

Urban Regeneration,  
Emerging Movement within Shanghai

Challenge towards the City  
by China Fortune Properties Group

Cao Yu, Ma Weidong

曹宇 马卫东 主编

# 城市更新， 上海进行时

华鑫置业之都市挑战

au Architecture and Urbanism  
建筑与都市



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CA-GROUP: P. 146 5 images

Tang Yu: P. 163

Atelier Liu Yuyang Architects: PP. 188-189

Jia Cong: P. 197

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## **1 The Outline of Shanghai**

10 **What Kind of City is Shanghai?**

24 **Shanghai Aims at “Urban Regeneration”**

Essay 1: The Urban Regeneration in Shanghai

**Zheng Shiling**

Essay 2: Thoughts on the Urban Regeneration Issues and Transformation of Land Use Patterns in Shanghai

**He Fang**

Essay 3: A Recipe for Tokyo’s Urban Regeneration

**Takayuki Kishii**

Essay 4: New York City: A Look at Urban Regeneration Through Recent Projects

**Jill N. Lerner**

## **2 Challenges of Shanghai: The Trajectory of China Fortune Properties Group**

### **Departure from an Industrial-led Economy**

55 **Expansion into Real Estate and the Background Behind It**

Interview: Practitioners of Urban Regeneration

**Mao Chen**

62 **Looking Towards the Surroundings and the City**

64 **Envisioning the Future of China Fortune Properties Group’s Own Land and City**

70 **A Vision and Mission for Making the City**

Statement: Regeneration, Quality, Wisdom, Sharing

**Cao Yu**

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Office from northside, Yishan Road.

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封面：从北侧宜山路看上海漕河泾3号地块项目。

摄影：山森诚/新建筑社。



## **Implementation in the Home Grounds of the Caohejing Area**

81 **Next-generation Commercial Office Buildings**

Contribution: Sharing New Vision of the Office Building  
**Itsuko Hasegawa / ITSUKO HASEGAWA ATELIER**

102 **Changing the Urban Environment Through Symbiosis with Nature**

Contribution: A Development Idea of Natural, Open and Balance  
**Zhu Xiaofeng / Scenic Architecture Office**

116 **Fine Management to Successfully Drive the Community**

Essay: Idea, Innovation and Management  
**Shen Bing**

120 **Embodying the Significance of Green Space for the City**

Contribution: Demanding Higher Quality Office Space  
**DLC**

128 **Contributing to the Surroundings by Opening the Landscape**

Contribution: What Investment into the Architectural Quality of the Project will Lead to  
**Jacques Ferrier Architecture**

146 **Social Contribution Using the Network with Architects**

148 **Integrated Development Across Several Sites**

154 **Proposing a New Style of Working**

## **Application and Development in Other Sites**

163 **Thinking about Behavior Towards the Surroundings**

168 **Complementing to a Landscape that is Representative of Shanghai**

174 **How to Build High-density Volumes that Coexist with the Surroundings**

Contribution: "Human Centered" Philosophy  
**Shogo Onodera/SANAA**

180 **Organizing the Whole Environment Through Building Placement**

182 **Proposing Buildings Matching the Developing Surroundings**

Contribution: Pursuing the Spiritual Pleasure of Users  
**Liu Yuyang / Atelier Liu Yuyang Architects**

## **3 The Vision of China Fortune Properties Group and the Future of Shanghai**

192 **Planning Different Applications in One Area**

197 **New Initiatives to Change the Development of Shanghai**

Essay: Innovative Development Model for Urban Regeneration Planning

**Jia Cong**

202 **Profile**

206 **Credits**



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# 1 上海轮廓

10	上海是一座怎样的城市？
24	上海今后的“城市更新”目标
	论文1：城市更新在上海
	郑时龄
	论文2：上海城市更新问题与土地利用方式转变的思考
	何芳
	论文3：东京城市更新之道
	岸井隆幸
	论文4：纽约：从近期项目来看城市更新
	吉尔·N. 勒纳

