

Chongqing.) Lujiazui is the largest single-construction site in the world. Nearly 160 foreign banking institutions are already located there. By 2005, 12 million square metres of office space will have been built. As yet, however, no significant international organization has set up its headquarters in the precinct.

Pudong was partially a green-field site of agricultural land but it also contained ship-building works, petrochemical plants and other industries along the river. The land is publicly owned. In April 1990, the government of the People's Republic of China announced its plan to develop the Pudong New Area as part of its economic reform effort to attract foreign investment. The goal of the development is to turn Shanghai into a global commercial centre by creating a precinct of prestigious modern buildings and manicured open spaces with a coordinated infrastructure and communications network. One hundred and eighty-two other Chinese cities are reputedly hoping to attain the same end but only the major ones are serious contenders. Shanghai is much better placed than its competitors to achieve its goals.

The overall plan of Pudong contains four special development zones: the Lujiazui Finance and Trade Zone, the Jinqiao Export-Processing Zone, the Waigaoqiao Free Trade Zone and the Zhangjiang High-Tech Park. The first of these is the focus of attention here. Suffice to say that Jinqiao is to be an industrial area of 9.6 square kilometres (5.8 square miles) located in the centre of Pudong, the Waigaoqiao Zone, China's first free-trade precinct, is to be located on the estuary of the Yangtze River, and the Zhangjiang High-Tech Park is to emphasize science and education. The last mentioned is to be 17 square kilometres in size and located in the eastern part of the Pudong New Area. It is planned to be the location of computer

software companies and precision medical apparatus manufacturing industries.

The Lujiazui Finance and Trade Zone is planned to be the new commercial heart of the whole city, and an extension of the Bund – the financial core of Shanghai that lies across the Huangpu River from Lujiazui. Lujiazui covers an area of 6.8 square kilometres (4 square miles). The zone is planned to house financial, information and real estate consultancy organizations. It is also part of the plan to link Pudong with Puxi, the city precinct west of the river that is undergoing considerable urban renewal. The basic infrastructure of Lujiazui has already been built and the new buildings are being plugged into it with great rapidity. Publicly owned, the land is leased for 99 years at 50% of the predicted value it would have when developed.

The full-scaled planning effort for Lujiazui began in 1992 when the Shanghai government under the leadership of Mayor Zhu Rongji, set up the Senior Consultants Committee (SCC) to initiate development. The committee was comprised of local officials and professionals, and also four foreign design teams. The international teams were from France (Dominique Perrault, designer of the glazed towers of the Bibliothèque Nationale in Paris, 1992–6), the United Kingdom (Sir Richard Rogers, known for his high-tech architecture), Italy (Massimiliano Fuksas, whose schemes for high-rise buildings were attracting attention) and Japan (Toyo Ito, whose ITM building in Matsuyama (1993) exploits the characteristics of many varieties of glass). The selection of these architects illustrates the type of architectural imagery sought for the district. The hope was that through the act of design creative future possibilities would emerge. The Shanghai Urban Planning and Design Institute submitted a fifth scheme (see Figure 8.22c).