

# 柳州市自然资源和规划局

柳资源规划条件〔2024〕23号

## 柳州市自然资源和规划局关于出具柳州市 阳和桥西片 B-02-02 地块规划设计条件的通知

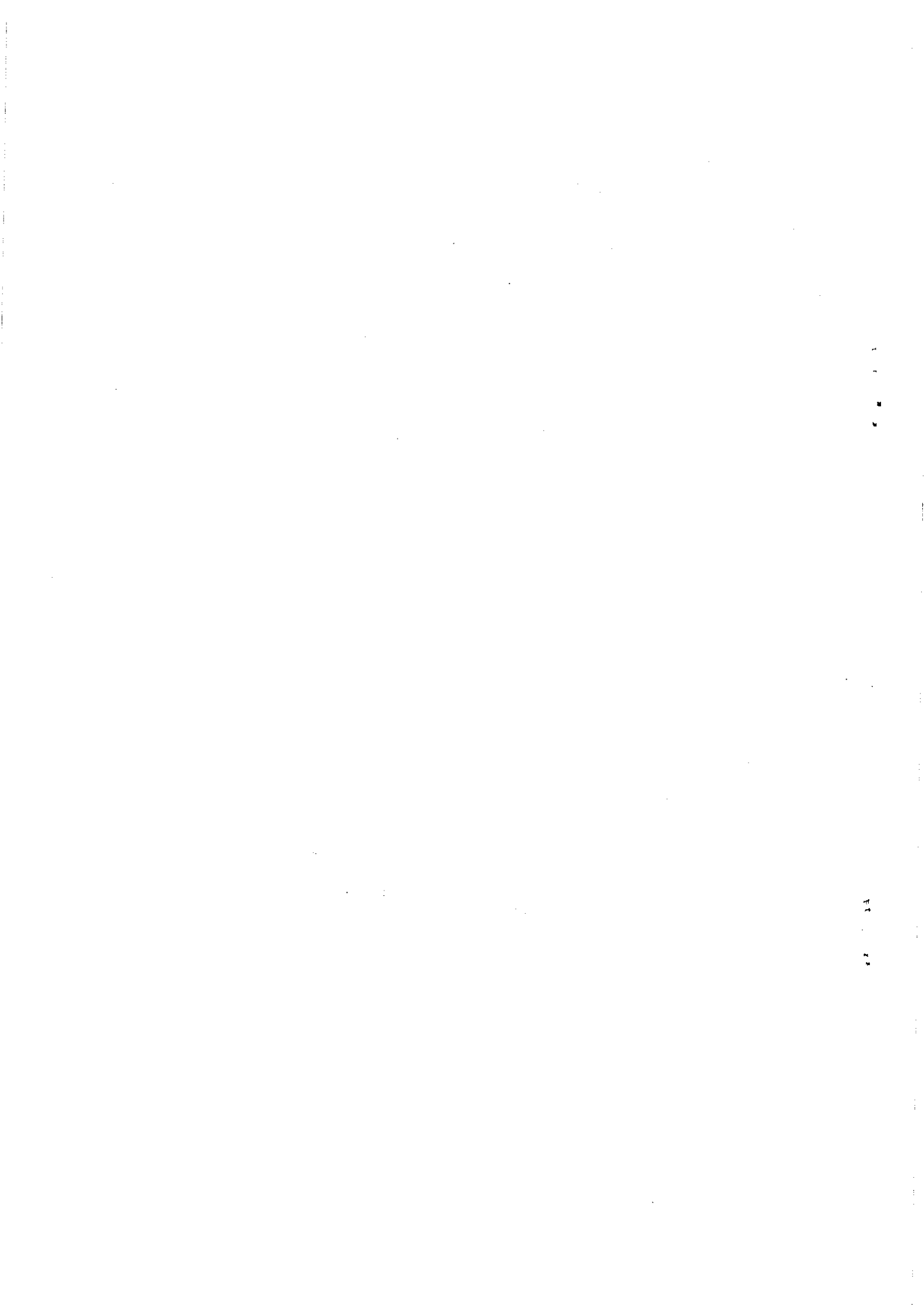
为推进柳州市阳和桥西片 B-02-02 地块的开发建设工作，经研究，现提供该地块规划设计条件如附件所示。

- 附件：1.建设项目规划设计条件  
2.建设净用地界址点坐标及面积测量表  
3.建设净用地范围示意图

柳州市自然资源和规划局

2024年4月8日

(公开前需经政府信息公开审查)



## 附件 1

# 建设项目规划设计条件

一、建设净用地面积 88306.95m<sup>2</sup> (合 132.46 亩)。

二、地块规划使用性质：商业用地、娱乐用地。

三、地块相应控制指标：地块控制容积率不大于 1.5 且不小于 1.0, 建筑密度不大于 25%且不小于 15%, 绿地率不低于 30%。

(注：1.容积率、建筑密度、绿地率等指标均以建设净用地面积为基数计算，建筑密度计算中建筑基底的面积应包括架空层投影面积；2.建筑高度不大于 24m，竖向界限以“场地标高+24m”为上界限，以“场地标高-10m”为下界限，高差为 34m，场地标高参照用地周边城市道路规划标高进行设计，采用 2000-1.5 国家大地坐标系、1985 国家高程基准，建筑控制高度按建筑檐口高度计算。)

四、建筑退规划用地边界距离及建筑间距：按《柳州市城乡规划管理技术规定》(新区标准)执行，并满足消防、抗震、环保等要求，且与地界周边现有建筑间距应满足有关日照、采光要求。

## 五、城市设计要求

(一) 该地块应根据《柳州市阳和桥西片控制性详细规划》的要求，着重处理好建筑空间布局及外立面景观效果，建筑外立面方案应提供不少于三个的多方案比选，并附夜景灯光设计。

(二)建筑形式、风格应采用现代建筑形式,建筑色彩按《柳州市色彩规划》设计,以高明度、低彩度的冷灰色系为基础色,并应与周边环境相协调。

(三)建筑退东侧、南侧、北侧城市规划道路红线不少于6m,退西侧规划道路红线不少于9m,退地块西南侧规划道路交叉口红线不少于15m,退地块东南侧、东北侧规划道路交叉口红线不少于9m。

(四)沿城市道路宜留出不少于50%的通透面,沿一侧城市道路建筑展开面不宜超过60m。

(五)如考虑在建筑外立面设置户外大型广告或标志、标牌,应在建筑设计阶段与建筑外立面一并设计并报审批,建筑建成后不另行审批设置广告牌。

## 六、配套要求

(一)按人防要求配设人防设施。

(二)管理用房、配电间。

(三)公厕(结合绿化带沿城市道路独立设置或在建筑地面一层设置,建筑面积不少于100m<sup>2</sup>,应确保可对社会公众开放使用)。

(四)商业用房配套机动车停车位不少于1.2车位/100m<sup>2</sup>建筑面积,配套非机动车停车位不少于8.0车位/100m<sup>2</sup>建筑面积,若安排旅馆类用房开发建设,旅馆用房配套机动车停车位不少于0.6车位/客房,非机动车停车位不少于2.0车位/客房。商业、旅

