巴中经开区九寨山片区、黄家沟片区、CQS-B-02等地块控制性详细规划

调整论证报告及调整方案

一、九寨山片区

（一）调整范围

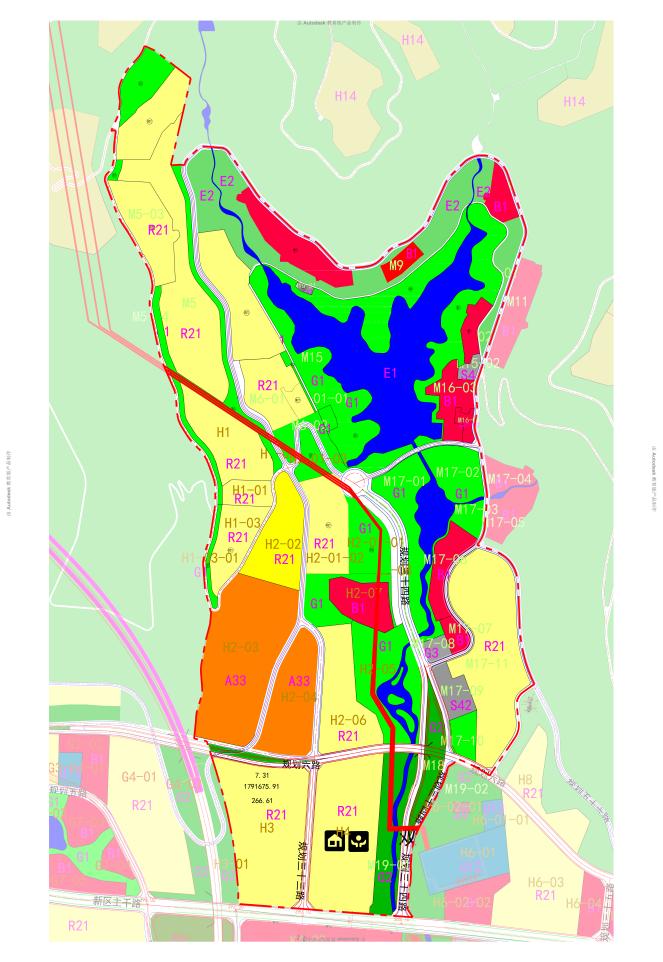
九寨山片区南至规划六路，北至光荣湖北岸商业用地，西至西侧居住组团，东至规划五十六路，总面积约185.8公顷。

