

PORTFOLIO OF WANG ZISHUO

2015-2016

WANG Zishuo

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BACKGROUND

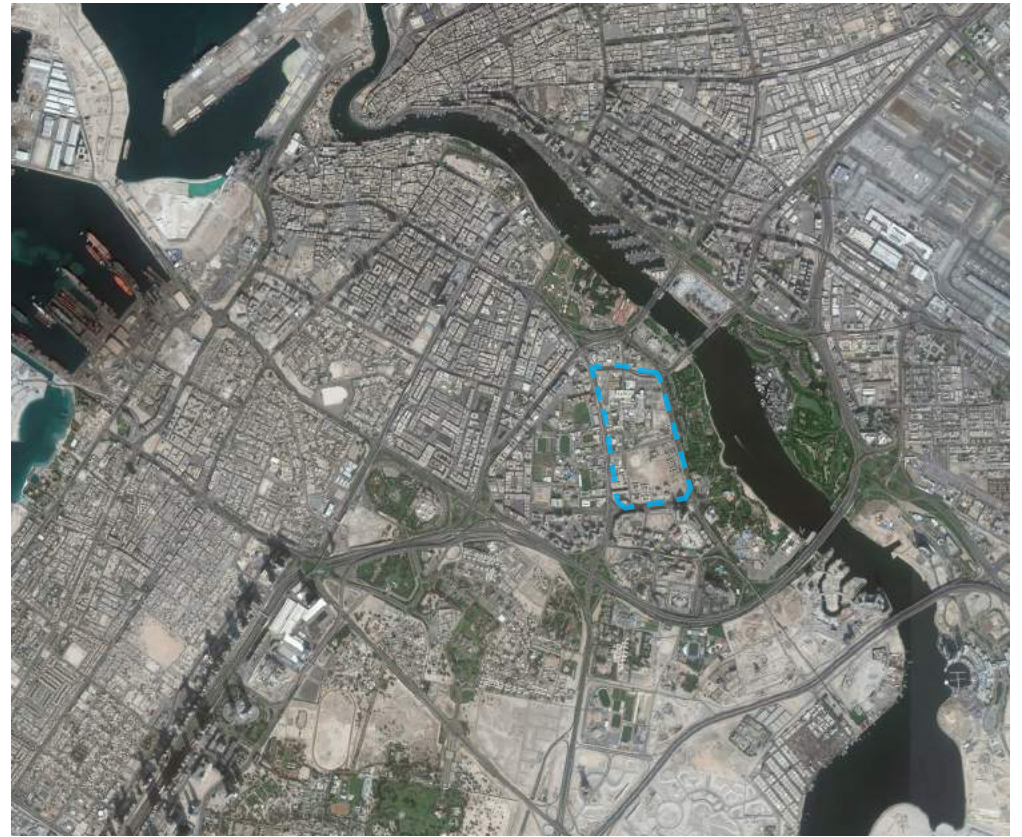
Bachelor of Urban and Regional Planning,
Southwest Jiaotong University

Master of City Planning, University of New
South Wales

Master of Urban Development and Design,
University of New South Wales

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03 Urban Design of Rashid Hospital Educational Medical District for Dubai, The United Arab Emirates



Location:
Dubai, The United Arab Emirates

Team:
JU Xizhe, WANG Zishuo, ZHU Shimin

Tutor:
Prof. James Weirick

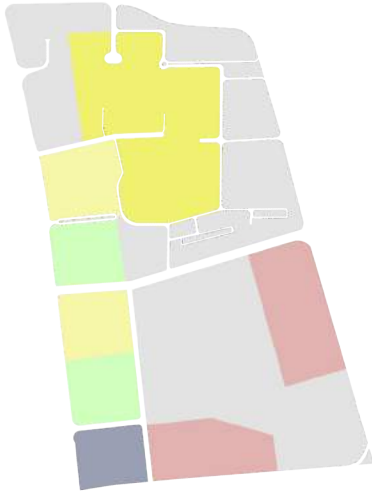
Rashid Hospital is a 454-bed general medical/surgical hospital located at a key location in Dubai. It is adjacent to Dubai Creek and the creek park, and is the second oldest hospital in Dubai. The Rashid Hospital consists of the hospital area and the vacant land to the south. It is a complicated urban environment which is surrounded by political departments, media centre, recreation area, schools, churches, park, metro, residential buildings, empty land, medical schools and the social clubs of different nationals.

Vision:

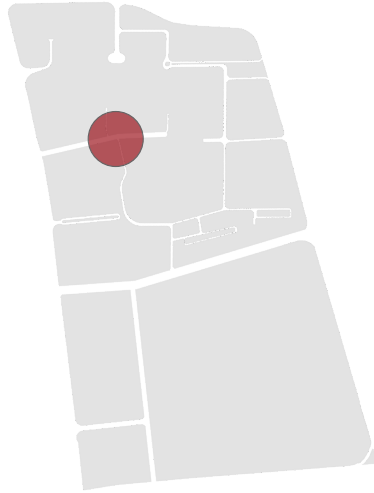
The design of the Rashid Hospital Site aims to bring a WORLD-CLASS EDUCATIONAL MEDICAL DISTRICT as the key motivation for the site's development. Through a timeframe, this medical complex will become second to none, not only at health care hub, but also a general specialist medical treatment in the world.



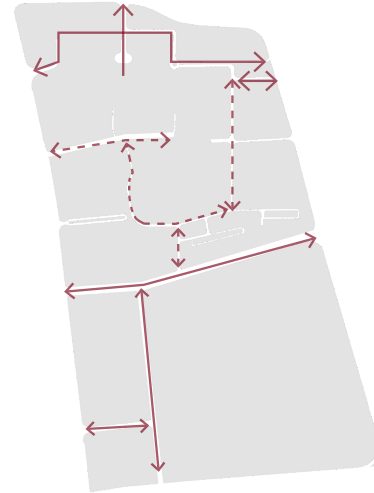
- Hospital
- Commercial
- Residential
- School
- Community



