

世联地产顾问丛书

# 工业 世 园

世联地产  
编著  
晋  
级  
城  
市  
战  
略



机械工业出版社  
China Machine Press

CIP

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| 120 |     |         |
| 122 |     |         |

# 1

## 1.1

1.1.1

20

“ ”  
“ ”



( )2.14 “ ”

“ ” “ ”

“ ”



1-2 “ ”



1-3

1979 8

1.1.2 “ ”

20 80 , ‘ ‘

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1.5

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3 000

99

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“

”



1992

1995

1992

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4

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4

10

40

“

”

2008

“

”

62

“

”

## 1.2

### 1.2.1

20 80 “ ”

“ ” “ ”

“ ”

1949 1994

6 358 815 290

1994 55 400

800

20 80

80%

5% 1.5%

55 43 13

55 28 1991 2.4

14 40

— —

| |

20 80 90 “ ” “ ”

“ ”

700 450 300

“ ”

“ ”

“ ”

18 “ ”

20 90

1-4

1992 55 2.5 52

“ ”

1995 38

14 18 “ ” 1-5  
18 “ ” 1983 ,  
1995 32  
36  
“ ”  
18  
“ ”  
“ ” 5  
“ ” “ ” “ ”  
”



1-4 1998 120



1-5 1995  
“ ”  
2 317 “ ” 18

— —

1.2.2

“ ”

“ ”

“ ”

“ ”

“ ”

“ ”

### 1.2.3

“ ”

“ ” — —

1992 7 7

1999 8

“ ”

“ ” — — “ ”

1992 12

“

1995

1992

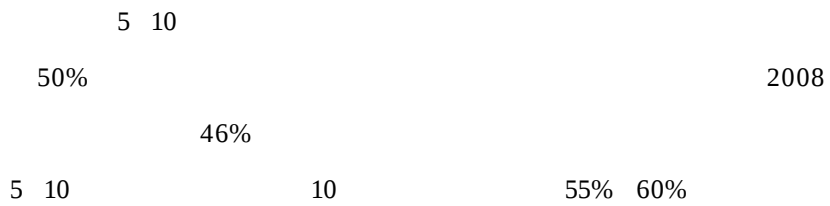
1-6



1-6 1995

## 2.1

### 2.1.1



2 - 1

|  | 20%                        | 20% 50%                    | 50%                          |
|--|----------------------------|----------------------------|------------------------------|
|  |                            |                            |                              |
|  | 50%<br>20%                 |                            | 50 %<br>30%<br>10%           |
|  | 1870<br>26%<br>51% 25% 24% | 1910<br>53%<br>33% 32% 35% | 1970<br>74%<br>34% 63%<br>3% |

10 15

5 101535%

50%“ ”

6.6

10

## 2.1.2 “ ”

21

WTO

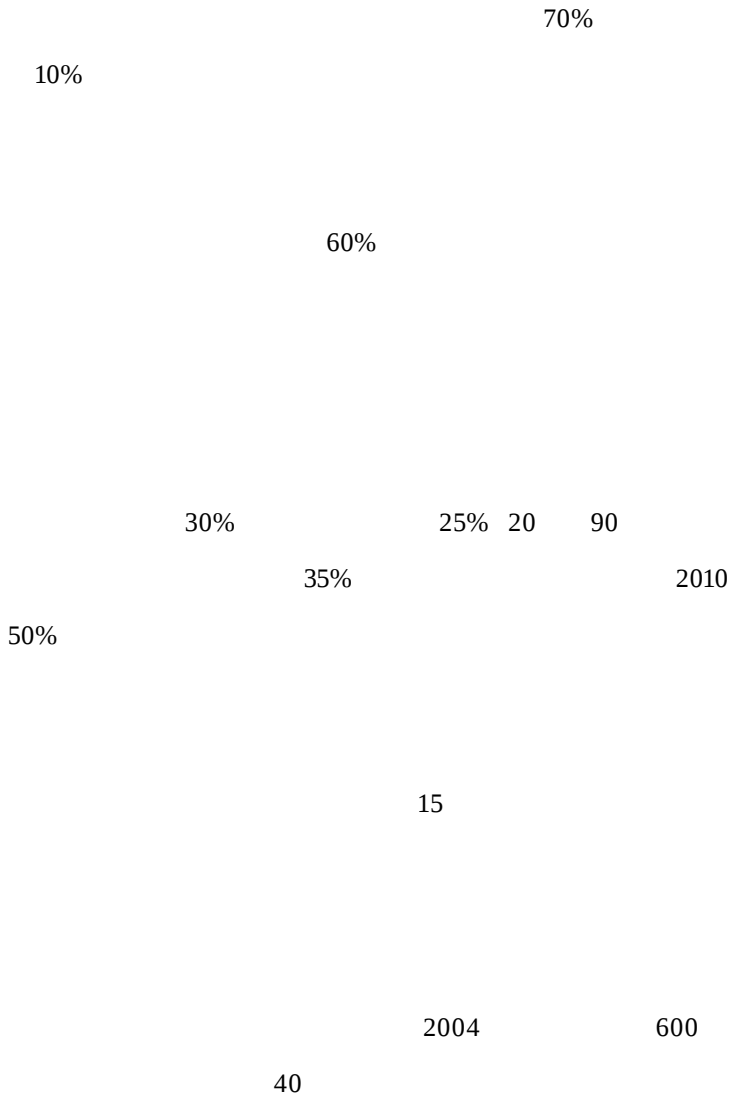
2002 500  
2004 600 2006 700 2007 800  
2-2

