

FRENCH BACK-UP GROUP FOR THE DEVELOPMENT
OF SHANGHAI- PU DONG

The team of Shanghai has decided to launch an international consultation for the development of a new business centre in the Lu Jia Zui district on the west bank of the Huang Pu river.

The creation of this project including the construction of an industrial zone, the reorganisation of a free zone, and an ambitious project for the building of housing and public amenities.

The business centre project has now received approval from the central government and the local authorities for a new coalition.

INTERNATIONAL CONSULTATION
ON THE LU JIA ZUI BUSINESS CENTRE
IN PU DONG

Thus, as the rules have been consolidated, in a programme of



OUTLINE OF THE DOSSIER

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Document realized by LAURIF
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with EPAD
(Public Development Corporation of the La Défense Region)

The town of Shanghai has decided to launch an international consultation for the development of a new business centre in the Lu Jia Zui district on the right bank of the Huang Pu river.

The creation of such a centre is part of a vast urban project including the construction of a deep-water harbour, the development of an industrial zone, the creation of a free zone, and an ambitious project for the building of housing and public amenities.

The business centre project has now received approval from the central government and should provide Shanghai with the means for a new economic boom, making it one of Asia's major money and trade markets.

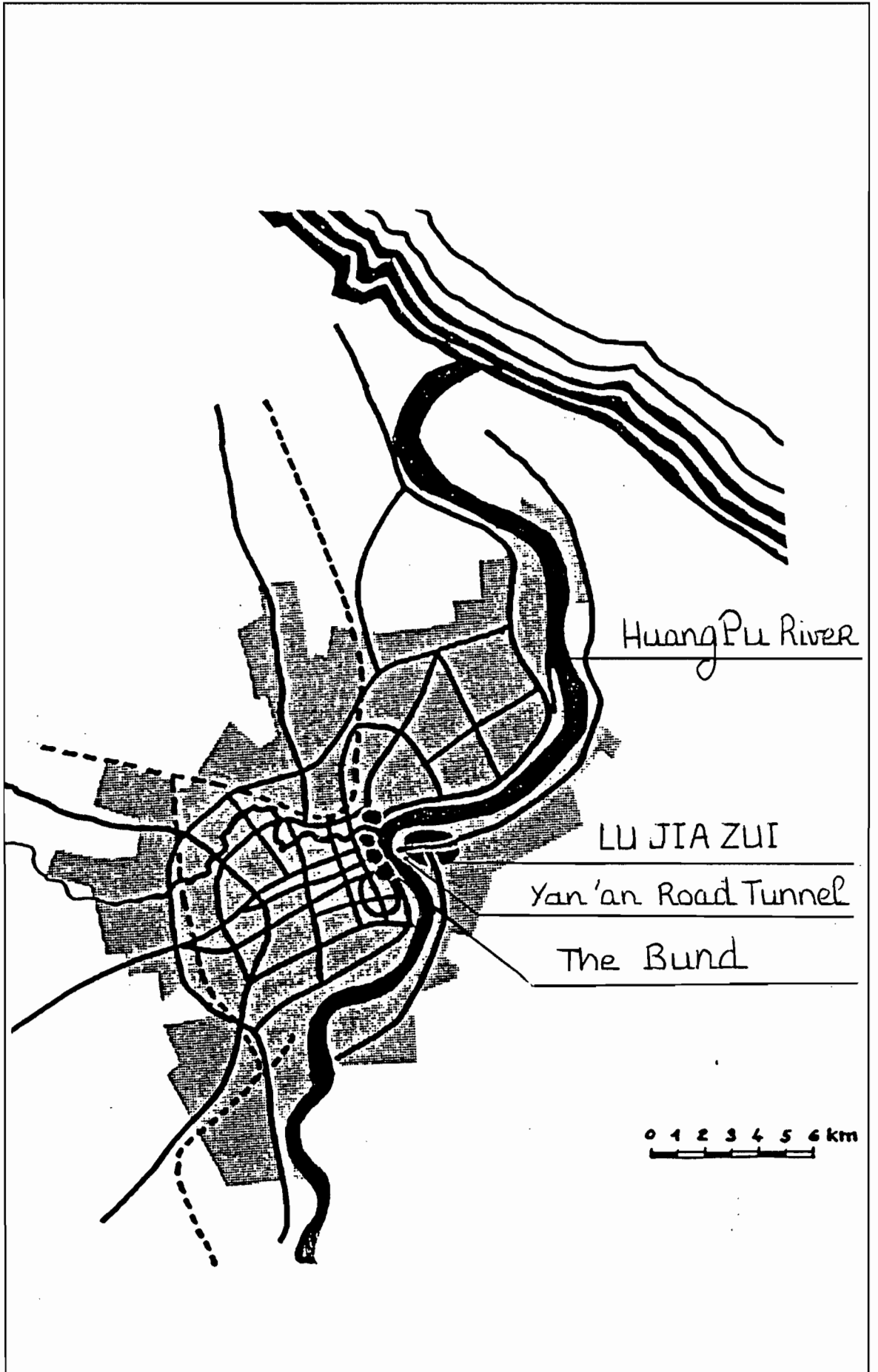
The new district is a symbol of this ambition and, at the same time, represents an urban experiment of international importance.

These are the stakes behind the present consultation. In a programme of this scope, the coming together of internationally renowned groups onto one site could well lead to a profound re-evaluation of town-planning, dealing not only with Shanghai but the town of the future.

In the first part of this document, the consultation's programme will be defined, and in the second, its practical organisation.



*CONSULTATION
PROGRAMME*

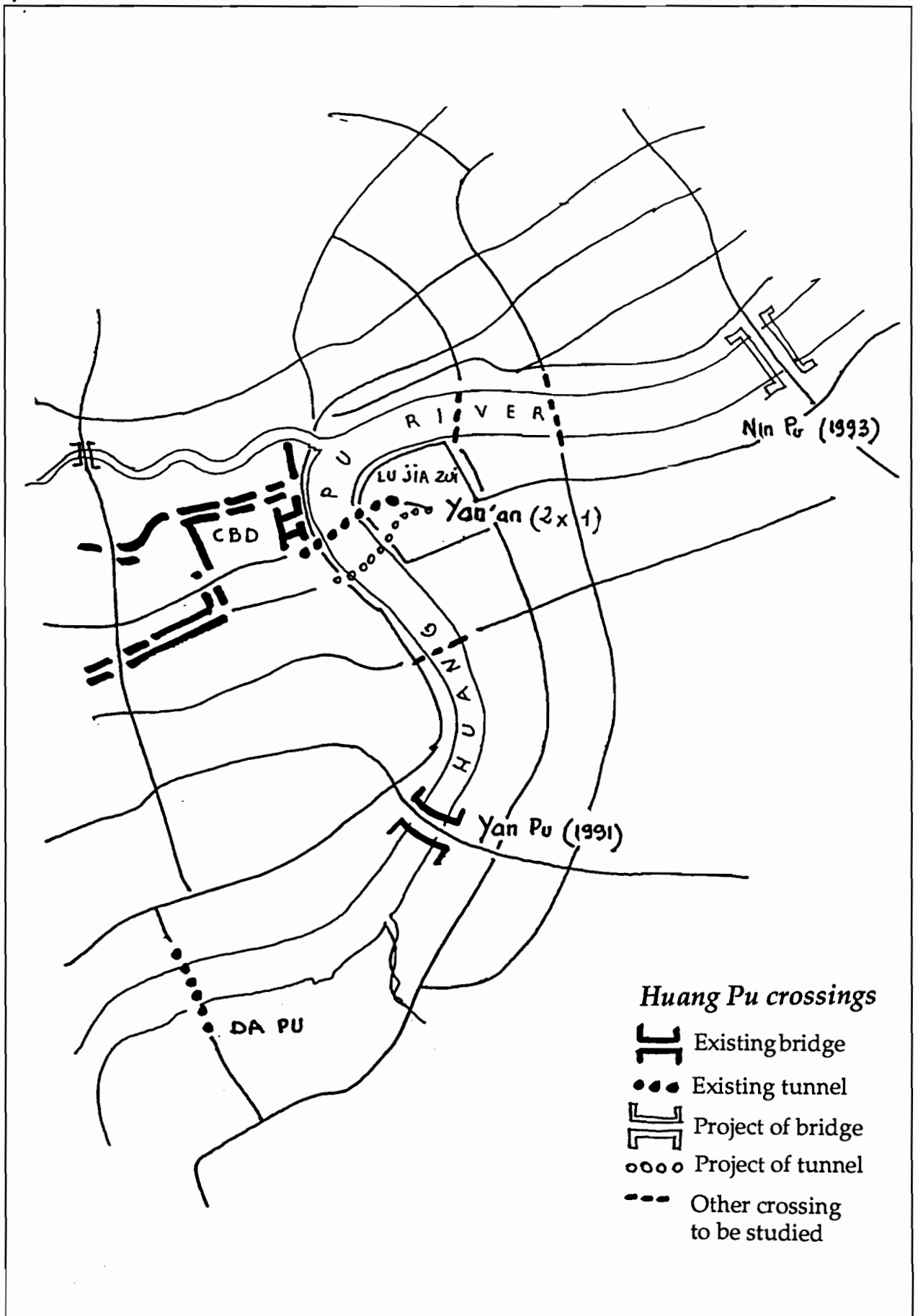


1 - IMPORTANCE FOR THE TOWN

Shanghai is turning a page of its history. Since its founding, its growth has been particularly orientated towards the west because of the course of international concessions. The difficulty in crossing the Huang Pu has always represented a barrier towards the east.