馆配套停车位不得对外出售，应根据需要调剂使用。

（配套停车位中机动车停车位按当量小汽车停车位计算，地面停车位不少于  $25\text{m}^2/\text{车位}$ ，地下停车位不少于  $30\text{m}^2/\text{车位}$ ；非机动车位用地面积计算按地面停车位不少于  $1.2\text{m}^2/\text{车位}$ ，地下停车位不少于  $1.5\text{m}^2/\text{车位}$ 。）

（五）商业配套停车位建设充电设施的车位比例不低于 20%。

七、交通出入口方向：机动车出入口位于西侧、南侧、东侧城市规划道路，原则上距道路交叉口不小于 70m、出入口宽度不大于 7m。

#### 八、其它

（一）处理好基地内竖向和场地设计，注意与周边城市道路系统的衔接，并与周边用地相协调。

（二）项目配套排水系统管线应与项目规划总平面图、施工图同步设计，同时报批；项目配套的变压器、环网柜等供电设施须设置于建筑内，不得露天设置，禁止临城市道路设置；给排水、燃气、电力等基础设施管线应以地下管、沟形式接入城市市政管线系统。

（三）该项目建设涉及消防、人防、环保、地质、抗震、水利、文物保护等相关方面内容的，应按相关行政主管部门要求处理有关事宜。

（四）项目开发应处理好用地内原有片区自然排水通道，确

保原有排水的顺畅，不影响周边自然排水。

（五）如建设净用地内有现状架空电力线，在未完成迁移改造前，不得在电力线保护范围内进行相关建设。

（六）注意用地内地质灾害的预防，根据有关地质灾害危险性评估结果采取相应防治措施，在确保用地安全的情况下方可进行开发建设。

（七）地块内项目应按相关规定执行绿色建筑标准。

（八）总平面图应绘于近期实测 1: 500 或 1: 1000 地形图上。开发地块位于城市重要景观节点，规划设计方案要结合三维城市模拟景观分析合理布局，以形成片区良好的城市景观效果，并报市规划委员会审议。

（九）其它未尽事宜请按《柳州市城乡管理技术规定》及相关规划建设要求执行。

九、本规划设计条件有效期至 2025 年 4 月 8 日。逾期自行失效，我局可根据实际情况及城市发展需要对有关内容作适当调整。本规划设计条件有效期内如遇相关政策法规改变，应以最新的政策法规要求为准。

