



*Chinese police face off with a group of Africans blocking the entrance to the police station in Guangzhou, July 15, 2009.  
Photo: Southern Metropolis Daily*

# MOTIVATION

A huge trend that behind a small news





*A large number of African traders passed through the Sanyuanli in the night, December 12, 2018.  
Photo: own image*

# MOTIVATION

Quiet existing in the hustle and bustle of the city



# STAY, LIVE & PARTICIPATE

TOWARDS A NEW URBAN REGENERATION METHOD  
FOR FOREIGN ETHNIC ENCLAVES IN CHINESE CITIES  
TAKE **GUANGZHOU** AS AN EXAMPLE

-- Final Presentation --

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DATE: 02/07/2019



0. MOTIVATION

1. PROBLEM ANALYSIS

2. OBJECTIVES AND RESEARCH QUESTIONS

3. EMPIRICAL ANALYSIS

4. SITE ANALYSIS AND CONCLUSIONS

5. DESIGN FRAMEWORK AND VISIONS

6. REGENERATION PROCESS DESIGN

7. COMMUNITY REGENERATION PLAN AND DESIGN

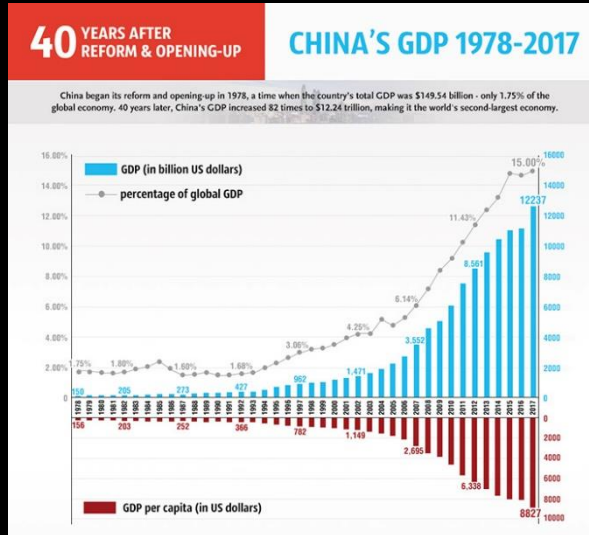
8. THE TOOLKIT OF THE CITY SPATIAL STRATEGY FOR AFRICAN  
ENCLAVES

CONCLUSION AND RELECTION





Deng Xiaoping, Times person of the year 1978  
<http://content.time.com/time/covers/0,16641,19790101,00.html>



China's GDP 1978 - 2017  
 Source: National Bureau of Statistics, World Bank  
<http://www.globaltimes.cn/content/1103708.shtml>

## POLICY

Top-level design

## ECONOMY

FORM of  
 society, lifestyle,  
 trade and cities

In the process of opening the door, the first to see the light from the outside world is China's coastal areas. Among them, some places like the Pearl River Delta has become a frontier of reform and opening up. Among all these developments and changes, there are things and phenomena that have never happened in this country.



Change of lifestyle



Trading with world



Urbanization

# 1. PROBLEM ANALYSIS

China and some regions in China







Guangzhou as the starting point of maritime silk road



The Thirteen-Hong c. 1805, displaying the flags of Denmark, Spain, the United States, Sweden, Britain, and the Netherlands  
Source:  
[http://ocw.mit.edu/ans7870/21f/21f.027/rise\\_fall\\_canton\\_04/gallery\\_places/pages/cwC\\_1805\\_E78680\\_Flags.html](http://ocw.mit.edu/ans7870/21f/21f.027/rise_fall_canton_04/gallery_places/pages/cwC_1805_E78680_Flags.html)



The first Canton Fair (1957) at the Sino-Soviet Friendship Building  
Source:  
[http://www.ce.cn/ztpd/xwzt/guonei/2009/jjch/jjchjtkcj/200908/13/t20090813\\_19772147\\_1.shtml](http://www.ce.cn/ztpd/xwzt/guonei/2009/jjch/jjchjtkcj/200908/13/t20090813_19772147_1.shtml)



Various professional markets in Guangzhou  
Source:  
<https://t.cj.sina.com.cn/articles/view/6524345316/184e19be400100dzni>

1923

1949

1979

1990

1996

2000

2004

2013

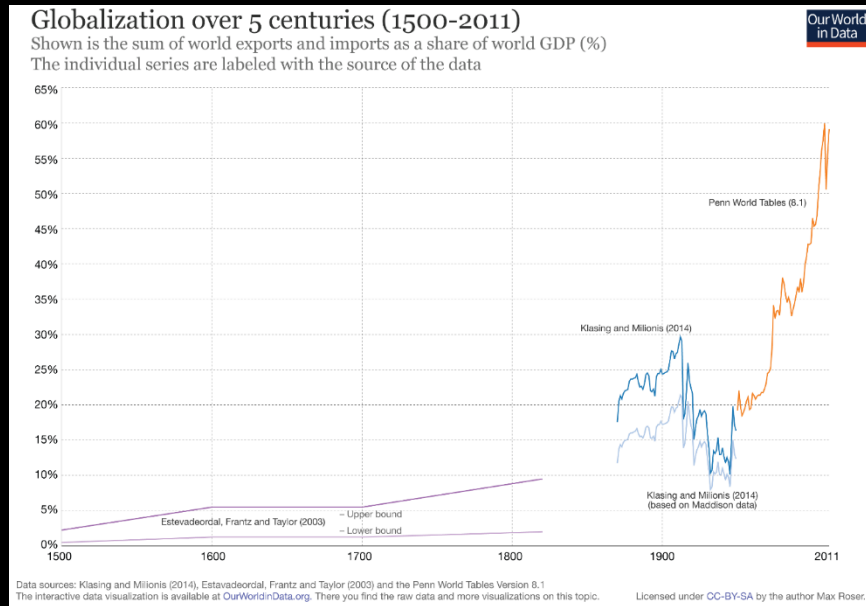
Expansion of the built area of Guangzhou  
Source: Spatial-Temporal Characteristics and Driving Forces of Urban Sprawl for Major Cities of the Pearl River Delta Region in Recent 40 Years, Xu et al., 2015

As a Chinese merchant capital with a thousand years of history, Guangzhou now has a large number of professional markets and high-speed urbanization. The history of Guangzhou's development is a history of China's contact and communication with the world.

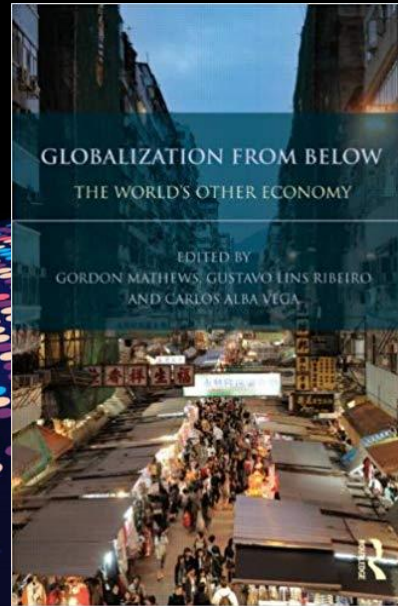
# 1. PROBLEM ANALYSIS

Guangzhou's history of trading and urban development





Globalization over 5 centuries (1500-2011) <https://ourworldindata.org/international-trade-financial-view>



Cover of the book Globalization from below.  
Source: <http://www.cuhk.edu.hk/ant/gordon/>

Globalization

↓  
Flow of other related factors

↓ transforming of globalization

↓  
Flow of individuals and small business

↓ attract by affordable products

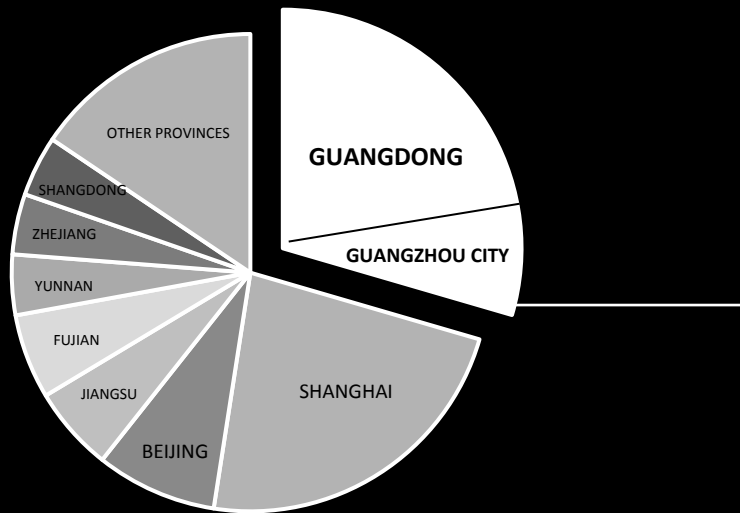
↓  
Globalization from below (Low-end)

# 1. PROBLEM ANALYSIS

Globalization 3.0 and low-end globalization



Poster of the 124th Canton Fair <http://aoyee.ca/en/2018/07/04/introduction-of-the-124th-canton-fair/>



Permanent foreign residents population in China, the 6th National Census. Own Image  
Source: National Bureau of Statistics



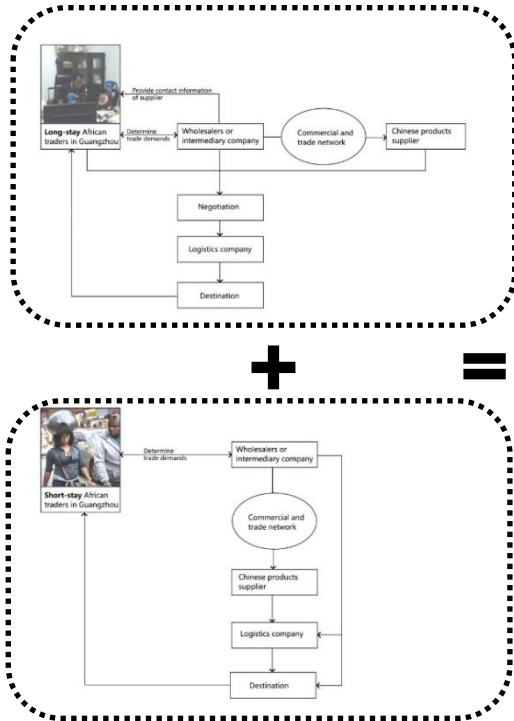
African protest in Guangzhou, 2009  
[https://www.voanews.com/a/african\\_diaspora\\_criticizes\\_african\\_government\\_s\\_indifference\\_towards\\_chinese\\_abuses/1447793.html](https://www.voanews.com/a/african_diaspora_criticizes_african_government_s_indifference_towards_chinese_abuses/1447793.html)

When foreigners come to China, cities, especially some big cities, have become the main places to accept them. Guangzhou becomes one of the most attractive cities for foreigners in China. Here, some ethnic enclaves, known as Little Africa, have gradually attracted people's attention. Therefore, I chose the African enclave in Guangzhou as a case study of foreign ethnic enclaves in Chinese cities.

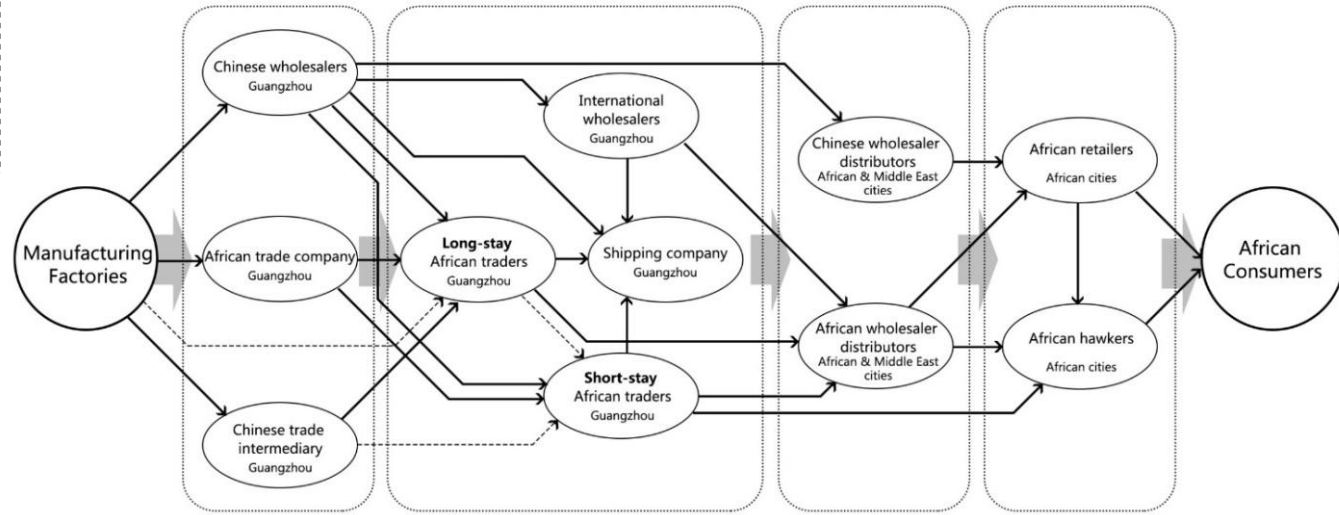
# 1. PROBLEM ANALYSIS

Chinese cities and communities

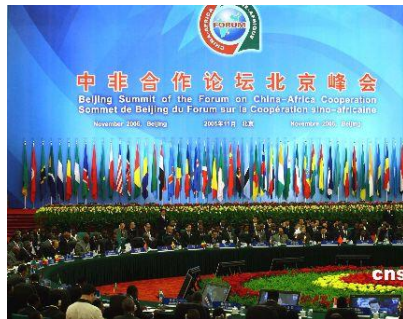




Two ways of trade for African traders in Guangzhou Own Image



Value chain of China-Africa non-governmental trade network. Own Image



Beijing Summit Round Table of the Forum on China-Africa Cooperation, 2006  
Source: <http://news.sohu.com/20061105/n246206743.shtml>

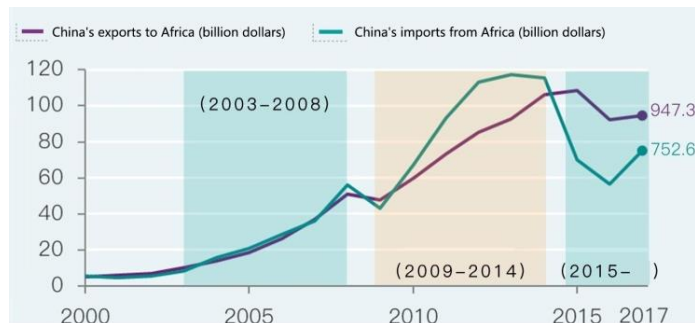


Figure 43: China-African bilateral trade volume since 2000  
Source: Customs head office

The arrival of African businessmen has its inevitable historical and market reasons. Find out how they do business can help me understand some of their social networks in Chinese cities. This will have a certain effect on how to promote their integration with the local society.

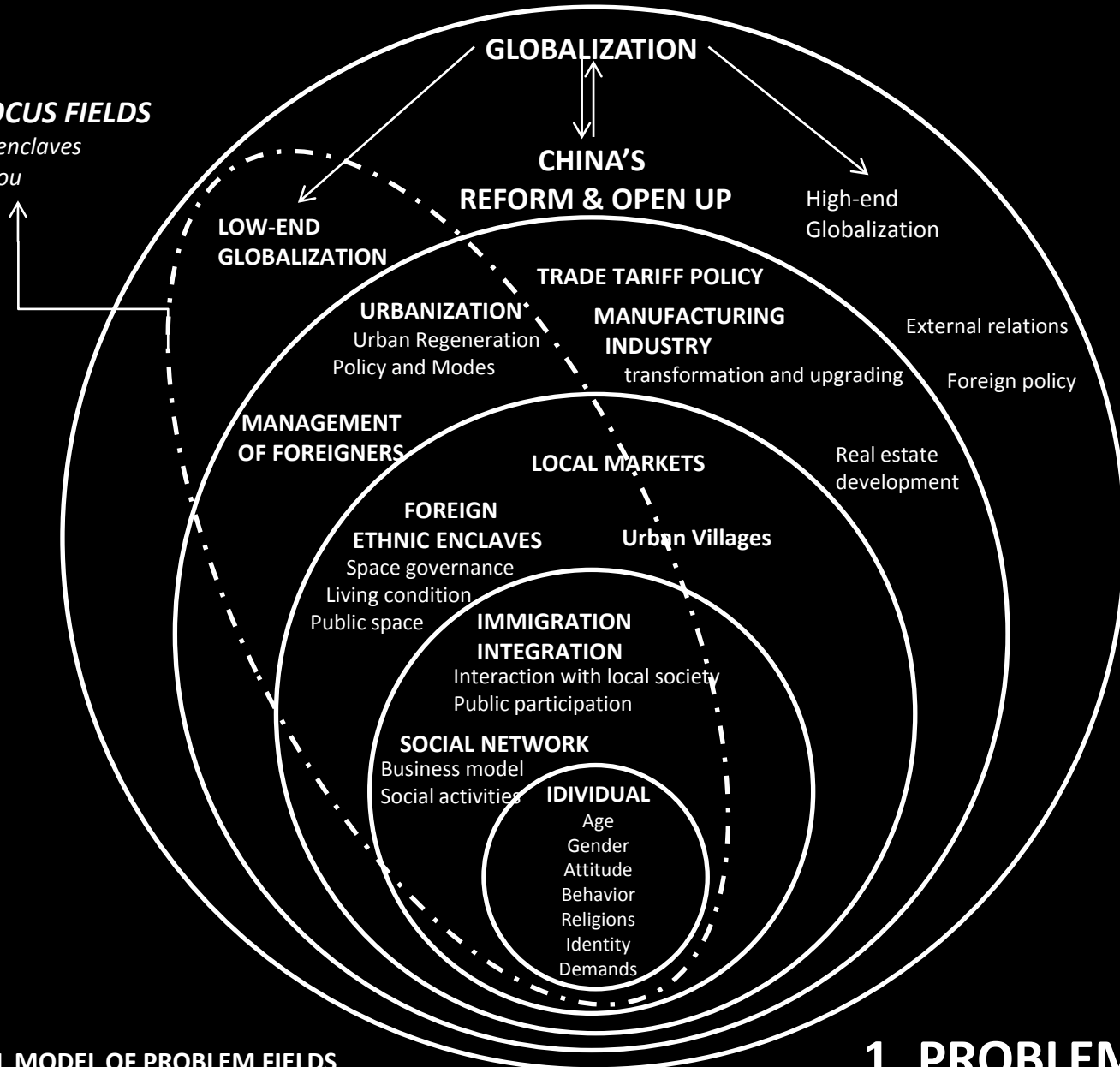
# 1. PROBLEM ANALYSIS

China-Africa private trade in a good environment



## MAIN FOCUS FIELDS

for African enclaves  
in Guangzhou



SOCIO-ECOLOGICAL MODEL OF PROBLEM FIELDS

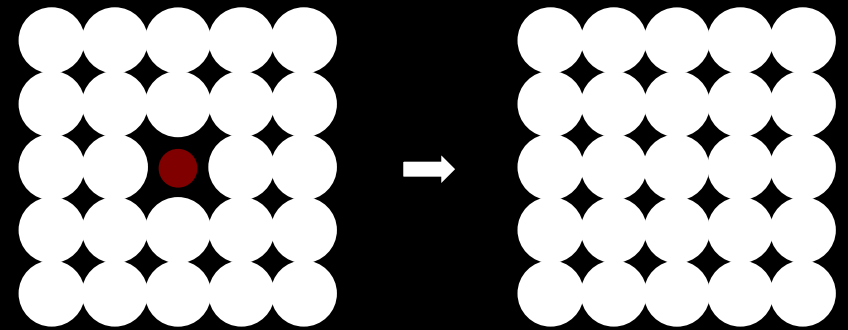
# 1. PROBLEM ANALYSIS

Background definition





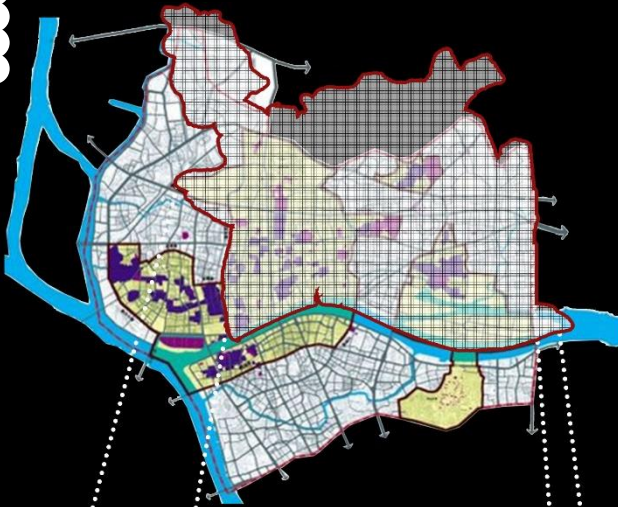
One urban village clearance case in Guangzhou