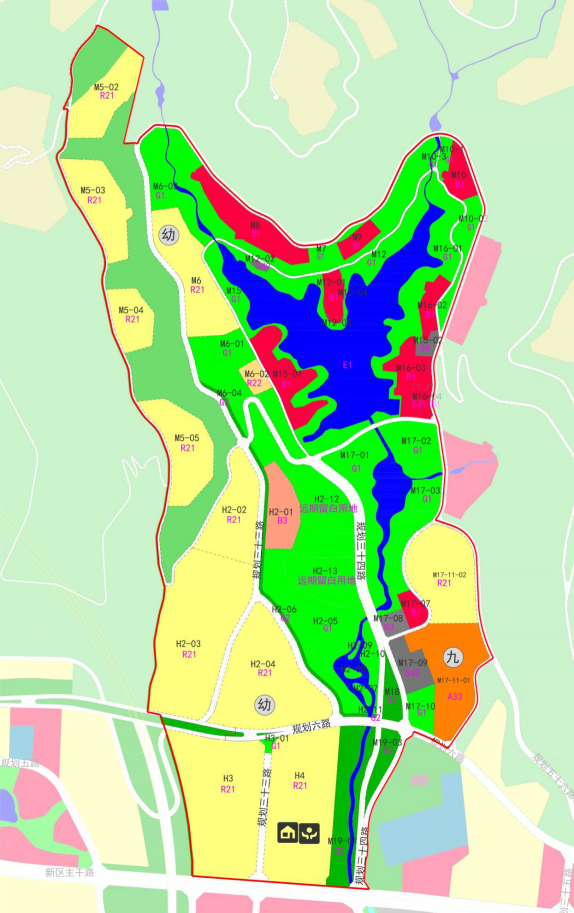
（二）地块调整前后指标表

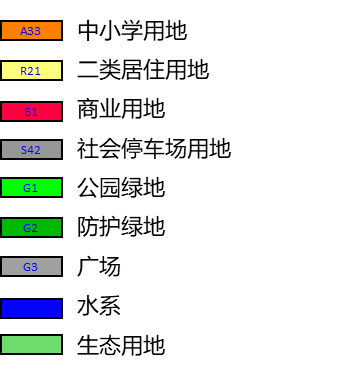
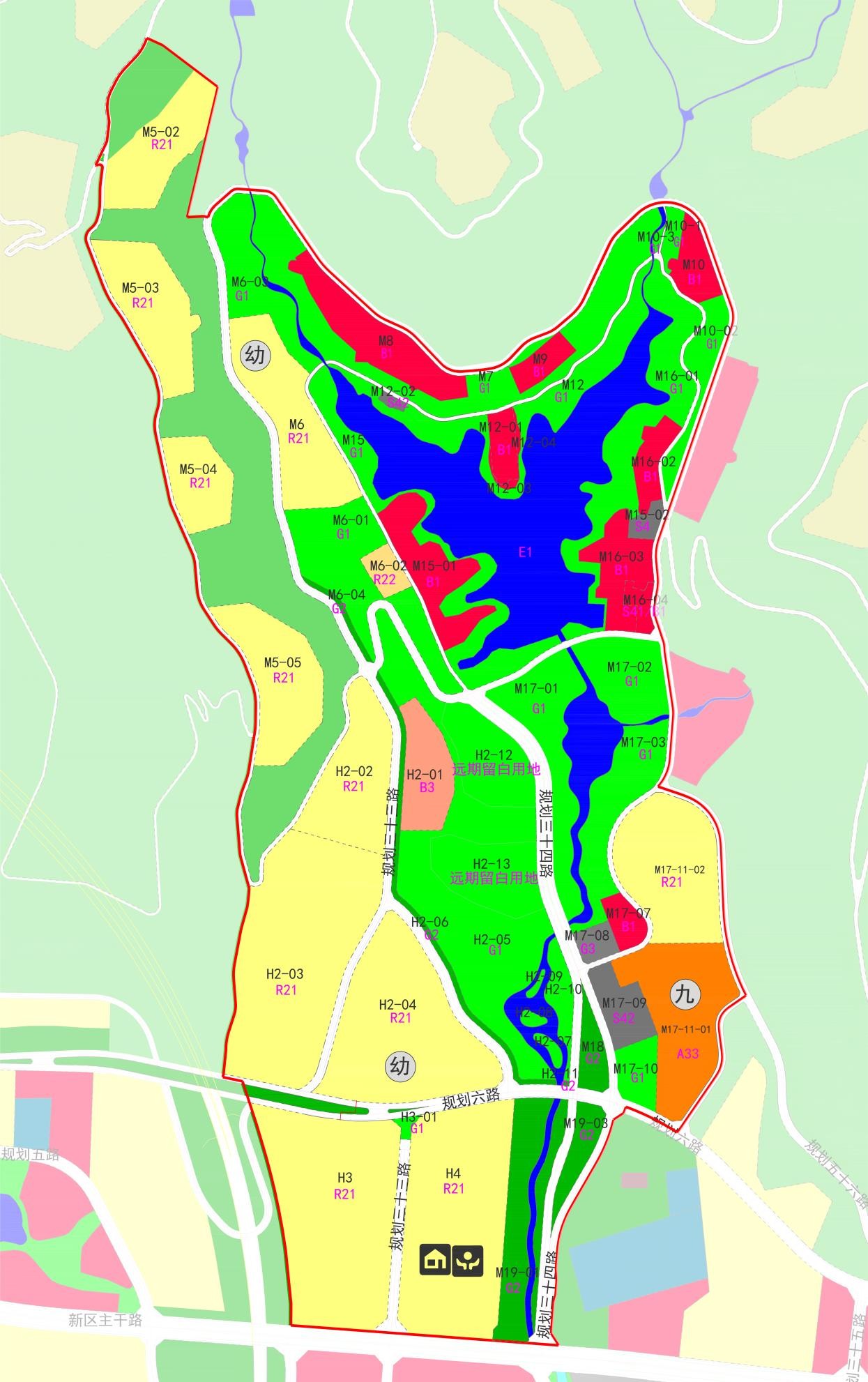
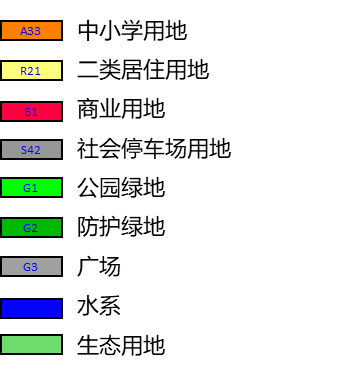
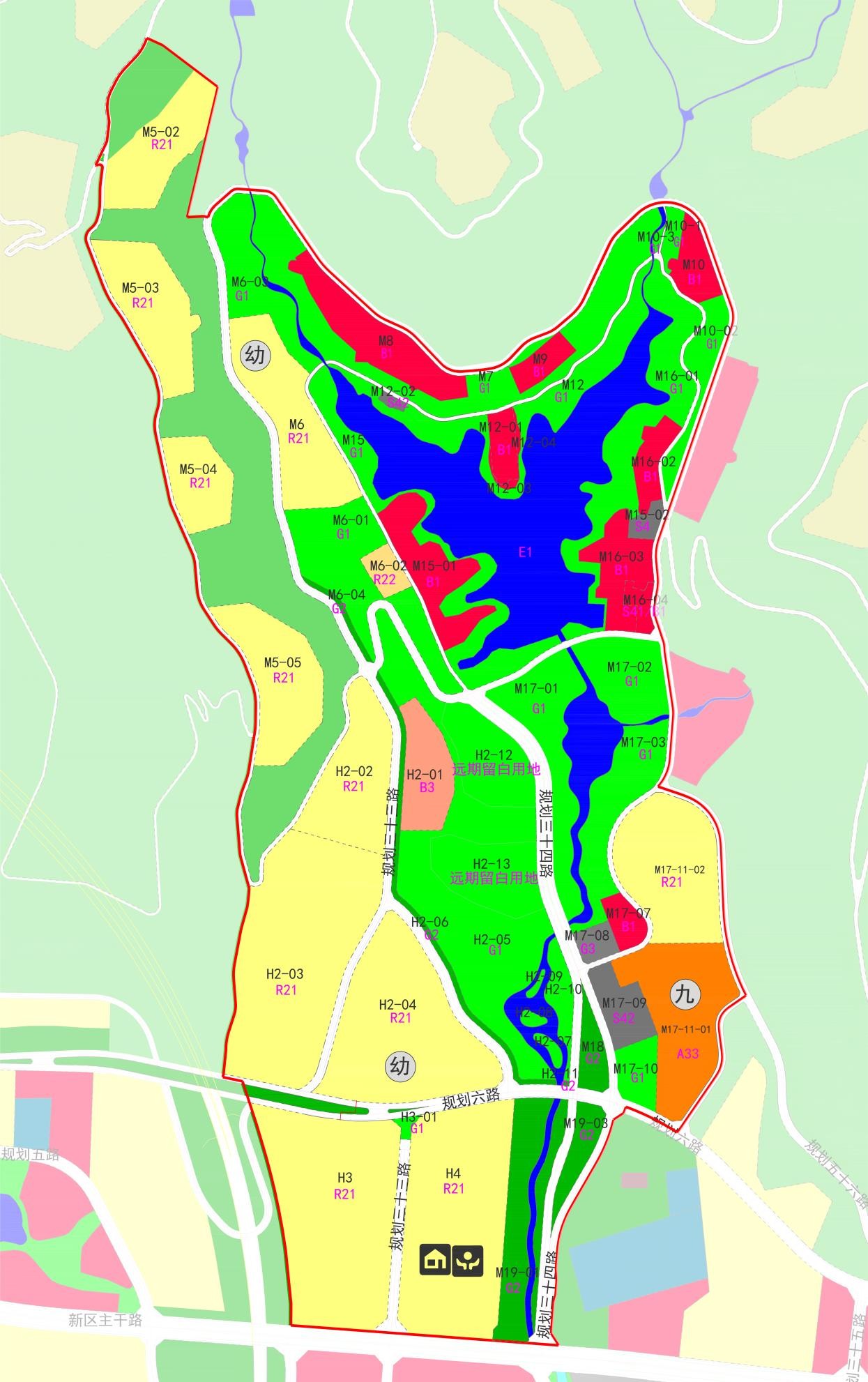
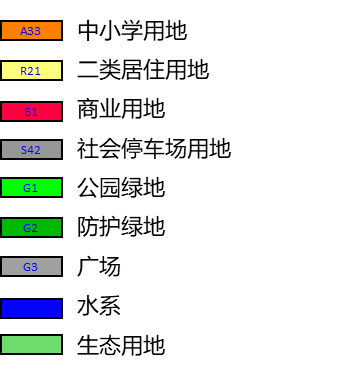
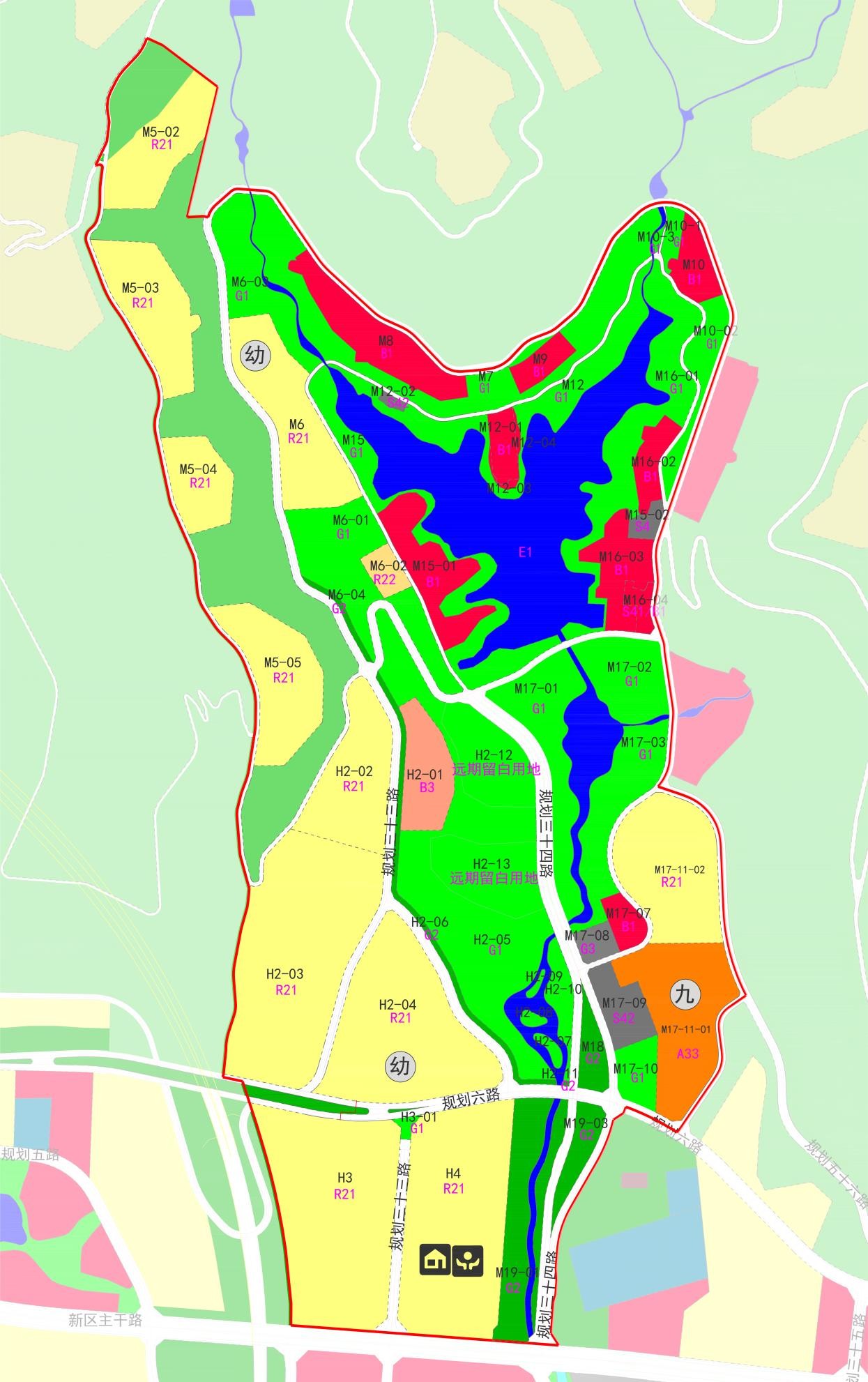
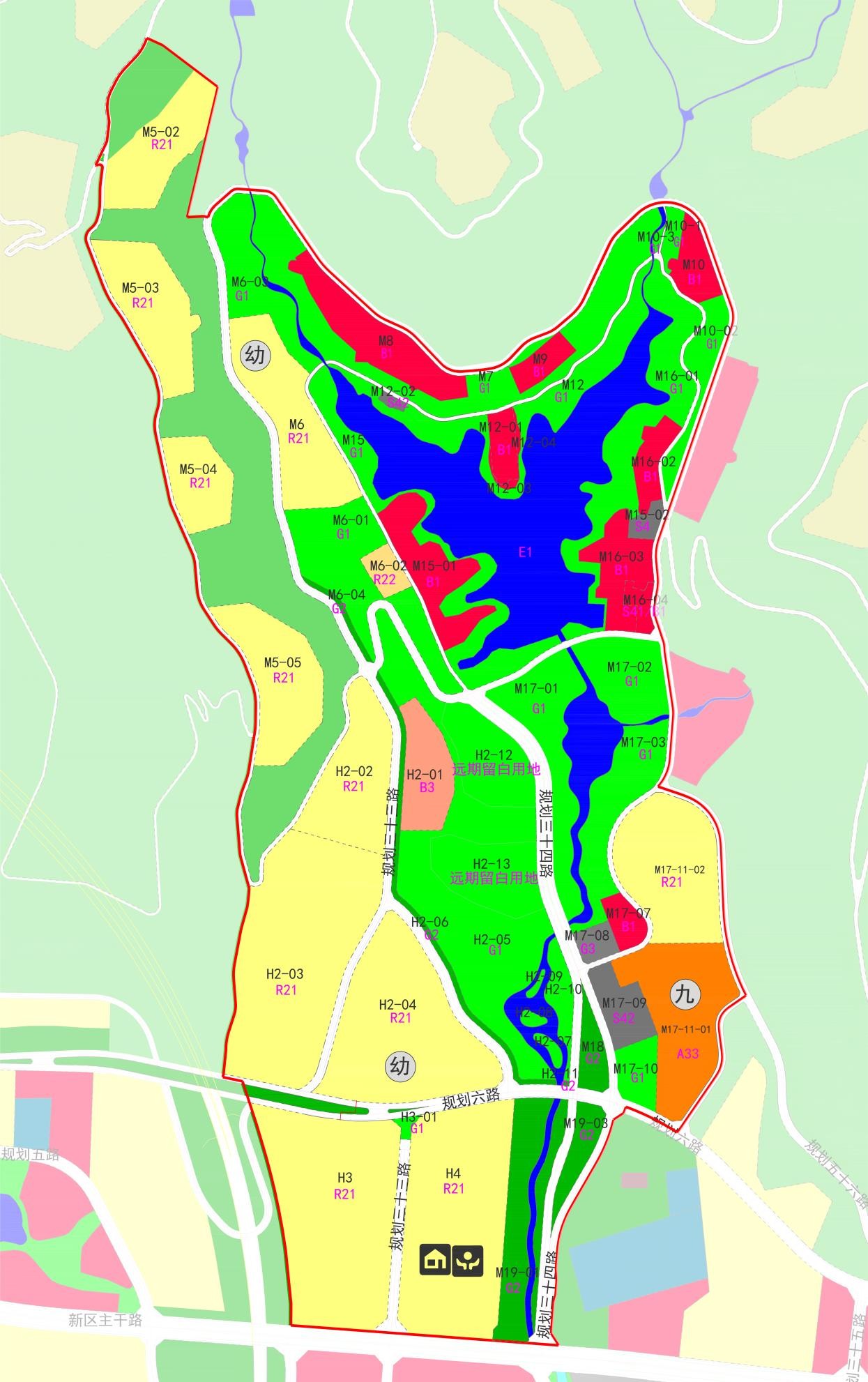
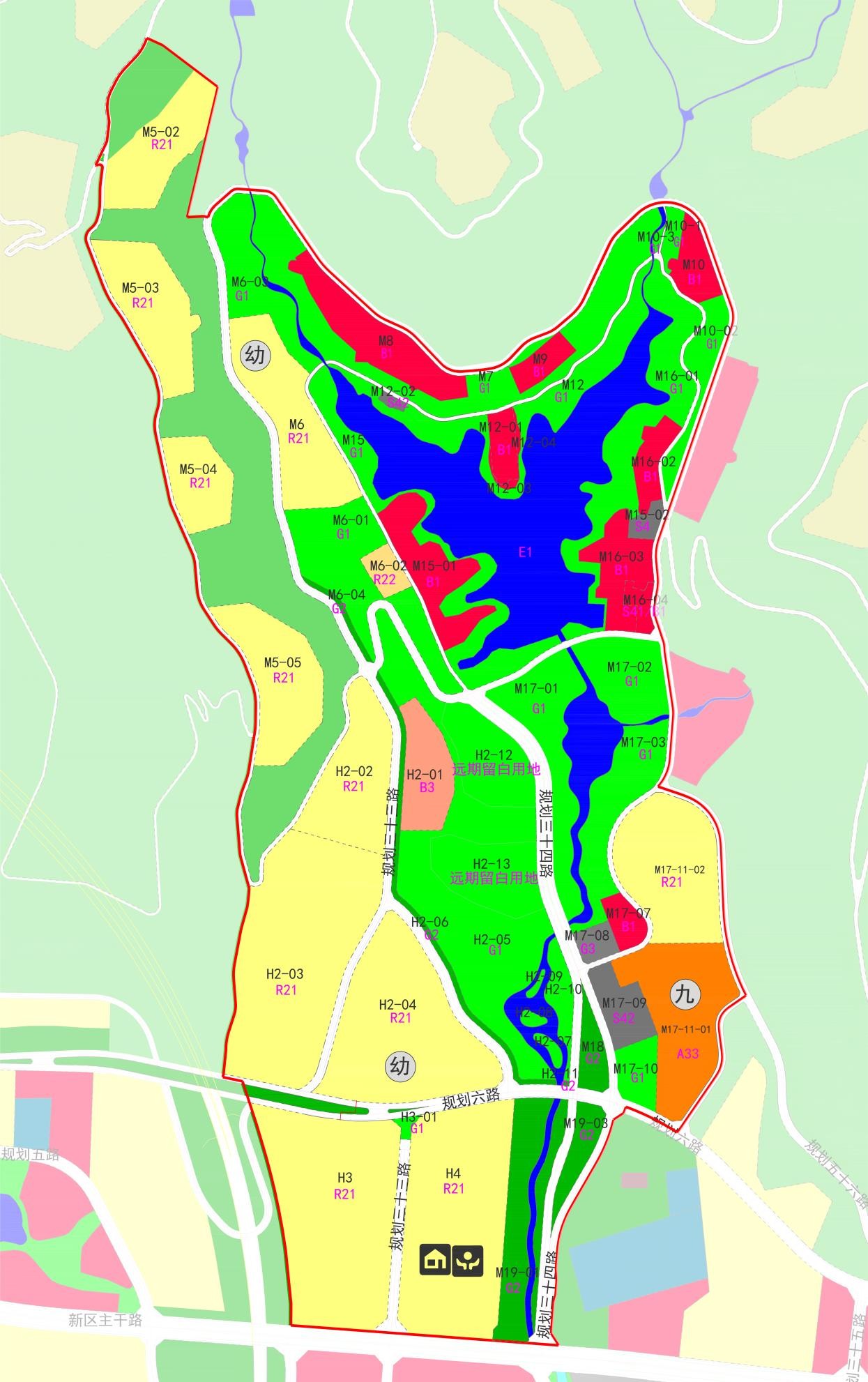
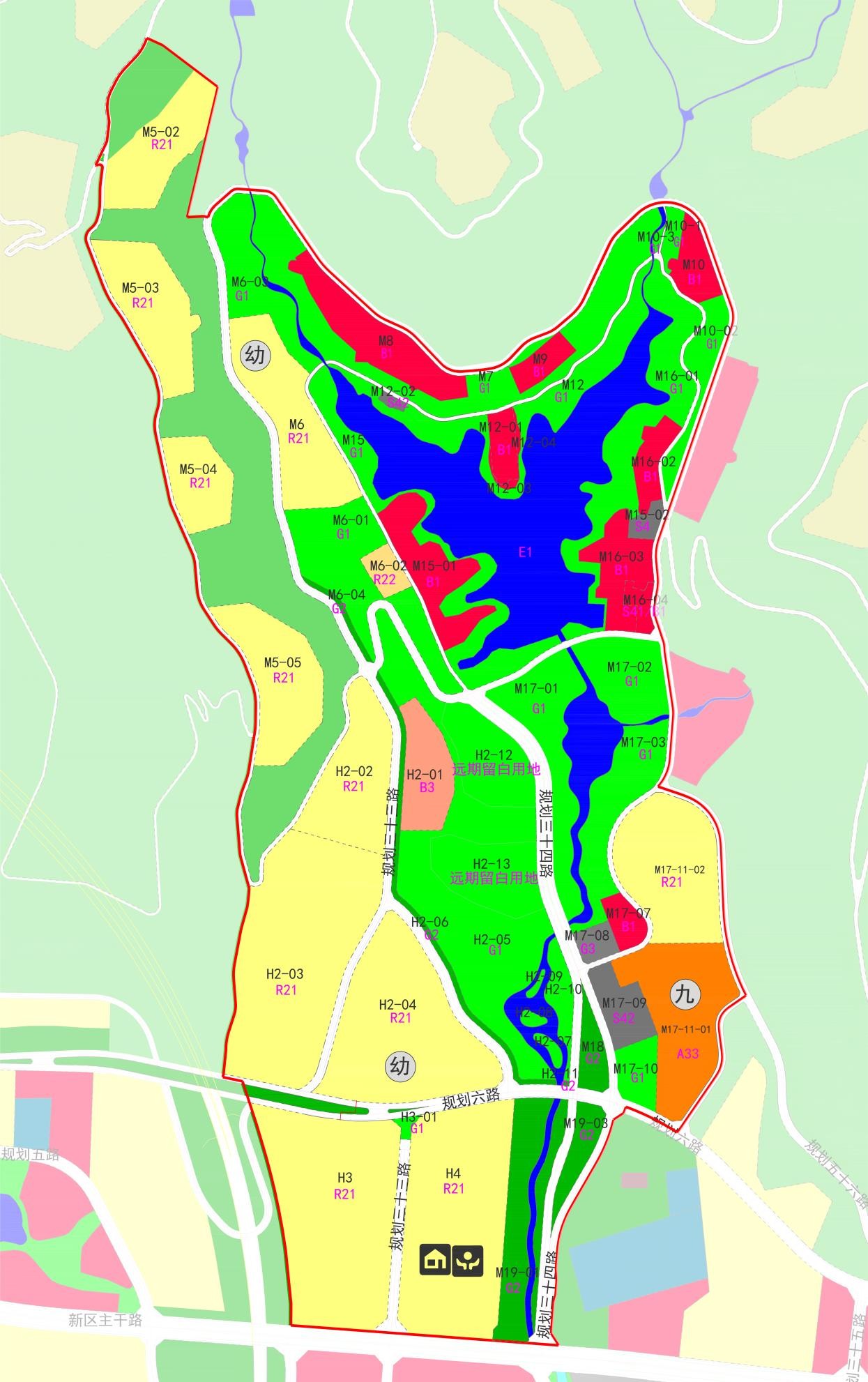
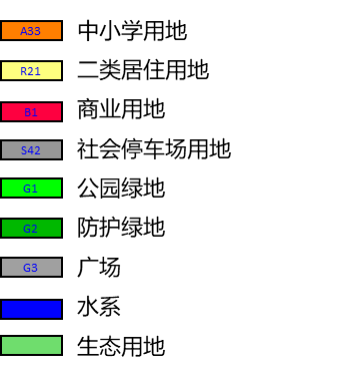
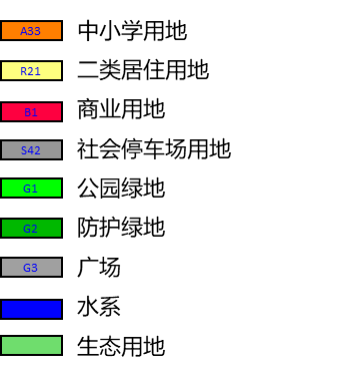
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 调整前指标表 | | | | | | | | | | | | | | | | | | |
| 用地编码 | 用地面积（㎡） | | | 用地性质 | | 兼容用地性质 | | 混合比例 | 容积率 | | 建筑限高(m) | | 建筑密度(%) | | 绿地率(%) | | 配套设施 | |
| H1 | 38610.71 | | | R21 | | B1 | | 0.2 | 1.2 | | 20 | | 40 | | 38 | |  | |
| H1-01 | 10674.13 | | | R21 | | B1 | | 0.2 | 1.2 | | 20 | | 40 | | 38 | |  | |
| H1-02 | 11600.19 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| H1-03 | 24690.21 | | | R21 | | B1 | | 0.2 | 1.2 | | 20 | | 40 | | 38 | |  | |
| H1-03-01 | 3958.39 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| H2-01-01 | 22597.56 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| H2-01-02 | 33198.48 | | | R21 | | B1 | | 20% | 2 | | 25 | | 30 | | 30 | |  | |
| H2-01-03 | 9501.61 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| H2-02 | 36948.66 | | | R21 | | B1 | | 20% | 2 | | 50 | | 30 | | 30 | | 幼儿园 | |
| H2-03 | 100303.68 | | | A33 | | — — | | — — | 1 | | 25 | | 25 | | 35 | | 中学 | |
| H2-04 | 44165.61 | | | A33 | | — — | | — — | 1 | | 25 | | 25 | | 35 | | 小学 | |
| H2-05 | 63700 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | | 社区健身设施、给水加压泵站 | |
| H2-06 | 43887.98 | | | R21 | | B1 | | 20% | 2 | | 50 | | 30 | | 30 | |  | |
| H2-07 | 21281.96 | | | B1 | | — — | | — — | 2 | | 40 | | 45 | | 25 | |  | |
| H3 | 91866.06 | | | R21 | | B1 | | 0.2 | 1.5 | | 100 | | 30 | | 35 | |  | |
| H4 | 85875.61 | | | R21 | | B1 | | 0.2 | 2.5 | | 100 | | 28 | | 30 | | 社区居委会、社区卫生服务站、综合文化活动站、托老所 | |
| M5 | 79038.66 | | | R21 | | B1 | | 20% | 1.2 | | 20 | | 40 | | 38 | |  | |
