

Beijing Tongzhou District

An Overview of Beijing Tongzhou District

Tongzhou, the southeast of Beijing, is located at the north starting point of the Grand Canal and the east end of Chang'an Avenue. It covers an area of 906 km². Tongzhou has a resident population of 1.3 million in 11 sub-towns and 4 sub-district offices. They are Yongshun Town, Liyuan Town, Songzhuang Town, Taihu Town, Majuqiao Town, Lucheng Town, Zhangjiawan Town, Xiji Town, Huoxian Town, Yongledian Town, Yujiawu Town, Xinhua Sub-district, Zhongcang Sub-district, Beiyuan Sub-district, Yuqiao Sub-district.

Great location

20km away from Tian'anmen Square, even closer to CBD; 10km away from the Capital International Airport; 40km away from the No.2 Airport in the plan; 100km away from the Harbour of Xingang, Tianjin.

Easy Access to Transportation

It has a dense highway network and convenient rail transportation. There are 5 expressways running through the region such as Beijing-Harbin Expressway, Tongzhou-Yanjiao Expressway. There are four highways lead to downtown area. The Batong Subway, as well as eight LRT lines in the plan, including M6, S6, R1, and Sub-R1, run across Tongzhou.

Unique with Water and Greenery

As a state-level ecological demonstration area, Tongzhou is rich in water resources. As many as 13 rivers run across the district at a total length of 240km. The Beijing-Hangzhou Grand Canal flows 42km across Tongzhou. The Riverside Forest Park, covering thousands of acres of land, embodies a design that “invokes the spirit of water in a body of green” in a spatial layout with “one river, two banks, six gardens, and eighteen scenic spots.” It forms a unique urban landscape for the New City.

Long History & Rich Culture

Once known as a flourishing land-water city and royal dock, Tongzhou boasts rich culture and a long history dating more than 2,200 years back. Among many local historic and scenic attractions, the Buddha Sarira Pagoda with Lit Light stands out as a landmark at the northern end of the Beijing-Hangzhou Grand Canal and in Tongzhou, as described in a poem, “Tongzhou is recognizable just by the sight of the Pagoda.”

Tongzhou Celebrities

From the long-standing Canal Culture rose a great many literary personages, such as Liu Baiyu, Liu Shaotang, Wang Xinfu, Gao Zhanxiang. Songzhuang, has gained a high reputation at home and abroad, for it is home to more than 5,000 artists – the largest community of original art in China.

Orientations and Development Plans for Beijing Tongzhou District

In response to Beijing's strategy to transform itself into a global metropolis, we will make concerted efforts to build Tongzhou up into a new international modern city," put forward at the 7th Planetary Meeting 2010 of the 10th Congress of the Municipal Committee .

On Jan 16, 2011, The Report on the Work of the Government, which was delivered in the 3rd Session of the 13th Municipal People's Congress, further states that "We have even more determination to focus our efforts on Tongzhou in pursuit of capital breakthroughs." For direction and coordination, an agency, led by 5 deputy mayors, has been set up to devise action plans for building the New City, and to take more forceful measures to deploy new industries, infrastructures, and functional projects in Tongzhou. A stepping stone is thus laid for Tongzhou to soar higher still.

New Magnetic Pole for Beijing's Development, new Support to the Capital's Functionalities. A key vehicle, designed to relieve the downtown congestion in an all-round way with focus on Integrated functions for commerce, culture, education, medical aid, and administration office.

A core area, designed with new functionalities for the global metropolis to expand the capital's development space, deploy the world's essential resources, and host international events by building clusters of such high-class global elements as international organizations, multinational corporate headquarters, and international MICEs.

A new economic growth pole for the capital, a third growth pole for China, and a key hub for collaborative development among city groups in the Bohai Sea Circle, following the course of great industrial development that is suitable for world city functions. A waterfront resident-friendly model city, built with firm beliefs in "humanism, greenery, low carbon, and harmony," a spotlight on waterfront features, and an aim at world standards.

We will, in the Twelfth Five-year Plan Period , make efforts to create a new regional space structure constituting "One Core, Five Areas, Three Zones, and Four Blocks" for Tongzhou New City.

Industrial Development Planning

In the Twelfth Five-year Plan Period , we will keep to an industrial development strategy whereby "the primary and secondary sectors can be upgraded, the tertiary sector centralized and reinforced, industrial integration accelerated, and high-class industries prioritized for development. We will also focus our efforts on an industrial layout that encompasses three leading industries and four emerging industries as well.

There are three leading industries: High-class commerce, Modern logistics, Modern logistics, and four emerging industries: Culture & creativity, Financial services, Medical & healthcare services, Recreation & tourism.

Ideas of Construction

We have an urban plan that keeps up with global trends and ideas that are translated into a world leading urban design, give prominence to the following: Low Carbon, Integrated use of underground spaces, Watery fun, and 21st-century city charms. With a revolutionary design, we are expediting the construction process of New City's municipal infrastructures system, which is comparable with the Olympic works in terms of quality.