If the redevelopment here follows the path of urban regeneration model in China, it is clear that these African traders will find it difficult to find new settlements, and they will probably leave Guangzhou completely

# 1. PROBLEM ANALYSIS

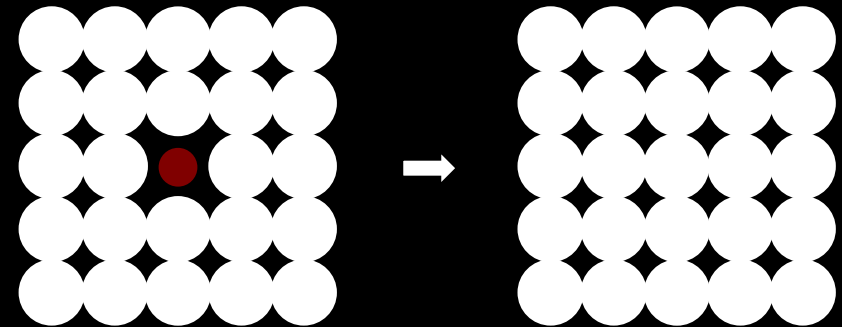
Challenges of stay and survival



--- Urban Regeneration Guide Plan of Guangzhou, 2010



--- 23 urban regeneration projects planned to start, Yuexiu District, 2017



If the redevelopment here follows the path of urban regeneration model in China, it is clear that these African traders will find it difficult to find new settlements, and they will probably leave Guangzhou completely

# 1. PROBLEM ANALYSIS

Challenges of stay and survival





--- Typical scenes inside the Baohanzhi street community

After several times of African demonstrating their dissatisfaction with the management of the local government via protests, **the confrontation between this group and the local society** accumulated day by day, and social segregation further deepened.

## 1. PROBLEM ANALYSIS

Residential differentiation and social segregation

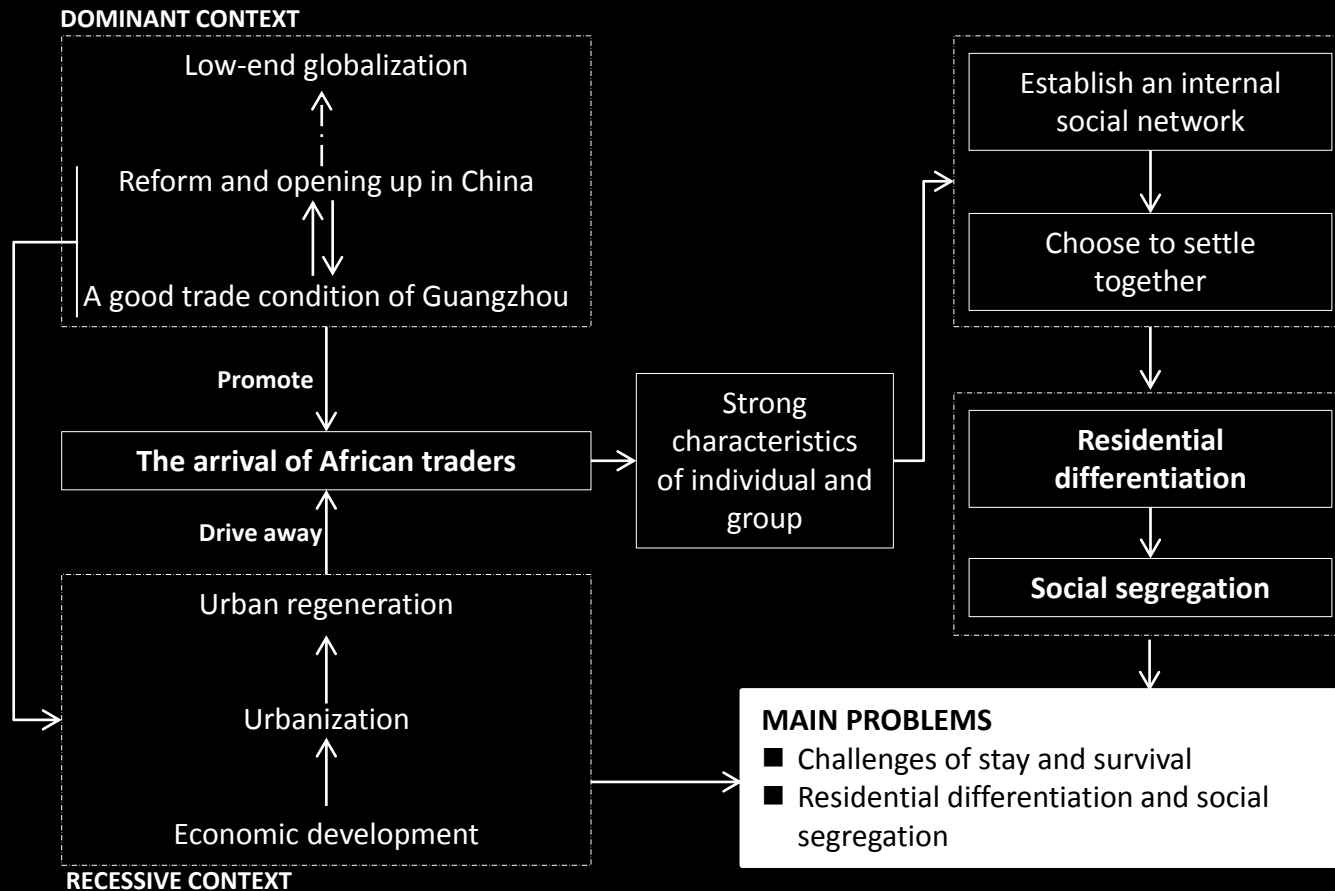
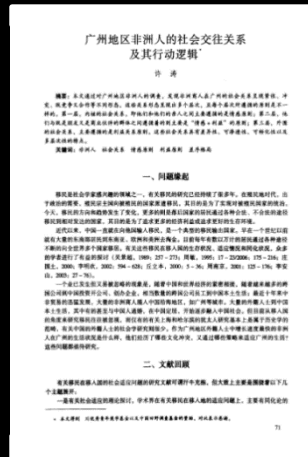
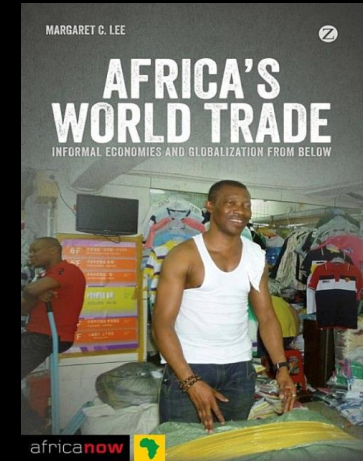
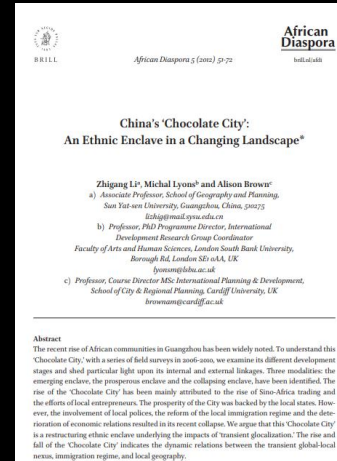
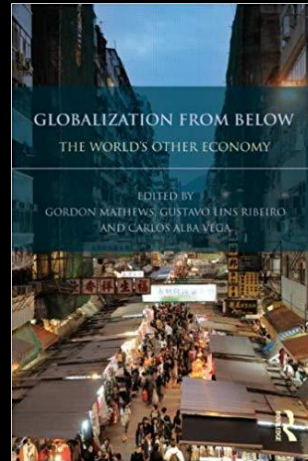
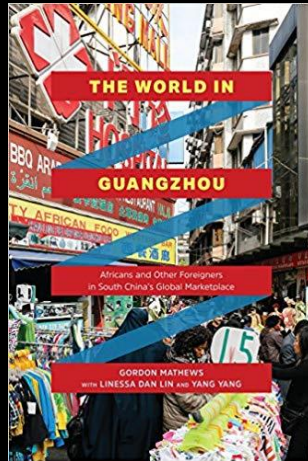


Diagram of problem analysis. Own image

# 1. PROBLEM ANALYSIS

Problem definition





--- Current researches from the perspectives of sociology and geography

# 1. PROBLEM ANALYSIS

Knowledge gap



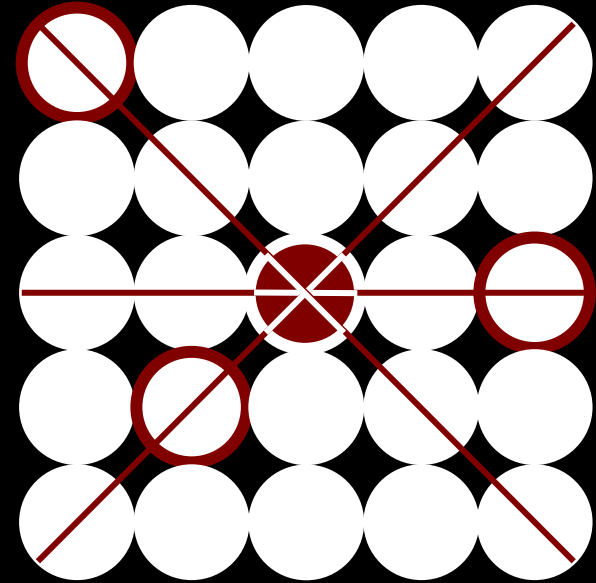
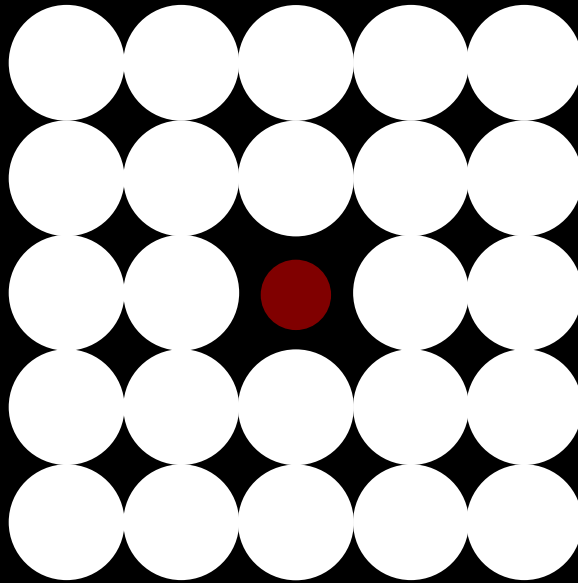
“ How can foreign ethnic enclaves that formed from the trend of low-end globalization in current and future Chinese global cities transform into more **inclusive places (D)** for foreigners and local residents with **better living conditions (C)** and **urban environment (B)** by using **multi spatial and governance strategies?** ”

**(Case study: African enclaves in Guangzhou, China) ”**

## 2. OBJECTIVES AND RESEARCH QUESTIONS

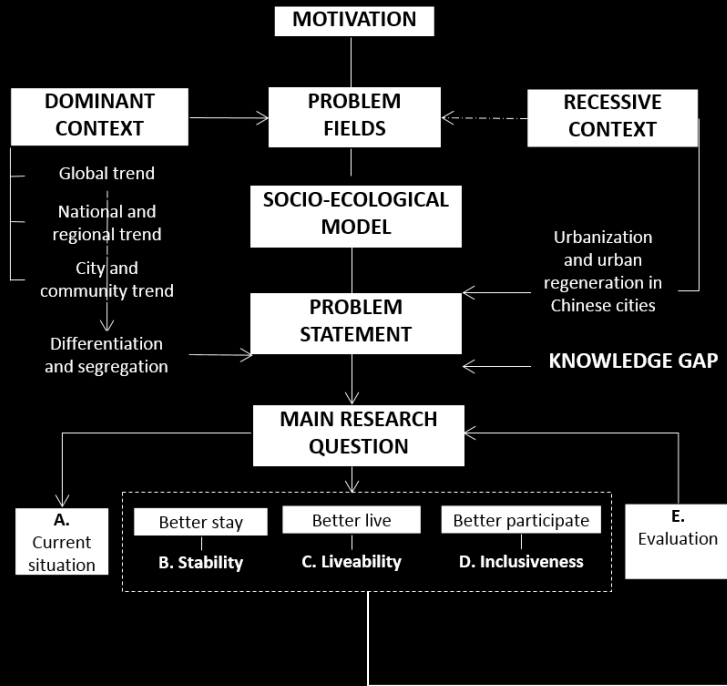
Main research question





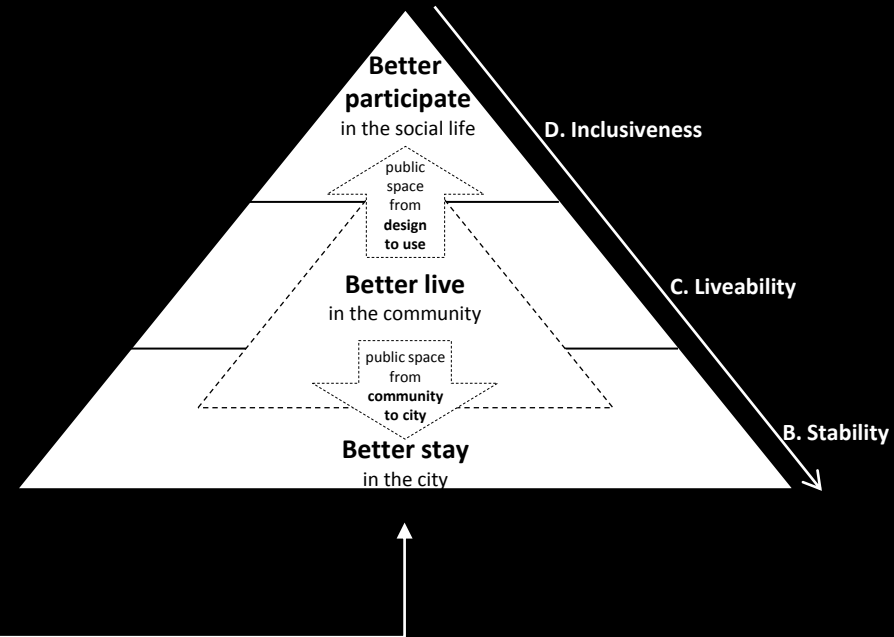
- A. To understand the current situation and formation mechanism of African enclaves in Guangzhou and analyze of its spatial characteristics
- B. To make African traders stay better in the city.** The key to this is to protect the existing social network during the regeneration process. Especially some important spatial social network nodes and connections.
- C. To makes their quality of living better.** This involves transforming these dilapidated communities and improving environmental quality. The public space is especially important for the outcome of the transformation.
- D. Let them better participate in the local social life.** This is mainly based on the former two to further enhance their sense of belonging. To eliminate the gap between the local society and these foreign residents.
- E. Find criteria for assessing the effects of spatial interventions.

## 2. OBJECTIVES AND RESEARCH QUESTIONS



PROBLEM  
ANALYSIS

OBJECTIVES  
&  
RESEARCH  
QUESTIONS



## 2. OBJECTIVES AND RESEARCH QUESTIONS

Research framework and conceptual framework





A

SQ1. How does this ethnic enclave influence Guangzhou's urban environment in community scale currently?

B

SQ2. City Scale: How to protect the survival basis of African traders in Guangzhou?

C

SQ3. Community Scale: How to improve spatial quality in this high density urban environment with poor condition? (Main focus on public space)

D

SQ4. Mode: How could ethnic enclaves better integrate into local socio-spatial environment?

E

SQ5. How to evaluate the result of implementation of spatial strategies and policies?

According to the problem analysis, my sub-research questions are proposed for deepening and materializing the research objectives. At the same time, from the perspective of **theoretical study and empirical study**, here will introduce how to answer these questions and finally get **potential outcomes** in response to research objectives.