And yet the right bank is only 500 metres from the «Central Business District» (CBD) and the town's main thoroughfare linking the airport to the Bund could be extended in the east to the Lu Jia Zui district on the other side of the river.





The municipality attaches the greatest importance to developing the Pu Dong district. The Lu Jia Zui project should allow the town to expand along both banks of the river and also provide an important focal point for developing the districts on the eastern bank of the river.

As a result of the municipality's decision to create new river crossing on the Huang Pu, further goals have been made possible:

- Extending the service industry zone beyond the river;
- Developing the town on both banks;
- Using this new district as one of the main forces behind Pu Dong's growth.

It is an ambitious goal and there are many obstacles.

The economic future of Shanghai relies heavily on the project's success.

The site chosen is one of the town's most prestigious, but the problems involved in enhancing it mean that this consultation will represent a real challenge to the designers consulted.

- The town centre must cross a 500-metre-wide river. Harbour operations under way means that bridge construction is restricted by certain limitations, and tunnels are expensive.
- The project is opposite the Bund. This historic urban facade is part of Shanghai's image. Protecting and enhancing it are among the assets of the Lu Jia Zui development.
- Development of Pu Dong is already under way and must be taken into account.
- The programme is a large one and the purse is not inexhaustible.

The projects will be evaluated not only on their intrinsic quality but also on their capacity to play the part of «bridge» between Pu Xi on the left bank and Pu Dong on the right.





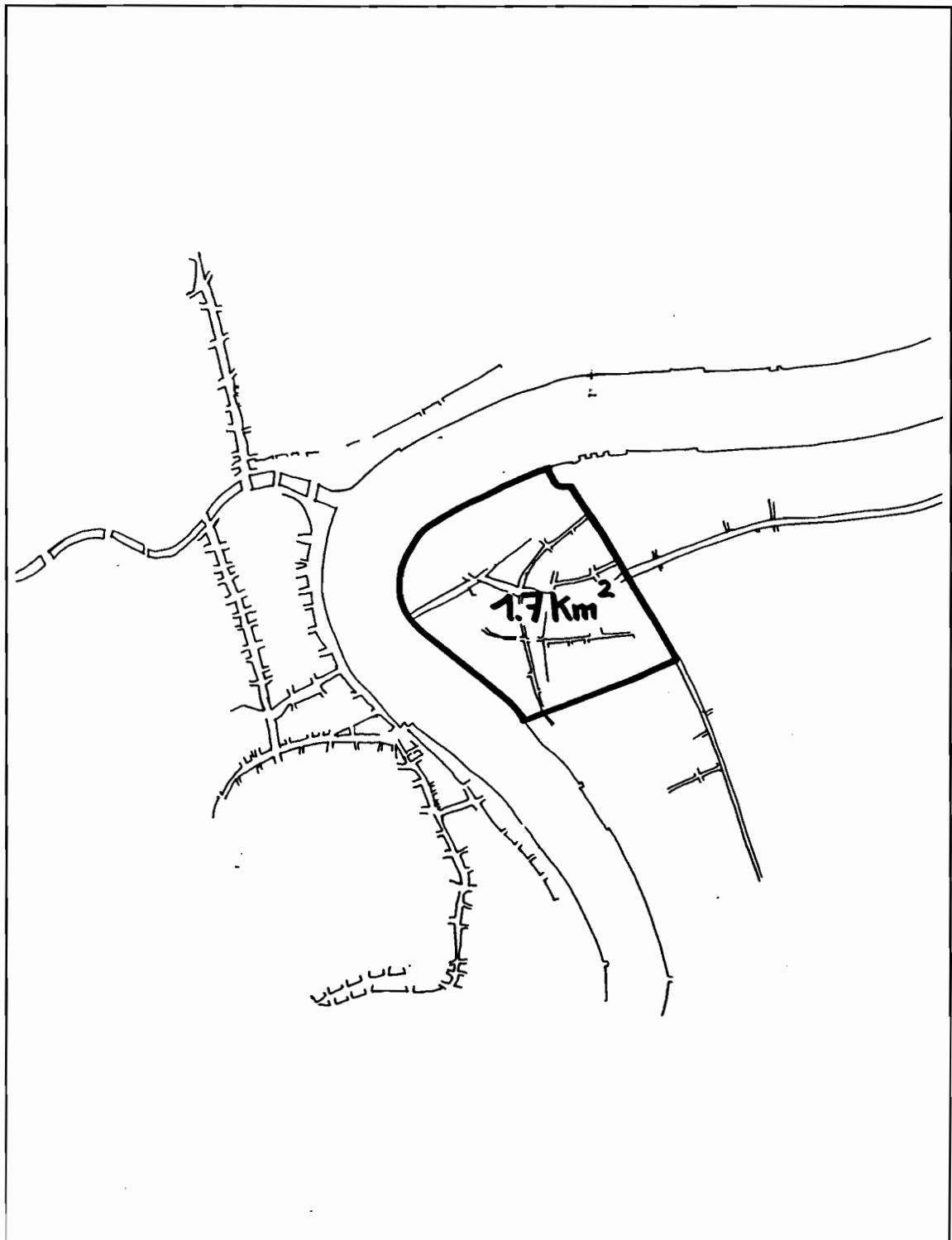
Le site de Lu Jia Zui face au Bund



2 - THE STUDY SECTOR

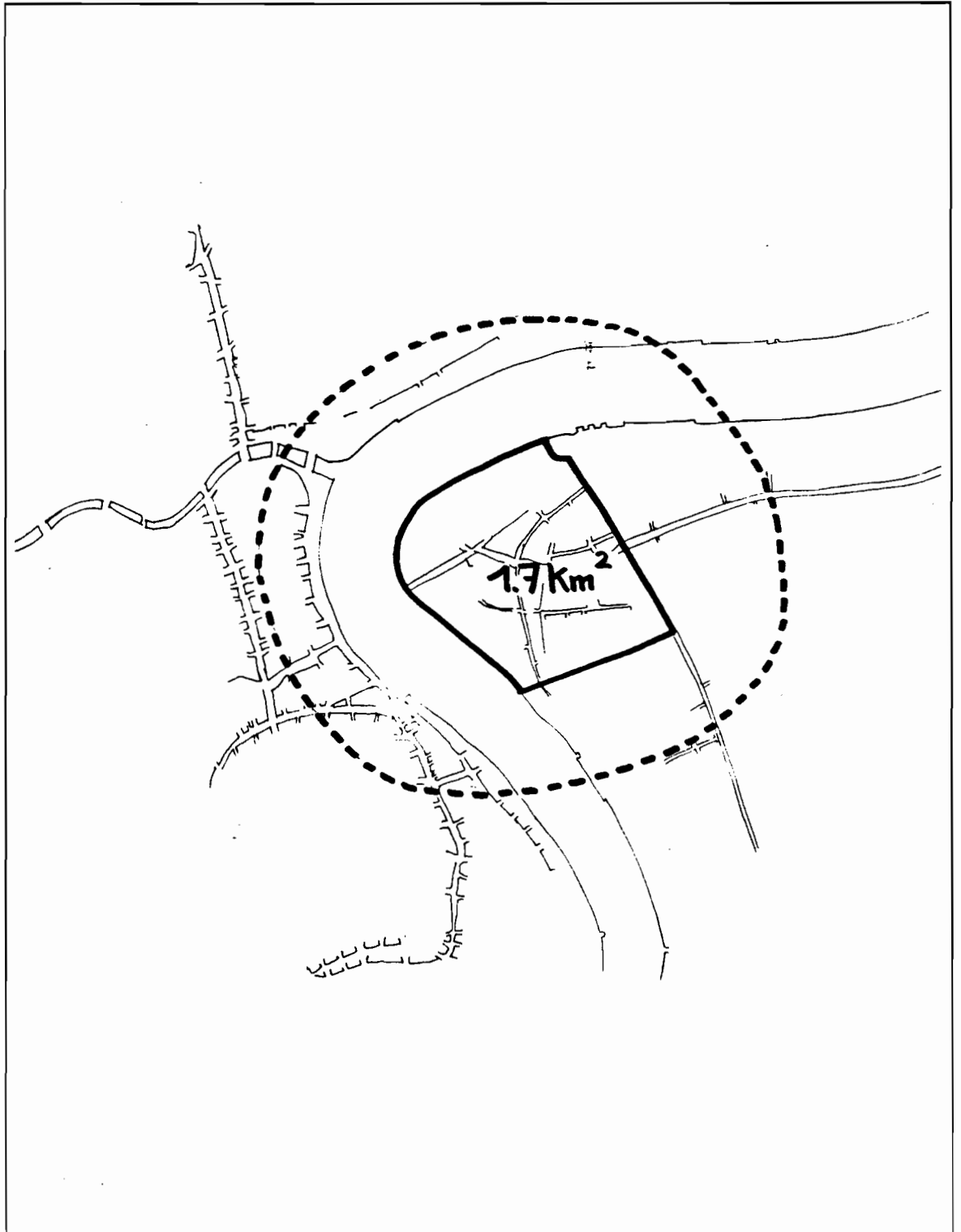
2.1 The operation perimeter

The business centre project itself lies within an area of 1.7 km² and is bounded thus:



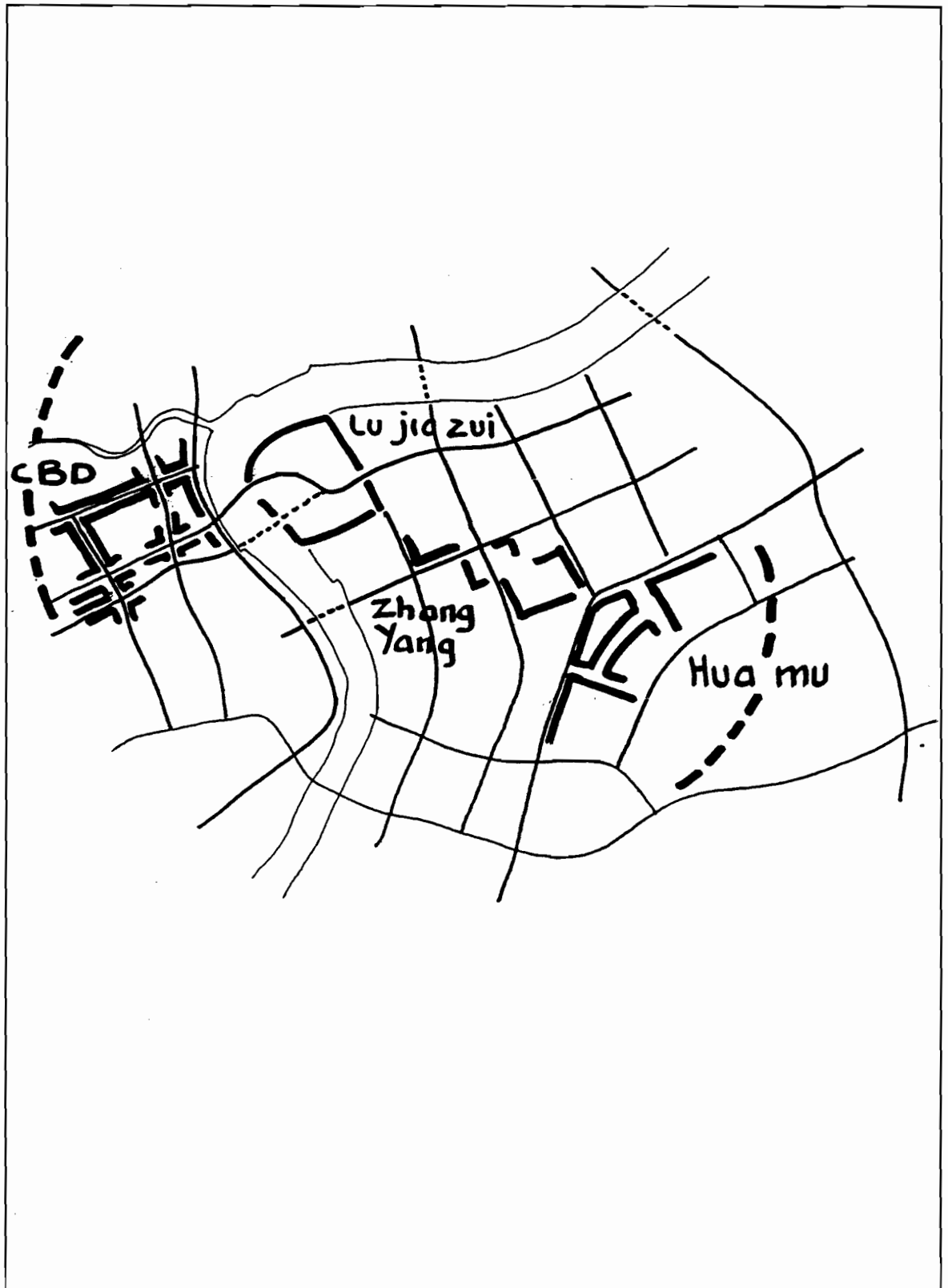
2.2 The study perimeter

In order to take the neighbouring districts into consideration, a study perimeter has been drawn in the districts close to the project.



2.3 The reflexion perimeter

Finally, and given the role of this district in the development of central Pu Dong, there must be a blend-in zone to allow the centre of Lu Jia Zui to integrate with the other centres of Pu Dong (Hua Mu and Zhang Yan σ).



3 - ASPECTS OF THE PROGRAMME UNDER CONSIDERATION

The building programme to be performed on the Lu Jia Zui site will change with time; the ground areas given below represent an initial indication.

Nevertheless, the dimensions must be respected by the groups consulted in order to allow comparison of the various projects put forward.

However, the groups may propose variations on the programme if they so wish; explanations should accompany the proposals.

The ground areas which constitute the basis of the consultation are the following:

- Offices:	2,650,000 m ²
- Housing (luxury):	300,000 m ²
- Hotels and similar accommodation (for foreign and domestic residents):	500,000 m ²
- Conference and exhibition centre:	250,000 m ²
- Shopping centre:	120,000 m ²
- Cultural centre:	100,000 m ²
- Miscellaneous services:	30,000 m ²
	<hr/>
- Total:	4,000,000 m ²

The ground area required for private and public parking of a minimum number of 15,000 vehicles must be added to these figures.

4 - OPTIONS IN TOWN-PLANNING

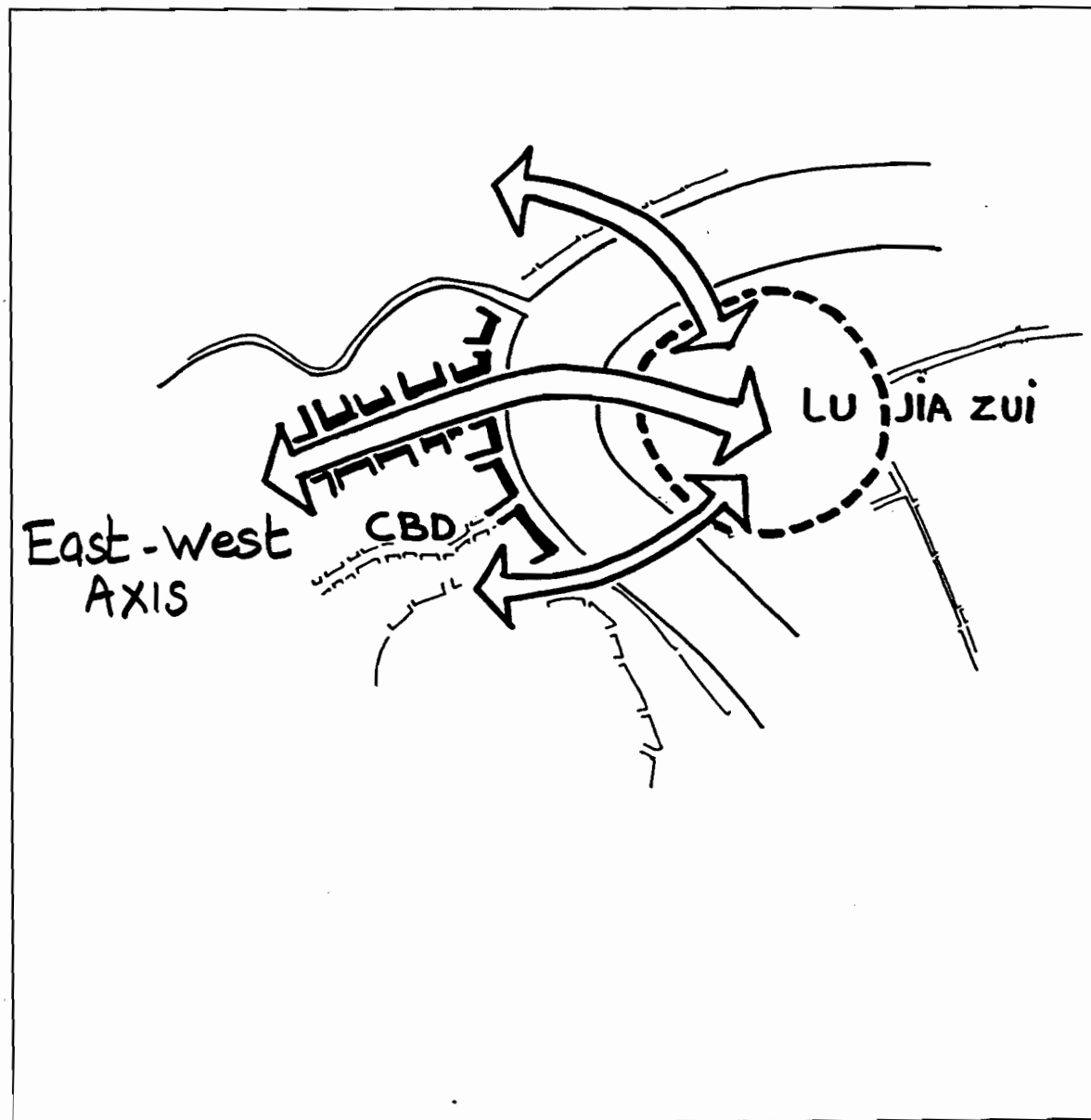
Among the various possibilities determining the success of the project, the municipality wishes to stress the importance of 12 points it considers to be of vital importance. Clear answers to these problems are required.

4.1 Links with the CBD

This project is located along the extension of the east-west service industry axis between the river and the airport.

The municipality wishes to prolong this axis along the right bank (Pu Dong) of the river.

