

Enhance The **Profound Vitality** Of Urban Villages

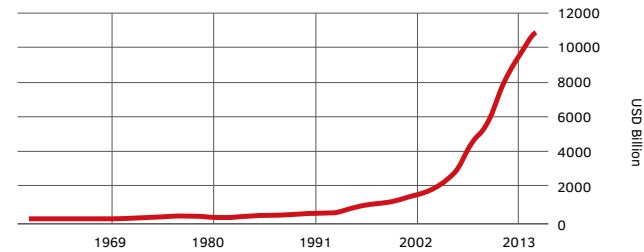
Yidong Yang
2016.11.3

Reform and Open Door Policy



China's internal migration

China's GDP growth



Poverty is not socialism.

It doesn't matter if a cat is black or white, so long as it catches mice.

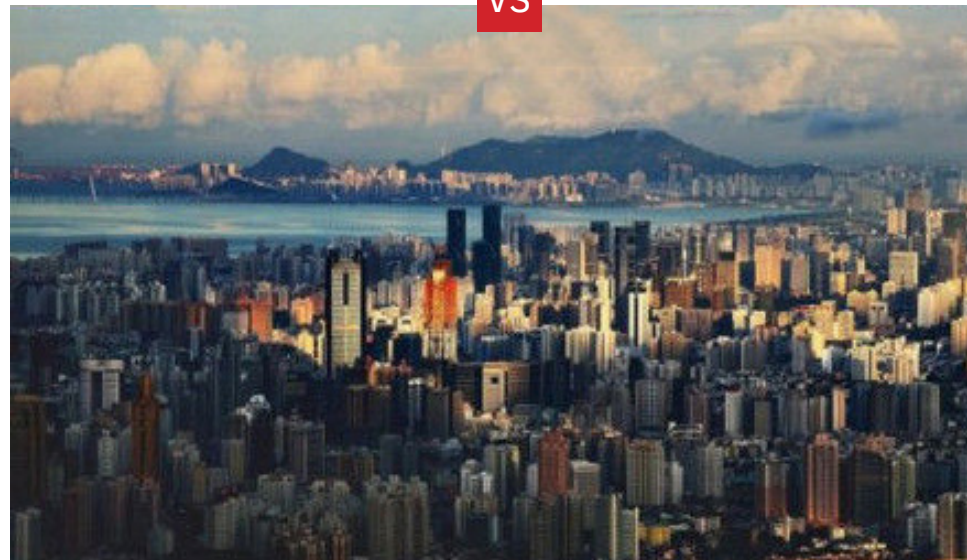
Deng Xiaoping, former China's leader, source:ifeng.com

Shenzhen's Fast Development



Shenzhen 1982

VS



Shenzhen 2010

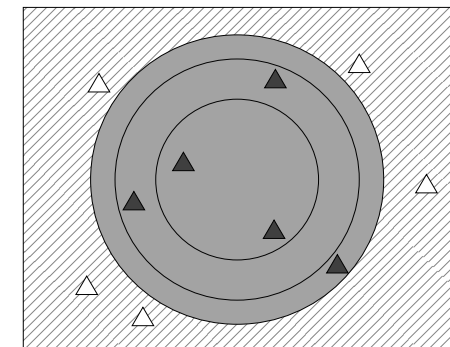
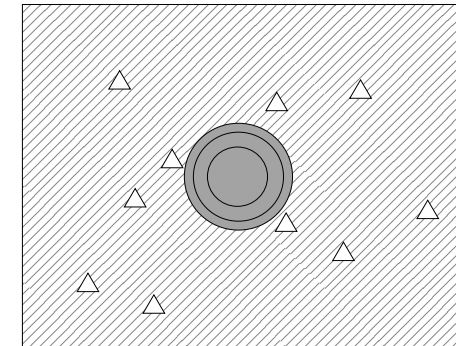
Urban Villages in Shenzhen

urban village surrounded by skyscrapers in city



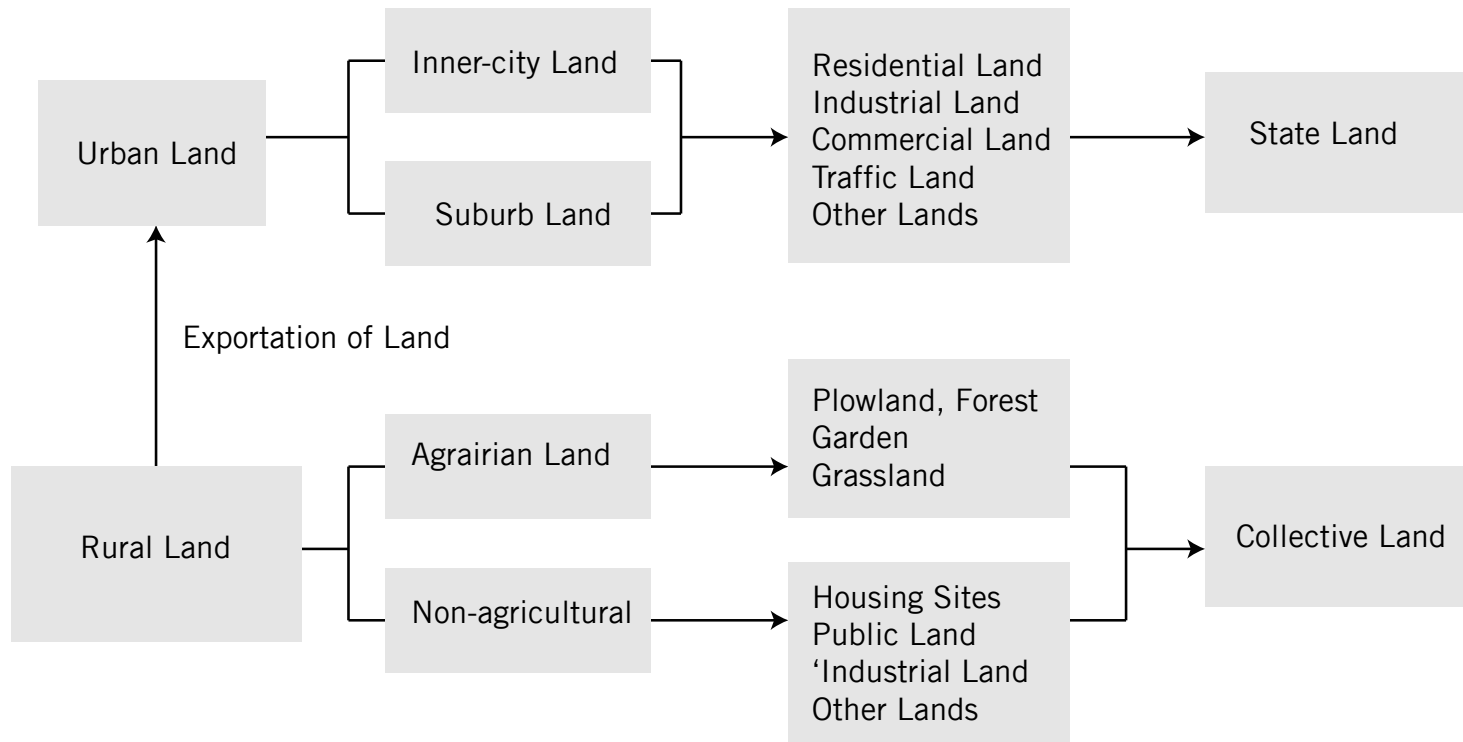
source: enorth.com.cn

- Farmland
- Urban land
- Rural village
- Urban village

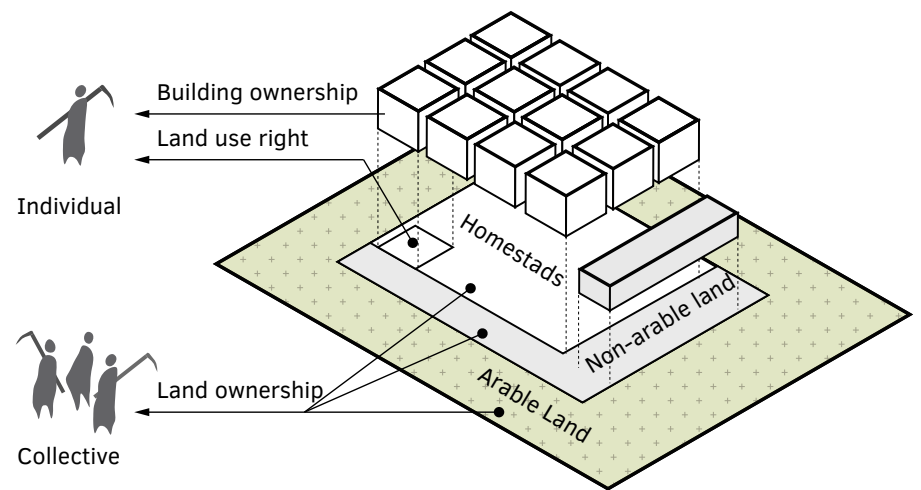


Transformation of rural villages to urban villages. (Hao, 2012)

Dual Landownership system

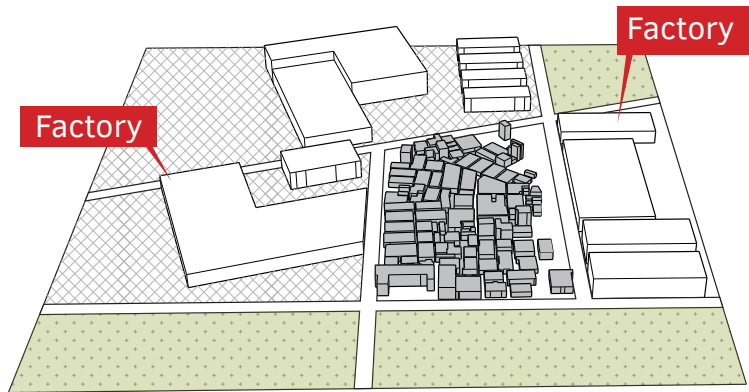


Transformation of land between city and village(Zhang, 2012)

