

绿树林荫

——印度孟买市
多功能城市新区

The Trees

— A New Mixed-use Urban District
in Mumbai, India

Sasaki设计事务所 / Sasaki Associates, Inc.

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摘要 ……

Sasaki的“绿树林荫”规划方案，旨在将孟买市废弃的戈德里奇肥皂工厂综合体改造为了一处重新焕发活力的城市区域。该项目将场地打造为一个综合利用、充满活力，且舒适宜居的崭新区域，积极地与城市融为一体。设计团队以以人为本和社区导向型设计方案，创造了一个促进社会、文化、经济与环境融合的强健的发展框架。

关键词 ……

“绿树林荫”；棕地更新；城市空间改造；综合体；多功能；立体花园

Abstract ...

Sasaki's master plan for The Trees transforms a decommissioned Godrej soap manufacturing complex into an urban district that captures the kinetic energy of the city. The project will pave the way for a mixed used, vibrant, and livable new district that proactively engages the city. The plan creates a robust framework that fosters social, cultural, economic, and environmental cohesion in a people-centric and community-oriented design.

Key words ...

The Trees; Brownfield Regeneration; Transformation of Urban Space; Complex; Mixed-use; Stereoscopic Garden

项目地址：印度孟买市

项目面积：13.76hm²

项目委托：戈德里奇置业有限公司

景观设计：Sasaki设计事务所

设计时间：2013年

所获奖项：2014波士顿景观设计师协会景观分析与规划类荣誉奖

Location: Mumbai, India

Area (size): 13.76 hm²

Client: Godrej Properties Ltd.

Landscape Architecture: Sasaki Associates, Inc.

Design Period: 2013

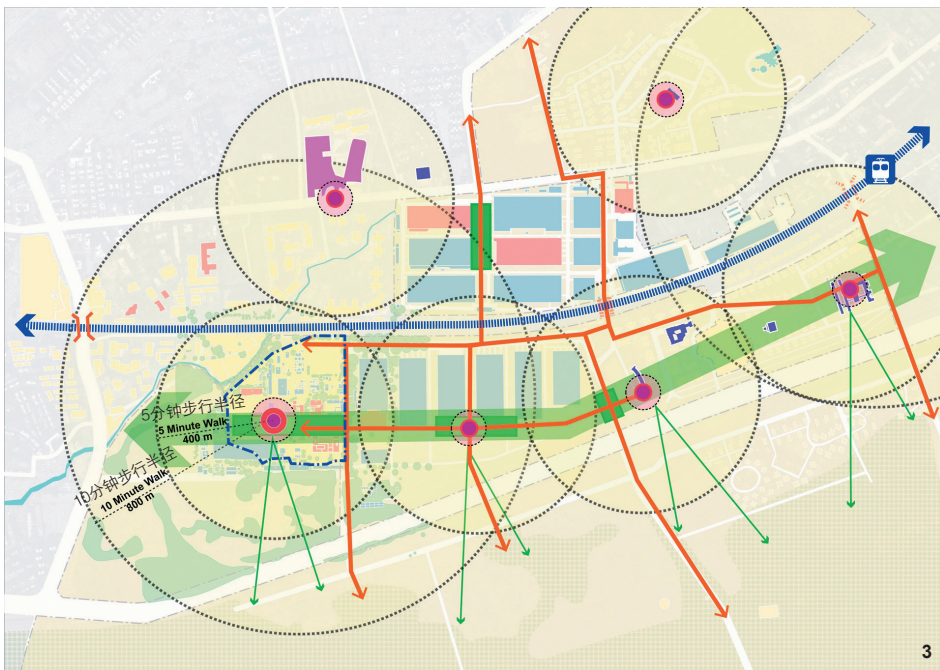
Award: 2014 Honor Award in Landscape Analysis and Planning, BSLA

