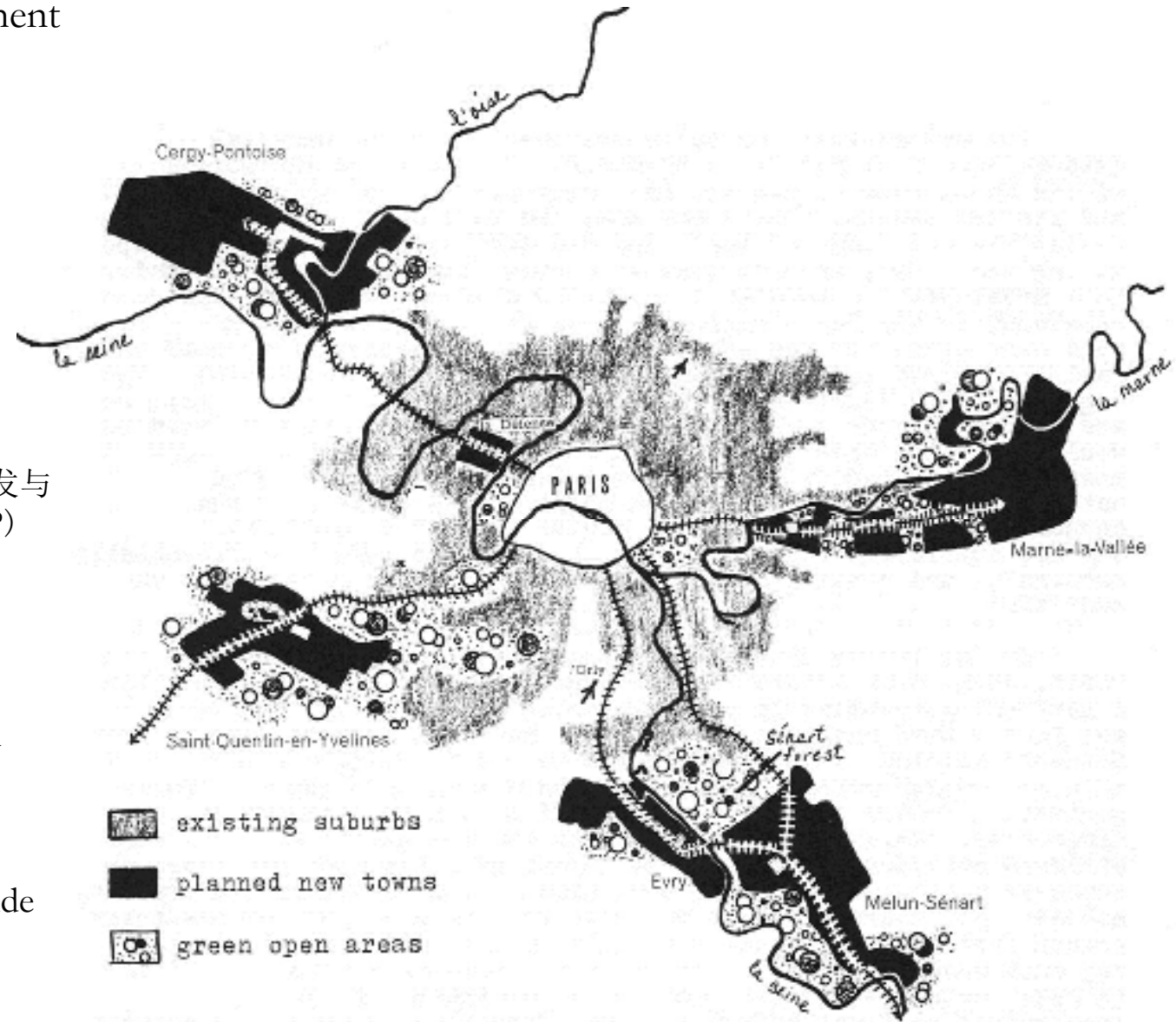
## 法国的新城建设

### French new town development

1964 年的 《巴黎地区国土开发与城市规划指 导纲要》 ( SDRAUP)

巴黎大区创建 5 个新城以及  
在外省创建 4 个新城的法令

built 5 new towns in Paris and  
other 4 new towns in the outside  
provinces,





## 法国的新城建设

### French new town development

疏解巴黎内城的人口和交通压力

改变郊区无序蔓延的状况

促进城市建设在“半城市化地区”集聚

建设新的郊区中心，多中心的增长极

平衡和促进区域的整体发展

the function of releasing the population and transportation pressure in the inner Paris, the policy goal of the France's new town is hoping to change the unordered sprawl of suburban area and to advance urban development to be gathered in the 'half-urban area'



## 日本的新城建设

### Japanese new town development

控制大都市地区中心城市的过度膨胀；  
通过平衡区域开发，以形成具有发展  
潜力的开放结构。新城的开发一般采  
取 民间开发为主，政府立法促进合  
作 的模式，其中最重要也最具特色  
的策略是土地开发与铁道建设互动和  
衔接

to control the over expansion of  
central major cities; and to form a  
potential open structure through a  
balanced area development. The  
development adopts the model that  
private development is the main  
force and the government to assist  
with legislation, among which, the  
most important and notable strategy  
is the interaction and connection of  
land development and railway  
construction.