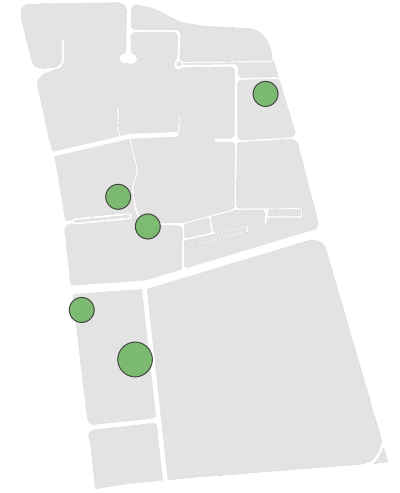
Existing Land Use



ExistingNode



ExistingTransport

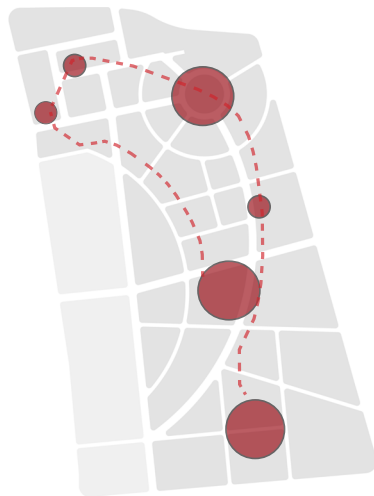


ExistingGreen Space

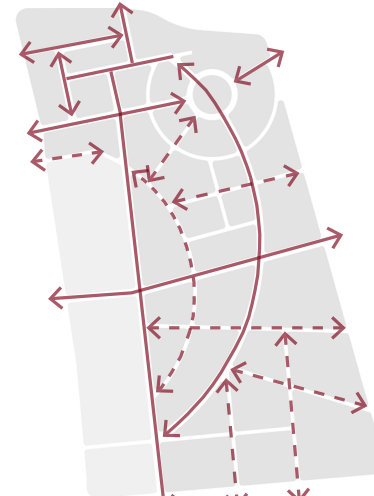
- Hospital
- Mix Use
- Green Space
- Staff Residential
- Medium Density Residential
- Business Corridor
- Commercial Core
- High Density Residential
- Infrastructure/Campus
- Parking