2-2

|  |  | 1970 | 1980 | 1990  | 2000   | 2004  |
|--|--|------|------|-------|--------|-------|
|  |  | 134  | 551  | 2 078 | 13 930 | 7 108 |
|  |  | 95   | 466  | 1 721 | 11 205 | 3 800 |
|  |  | 70.9 | 84.6 | 82.8  | 80.4   | 53.5  |
|  |  | 39   | 85   | 357   | 2 461  | 2 332 |
|  |  | 29.1 | 15.4 | 17.2  | 19.6   | 32.8  |
|  |  | 0    | 0.6  | 35    | 407    | 606   |
|  |  | 0    | 0.1  | 1.7   | 2.9    | 8.5   |

|

|



2

“ ” “ ” “ + ”

“ ”

2.1.3 “ ”

ŵ s / ā

| |

“ ”

2.2

2.2.1 ⊖

1.

sprawl

8 600

2/3

—— “ ”

---

⊖  
1. <http://www.guandian.cn/article/20080520/73399.html>  
2. <http://theory.people.com.cn/GB/49154/49156/3645598.html>

20 80

“ ”

2.

· Andres

Duany · - Elizabeth Plater-Zyberk

traditional neighborhood development TND ·

Peter Calthorpe transit -oriented development

TOD

“ TOD ”

“ ”

600

TOD

TOD

“ TOD ”

“ 5 ”

“ TND ”

“ 5 ”

|

|

400

“ ”

“ ”

“ ”

“ ”

3.

Panhandel Seaside

“

”

“ 12 000

”

2.2.2

⊖

“

”

“

” smart growth

1.

2000

(APA)

60

“

” Smart Growth America

|

|

“ ”

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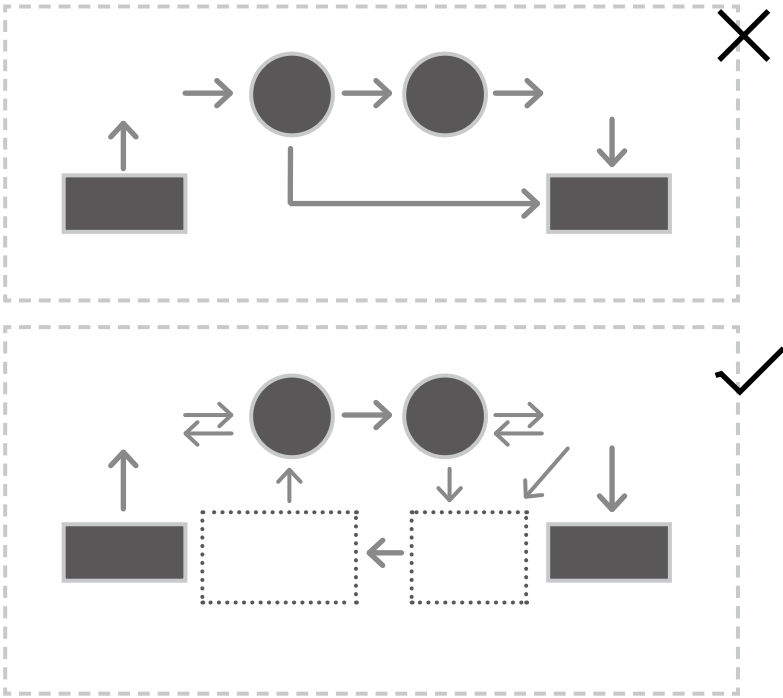
2.