1. 公共领域激活方案
1. Public realm activation



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|------------------------|------------------------|---------------------------------|----------------------------|
| 1. Godrej One 戈德里奇1号大楼 | 6. Retail 零售 | 11. Cultural Shed 文化亭 | 16. Retail Street 零售商业街 |
| 2. Office 办公楼 | 7. Club House 会所 | 12. Entry Boulevard 入口步行道 | 17. Performance Plaza 表演广场 |
| 3. Residential 住宅区 | 8. Cultural Plaza 文化广场 | 13. Gallery 画廊 | |
| 4. Hotel 酒店 | 9. Museum 博物馆 | 14. Nightclub 夜总会 | |
| 5. Court 庭院 | 10. Media Tower 媒体塔 | 15. Residential Courtyards 住宅庭院 | |

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Sasaki的“绿树林荫”规划方案，旨在将孟买市废置的戈德里奇肥皂工厂综合体（占地面积13.76hm²）改造为一处重新焕发活力的城市区域。场地位于孟买海岸线东缘，与尚在运营中的戈德里奇新工业园区，以及该地区最大的红树林保护区毗邻。该设计不但将工业建筑与基地元素融合其中，而且战略性地重新安置了原有

的工业景观结构，并赋予其新的功能。项目之所以命名为“绿树林荫”，是源于方案将场地中壮美的树木进行了保留，并使之融入了设计当中。该项目作为棕地更新计划中的第一阶段，总体规划在基地上细致地安排了住宅、零售、酒店与商业等活跃功能，将场地打造为一个充满活力，且舒适宜居的崭新区域，积极地与城市融为

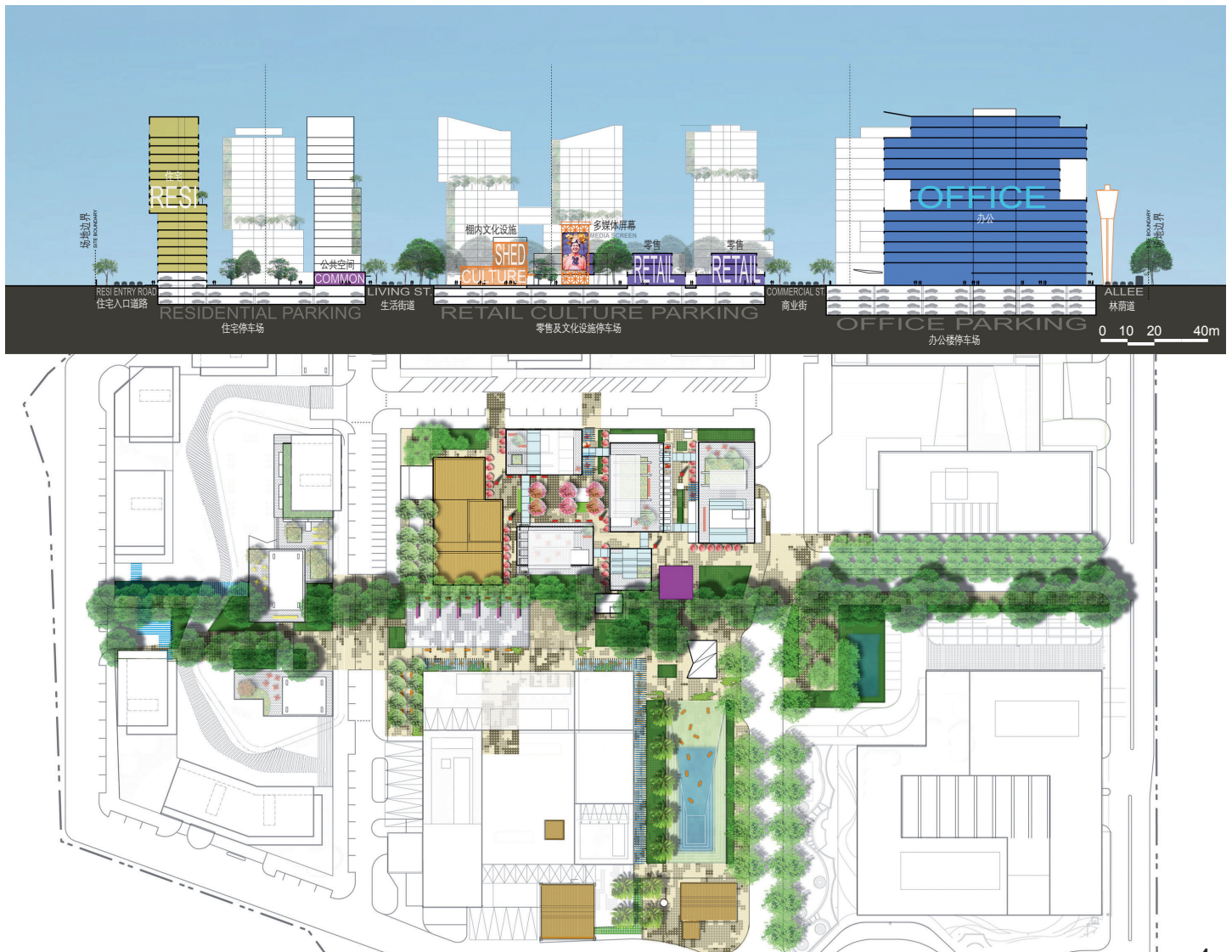
一体。设计仔细地将文化、科技、历史与景观交织起来，兼顾功能性与美学目标。项目的品质与可持续性的总体思想体现了戈德里奇置业公司的文化、产品与理念。设计团队用以人为本和社区导向型设计方案，创造了一个促进社会、文化、经济与环境融合的强健的发展框架。