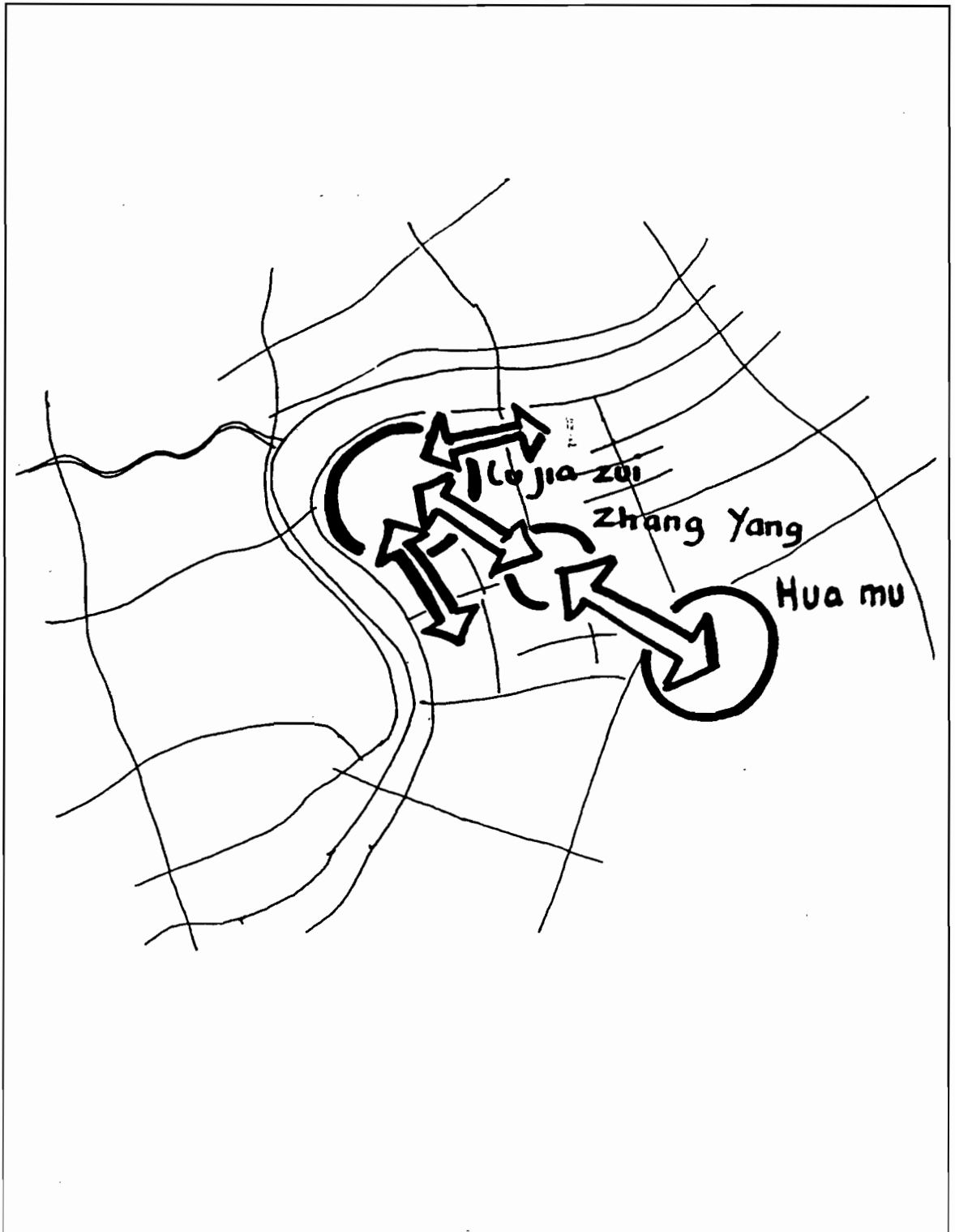
How can the functional connections (river crossings) and practical aspects be arranged to do so? Bridges or tunnels? Where? Timing and rate of progress? Of what type? Circulation?



4.2 A Pu-Dong center

One Lu Jia Zui district must play a predominating role in the development of Pu Dong. It must fit in with the neighbouring districts and the other centres being planned or already under way.

How can these relations be envisaged? How are the existing districts to be dealt with? How are the long-term goals to be taken into consideration?



4.3 *A remarkable project*

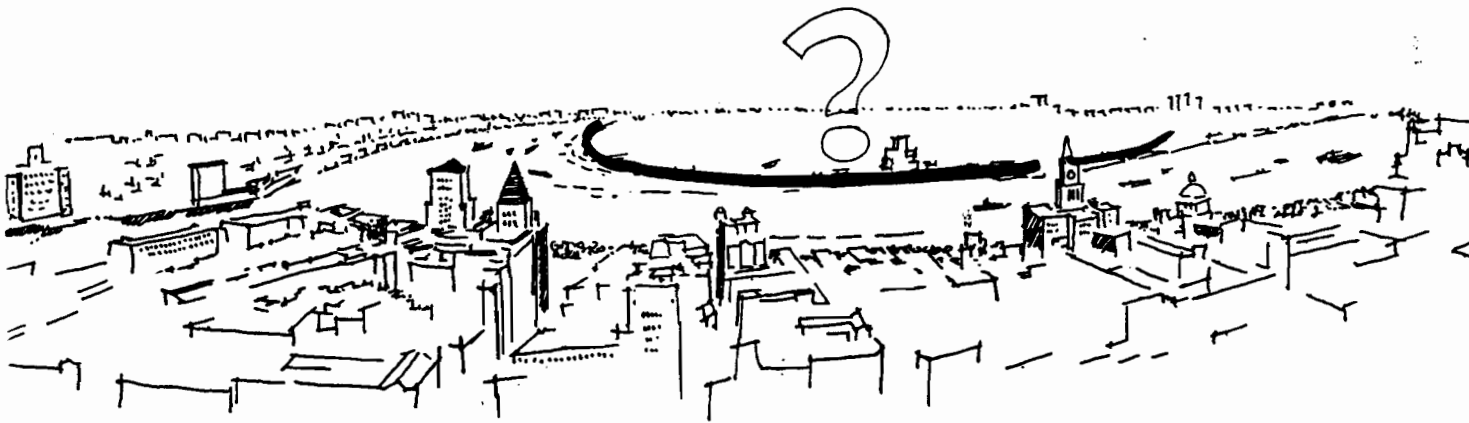
For many reasons, this is an outstanding project.

Where it is, so close to the centre, confers a major role in the town's development. The landscape on the edge of the river and its facing the Bund make it an area where sensitivities run high.

The sheer scale of the programme make it a key economic stake in the future of Shanghai.

The project must match these stakes.

What developmental strategy expresses this ambition best?



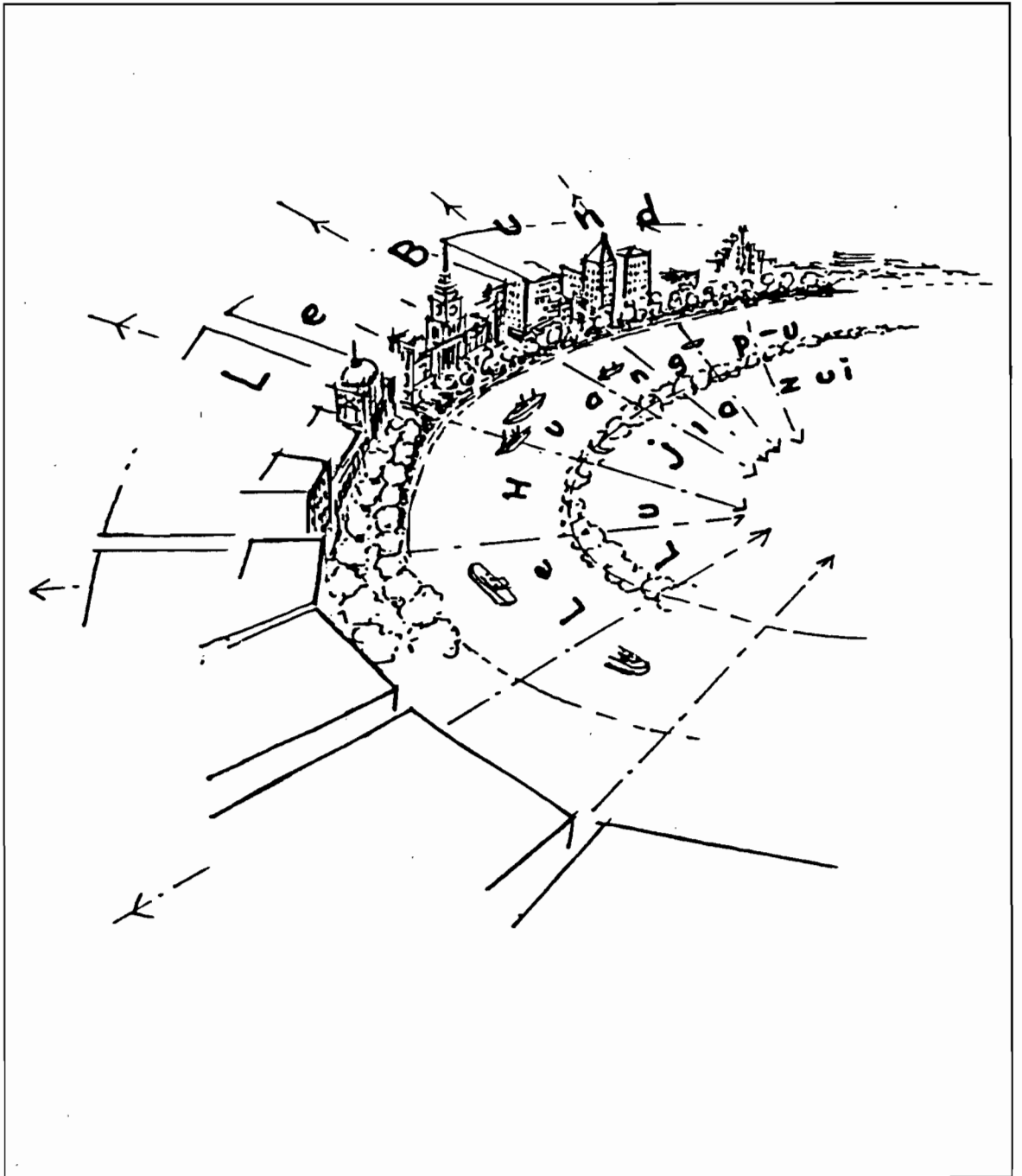
4.4 The river

The Lu Jia Zui project occupies an outer bend of the Huang Pu. The other bank is strongly influenced by the layout of the Bund's monuments which all look over the centre of the rivers meanders.