柳州市自然资源和规划局

2024年4月8日

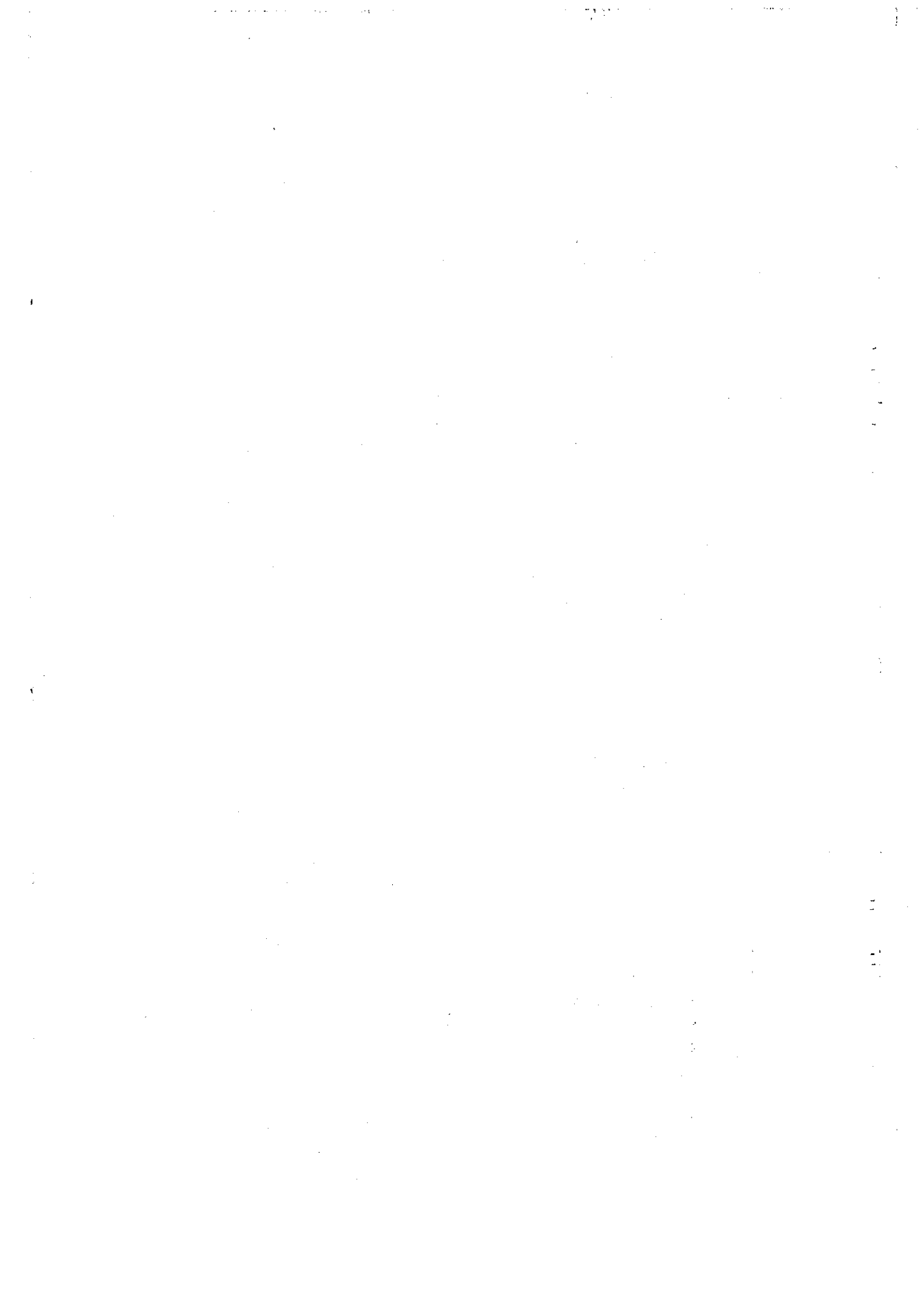


界址点坐标、面积测量表

本坐标成果为 2000 国家大地坐标系  
 中央子午线: 109° 30'  
 Y 坐标加常数 100 千米

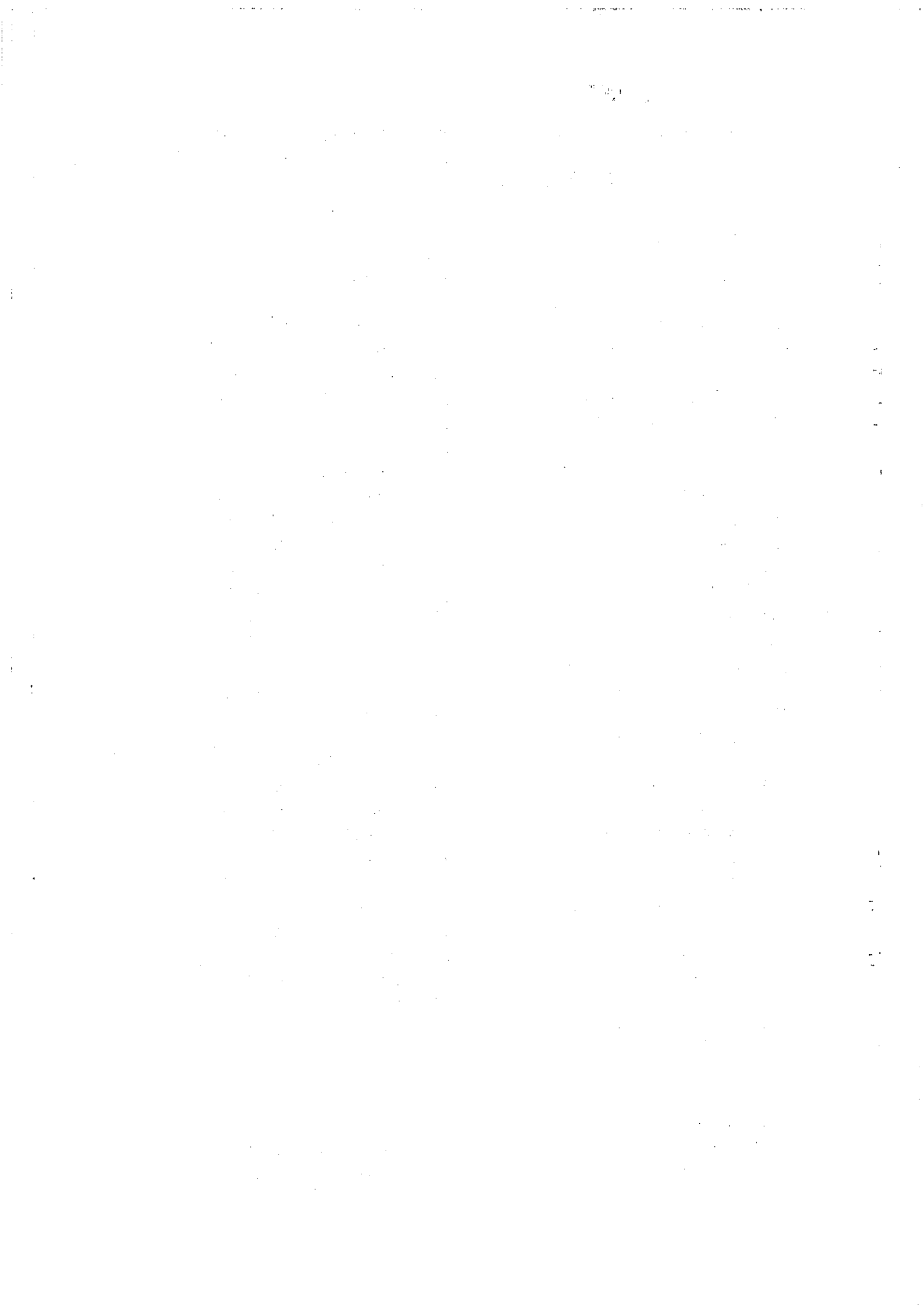
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4	2685776.906	92472.132
5	2685777.875	92471.817
6	2685778.844	92471.503
7	2685779.813	92471.191
8	2685780.783	92470.881
9	2685781.753	92470.573
10	2685782.724	92470.266
11	2685783.696	92469.960
12	2685784.668	92469.657
13	2685785.640	92469.354
14	2685786.613	92469.054
15	2685787.587	92468.755
16	2685788.561	92468.458
17	2685789.535	92468.163
18	2685790.510	92467.869
19	2685791.486	92467.576
20	2685792.462	92467.286
21	2685793.438	92466.997
22	2685794.415	92466.710
23	2685795.393	92466.424
24	2685796.126	92466.211
25	2685796.852	92466.001
26	2685797.808	92465.725
27	2685798.770	92465.450
28	2685799.732	92465.177
29	2685800.695	92464.905
30	2685801.658	92464.635
31	2685802.622	92464.366
32	2685803.586	92464.099
33	2685804.551	92463.833
34	2685805.516	92463.569
35	2685806.481	92463.307
36	2685807.447	92463.046
37	2685808.413	92462.787

