

Planning and Construction Practice of Jiading New City

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Outline

I. Concept and Objective of the Planning

II. Implementation of the Plan

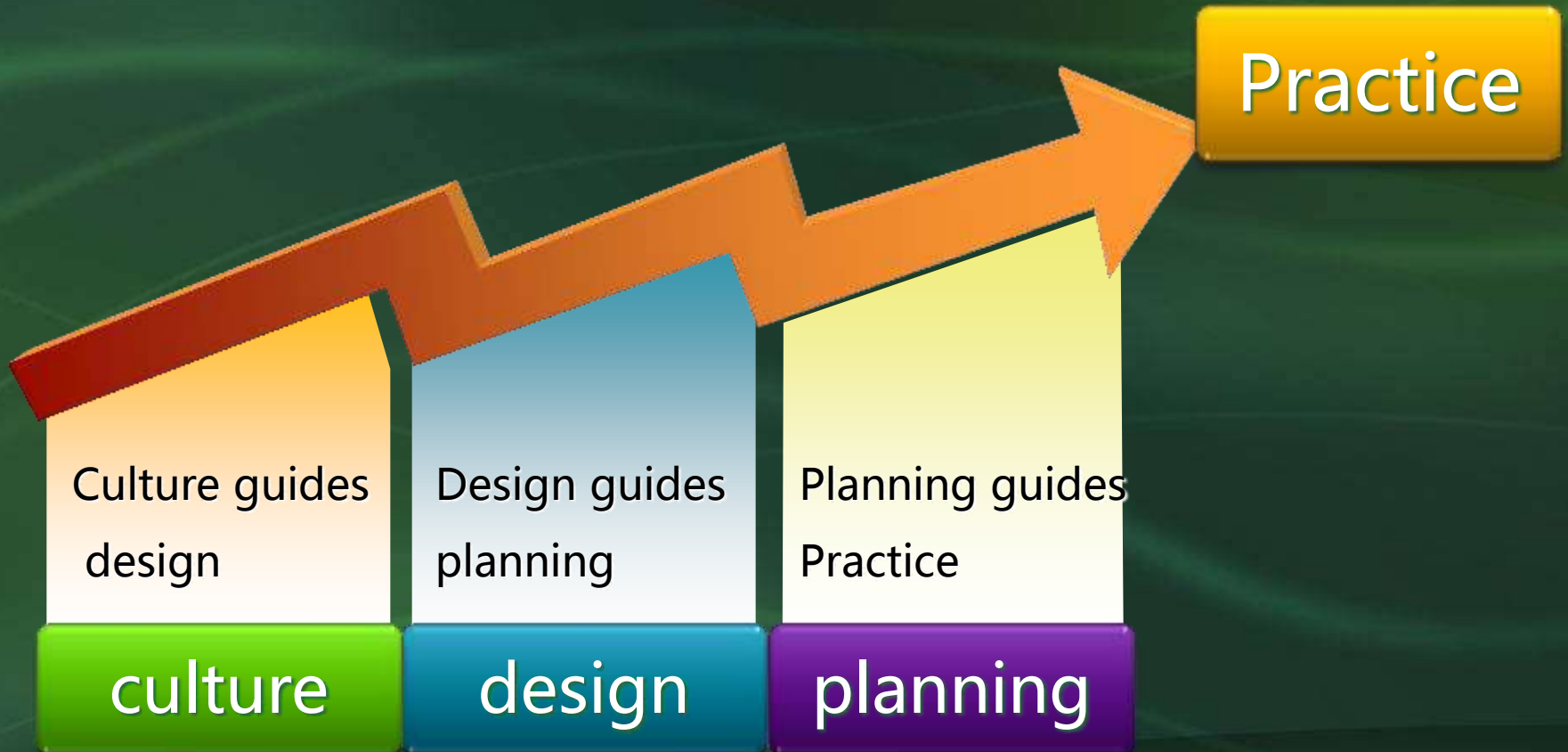
III. Operation of Fund

IV. Regulation on Market-oriented Projects

V. Difficulty and Challenge

I. The Concept and Objective of Planning

1 implementation strategy :



2 spatial structure —— one core area and two wings



- A concept of group-development of the three sub-districts of Jiading, Anting and Nanxiang was brought up in 2004 upon the previous four-subdistrict pattern;

- In 2009, with a rapid growth of the core area and based on the development of the three parts, the idea of “focusing on the core area and extending the two wings” was further put forward to accelerate the urbanization process and promote “city-industry integration and the integration of secondary and tertiary industries” of the district.

3 objective of planning



“one lake per kilometer, a forest per hectare, with interwoven waters and fragrance of lotus”