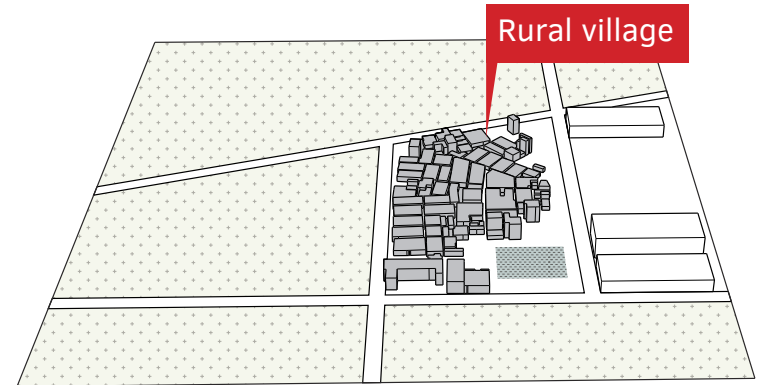


Landownership of urban village

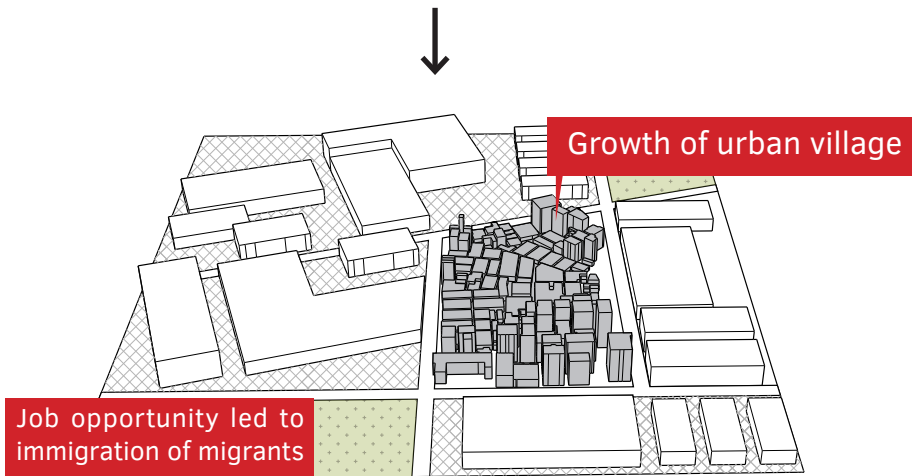
Formation of Urban Villages



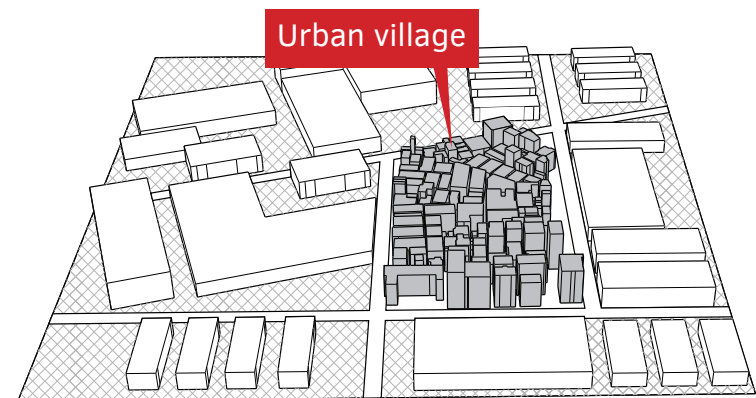
Construction of manufacturing factories



Rural village



Migrants influx and the growing of urban village

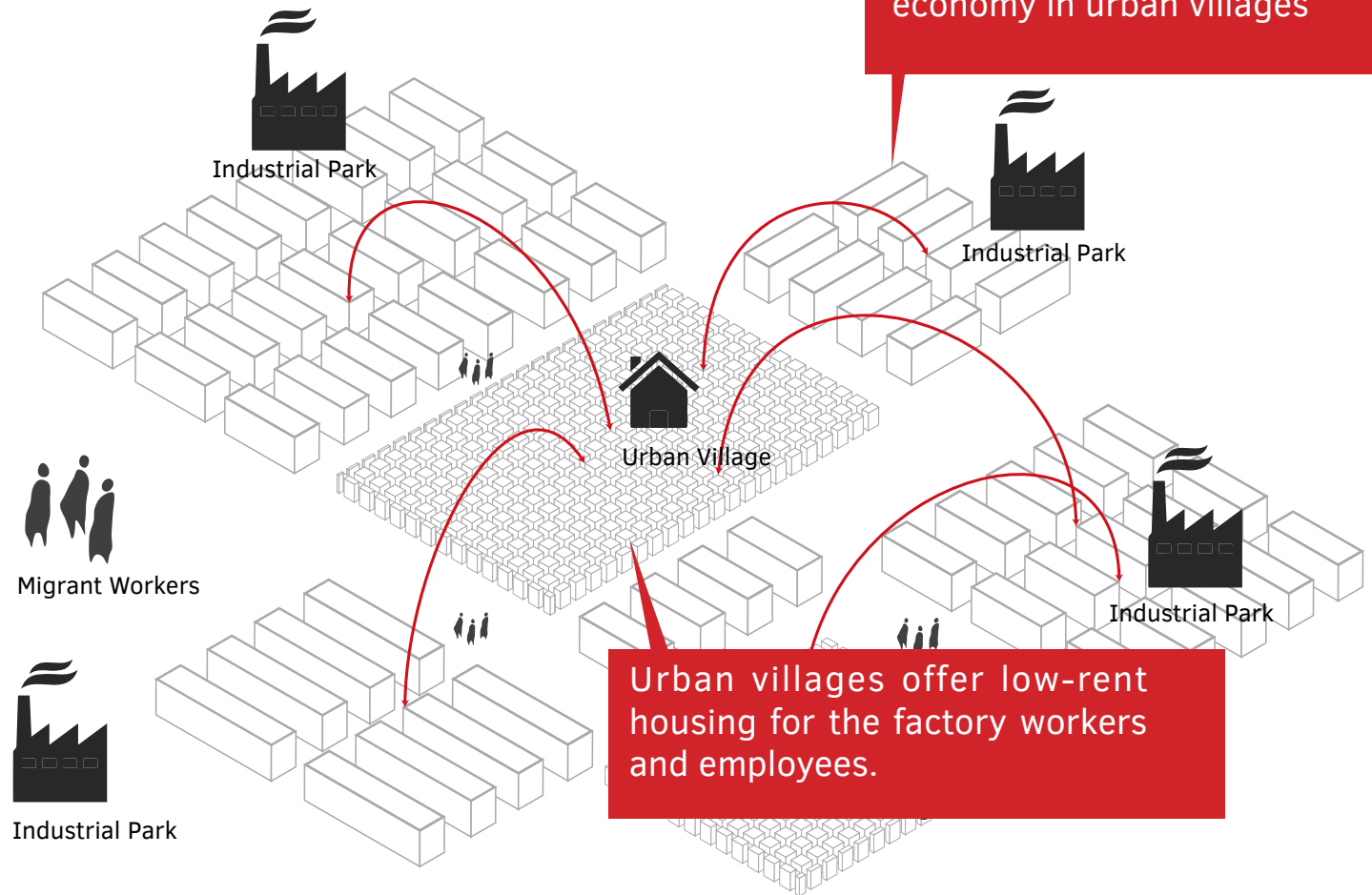
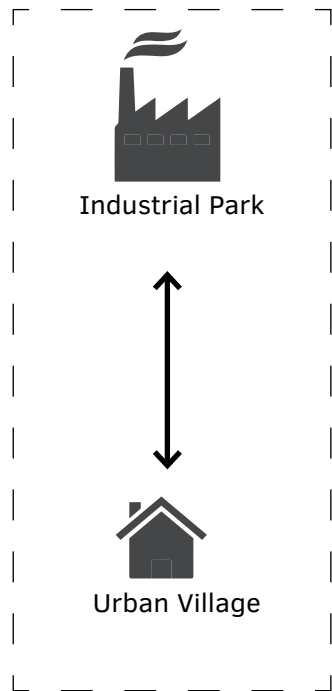


Urban village

Relation between urban villages and industrial parks

Factories and urban villages form symbiotic relationship

Factories make mounts of migrant workers moving in, flourishing the rental market and economy in urban villages



Urban villages offer low-rent housing for the factory workers and employees.

Industrial parks and urban villages form symbiotic relationship

On the other hand...