| M5-02 | 28790.69 | | | R21 | | B1 | | 20% | 1.2 | | 20 | | 40 | | 38 | |  | |
| M5-03 | 33719.33 | | | R21 | | B1 | | 20% | 1.2 | | 20 | | 40 | | 38 | |  | |
| M5-04 | 40900 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| M5-05 | 18280.79 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| M6 | 43296.91 | | | R21 | | B1 | | 20% | 1.2 | | 20 | | 40 | | 38 | |  | |
| M6-01 | 25417.63 | | | R21 | | B1 | | 20% | 1.2 | | 20 | | 40 | | 38 | |  | |
| M6-01-01 | 5130.2 | | | R21 | | B1 | | 20% | 1.2 | | 20 | | 40 | | 38 | |  | |
| M6-02 | 11268.33 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| M8 | 27103.7 | | | B1 | | — — | | — — | 1.2 | | 24 | | 45 | | 38 | |  | |
| M9 | 6686.5 | | | B1 | | — — | | — — | 1.2 | | 24 | | 45 | | 38 | |  | |
| M10 | 9929.2 | | | B1 | | — — | | — — | 1.2 | | 24 | | 45 | | 38 | |  | |
| M12 | 40831.87 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| M15 | 54410.75 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| M15-01 | 1091.38 | | | S4 | | — — | | — — | — — | | — — | | — — | | 30 | |  | |
| M15-02 | 3308.46 | | | S4 | | — — | | — — | — — | | — — | | — — | | 30 | |  | |
| M16-01 | 41674.55 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| M16-02 | 8722.27 | | | B1 | | — — | | — — | 1.2 | | 24 | | 45 | | 38 | |  | |
| M16-03 | 17524.81 | | | B1 | | — — | | — — | 1.2 | | 24 | | 45 | | 38 | |  | |
| M16-04 | 3746.47 | | | S42 | | — — | | — — | — — | | — — | | — — | | 30 | |  | |
| B1 | | — — | | — — | 1.2 | | 24 | | 45 | | 38 | |  | |
| M17-01 | 31852.89 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| M17-02 | 22632.7 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| M17-03 | 11414.01 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | |  | |
| M17-06 | 16622.06 | | | B1 | | — — | | — — | 1.5 | | 25 | | 45 | | 20 | |  | |
| M17-07 | 6139.59 | | | B1 | | — — | | — — | 1.5 | | 25 | | 45 | | 20 | |  | |
| M17-08 | 4733.76 | | | G3 | | — — | | — — | — — | | — — | | — — | | 50 | |  | |
| M17-09 | 12055.57 | | | S42 | | — — | | — — | — — | | — — | | — — | | 30 | |  | |