Sasaki的设计方案旨在营造一种别具一格的特色与场所感——将场地打造为一个与孟买发展迥然不同的目的地。通过运用精明增长原则，该规划制定了一个灵活的阶段性发展框架，以使社区能够应对并适应市场波动、人口变化与制度改革。规划在金融策略中设定了时间、成本与质量基准，从而能够为该项目的利益相关方呈现出短期、中期以及长期的质化与量化的价值。

为了新功能与保留的基地建筑与自然元素积极地整合，Sasaki首先对现状进行了细致的归类与分析。根据结构条件、室内空间大小、建筑特色以及区位等标准评价了现有的工厂建筑与工业遗迹，看其是否可以被重新利用。Sasaki还编目与评价了现有树种，包括它们的整体健康、可移植性、是否提供遮荫、品种位置与色彩特征。规划保留了现有的雨豆树中心绿色轴线，这些合欢属的树木可以长到超过15m。

绿色轴线为高度人行导向的开发提供了结构上的支持。高层公寓围绕绿色核心与中心轴线，提供受到保护的、遍布小规模庭院与通道的内部“零售花园”。这些综合体受到传统印度景观原则的启发，层次分明且有序。总体设计遵循7个核心原则——形象、社区、连通、灵活、遗产、可持续以及金融策略——以实现在社会、文化、经济与环境方面协调凝聚的充满生机的混合功能社区。

Sasaki通过仔细分析孟买的季风气候，为场地制定了复杂的雨洪管理策略。减少一半的雨洪径流量并降低50%净能量消耗的宏伟策略目标促成了全面整合的景观方案。方案将实现地表渗透程度与雨水/灰水再利用的最大化。LAF



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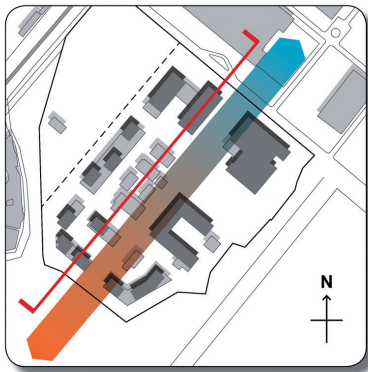
Sasaki’s master plan for The Trees transforms a 34-acre decommissioned Godrej soap factory complex into an urban district that captures the kinetic energy of the city. Located in Vikhrolinear, the Eastern shoreline of Mumbai, the site is adjacent to an active Godrej industrial complex, as well as the largest preserve of mangrove trees in the region. The design both incorporates industrial buildings and components of the site and strategically repurposes a heritage landscape structure. Christened The Trees due to the remarkable trees preserved and integrated into the design, the project is envisioned as the first phase of a brownfield regeneration that will pave the way for a vibrant and livable