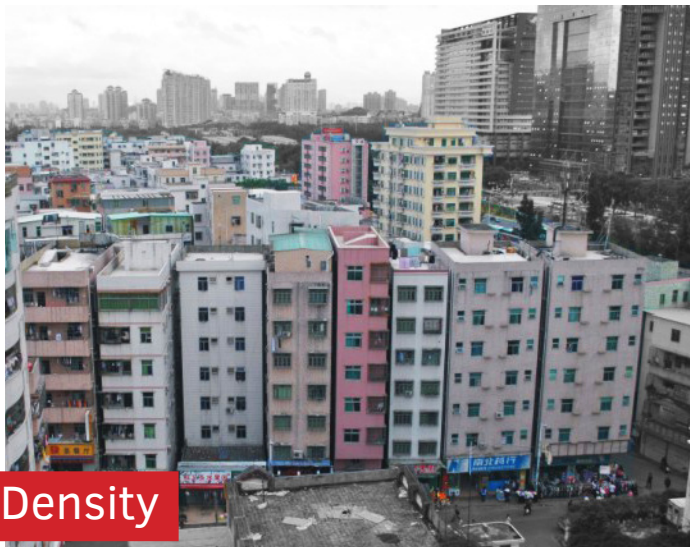
Problems



Irregular Layout



Decrepit Infrastructure



High Density



Poor Public Space

Attitudes

Government

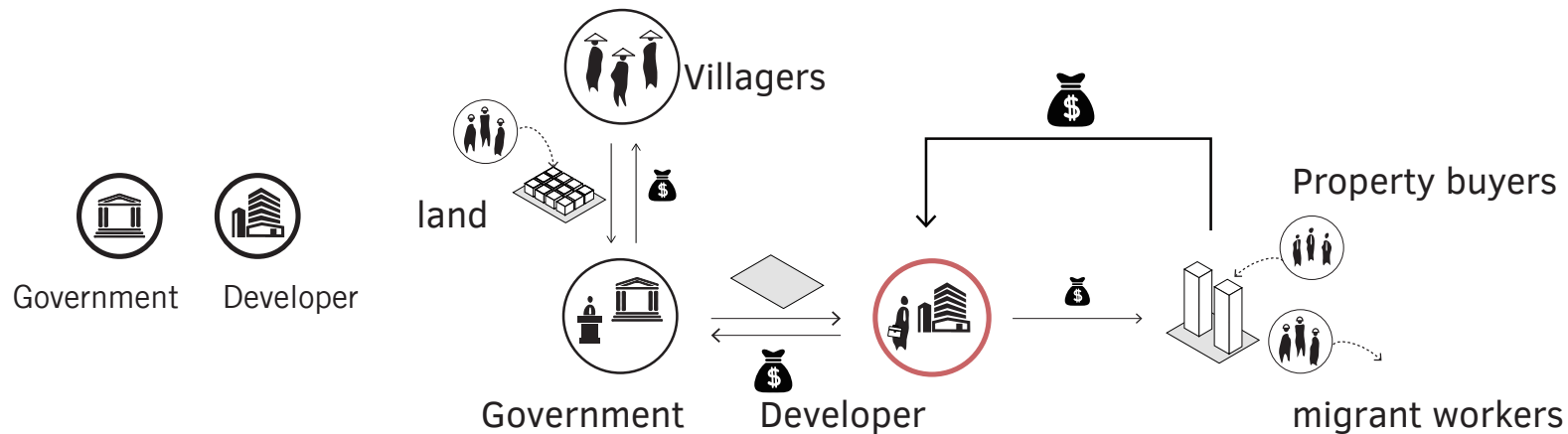


Government

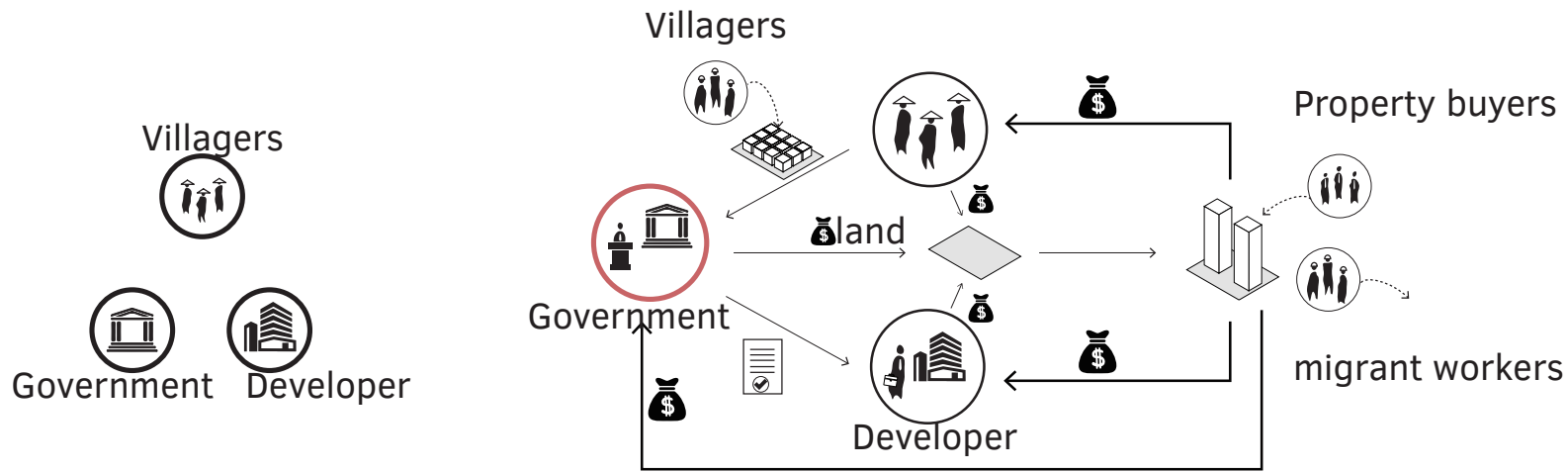
Government first considered urban village as “scar”. Demolish and rebuild as formal urban block in collaboration with developer.



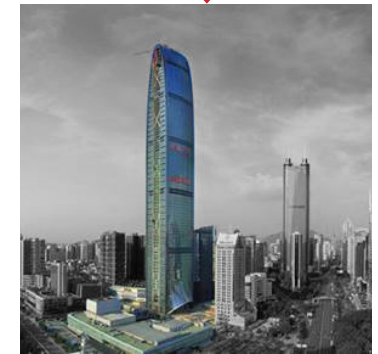
Source:Southcn.com



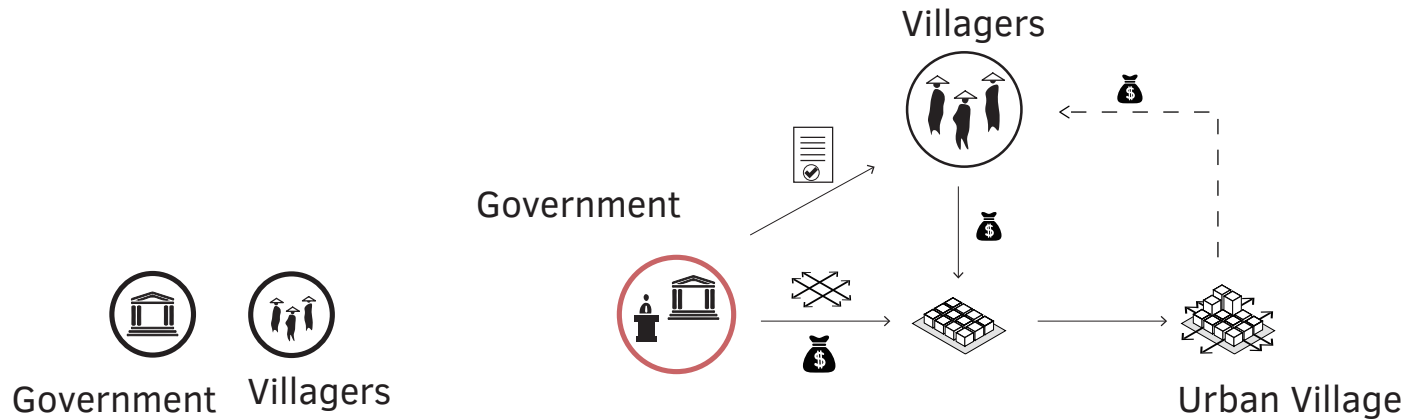
Urban Village transformation



Collaboration of Government, developer and villagers



Before and After of CaiWuWei Village



Government-lead comprehensive improvement



Before and After of Jiaochangwei Village

Difficulties



In central urban villages, villagers have very high expectation on the compensation, which squeeze the profit of developers. And in the marginal urban villages, developer showed less interests on its development for little profits.

The government is incapable of doing large scale demolition of urban villages because of money issue. But one thing is for sure: Urban villages will exist in a long time.

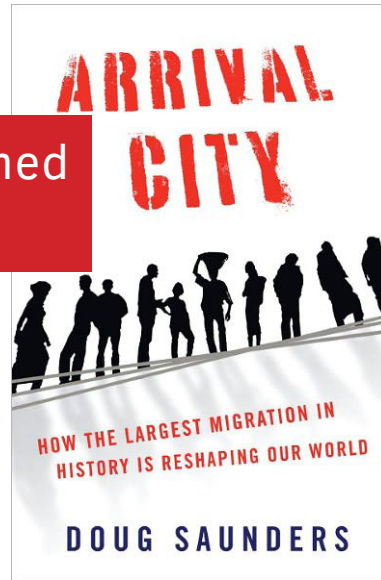


The Value Of Urban Village

Arrival city functioned as entry mechanism



D. Saunders



Urban Village will inevitably exist.