## 日本的新城建设

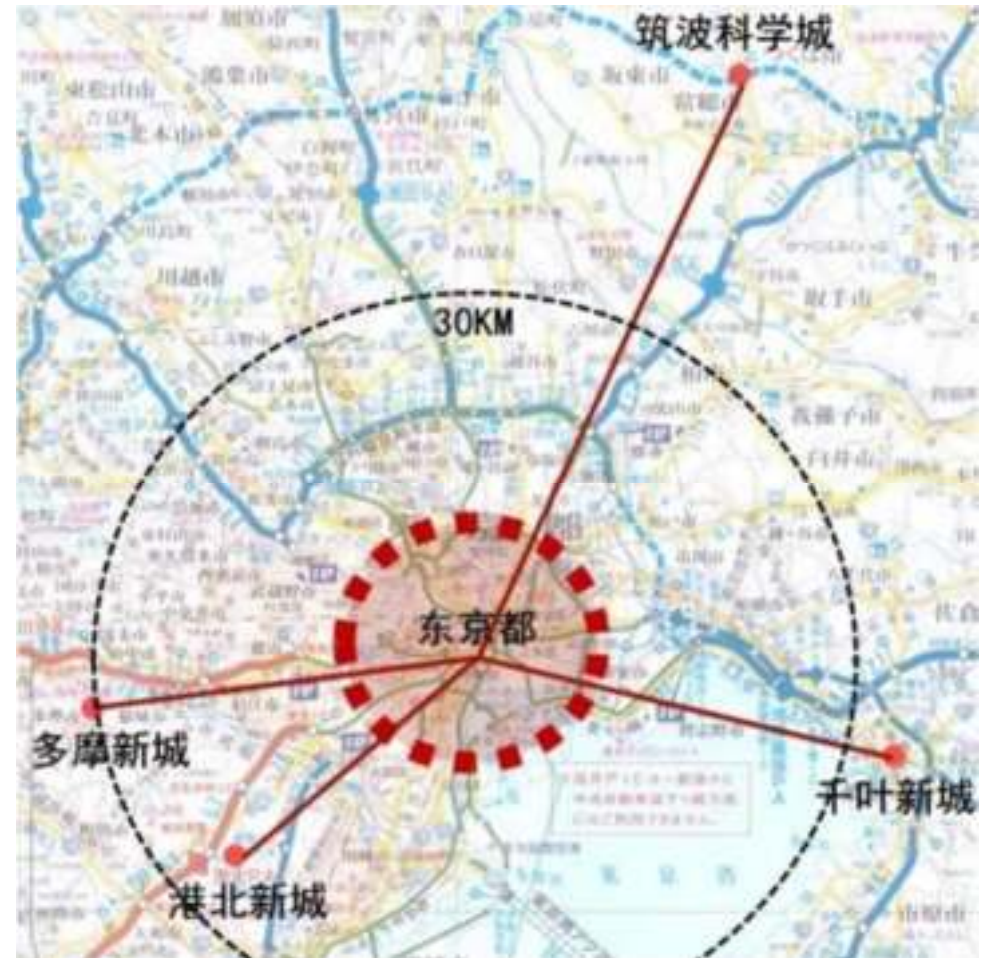
### Japanese new town development

1950 年代末到 1960 年代，在距东京 25~ 60 km 的郊区，在靠近铁路或高速公路干线处新建了 7 座新城

In the late 1950s and 1960s, there were 7 new towns built near the main lines of railway and expressway located in the suburban area which is 25—60 km far from Tokyo

日本全国，300 hm<sup>2</sup> 以上规模的所谓新城约有30 多座，其中多数实际上是依附于中心城市的较大型居住社区，少数是有工业区的新城，还有两座为科研和大学城

there are about 30 new towns with 300hm<sup>2</sup> in Japan, among which, in fact, most are large-scale residential communities depending on central





## 美国的新城建设

### American new town development

受各类社会改良思潮及田园城市等的影响，为了追求理想的人居环境

雷德朋（Radburn）体系以及绿带城（Greenbelt）、绿谷城（Greenhill）等试验

Influenced by kinds of social reform trend and garden city, before World War II, trials like Radburn system, Greenbelt and Greenhill have been appeared in America, for an ideal living condition



## 美国的新城建设

### American new town development

美国新城实践的社会影响力有限，但新城的种类繁多，涵括了新城的各个发展阶段和类型，诸如 大城市周围的卫星镇、独立的城镇、大城市内部的城中之城、卧城、有色人种聚居区、大学和 研究机构区等。

The practices of America's new town have a limited social influence, though, there are various sorts, covering all sorts in all period, like satellite town surrounding the major cities, independent town, town in major cities, dormitory town, color race gathered area, college city and research town.

## 美国的新城建设

### American new town development

新城市主义 以传统的邻里区开发 和公共交通导 向的邻里区开发 模式为代表。  
新城市主义 在新型社区的设计和开发中 已经有过较为成功的尝试，对郊区的新社区建设产 生了一定的影响。

New Urbanism is represented by the models of traditional neighborhood development (TND) and transit oriented development (TOD). New Urbanism has had successful examples in the design and development of new community and has effects on building new communities in suburban areas.



# 中国的新城建设

## Chinese new town development

1840-1949年

New Urbanism is represented by the models of traditional neighborhood development (TND) and transit oriented development (TOD). New Urbanism has had successful examples in the design and development of new community and has effects on building new communities in suburban areas.

## 中国的新城建设

Chinese new town development

1949 年到 1970 年代末

New Urbanism is represented by the models of traditional neighborhood development (TND) and transit oriented development (TOD). New Urbanism has had successful examples in the design and development of new community and has effects on building new communities in suburban areas.

# 中国的新城建设

## Chinese new town development

1979年改革开放后

New Urbanism is represented by the models of traditional neighborhood development (TND) and transit oriented development (TOD). New Urbanism has had successful examples in the design and development of new community and has effects on building new communities in suburban areas.

新世纪以后



# 中国的新城建设

## Chinese new town development

新世纪以后

New Urbanism is represented by the models of traditional neighborhood development (TND) and transit oriented development (TOD). New Urbanism has had successful examples in the design and development of new community and has effects on building new communities in suburban areas.

## 各国新城建设总结

Worldwide new town development experiences

New Urbanism is represented by the models of traditional neighborhood development (TND) and transit oriented development (TOD). New Urbanism has had successful examples in the design and development of new community and has effects on building new communities in suburban areas.

## 4 中国新城的发展阶段与特 The stage and feature of China's new town development

### 4.1 新城发展的三个阶段

T h e   t h r e e   s t a g e s

### 4.2 中国新城特征

The Characteristics of Chinese New Towns



## 新城发展的三个阶段

The three stages

1980 年代 农村和城市改革

1990 年代 社会主义市场经济体制

21 世纪初至今 加入 WTO、一带一路

Rural and urban reforms in 1980s  
the establishment of primary stage of  
socialist market economic system in  
1990s

China's accession to WTO、OBOR  
since 21 century up to date

## 新城发展的三个阶段

The three stages

1980 年代 农村和城市改革

Rural and urban reforms in 1980s

现象、要素、特征



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现象、要素、特征



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The three stages

21 世纪初至今 加入 WTO、一带一路

China's accession to WTO、OBOR  
since 21 century up to date

现象、要素、特征



中国新城特征

The Characteristics of Chinese New Towns

时空特征

Temporal and spatial characteristics

政策资源的空间投放，外部到内部

Spatial distribution of policy resources, from outside to inside

中国新城特征

The Characteristics of Chinese New Towns

时空特征

Temporal and spatial characteristics

国家城市网络与空间梯度转移

National urban network and spatial gradient transfer



中国新城特征

The Characteristics of Chinese New Towns

实践走向理论

Practice into theory

正如哈维所说“在资本主义制度条件下，资本积累的过程必须要通过“城市化”这一物质空间形式来表达”。

As Harvey said, “In capitalist system condition, the process of capital accumulation must be expressed through ‘urbanization’, a material space form”.

## 中国新城特征

### The Characteristics of Chinese New Towns

#### 实践走向理论

#### Practice into theory

空间的生产 不同时期的资本要素对于空间的作用

1980s 劳动密集型、制造业为主

1990s 引进技术与经济转型

2000s 城市特征与空间本质

the process of this spatial production, Chinese new town has been mixed with different stages of practice and cognition

1980s inviting investment, a labor intensive industry-based (especially manufacturing industry-based) economic

1990s technology import became a key strategy

2000s spatial development itself seemed as important as urban construction

# 中国新城特征

## The Characteristics of Chinese New Towns

### 实践走向理论

#### Practice into theory

新的城市规划体系在中国的现代化进程中也开始承担新的角色。

中国特色新城理论不可或缺的一部分

a new urban planning system has begun to play a new role in China's modernization process;

and also an indispensable part of the new town theory with Chinese characteristics

城市 /新城规划或可被看作是国家调节空间生产的手段, 它与西方资本主义体制下的城市规划有着本质区别

urban/new town planning may be regarded as a means by which the country adjusts space production, which is essentially different from the urban planning under the western capitalist system.



中国新城特征

The Characteristics of Chinese New Towns

实践走向理论

Practice into theory

不同于西方新城实践

将成为世界城市发展的新案例

China's new town construction is different from the western new town development  
provide a valuable study case for the world's city development.

世界新城规划建设理论的延续扩展提供了丰厚土壤,

provided rich soil for the continuation and extension of the global new town planning and construction theory.

