

# Yangpu Development

Hainan Province, China

## Client:

Kumagai Gumi (HK) Ltd

## Value:

US\$ 17,500 million  
(whole development)

## Contract period:

1988 -

## Service to client:

Feasibility studies, master planning, design and construction supervision of engineering infrastructure and buildings



Maunsell was appointed by the Kumagai Gumi (HK) Ltd in 1988 to carry out the feasibility study and master planning of the whole development. Maunsell was subsequently appointed to carry out detailed design and construction supervision of the civil engineering and building works for the initial phase of the development.

The Yangpu development area is about 3,000 hectares in extent, at a coastal location in the north west of Hainan. Yangpu development will be based upon a wide range of industrial types and land has been identified appropriately. Light industries will be accommodated in flatted factory units; general industries and those needing special site requirements will be located in industrial estate areas; whilst godowns and supporting storage and distribution uses will be sited near the port and transport links.

Heavy industrial production is one basic reason for the development of Yangpu and substantial sites are provided. with potential direct marine access for import of new materials and production export.

To support the industrial development, a large and growing labour force will be necessary. Initially this is expected mostly to be attracted from other parts of Hainan, and the mainland, although local people will also be able to benefit from the newly created jobs.

In the initial stages, the workforce will be housed in high density quarters but as time goes on and the area becomes more established there will be a change in the nature of the workforce. Families will form and also attracted to the area as permanent residents. Their needs for a choice of housing met by introducing variations in the pattern and location of land use and in residential densities.

Upon full development, Yangpu is planned to have a permanent resident population of 250,000 people. In addition, a further 150,000 transient workers will provide part of the workforce.

A full road network to appropriate standards will be developed step by step with the area's growth. Provision in the Outline Development Plan has been made for a railway to serve the port, heavy industries and other areas.

Electric power for the development area would be generated by a new 700 megawatt power station in the southern part of Yangpu. Water supplies would be piped from a reservoir some 15kms to the south whilst, to minimise cost and conserve resources, sea water would be used for flushing and related purposes. Both a water treatment and sewage treatment works would be built in Yangpu, with a sub-marine pipeline for the discharge of treated sewage into deepwater. Telecommunication would be upgraded appropriately.

An industrial solid waste disposal site will be essential to ensure safety from a wide range of waste materials and chemicals generated by the industrial enterprises. A site in the north of the development area has been identified for this purpose.

The design and construction of the power station and engineering infrastructures for the initial phase of the development have been completed.