意见领袖 观点专题 热评中国 海外来风 投资理财 管理 中国经济50人 作者

“城中村”是一种必然存在

2016年07月25日07:41 作者:樊纲 (5) 我有话说(129人参与)

+ 订阅

文/新浪财经意见领袖（微信公众号kopleader）专栏作家 樊纲 原载新华网思客

城中村最为宝贵的一点，是为中国的低收入阶层（这仍然是当前城市人口的主体）提供低廉的住房和生活条件（深圳502万人住在城中村，占常住人口近一半）。这些人有了住房，就可以在城市里安居乐业，继而发展。



G. Fan

深圳 | 焦点 | 社会 | 图片 | 视频 | 论坛 | 娱乐 | 时尚 | 旅游 | 星座 | 文化 | 美食

深圳新闻网首页 > 地产频道 > 房产新闻

城中村的命运只有一个“拆”字吗？

2015-12-30 09:13:20 来源: 晶报 我要分享 [字号: 大 中 小]

在快速的城市更新过程中，深圳的很多城中村面临着拆迁的命运。当日，该外园展也在华强云产业园正式对外开展，展览展示了深圳部分城中村以及华强云产业园等工业遗址的改造案例，展期将持续至2016年2月29日。



J. PU

Low-rent housing system with market value

sina 新闻中心

新闻中心 > 国内新闻 > 正文

南方都市报

传统意义上的公共空间在城中村里才有生存的土壤

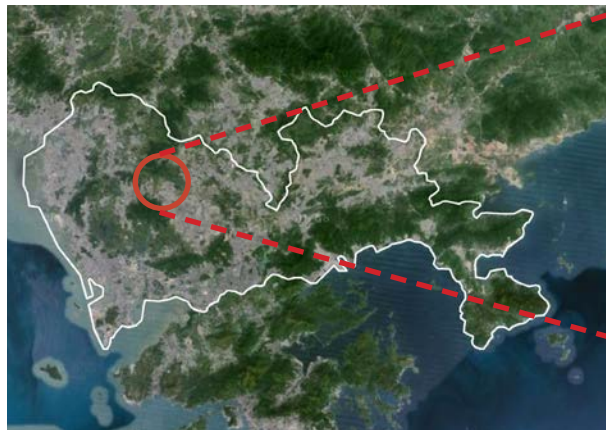
http://www.sina.com.cn 2012年02月11日08:19 南方都市报

Urban Village has the soil for traditional public space



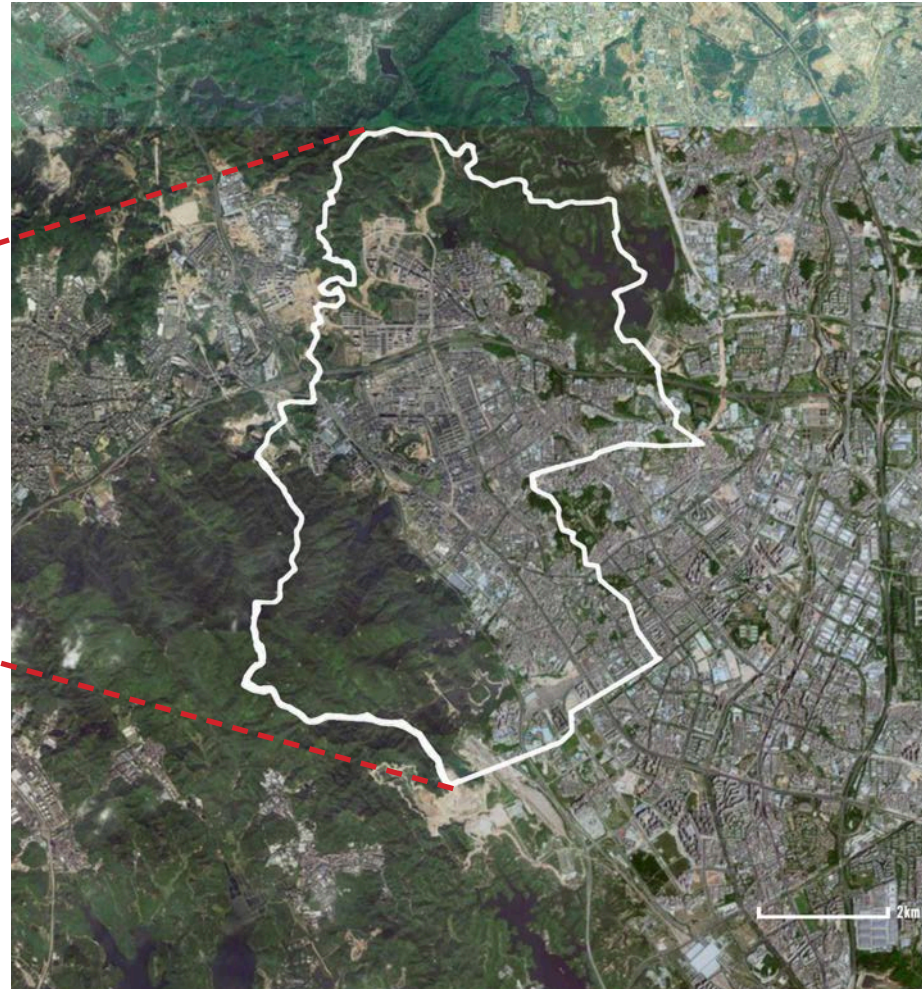
H. Yu

Research Area



Shenzhen

source: googleEarth



Dalang

Research Area

Dalang as a typical case.



Urban Village



Migrant workers



Factory

Observation

Lively Area in the City

Urban village is one of the most lively areas in the city.



Lack of profound vitality

Time



Groups



Scope



Activities



Reasons

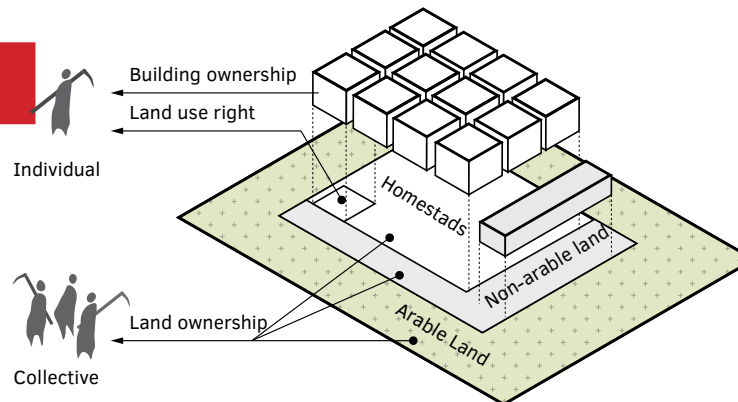
1. Single And Low-End Manufacturing Industry



2. Poor quality of Social Space



3. Dual-Landownership System



LACK OF PROFOUND VITALITY

Research Questions

How to **enhance profound vitality** of urban villages in Dalang through **self-organized** spatial transformation?

What is urban vitality?

Urban Vitality



J. Jacobs

Density, short blocks, old buildings and mixed uses lead to diversity



J. Gehl

“The potential for a lively city is strengthened when more people are invited to walk, bike and stay in city space”.



J. Montgomery

“It(Vitality) refers to the numbers of people in and around the street (pedestrian flows) across different times of the day and night, the uptake of facilities, the number of cultural events and celebrations over the year, the presence of an active street life, and generally the extent to which a place feels alive or lively. “

“Vitality, the degree to which the form of places supports the functions, biological requirements and capabilities of human beings.”

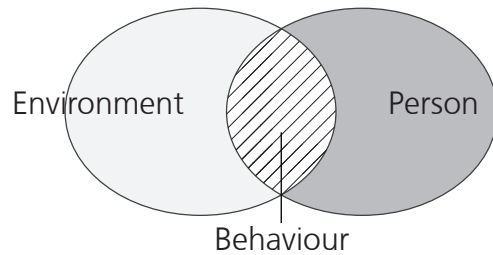


K. Lynch

Urban Vitality

Intensity, Diversity and Continuity Of Human Activities

ENVIRONMENT AND BEHAVIOURS

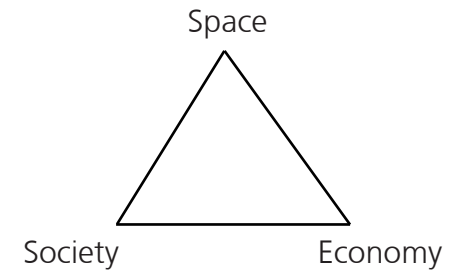


$B=f(P,E)$, Kurt Lewin(redraw by author)

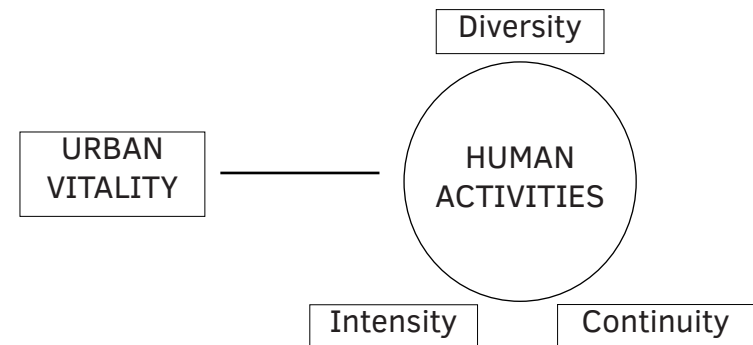
	Quality of the physical environment	
	Poor	Good
Necessary activities	●	●
Optional activities	•	●●●
"Resultant" activities (Social activities)	•	●

Relation between activities and space quality(Gehl,1961)