“            →            →            ”  
“            →            →            ”

2-1

“

”



2-1

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2.3.1 M50

“ ”

“ ”

“ ”

“ ”

M50

“ ”

“ ” “ ” “ ”

” 2004

1.

20 90

“ ”

， “ ” “ ”

1999

“ ”

2002 1131 1133 720

50

50

2004

“

”

50

M50

2.

2000

50

2002

50

“

” 2004

“

”

50

2005 4

50

“ M50 ”

M50

20

140

M50

2008

M50

M50

M50

“ ”

2-2



2-2 M50 “ ”

2005 M50

M50

M50 SWOT

“ + + ”

M50

M50

“ CREATIVE M50 ”

M50

M50

M50

M50

ADICOLOR

M50

M50



2.3.2

“ ”

“ — ”

“ ”

“ ”

“ ”

1.

1999 8

“ ”

“ ”

“ ”

“

”

“ ”

2000 2

2007

“

37

2005

“ ” \_ \_

2-3

168

24



2-3

2.

2007

4.2

25

2007

54

2010

2-4

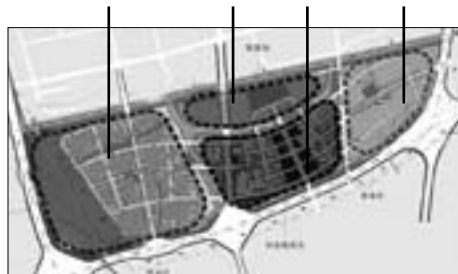
466.77

“ ”

2-5



2-4



2-5

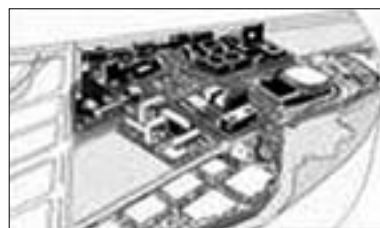
T

6

2-6 2-8



2-6



2-8



2-7



2015

50

| |

2.4

“ ”

“ ”

2.4.1

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“ ” “ ”

1.

2.

3.

2.4.2

”

”

“

— —

“

— —

— —

“

— —

”

— —



# 3

## 3.1

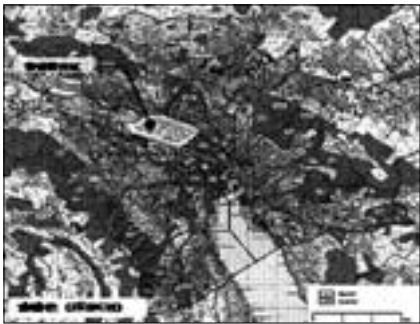
1.4

18

3-1 3-2  
20 90

“ ” “  
” 2001  
“ ”

“ ” living mixed city



3-1



3-2

3.1.1

Schiffbau

3-3



Schiffbau

3-3 Schiffbau

Technopark

250                      1 750

3-4



3-4 Technopark

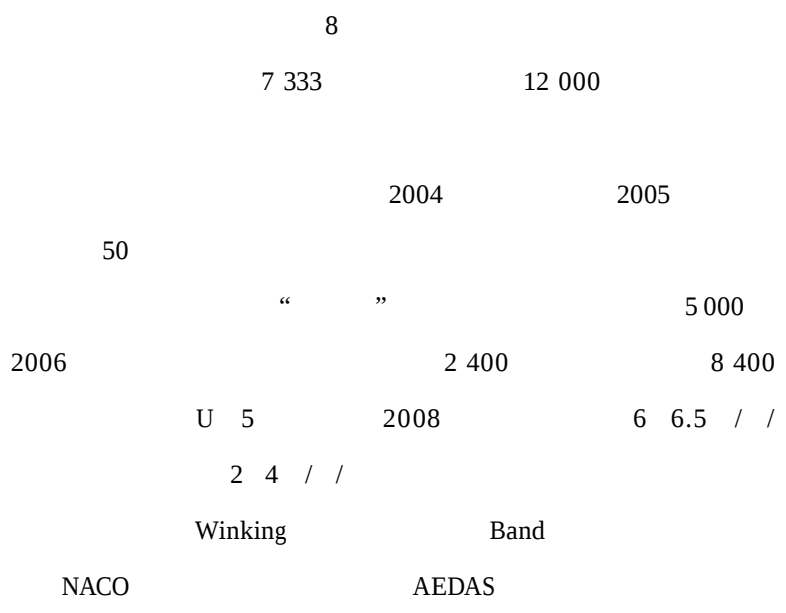
3.1.2 “

”