# 中国新城特征

## The Characteristics of Chinese New Towns

实践走向理论

Practice into theory

资本将是建构理论的主导线索，而中国特殊的制度环境则是铸就新城空间形态的结构性载体。所谓中国语境，说的正是其制度环境特有的复杂性和矛盾集结。土地问题、金融运作以及绵密交错的政策制度设计，这些客观要素都应被资本这条理论轴线贯穿起来。

Capital will serve as a leading clue for constructivism theory, while China's unique institutional environment will act as a structural carrier for the development of a new urban spatial form. By Chinese context is meant the complexity and contradictoriness peculiar to its institutional environment. Capital, a theoretical axis, should run through all these objective elements like land issues, financial operations and crisscrossed policy and system designs.

## 5 征 The Trend and Practice of Chinese New Town

- |            |                            |
|------------|----------------------------|
| 5.1 趋势与展望  | 结 语 Trend and Prospect     |
| 5.2 新城规划实践 | New town planning practice |



## 趋势与展望

### Trend and Prospect

中国新城建设是现代化建设的关键组成部分和重要表现形式，新城的发展道路实际上也是现代化道路的探索过程。

Chinese new town construction is a crucial component and important form of modernization construction. The development road of new town is actually an exploration process of the road to modernization.

趋势与展望

Trend and Prospect

完善政策制度环境

Improvement of policy and institutional environment

3 大政策体系：

国民经济和社会发展规划

国土规划

城市规划

3 major policy systems

national economy,

social development planning,

territorial planning and urban planning

趋势与展望

Trend and Prospect

人多地少的矛盾

The contradiction between big population and little land

其中最突出的就是土地问题，特别是耕地问题、城乡之间的土地转化问题、土地的存量和可持续发展问题，以及土地和土地上的人民即人居问题等

the most prominent one is land issue, particularly farmland issue, urban-rural land conversion issue, land reserve issue and sustainable development issue, as well as dwelling issue, etc.

趋势与展望

Trend and Prospect

社会转型与建构

Social transformation and construction

空间生产过程带来一系列社会空间后果：

城市社会结构转型

中国传统乡村社会的解体和消失

城乡关系变迁

改善社会力量的缺位状态

spatial productive process and a series of social spatial  
consequences:

social structural transformation,  
the collapse and disappearance of Chinese traditional  
rural community (such as village demolition and merger)  
urban-rural relationship change

the shortfall of social force in the process



趋势与展望

Trend and Prospect

特色与竞争力

Feature and competitiveness

弭平性力量，破坏性创造

引导和管控的资本空间生产

a balance force, a destructive creation,  
guidance or control, capital space production

过度供应和同质竞争的弊端和不可持续

国家的特征及未来的竞争力所在

the disadvantage and unsustainability of oversupply  
and homogeneous competition

Chinese new town be distinctive competitiveness for  
the nation

趋势与展望

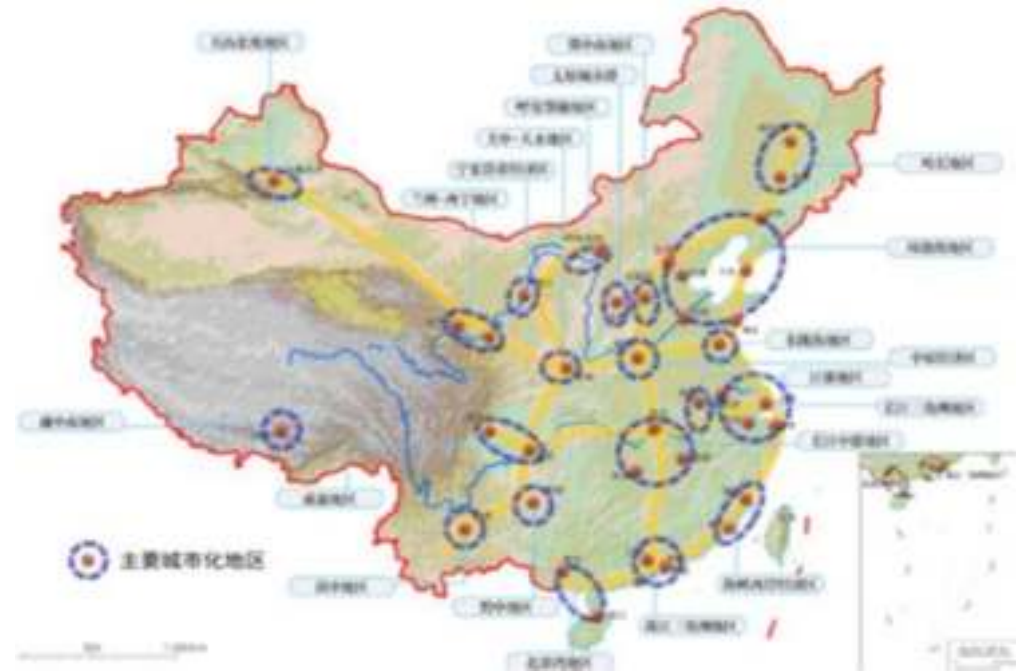
Trend and Prospect

新城规划实践

New town planning practice

国家级新区

national-level new districts



重庆两江新区、成都天府新区、  
贵州贵安新区、兰州秦王川新区

Chongqing Liangjiang New Area,  
Chengdu Tianfu New Area,  
Guizhou Gui'an New Area  
Lanzhou Qinwangchuan New Area