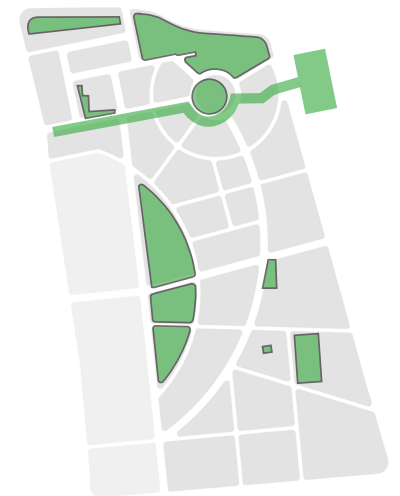
Proposed Land Use



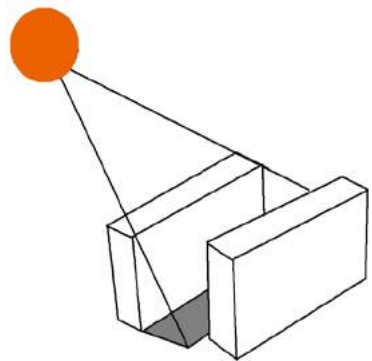
ProposedNode



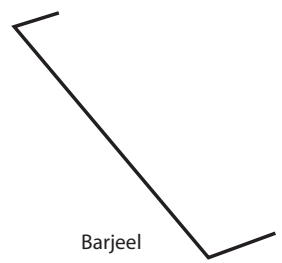
ProposedTransport



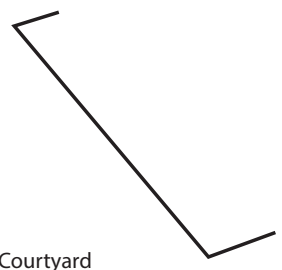
ProposedGreenSpace



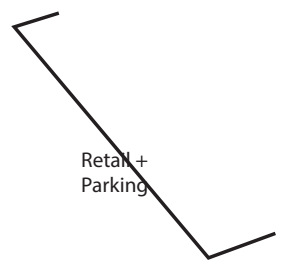
Shade



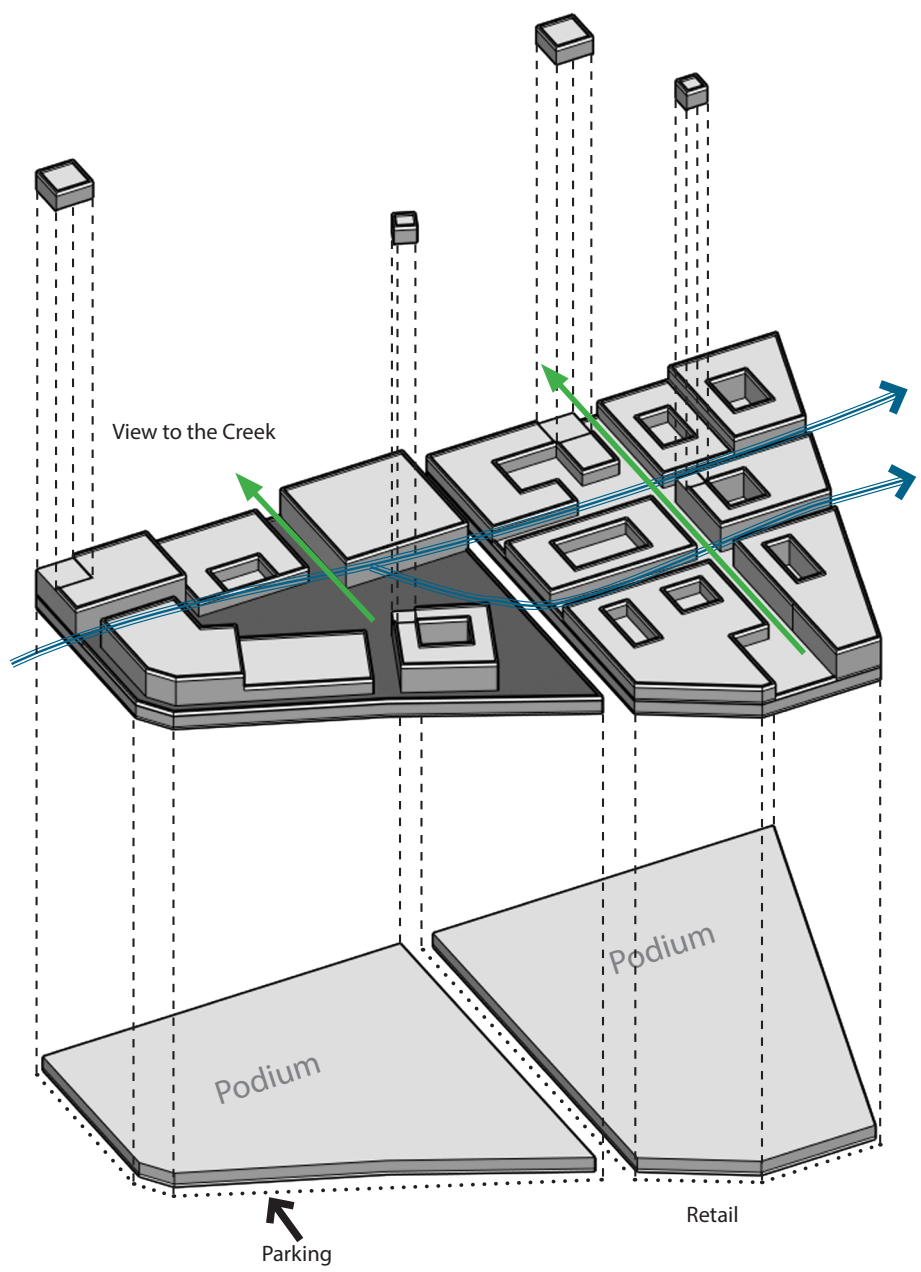
Barjeel



Courtyard



Retail +
Parking



Neo-Traditional Courtyard Approach



Perspective of the new Rashid Hospital Site



Museum



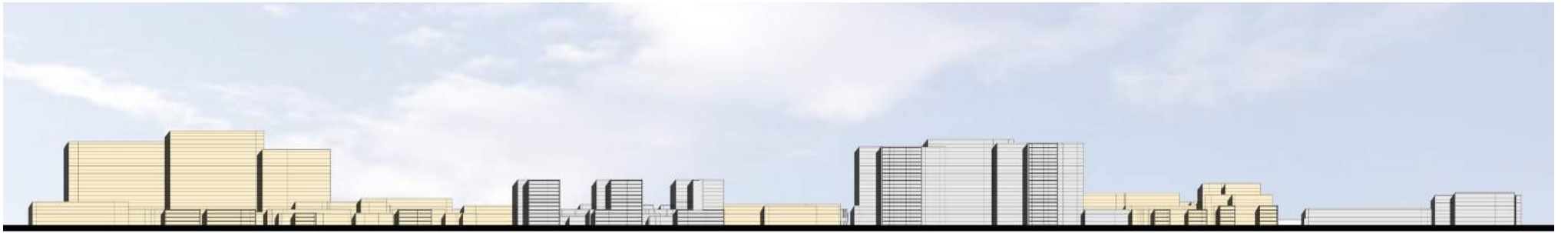
Courtyard



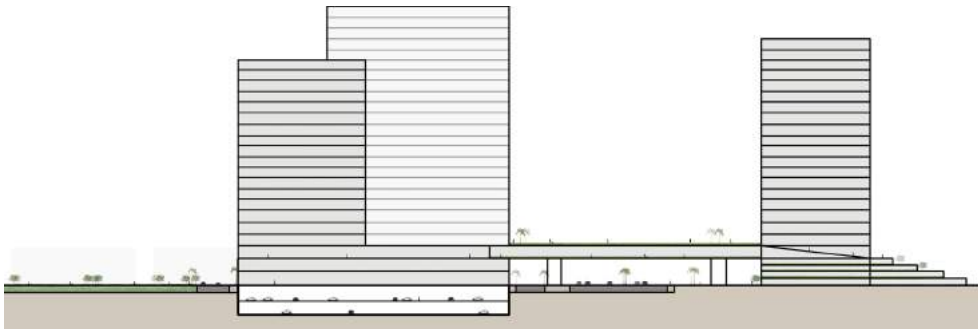
Wellness hub on the Hotel



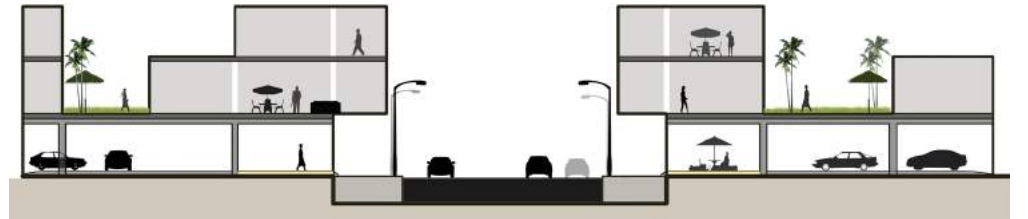
The Hotel



LongSection



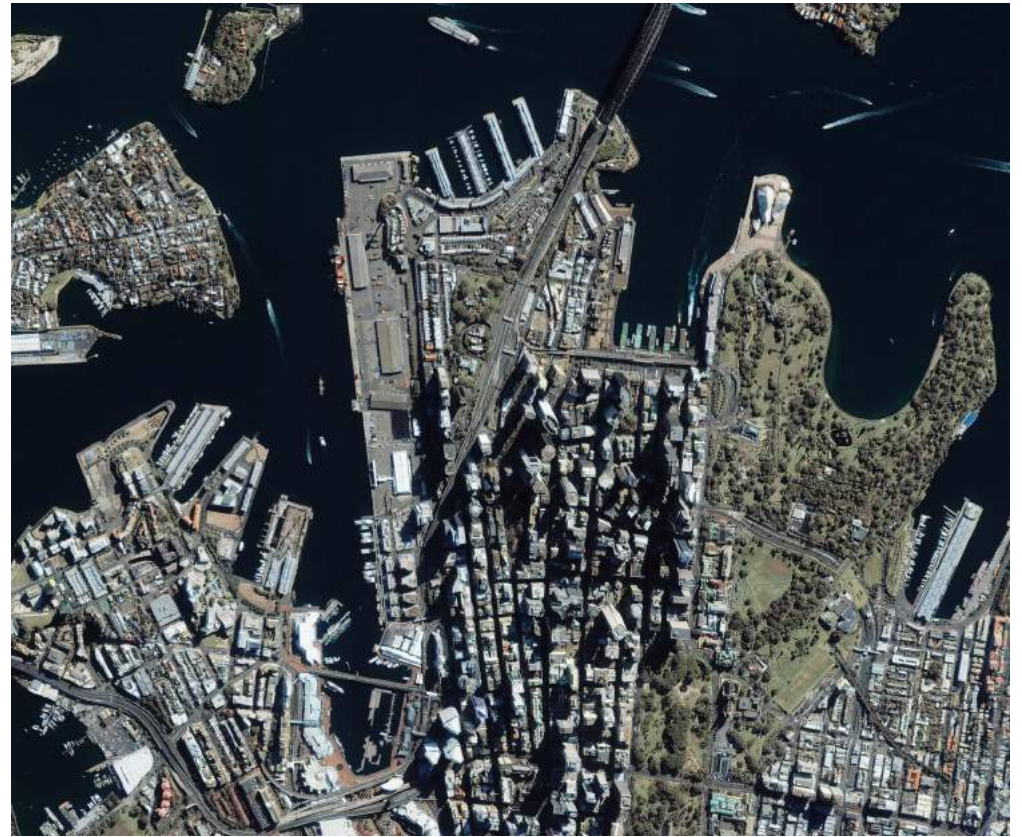
LongSection



LongSection



LongSection



Location:
Sydney, Australia

Team:
Ashley Bakelmun, JU Xizhe, WANG Qi, WANG Zishuo

Tutor:
Dr. Scott Hawken

“Intertwine” is a botanic walk that unifies disconnected green spaces in Sydney’s CBD, while also creating a new pattern of east-west pedestrian movement. Its ecological, social, and economic dimensions are woven throughout our precinct - framed by Margaret Street/Hunter Street to the north and Erskine Street/Martin Place to the south.