“

”

## 3.2



### 3.2.1

|

|

29%

B

ALSOP

“ ”

3-1

— —

“

3-1

|  |    | (%) |  |    | (%) |
|--|----|-----|--|----|-----|
|  | 17 | 33  |  | 15 | 29  |
|  | 6  | 12  |  | 6  | 12  |
|  | 4  | 8   |  | 5  | 10  |
|  | 2  | 4   |  | 3  | 6   |
|  | 2  | 4   |  | 3  | 6   |
|  | 1  | 2   |  | 2  | 4   |
|  | 1  | 2   |  | 1  | 2   |
|  | 51 | 100 |  | 16 | 31  |
|  |    |     |  | 51 | 100 |

”

Can you 3S

### 3.2.2

“ ”

logo

3-5



3-5

|

|

### 3.3.1

1.

20 30

“ ”

“ ”

140

36

3-2 3-7

1998

“ ”

“ ” “ ”

3-2

|  |     |  |  | 220   |
|--|-----|--|--|-------|
|  |     |  |  | 220   |
|  |     |  |  | 220   |
|  |     |  |  | 220 1 |
|  |     |  |  | 210 2 |
|  |     |  |  | 210 2 |
|  |     |  |  | 210 2 |
|  |     |  |  | 210 3 |
|  |     |  |  | 210 5 |
|  | N/A |  |  | 210 7 |
|  |     |  |  | 210 9 |



祇

.

2

18

102

600

1 10



3 - 7  
20 30

140

36

## 2.

2004

“ ”

137

144 2006

“ ” “

“ ” ”

“ ”

“ ”

2008 4

“ ” “ ”

### 3.3.2

“ ”

“

”



2008

# 3.4

## 3.4.1

1989

1999

30

100

8

50

2

12

350

400

30

### 3.4.2

1.

20

90

“

”

| |

2.

“ ” “ ” “ ”

120 400

3.

1999 91%  
7% 2%

2006 60%  
25% 15%



“ 1999

.....

”

— —

4.

“ ”

9

5.

CBD

150 300 450 600

4.5 6

3.7

6

6.

80

“ ”

2000

10

6

9

146

60

30

2006

“ ”

|

|

2

200

130

1



285

450

4.16

19

3-8

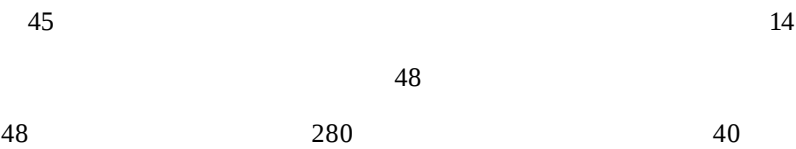


3-8

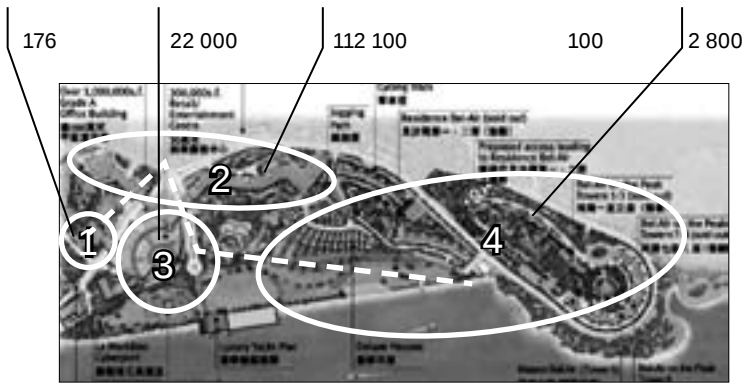


3.6

1999



3-9



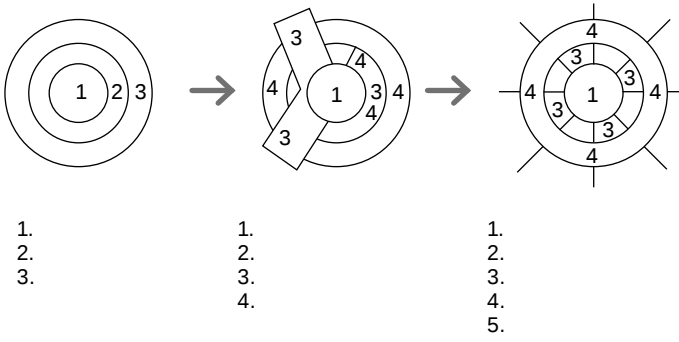
|             |       |             |
|-------------|-------|-------------|
| 2002        | 2003  | 2003        |
|             | 1 204 | 2004        |
|             | 97.65 |             |
| 2003<br>IBM | 2005  | 1 000~2 000 |
|             | 2 000 | 82%~85%     |
|             | 221   |             |
| 56          | 2007  |             |
| 2005        | 45    |             |