CITY AS A SYSTEM

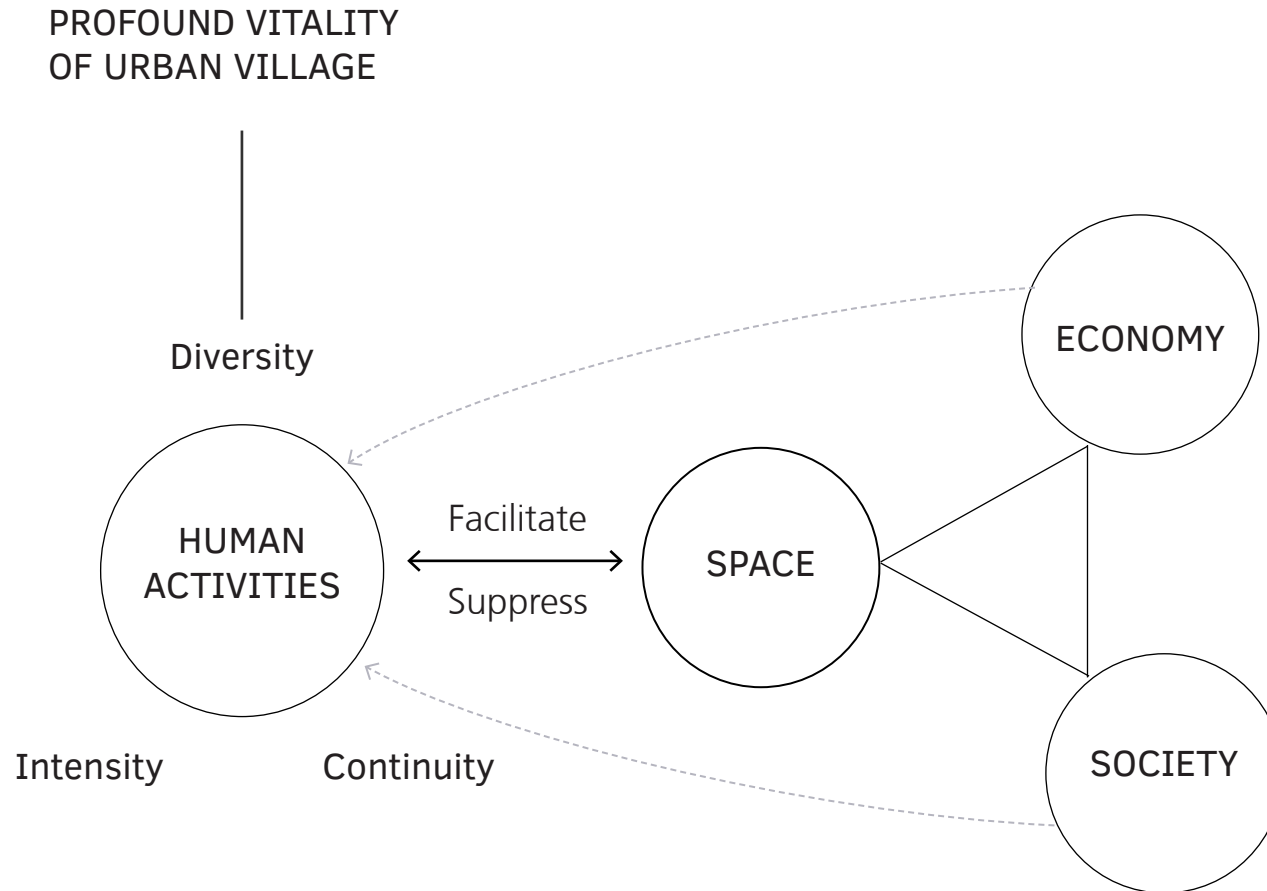


URBAN VITALITY



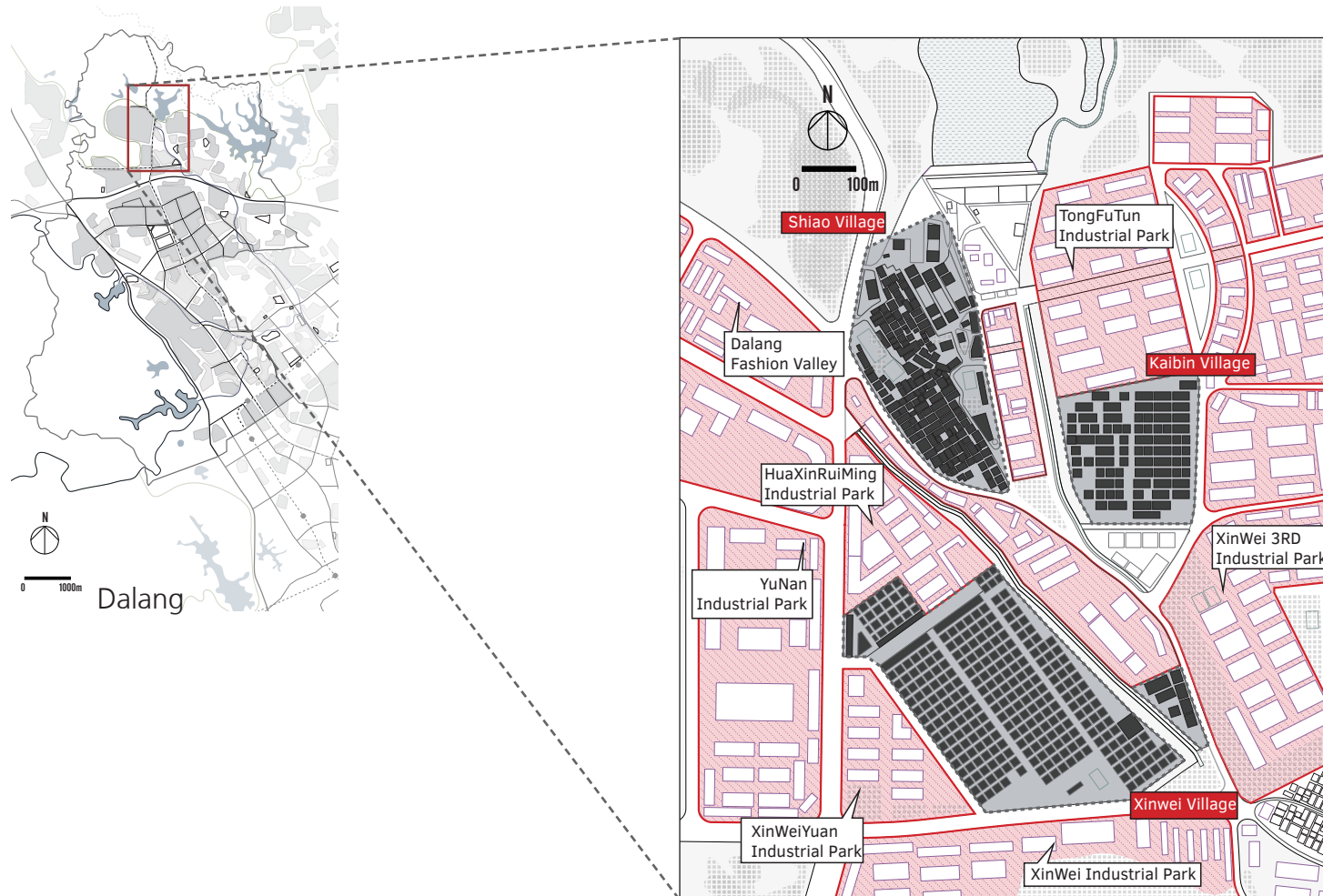
Human activities are influenced by space, the spatial condition could suppress or facilitates the occurrence of human activities.