# 2 从华鑫置业的开发轨迹 探究上海面临的挑战

## 工业主导型经济的转型

55	进军房地产及其背景
	采访：城市更新的践行者
	毛辰
62	放眼周边和城市大环境
64	展望持有土地及其周围街区的未来
70	城市营造的愿景与使命
	论述：更新·品质·智慧·共享
	曹宇



## 在漕河泾片区的实践

- 81 新型商业办公楼  
投稿:共享新型办公楼的愿景  
长谷川逸子 / 长谷川逸子·建筑计画工房
- 102 “与自然共生”改变城市环境  
投稿:一种自然、开放、平衡的开发理念  
祝晓峰 / 山水秀建筑事务所
- 116 精细化管理使街区正常运作  
论文:理念·创新·管理  
沈兵
- 120 体现绿化之于城市的意义  
投稿:追求更高品质的办公空间  
地茂景观设计咨询(上海)有限公司
- 128 打开建筑景观, 还之周边环境  
投稿:对项目建筑品质的投资将会带来什么  
法国雅克·费尔叶建筑事务所
- 146 与建筑师协同贡献社会
- 148 数个地块的整体开发
- 154 新型工作方式的尝试

## 在其他地块的应用和发展

- 163 因地制宜的设计考量
- 168 为上海增添代表性景致
- 174 构建与周边环境共存的高密度建筑体块  
投稿:“以人为本”的理念  
小野寺匠吾 / SANAA

- 180 采用独栋排列方式, 建立整体环境秩序
- 182 建造与今后周边区域相协调的建筑  
投稿:追求使用者的精神愉悦  
刘宇扬 / 刘宇扬建筑事务所

## 3 华鑫置业的愿景与上海的未来

- 192 在一个区域内规划不同功能的建筑
- 197 新政策改变上海的城市开发  
论文:城市更新规划创新发展模式  
贾丛
- 202 简介
- 206 版权







Shanghai is the largest international city of the People's Republic of China. Since the 1980s, Shanghai has illustrated remarkable economic growth amidst the Chinese economic reform, and has rapidly heightened its position in global society. In correspondence to the city's economic growth, new land was reclaimed one after another in order to implement developments entailing new constructions, essentially coming to formulate Shanghai's current urban landscape.

This growth however was not everlasting, and had gradually approached a stage of plateauing. As a result, Shanghai at the moment is seemingly shifting towards development through measures of "Urban Regeneration." It has now become increasingly necessary to accomplish growth that will allow the city to move into the next phase. To create a city that promises a comfortable lifestyle for its citizens and to showcase a lively appeal to the international audience, one must do the following: accurately recognize the needs and social situation, and to effectively utilize existing stock. This is an extremely important concern for international cities in terms of maintaining their strength as a city. It is an issue that has been overcome or is currently being confronted through respective means across various cities throughout the world.

This issue attempts to examine and understand the "Urban Regeneration" that is currently underway in Shanghai through the projects of the China Fortune Properties Group who as developers focus on this context, and continue to promote their very own means of urban development as players in the field. The projects including those that are completed and those still in progression have been organized in chronological order, and are introduced through highlighting keywords regarding their development. The various attempts and the trajectory of growth of the China Fortune Properties Group embody many essences that are helpful in considering the future of Shanghai's urban development.

In addition, we have taken the challenge to shoot a series of overhead photographs using drones. These multiple featured images effectively convey the urban developments of China Fortune Properties Group from a distinguished perspective, at a level different to that of eye level or an aerial view. We would like to introduce these images in correspondence to the many new photographs that have been taken especially for this issue.

(a+u)

上海是中国最大的国际化都市。从20世纪80年代起，因改革开放政策的实施，上海的经济有了显著的增长，其全球性地位也迅速提升。随着经济的发展，新用地的扩张与开发建设相继展开，由此造就了上海今天的城市风景。

然而，这种成长并不会永久地持续下去，终会走到顶峰，因此，上海正逐渐向现今的“城市更新”开发模式转型。正确把握社会发展的形势与需求，充分利用现有资源财力，建设一座对内方便市民生活、对外呈现勃勃生机的魅力之城，城市则必须要迈向下一阶段的成长。这对世界各大城市今后城市综合实力的较量十分重要。目前，世界各城市皆通过各种方法努力赶超，或以正在进行中的状态积极应对。