3-9



4

4-1



4-1

| |

“ ”

## 4.1 “ ”

20 60

“ ”

4-2



4-2

1963      20      70

20      80

20      90

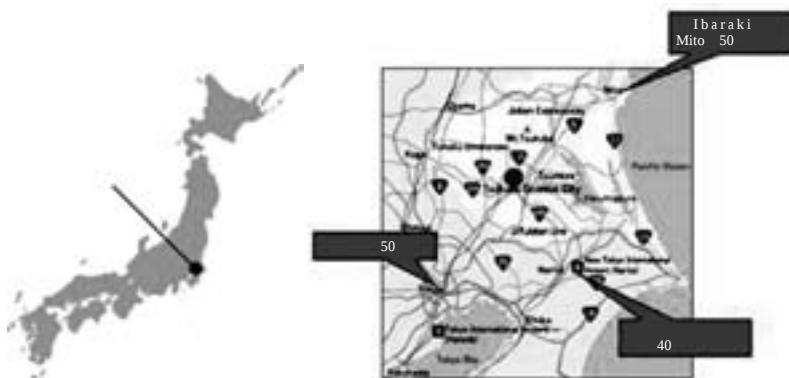
40

### 4.1.1

50      40

284      4-3      6      21

1.9      40%      5 000



4-3

48  
11 20 80 30% 50  
40%  
4-4  
4.1.2 “ ” “ ”  
20  
“ ”

20 60 “ ” “ ”



4-4

“ ”

40

### 4.1.3 “ ”

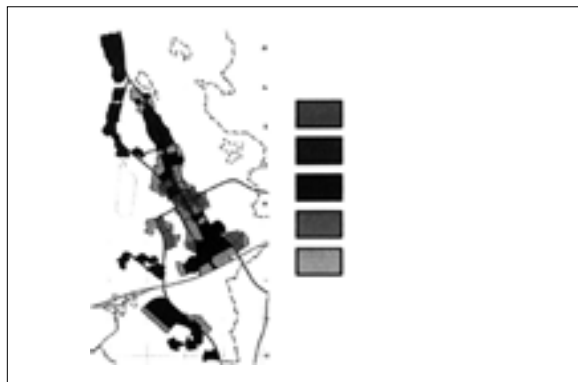
1. 1963 1979

1963

1965

1968

4-5



4-5

| |

20

4-6

1972 170

“ ”

1977

1980

43 ( 80%) 9 000

12.4 1990 20



4-6 20 70

2. 1980 1989

1981

8

( “ ”)

1983

4-7

HUD

1985 “ ”



4-7

| |

— —“

”

4-8 4-9 1985 Joban

1987

1985

CREO

1988

4-10



4-8



4-9 1985

1987

6

10



4-10 20 80

3.

1990

1990

4-11

4-12

1987

1995

2005 8

58

( )

“ ”

130



4-11



4-12

45

|      |      |      |      |       |
|------|------|------|------|-------|
|      | 1989 | 1998 |      | 12.7% |
| 1998 |      |      | 18.8 | 6.5   |
| 12.3 |      | 2004 | 3    | 19.8  |
|      | 1998 |      |      |       |
| 2030 |      | 35   |      | 10    |
| 12   |      | 25   |      |       |



University of Tsukuba

27

15

12

“ ”

“ ”

“ ”