Vision:

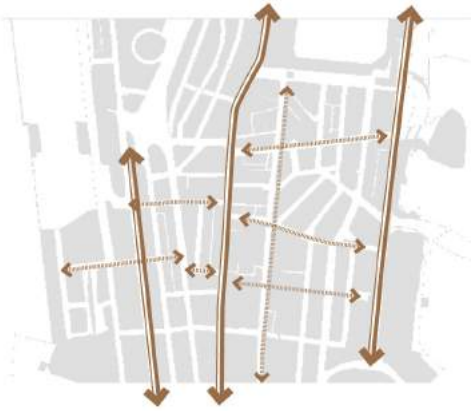
The project targets not only the movement throughout the city but also the environmental performance and product mixes within buildings. It complements the north-south axis transformation that will be accelerated by addition of Sydney’s Light Rail, pedestrianisation of George Street, and construction of Barangaroo on the western harbour. “Intertwine” provides activated street frontages comprehensively across the CBD. The anchors of our precinct, the Royal Botanic Garden and the eastern Sydney Harbour, symbolically state the importance of a unified ecological presence in the CBD.



Sydney CBD Transport Situation



Existing



Blocked East-West Movement



Development Potential Cluster

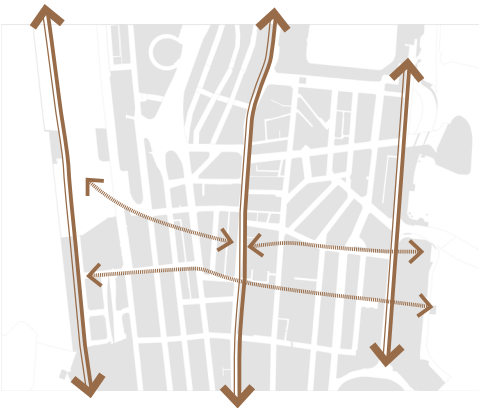


Isolated Industries



Fragmented Green Star Buildings

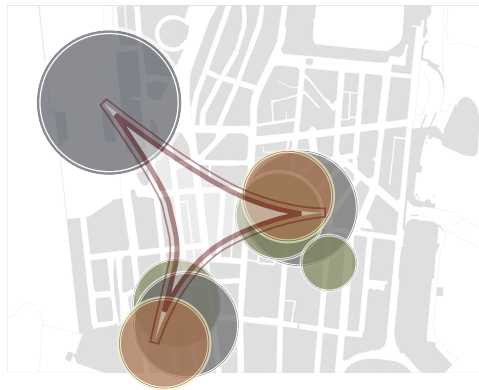
Proposed



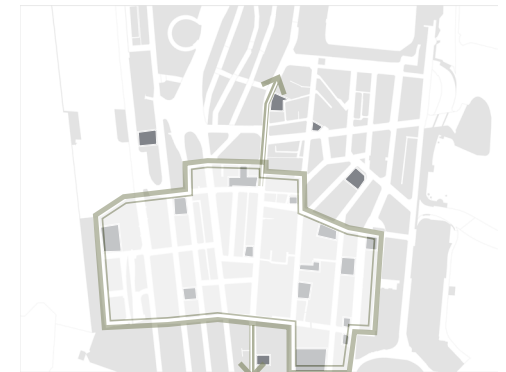
Integrated East-West Corridor



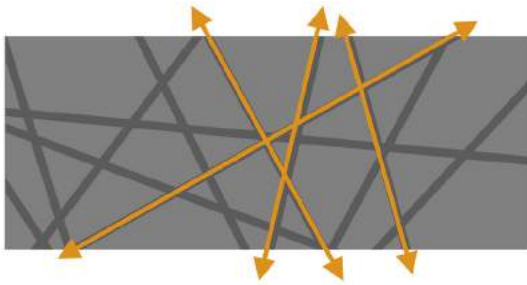
Activate the Development Potential



Harmonious Industry Distribution



Green Star Building Precinct



Connect

an east-west axis



Increased Walkways



Vertical Neighborhoods



Linked Transit



Carve

shared urban spaces



Community Network



Shared Space



Reveal

cultural & start-up innovation



Community Potential



Tech Start-ups



Perform

sustainable strategies



Energy Conservation


















Ecological Corridor



Green Infrastructure



-  Innovative Start-ups
-  Development Potential
-  Community Space
-  Bus
-  Light Rail
-  Train
-  Ferry
-  Market
-  Shared Lobby
-  Event
-  Green Roof
-  Energy Conservation
-  Water Collection
-  Ecological Corridor
-  Recycling

STRATEGIES

Connect

- a. Increased walkways. Increase pedestrian walkways to connect activity nodes, green space, and transport hubs. Prioritize plantings and seating on footpaths.
- b. Vertical Neighbourhood. Prioritize integration with train stations on the basement level and retail on basement and second-story levels - through a raised walkway over Wynyard Park and plantings at entryways.
- c. Transport hubs. By connecting different transportation entries, we are allowing transport modes to change seamlessly for easier access around the CBD.