本书将着眼上海现今启动的“城市更新”，通过“城市更新的践行者”——华鑫置业所进行的自主城市建设项目来尝试解读该主题。介绍的项目中既有已经竣工的，也有仍在规划中的，我们将从中提炼出有关开发的关键词来进行介绍。他们的经验教训和成长轨迹，也许能为今后上海的城市建设提供诸多实质性的参考。

此外，我们还尝试使用了无人机系统进行高空俯瞰拍摄，所拍照片也多收录于本书。这种拍摄既不是以人视角度的拍摄，也不是采用直升机进行航拍，而是介于两者间的视角，为我们提供了充分体现华鑫置业“城市更新”的照片。

(a+u)







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## **1 The Outline of Shanghai**

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**Jill N. Lerner**

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### **Departure from an Industrial-led Economy**

55 **Expansion into Real Estate and the Background Behind It**

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Cover: Shanghai Caohejing Area Block 3

Office from northside, Yishan Road.

Photo: Makoto Yamamori/

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封面：从北侧宜山路看上海漕河泾3号地块项目。

摄影：山森诚/新建筑社。

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the Caohejing Area**

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Through Symbiosis with Nature**

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Community**

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**Shen Bing**

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Contribution: Demanding Higher Quality Office Space  
**DLC**

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by Opening the Landscape**

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the Architectural Quality of the Project will Lead to  
**Jacques Ferrier Architecture**

146 **Social Contribution Using the Network  
with Architects**

148 **Integrated Development Across Several Sites**

154 **Proposing a New Style of Working**

**Application and Development  
in Other Sites**

163 **Thinking about Behavior Towards the Surroundings**

168 **Complementing to a Landscape  
that is Representative of Shanghai**

174 **How to Build High-density Volumes  
that Coexist with the Surroundings**

Contribution: "Human Centered" Philosophy  
**Shogo Onodera/SANAA**

180 **Organizing the Whole Environment  
Through Building Placement**

182 **Proposing Buildings Matching the Developing  
Surroundings**

Contribution: Pursuing the Spiritual Pleasure of Users  
**Liu Yuyang / Atelier Liu Yuyang Architects**

**3 The Vision of China Fortune Properties  
Group and the Future of Shanghai**

192 **Planning Different Applications in One Area**

197 **New Initiatives to Change the Development of Shanghai**  
Essay: Innovative Development Model for  
Urban Regeneration Planning  
**Jia Cong**