94

1

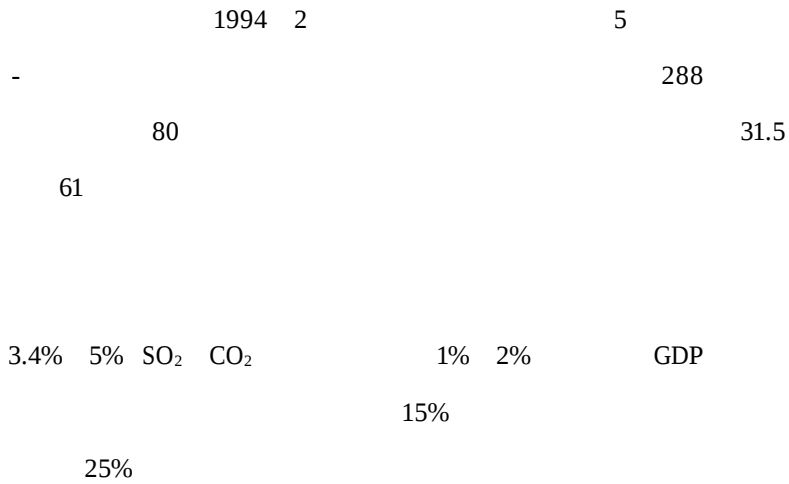
“ ”

4-13



4-13

## 4.2



4-14

80

4-14

4.2.1 15

15

4-15

1. 1994 1998

1994 5 12

--

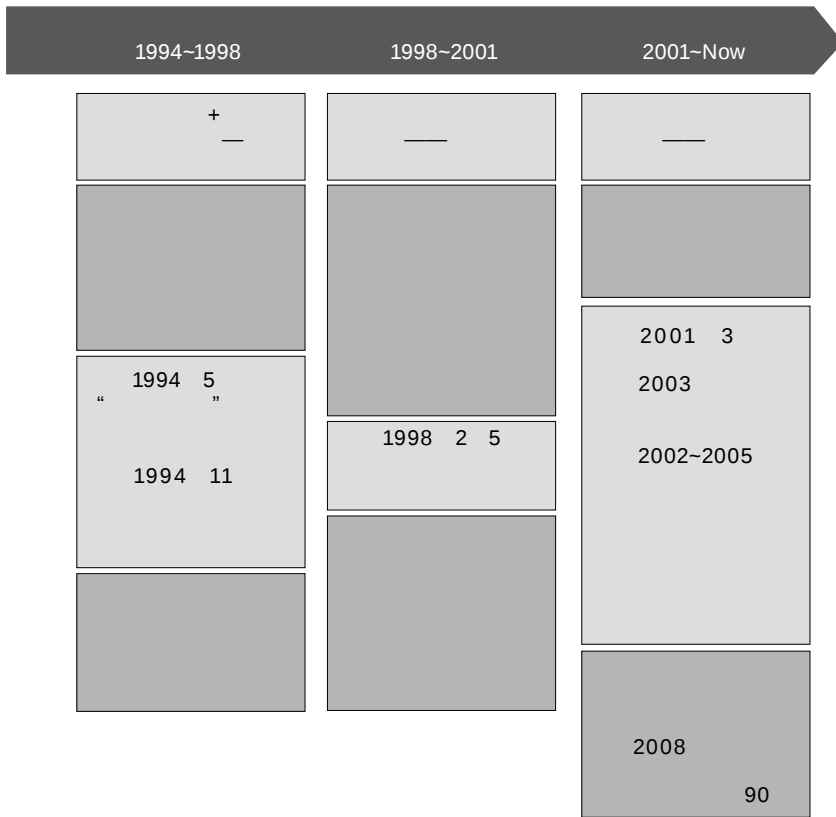
1994 2 26

11

--

CSSD

BD 14



4-15

2. 1998 2001

| |

“ ”

1998 2 5

“ ” “ ”

40%

“ ”

“ ”

“ ”

27

20

12

10

8 000

3. 2001

CBD

“ ”

4.2.2

15

15

“ ”

“ ”

1.

25%3 000

24711 0001 156

4-16

30%4%

7%15%GDP

25%30%

IT IC3% 16%

2.

1 500

23%



4-16

3 000

20

50

“ ”

“ ”

800

95%

8

1.2

4-17

70

500

1 500

4 500

“

”



4-17

1.2

3.

— —

“ ” “ ”

4-18

10

4



4-18

— —

“ ”

— —

4-19

5

21 “ ”



4-19

4.

4-20



4-20

## 4.3

“ ” “ ”

4-21

94.52

50

37

13

131

43

1990

2000

377

87.4

26

500

457

28%

44



4-21

4.3.1 9.5

1990

9.5

94.52

1990~1993

9.5

5.5

1994~1996

9.5

1997 1998

“

”—— 2

“

”

15

10



| |

1.

16

6

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“

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(VSAT)

1 000

74

3 000

20

1

7

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“

NEC

”

“

”

2.