One Core: New City Central Area

It is where strategies will be initially launched for construction and development of the new international modern city – a key space to be used to share business functionalities of the capital's central area as well as to upgrade, supplement, and bind other functionalities in terms of consumption, globalization, and culture respectively. It is also a pilot and demonstration district for Beijing to become a global metropolis with Chinese characteristics. Planned to occupy 48 square kilometers of land, the New City central area consists of:

- 1) canal centric area;
- 2) collaborative development area;
- 3) life supporting area; and
- 4) the development of alternate areas.

Canal Centric Area

In the initial phase that has already started, the Canal Centric Area occupies 16 square kilometers of land (construction area: 15,000,000m²) – a key area to build Beijing's new international modern city by high standards. We will strive to get the work done in five years and turn it into such a waterfront spot that “fueled by business activity and night life, it will be found hustling and bustling around the clock.” The construction of the first group of projects in the canal centric area was started in October 2010. The construction of municipal infrastructures in New City Central Area was started on full scale in April 2011 .

Songzhuang Cultural and Creative Industry Cluster

This cluster, covering a planning area of 14.6K m², is located at the northeast of New City, focusing on offering spaces for creation, exhibition, and trade of original artistic works from around the world. It is the largest cultural and creative cluster in Beijing.

Recognized as “National Animation Industry Base” by the State Administration of Radio, Film, and Television, the Songzhuang Cultural and Creative Industry Cluster plays a key role in building Tongzhou's cultural industry base. The cultural and creative industry will be developed with focus on exhibiting and trading original artistic creations and artifacts.

Key Projects about Culture

Contracts have been signed to launch such projects as the National Fashion & Creativity Center, the National Artifact Trade Center, the Beijing World Trade Center, and the Sunchime Cartoons & Online Games.

China Hi-Tech Group Corporation, a strong player in the field, signed a Strategic Cooperation

Framework Agreement with the Beijing Municipal Government on the morning of March 16, 2011, for an estimated sum of 30 billion yuan to be invested in the National Fashion & Creativity Center.

The National Artifact Trade Center, being the largest of its kind as planned in China, incorporates functions to trade and exhibit original artistic creations and derivatives, as well as to hold auctions and sales of artifacts and copyrights.

Beijing Tongzhou Culture and Tourism Area

We focus on building a recreational and tourist attraction where functions are integrated to cover entertainment, high-class business, film and TV culture, and a lot more in an area of roughly 12.05km² as planned. This area is easily accessible by public transportation, which will be further facilitated by the planned light rail transit (LRT). It also has a beautiful landscape with the Queen Xiao River running across from east to west.

Key Projects about Tourism

Contracts have been signed to launch Pegasus 5D Show and the New Music City . The Monkey Kingdom has entered into further negotiations.

Pegasus 5D Show is a 10 billion yuan project that, on an extensive scale, centers around commercial entertainment in the sphere of cultural tourism, and it has four major modules: 1) resident 5D shows; 2) China Film and Huachuang 36-screen cinema line; 3) digital games; 4) supporting facilities for business and residence.

New Music City is a 21 billion yuan project that aims to create music experiences with digital, cultural, visual and other new technologies and to find the core value in forming a whole music-based industrial chain. New to China in the sphere of tourism and entertainment, the city will be divided into 1) an area of headquarters and associations in the national music industry; 2) a performance area; 3) a world music theme park.

Monkey Kingdom Theme Park, this 20 billion yuan project is based on refined and creative works Mr. Zhang Jizhong's team spun from Journey to the West, a Chinese literary classic, after nearly a decade of devoted efforts. The project aims to create a world-class theme park rich in Chinese elements and open to new ways of entertainment.

The High-class Headquarter Base of Bohai Sea Economic Circle

It serves as a "foothold" and a strategic nod for Beijing to partake in collaborative development in the Bohai Sea Economic Circle. 17.21 square kilometers of land will be occupied, and the planned construction area totals up to 17.20 million meters approximately. It is greatly facilitated by rail transport with LRT Line L2 easily accessible for transfer to or from a terminal of the Beijing-Tianjin Intercity Railway.

With orientations toward aggregating regional integrated services, the High-class Headquarter Base of the Bohai Sea Economic Circle will be built up into a high-class headquarters cluster area

open to the Bohai Sea Region. Further negotiations have begun over some key projects to be launched, including the China Central Television Industrial Park, the Peking University Industrial Park, and the Pacific Department Store.

Beijing International Medical Treatment Area

Located in Lucheng Town of Tongzhou, this 15km² function area centers around medical services, elderly care and health preservation, herbs plantation, eco-sanatoriums, training and conferencing. With international, technological, and ecologic orientations, a medical and healthcare industry will be developed and opened up to China and Northeast Asia, resulting in integration with “medical help, healthcare, rehabilitation, and training”– a new medical and healthcare unity.

Signed Projects : Sino-Korean International Hospital.

Projects in Design Stage: Wanda International Hospital and Indonesian Lippo General Hospital.

Projects under Negotiations: Singapore Parkway Hospital, USA Cancer Hospital, Singapore Raffles Hospital, TCM Health Preservation Base of Dongzhimen TCM Research Institute

The total investment is expected to exceed 30 billion CNY.