How can this view be dealt with? Should it be mineral or vegetable? Should there be a park area or a second river-bank facade of buildings?

How can the two banks be made to complement each other, by reflecting different epochs?

How can respecting the Bund be reconciled with the principles behind the Lu Jia Zui project?



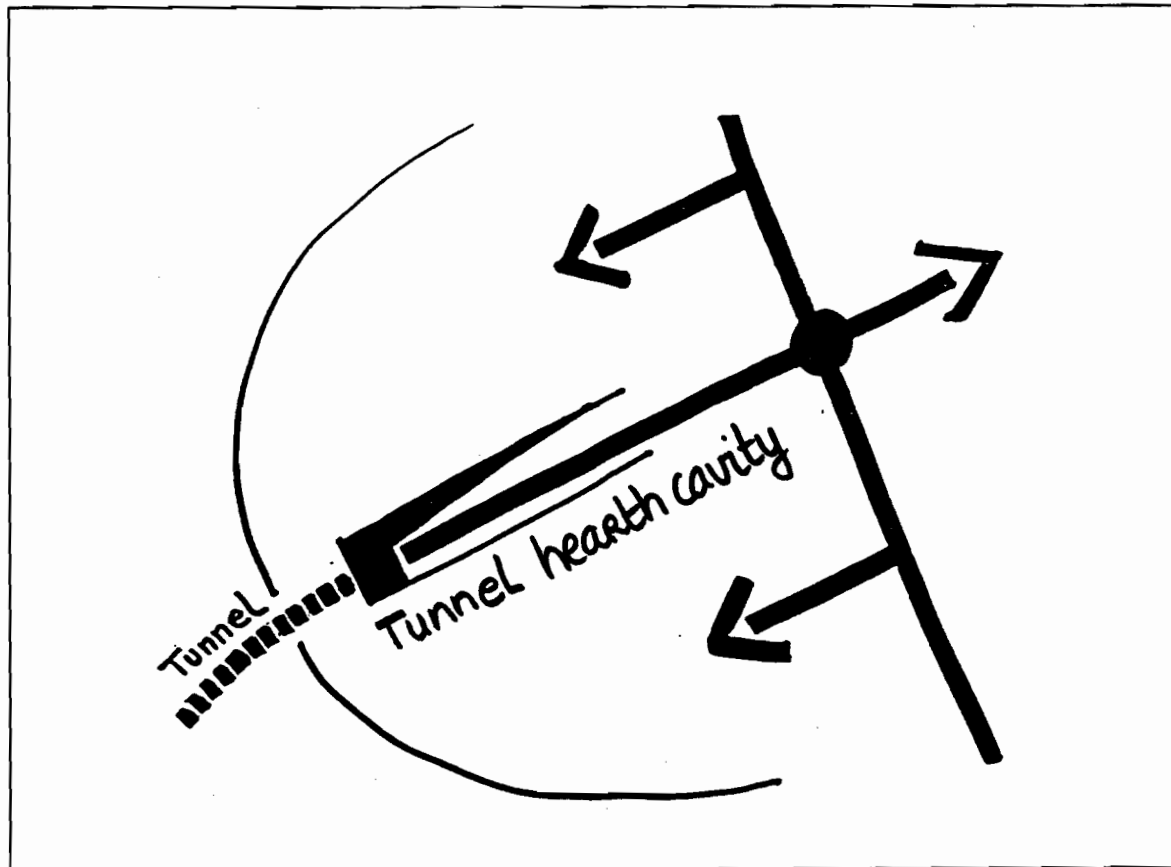
4.5 The entrance

Access to the project from the left bank is by tunnel.

The exit is on the other side of the district's centre and, consequently, access to the site points away from the project.

Making an entrance to the site can only be done by a doubling back.

How can an entrance be created to fit in with the project?



4.6 The subway

The district is served by the subway line 2 and represents a considerable asset for its development.

In what manner should this service be dealt with in the developmental strategy?

4.7 Roads

The roads shall have to cope with a substantial amount of traffic of all types (private cars, buses, bicycles, trucks...).

The roads must be designed to take this into account. They must also be compatible with the urban nature required of the project.

- In what way is the road network design an integral part of the project's spatial arrangement?
- What answers to parking problems can be put forward?
- How can the problem of bicycle circulation be solved?

The candidates should define the characteristics of the main roads and explain their choices in terms of the strategy adopted in their projects.

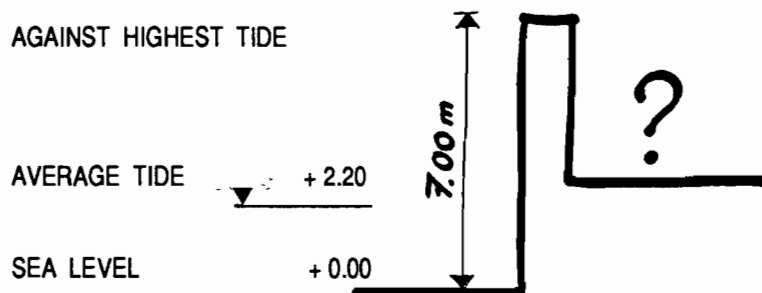
4.8 The high-water wall

A means of protection against high water has been under consideration.

A high-water wall of approximately 7 m with respect to the river level is recommended for the whole of Shanghai.

How can flood protection be reconciled with the project's association with the river?

The candidates must explain clearly how they intend to deal with these protective measures.



4.9 A balanced project

The municipality of Shanghai has defined a programme for the entire operation. It includes offices, public amenities, parks, and top-level housing. Nevertheless, the project's twin aim is to be both an international business centre and the balanced centre of Pu Dong life.

How can a predominantly services-orientated programme be reconciled with the goal of constant and non-selective human bustle.

The programme's diversity must be executed on two levels:

- Balance between the public and private aspects. The public aspect should be open to the outside and the private open to the arrival of large and well-known companies.
- Balance between the economic and accommodation aspects.

4.10 A growth project

The urban strategy chosen must be strong enough to allow for constant change through time without deforming the initial concept.

It should also be studied in such a way as to maintain diversity of function around an initial «solid core» at all stages of execution.

The goal being a snowball effect, a threshold of 600,000 m² should be included in the first stage.

4.11 Operational realism

The funds the municipality of Shanghai have available are not limitless.

The economic and financial realism of the projects put forward will be one of the determining factors in their evaluation.

4.12 Land management and public areas

The land management strategy adopted for the operation will have a direct effect on its design.

This is especially true for the management of public areas, and common service such as car parks.

The candidates should propose an operational package which is coherent with their project design.

浦东陆家嘴地区
航空遥感影像图





THE CONSULTATION

1 - THE CLIENT

The competition client is the town of Shanghai.

In the consultation's organisation, it is assisted by the «French Back-Up Group for the Development of Shanghai Pu Dong» which is made up of the following organisations:

- Ministère Français de l'Équipement, Direction des Affaires Économiques et Internationales (DAEI and DAU)
[French Ministry of Amenities (Department of Economic and International Affairs)]
- Institut d'Aménagement et d'Urbanisme de la Région Ile de France (IAURIF)
[Development and Town-Planning Institute of the Ile de France Region]
- Etablissement Public d'Aménagement de la Région Défense (EPAD)
[Public Development Corporation of the La Défense Region]

2 - THE GROUPS TO BE CONSULTED

The consultation is open to five multidisciplinary groups.

3 - CONSULTATION TIMETABLE

- 1st February 1992 - Documents sent out to the groups
- 1st March 1992 - Consultation officially announced
 - Site inspection by the groups
 - Discussions with the groups
- 1st June 1992 - Handing in of projects
 - Examination by the technical commission
- 20th June 1992 - One-week seminar with the groups
- 1st August 1992 - Handing in of consultation report

4 - DELIVERY OF DOSSIERS

The projects of the groups consulted must be delivered to the Mayor of Shanghai (for which a receipt must be obtained) and a copy sent to the Ministry of Amenities, care of Mr. Belmont at the following address, Ministère de l'Équipement, Arche de la Défense Paroi Nord, 92055 Paris La Défense Cedex 04, France, by 6 pm, 1st June 1992 at the latest.

5 - TECHNICAL COMMISSION

The projects of the groups consulted will be examined by a technical commission made up of:

- Three representatives of the town of Shanghai
- Three representatives of EPAD and IAURIF

6 - SENIOR COMMISSION

The projects of the groups consulted will be presented to a «commission of sages» made up of personalities of top-level and international reputation.