| M17-10 | 9148.72 | | | G1 | | — — | | — — | — — | | — — | | — — | | 60 | | 加油站 | |
| M17-11 | 93664.83 | | | R21 | | B1 | | 20% | 2 | | 50 | | 30 | | 30 | |  | |
| M18 | 7563.51 | | | G2 | | — — | | — — | — — | | — — | | — — | | — — | |  | |
| M19-03 | 8948.96 | | | G2 | | — — | | — — | — — | | — — | | — — | | — — | |  | |
| 调整后指标表 | | | | | | | | | | | | | | | | | | |
| 用地编码 | | 用地面积（㎡） | 用地性质 | | 兼容用地性质 | | 混合比例 | | | 容积率 | | 建筑限高(m) | | 建筑密度(%) | | 绿地率(%) | | 配套设施 |
| H2-01 | | 20100 | B3 | | — — | | — — | | | 1.5 | | 12 | | 40 | | 30 | |  |
| H2-02 | | 36946 | R21 | | B1 | | 0.2 | | | 1.2 | | 18 | | 40 | | 38 | |  |
| H2-03 | | 100304 | R21 | | B1 | | 0.2 | | | 3 | | 80 | | 22 | | 35 | |  |
| H2-04 | | 75609 | R21 | | B1 | | 0.2 | | | 3 | | 80 | | 22 | | 35 | | 幼儿园 |
| H2-05 | | 79612 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | | 社区健身设施、给水加压泵站 |
| H2-06 | | 9549 | G2 | | — — | | — — | | | — — | | — — | | — — | | 70 | | 电力高压走廊 |
| H2-07 | | 1599 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| H2-08 | | 1185 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| H2-09 | | 687 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| H2-10 | | 7622 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| H2-11 | | 111 | G2 | | — — | | — — | | | — — | | — — | | — — | | 70 | |  |
| H2-12 | | 23334 | 远期留白用地 | | — — | | — — | | | — — | | — — | | — — | | — — | |  |
| H2-13 | | 24983 | 远期留白用地 | | — — | | — — | | | — — | | — — | | — — | | — — | |  |
| H3-01 | | 1235 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | | 人行步道 |
| M5-02 | | 28791 | R21 | | B1 | | 0.2 | | | 1.2 | | 18 | | 40 | | 38 | |  |
| M5-03 | | 33714 | R21 | | B1 | | 0.2 | | | 1.2 | | 18 | | 40 | | 38 | |  |
| M5-04 | | 19249 | R21 | | B1 | | 0.2 | | | 1.2 | | 18 | | 40 | | 38 | |  |
| M5-05 | | 36517 | R21 | | B1 | | 0.2 | | | 1.2 | | 18 | | 40 | | 38 | |  |
| M6 | | 43025 | R21 | | B1 | | 0.2 | | | 1.2 | | 12 | | 40 | | 38 | | 幼儿园 |
| M6-01 | | 38842 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M6-02 | | 5710 | R22 | | — — | | — — | | | 1.2 | | 12 | | 40 | | 38 | |  |