## Trend and Prospect

## New town planning practice

national-level new districts

重庆主城区 4400平方公里

其中 重庆两江新区、1200平方公里



趋势与展望

Trend and Prospect

新城规划实践

New town planning practice

国家级新区

national-level new districts

重庆市面积 82400平方公里

重庆主城区 4400平方公里

其中 重庆两江新区、1200平方公里

Chongqing Liangjiang New Area,  
1200km<sup>2</sup>

两江新区规划范围示意图





趋势与展望

Trend and Prospect

新城规划实践

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趋势与展望

Trend and Prospect

新城规划实践

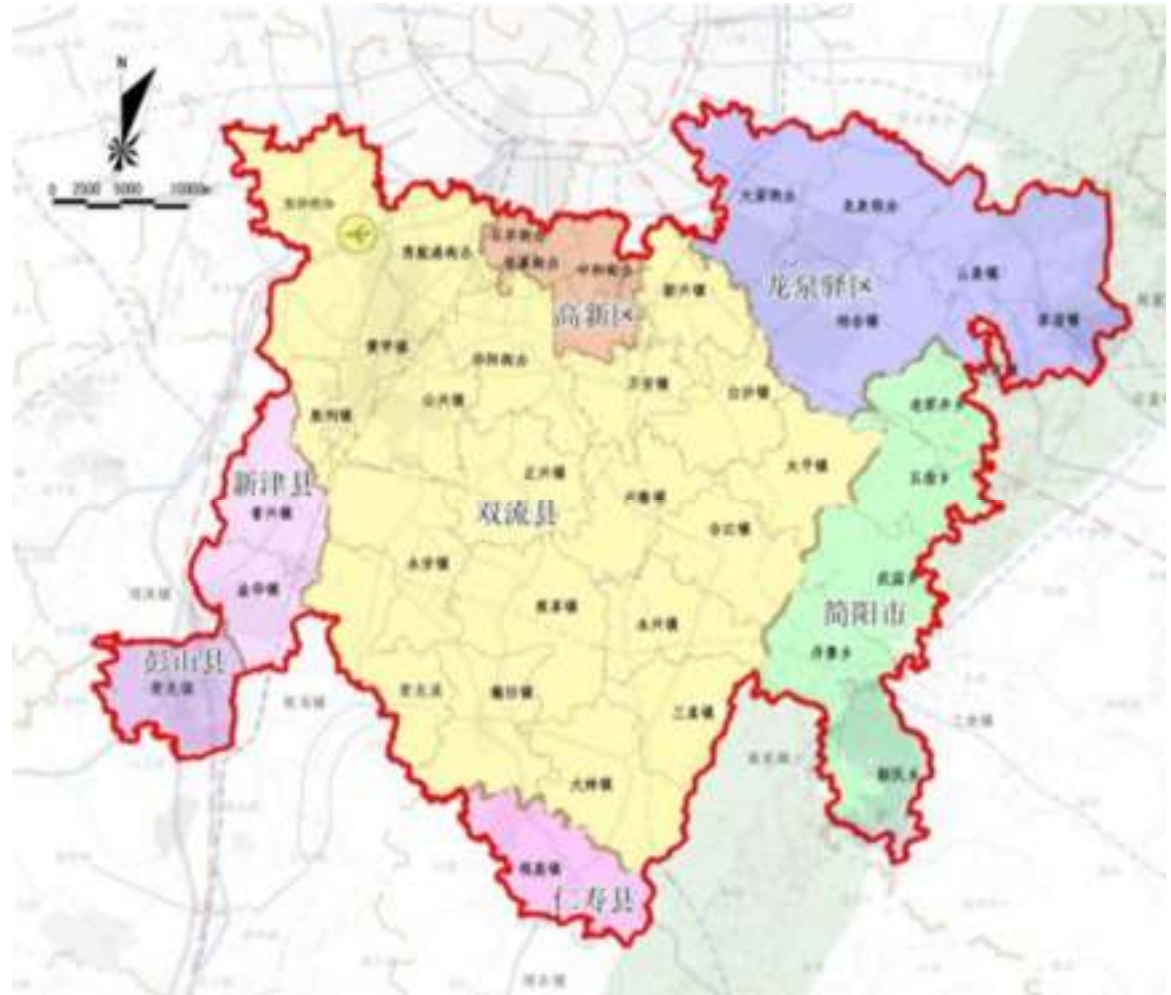
New town planning practice

国家级新区

national-level new districts

成都天府新区、近1600平方公里

Chengdu Tianfu New Area,  
Near 1600km<sup>2</sup>



趋势与展望

Trend and Prospect

新城规划实践

New town planning practice

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national-level new districts