Carve

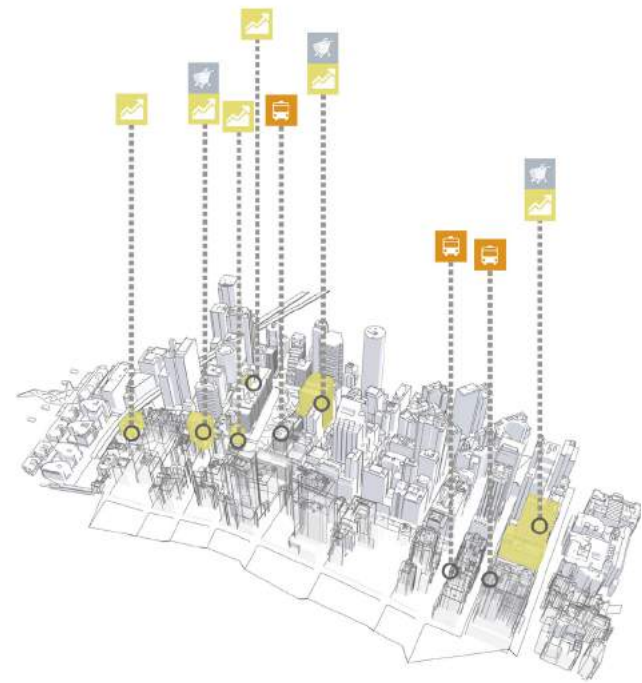
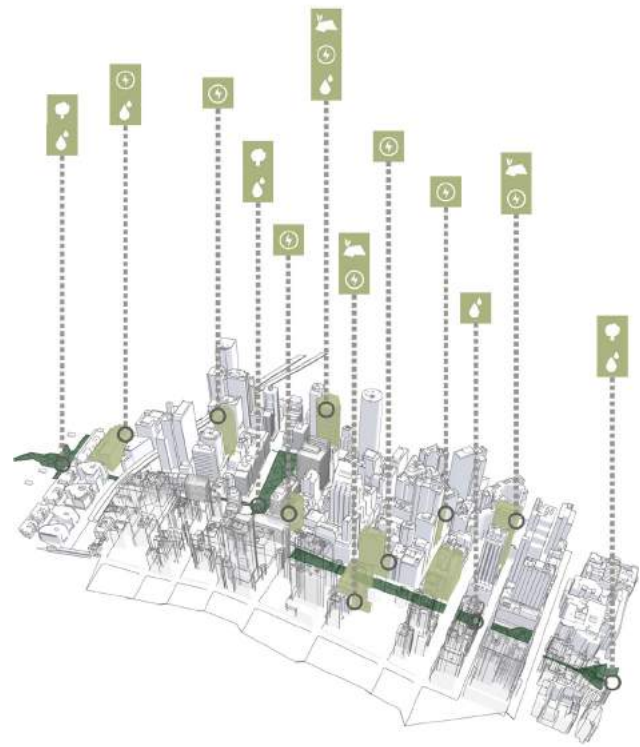
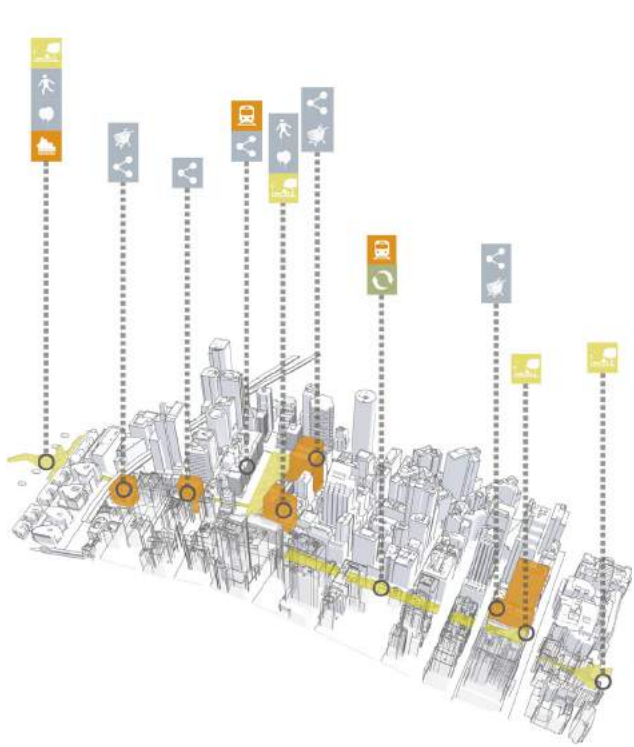
- a. Community Network. Provide publicly accessible and programmed spaces in building lobbies to engage the public and create more streetscape vitality. For every 1 square metre of public lobby space, the developer will receive an additional 10 square metres of development area.
- b. Temporary Space. Aligning with Sydney's Pedestrian Improvement Program, we will close Erskine Street on occasional Sundays for community markets or events.

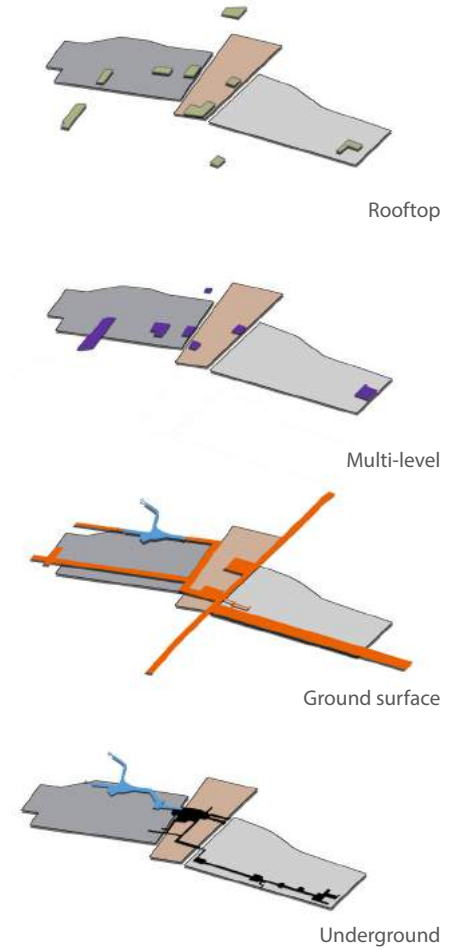
Reveal

- a. Community potential. Prioritize fresh food markets, child care, health care, libraries, community centres, and public parks. Any development that includes one of these public amenities will receive an additional 10 square metres of development area for every 1 square metre of public amenity space.
- b. Innovation development. There is an opportunity to extend the Ultimo Pymont startup innovation corridor into the CBD, to emphasize the importance of keeping Sydney's intellectual capital locally based. Subsidized rents, for 1 year, will be available for start-up companies locating in our corridor.

Perform

- a. Energy Conservation. For all renovations and new development within the corridor, energy systems must be upgraded to achieve an Energy Use Intensity that is 20% lower than EUI industry averages. Increase canopy cover on the ground level, improve facade performance on the vertical level, and increase access to daylight for occupants on the multi-dimensional level.
- b. Ecological corridor. Water collection and reuse will receive a tax credit - through rainwater collection, underground storage cisterns, and/or greywater recycling. New developments must provide permeable surfaces on 30% of the site to mitigate stormwater (green roof area qualifies). For every 1 square metre of green roof installed, 8 square metres of additional floor area is awarded.
- c. Next generation infrastructure. Encourage innovation in integration of energy, water, IT, and urban activity through web-based interconnectivity.