The presentation will be made during a seminar to be organised in Shanghai in the presence of the groups consulted and a number of invited guests.

The seminar discussions will be the subject of a written report on the various projects and on the main lines that can be drawn for development in Lu Jia Zui.

7 - CONSULTATION FOLLOW-UP

The town of Shanghai will have full responsibility for the completion of the overall plan and elaboration of the urban contract specifications for the new Lu Jia Zui business centre.

To do so, it will set up an expert commission to assist in this and reserves the right to request advice from the groups consulted as and when required, and according to circumstances to be defined ad hoc.

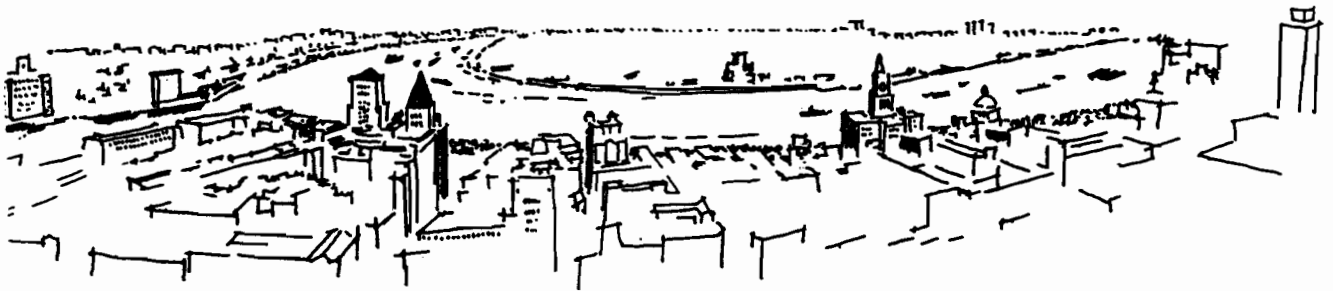


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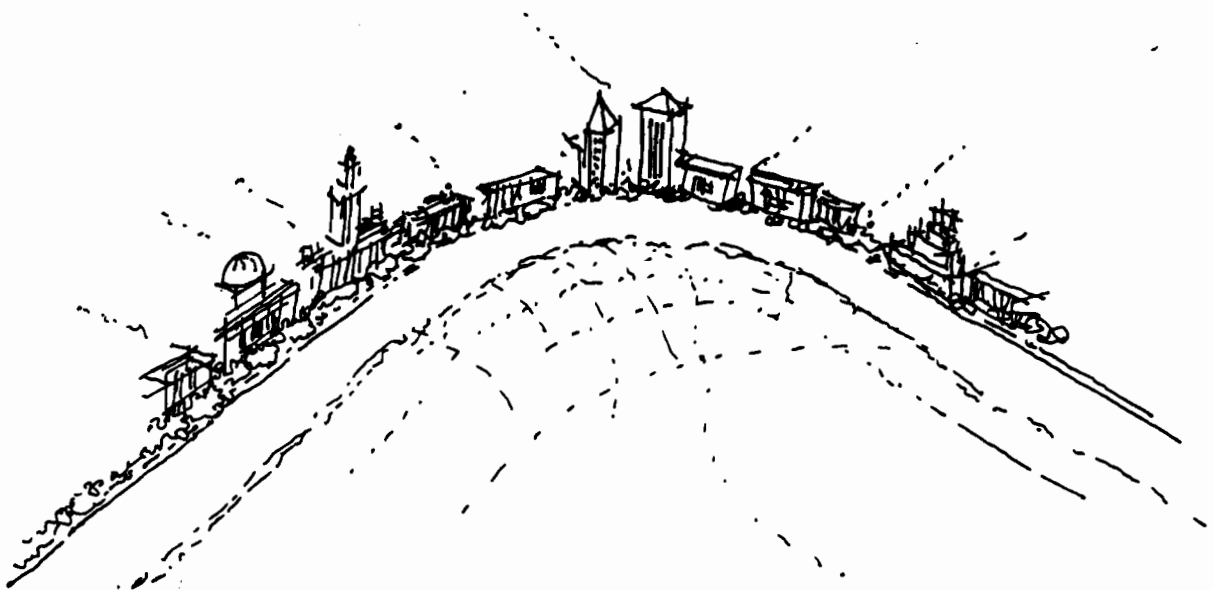
8 - MATERIAL PROVIDED TO THE GROUPS

8.1 Aerial photos

- 1 horizontal projection of the project sector (scale 1 : 5000)
- 1 east-west slant visual range photo with the Bund in the foreground and Lu Jia Zui in the background
- 1 west-east slant visual range photo with Lu Jia Zui in the foreground and the Bund in the background
- Complementary slant visual range photos are available



Bird's eye view WE



Bird's eye view EW



Land use modes around Lu Jia Zui



8.2 Maps

- Information documents
 - master plans (scale 1 : 50,000)
 - The built up area as a whole Pu Dong
 - Project sector and neighbouring districts (scale 1 : 20,000)

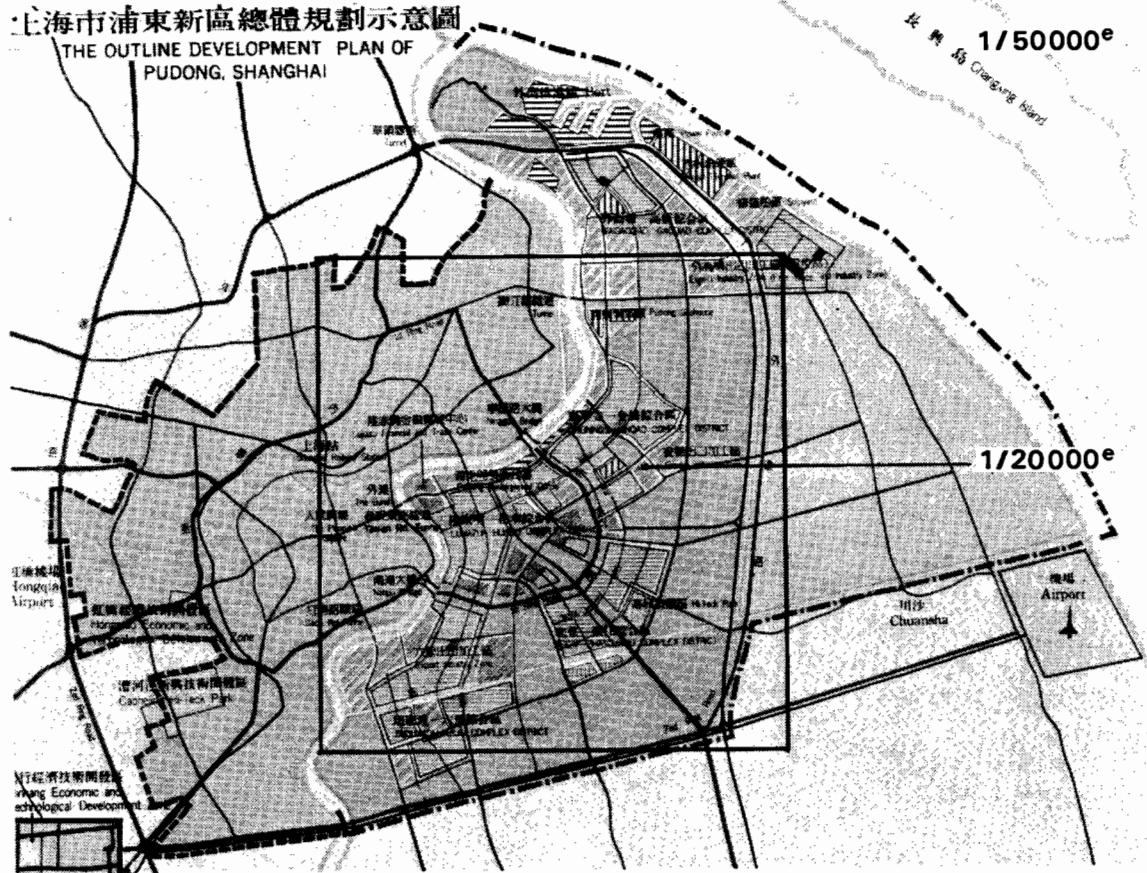
- Material for models and working documents:
 - 1 : 2000 for the business centre
 - 1 : 5000 for the project sector

