



Collection of the author

Figure 8.23 The master plan for Lujiazui prepared by the Shanghai Urban Planning and Design Institute.

The five schemes were presented to the SCC as a set of potential ideas for the site. After deliberating on the schemes the SCC proposed:

- 1 a major development of the transportation infrastructure with new tunnels across the river and an underground rail system;
- 2 the development of parkland along the river;
- 3 that super-high landmark buildings should be located in the core area with lower buildings near the river;
- 4 that the development of infrastructure should be phased so that any proposed developments could go ahead without stretching financial resources or causing a delay.

In 1994, the municipal government of Shanghai and a new corporation, the Lujiazui

Finance and Trade Zone Development Company, invited the Shanghai Urban Planning and Design Institute to do the urban design plan for the area by adapting the five schemes presented to the SCC. The result was a variation of the Institute's own model. The plan divided the area into three sub-areas, proposed an underground pedestrian network, a park along the river and a set of foreground buildings. The desire was also to create a mix of uses so that Lujiazui would not be simply a 9.00 a.m. to 5.00 p.m. office zone (Figure 8.23).

One of these sub-areas was proposed to be a district of high-rise buildings – the higher the better – with a central park. Another was proposed to be a commercial district, located on the west side of a central avenue, and the third was proposed to be a waterfront precinct to contain cultural and entertainment facilities, gift shops and the pre-existing