Profound vitality of urban villages



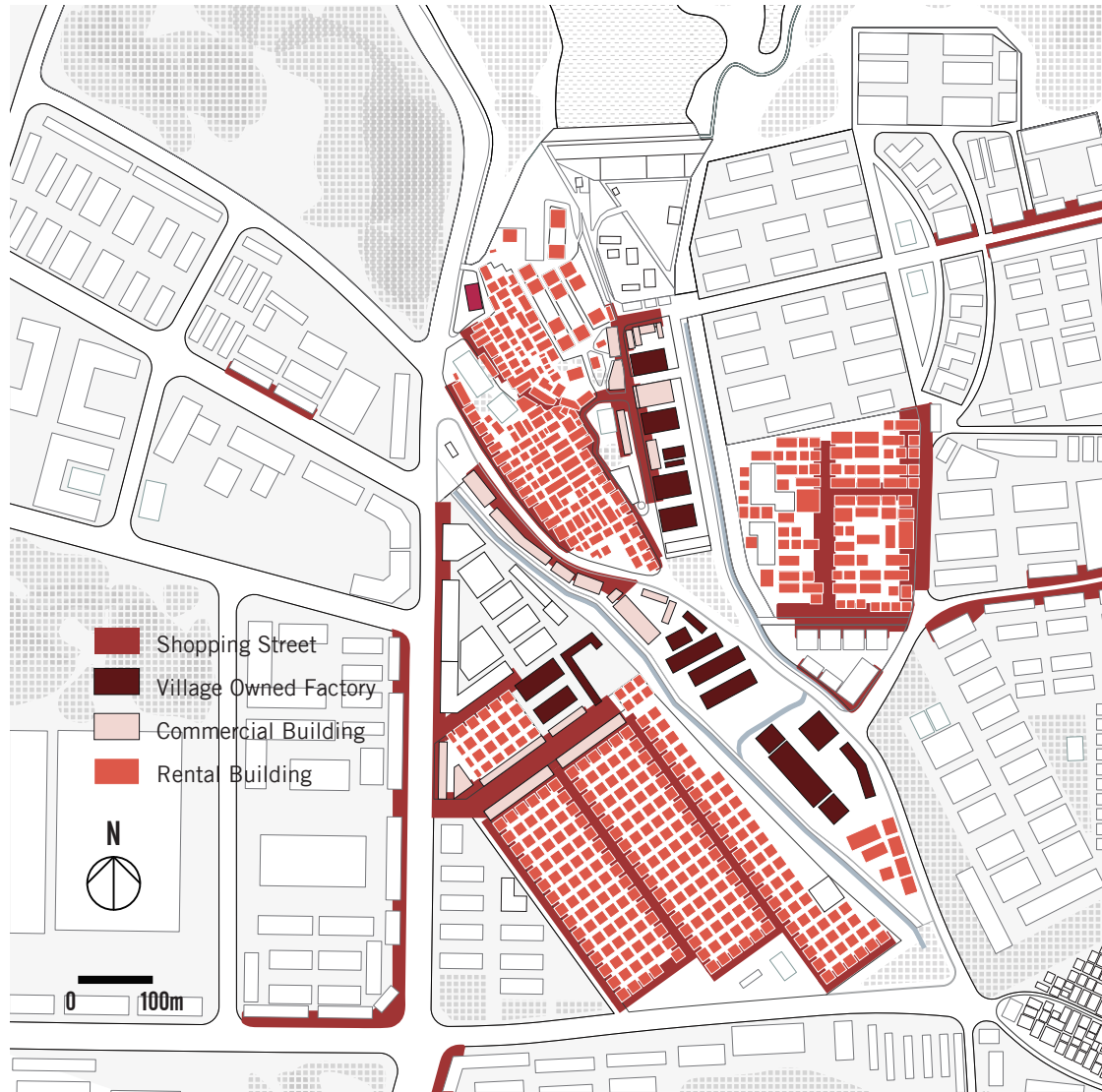
Focus area

Focus Area



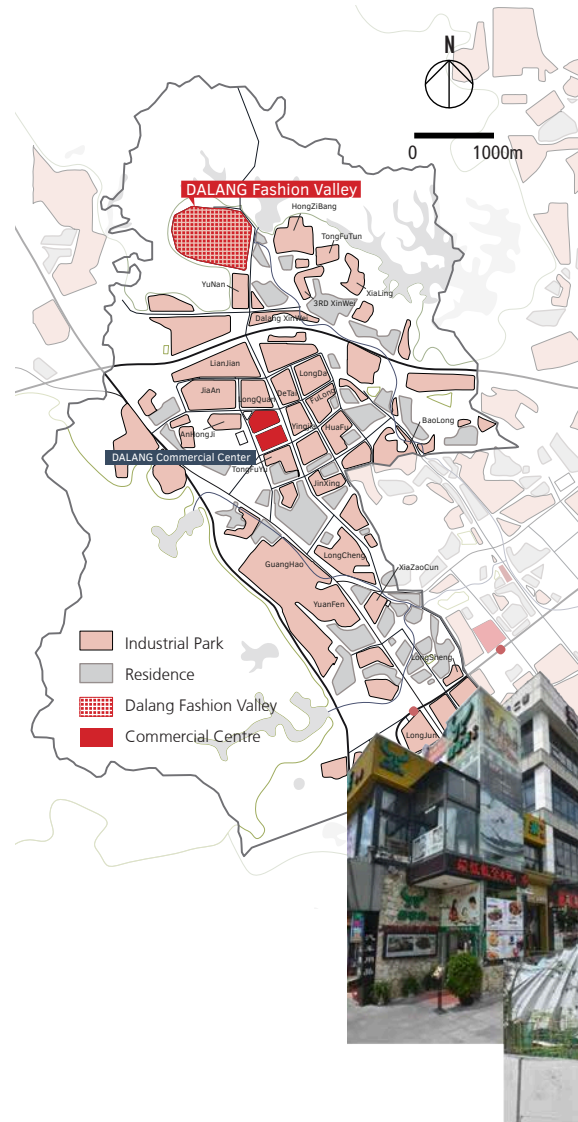
focus area

The focus area that selected is located in the north part of Dalang. The area is close to the Fashion Valley and there are three urban villages in the site.



Economic activities in Urban Village

Economic Industry In Dalang



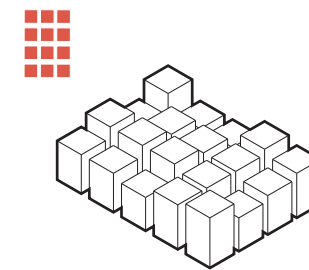
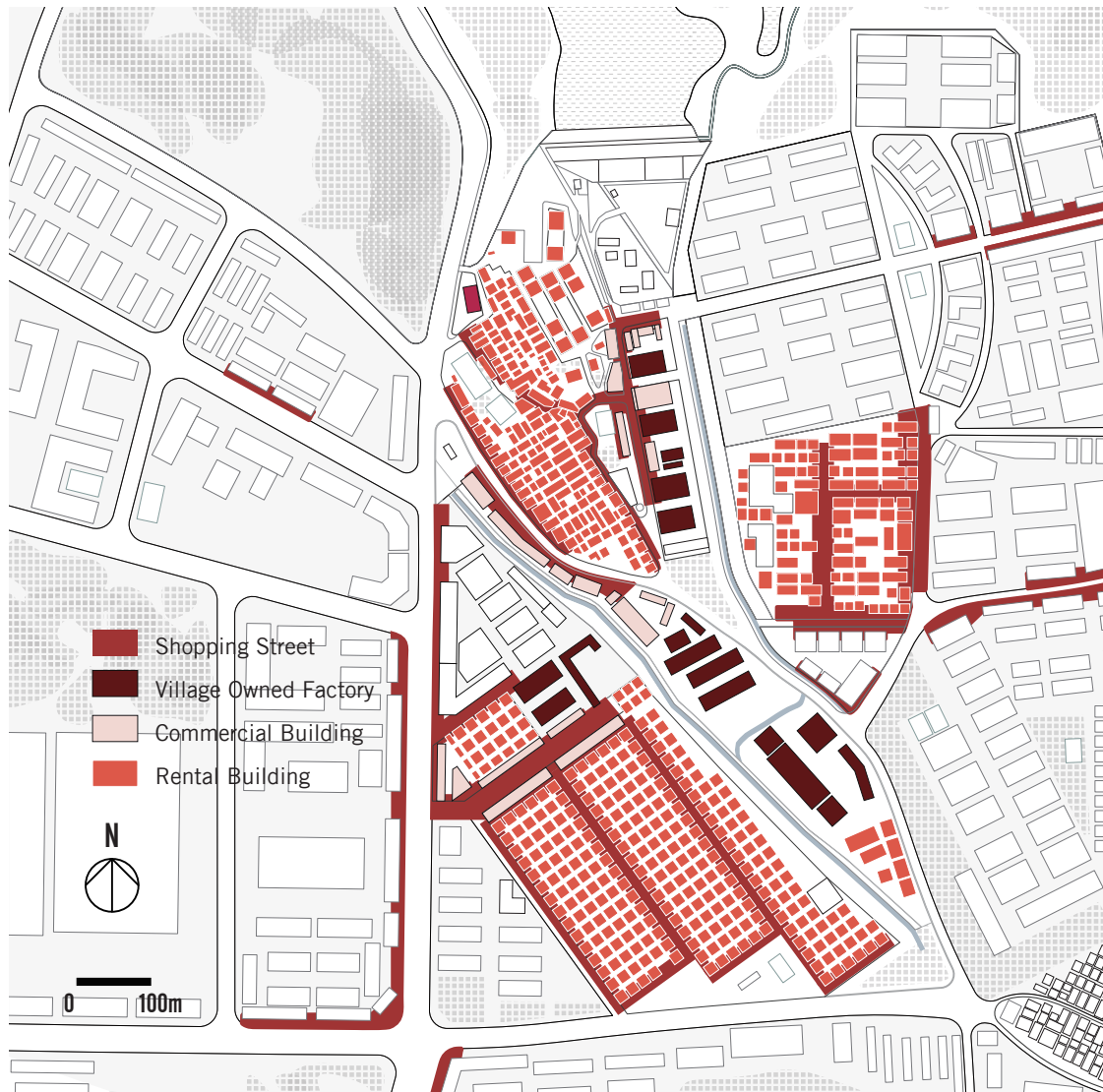
Manufacturing industry for 268 industrial parks and 3274 industrial enterprises.

More than 20 thousands small stalls engaging in small business

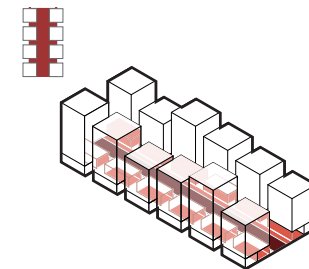
Fashion valley supported by the government in the north part of dalang is considered opportunity to develop fashion industry.