- + Multi-level node
- Proposed movement
- Green roof
- Potential development
- Wynyard Walk
- Defined precinct
- Potential movement



Wynyard Station



Martin Place



Erksine Street



Margaret Street



Wynyard Park



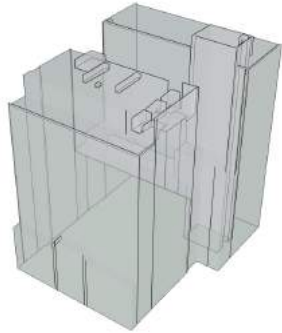
Martin Place



Erskine Street



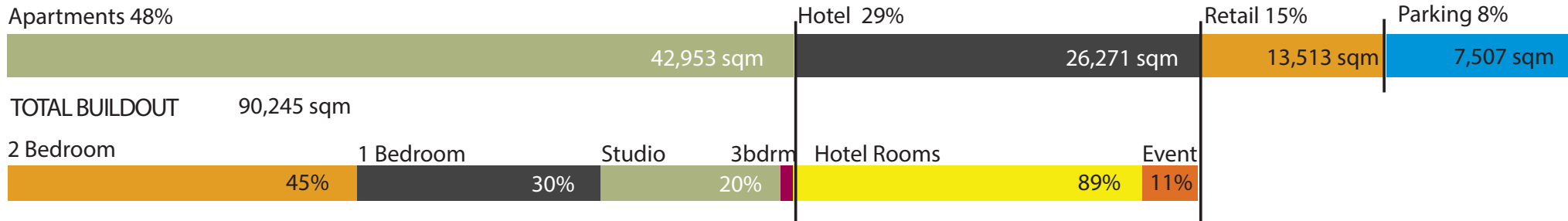
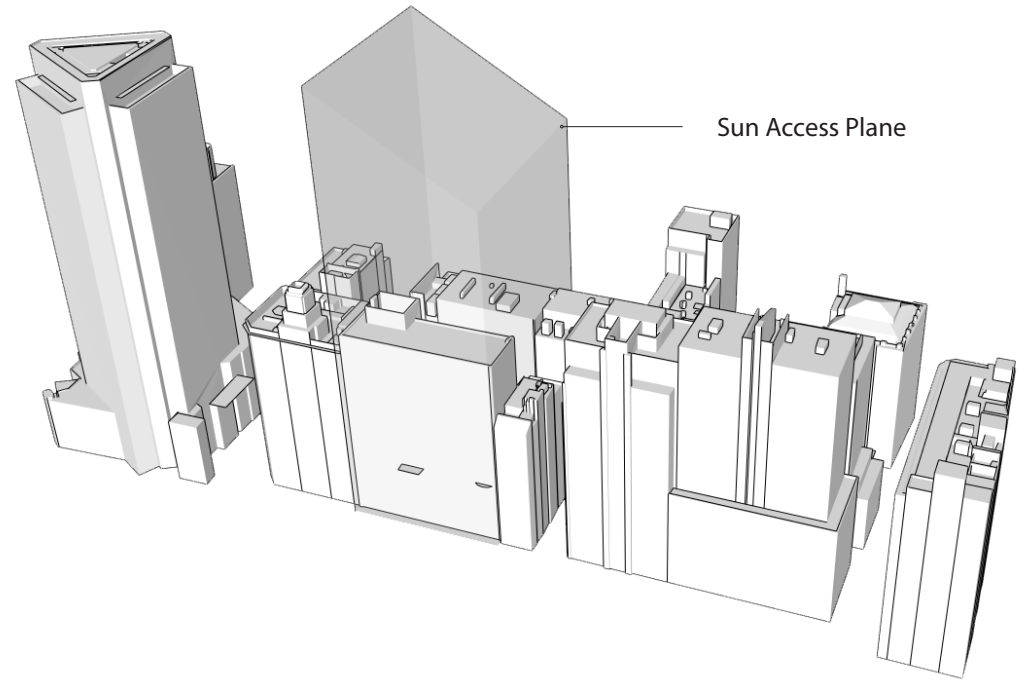
One Carrington



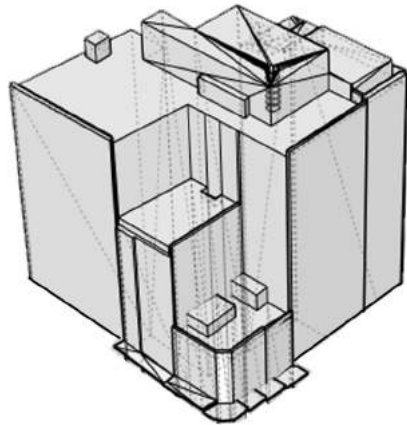
Current



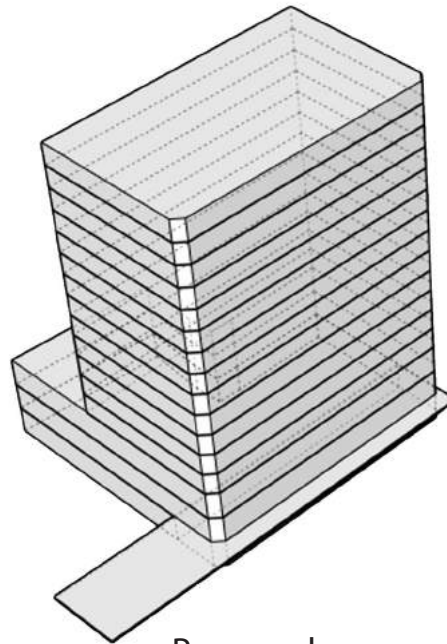
Proposed



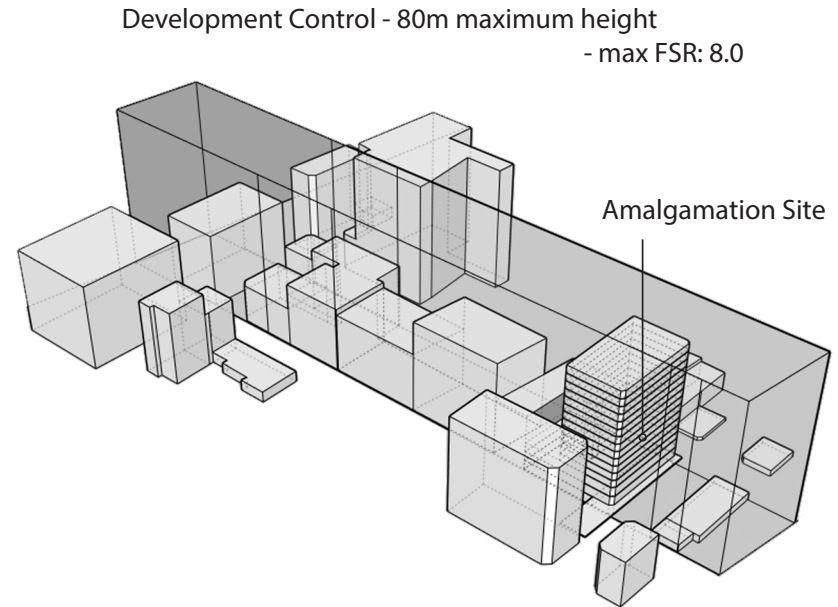
Gross Profit as a % of Net Realisation after GST	50.44%
Net Profit before interest as a % of Net Realisation after GST	44.71%
Net Profit after interest as a % of Net Realisation after GST	43.07%