38	2685809.380	92462.530
39	2685810.347	92462.274
40	2685811.315	92462.019
41	2685812.283	92461.766
42	2685813.251	92461.515
43	2685814.220	92461.266
44	2685815.189	92461.018
45	2685816.159	92460.771
46	2685817.129	92460.527
47	2685818.099	92460.283
48	2685819.070	92460.042
49	2685820.041	92459.802
50	2685821.013	92459.563
51	2685821.985	92459.327
52	2685822.957	92459.092
53	2685823.930	92458.858
54	2685824.903	92458.626
55	2685825.877	92458.396
56	2685826.851	92458.167
57	2685827.825	92457.940
58	2685828.800	92457.714
59	2685829.775	92457.490
60	2685830.750	92457.268
61	2685831.726	92457.047
62	2685832.702	92456.828
63	2685833.678	92456.611
64	2685834.655	92456.395
65	2685835.633	92456.181
66	2685836.610	92455.968
67	2685837.588	92455.757
68	2685838.566	92455.548
69	2685839.545	92455.340
70	2685840.524	92455.134
71	2685841.503	92454.929
72	2685842.483	92454.726
73	2685843.463	92454.525
74	2685844.443	92454.325
75	2685845.424	92454.127
76	2685846.405	92453.931
77	2685847.386	92453.736
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80	2685850.332	92453.161
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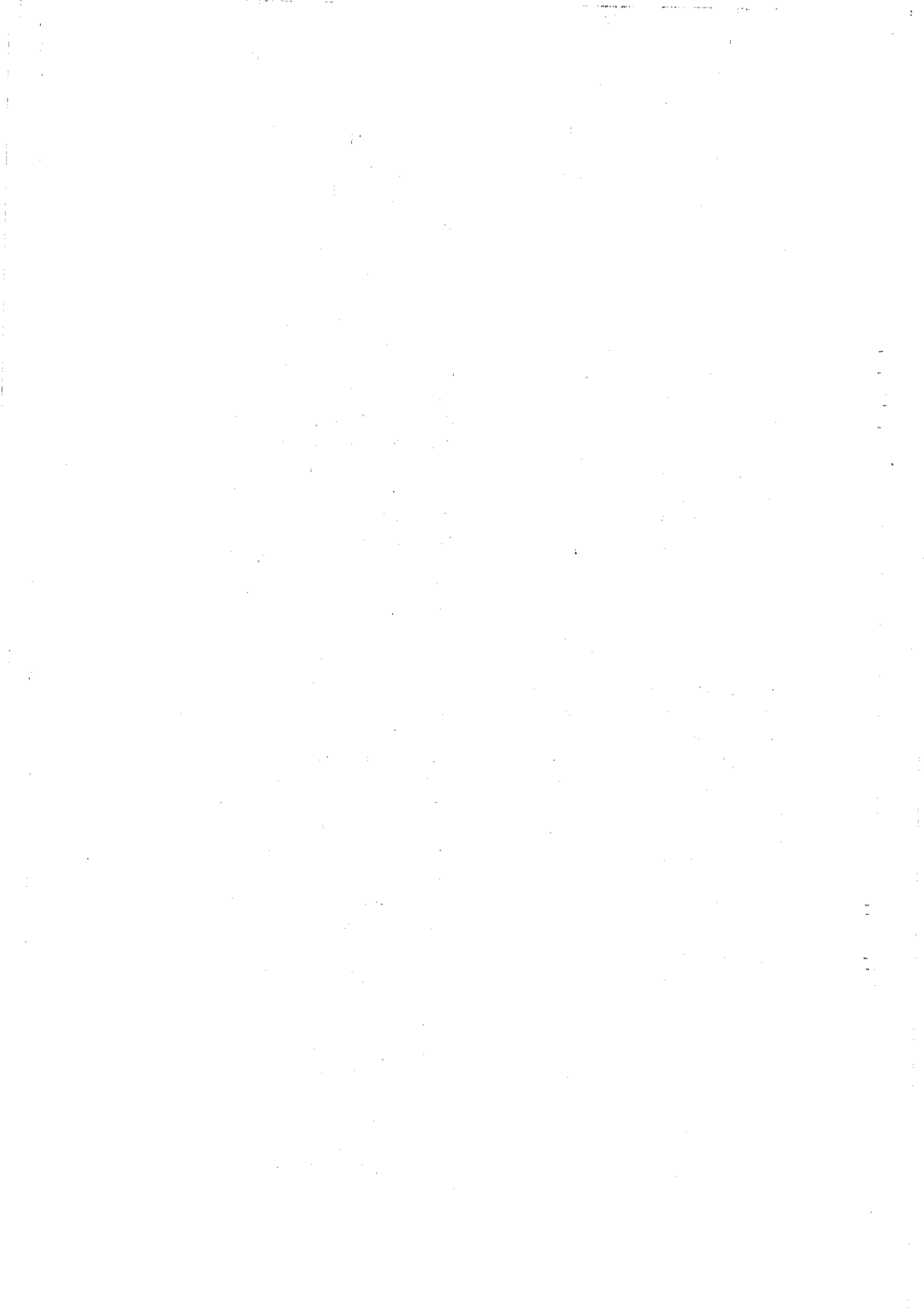




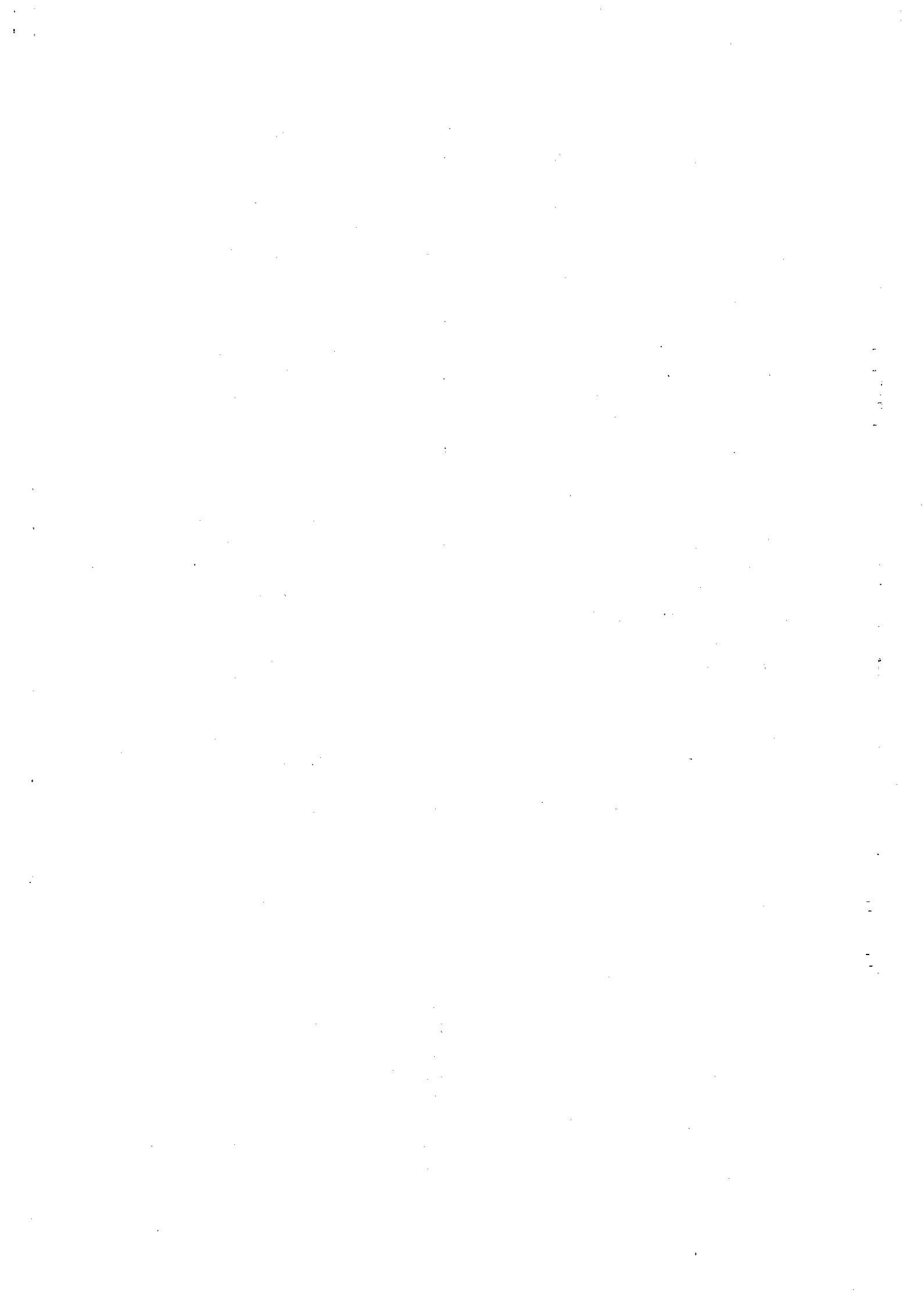
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83	2685853.280	92452.601	127	2685896.802	92446.070
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85	2685855.248	92452.236	129	2685898.791	92445.848
86	2685856.232	92452.055	130	2685899.785	92445.740
87	2685857.216	92451.877	131	2685900.780	92445.633
88	2685858.201	92451.700	132	2685901.775	92445.528
89	2685859.186	92451.525	133	2685902.770	92445.425
90	2685860.171	92451.351	134	2685903.765	92445.323
91	2685861.156	92451.179	135	2685904.761	92445.223
92	2685862.142	92451.008	136	2685905.756	92445.124
93	2685863.128	92450.839	137	2685906.752	92445.028
94	2685864.115	92450.672	138	2685907.748	92444.932
95	2685865.101	92450.507	139	2685908.744	92444.839
96	2685866.088	92450.343	140	2685909.740	92444.747
97	2685867.075	92450.180	141	2685910.737	92444.657
98	2685868.063	92450.020	142	2685911.733	92444.568
99	2685869.050	92449.860	143	2685912.730	92444.481
100	2685870.038	92449.703	144	2685913.727	92444.396
101	2685871.027	92449.547	145	2685914.723	92444.312
102	2685872.015	92449.393	146	2685915.721	92444.230
103	2685873.004	92449.240	147	2685916.718	92444.150
104	2685873.993	92449.090	148	2685917.715	92444.071
105	2685874.982	92448.940	149	2685918.713	92443.994
106	2685875.971	92448.793	150	2685919.710	92443.918
107	2685876.961	92448.647	151	2685920.708	92443.844
108	2685877.951	92448.502	152	2685921.706	92443.772
109	2685878.941	92448.359	153	2685922.704	92443.702
110	2685879.932	92448.218	154	2685923.702	92443.633
111	2685880.922	92448.079	155	2685924.700	92443.566
112	2685881.913	92447.941	156	2685925.698	92443.500
113	2685882.904	92447.805	157	2685926.696	92443.436
114	2685883.896	92447.670	158	2685927.695	92443.374
115	2685884.887	92447.537	159	2685928.694	92443.313
116	2685885.879	92447.406	160	2685929.692	92443.254
117	2685886.871	92447.276	161	2685930.691	92443.197
118	2685887.863	92447.148	162	2685931.690	92443.141
119	2685888.856	92447.022	163	2685932.689	92443.087
120	2685889.848	92446.897	164	2685933.688	92443.035
121	2685890.841	92446.774	165	2685934.438	92442.997
122	2685891.834	92446.653	166	2685934.678	92442.586
123	2685892.827	92446.533	167	2685934.885	92442.157
124	2685893.821	92446.415	168	2685935.057	92441.713
125	2685894.815	92446.298	169	2685935.193	92441.257