3.7

1996 9

( )

3.

1

10

15

10

4.

0.4

41

212

5A

1996 10

4.3.3

1.

|

|



4-25



4-23



4-24

2.

2006 7

2007 “ ” “ ” 44 12

CBD

Office Park 500 2008 Office Park “ ” 5 Office Park 1 500 “ ”

Office park 2008

CBD 500

4-26



4-26

|

|

# 5

“

”

“

”

## 5.1

“

”

“

”

## 5.1.1

5-1



5-1

Ruhrg-ebiet 4 593

1.3 570 9

2 700 5 24

50

1.

200 5-2 1811

19



5-2

|   |
|---|
| 5 |
|---|

100

205060

5-170

80

198715.1%8.1%

2050

5-1

|    |  |   |  |  |     |  |  |  |  |  |
|----|--|---|--|--|-----|--|--|--|--|--|
|    |  |   |  |  |     |  |  |  |  |  |
|    |  |   |  |  |     |  |  |  |  |  |
|    |  |   |  |  |     |  |  |  |  |  |
| A  |  | B |  |  | 100 |  |  |  |  |  |
| 12 |  | 7 |  |  |     |  |  |  |  |  |

| |

20 80

3.

1957 140

7 47 4 26 4

30 5

64

95

31 11

.

“ ” 20 60

5-3



5-3

## 5.1.2

1.

Henrichshuette

1854 1987



5-4



5-5 “ ”

” eco-museum

5-4

5-5

2.

Landschaftspark Duisburg-Nord



5-6

5-6

1985

2.3

3.

5-7

1758



5-7

|

|

shopping mall

Centro

117

67

Gasometer    Centro

Gasometer

Centro    Gasometer

“ ”

1998

“ ”

19

6

12

5-8

19

3

500

25

RI

— —

“

”

“

”

150

5-9~ 5-11





5-9 “ ”



5-10 Gute - Hoffnungs - Huette



5-11 — —



Henrichenburg Shiplift



# 5.2.1

|   |      |    |     |      |
|---|------|----|-----|------|
|   |      |    | 110 | 1.65 |
|   | 5-13 | 20 | 70  |      |
| “ | ”    |    |     |      |
|   |      | “  | ”   |      |
| “ |      | ”  |     | 30   |



5-13

5-2

Asnaesvaerket

150

Statoil

300

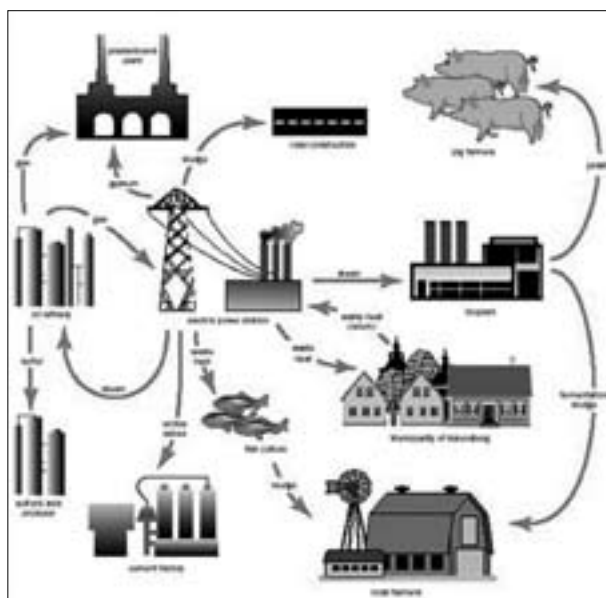
500

Novo Nordisk

Gyproc

1 400

5-2



5 - 14

### 5.2.2

19

9

6

6

2

60

190

100

2

8

20

2

17.5

1.02

4.5

1.5

11.3 --

1.7 --

11.5 / --

1.4 --

1.18 --

6 000

1 000

5-15



5-15

## 5.3

“ ”



149

2005 2 16



1997

2010

6

1990

5.2%

“ ”

.....

2006

·

1%GDP

5% 20% GDP

2007 7

2007 12 3

2020

25%~40%

2008 7 G8

2050

50%

2009 12

2020

30

.....