## 2. OBJECTIVES AND RESEARCH QUESTIONS

Sub-research questions



## ■ Literature review

Case study  
Policy study



## ■ Questionnaire survey



## ■ Semi-structured interview



## ■ Observation & Photography



## ■ Data collection



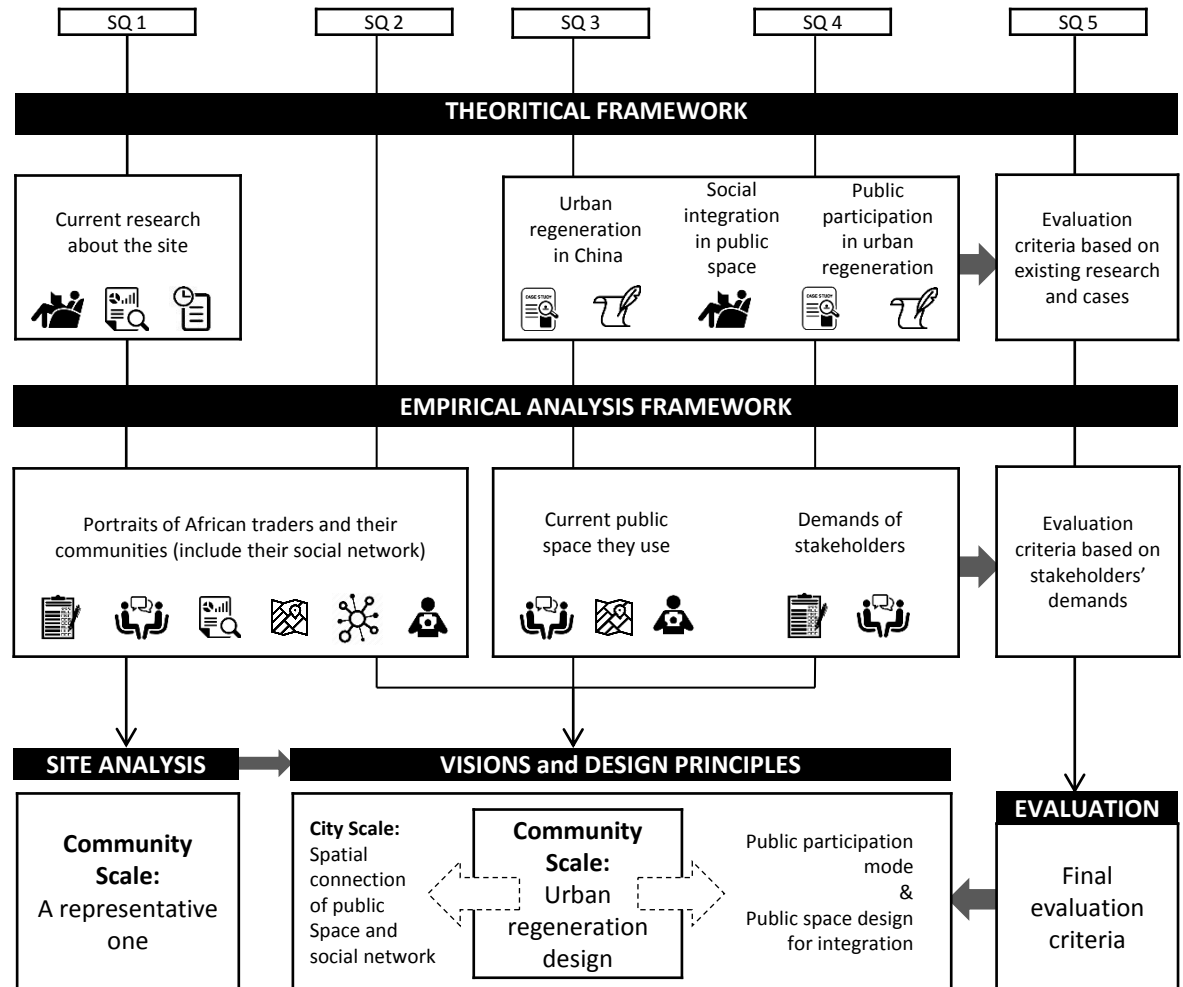
## ■ Mapping



## ■ Spatial analysis



## ■ Historic analysis



# 2. OBJECTIVES AND RESEARCH QUESTIONS

Research design and research methods according to the questions



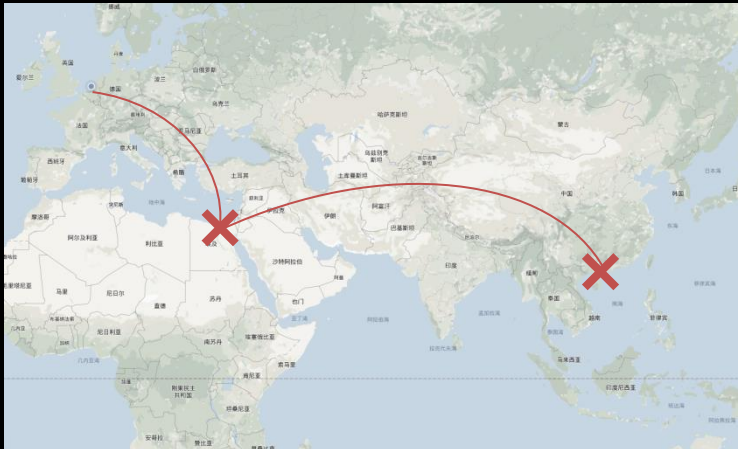


*First Stop: Cairo Airport, Egypt*

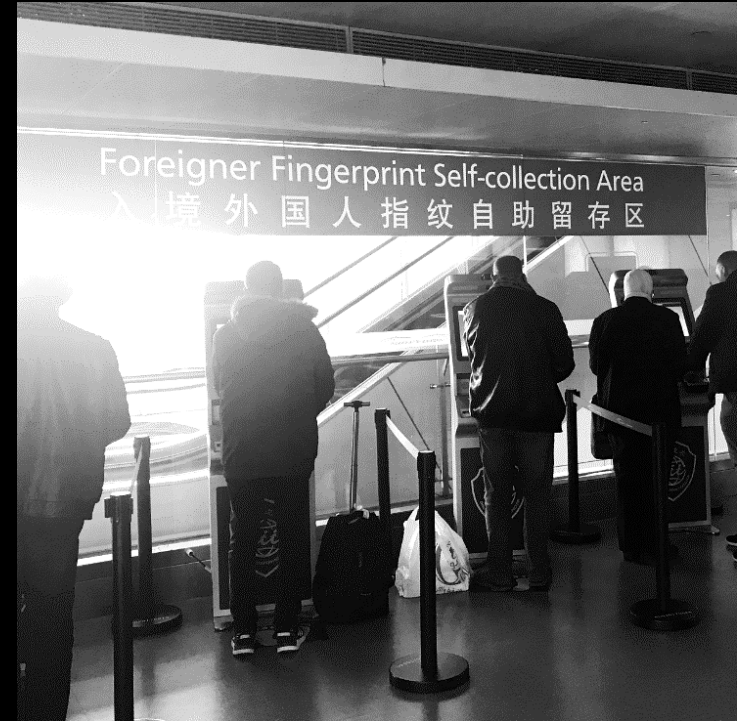


*African merchants in Cairo Airport, waiting for the flight to Guangzhou, 2018 Own image*

### 3. EMPIRICAL ANALYSIS



**Final Stop: *Guangzhou Airport, China***



*Foreigners entering China are entering fingerprints at the airport. Own image*

### 3. EMPIRICAL ANALYSIS





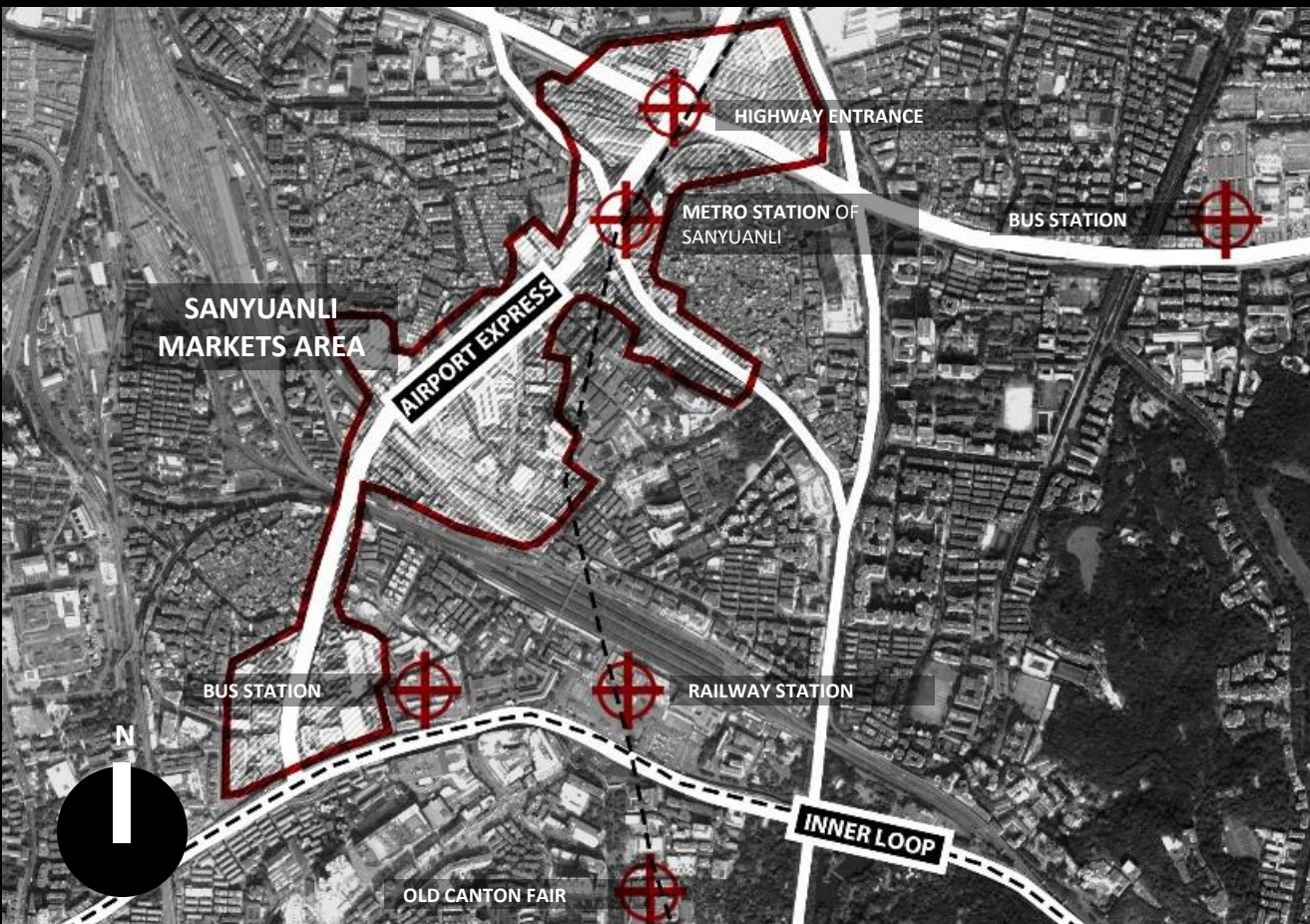
Based on the above mapping of markets, communities and other venues used by Africans in Guangzhou, I have summarized this map of African activities in the city. It can be seen that their range of activities has a certain concentration and is not very scattered.

Most of the locations shown in this African activity map in Guangzhou had been visited during my fieldwork. Unfortunately, a few places I did not go. According to previous research, these places have not many Africans living and working. Besides, some of the places I went to also did not gather too many Africans.

### 3. EMPIRICAL ANALYSIS

Where





At present, the Sanyuanli business district is known as the 'first market of finished leather goods in China'. At the same time it is also one of the largest clothing trading markets in Guangzhou and also the famous clothing inventory market. **These cheap clothing, relatively large market scale and correspondingly more diverse choices have become the reason why African traders are rushing.**

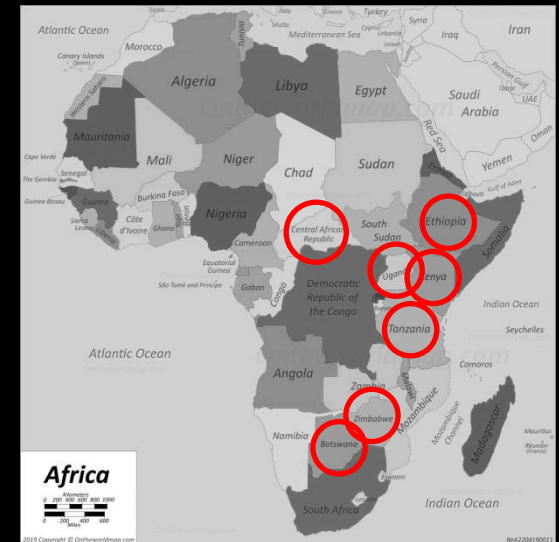
The existing literature shows that **African traders here are mainly short-stay type, and many are still “Sanfei” (illegal immigration, illegal residence and illegal employment) persons** (Zhao & An, 2017). They come quietly to the city and stay here silently.

Good transportation location of Sanyuanli. Own Image

### 3. EMPIRICAL ANALYSIS

Where



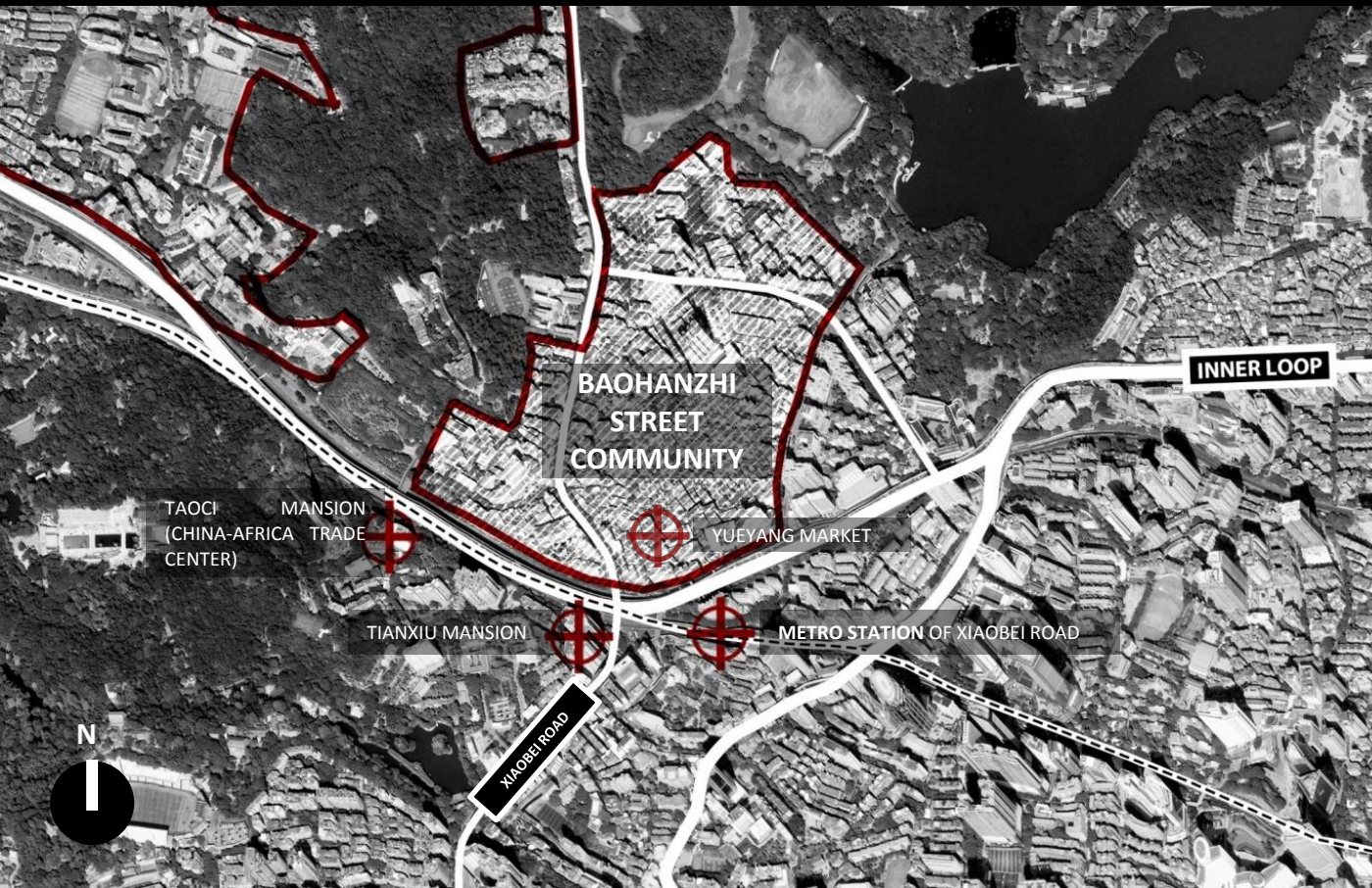


Mainly English-speaking, French, Arabic  
Christians, Catholic, Muslim  
Illegal identity

### 3. EMPIRICAL ANALYSIS

Where and Who





Location of Baohanzhi street community in Xiaobei road.

Own Image

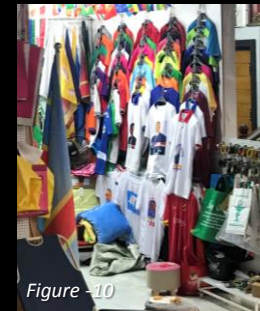
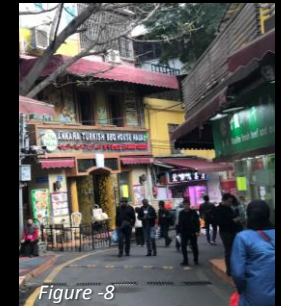
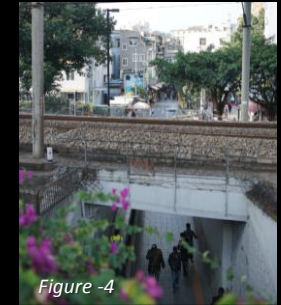
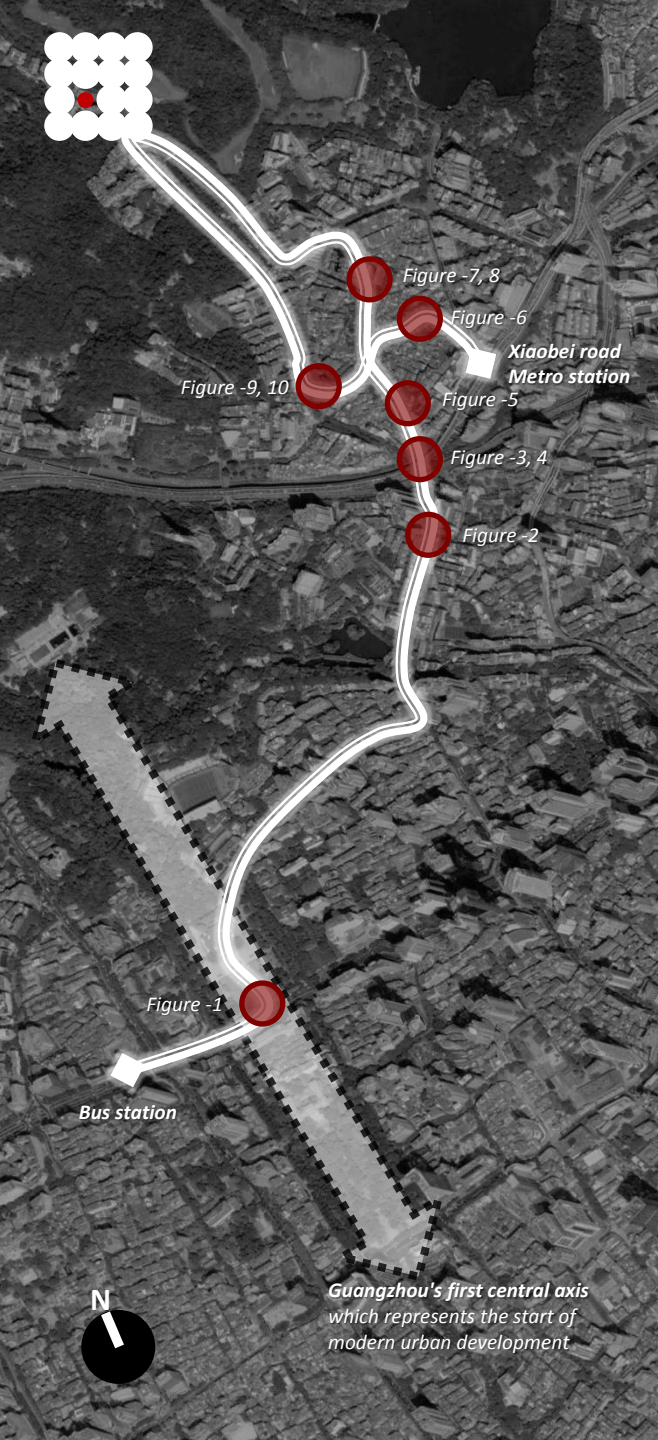
The formation of such transnational ethnic enclave is a process from quantitative change to qualitative change. Many times when local people have not paid attention, some areas in the city are occupied by a group of people. And then locals will find a new world when they go to those places again, even though those buildings are still the appearance of old Guangzhou houses.