new district that proactively engages the city by the master plan that carefully choreographs a robust program of residential, retail, hotel, and commercial uses. The Trees intertwines culture, technology, history, and landscape to align with both functional and aesthetic goals. The Godrej culture, products, and way of thinking are synonymous with quality and a collective consciousness for sustainability. The plan creates a robust framework that fosters social, cultural, economic, and environmental cohesion in a people-centric and community-oriented design.

Sasaki’s design creates a distinct identity and sense of place — a destination that is unique to the Mumbai’s development. Using

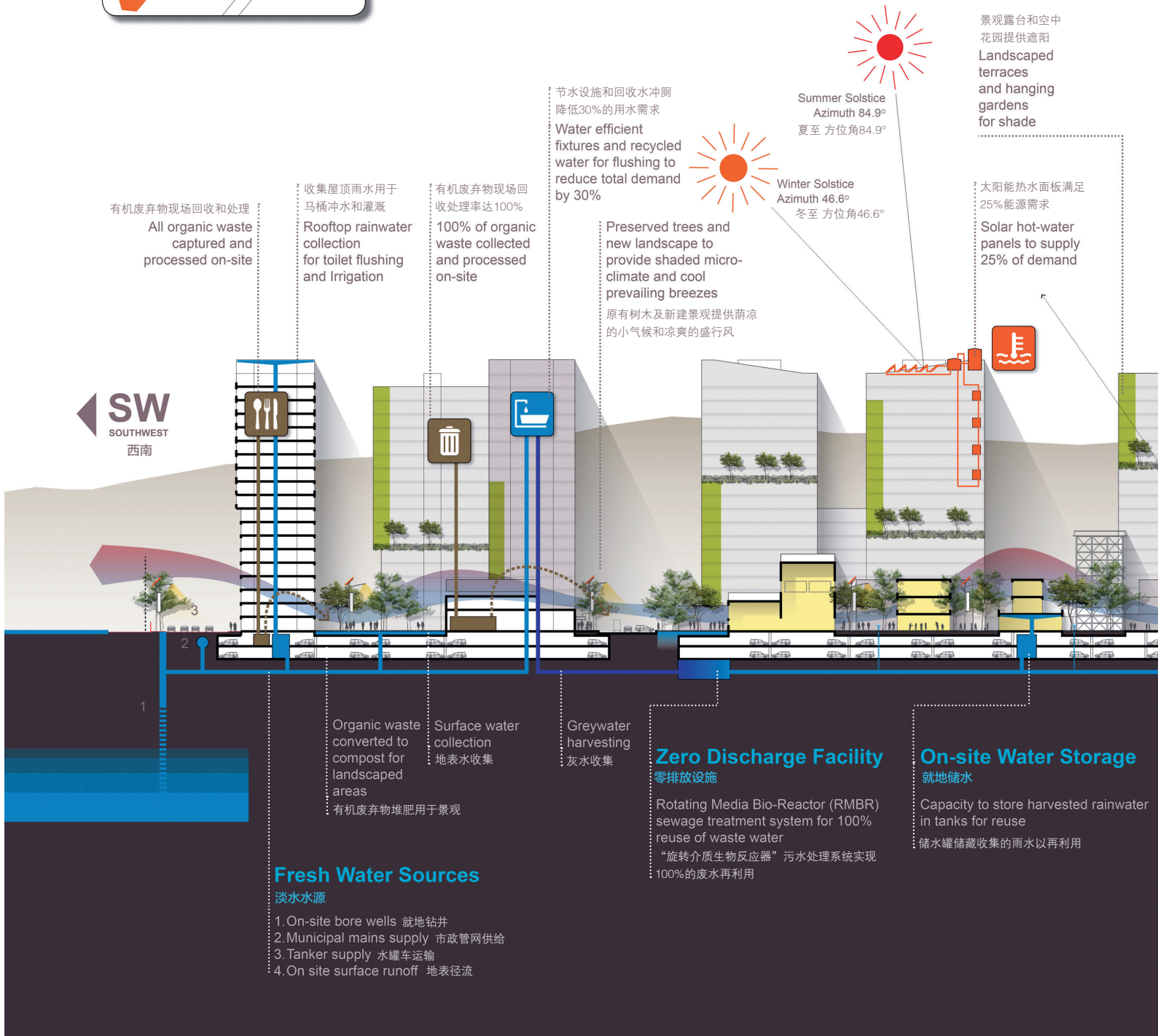
smart growth principles, the plan provides a flexible and phased development framework that responds and adapts to market dynamics, evolving demographics, and regulatory change. The plan’s financial strategy sets time, cost, and quality benchmarks that generate qualitative and quantitative value for stakeholders over the short-, medium-, and