II. Implementation of Planning

Principles : four priorities

PLANNING

INFRASTRUCTURE

FUNCTIONAL
PROJECTS

RESETTLEMENT



Four "local" preferences



to resettle farmers locally

to promote industrial upgrading
upon local conditions

to improve local infrastructure

to instantly reserve space for
future development



安腾忠雄



雅克·费尔叶

Options of four renown

Renowned architects

Renowned developer

Renowned contractor

Brand project



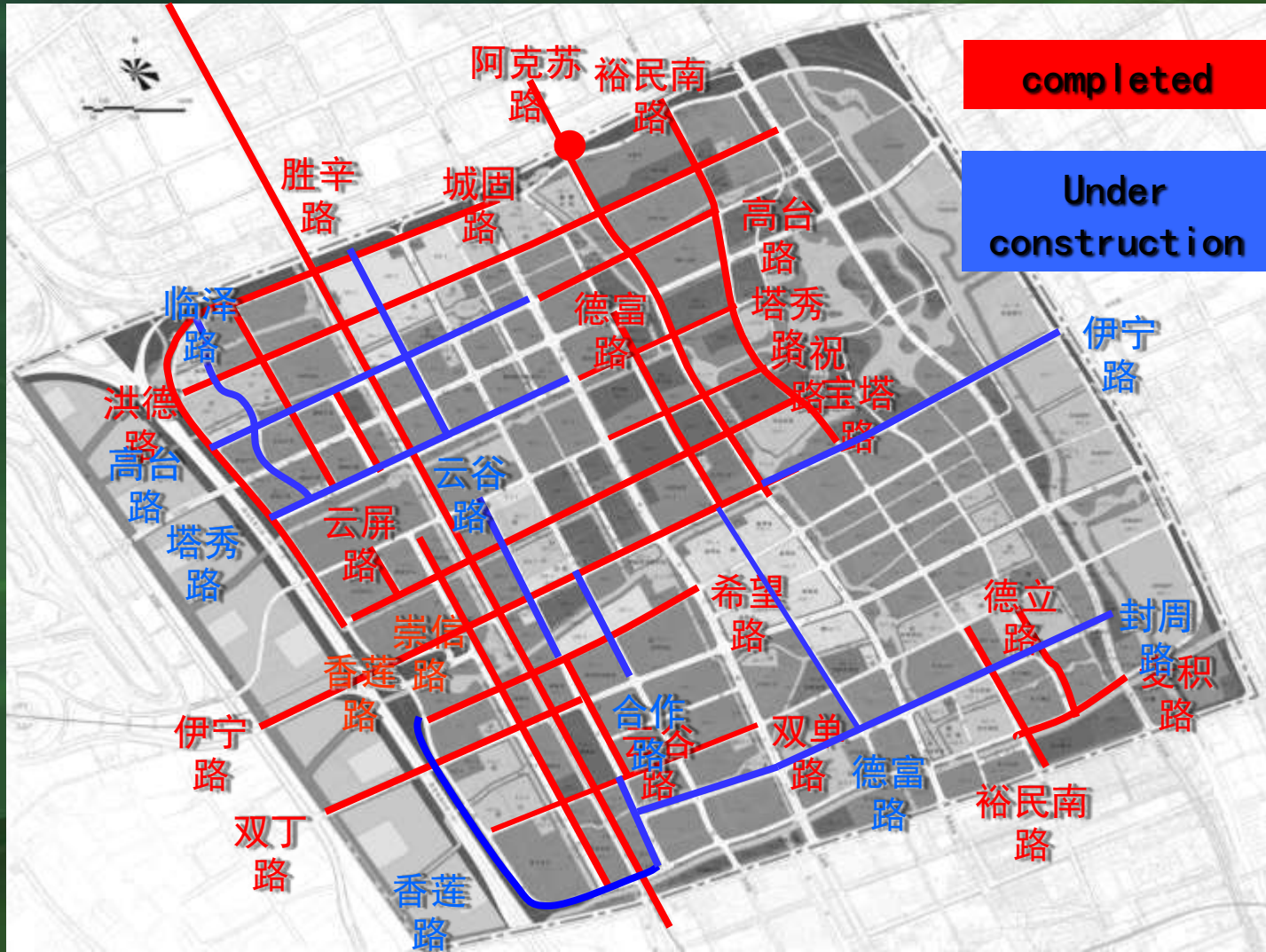
2. Current State

- The **traffic network** in central area of the new city has initially taken shape.

According to the planning, a road network of an overall length of 89 kilometers is to be built in the core area.

By the end of 2012, a stem-road network composed of four 4 longitude roads and 4 transverse roads in the core area has basically formed.