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Near 1600km<sup>2</sup>





趋势与展望

Trend and Prospect

新城规划实践

New town planning practice

国家级新区

national-level new districts

贵安新区、近1600平方公里

Guizhou Gui'an New Area  
Near 1600km<sup>2</sup>





趋势与展望

Trend and Prospect

新城规划实践

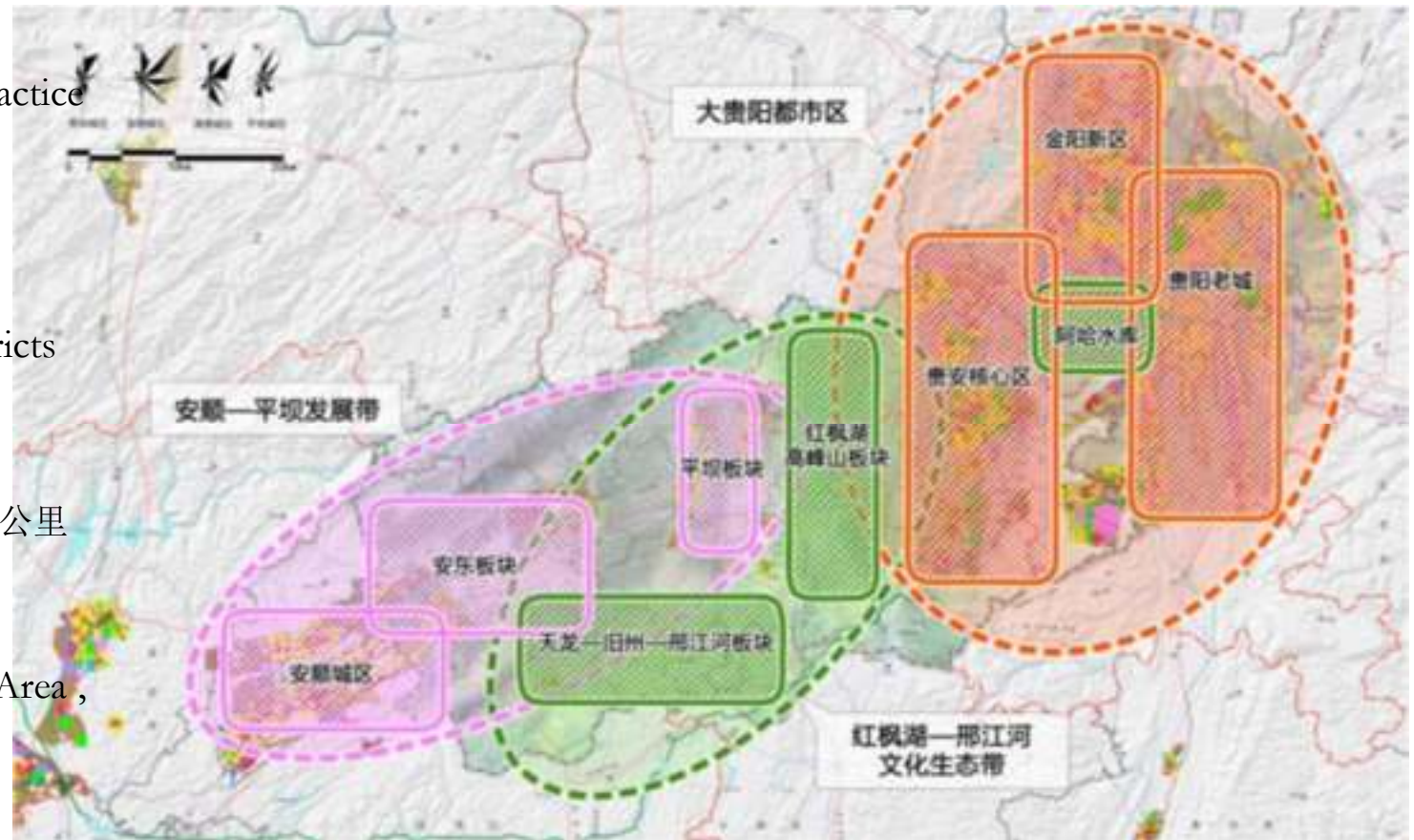
New town planning practice

国家级新区

national-level new districts

贵安新区、近1600平方公里

Guizhou Gui'an New Area ,  
Near 1600km<sup>2</sup>



趋势与展望

Trend and Prospect

新城规划实践

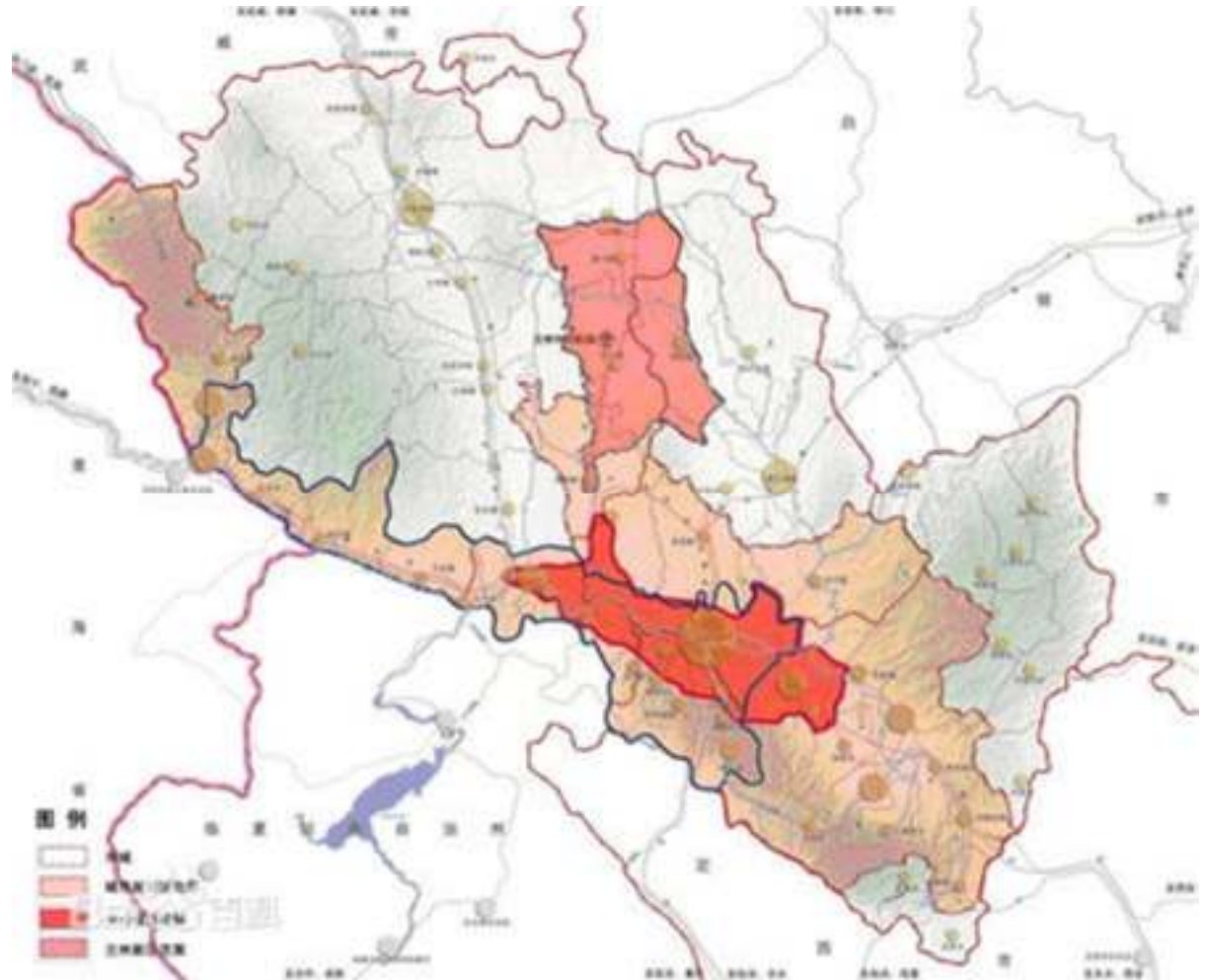
New town planning practice

国家级新区

national-level new districts

兰州新区、1700平方公里

Lanzhou Qinqwangchuan New Area  
1700km<sup>2</sup>

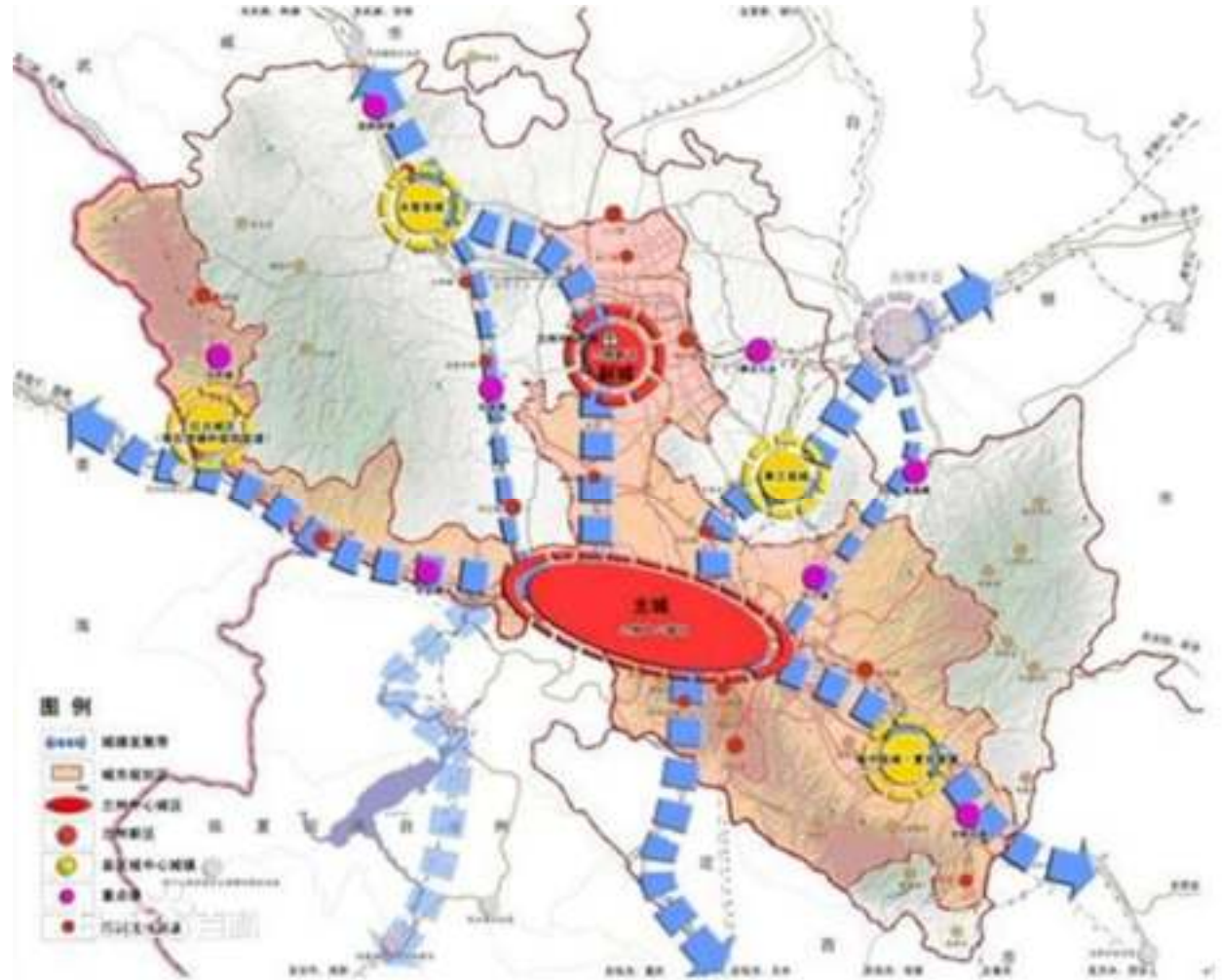


## Trend and Prospect

## New town planning practice

national-level new districts