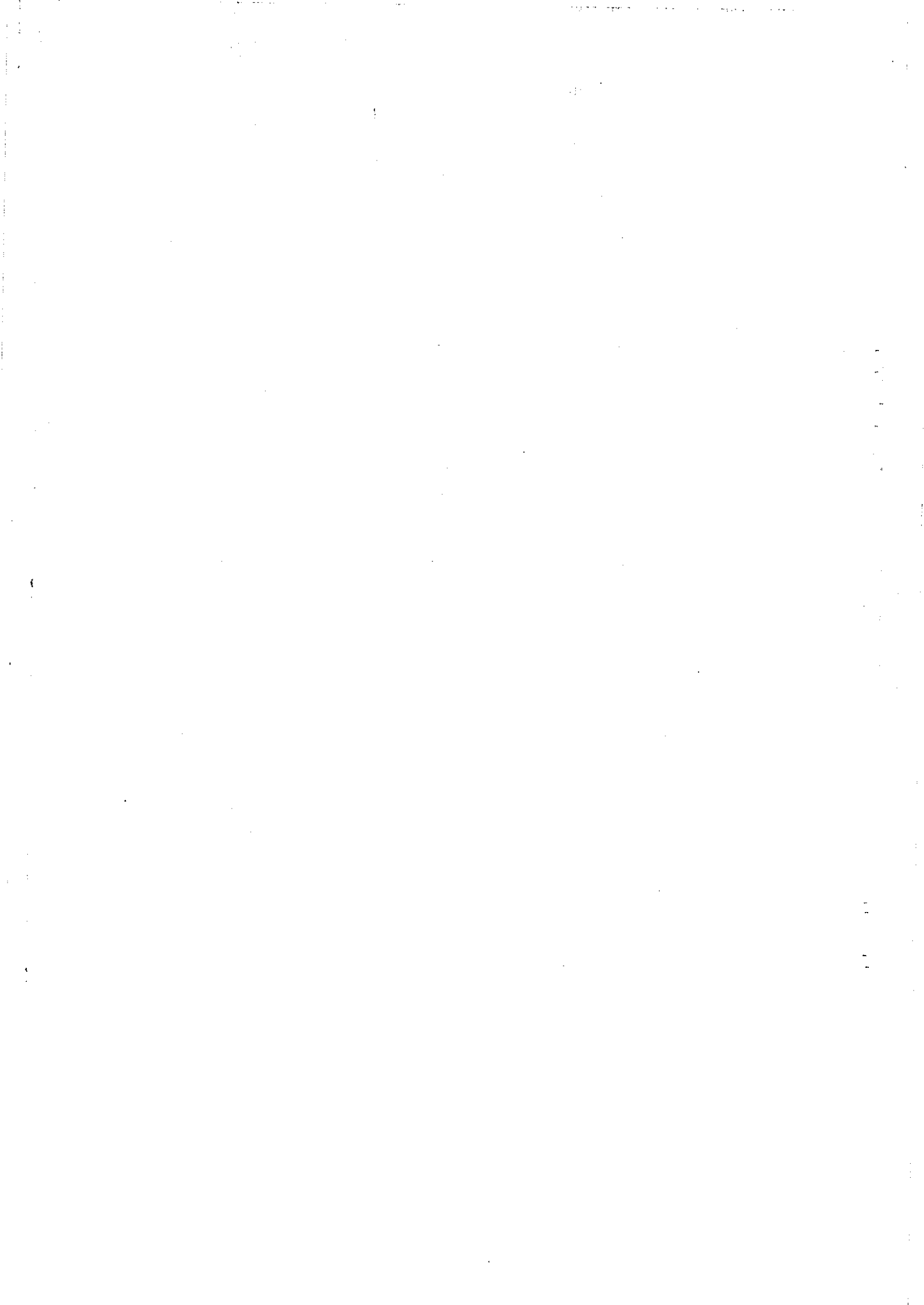
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173	2685935.368	92439.368	217	2685928.460	92396.645
174	2685935.318	92438.895	218	2685928.365	92395.647
175	2685935.218	92438.363	219	2685928.274	92394.648
176	2685934.955	92437.204	220	2685928.185	92393.650
177	2685934.736	92436.226	221	2685928.099	92392.651
178	2685934.521	92435.246	222	2685928.017	92391.652
179	2685934.308	92434.267	223	2685927.937	92390.653
180	2685934.098	92433.286	224	2685927.861	92389.653
181	2685933.891	92432.306	225	2685927.788	92388.653
182	2685933.688	92431.324	226	2685927.717	92387.653
183	2685933.487	92430.342	227	2685927.650	92386.653
184	2685933.289	92429.359	228	2685927.586	92385.652
185	2685933.094	92428.375	229	2685927.525	92384.652
186	2685932.903	92427.391	230	2685927.467	92383.651
187	2685932.714	92426.407	231	2685927.412	92382.650
188	2685932.528	92425.422	232	2685927.360	92381.649
189	2685932.346	92424.436	233	2685927.311	92380.647
190	2685932.166	92423.450	234	2685927.265	92379.646
191	2685931.989	92422.463	235	2685927.223	92378.644
192	2685931.816	92421.476	236	2685927.183	92377.643
193	2685931.645	92420.488	237	2685927.146	92376.641
194	2685931.478	92419.499	238	2685927.113	92375.639
195	2685931.313	92418.510	239	2685927.082	92374.637
196	2685931.151	92417.521	240	2685927.055	92373.635
197	2685930.993	92416.531	241	2685927.031	92372.632
198	2685930.837	92415.541	242	2685927.009	92371.630
199	2685930.685	92414.550	243	2685926.991	92370.628
200	2685930.536	92413.559	244	2685926.976	92369.625
201	2685930.389	92412.567	245	2685926.964	92368.623
202	2685930.246	92411.575	246	2685926.955	92367.621
203	2685930.105	92410.582	247	2685926.949	92366.618
204	2685929.968	92409.589	248	2685926.946	92365.616
205	2685929.834	92408.595	249	2685926.946	92364.613
206	2685929.703	92407.602	250	2685926.949	92363.611
207	2685929.574	92406.607	251	2685926.955	92362.608
208	2685929.449	92405.613	252	2685926.965	92361.606
209	2685929.327	92404.618	253	2685926.977	92360.603
210	2685929.208	92403.622	254	2685926.993	92359.601
211	2685929.092	92402.626	255	2685927.011	92358.598
212	2685928.979	92401.630	256	2685927.033	92357.596
213	2685928.869	92400.634	257	2685927.057	92356.594