Current



Proposed



Development Control - 80m maximum height
- max FSR: 8.0

Hotel 75%

Retail 25%

21

14,300 sqm

4,800 sqm

TOTAL BUILDOUT 19,100 sqm

Single Room

Double Room

Triple Room Event

Community Centre

Food

Other

20%

55%

17%

8%

50%

25%

25%

Gross Profit as a % of Net Realisation after GST

28.96%

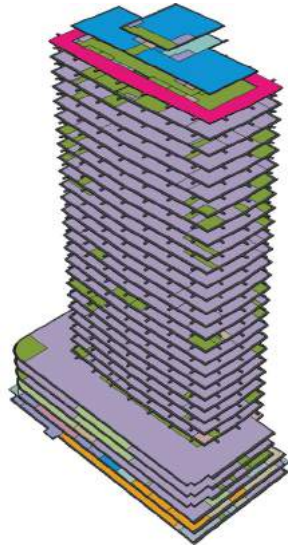
Net Profit before interest as a % of Net Realisation after GST

21.80%

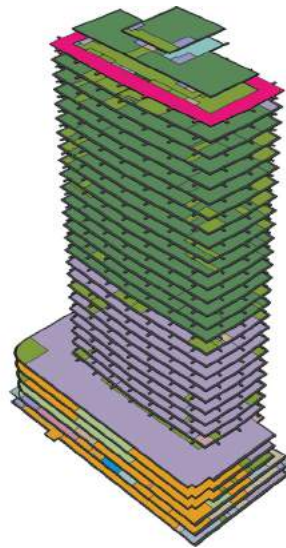
Net Profit after interest as a % of Net Realisation after GST

17.25%

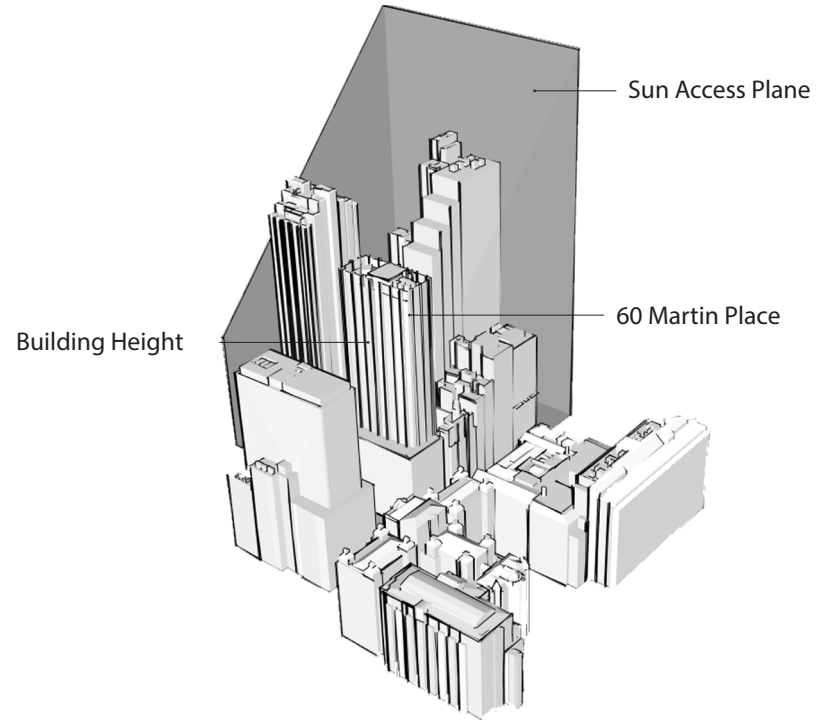
60 Martin Place



Current



Refurbish



Hotel 45%



Retail 28%



Office 27%



TOTAL BUILDOUT 42,365 sqm



Gross Profit as a % of Net Realisation after GST

20.07%

Net Profit before interest as a % of Net Realisation after GST

12.43%

Net Profit after interest as a % of Net Realisation after GST

6.60%



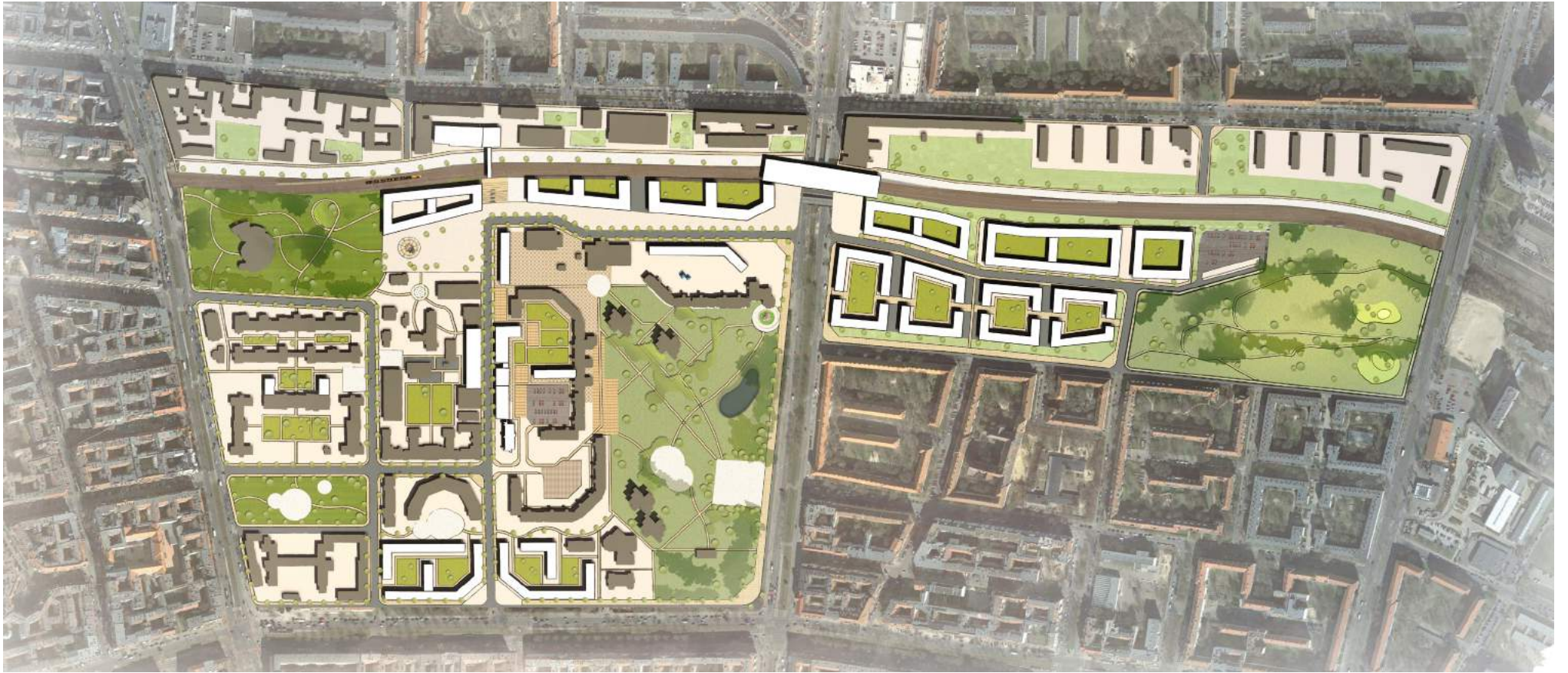
23 Urban Design of Ernst-thälmann Park New Neighbourhoods for Prenzlauer Berg, Berlin, Germany