Lanzhou Qinqwangchuan New Area  
1700km<sup>2</sup>





趋势与展望

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新城规划实践

New town planning practice

国家级新区

national-level new districts

兰州新区、1700平方公里

Lanzhou Qinqwangchuan New Area  
1700km<sup>2</sup>





## 趋势与展望

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# 东莞松山湖新城

# Dongguan Songshan Lake New Town

区域竞合的地方作为

local action for interregional competition-coopera



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新城规划实践

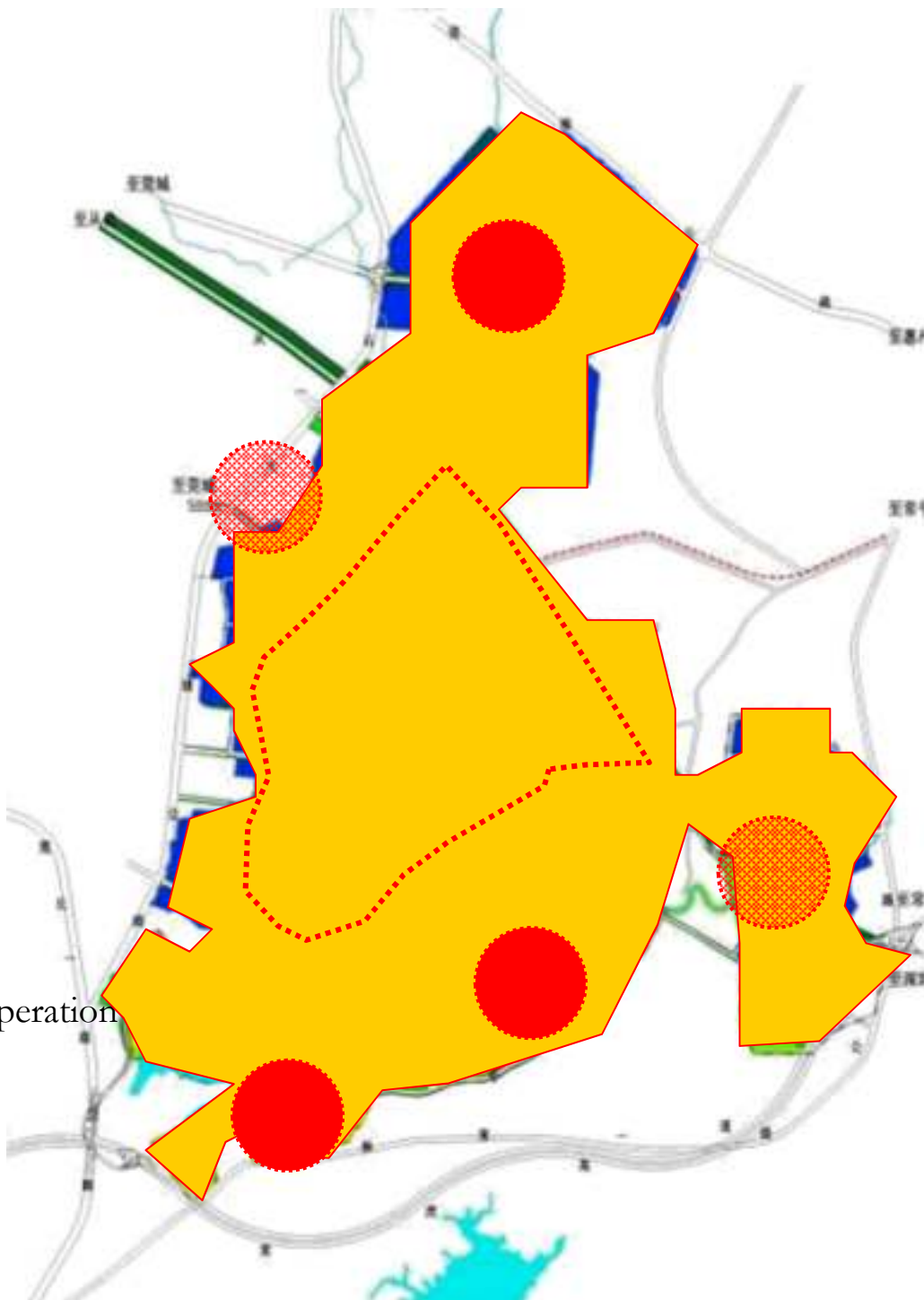
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东莞松山湖新城

Dongguan Songshan Lake New Town

区域竞合的地方作为

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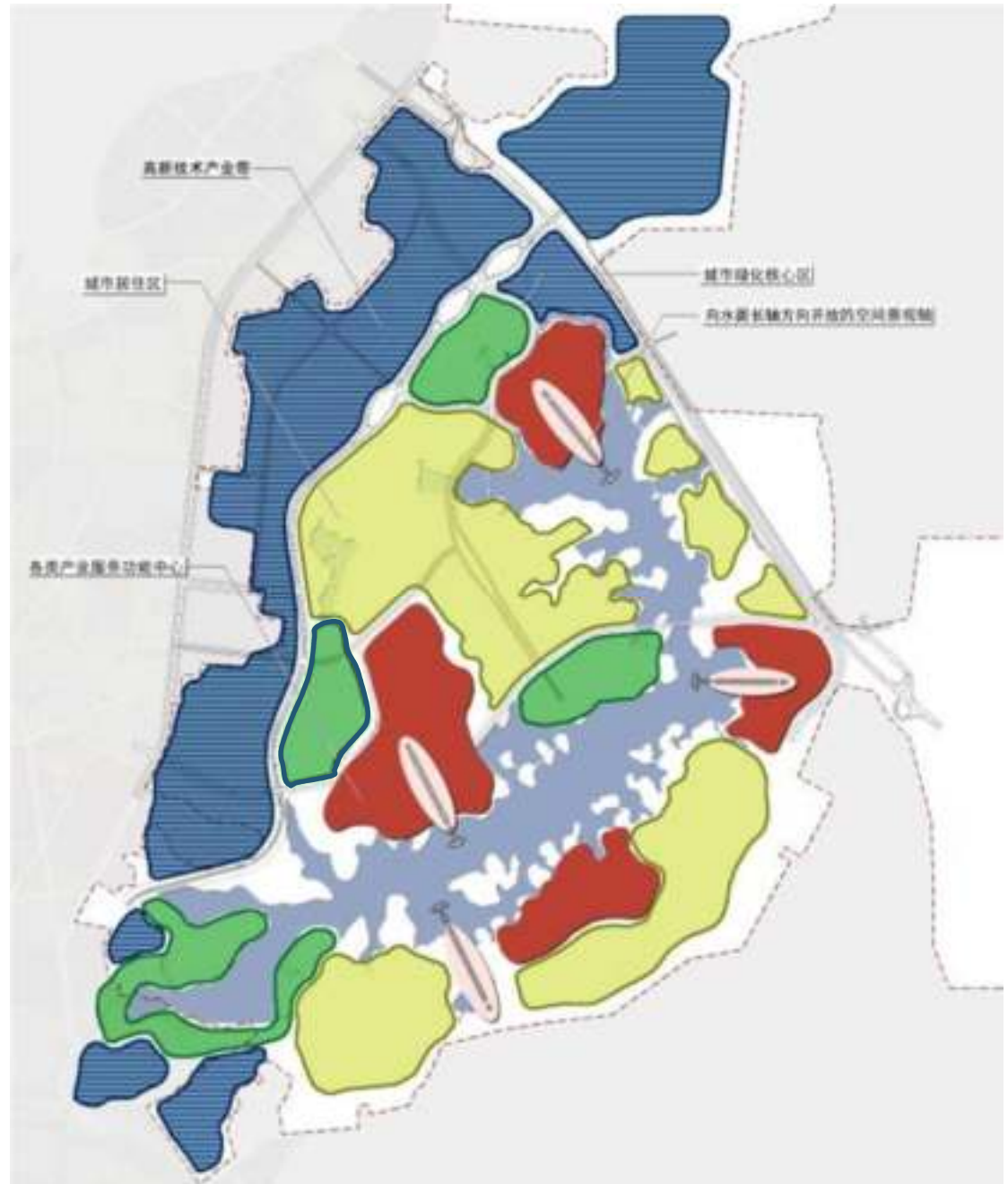
东莞松山湖新城