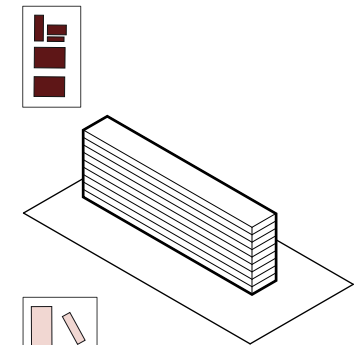
Economy in urban villages



informal housing market



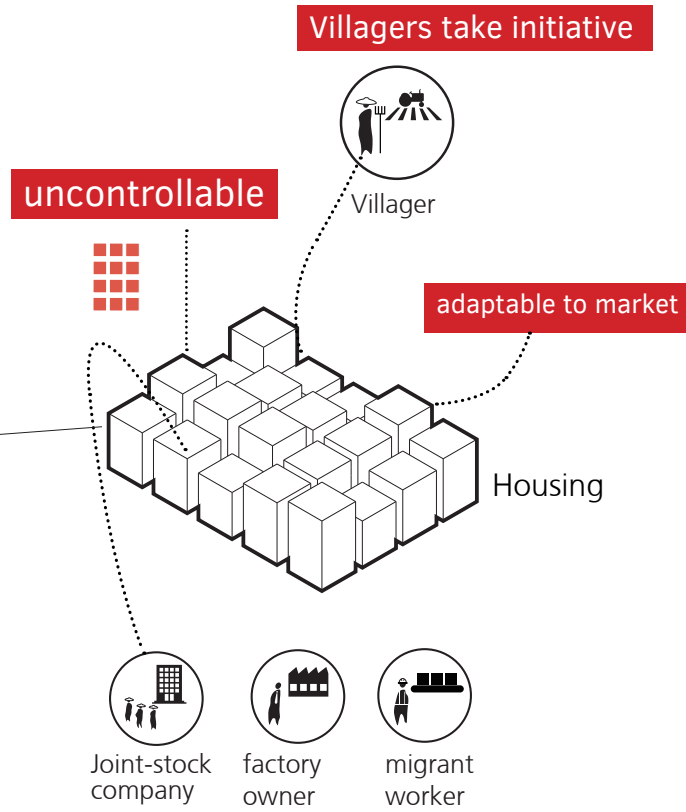
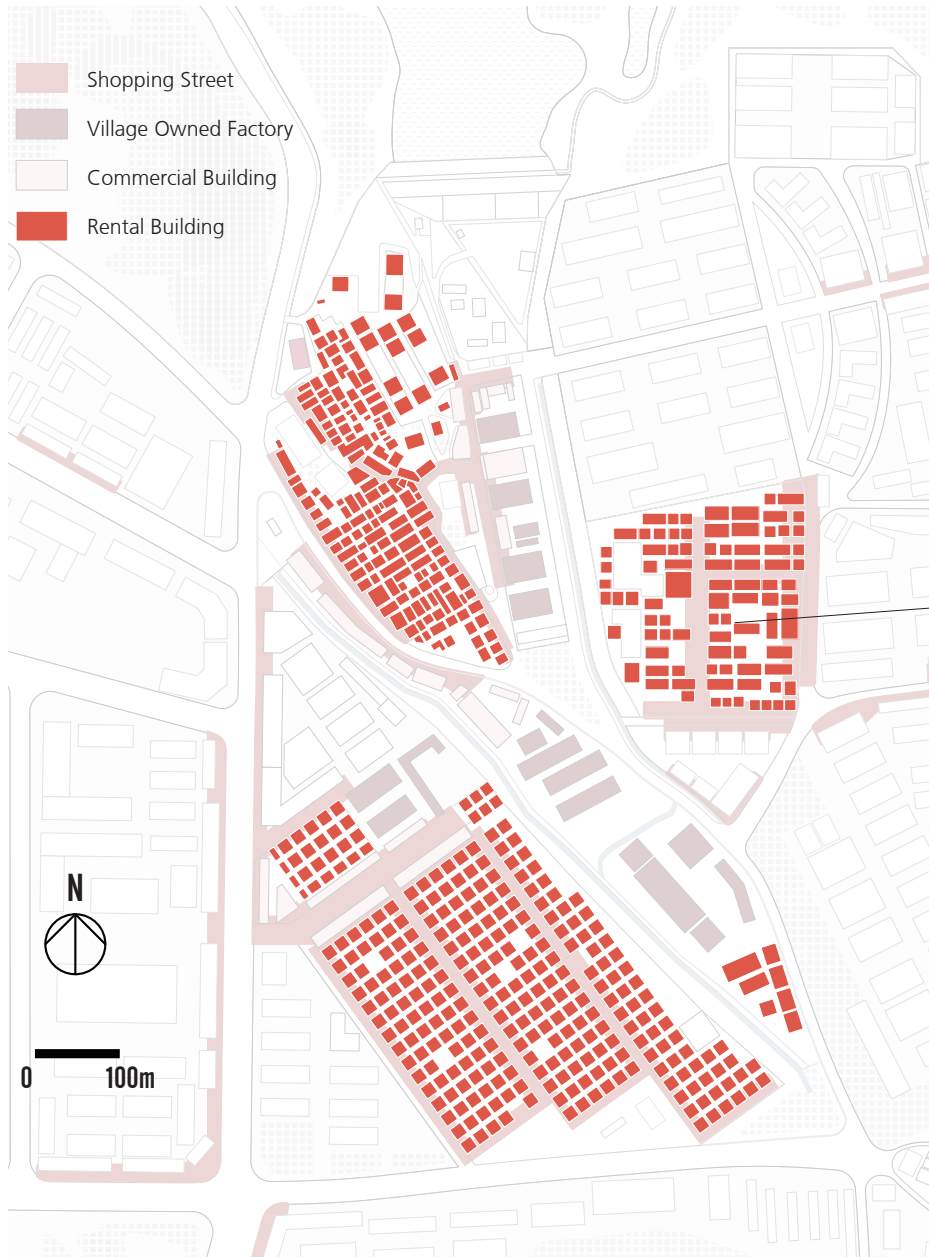
small business



land and property rental

Economic activities in Urban Village

Housing



housing in urban village



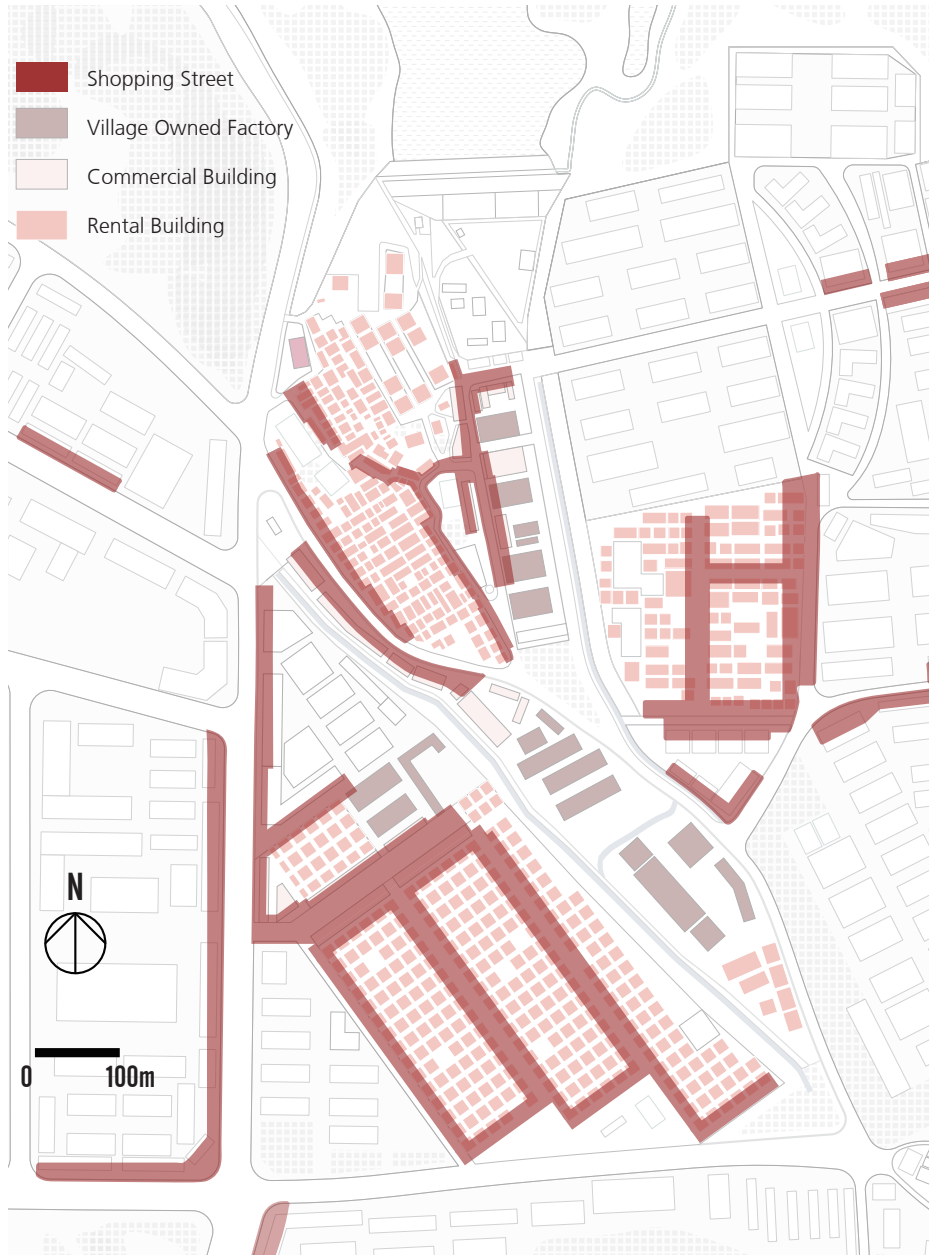
15-30 m² source:baidu.com



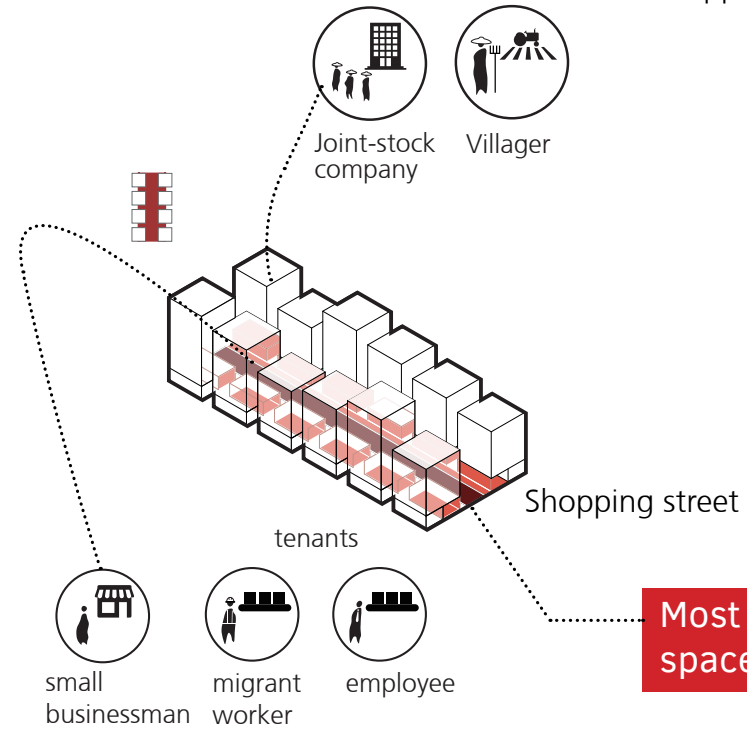
40-60 m² source:baidu.com

Different types of apartments respond to the rental market.