Location:
Berlin, Germany

Team:
KUANG Wenjie, REN Zihan, WANG Zishuo, ZHU Shimin

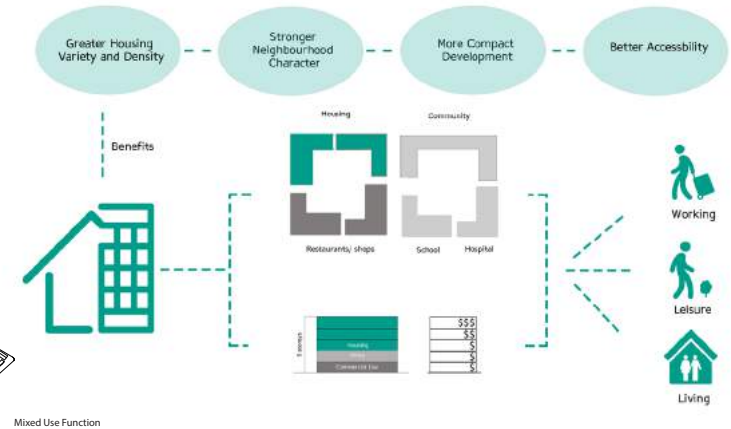
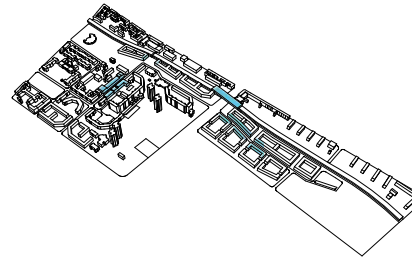
Tutor:
Dr. Scott Hawken



Master Plan

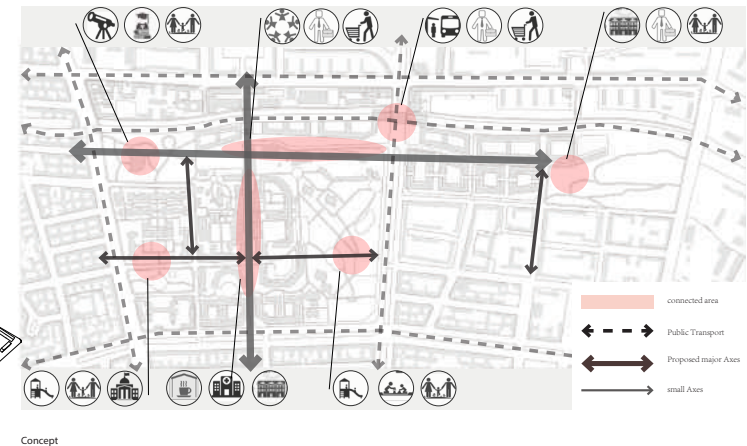
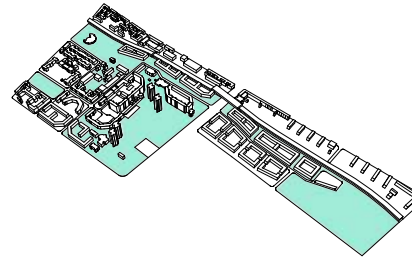
Vivid Centre on Livable Axes

The unused land close to the railway offers a great possibility to connect the two stations and the corridor. By implementing commercial facilities and offices, people from in and outside the area get attracted and make the centre as a vibrant place. A bridge crossing the rails in the northern direction will guarantee the accessibility from those quarters to the new boulevard. The visibility of the shopping and working area will be ensured by landmarks located on the entrances to the area. An addictive effect will be the increasing number of job opportunities.



High-quality Green Space

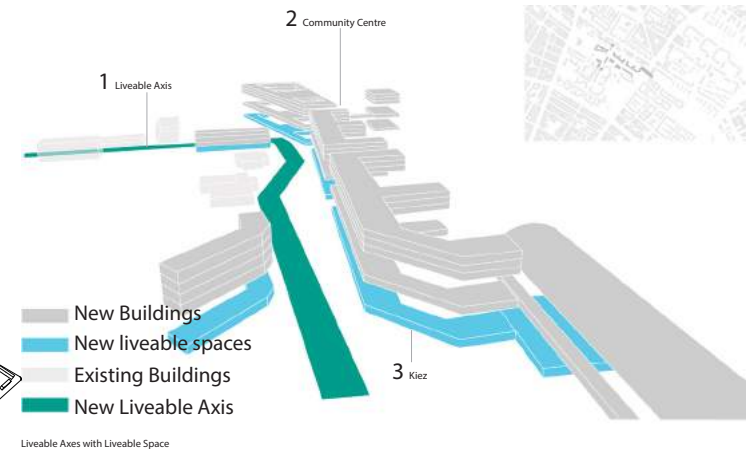
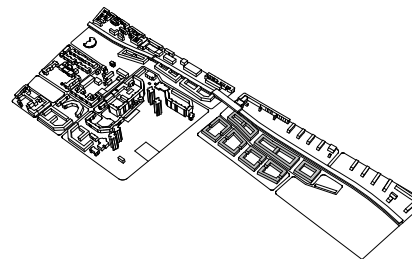
The remarkable amount of green space in the neighbourhood will be transformed from an unclear and on some spots very lonely place into a system which do not only link the existing green spaces, but create a green union of all of interesting places in the territory and make them also accessible from the surrounding blocks.



While most of the existing green spaces will be kept, the parks and routes will be improved to achieve high-quality recreation places. High-quality in this context means well-kept open space with different functions for various target groups. A plus will be the illuminating of scaring spots and routes.

Affordable Housing

Due to the shortage on the housing market in Berlin, especially the lack of affordable flats with stable rents in central and popular neighbourhoods, a major focus of the development of this area will be providing a great number of new flats in a mixed variety of types and sizes to unload the pressure on the market and provide housing to target groups who otherwise had to move to the outskirts and be excluded from the city life.





Liveable Space: Open Space



Section: Mixfunction



Liveable Space: Kiez



Section: Public Open Space



Mix-Function



Section: Neighbourhood