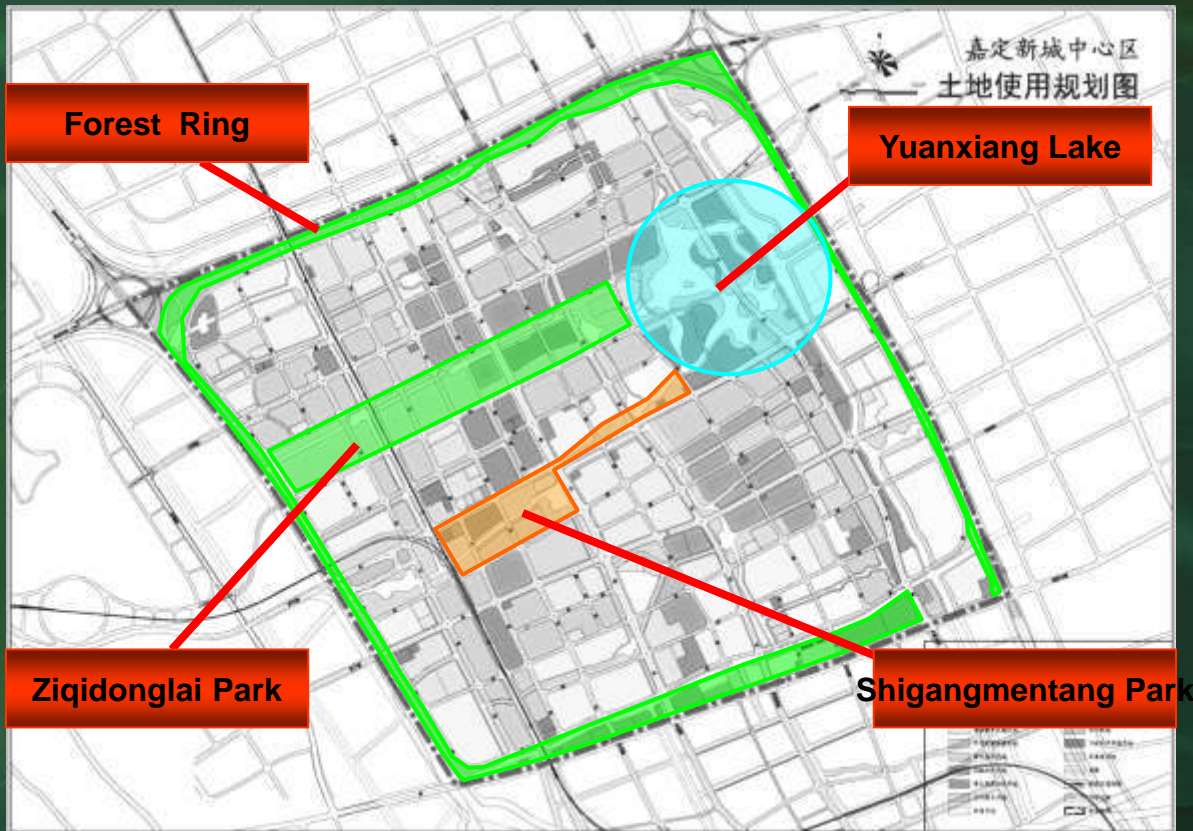
31 roads of an overall length of 60 kilometers, with services of 18 bus lines, have been built and put into use, with a total investment of 1.838 billion yuan.



- The traffic network in central area of the new city has initially taken shape.



- The ecological landscape system has been established.

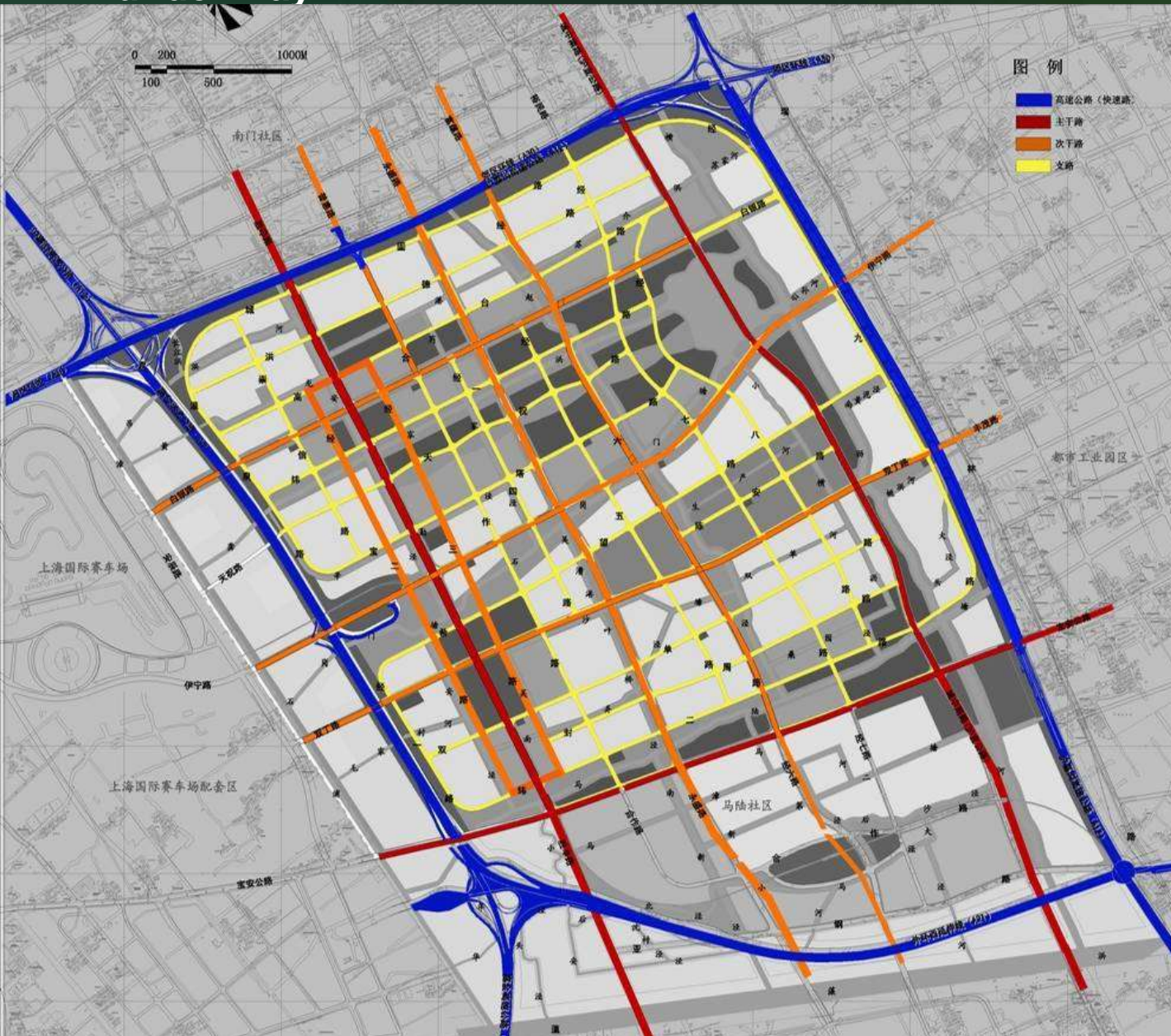


By the end of 2012, ecological landscape projects covering 1,990,000 square meters in the central area of the new city has been finished, with another 779,000 square meters under construction.