Dongguan Songshan Lake New Town

## 城市设计

水源保护区域  
城市公共空间系统  
多滨水中心结构  
特征职能板块  
流通与连接网络

## 核心特征





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Dongguan Songshan Lake New Town





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深圳前海深港现代服务业合作区及后海中心区

Shenzhen Qianhai SHMSICZ & Houhai Central  
Business District

特殊背景和阶段下的定制模式

a customization model in a special background and  
period



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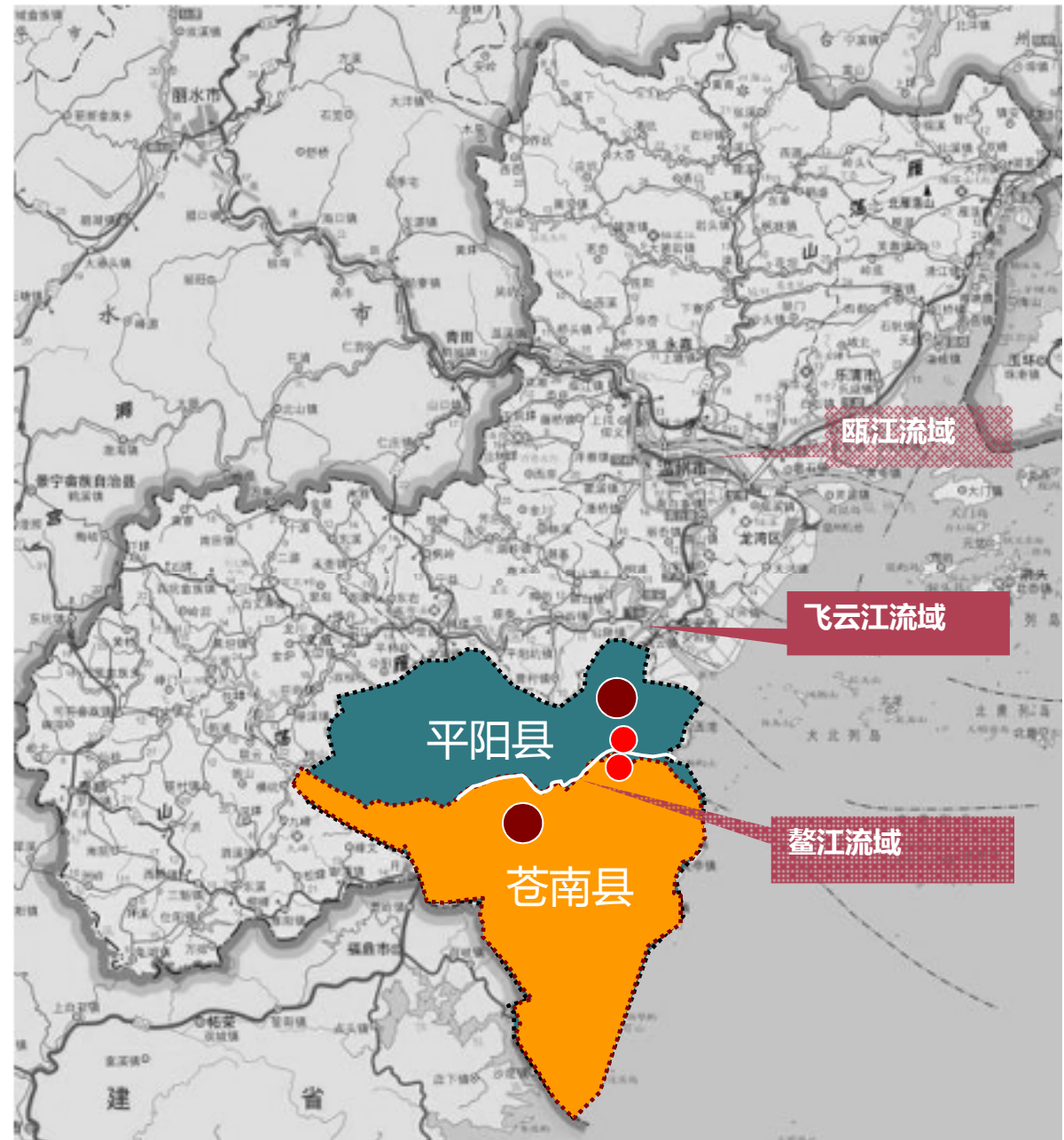
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温州龙港新城

Wenzhou Longgang New Town

自下而上的新区实践

bottom-up new town practice



趋势与展望

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特殊制度  
+  
自发规划

城镇户籍制度 —— 人  
土地有偿使用 —— 资金

1984年 编制总体规划 —— 草根城市实践

趋势与展望

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80年代-90年代初 农民建城初具规模  
20世纪初 龙港繁荣景象