202 **Profile**

206 **Credits**

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1 上海轮廓

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郑时龄

论文 2 :上海城市更新问题与土地利用方式转变的思考

何芳

论文 3 :东京城市更新之道

岸井隆幸

论文 4 :纽约：从近期项目来看城市更新

吉尔·N. 勒纳

2 从华鑫置业的开发轨迹  
探究上海面临的挑战

工业主导型经济的转型

55 进军房地产及其背景

采访 :城市更新的践行者

毛辰

62 放眼周边和城市大环境

64 展望持有土地及其周围街区的未来

70 城市营造的愿景与使命

论述 :更新·品质·智慧·共享

曹宇



## 在漕河泾片区的实践

### 81 新型商业办公楼

投稿:共享新型办公楼的愿景  
长谷川逸子 / 长谷川逸子·建筑计画工房

### 102 “与自然共生”改变城市环境

投稿:一种自然、开放、平衡的开发理念  
祝晓峰 / 山水秀建筑事务所

### 116 精细化管理使街区正常运作

论文:理念·创新·管理  
沈兵

### 120 体现绿化之于城市的意义

投稿:追求更高品质的办公空间  
地茂景观设计咨询(上海)有限公司

### 128 打开建筑景观, 还之周边环境

投稿:对项目建筑品质的投资将会带来什么  
法国雅克·费尔叶建筑事务所

### 146 与建筑师协同贡献社会

### 148 数个地块的整体开发

### 154 新型工作方式的尝试

## 在其他地块的应用和发展

### 163 因地制宜的设计考量

### 168 为上海增添代表性景致

### 174 构建与周边环境共存的高密度建筑体块

投稿:“以人为本”的理念  
小野寺匠吾 / SANAA

### 180 采用独栋排列方式, 建立整体环境秩序

### 182 建造与今后周边区域相协调的建筑

投稿:追求使用者的精神愉悦  
刘宇扬 / 刘宇扬建筑事务所

## 3 华鑫置业的愿景与上海的未来

### 192 在一个区域内规划不同功能的建筑

### 197 新政策改变上海的城市开发

论文:城市更新规划创新发展模式  
贾丛

### 202 简介

### 206 版权



# I

What kind of city is Shanghai? The current circumstance of Shanghai is introduced by means of data including population and GDP, and through the city's photographs. Shanghai is anticipated to promote developments based on the concept of "Urban Regeneration" towards the future, yet what kind of cities and lifestyles lay ahead of such regeneration? The possibilities of such developments are deciphered through a series of discussions centering on the theme of "Urban Regeneration," written and introduced by experts from various respective fields.

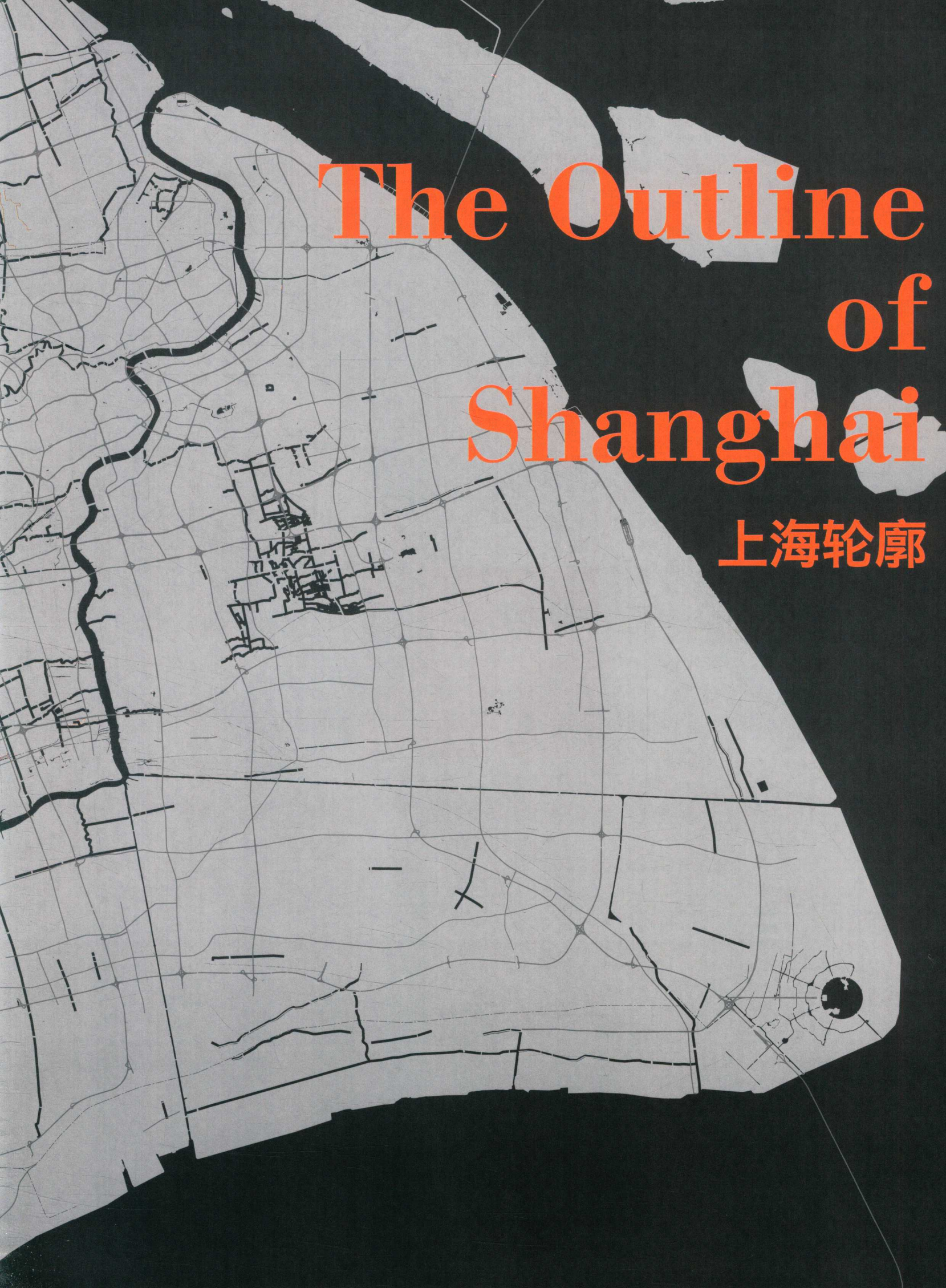
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上海是一座怎样的城市？我们将从人口、GDP、照片等方面切入来介绍当今的上海。上海今后会进行以“城市更新”为发展理念的开发，而在这样的开发进行之前，街区以