The second stop of my fieldwork was the Baohanzhi street community in Xiaobei road, the largest African community in Guangzhou.

### 3. EMPIRICAL ANALYSIS

Where

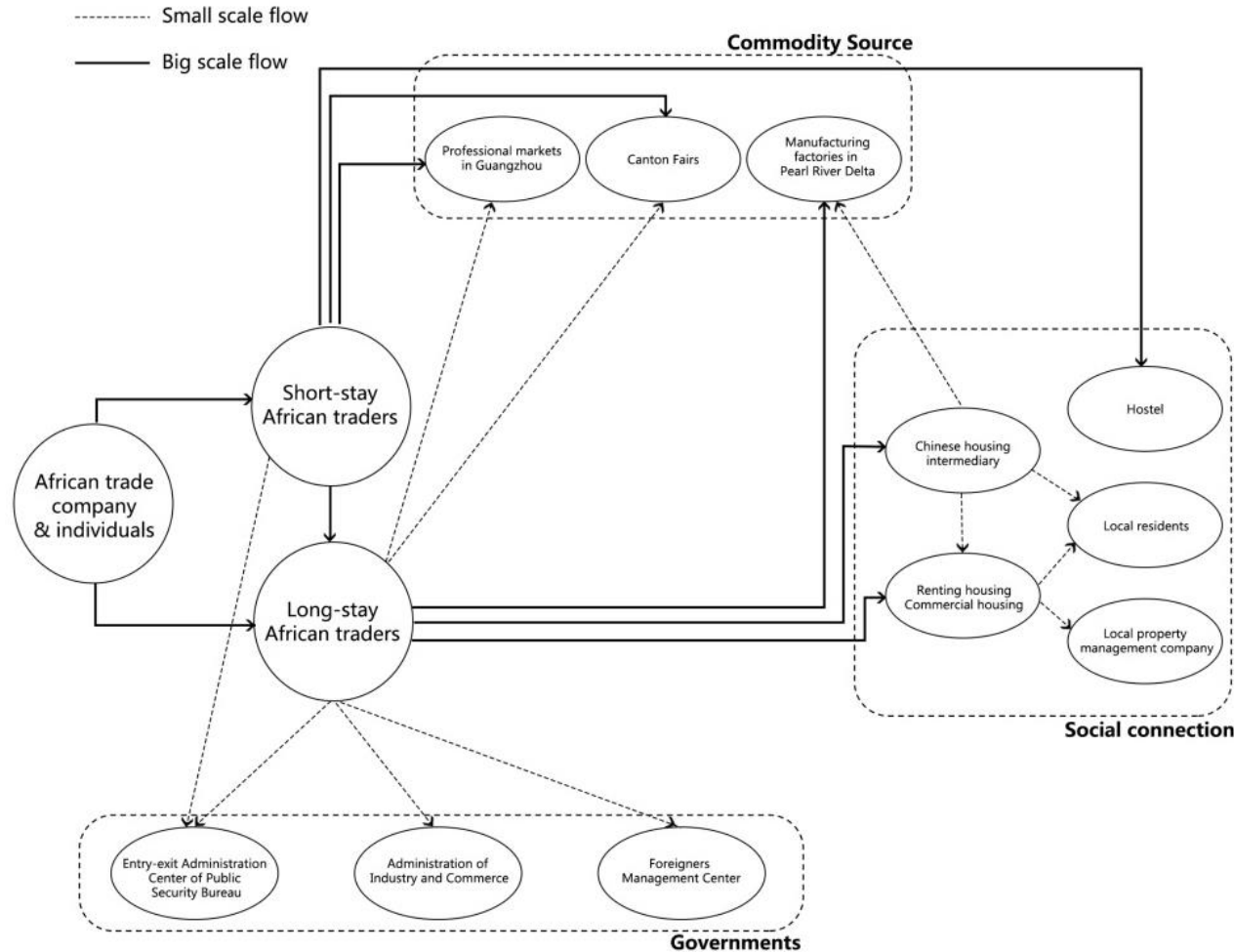




Mainly French-speaking, Arabic  
International Muslim community  
Mixed with English-speaking Christians

### 3. EMPIRICAL ANALYSIS

Where and Who



Social network diagram of community life inside African enclaves in Guangzhou

Own Image



*"In fact, the crime rate in this area is not as high as that rumored outside. We hope that people can understand and accept these Africans. This is one of the goals of our work."*

--- Said by an officer of Dengfeng foreigners service center



*"I love the food in this restaurant which reminds me of the taste of my hometown."*

--- Said by a Algerian trader in one of the Muslim restaurant

## 3. EMPIRICAL ANALYSIS

How and What





The church of Shishi Sacred Heart of Jesus Cathedral Own Image



*"Africans who come here to pray are mainly college students and successful business people, because they generally have a better education and more free time."*

--- Said by a staff of the church



Africans join the football community in Guangzhou in different forms



*"In 2013, we used the government's purchase of special services and the help from Wang Haige's professional social work organization to serve this community football team and promote the integration of foreign friends of different ages and nationalities with local residents."*

--- Said by an officer of Dengfeng foreigners service center

## 3. EMPIRICAL ANALYSIS

How and What



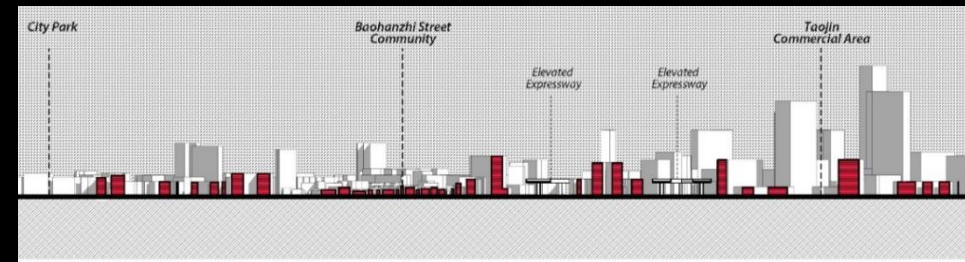






## 4. SITE ANALYSIS AND CONCLUSIONS

Surrounding environment and Height density analysis



### Surrounding Environment:

It is also necessary to re-establish connection between the site and the surrounding area. Especially high-quality urban public resources like parks.

### Buildings' Height and Density:

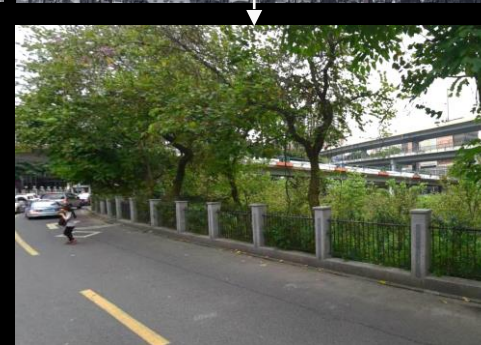
The low-rise buildings in Baohanzhi street community provide a sense of scale suitable for human while continuously compress the area of the open space.





## 4. SITE ANALYSIS AND CONCLUSIONS

Transport environment and Public space analysis



### Transport Environment:

The main area is suitable for the development of the pedestrian network. But it is very inconvenient for traders who frequently transport goods across the sides because of the lack of necessary barrier-free facilities.

### Public Space:

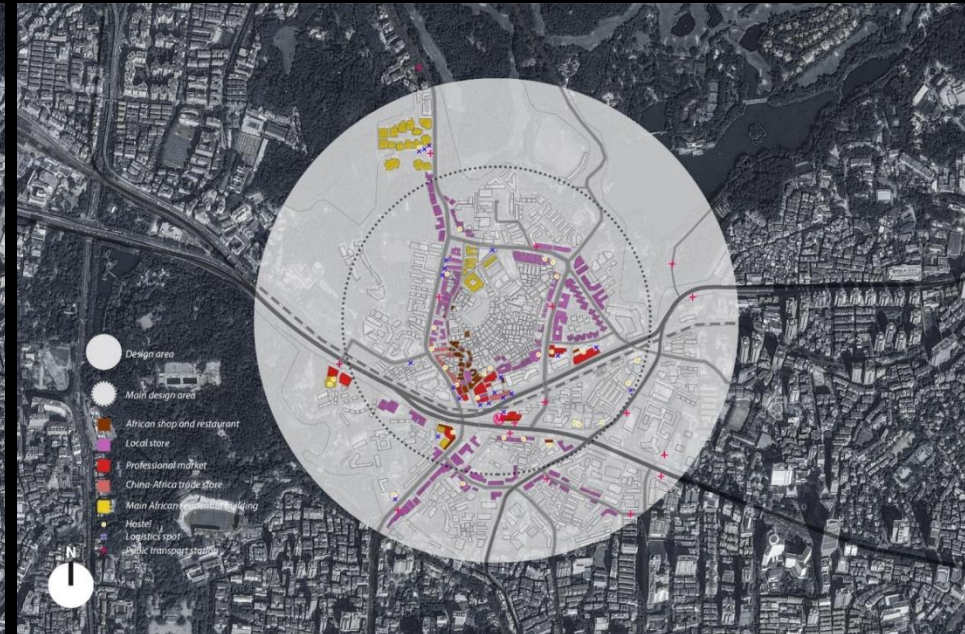
There are different kinds of public space or potential space for public use. According to the results of theoretical research, public space is a good carrier for promoting social integration in urban renewal.





# 4. SITE ANALYSIS AND CONCLUSIONS

Public service and Commercial space analysis



## Public Service:

The types of public service here are rich and comprehensive but some of them are limited for the public and some of them are running in low efficiency.

## Commercial Space:

There is a good commercial service atmosphere here for both local residents and African traders, but some features are not well set and need to be redesigned.





## 4. SITE ANALYSIS AND CONCLUSIONS

Conclusions



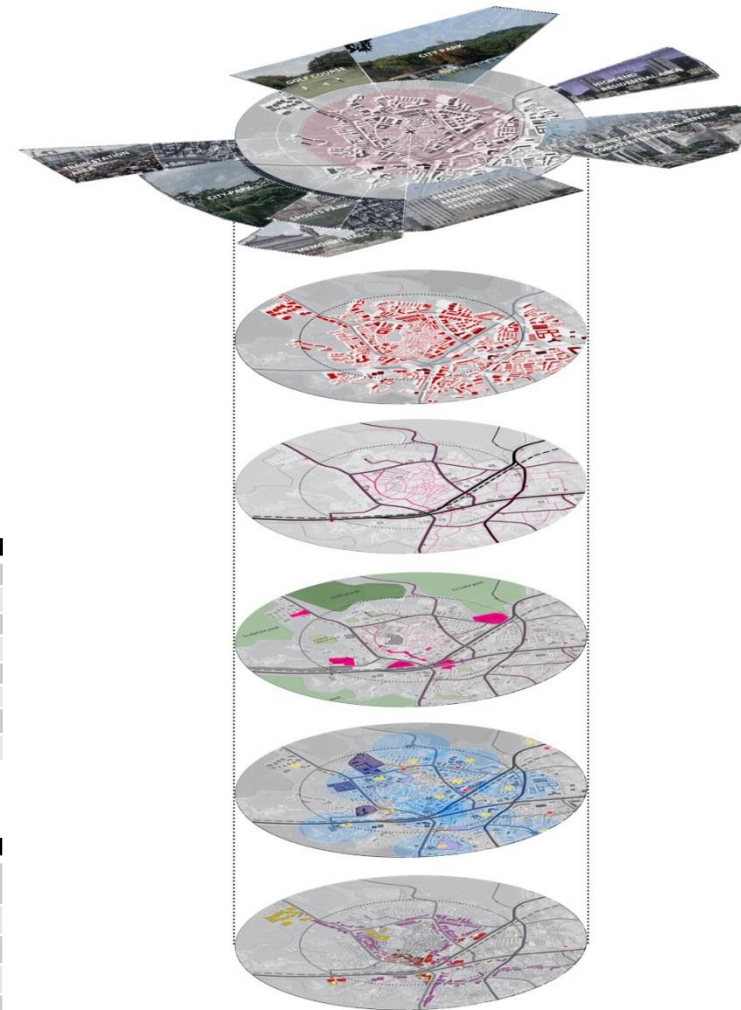
MAIN PROBLEMS: **SPATIAL DISCONNECTION** between different areas

TYPES		POTENTIAL REGENERATION WAYS
REUSE	Vacant space	For public use like parks, square, religious activity and public event
	Vacant buildings	For public use like religious activity, public housing and office
UPGRADE	Schools for children	Receive foreigners' children
	Schools for adults	Set vocational and language training courses for Africans
	Sports field in schools	Open for the public during no teaching time
	Logistic spots	Re-design and change the flow of cargo
	Professional markets	Add more functions like stores selling African goods to attract locals
TRANSFORM	Security station	Use some extra stations to become space for community services and activities

MAIN PROBLEMS: **FUNCTIONS** lack of rational arrangement

TYPES		POTENTIAL REGENERATION WAYS
NEGATIVE	Urban village with bad environment	Environmental beautification, adding open space, organizing public events and attracting new comers and industries
	Unsafe place	Reducing patrol, establish platform for communication between local and African
	Forgotten place	Find the characteristics and strengthen the propaganda and connection
POSITIVE	A place with African characteristics	Branding the African things here, public events of African culture
	Good pedestrian network	Connect it with surrounding urban space like commercial area, parks and transport stations
	Humanized scale of street and buildings	Prohibit motor vehicles from entering the core area. Increase the public use of internal space to improve usage.

MAIN PROBLEMS: **IDENTITY OF THE PLACE** needs to be reconstructed and intensified

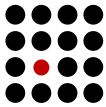




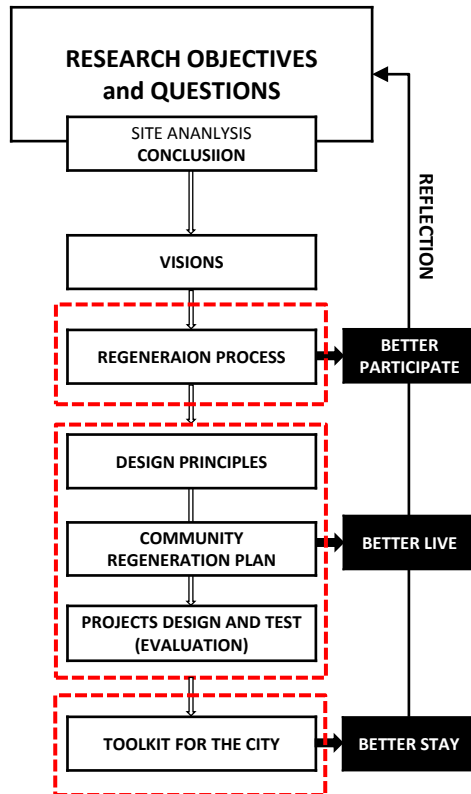
## 5. DESIGN FRAMEWORK AND VISIONS





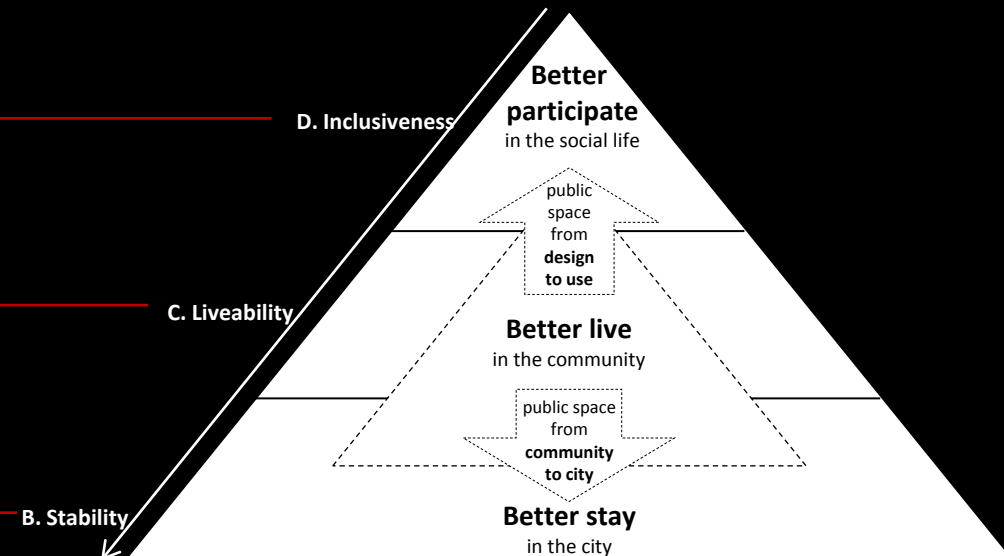


# 5. DESIGN FRAMEWORK AND VISIONS



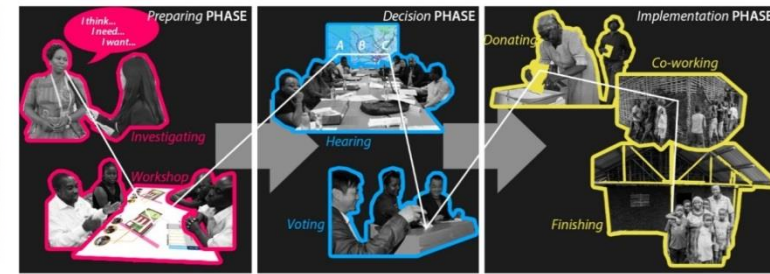
In order to respond to the three objectives  
(**Better Stay, Better Live, Better Participate**)

- Start with **community-scale urban regeneration**. I will first implement the concept of **public participation**.
- The next step is to make these foreigners better live in the community through **community regeneration plan and design**.
- In the end, some feasible ways of intervention which are concluded in a **Toolkit** will apply to the entire city to make Guangzhou more conducive to their stay.