With total area of 171.4 hectares, and total investment of 1.121 billion yuan



- **Constructions of pipelines and supporting facilities are under way.**



By the end of 2012, pipelines of 48km, 54.31km, 58km and 60km to transmit power, gas, water and communications have been completed respectively.

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- This is a detailed urban planning map of the Shanghai International Circuit area. The map shows a dense grid of streets and highways. Key features include several large blue areas representing lakes or reservoirs, labeled with names like '远香湖' (Yuan Xiang Lake) and '东云池'. A central green corridor is labeled '碧水绿轴' (Bishui Green Axis). Various other smaller ponds are labeled, such as '听涛池', '荷隐塘', '玉兰塘', '静水', '药香塘', '梧凤池', '枫林塘', '清溪潭', '荷花池', '丹霞池', and '双沙池'. The map also indicates the location of the '上海国际赛车场' (Shanghai International Circuit) on the left side. The overall design emphasizes a balance between urban development and green space.

- Comprehensive improvement of waterways and lakes has been implemented effectively.



Functional Projects : with a total area of 450,000 km² , and a total investment of 2.5 billion yuan

Shanghai Ruijin Hospital North



Shanghai Jiaotong University High School - Jiading Campus



Experimental Kindergarten



Shanghai HuaEr Middle School



Functional Projects : with a total area of 450,000 km² , and a total investment of 2.5 billion yuan



Defu Primary School



Shuangdinglu Kindergarten



Jiading Maternity and Infant Health Hospital



Library

Market-Oriented projects : by 2012, with a total constructed area of 4.60 million Km², a total investment of 总投资 20 billion yuan



3 Characteristics

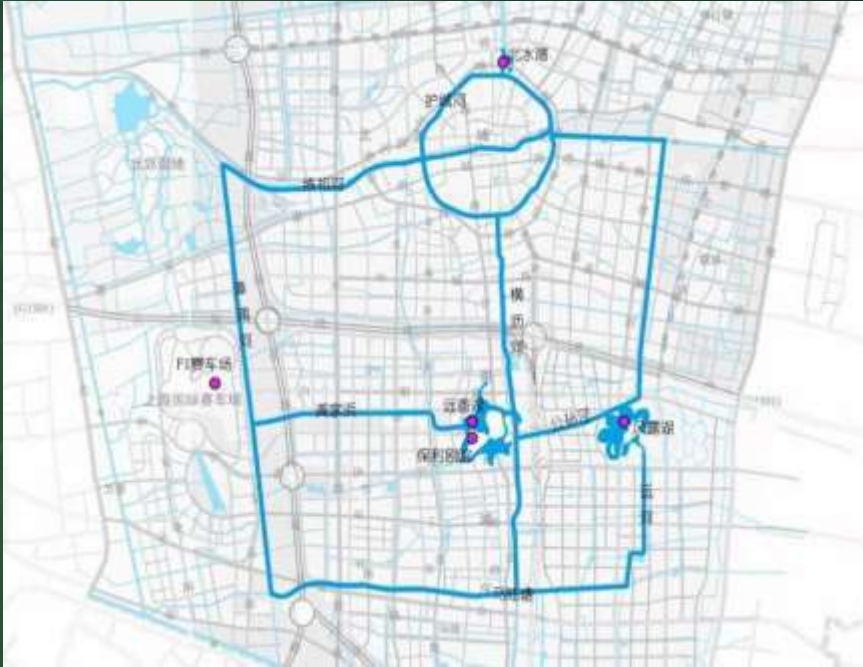


Low-carbon Development (aiming for Urban Best Practice Area out the EXPO Park)