2. 平面图——将原有工业建筑与景观元素进行策略性的融合。
3. 交通分析图——区域范围内交通枢纽示意图。
4. 保留树木示意图与剖面图——设计对场地中原有的雨豆树进行了保留，并将之作为新开发的中央绿色骨架。
2. Site plan — Strategic incorporation of existing industrial buildings and landscape elements.
3. Transportation diagram — Connected transit hubs diagram within district context.
4. Trees diagram and cross-section — Preservation of existing rain trees creates the central green spine.



The name of the project — "The Trees" — comes from the grove of trees that will be retained as the backbone of the new development. The orientation of new streets aligns buildings and open spaces with these trees, and opens the site to prevailing breezes from the northeast and the southwest. Integrating existing and proposed landscape with the existing micro-climatic conditions of the site increases the amenity of open spaces.

项目名“绿树林荫”源于场地中的一片树丛作为新的开发中的骨架予以保留。新建道路的走向与建筑、栽有树木的开放空间一致，顺应来自东北和西南的盛行风。将现有和新建景观与场地微气候相结合，提升开放空间的舒适度。



Passive Strategies
被动策略

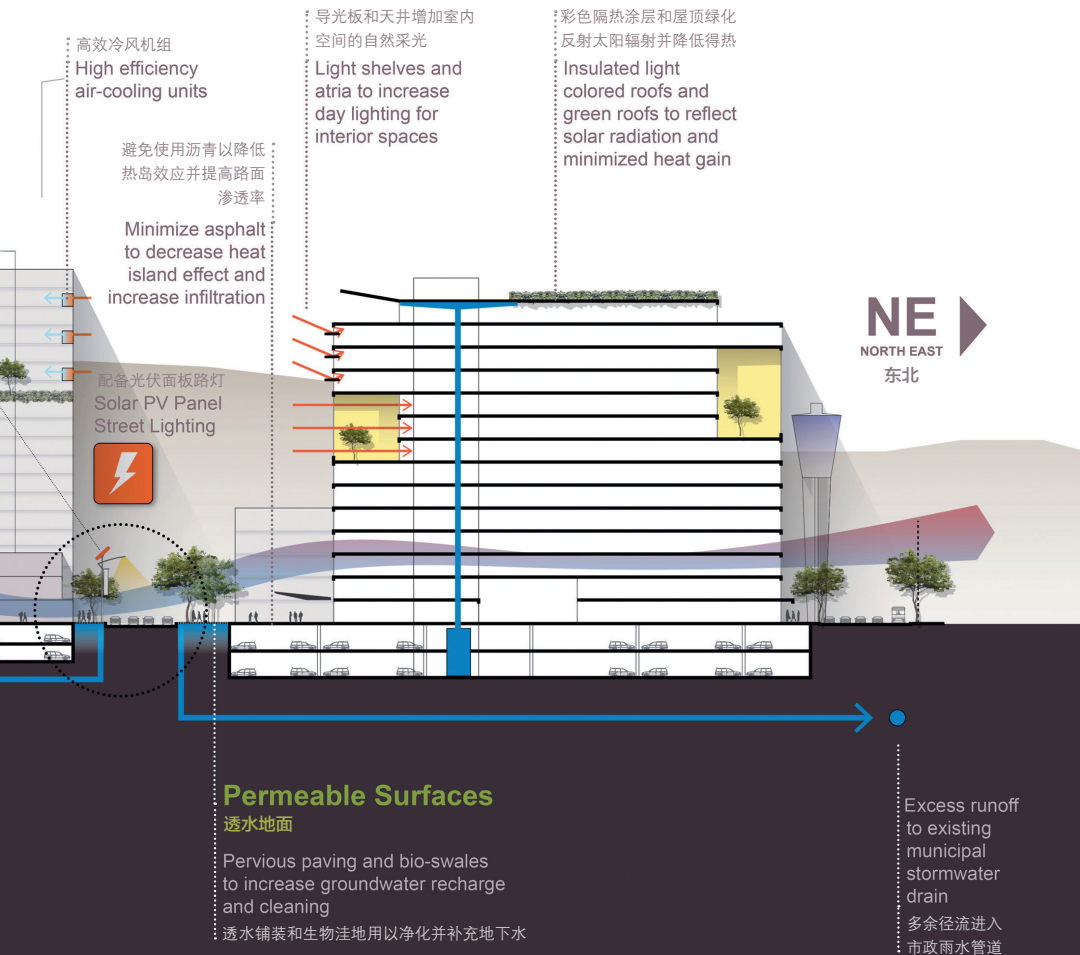
- Building Orientation
建筑朝向
- Natural Ventilation
自然通风
- Green / White roofs
绿色/白色屋顶
- Daylight Strategies
日间采光策略

Water Conservation
节水策略

- Rainwater Harvesting and On-site Storage
雨水收集及就地存储
- Greywater Harvesting
中水收集
- Irrigation of Landscapes with Recycled Water
利用循环利用的水进行灌溉

Energy Efficiency
能效策略

- 30% Operational Savings on Common Areas
公共区域运营节能30%
- 30% Demand Optimization
需求优化节能30%
- 20% Former Site Optimization (?)
原有场地优化节能约20%



long-term.