**Community Regeneration Vision**



**Public Participation Vision in the process of community regeneration**

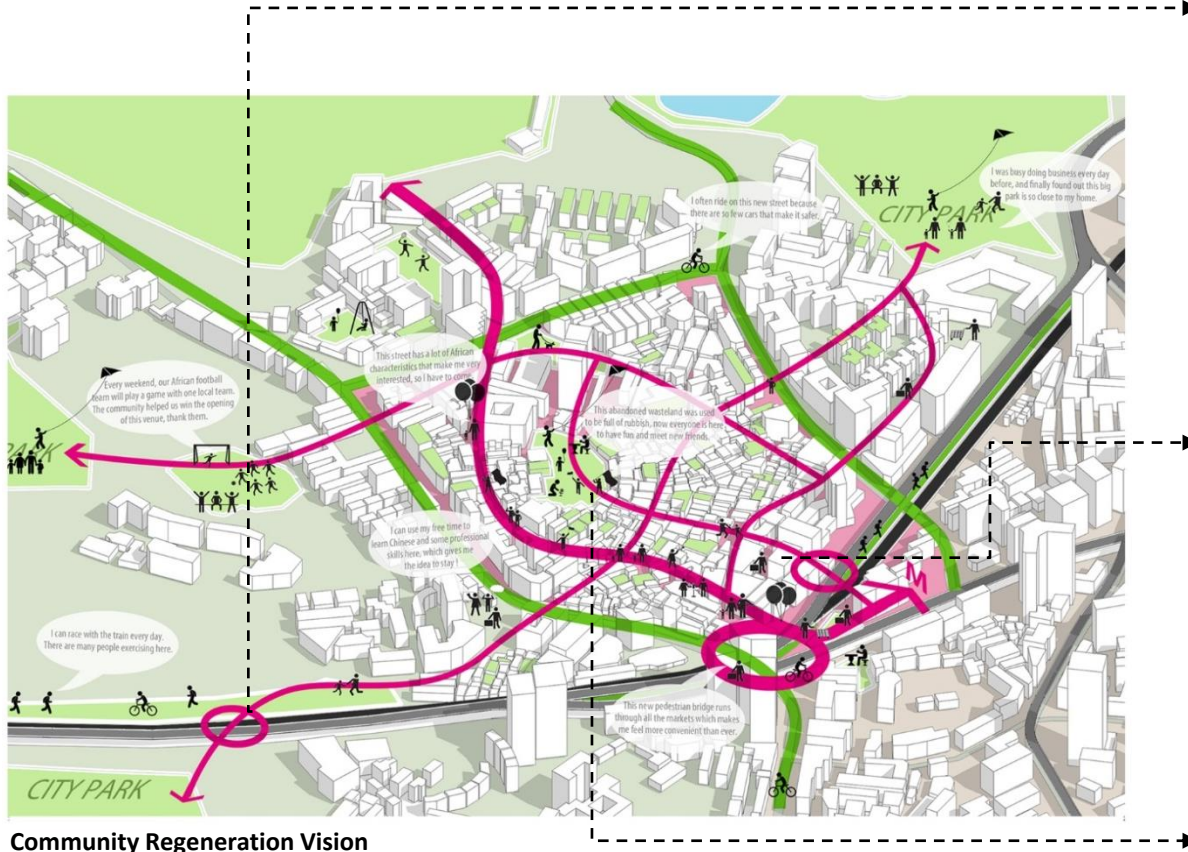


**City Strategy Vision for all the African in Guangzhou**

## 5. DESIGN FRAMEWORK AND VISIONS

Visions for the outcomes of this project





**Community Regeneration Vision**

- **A Pedestrian and Environment Friendly Community:** Here will has good internal and external connectivity and high accessibility to high quality spatial sources. The potential public space sources will be used for everyone with a sustainable environmental consideration.
- **A Mixed Community:** The functions here will be abundant to meet everyone's needs and be used very well and efficiently by everyone.
- **A Multicultural Community:** The most obvious characteristic will be the multicultural atmosphere which includes traditional Chinese culture and diverse African culture with great integration.



## 5. DESIGN FRAMEWORK AND VISIONS

Three Visions for the community regeneration plan and design





## 6. REGENERATION PROCESS DESIGN

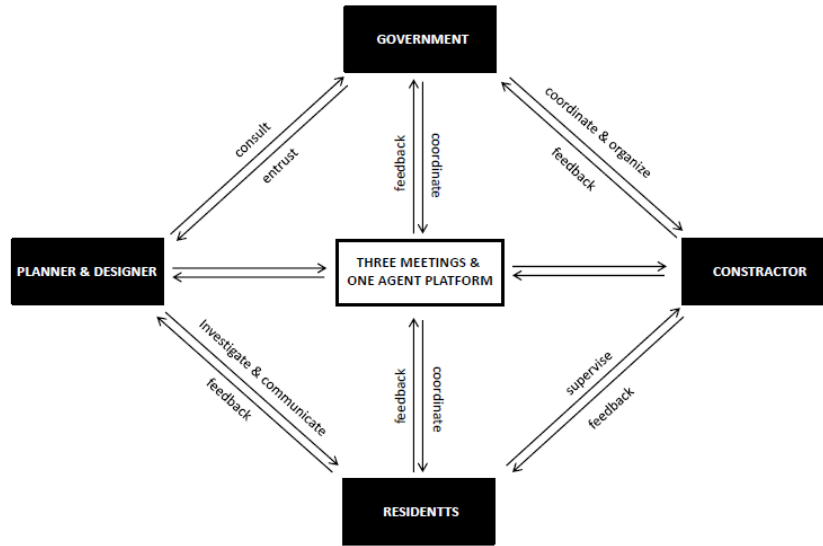




# 6. REGENERATION PROCESS DESIGN

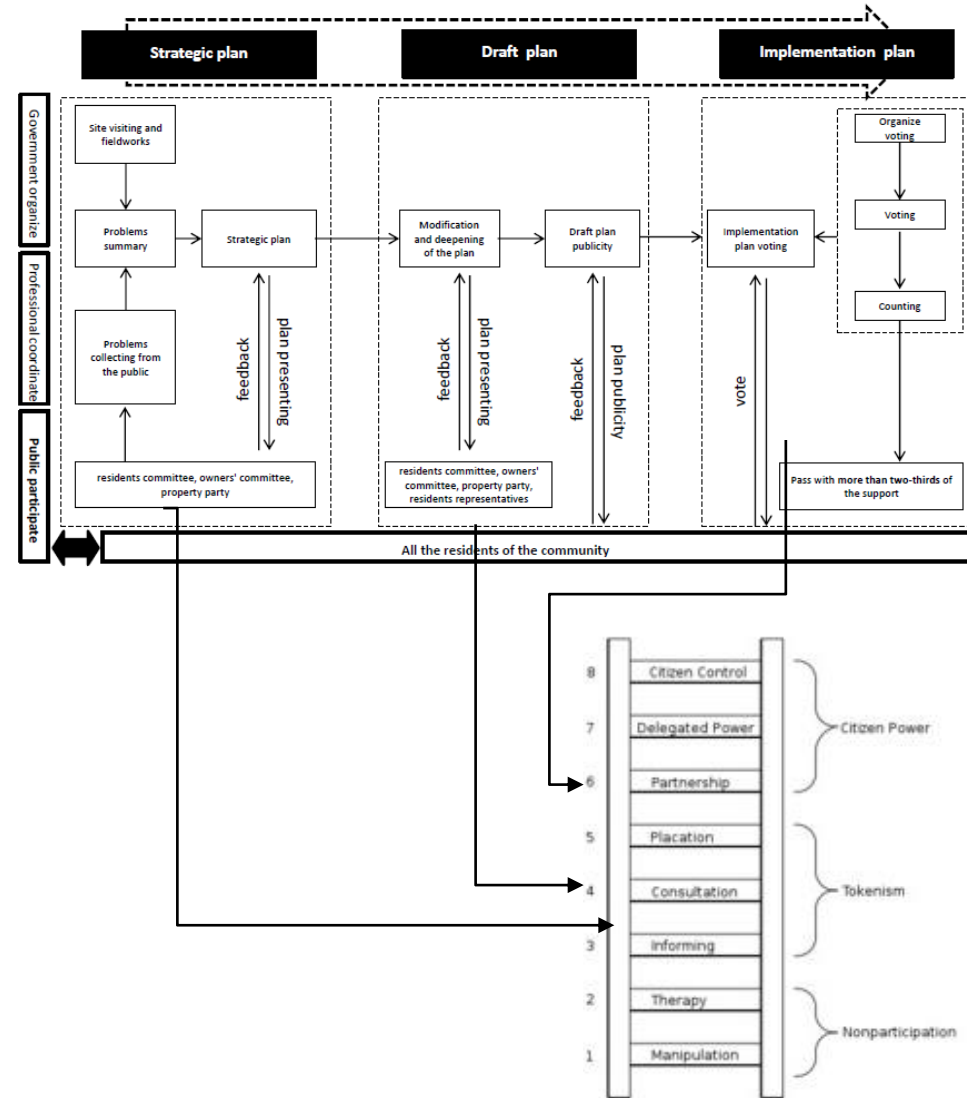
Case Study --- Public participation in Shanghai's community renewal

Structure of public participation



**Joint committee of Shanghai:** **one** community government leadership, **five** relevant responsible persons and representatives (mainly including community police, residents committee, owners' committee, property party and the residents) and **some other** representatives (such as volunteers)

Process of making plan for the community renewal





# 6. REGENERATION PROCESS DESIGN

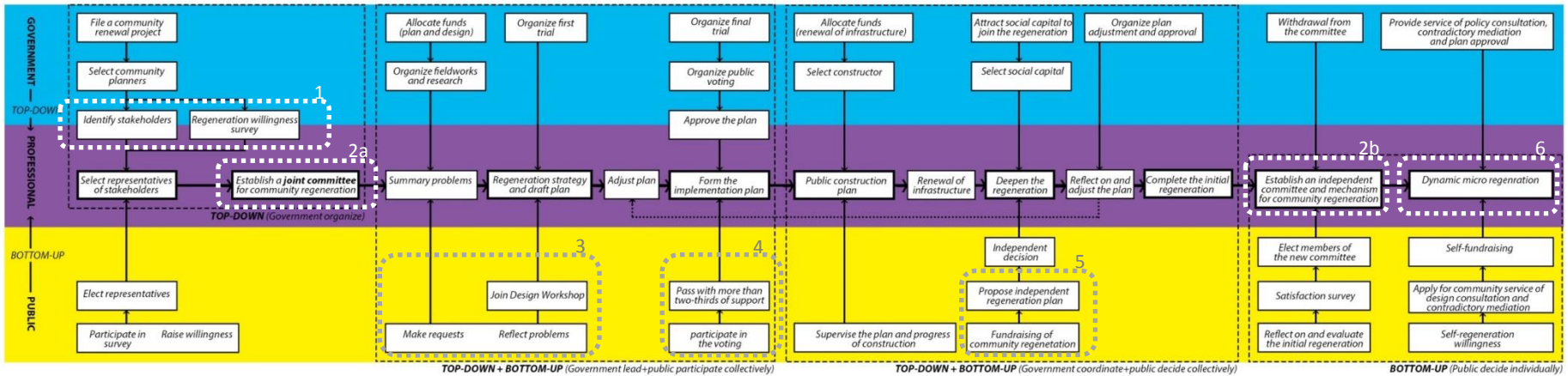
Regeneration process design and its principles

## REGENERATION PREPARATION PHASE

## REGENERATION PLAN PHASE

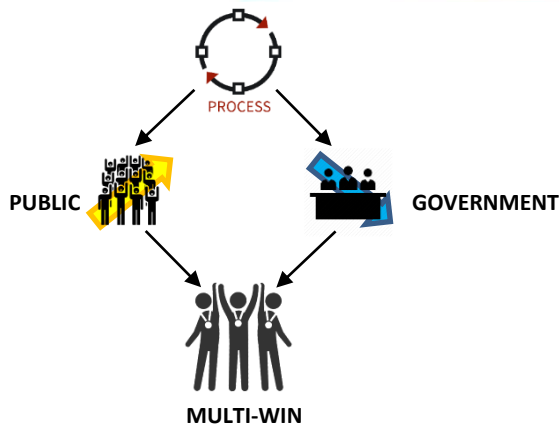
## REGENERATION IMPLEMENTATION PHASE

## REGENERATION MANAGEMENT PHASE



There are **four basic principles** for the design of the regeneration process:

- The process design needs full coverage. The process is in dynamic change from some aspects like roles, influence and interrelationship of different stakeholders.
- There will be an increase of the range of people involved in and the degree of their participation
- There will be a decrease of governments' influence on the community affairs and cost of governance.
- Although the above two are positively related to the public and private input in the regeneration, the final result will point to a multi-win situation. Public participation also allows them to better integrate with each other.



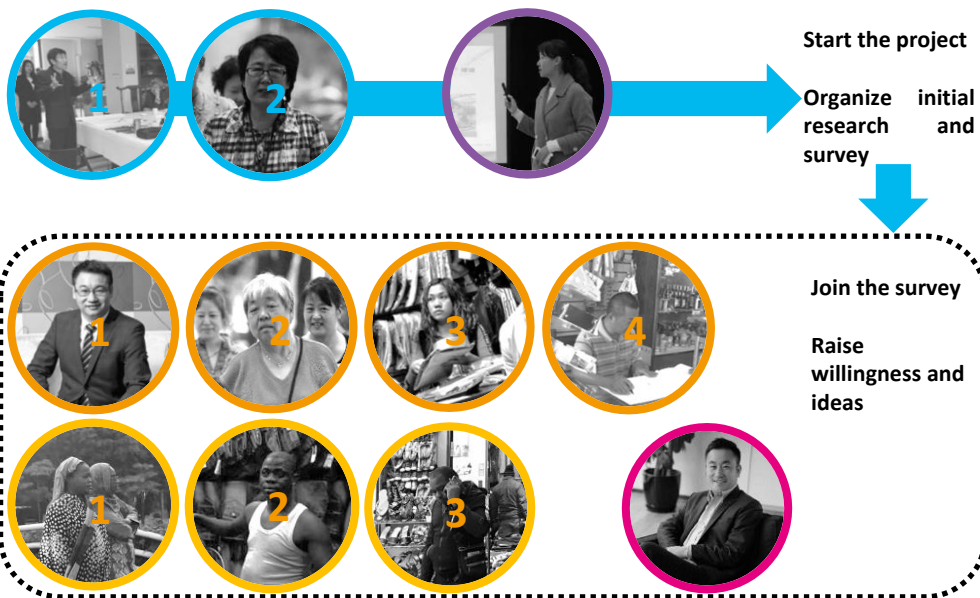




# 6. REGENERATION PROCESS DESIGN

SCENARIOS: Stakeholders Identification + Initial Survey

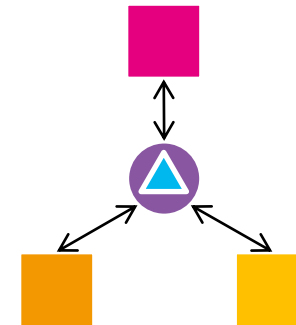
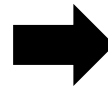
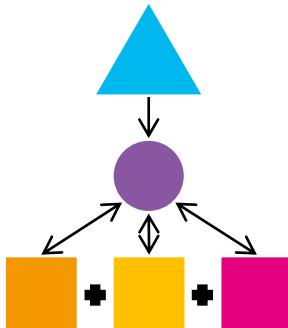
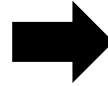
Groups of STAKEHOLDERS		DISCOU RSE POWER	CONNECTIO N with the community	CONCERN	ORGANIZATION	Potential ways of PARTICIPATION
Government	City urban planning department	Strong	Medium	<ul style="list-style-type: none"> <li>Speed and Quality of urban planning implementation</li> <li>Governmental expenditure</li> </ul>	Urban planning department	<ul style="list-style-type: none"> <li>Organize community regeneration plan</li> <li>Examine and approve plan and design</li> </ul>
	Local government office	Strong	Strong	<ul style="list-style-type: none"> <li>Community environment</li> <li>Public security</li> <li>Governmental expenditure</li> <li>Attraction to the public and investors</li> </ul>	Sub-district office  Community police station	<ul style="list-style-type: none"> <li>Organize regeneration activities</li> <li>Allocate funds</li> </ul>
Professional	Community planners	Medium	Weak	<ul style="list-style-type: none"> <li>Quality of result</li> <li>Balance of all the stakeholders</li> </ul>	Individual	<ul style="list-style-type: none"> <li>Help clients to make plan</li> <li>Coordinate stakeholders</li> </ul>
Local Chinese	Property owners	Strong	Strong	<ul style="list-style-type: none"> <li>Value of property</li> </ul>	Owners' committee	<ul style="list-style-type: none"> <li>Participate in the survey and give advice</li> <li>Select representative</li> <li>Vote for the plan</li> <li>Supervise the implementation</li> <li>Self-funding to make some regeneration</li> </ul>
	Residents	Medium	Strong	<ul style="list-style-type: none"> <li>Community environment</li> <li>Public security</li> <li>Quality of public life (public space, public activity)</li> </ul>	Residents' committee	
	Operators of trading business	Weak	Weak	<ul style="list-style-type: none"> <li>More traders to come</li> <li>Market environment</li> </ul>	Chamber of commerce (market)	
	Operators of community service	Medium	Strong	<ul style="list-style-type: none"> <li>Community environment</li> <li>Attraction to the public</li> </ul>	Chamber of commerce (community)	
African	Long-stay traders	Weak	Strong	<ul style="list-style-type: none"> <li>Market environment</li> <li>Community environment</li> <li>Quality of public life (public space, public activity, religious activity)</li> </ul>	Chamber of commerce (African trader)  Religious group	<ul style="list-style-type: none"> <li>Participate in the survey and give advice</li> <li>Select representative</li> <li>Vote for the plan</li> <li>Supervise the implementation</li> </ul>
	Short-stay traders	Weak	Medium	<ul style="list-style-type: none"> <li>Market environment</li> </ul>		
	Operators of community service	Medium	Strong	<ul style="list-style-type: none"> <li>Community environment</li> <li>Attraction to the public</li> </ul>	Chamber of commerce (community)	
Potential investors	Potential investors	Medium	Strong	<ul style="list-style-type: none"> <li>Community environment</li> <li>Attraction to the public</li> <li>Public security</li> </ul>	Real estate company  Individual	<ul style="list-style-type: none"> <li>Invest and run business in the community</li> </ul>





## 6. REGENERATION PROCESS DESIGN

SCENARIOS: Establish the Joint Committee (A & B) and Update



### Joint committee A (Co-Governance):

- The Government part is made up of officers from the **city urban planning department, sub-district office and police station**
- The Public part is made up of representatives elected from **owners' committee, residents' committee, different chambers of commerce, African religious groups and other tenants**
- The Professional part is made up of **community planners**.

### Joint committee B (Self-Governance):

- The Government part will be hidden in the professional part to provide some service for the community.
- The Public part will be separated into different groups to defend their own interest.