Green Transportation

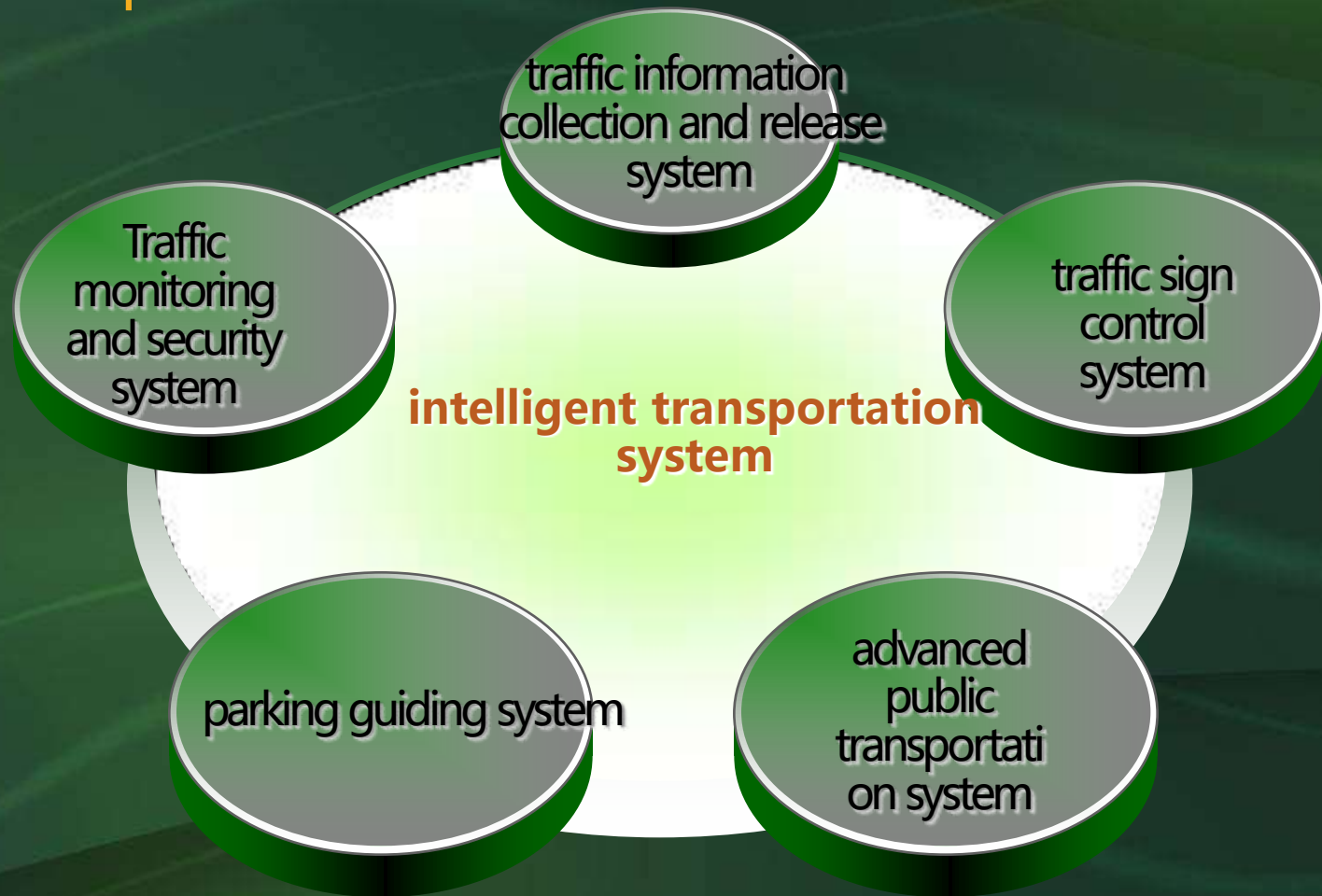
- Low-carbon tourism



To watch F1 by boat

Green Transportation

- Promoting low-carbon transportation and management techniques



Green Transportation

- Pervious pavement and rainwater filtration system



Characteristics



Application of new energy-saving technology
—the first demonstration area of energy-efficient buildings in Shanghai

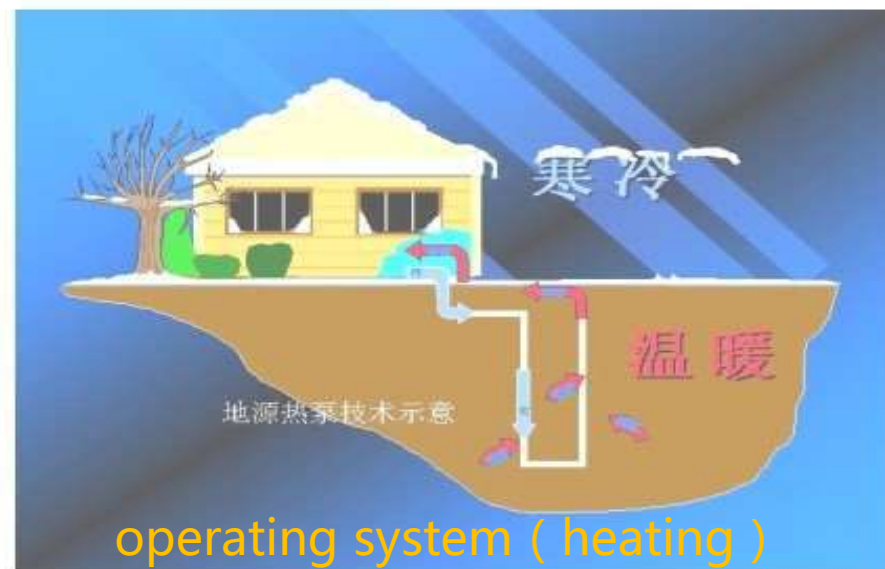
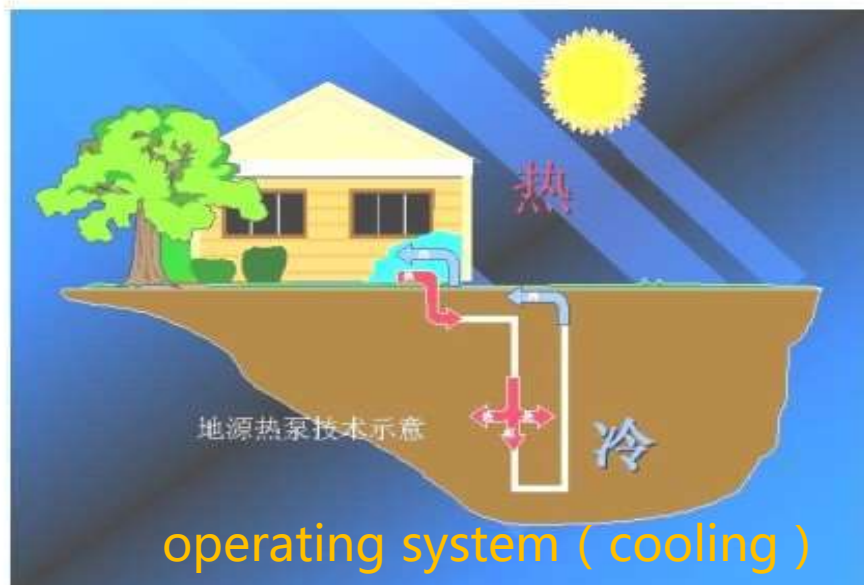
Library