| M6-03 | | 23458 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M6-04 | | 2110 | G2 | | — — | | — — | | | — — | | — — | | — — | | 70 | | 电力高压走廊 |
| M07 | | 53138 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M07-1 | | 1195 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M08 | | 27104 | B1 | | — — | | — — | | | 1.2 | | 18 | | 45 | | 38 | |  |
| M09 | | 6686 | B1 | | — — | | — — | | | 1.2 | | 18 | | 45 | | 38 | |  |
| M10 | | 9929 | B1 | | — — | | — — | | | 1.2 | | 18 | | 45 | | 38 | |  |
| M10-01 | | 3507 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M10-02 | | 12282 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M10-03 | | 677 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M12 | | 32478 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M12-01 | | 6809 | B1 | | — — | | — — | | | 1.2 | | 12 | | 45 | | 38 | |  |
| M12-02 | | 1082 | S4 | | — — | | — — | | | — — | | — — | | — — | | 30 | |  |
| M15 | | 32401 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M12-03 | | 763 | B1 | | — — | | — — | | | 1.2 | | 12 | | 45 | | 38 | |  |
| M12-04 | | 677 | B1 | | — — | | — — | | | 1.2 | | 12 | | 45 | | 38 | |  |
| M15-01 | | 23293 | B1 | | — — | | — — | | | 1.2 | | 12 | | 45 | | 38 | |  |
| M16-01 | | 41525 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M16-02 | | 8725 | B1 | | — — | | — — | | | 1.2 | | 12 | | 45 | | 38 | |  |
| M16-03 | | 17589 | B1 | | — — | | — — | | | 1.2 | | 12 | | 45 | | 38 | |  |
| M17-01 | | 32435 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M17-02 | | 22624 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M17-03 | | 28036 | G1 | | — — | | — — | | | — — | | — — | | — — | | 60 | |  |
| M17-09 | | 12238 | S42 | | — — | | — — | | | — — | | — — | | — — | | 30 | |  |
| M17-11-01 | | 46665 | A33 | | — — | | — — | | | 1.5 | | 18 | | 25 | | 35 | | 九年制学校 |
| M17-11-02 | | 47000 | R21 | | B1 | | 0.2 | | | 1.2 | | 18 | | 40 | | 38 | |  |
| M18 | | 7564 | G2 | | — — | | — — | | | — — | | — — | | — — | | 70 | |  |
| M19-03 | | 8949 | G2 | | — — | | — — | | | — — | | — — | | — — | | 70 | |  |