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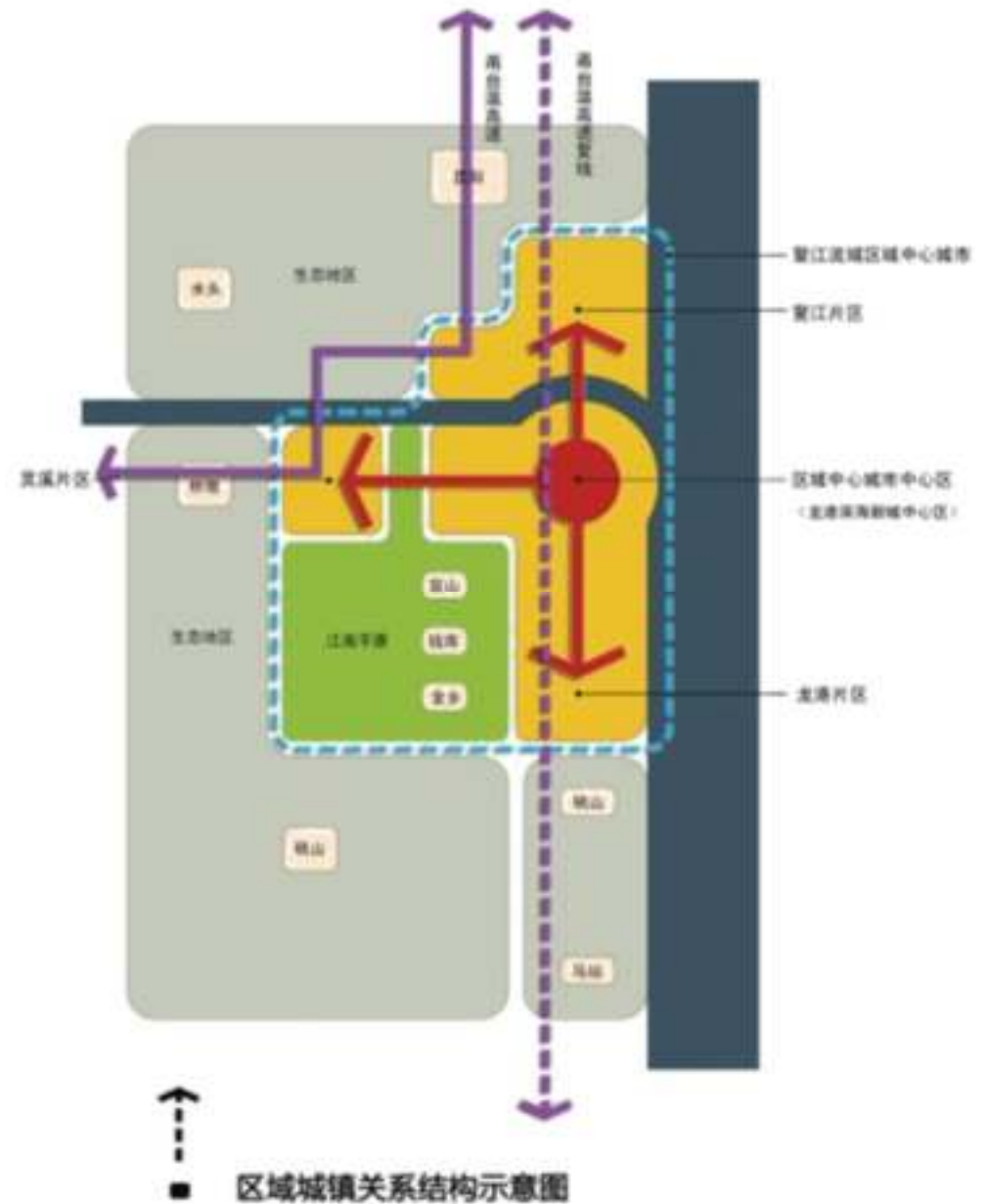
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80年代-90年代初 农民建城初具规模





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**山、海、川、田**  
**城、镇、乡、村**



**生态本底下城镇化**

趋势与展望

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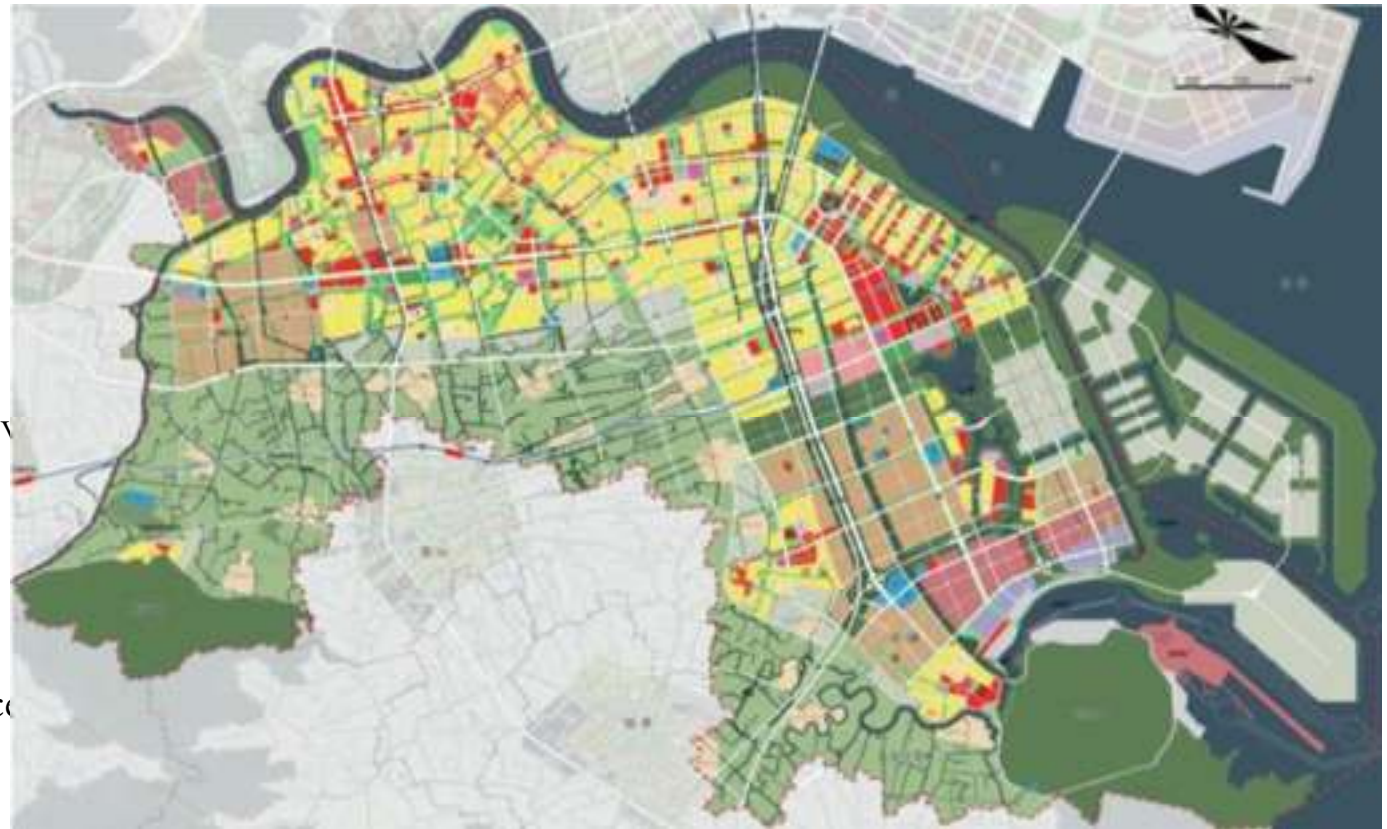
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**2030年总体规划土地利用图**

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**以水网建立公共空间骨架，运河环线、内湖、老城河道。**

## 中国新城的趋势和实践

### Conclusion

#### 结 语

“空间和空间的政治组织表现了各种社会关系，但又反过来作用于这些关系。” —— 列斐伏尔

‘Space and its political organization show kinds of social relationships, while, in reverse, act on these relationships.’

— Lefebvre



中国在短短的改革开放30多年的时间里，以政治经济改革为背景，推动了国家资本在空间上的集聚和分布，并且因社会、政治和文化的差异呈现出自身鲜明的特征。可以说理解中国的新城演化及其特征与问题是理解中国近代政治经济和社会发展变化的一个必要环节。

During the 30-odd years after the beginning of reform and opening-up, on the background of political and economic reform, China has driven its national capital to be accumulated and distributed in space, and showed its own distinctive characteristics due to the social, political and cultural differences. In a manner of speaking, to understand China's new town evolution as well as its features and problems is a necessary link to understand modern Chinese political economy as well as social development and changes.

欢迎来深圳参观

Welcome to Shenzhen

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謝謝

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