application of energy-saving gas-air conditioning



新城规划展示馆（老厂房改建）

geothermal heat pump



Jiading Science and Education Center (transformation and reuse of old factories)



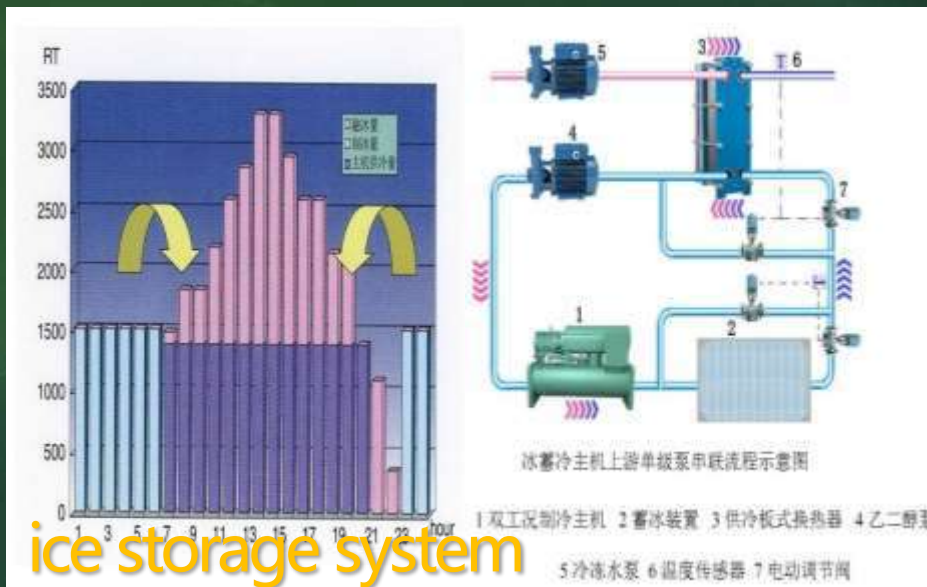
Jiading Science and Education Center



Green Rooftop



underground lighting guide devices

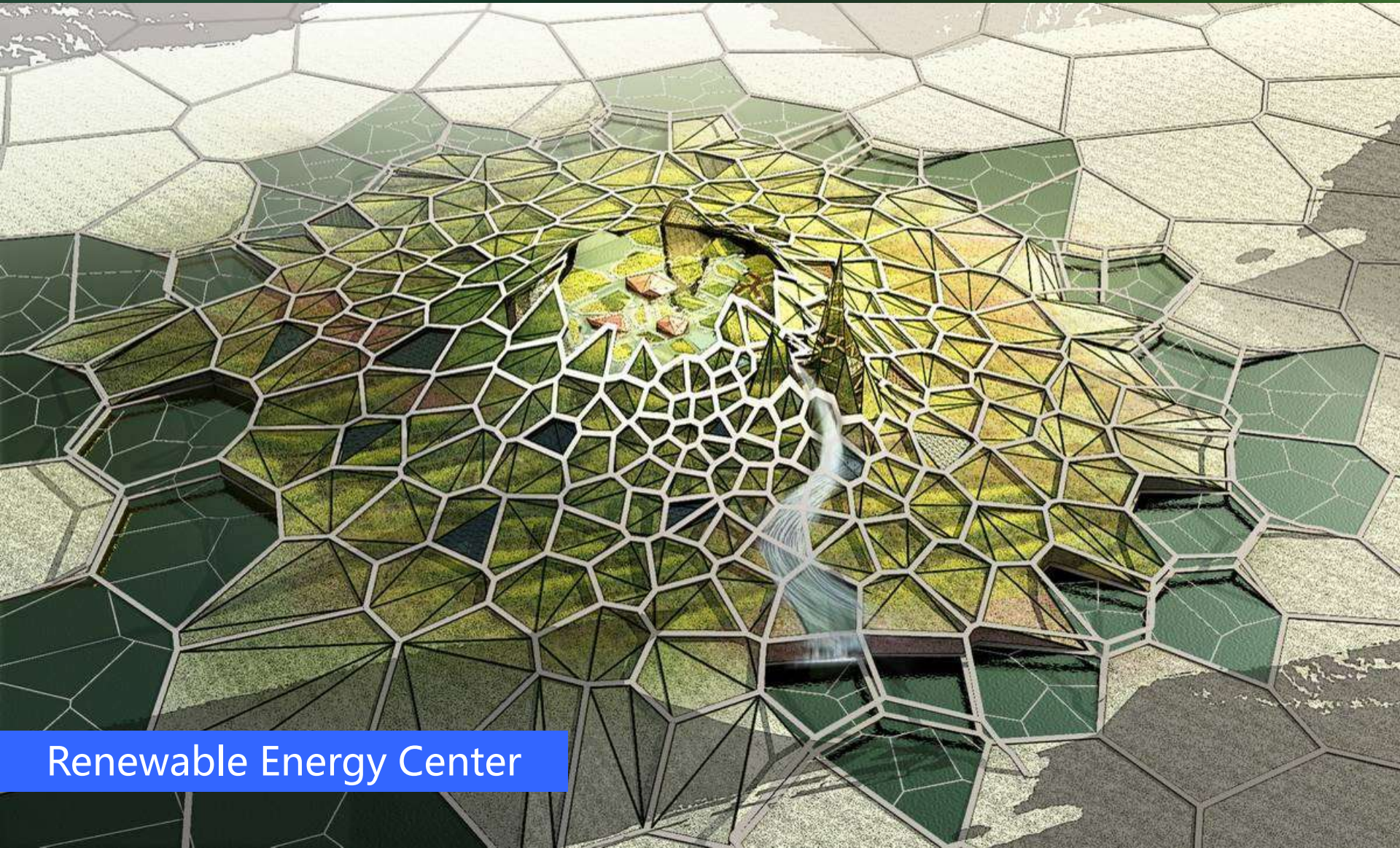


Yuanxiang Lake Park



adopting ecological water treatment system, earth-covering structures,
pervious material, recycled material

Environmental projects



Renewable Energy Center

Environmental Projects



Renewable Energy Center

Medium-capacity Transport system



Slow-Traffic System