（三）地块调整前后对比图

现行控规用地布局图 调整方案用地布局图







二、黄家沟片区

（一）调整范围

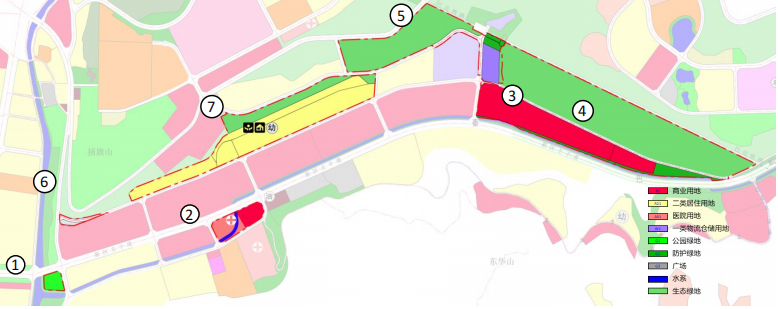
本次7处调整位于黄家沟商贸集聚区范围内，处于经开区与主城区连接的门户区域。调整涉及HJG-B-01-01地块调整、妇幼保健院用地调整、商业用地性质调整、HJG-A-05-01北侧道路调整、HJG-A-08地块北侧道路调整、HJG-A-01-01地块调整、HJG-A-06片区4块居住用地调整，涉及到原控规17个地块和2条道路。总面积约73.6公顷。

（二）地块调整前后指标表

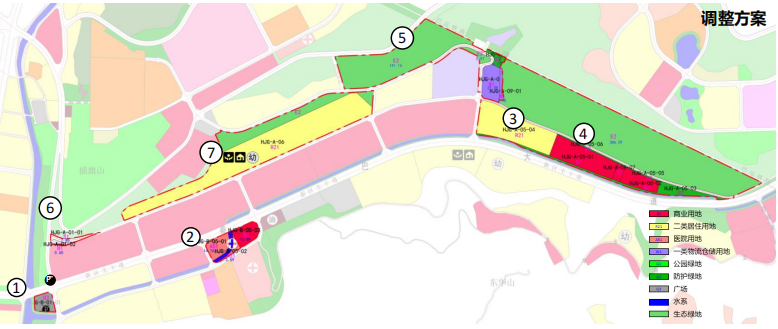
|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 调整前指标表 | | | | | | | | | | |
| 用地编码 | 用地面积(亩) | 用地性质 | 兼容用地性质 | 混合比例 | 容积率 | 建筑限高(m) | 建筑密度(%) | 绿地率(%) | 配套设施 | 备注 |
| HJG-B-01-01 | 12.1 | G1 | — | — | 以设计方 案为准 | — | — | — |  | 巴玉桥公园 |
| HJG-B-05-01 | 15.2 | A51 | — | — | 2 | 50 | 35 | 35 | 妇幼保健院 | 北向按规范划定绿化带， 妇幼保健院一期 |
| HJG-B-05-02 | 3.5 | A51 | — | — | 2 | 50 | 35 | 35 | 妇幼保健院 | 北向按规范划定绿化带， 妇幼保健院一期 |
| HJG-B-05-03 | 16 | B1 | — | — | 1.6 | 50 | 50 | 5 |  | 北向按规范划定绿化带 |
| HJG-A-05-01 | 130.7 | B1 | — | — | 1.6 | 50 | 50 | 5 | — | — |
| HJG-A-05-02 | 24.2 | B1 | — | — | 1.6 | 50 | 50 | 5 | — | — |
| HJG-A-05-03 | 25.8 | G2 | — | — | — | — | — | 70 | — | — |
| HJG-A-09 | 22.2 | W1 | — | — | 1 | 50 | 50 | 20 | — | — |
| HJG-A-20 | 8.6 | G2 | — | — | — | — | — | 70 | — | — |
| HJG-A-01-01 | 2.6 | S1 | — | — | — | — | — | — | — | — |
| HJG-A-06-1 | 14.3 | R21 | B1 | 20% | 3.5 | 100 | 30 | 35 | 垃圾站 |  |
| HJG-A-06-2 | 106.3 | R21 | B1 | 20% | 2 | 100 | 30 | 35 | 社区居委会、社区卫生服务站、综合文化活动站、托老所；幼儿园 |  |
| HJG-A-06-3 | 47.3 | R21 | B1 | 20% | 2 | 100 | 28 | 38 |  |  |
| HJG-A-06-4 | 39.4 | R21 | B1 | 20% | 3.5 | 100 | 28 | 38 |  |  |
| 调整后指标表 | | | | | | | | | | |
| 用地编码 | 用地面 积(亩 | 用地性 质 | 兼容用地性质 | 混合比 例 | 容积率 | 建筑限 高(m) | 建筑密度(%) | 绿地率(%) | 配套设施 | 备注 |
| HJG-B-01-01 | 12.12 | G3 | — | — | — | — | — | — | 220个停车位 | 巴玉桥公园 |
| HJG-B-05-01 | 14.8 | A51 | — | — | ≤2 | ≤50 | ≤35 | ≥35 | 妇幼保健院 | 北向按规范划定绿化带， 妇幼保健院一期 |
| HJG-B-05-02 | 3.6 | A51 | — | — | ≤2 | ≤50 | ≤35 | ≥35 | 妇幼保健院 | 北向按规范划定绿化带， 妇幼保健院一期 |
| HJG-B-05-03 | 15.9 | B1 | — | — | ≤1.6 | ≤50 | ≤50 | ≥5 |  | 北向按规范划定绿化带 |
| HJG-A-05-01 | 48.7 | B1 | — | — | ≤1.6 | ≤50 | ≤50 | ≥5 | — | — |
| HJG-A-05-02 | 19.4 | B1 | — | — | ≤1.6 | ≤50 | ≤50 | ≥5 | — | — |
| HJG-A-05-03 | 27.1 | G2 | — | — | — | — | — | ≥70 | — | — |
| HJG-A-05-04 | 77.2 | R21 | B1 | 0.2 | ≤2.8 | ≤60 | ≤22 | ≥35 | — | — |
| HJG-A-05-05 | 1.9 | G2 | — | — | — | — | — | ≥70 | — | — |
| HJG-A-05-06 | 2.6 | G2 | — | — | — | — | — | ≥70 | — | — |
| HJG-A-05-07 | 4.8 | B1 | — | — | ≤1.6 | ≤50 | ≤50 | ≥5 | — | — |
| HJG-A-09 | 21.39 | W1 | — | — | ≤1 | ≤50 | ≤50 | ≥20 | — | — |
| HJG-A-09-01 | 3.75 | W1 | — | — | ≤1 | ≤50 | ≤50 | ≥20 | — | — |
| HJG-A-20 | 5.7 | G2 | — | — | — | — | — | ≥70 | — | — |
| HJG-A-01-01 | 7.9 | S1 | — | — | — | — | — | — | — | — |
| HJG-A-01-02 | 0.6 | B1 | — | — | ≤3 | ≤100 | ≤50 | ≥20 | — | — |
| HJG-A-06 | 206.4 | R21 | B1 | 20% | ≤2.19 | ≤54 | ≤22 | ≥35 | 垃圾站、社区居委会、社区卫生服务站、综合文化活动站、托 老所；幼儿园 |  |