To retain components of the site's built and natural heritage within an aggressive mix of new programs, Sasaki first conducted a careful inventory and analysis of the existing conditions. We evaluated existing factory buildings and industrial remnants for suitability of reuse using criteria including structural conditions, interior volume, architectural character, and location. We also catalogued and evaluated existing tree species for overall health, transplantability, shade provision, locations of species families, and color characteristics. The plan retains the existing central green spine of Rain trees, a mature *Samanea saman* species that grows to over 50 feet in height.

The green spine emerged as a structuring device for the highly pedestrian-oriented development. A high-rise periphery surrounds the green heart and central spine to provide a protected inner retail garden full of small scale courtyards and passages. These are layered and sequentially complex — a reference to traditional principles of Indian landscape architecture. The overall design embraces seven core principles — identity, community, connectivity, flexibility, heritage, sustainability, and financial strategy — to achieve a vibrant mixed-use district that fosters social, cultural, economic, and environmental cohesion.

After a careful analysis of Mumbai's monsoonal climate, Sasaki developed a complex strategy of stormwater management for the site. The aggressive goal of both reducing stormwater runoff by half and reducing net energy by 50 percent resulted in a fully integrated landscape solution that maximizes surface permeability and reuse of rainwater / graywater. **LAF**

5. 街景剖面图——可持续性：主动与被动设计策略。
5. Cross-section of streetscape — Sustainability: active and passive design strategies.