### 5.3.1 “ ”

——“ ”

Masdar Initiative 5-17

11

6.4

“ ”

“ ” “ ( ) ”

220

1 500

5

2008 2

2016

2030



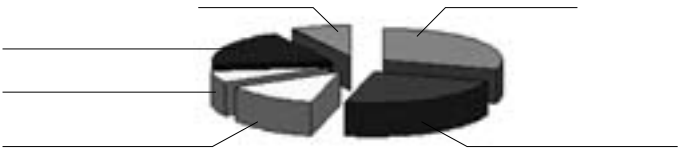
5-17

1.

6.4

“ ” .....

5-18

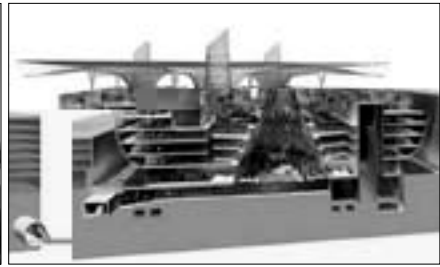


5 - 18

2.

3      70

5-19



5 - 19

3.

5-20

Transit

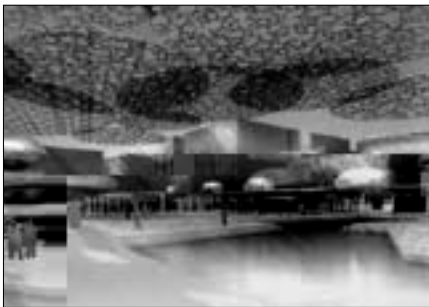
2 500

Personal Rapid

200

15

200



5 - 20

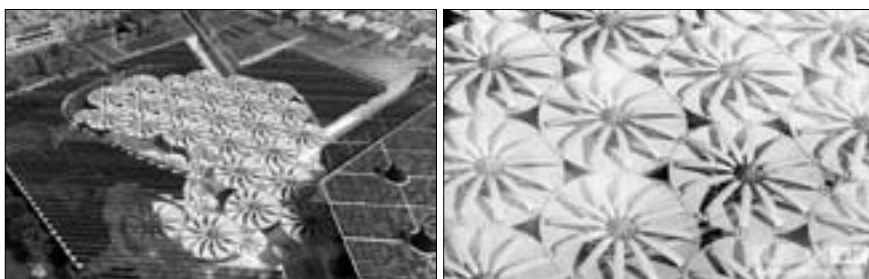
4.

200

1/4 800

80%

5-21



5-21

5.

8 000

2/5 20 000

5-22



5-22

6.

98%

2020

7.

One Planet Living

8.

60

2010

2016

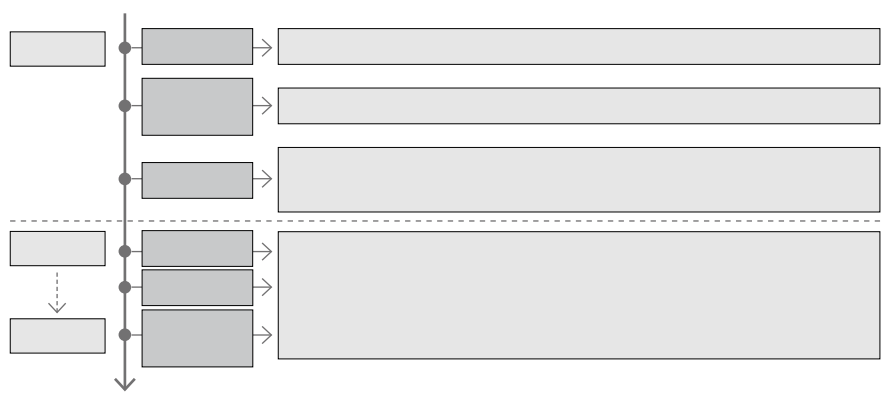
5-23

20%

80%

44

176



5-23

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### 5.3.2

1.

One Planet Living™

“ ” “ ”

68%

2.

9

7

2%

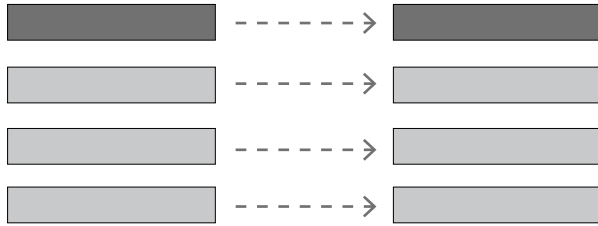
GDP

25

20

( )

5-24



5-24

25

15

15 51

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30

— — “ ” “

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“ ”

“ Fair-Fax ” ‘ ’

Sunshine Town

“

”

2020

2005

40% 45%

“

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