



Gold Coast Resort Town

Qin Huang Dao, China

Scale:

Site 223 Hectares

Development 619,000 square meters

Average FAR 0.27

Client:

Yeland Group Co.Ltd

Design Team:

JWDA

The signature of the plan for this pristine 223 hectare coastal site 300km east of Beijing, is conservation, which is achieved by the creative balancing of the demand for seaside development, and the equally important need to preserve the fragile coastal ecology of native dunes and indigenous flora.

The plan provides a variety of residential choices in neighborhoods that will serve both first and second-home markets, and the development program includes a hotel and conference center; serviced apartments; convenience retail and eateries; a seaside Spa; an 'inland' town center; and an 18-hole golf course whose clubhouse and fitness facilities link the hotel to the town center.

A sweeping entry drive passes the town center and golf course on its way to the hotel and conference complex where it crosses the continuous north-south road which runs along the base of the tall secondary dunes. On the seaside of this road are two residential hamlets that provide a variety of seaside villas and apartments, and a quiet spa at the far north end. The hamlets lie sheltered behind low primary dunes, and beach access is via raised boardwalks that preserve the native flora. At the north end of the site on top of the secondary dunes, rusticated homes on stilts are sited to avoid disturbance to native flora. This ridgeline runs directly into the golf course that is designed as a 'dune nine' and 'water nine'. On the inland base of the dunes is the denser town center of five-story walk-up apartments, with ground level retail on the town plaza that connects to the golf fitness center.