（三）地块调整前后对比图

现行控规用地布局图



调整方案用地布局图



三、CQS-B-02等地块

（一）调整范围

本次调整涉及秦巴文化中心、博物馆、图书馆等地块调整、CQS-B-02地块停车场用地调整、巴中中学地块边界调整、巴广渝高速下线口局部地块调整等，本次调整涉及原控规中10个地块，总面积约42.36公顷。

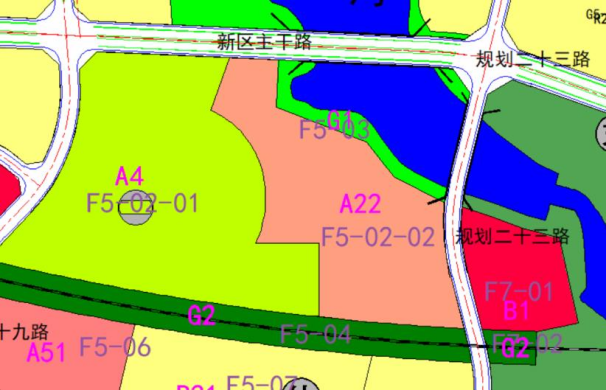
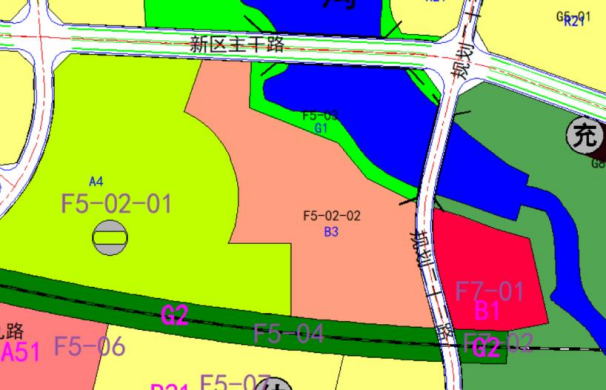
（二）地块调整前后指标表

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 调整前指标表 | | | | | | | | | | |
| 用地编码 | 用地面积(亩) | 用地性质 | 兼容用地性质 | 混合比例 | 容积率 | 建筑限高(m) | 建筑密度(%) | 绿地率(%) | 配套设施 | 备注 |
| F5-02-02 | 108.5 | A22 |  |  | 1.2 | 50 | 30 | 35 | 文化活动中心 | 秦巴文化活动中心 |
| — — | — — |
| K8-04-01 | 30.5 | A2 | — — | — — | 2 | 50 | 30 | 35 | 公厕 | 博物馆 |
| K8-04-02 | 29.8 | A2 | — — | — — | 2 | 50 | 30 | 35 |  | 图书馆 |
| QZ-A5-07 | 170.8 | B1 | R21 | 20% | 1.2 | 25 | 40-60 | 20 | — — |  |
| CQS-B-02 | 74.9 | S42 | — — | — — | 1 | 25 | 25 | 20 | 停车场 |  |
| J4-02 | 137.2 | A33 | — — | — — | 1 | 25 | 25 | 35 | 中学 | 巴中中学 |
| J4-05 | 13.6 | S42 | — — | — — | — — | — — | — — | — — |  | 停车场 |
| C1-03 | 51 | G2 | — — | — — | — — | — — | — — | 60 |  |  |
| C1-04 | 10 | B4 | B1 | — — | 1.5 | 25 | 35 | 20 | 加油加气站 | 按专业要求配建 |
| C1-05 | 9.1 | B1 | — — | — — | 2.5 | 25 | 45 | 30 |  |  |
| 调整后指标表 | | | | | | | | | | |
| 用地编码 | 用地面积(亩) | 用地性质 | 兼容用地性质 | 混合比例 | 容积率 | 建筑限高(m) | 建筑密度(%) | 绿地率(%) | 配套设施 | 备注 |
| F5-02-02 | 108.5 | B3 |  |  | 1.2 | 50 | 30 | 35 | 文化活动中心 | 秦巴文化活动中心 |
| — — | — — |
| K8-04-01 | 30.5 | B3 | — — | — — | 2 | 50 | 30 | 35 | 公厕 | 博物馆 |
| K8-04-02 | 29.8 | B3 | — — | — — | 2 | 50 | 30 | 35 |  | 图书馆 |
| QZ-A5-07 | 68.9 | B1 | R21 | 20% | 1.2 | 25 | 40-60 | 20 | — — |  |
| QZ-A5-08 | 102 | A2 | — — | — — | 2 | 50 | 30 | 35 |  |  |
| CQS-B-02 | 62.5 | S42 | — — | — — | 1 | 25 | 25 | 20 | 停车场 |  |
| CQS-B-13 | 12.4 | G1 | — — | — — | — — | — — | — — | 60 |  |  |
| J4-02 | 141.3 | A33 | — — | — — | 1 | 25 | 25 | 35 | 中学 | 巴中中学 |
| J4-05 | 9.5 | S42 | — — | — — | — — | — — | — — | — — |  | 停车场 |
| C1-03 | 42.7 | G2 | — — | — — | — — | — — | — — | 60 |  |  |
| C1-04 | 7.1 | B4 | B1 | — — | 1.5 | 25 | 35 | 20 | 加油加气站 | 按专业要求配建 |
| C1-05 | 5.8 | B1 | — — | — — | 2.5 | 25 | 45 | 30 |  |  |
| C1-07 | 15.3 | G2 | — — | — — | — — | — — | — — | 60 |  |  |