the Internet of Things and Smart City



intelligent
public transport

Intelligent
transportation

Intelligent parking
system

Environment monitoring
Based on
the Internet of Things

Smart community

E-healthcare



Intelligent parking

Intelligent Transportation



E-board

III. Operation of Fund

1. Source of Fund

◆ Land
Revenue

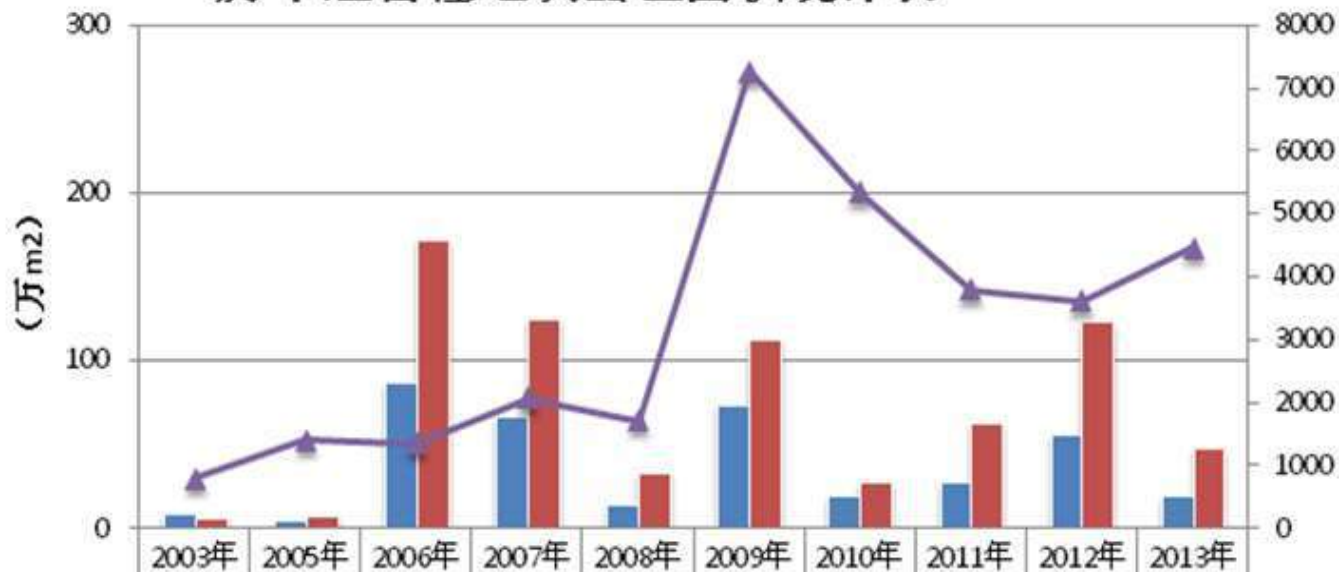
◆ Tax
Revenue

◆ Fund-
raising

1) Land Revenue

A total of 5966.2 mu of land has been assigned since 2003, with transfer revenue of 24.647 billion Yuan. All district revenue from land will go into the construction funds for the new city after the cost capital is deducted.