International Organizations Cluster

The premises of the Tongzhou Orient Chemical Plant and the surrounding land were initially chosen for this area, which occupies 5km² as planned. More efforts will be directed to provide office space for interested international organizations and agencies well known in the fields, to host international MICEs and other events, and to build a platform for international cultural exchange and collaboration.

Industrial Parks

Tongzhou has much space in store for her industrial development. Her nine industrial parks, subordinated to a state-level development zone, enjoy great geographic and traffic advantages as they all are situated around urban traffic arteries in a total planned area of 73.2km², most of which is leveled and accessible to roads, power and gas supply, telecommunications, water supply and drainage, cabled TV, and heating. Such industrial development covers such domains as financial services, headquarter economy, high-end manufacturing, culture & creativity, logistics, and e-commerce.

Nine industrial parks as following:

Name	Planned Area	Dominant Industries
Songzhuang Cultural and Creative Industry Cluster	14.6 km²	Culture & creativity
Opto-Mechatronics Industrial Base	7.5 km²	Headquarters, IT
Golden Bridge Science & Technology Industrial Base	15 km²	Environmental protection, automobile parts, metropolitan industries
Tongzhou Logistics Base	5.04 km²	Logistics
Tongzhou Business Park	7.3 km²	Headquarters, e-commerce
Western Tongzhou Economic Development Zone	5.16 km²	High-class services, new energies and materials

Eastern Tongzhou Economic Development Zone	2.45 km²	Energy reservation, environmental protection
Southern Tongzhou Economic Development Zone	11.5 km²	Production-oriented services
Yongle Economic Development Zone	4.6 km²	Machinery manufacturing

Environments for Investment and Development in Beijing Tongzhou

Environments for Investment

A good environment for growth is coming along as a vital force to raise Tongzhou's core competitiveness. The local CPC Committee and the government are making every effort to fill Tongzhou up with useful resources and bring administrative services up to a high standard.

To better serve investors, a series of preferential policies have been formulated. Complementary to them are various innovative measures in force, including the Corporate Following-up Services System, the "Streamline" Administrative Service Center, and the Green Card System, which offers premium services to corporate residents in our district.

Further development creates demand for new services. We will continue to offer investors a broader set of services in a wider scope to meet their particular needs. An online service system, for instance, will be set up, along with a "home-like" living environment for foreign investors. We will work hard to make Tongzhou a model district where "policies are most favorable; work gets done fastest; and services are most thoughtful."

Preferential Policies

Joint Conferencing System for Promoting Industrial Development in Tongzhou District: Greater attention will be paid to industrial projects identified as "significant" at a joint conference on industrial development promotion. Major issues with such projects will also be highlighted and coordinated for possible solutions.

Incentives to Major Taxpayers in Tongzhou District: Any company duly registered with the local tax authority in Tongzhou will be given incentives when no less than 10 million yuan have been generated from its actual operations and paid to cover taxes incurred in one year, more than 2 million yuan of its taxes accountable as district-level revenue.

Provisional Measures on the Promotion of Industrial Development in Tongzhou District: For development, dominant industries, as well as industrial parks, farmers standardized industrial bases, and existing companies, will be given support concerning, among others, infrastructure construction charges return, tax incentives, rental subsidies, patent incentives, and the establishment of a special development fund for industrial parks. Enterprises, private agencies, and individuals will be supported and encouraged to introduce new companies and projects to Tongzhou.

Provisional Measures for Promoting the Development of E-commercial Enterprises in Tongzhou District: For a faster development, e-commercial companies will be given support concerning, among others, tax incentives, rental subsidies, infrastructure construction charges return, and subsidies on network service expenses.

Operating Plan for Leaderships' Involvement in Major Industrial Projects in Tongzhou District: Each government leader in Tongzhou will be held involved in a newly signed project selected from the Catalogue of Major Industrial Projects of Tongzhou, as well as in contact with major taxpayers and key companies registered in the district. In this way, more forceful measures can be taken to coordinate major projects and companies, offer good services, assist companies through real problems, and promote corporate development.

Provisional Measures on Financial Incentives to Patented Inventions in Tongzhou District: A “Special Fund for Incentives to Patented Inventions in Tongzhou District” will be established. Any enterprise or individual granted one or more patents at home or abroad will be given an annual one-off incentive. In addition, financial support will be extended to established projects that are protected by domestic or foreign patents and are expected to yield good economic and social benefits.

Green Card Service Management Procedures for Corporate Holders: By issuing “green cards” to eligible companies, the Tongzhou Government will create a “green channel,” through which the holder may establish direct liaison with district-level leaderships and have appointments anytime with Tongzhou government leaders at all levels to seek help with their difficulties – these are just a couple of many special services a Green Card can provide.

Now, Tongzhou Modern International New City is going forward with full speed, the charming water city will rise rapidly. We sincerely welcome all investors from domestic and overseas to invest in Tongzhou, let’s create a better tomorrow together. Thank you!