## 6. REGENERATION PROCESS DESIGN

### SCENARIOS



SCENARIOS: *Workshop for designing the community together*



SCENARIOS: *Public Voting for the Implementation Plan*



SCENARIOS: *Public Donation for Community Renewal Fund*



SCENARIOS: *Co-working to build own community*



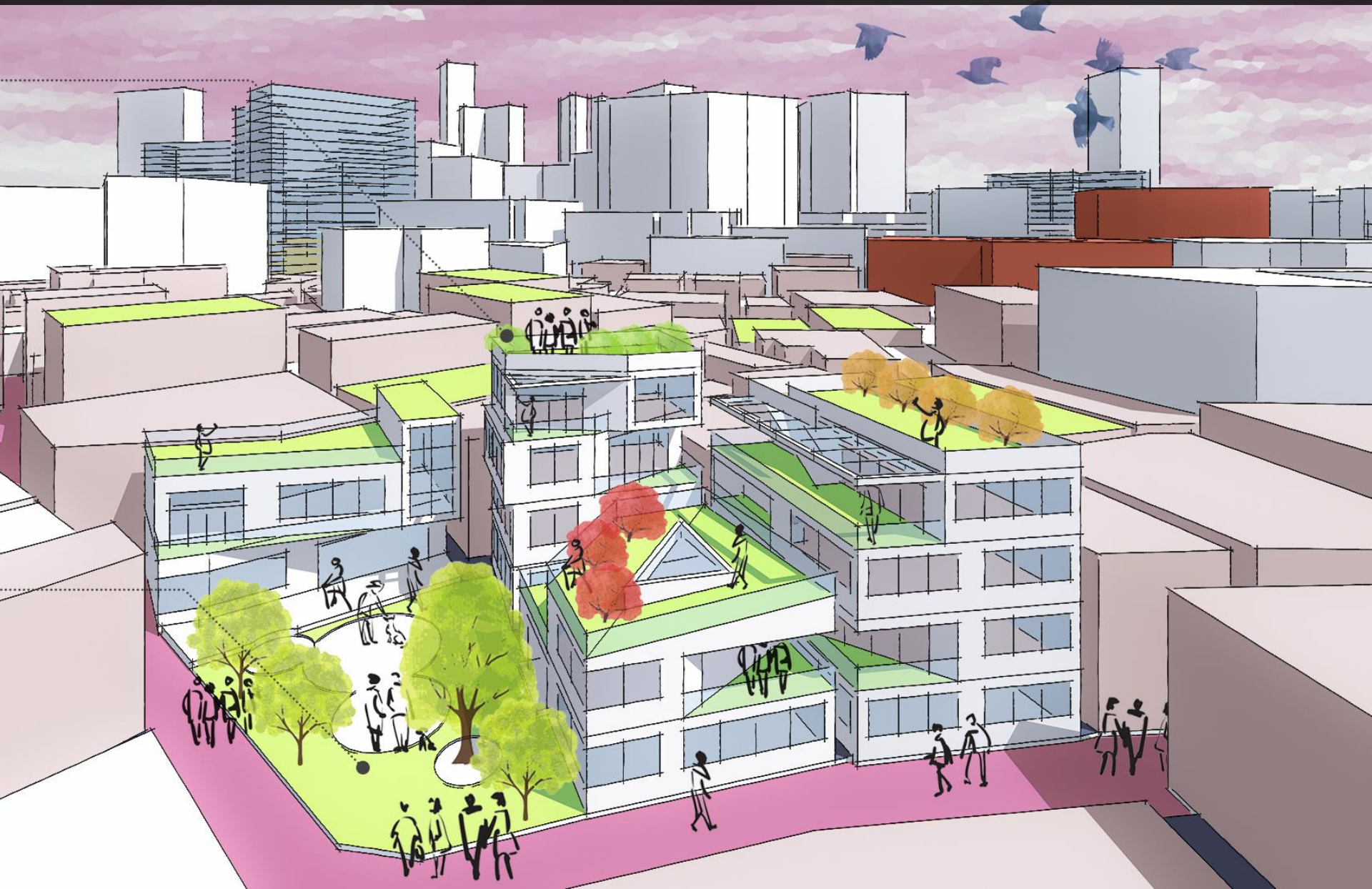
## Reflection on **BETTER PARTICIPATE**

- Through the design of this regeneration process, it is mainly hoped that all stakeholders can be included in the process through different types of public participation in different phases.
- For these Africans, they are originally marginalized people here and their voice is weak. But in reality they have large numbers of people. Therefore, this public participation design can enhance their participation as a part of the city in social activities.
- On the other hand, they can promote the integration with local society through their communication with the government, planners and other residents in the process.





## 7. COMMUNITY REGENERATION PLAN AND DESIGN





# 7. COMMUNITY REGENERATION PLAN AND DESIGN

Design principles



## VISIONS

## PRINCIPLES

A Pedestrian and Environment Friendly Community

A Mixed Community

A Multicultural Community

Accessibility

Quality

Efficiency

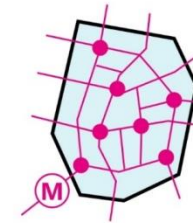
Diversity

Identity

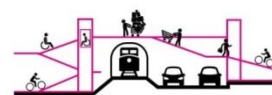
## Principle 1: Accessibility



Connect to the surrounding services and facilities



Complete pedestrian network



Supporting accessible infrastructures

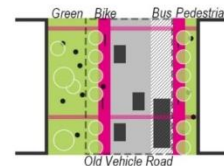
## Principle 2: Quality



Maximum green open space



Green building



Street for public life

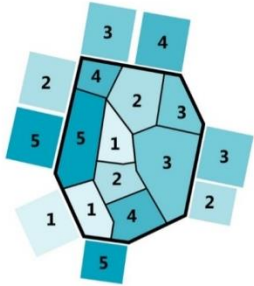




# 7. COMMUNITY REGENERATION PLAN AND DESIGN

Design principles

## Principle 3: Efficiency

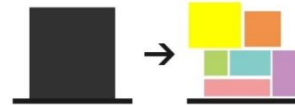


Phased development



Vacancy reuse

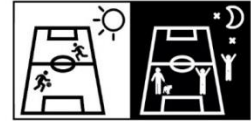
## Principle 4: Diversity



Diversified functions



Space for everyone

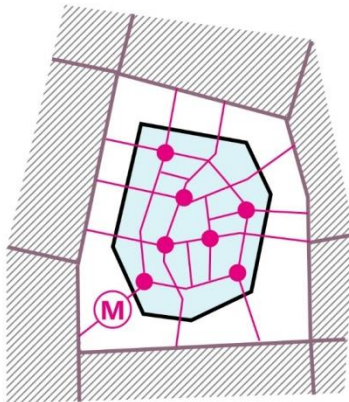


Diversified use of time

## Principle 5: Identity



Multi-culture



Unique good environment  
for slow-traffic compared  
with surroundings

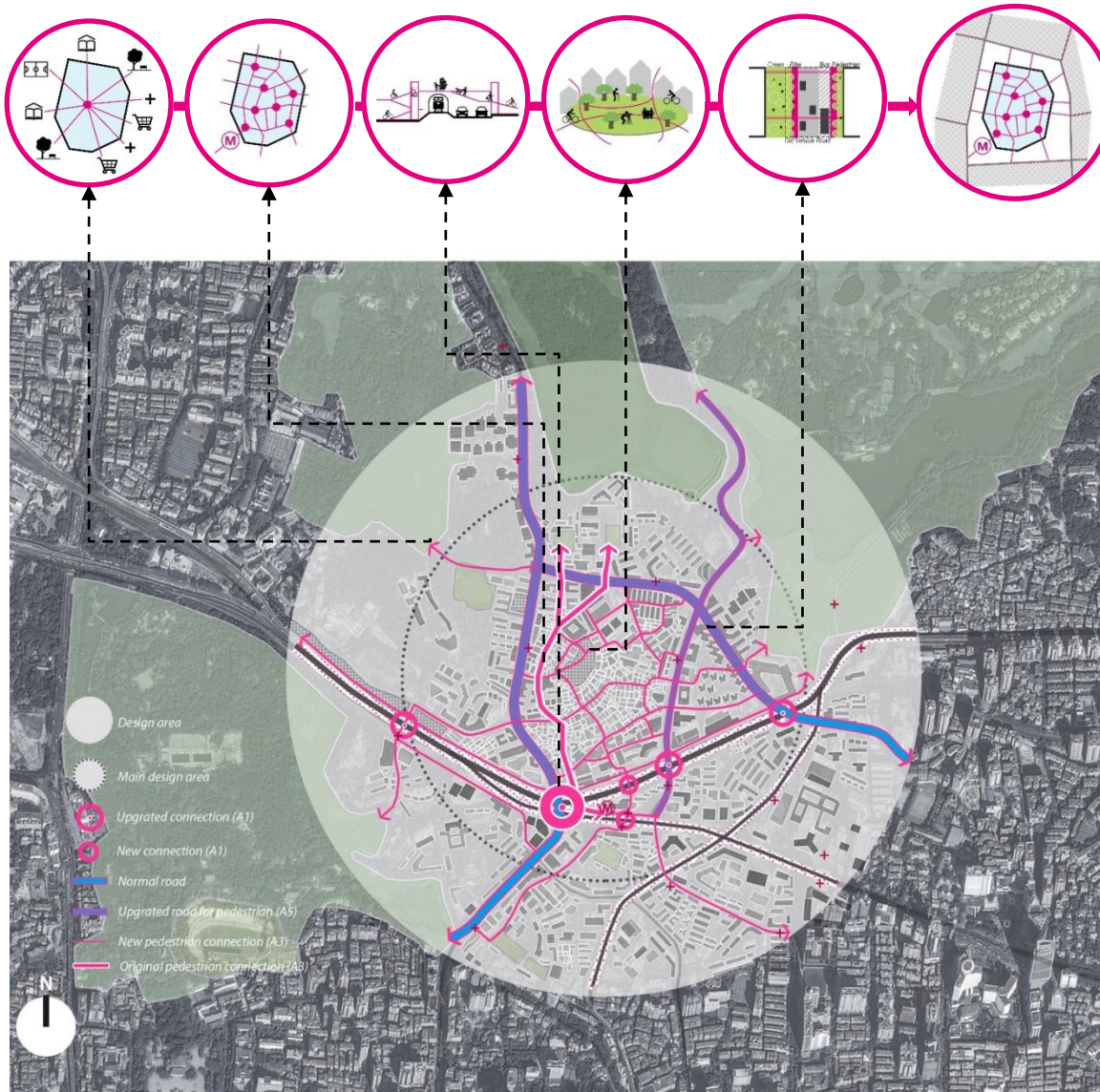


Revival of memory of  
the site



# 7. COMMUNITY REGENERATION PLAN AND DESIGN

Master Plan



## Infrastructure Base Plan

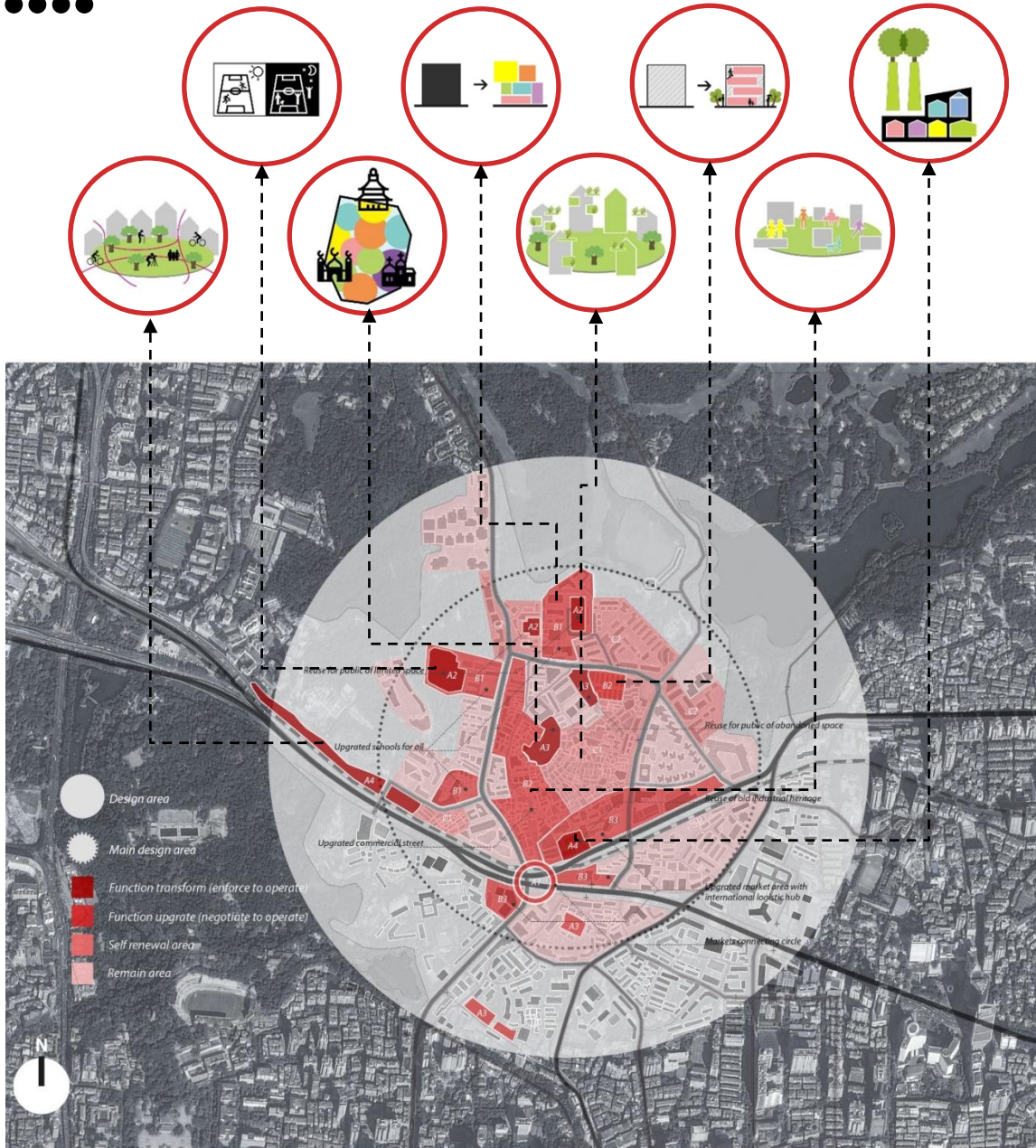
According to the design principles, I first planned the infrastructure regeneration of the site, which is equivalent to the base of the entire regeneration design. This part is mainly to solve the problem of accessibility of the site and create a good internal and external connection as the basis for the latter design.(Fig.110)





# 7. COMMUNITY REGENERATION PLAN AND DESIGN

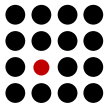
Master Plan



## Project Zoning Plan

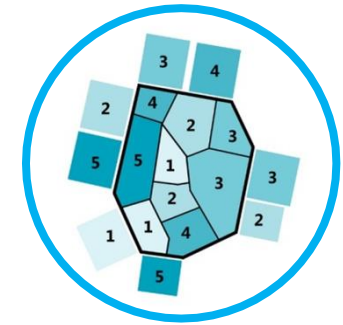
Due to the complexity of the site, unified traditional zoning planning cannot be performed. I divided the site into four types in the Project Zoning Plan:

- **Function Transform:** The function of these areas is no longer satisfied with current needs, so changes need to be made. Such as turning abandoned open space into new community park.
- **Function upgrade:** The capabilities of these areas have some potential, but some upgrades are required to meet some design principles. Such as school setting some new courses for Africans.
- **(Micro) Self-renewal:** These areas cannot be unified in regeneration plan due to the fact that property rights are dispersed among individual residents. They need to be encouraged to self-renew.
- **Remain area:** These areas are temporarily unable to receive regeneration requirements due to property rights issues (like new gated residential area). But they could be included in the future plan.



# 7. COMMUNITY REGENERATION PLAN AND DESIGN

Master Plan



## Phasing

Some specific transformation designs are mentioned in the first two strategies. They will be divided into three categories (ABC) as projects in different phases according to the different leading roles:

**A** is a series of public welfare projects that are fully government-led and funded. Mainly based on the transformation and reuse of roads and public spaces.

**B** is coordinated and implemented by the property owner on the basis of self-organization but still based on the unified planning from the government. It mainly includes the upgrade of some functions and the inclusive utilization of space.

**C** refers to the update that is completely implemented by the residents themselves, mainly the transformation of the house, which can obtain certain design and coordination support from the community.



# MASTER PLAN

COMMUNITY REGENERATION  
of BAOHANZHI STREET

## 17. COMMUNITY REGENERATION PLAN AND DESIGN

### REPRESENTATIVE PROJECTS IN THE PLAN

- 1 A1: New connecting system
- 2 A2+B1: School open-up plan
- 3 A3: New community open space
- 4 B2: Collective housing plan
- 5 A4: Old factory regeneration plan
- 6 A5: Community road regeneration
- 7 C1: Self-renewal village housing

-  Public green space
-  Current urban parks
-  Public buildings
-  Pedestrian network
-  New type of community road
-  Accessible corridor (bike lane)
-  Square space
-  Logistic hubs
-  Urban village housing
-  Professional markets



50m 100m 200m

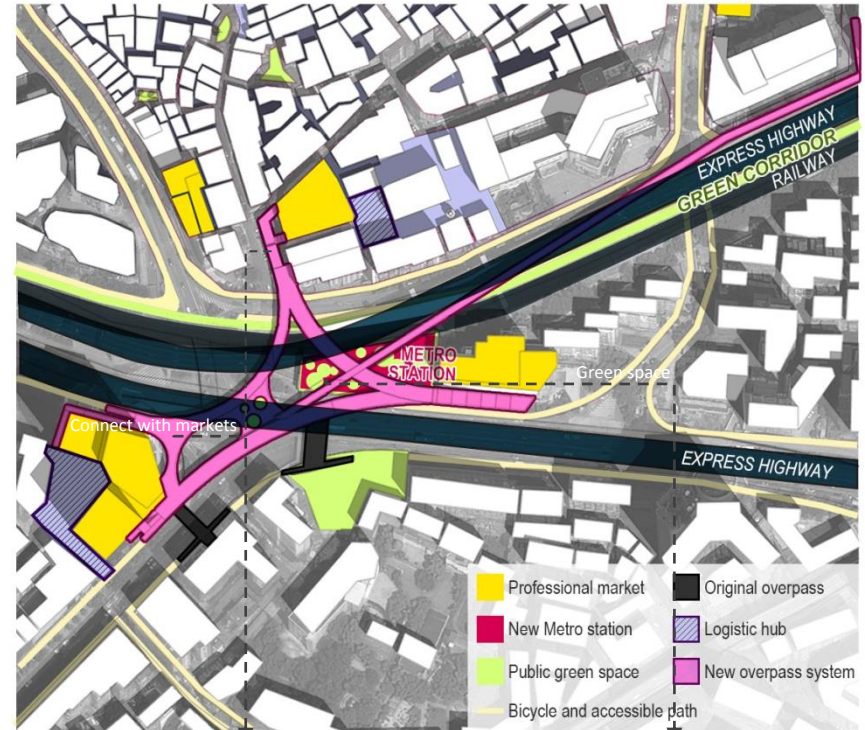
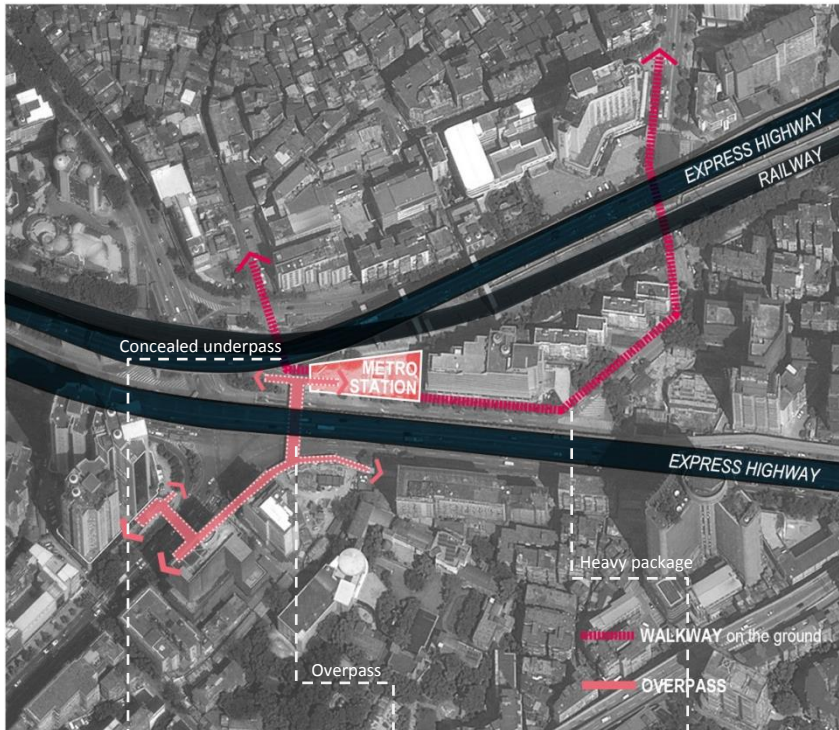