- A tourist map of Shanghai

Scale of the documents

上海市浦東新區總體規劃示意圖

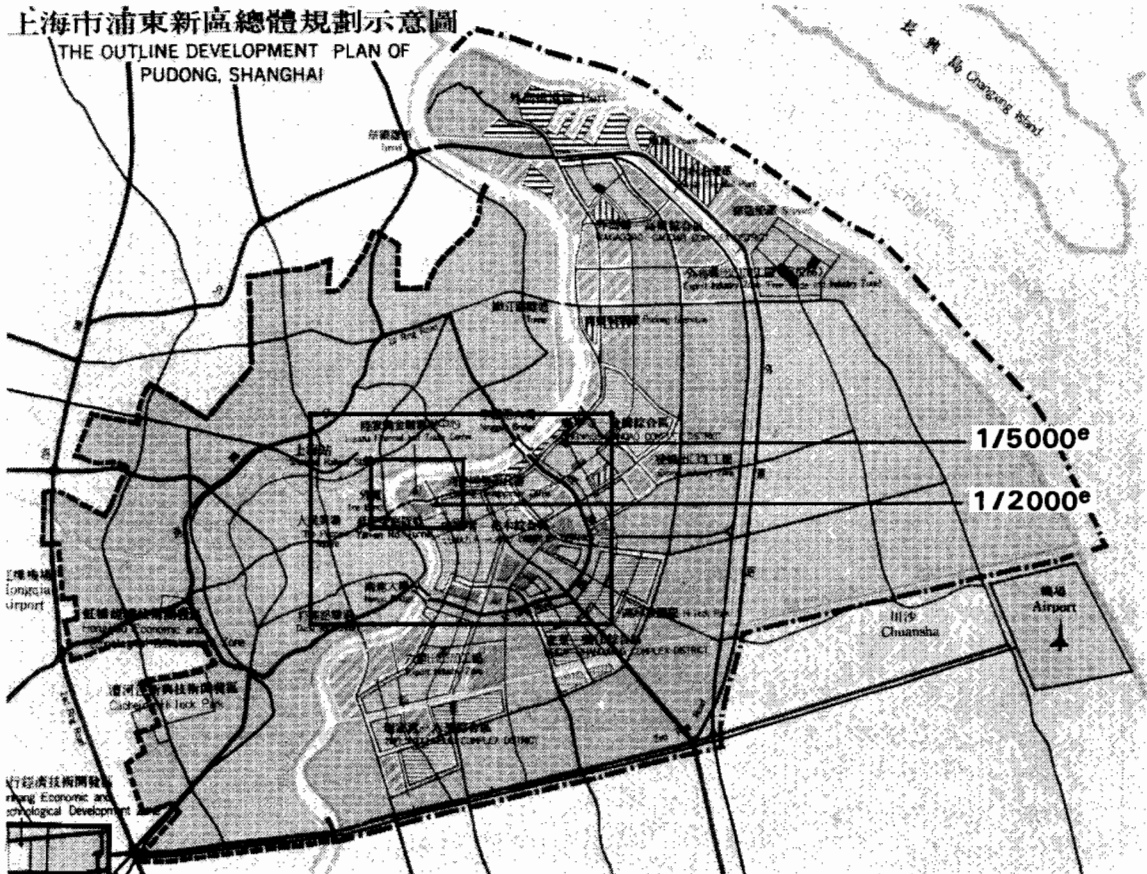
THE OUTLINE DEVELOPMENT PLAN OF
PUDONG, SHANGHAI



Information documents

上海市浦東新區總體規劃示意圖

THE OUTLINE DEVELOPMENT PLAN OF
PUDONG, SHANGHAI

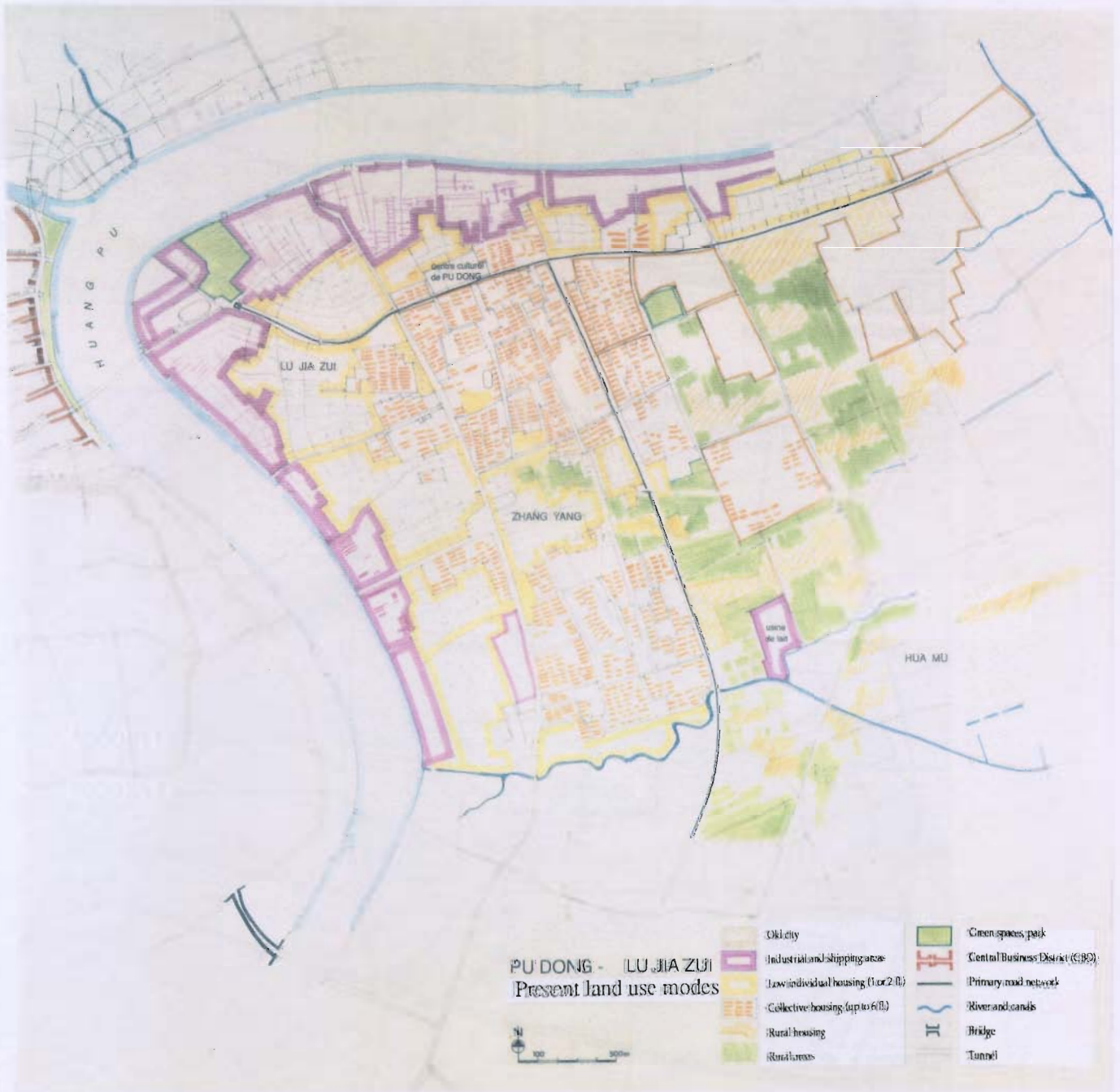


Working documents

8.3 Map of the current state of land use

showing the various types of construction and road networks
(scale 1 : 5000):

- Flats
- Detached housing
- Industrial activities
- Green spaces
- Amenities
- Offices
- Shops
- Existing roads and road types
- Public transport (bus)
- Cycle paths
- Pedestrian routes
- Technical services networks
- River crossings (including ferries)



Map of land use change and planned infrastructure

Scale 1:5000

Legend to be provided

Legend to be provided

Legend to be provided (indicated by numbers) (indicated by numbers)

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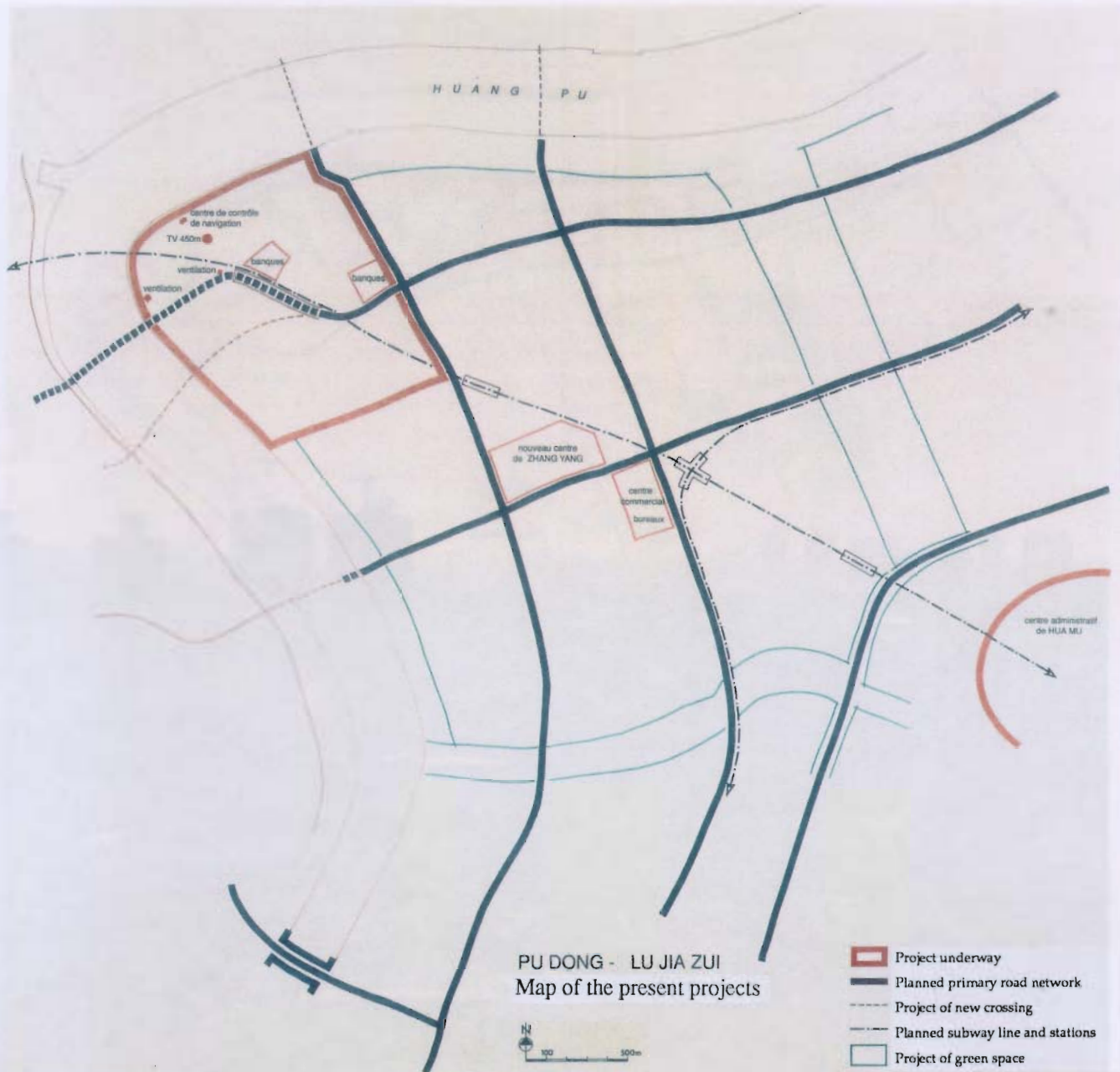