历年经营性地块出让面积统计表



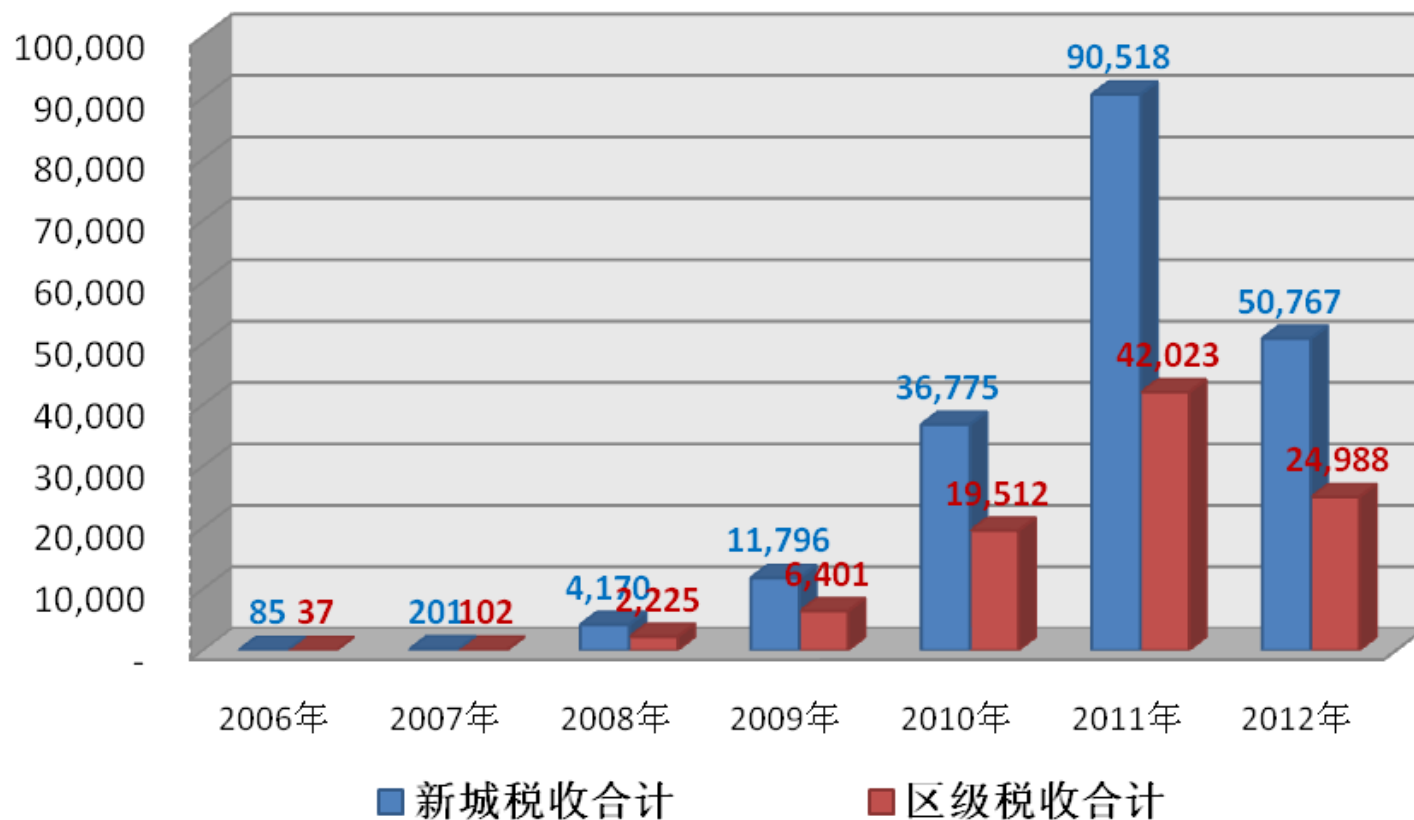
■ 出让面积 (万M2)	9.2	4.8	87.7	67.8	14.7	73.6	20.6	28.2	56.7	19.8
■ 可建面积 (万M2)	6.4	7.6	172.7	125.6	33.0	113.2	28.4	63.6	123.8	48.8
▲ 楼板价 (元/m2)	793	1401	1358	2067	1715	7268	5339	3790	3612	4468

(元/m2)

2) Tax Revenue

181875 enterprises registered in the new city from 2006 to 2012, with a total tax revenue of 1.943 billion Yuan, of which 0.953 billion from the district level allocated to the special fund for the new city construction

新城税收历年统计表（万元）



3) Fund-raising

Since 2011, a total of 10.515 billion Yuan has been raised for the Jiading New City Project, of which 8.208 billion are bank loans and 2.307 billion from other sources like trust funds, entrusted debt and corporate finance.



2 Expenditure :



3 Debt-Asset Ratio



IV. Innovation Tools

1. Innovation in approval mechanism of projects

establishing
Committee for the
site plan
development and
Landscape Control

Before approval , evaluate
the design projects of every
single plot

In the construction of
facades, examine and seal
samples of architecture

During the completion
period , do reviews of
structure

2. Innovation in approval mechanism of projects



3. Public bidding of “engineering and design plan”



Headquarters Park

V. Difficulty and Challenge

1. Absence of linkage mechanism between construction and management



2. Introduction of industries lagging behind the urban construction



3.Excessive commercial areas and homogenous products



The background is a dark green gradient with several thin, wavy, light green lines that create a sense of movement and depth. The lines are curved and flow across the frame, adding a dynamic feel to the static text.

Thanks!