258	2685927.085	92355.592	302	2685931.329	92311.720
259	2685927.116	92354.590	303	2685931.493	92310.731
260	2685927.150	92353.588	304	2685931.661	92309.742
261	2685927.187	92352.586	305	2685931.832	92308.754
262	2685927.227	92351.584	306	2685932.006	92307.767
263	2685927.270	92350.583	307	2685932.183	92306.780
264	2685927.316	92349.581	308	2685932.363	92305.794
265	2685927.365	92348.580	309	2685932.546	92304.808
266	2685927.417	92347.579	310	2685932.732	92303.823
267	2685927.472	92346.578	311	2685932.921	92302.839
268	2685927.531	92345.577	312	2685933.113	92301.855
269	2685927.592	92344.576	313	2685933.308	92300.872
270	2685927.656	92343.576	314	2685933.506	92299.889
271	2685927.724	92342.576	315	2685933.707	92298.907
272	2685927.795	92341.576	316	2685933.911	92297.925
273	2685927.868	92340.576	317	2685934.118	92296.944
274	2685927.945	92339.576	318	2685934.328	92295.964
275	2685928.025	92338.577	319	2685934.541	92294.984
276	2685928.107	92337.578	320	2685934.757	92294.005
277	2685928.193	92336.579	321	2685934.976	92293.027
278	2685928.282	92335.581	322	2685935.198	92292.049
279	2685928.374	92334.582	323	2685935.423	92291.072
280	2685928.469	92333.584	324	2685935.651	92290.096
281	2685928.567	92332.587	325	2685935.882	92289.121
282	2685928.668	92331.589	326	2685936.116	92288.146
283	2685928.772	92330.592	327	2685936.352	92287.172
284	2685928.879	92329.595	328	2685936.592	92286.198
285	2685928.990	92328.599	329	2685936.835	92285.226
286	2685929.103	92327.603	330	2685937.081	92284.254
287	2685929.219	92326.607	331	2685937.330	92283.283
288	2685929.339	92325.612	332	2685937.581	92282.312
289	2685929.461	92324.617	333	2685937.836	92281.343
290	2685929.586	92323.622	334	2685938.158	92280.132
291	2685929.715	92322.628	335	2685748.533	92302.097
292	2685929.847	92321.634	336	2685740.708	92275.115
293	2685929.981	92320.641	337	2685740.234	92273.475
294	2685930.119	92319.648	338	2685739.928	92272.409
295	2685930.259	92318.655	339	2685739.646	92271.425
296	2685930.403	92317.663	340	2685739.365	92270.440
297	2685930.550	92316.671	341	2685739.085	92269.455
298	2685930.699	92315.680	342	2685738.806	92268.470
299	2685930.852	92314.689	343	2685738.514	92267.435
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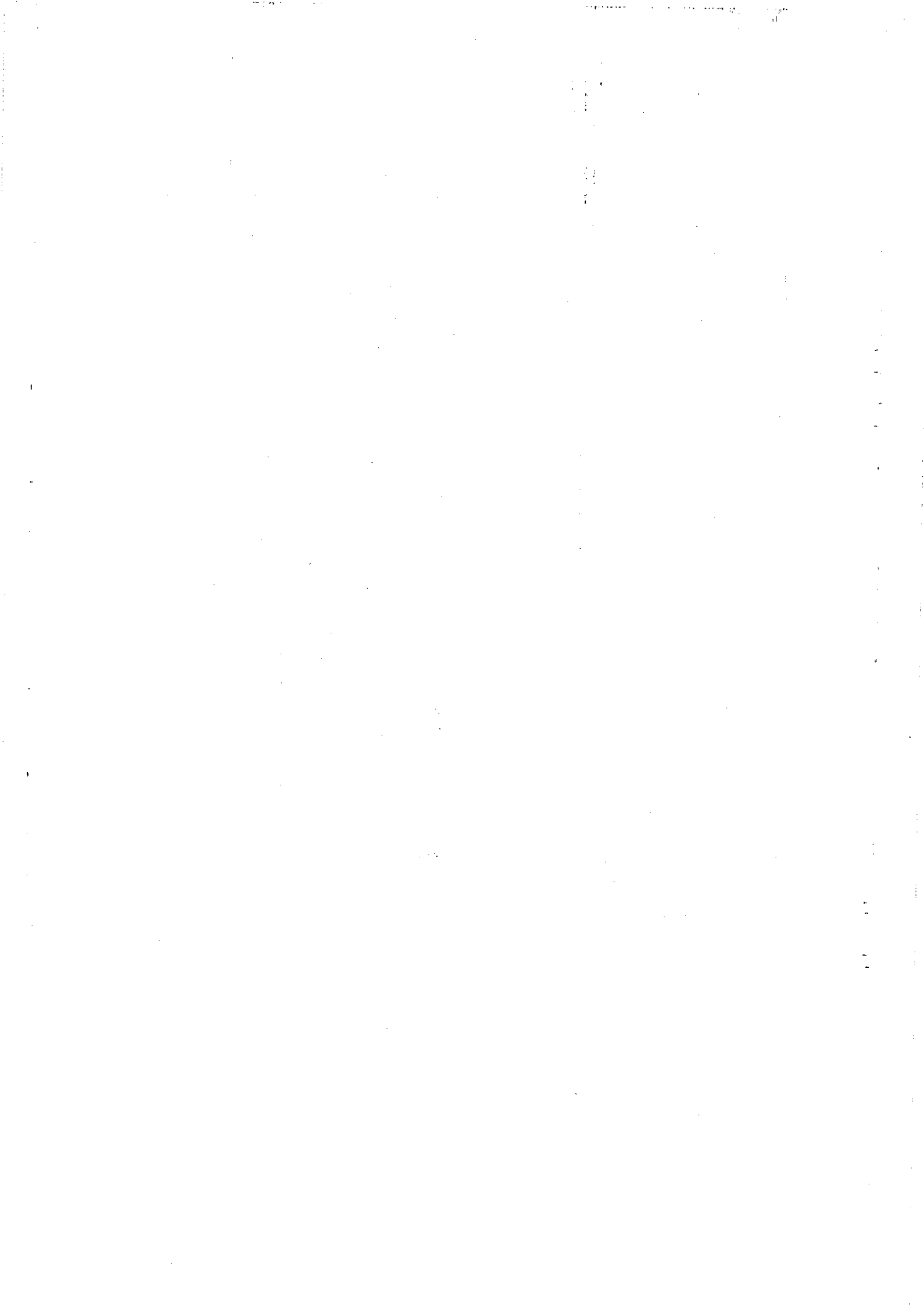