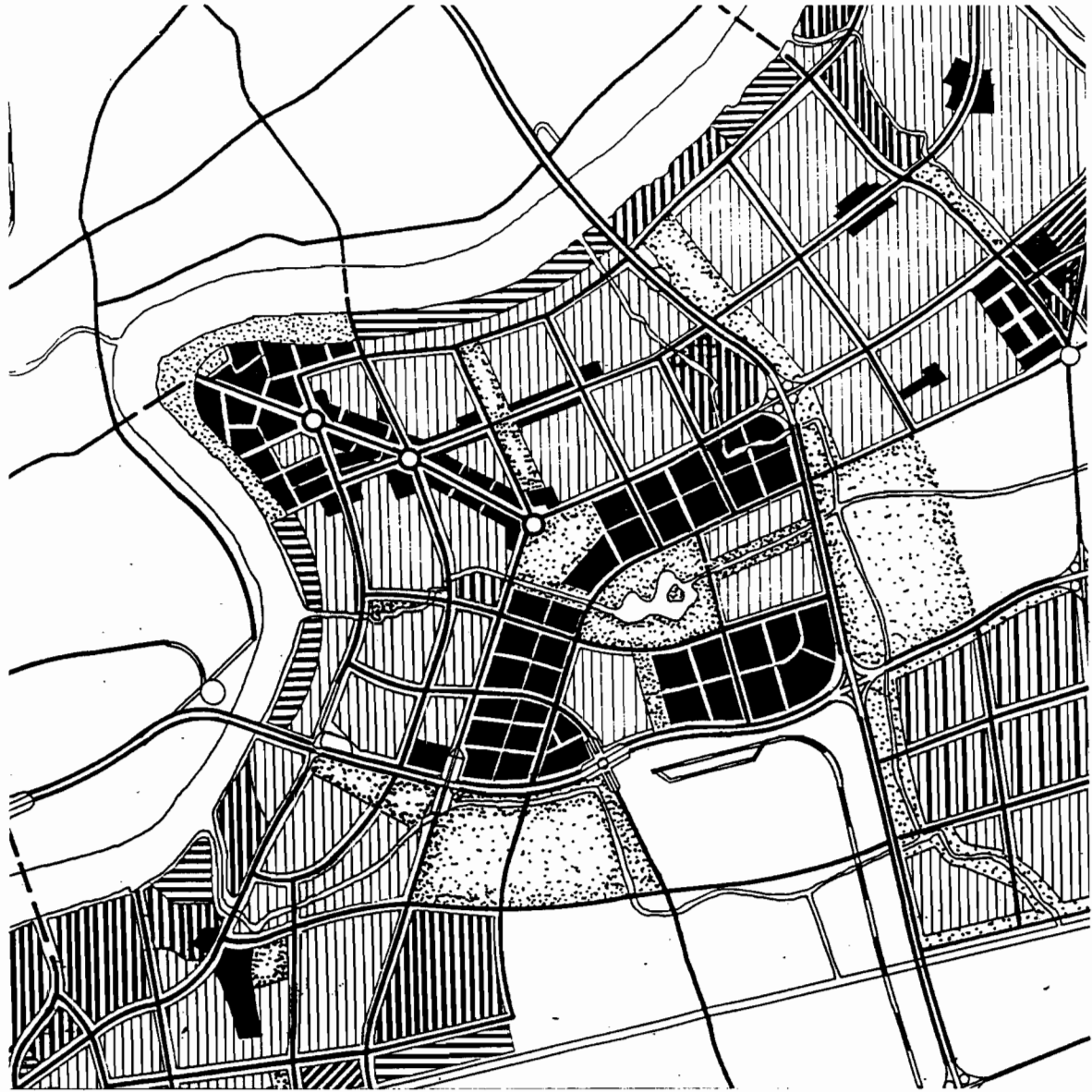
8.4 Map of land use change and planned infrastructures

(scale 1 : 5000)

- Districts to be preserved
- Changeable sectors
- Projects considered (indicative) and underway (decided upon)
- Considered changes to the master plans
- Subway lines and buses
- Roads projected and crossings of the Huang Pu
- Other networks

For each item, the projects envisaged or marked out (indicative) and those to be set under way in the short term (decided upon) will be distinguished from each other.





Projects underway for Pu Dong Master Plan

8.5 Map of fixed elements in the Lu Jia Zui district

(scale 1 2000):

Map showing the site's existing constraints to the project:

- Site and characteristics of the existing tunnel's ventilations shafts;
- Site and characteristics of projects decided upon:
 - television tower
 - navigation centre
- Site of authorised office block projects
- Existing infrastructures or those planned for the short term
- Public amenities (radio and TV waves, flood areas, etc...)

8.6 Soil bearing capacity

Geological map and note on the soil's physical constructibility

8.7 Statistical data

- Demography
- Housing
- Employment
- Land use density in neighbouring districts
- Office construction and occupation rate
- Trends of traffic flows
- Note on the problem of bicycles in Shanghai
- Building regulations

8.8 Technical literature

Works to be consulted for information on Shanghai.



Tunnel ventilation tower



TV tower

9 - MATERIAL TO BE PROVIDED BY THE GROUPS

To facilitate comparison, all groups are required to present their projects in the same way.

Four copies of the drawings are to be provided: the original rolled, and three colour copies folded.

The number of drawings is limited to six and shall be AO sized and horizontal (i.e. 1189 mm wide and 841 mm high):

9.1 Master Plan Relationship

Scale 1 : 5000

This drawing should provide a good appreciation of the general relations with the other districts in the town.

- The CBD on the left bank
- The centres of Zhang Yang and Hua Mu in Pu Dong

The following must be shown:

- The methods for crossing the Huang Pu and construction timetable
- Road and circulatory plan
- The parks
- Overall urban composition
- The transformation or preservation of existing districts
- Urban coherence

9.2 The Lu Jia Zui district Urban Design Plan

Scale 1 : 2000

This drawing should show the dispositions put forward for the perimeter of the business centre project itself (1.7 km²).

The following especially must be shown:

- Circulation, public transport and parking diagram
- Pedestrian routes, and parks
- Where the project elements are to be built
- Overall contour and spatial organisation of the project
- The design structure

9.3 Sketches of the architectural concept

Orientations in the architectural concept for the buildings should be proposed for the project's main points:

- The first phase
- The central zone
- The river front
- The main aspects of the design structure

9.4 *Green spaces*

The sketches and diagrams must specify the choices made in terms of green spaces design:

- The Pu Dong park
- The riverbank walkways
- Lines of trees
- The inner-city parks

9.5 *Integration of transport and circulation infrastructures within the town*

The sketches and diagrams must show the proposed dispositions ensuring the transport and circulation infrastructures are well integrated within the town.

9.6 *Perspectives and free-hand sketches*

The candidates may explain all the dispositions they deem necessary for full understanding of the major elements of their proposals.

10 - INDEMNITY PAID TO THE COMPETITORS

The competitors will each receive an all-inclusive indemnity of 300,000 FF equiv. They shall also make two trips to the site; for the project presentation on the one hand, and for the talk in front of the «Senior commission» on the other.

One person per group will be invited under the following conditions:

- Economy class flight tickets to Shanghai, sent directly to the competitors.
- Hotel and accomodation expenses will be paid directly by the client.
- No other remuneration will be made; neither as concerns time spent, additional costs, nor for persons accompanying the competitors.

11 - LANGUAGES

The drawings shall be labelled in the following two languages:

- Chinese
- English

Written documents shall be in English. A Chinese translation would be more than appreciated.

These two languages will be used during the information meeting to be arranged for the launching of the consultation and during the project presentation seminar.

12 - SHIPMENT OF DOCUMENTS

It is the responsibility of the various groups to insure their documents during their shipment up until the time they are in the hands of the organiser. The documents are sent under their own responsibility.

13 - PROJECT COPYRIGHT

The client may, without reservation, make free use of the documents provided by the competitors in accordance with the laws on copyright.

The town of Shanghai may also organise an exhibition of the five projects proposed and be free to publish them.

At a later date, on stating the subject of the consultation and its client, the competitors may also publish their documents.

14 - DISPUTE AND ARBITRATION

In the event of dispute concerning the consultation, the competent authority the parties should appeal to is the Mayor of Shanghai.