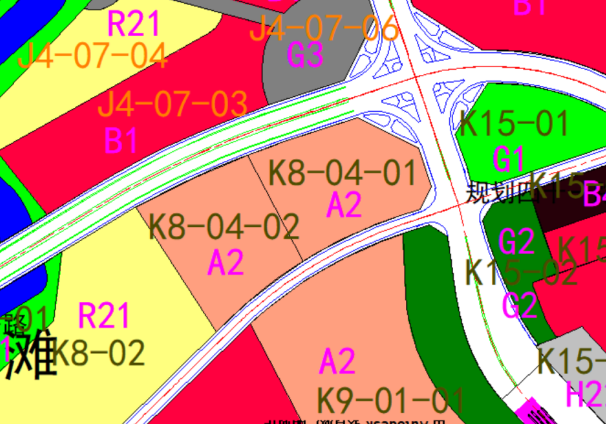
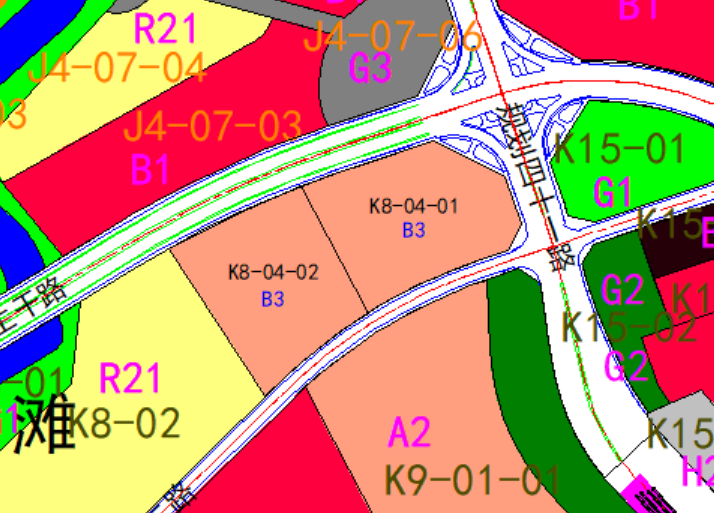
（三）地块调整前后对比图

秦巴文化中心、博物馆、图书馆等地块调整方案

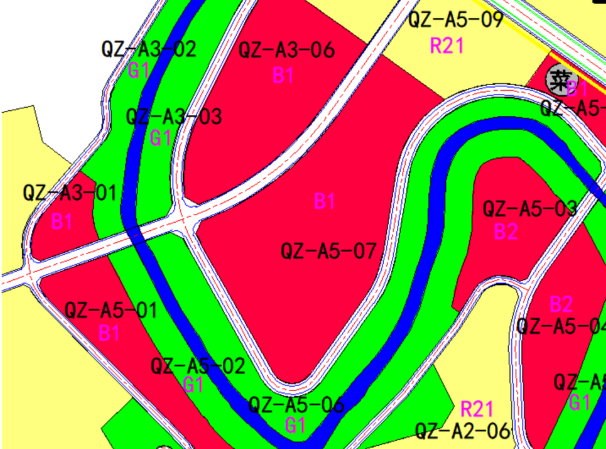
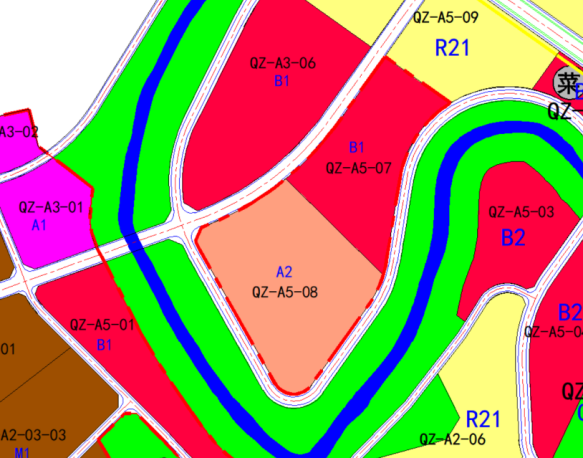
现行控规用地布局图 调整方案用地布局图

现行控规用地布局图 调整方案用地布局图

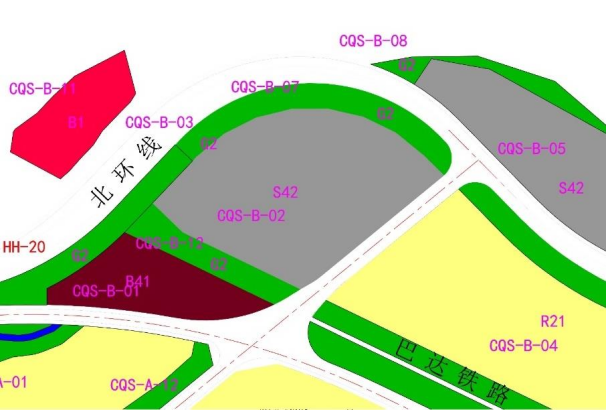
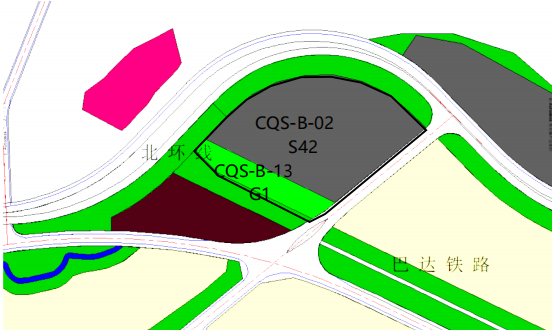
 

现行控规用地布局图 调整方案用地布局图

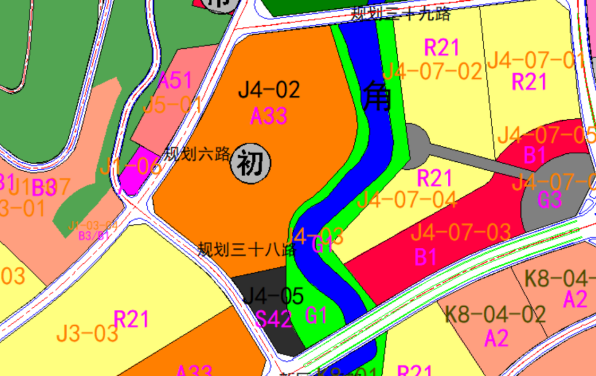
北环线南侧CQS-B-02地块调整方案

现行控规用地布局图 调整方案用地布局图

巴中中学地块边界调整方案

现行控规用地布局图 调整方案用地布局图

巴广渝高速下线口局部地块调整方案

现行控规用地布局图 调整方案用地布局图