及市民的生活是怎样的？本章节我们将通过不同领域的专家所进行的“城市更新”主题探究，来解读这种开发的可能性。

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# The Outline of Shanghai

上海轮廓



# What Kind of City is Shanghai?

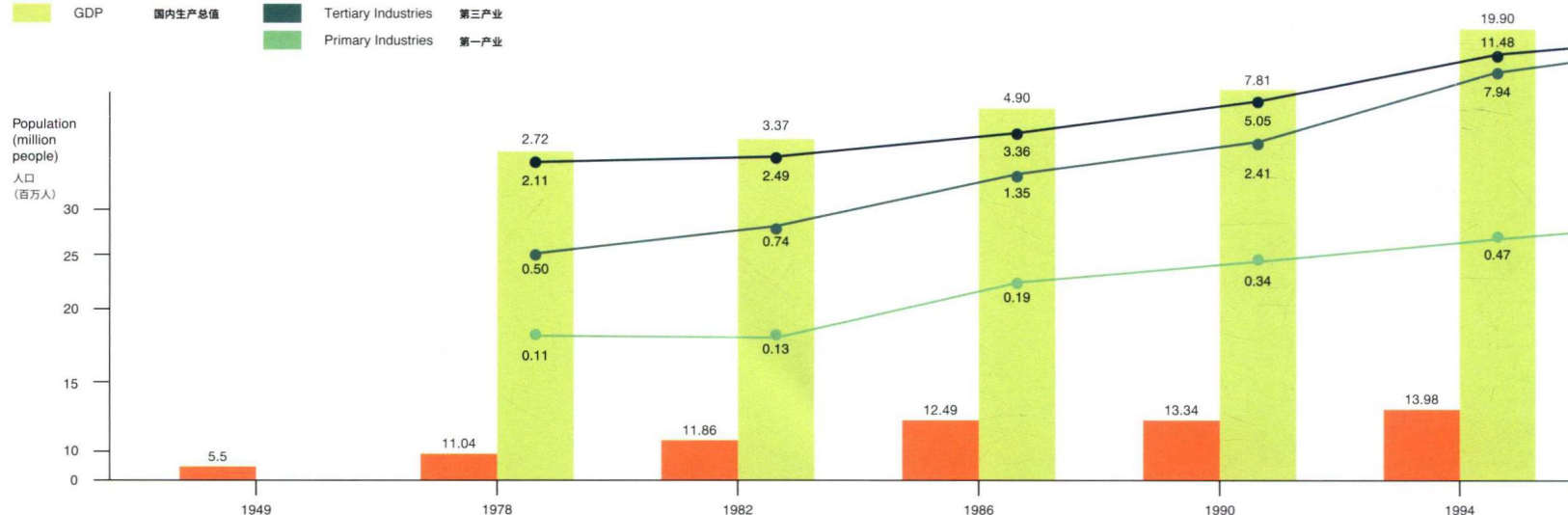
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→ Current Data of Shanghai / 从数据看上海



Population 人口  
GDP 国内生产总值

Secondary Industries 第二产业  
Tertiary Industries 第三产业  
Primary Industries 第一产业



Population and GDP in Shanghai [Sources: Shanghai Statistical Year book] / 上海的人口和 GDP 的发展 [参考: 上海统计年鉴]

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