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349	2685736.123	92258.789	393	2685723.462	92206.712
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351	2685735.587	92256.808	395	2685723.043	92204.754
352	2685735.327	92255.842	396	2685722.835	92203.775
353	2685735.068	92254.875	397	2685722.629	92202.796
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368	2685729.960	92234.950	412	2685719.643	92188.082
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386	2685724.958	92213.557	430	2685714.841	92161.572
387	2685724.742	92212.580	431	2685714.654	92160.453
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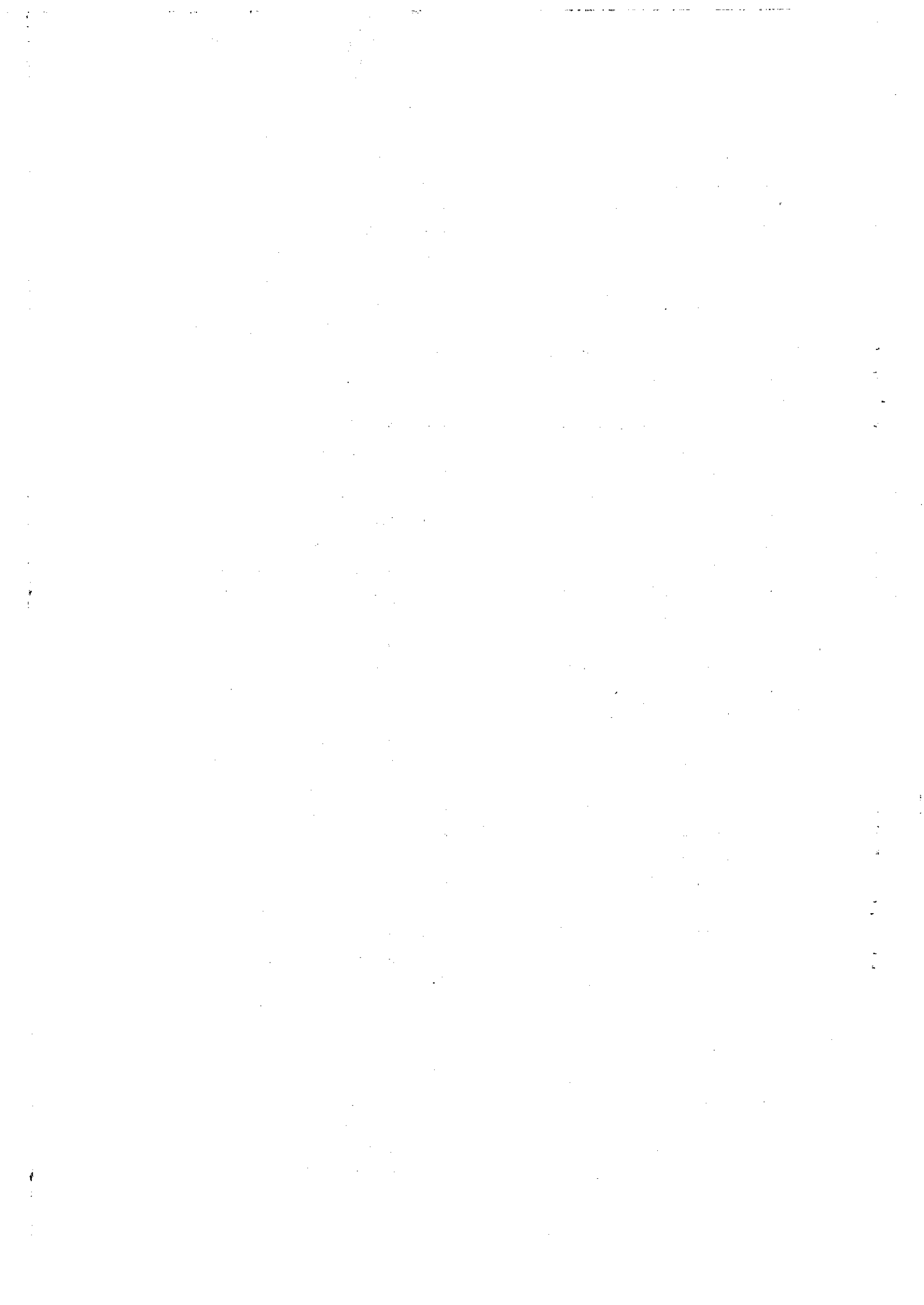
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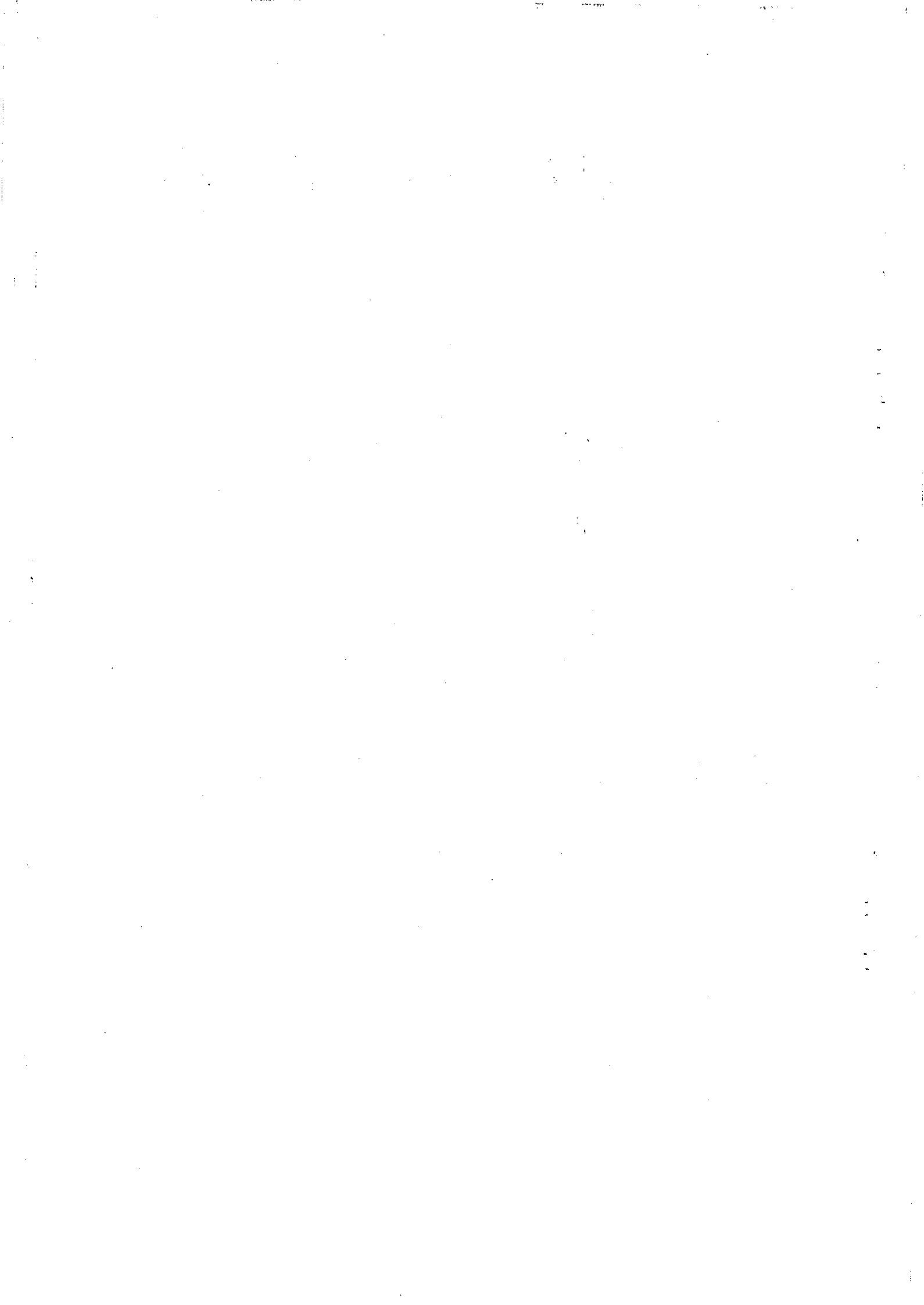