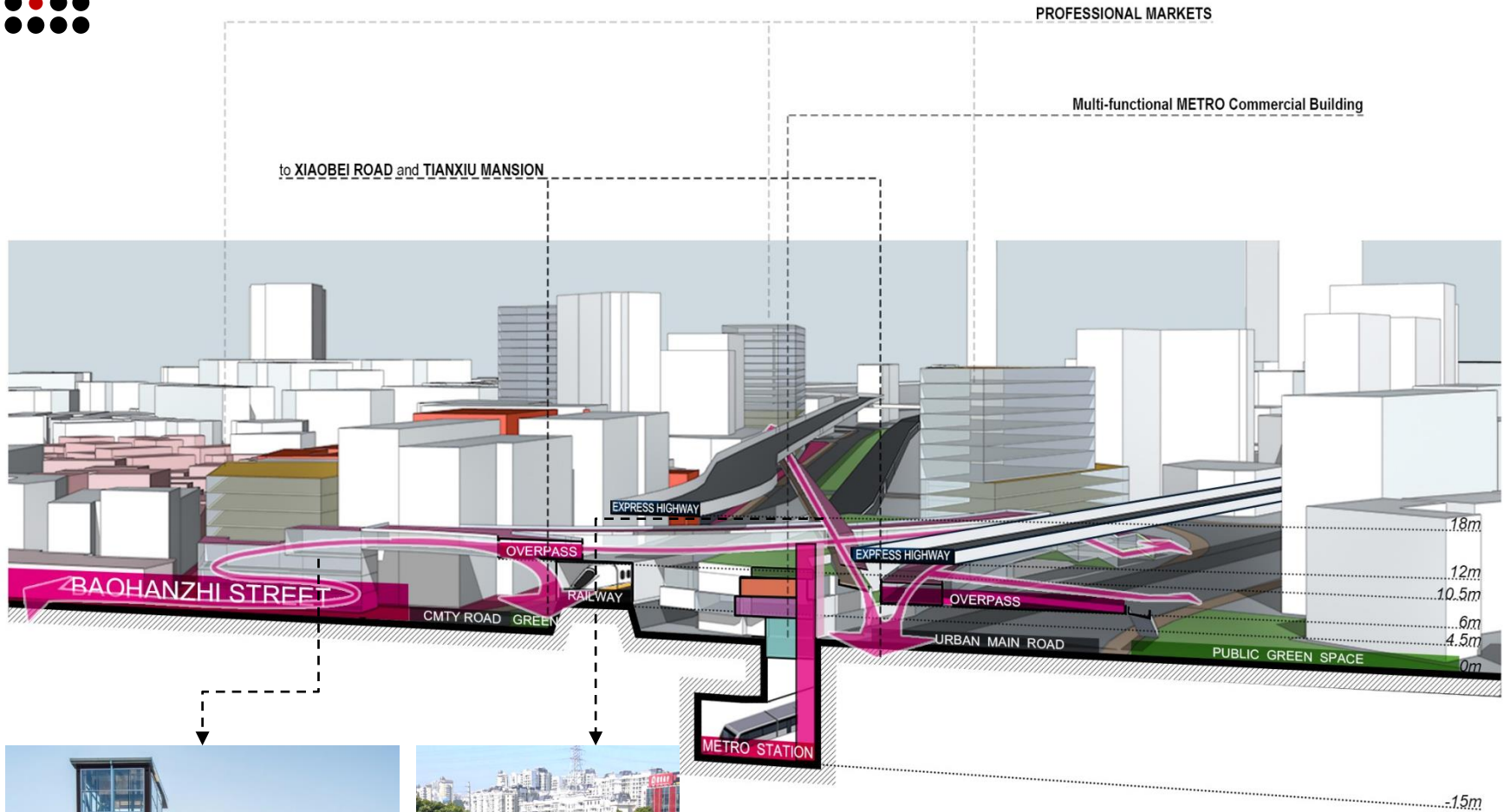
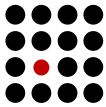
# 7. COMMUNITY REGENERATION PLAN AND DESIGN

Projects

## Project 1: New Connecting System







Accessible connection with Overpass



Over-ground Bike Lane

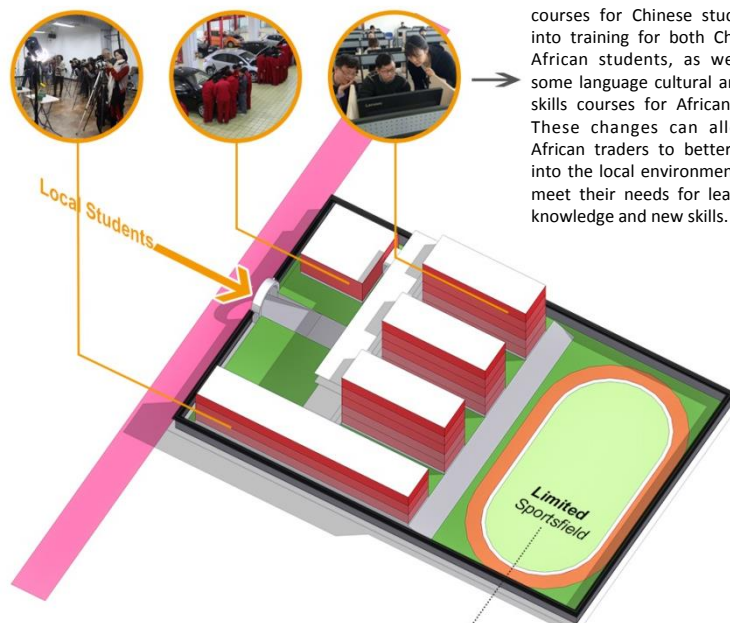
This project is mainly to solve the problem of the isolation of the area from the surrounding urban environment and to connect several separate professional markets more conveniently. **On the one hand, it promotes the arrival of urban residents to here , on the other hand, it enables African traders who are mainly self-employed to work comfortably and conveniently here with their heavy packages.**

## 7. COMMUNITY REGENERATION PLAN AND DESIGN

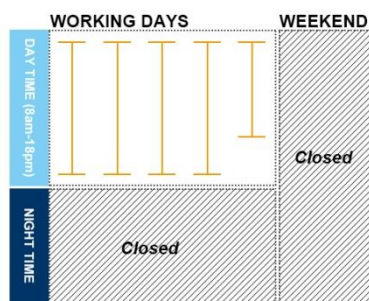
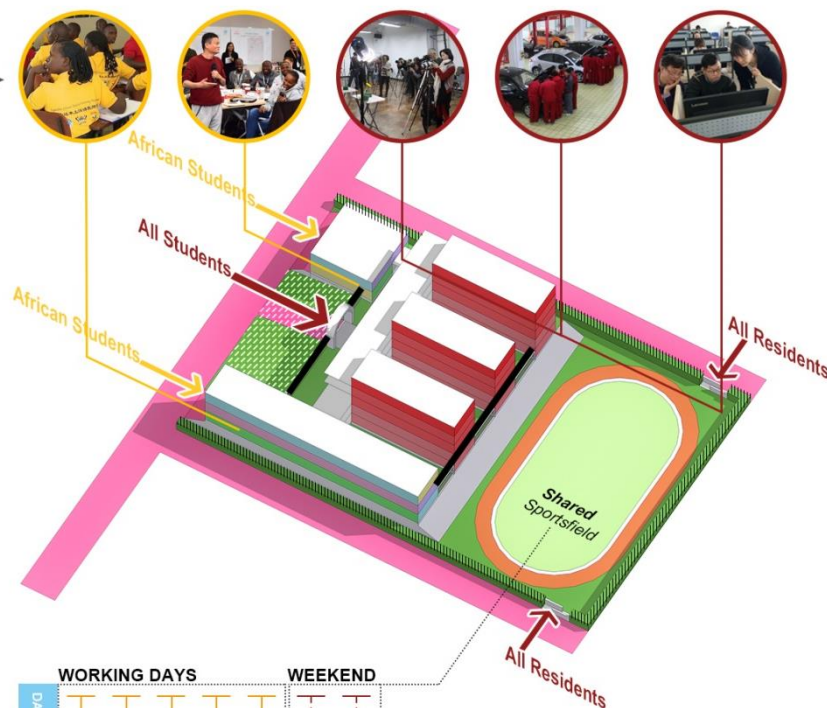


## 7. COMMUNITY REGENERATION PLAN AND DESIGN

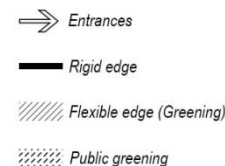
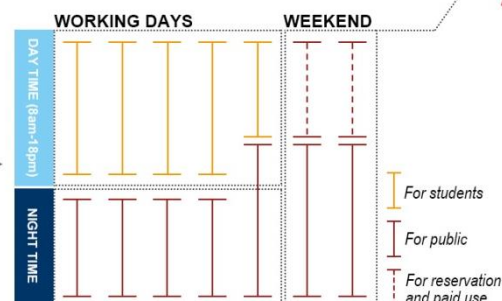
Projects



Encourage schools to transform vocational and technical training courses for Chinese students only into training for both Chinese and African students, as well as add some language cultural and general skills courses for African students. These changes can allow these African traders to better integrate into the local environment and also meet their needs for learning new knowledge and new skills.



According to previous analysis, the school's sportsfield is a public space with great potential in this area. However, the current opening of the school sportsfield is only for school students, and there is a lot of time for vacancy. Therefore, on the basis of considering the management and safety of the campus, the school will be persuaded to open the sportsfield to the public at the time of no student and teaching. Arrange some open hours for reservation and paid use, which will result in a portion of the income as new entrance and exit and general maintenance costs for the sportsfield.



Space for  
**ONE**  
to  
**ALL**



### Project 2: Schools Open-up Plan

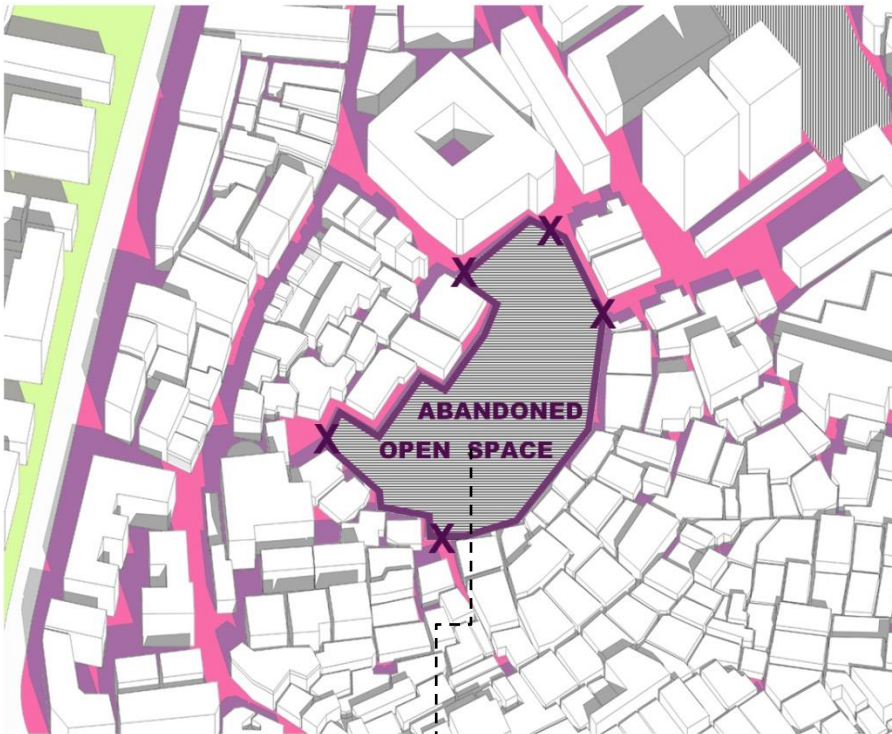
Through the adjustment of the school curriculum and the upgrading of school space management, this project will enable Africans and ordinary residents to have the opportunity to receive vocational training and enjoy community leisure time and space. **The study of skills allows them to achieve broader development in China and the opening of public spaces allows them to enjoy the welfare of the citizens, which can promote their integration with the local society.**





## 7. COMMUNITY REGENERATION PLAN AND DESIGN

Projects



Domestic garbage



Construction waste



Polluted water

### Project 3: New Community Open Space

The form of this project is actually common with similar urban village renewals. It mainly aims to bring high-quality public life to residents through the upgrading of existing space. But what is different in this project is that it uses the fundraising and construction of public buildings to promote the participation of residents, so that the project can also bring a sense of belonging to the community residents including the Africans.



### The Religious Building

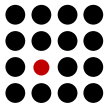
This building is designed to address the religious activities of Africans in the community. During the regeneration process, the government will approve the construction of a religious building in this site. Local believers will voluntarily organize fundraising for the design and construction of the building.



### Multi-functional Viewing Building

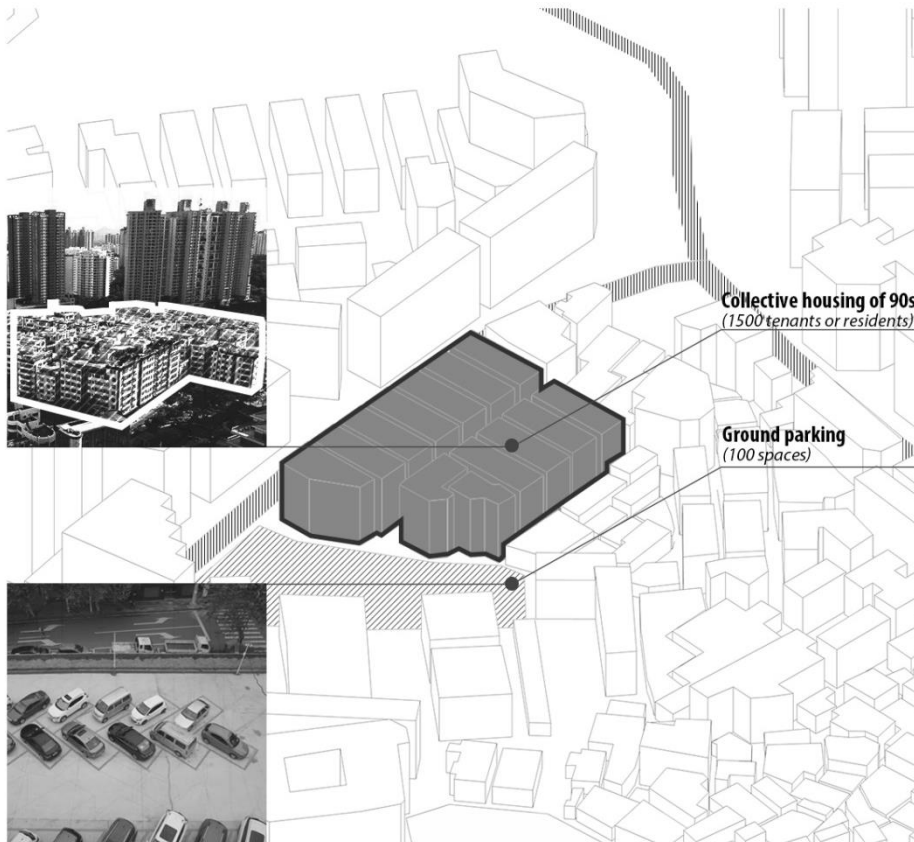
This one will be invested and built by the government. In the early stage, the government organized the design of the design plan, and the community residents participated in the voting decision on the plan.





## 7. COMMUNITY REGENERATION PLAN AND DESIGN

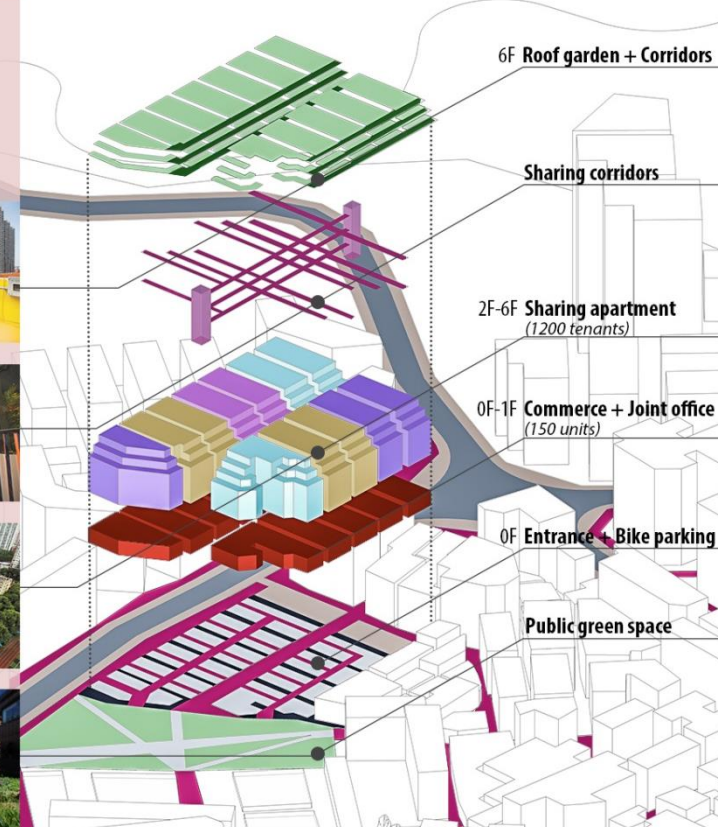
Projects



### COMPLETED CASE SHENZHEN Shuiwei Lingmeng Youth Apartment

A youth sharing community of  
"life + living + leisure +  
gathering talents +  
entrepreneurship"

Source: DOFFICE, 2017



### Project 4: Collective Housing Plan

This project mainly reflects the reuse of vacant space. It can gradually increase the living environment of residents or potential tenants. At present, African traders often only rent hostels or residential buildings in bad living environment and there is still the risk of being deceived. The entry of a unified short-term or long-term rental apartment will give them more reliable choices to achieve Better Live.