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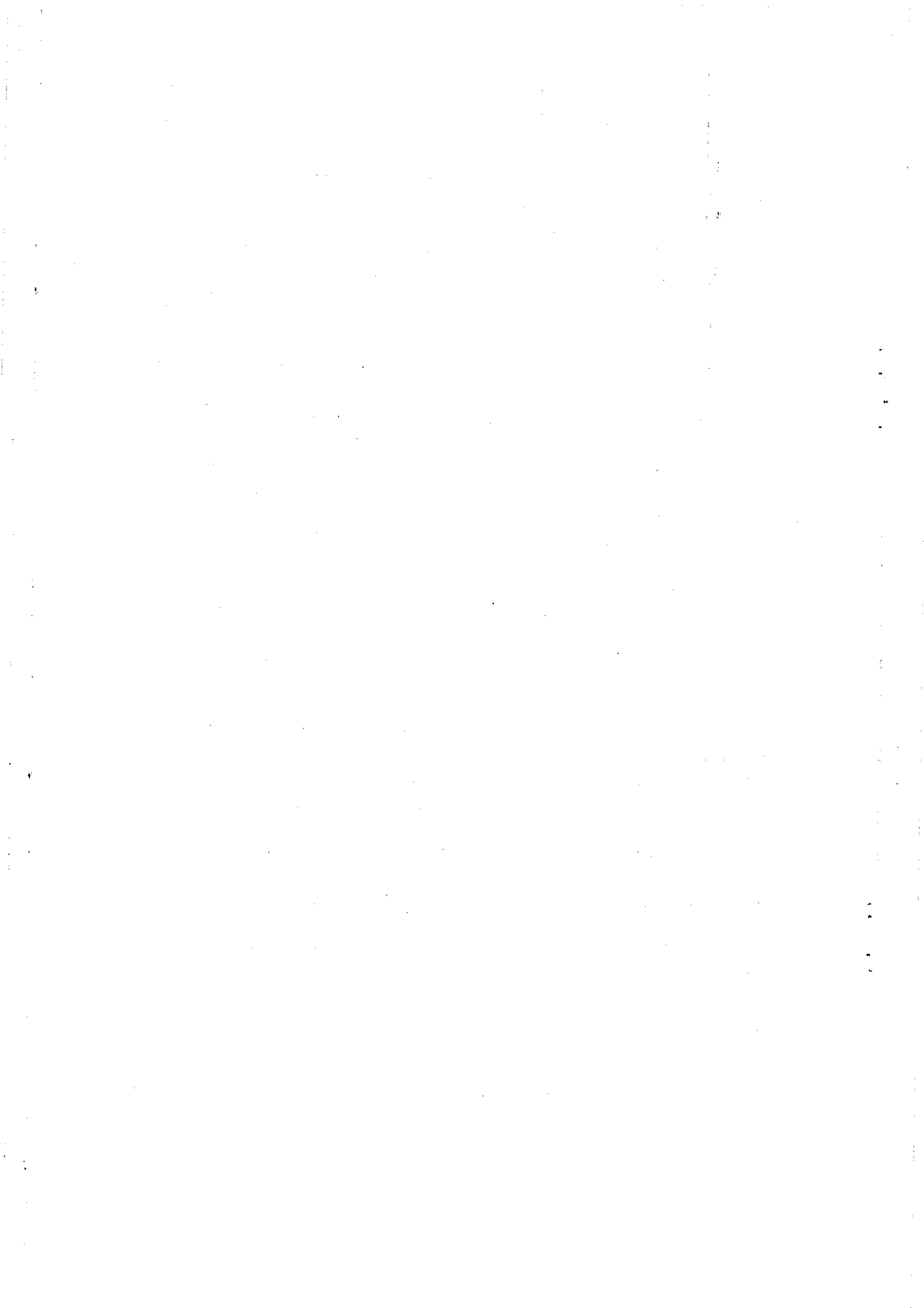
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132.46 (亩)