## 7. COMMUNITY REGENERATION PLAN AND DESIGN

Projects

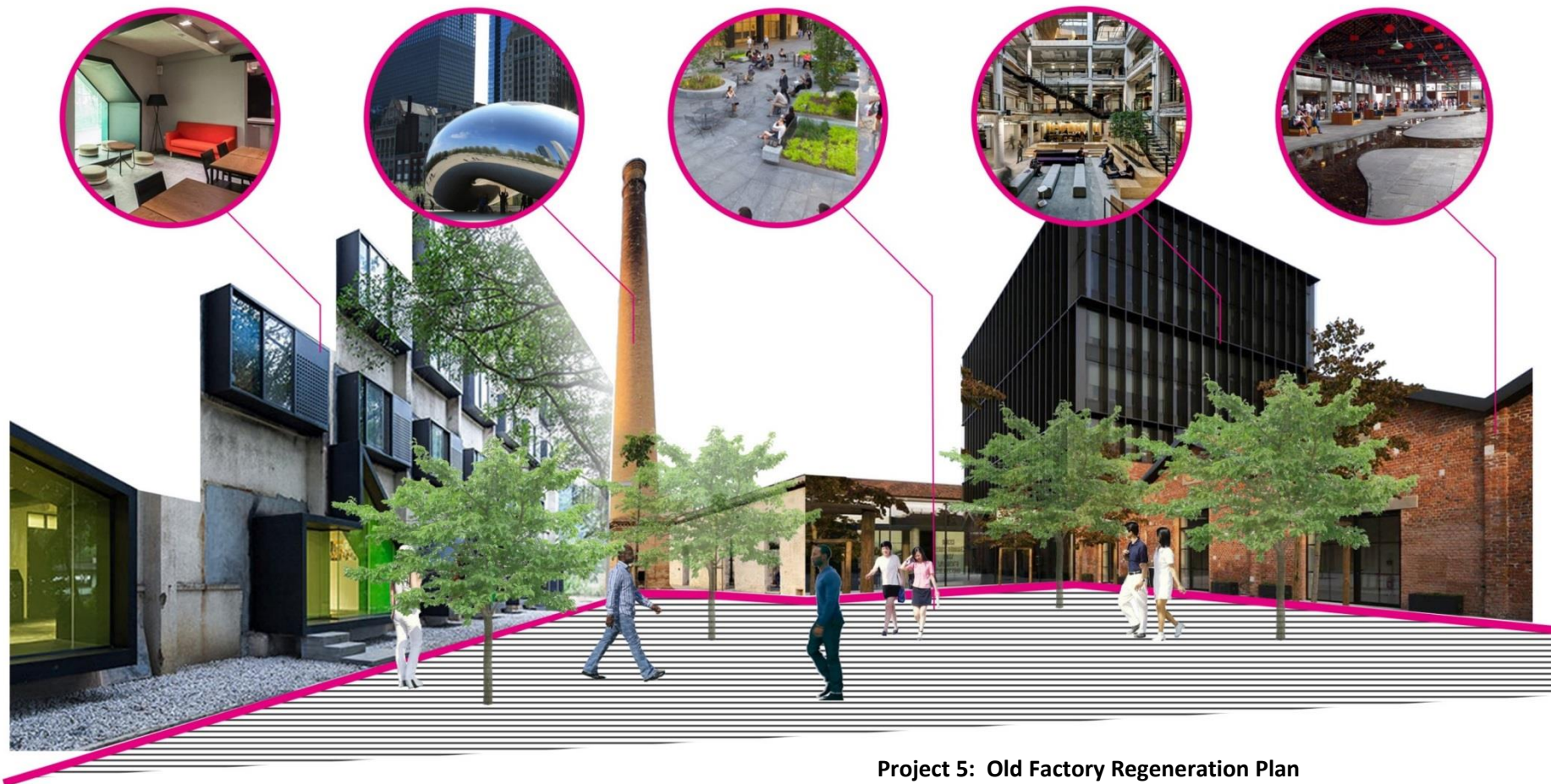
*Collective Housing for  
Youth and Traders*

*Community Landmark*

*Public Plaza*

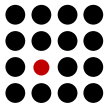
*Joint Office Space*

*Cultural Exhibition Space*



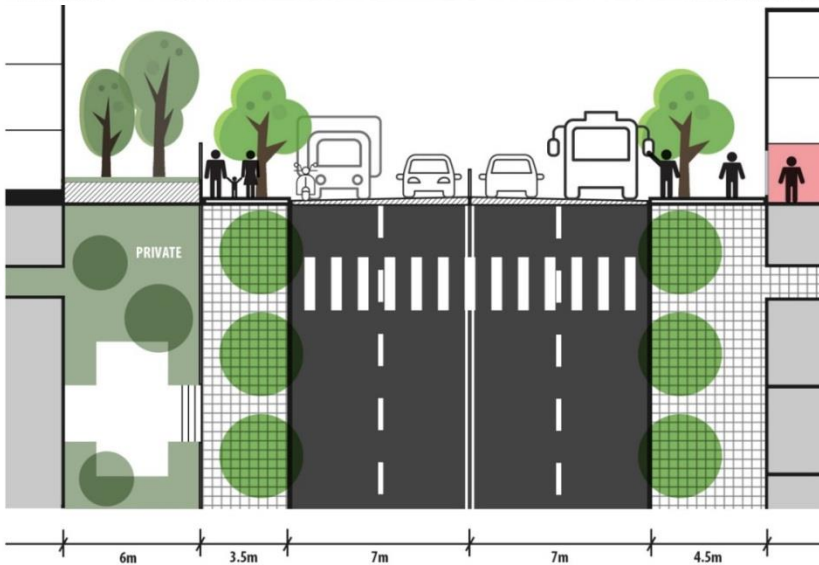
### **Project 5: Old Factory Regeneration Plan**

Based on the principle of improving publicity, livability and the efficiency of space utilization, it will use open space to create a public plaza and use the original factory building to create collective housing, office space and exhibition selling space to meet the **needs of African businessmen and local residents for public life, living and office**. It can alleviate the lack of space in these areas and enhances the quality of space.



## 7. COMMUNITY REGENERATION PLAN AND DESIGN

Projects



### Project 6: Community Road Regeneration

The transformation of community roads has improved the safety of the community's walking environment. At the same time, it has also increased the use of pedestrians and the surrounding public spaces. **From another perspective, it has increased the public space of the community and improved the livability of the community.**





## 7. COMMUNITY REGENERATION PLAN AND DESIGN

Projects

### Project 7: Self-renewal Village Housing



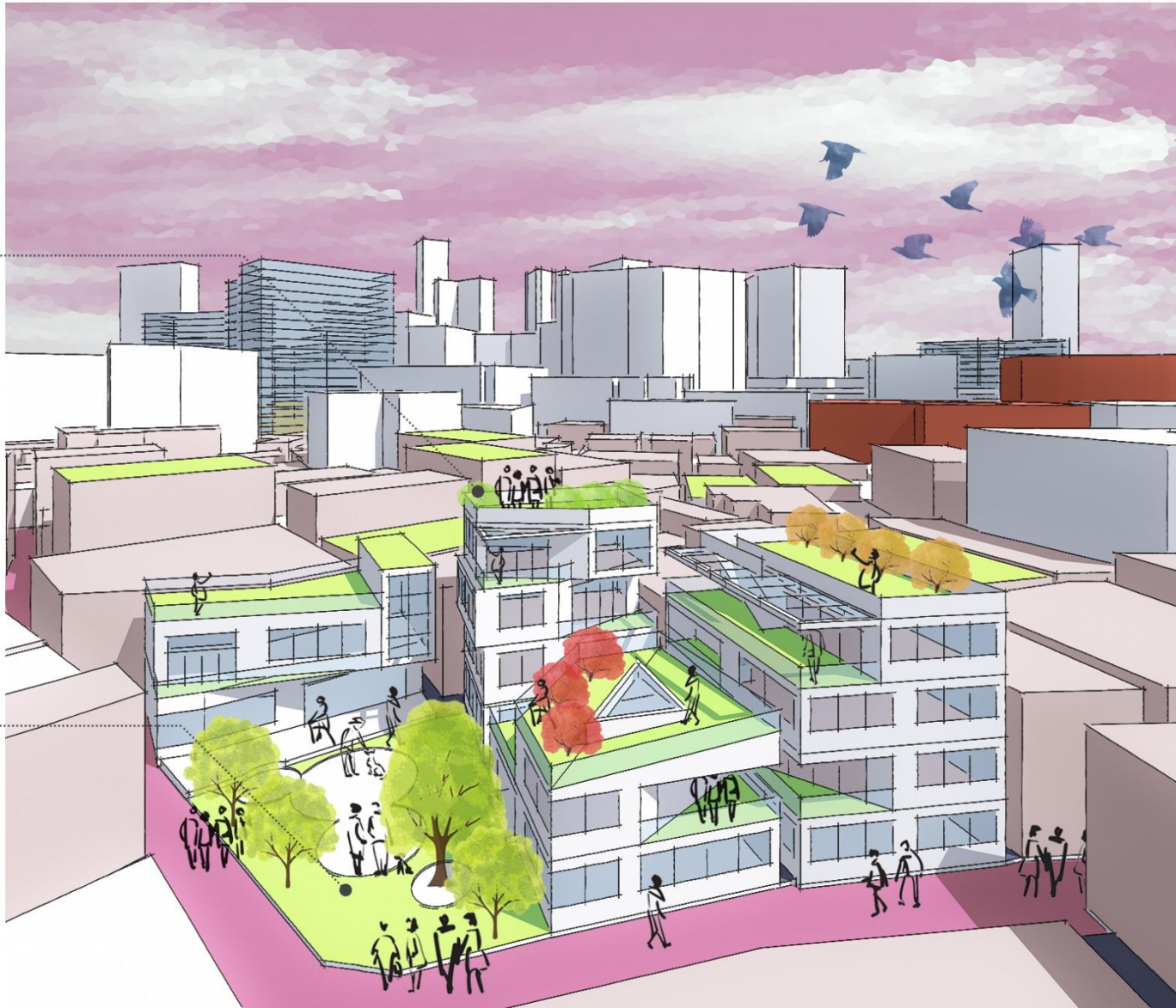
#### Self-renewal Housing

Residents spontaneously renew their homes with the assistance of community planners and architects, and the community will provide certain design funding subsidies. Designers bring here the concepts of ecology, green and sharing.



#### Co-create Garden

Residents, community and planners use the corner space of the village to create some small leisure venues. The community beautification work does not require the employment of a professional construction team, but is done by the residents. While cultivating the residents' sense of ownership, it is conducive to the maintenance of the environment.





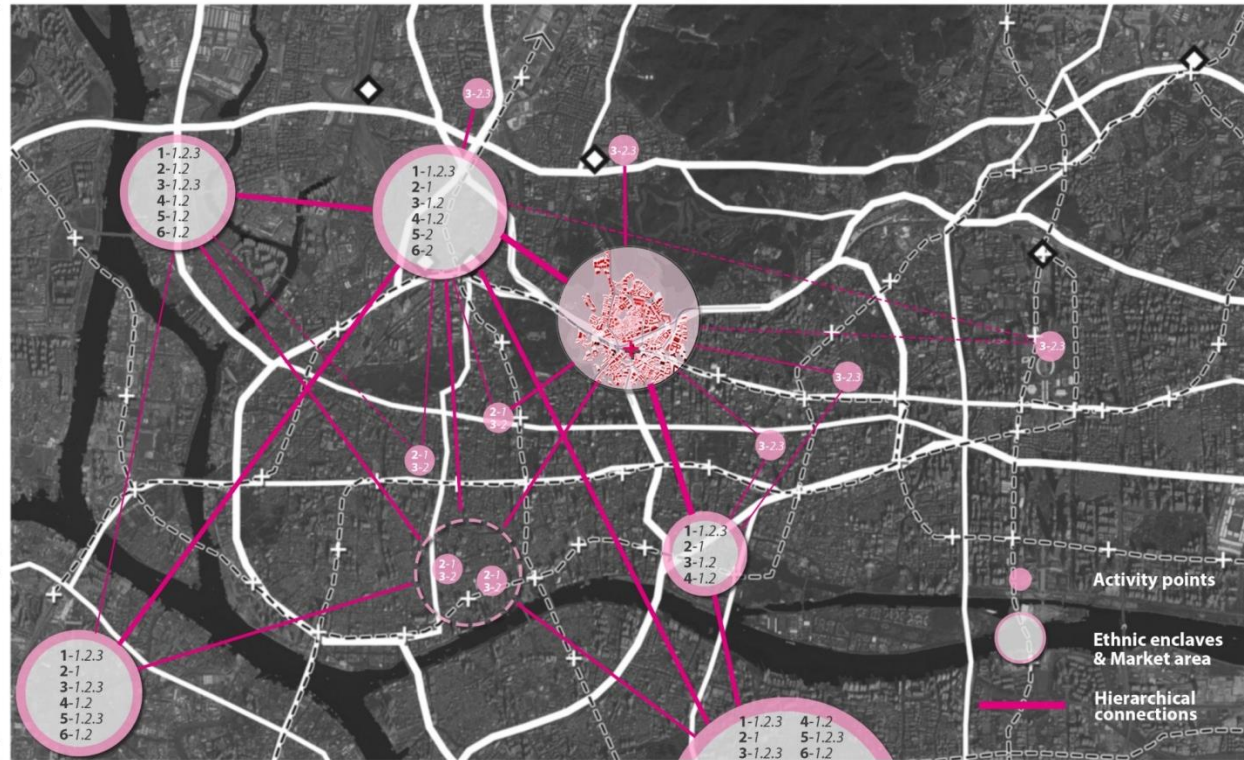
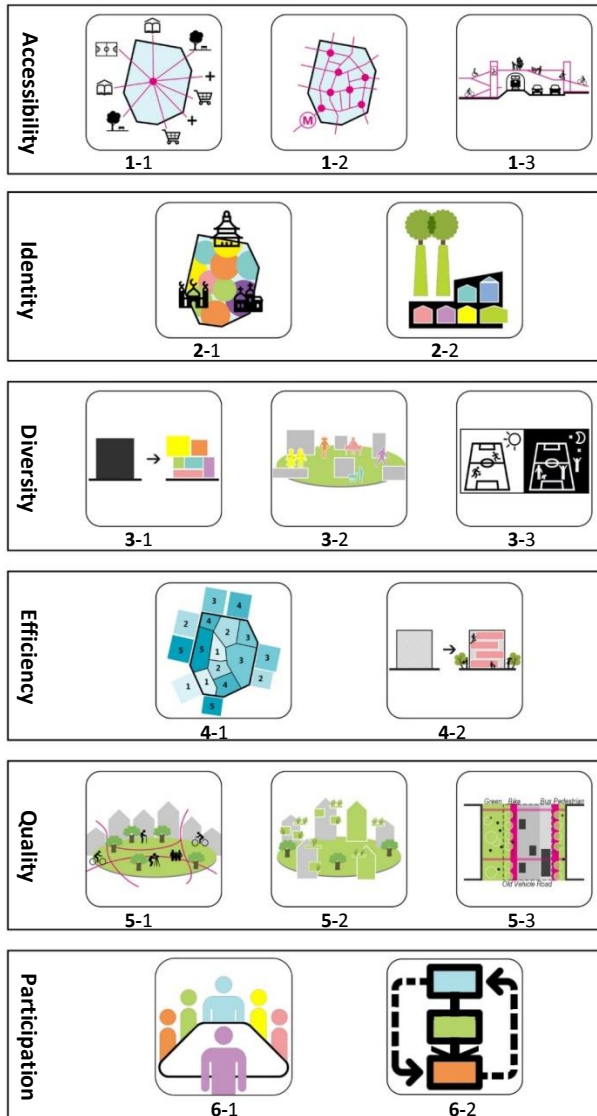
## Reflection on **BETTER LIVE**

- The result of this part shows that the future of the community could provide the public including these African residents a better physical environment by solving the current problems step by step.
- For the Africans, they can have better environment to live, do business, have some activities, learn new things and communicate with each other and local people.





## 8. THE TOOLKIT OF THE CITY SPATIAL STRATEGY FOR AFRICAN ENCLAVES

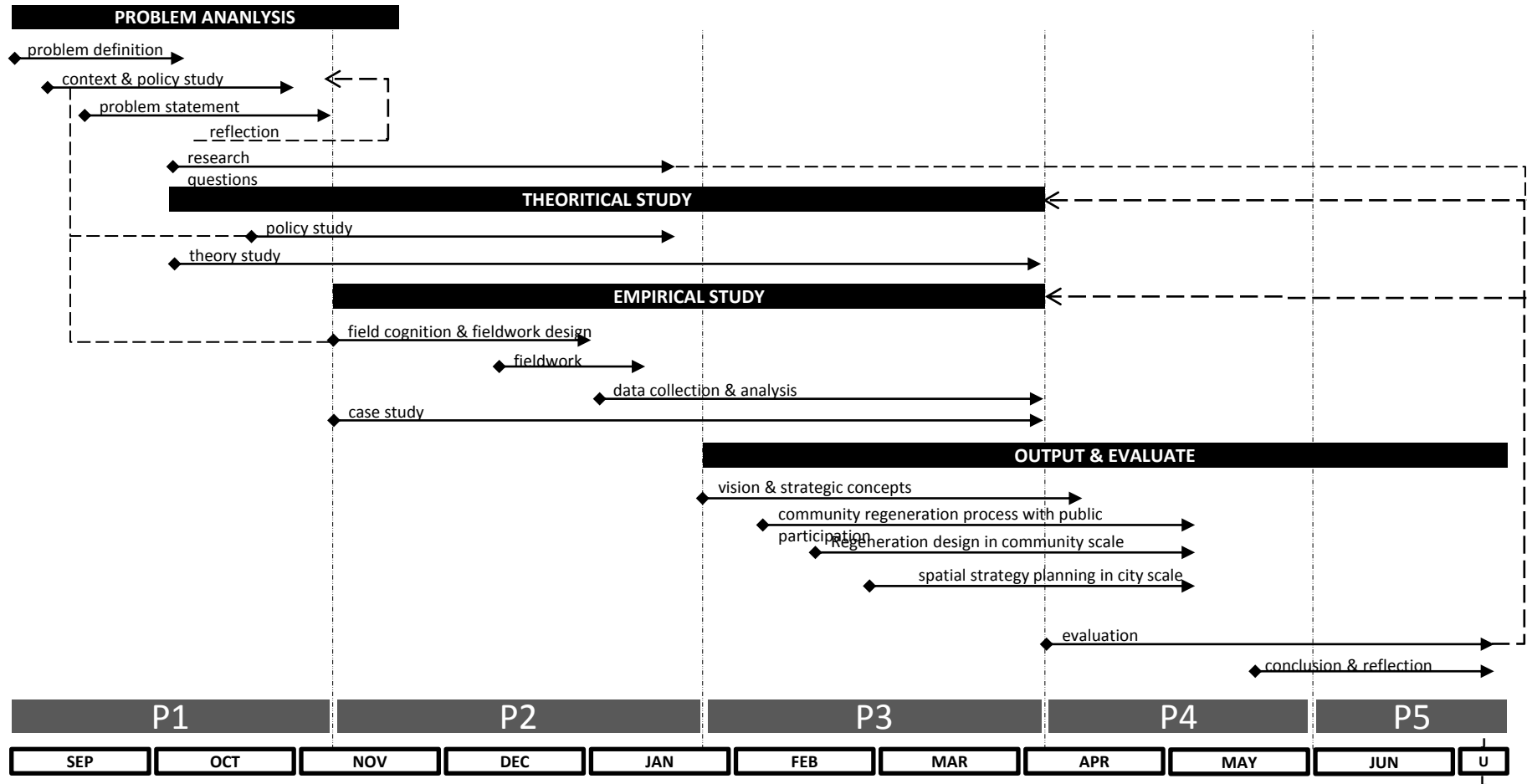


### Reflection on **BETTER STAY**

- An urban development strategy that fully considers the living habits and cultural background of Africans can make the city more friendly to this group. The result can protect the living space of African traders in Guangzhou.
- It can also attract more Africans to work and study here and promote the relationship between the two places and the development of globalization.
- Finally, the practice in Guangzhou could inspire other cities in China with similar situation.



# CONCLUSION AND REFLECTION







# CONCLUSION AND REFLECTION

## Transferability of the Project Results

- On the one hand, the study has made up for the lack of attention from the current researches to the spatial aspects of the existing African ethnic enclave research in Guangzhou.
- On the other hand, by comparing the institutional and process design of urban regeneration projects in other Chinese cities, I have found a set of feasible planning implementation paths. Therefore, my graduation project has certain transformability in reality which means it can be used as a reference for the local government to promote the regeneration of these communities, both from the institutional and the spatial design aspects.

## Limitation and Future Focus

- In terms of depth, my graduation project is far less than those that have been published publicly. My conclusion and prediction lack a very important basis for the judgment of the future.
- In addition, the changes in China's policy environment are also very fast.
- In the future, I hope that I will continue to study this topic or even participate in the practice. I can focus on supplementing the content based on the shortcomings I have discovered to get more effective and reliable results.