Main street



shopping street in urban village

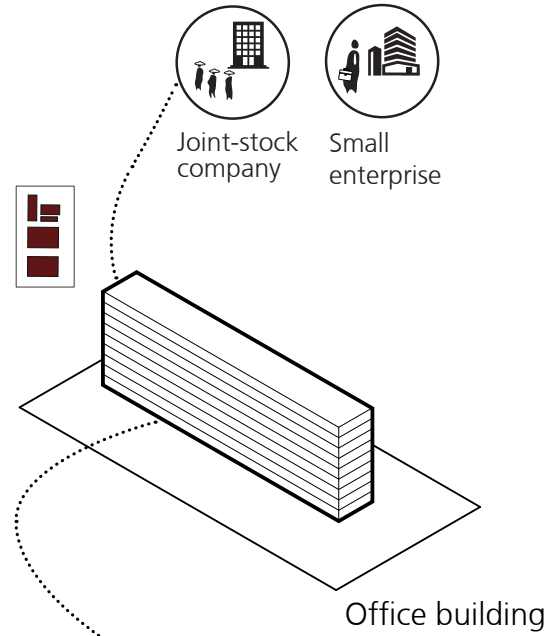
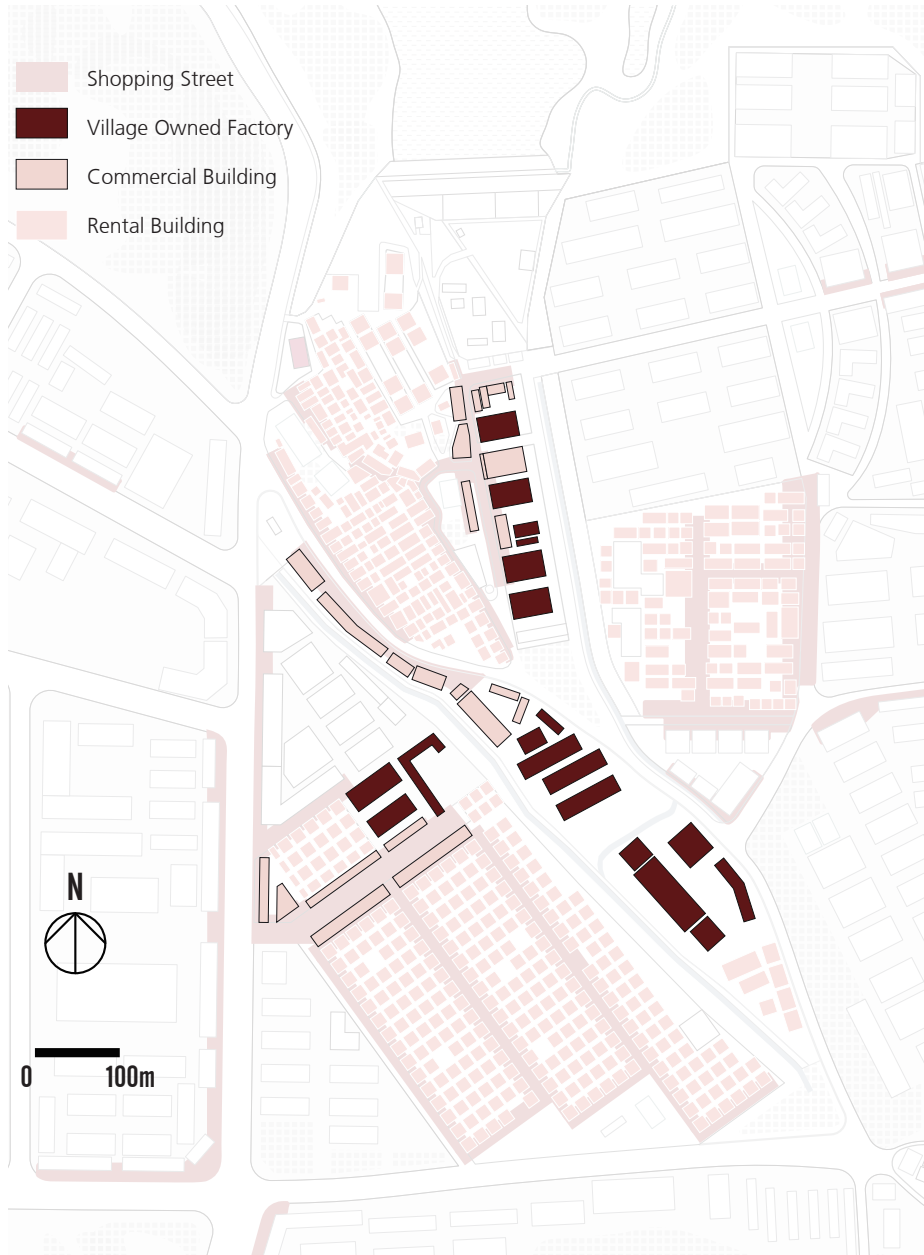


Most flexible and adaptable space in urban villages



source:tecent map

Village owned property

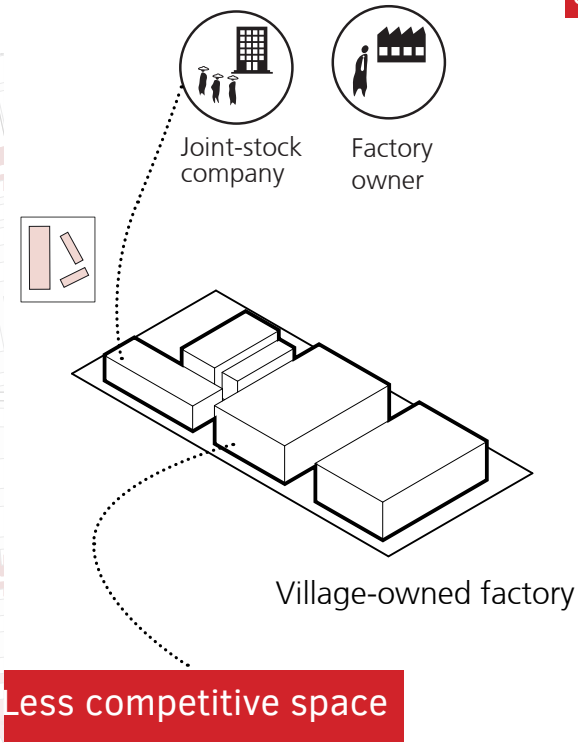
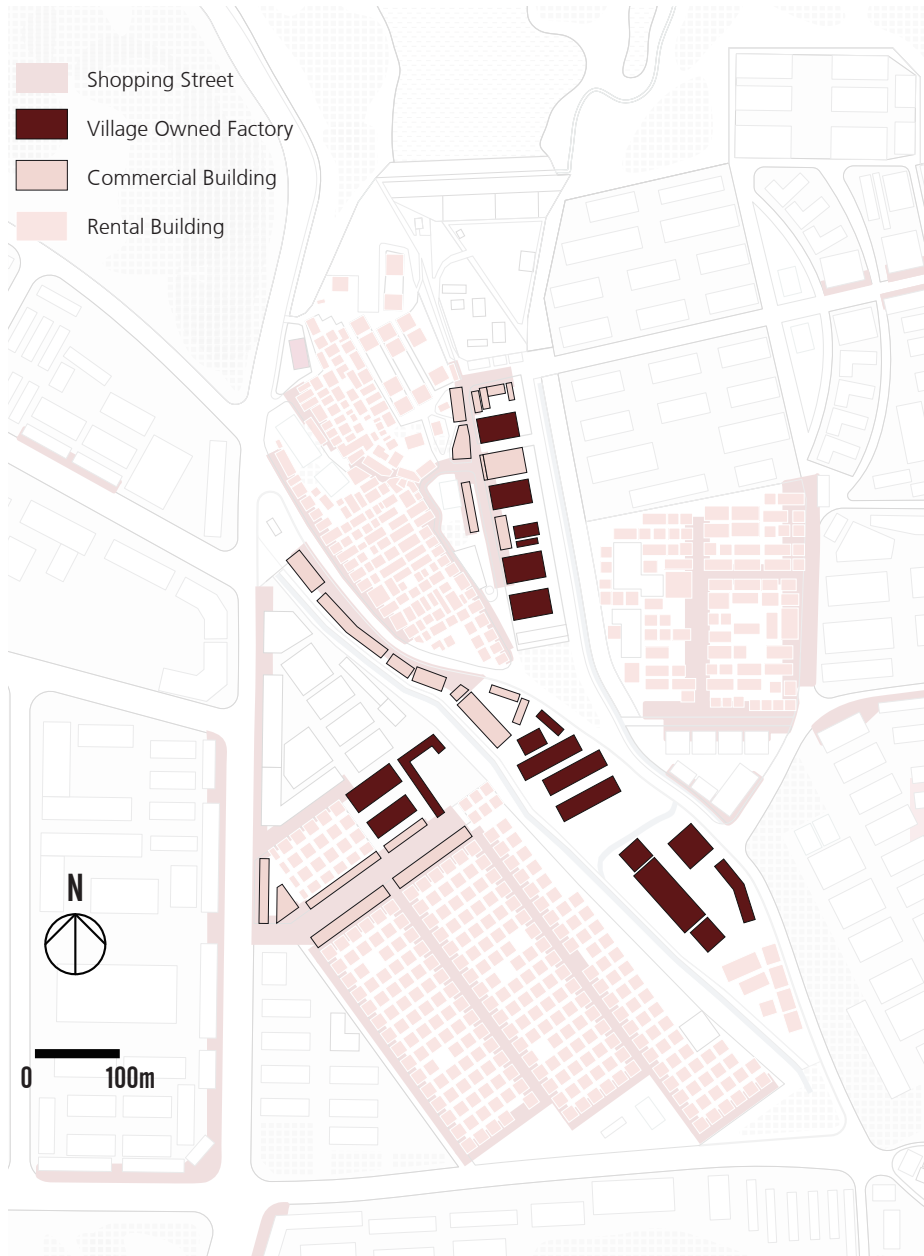


differentiated competition with the industrial parks



office building in urban villages

Village owned property



The formal industrial parks are more competitive than village owned factories



Formal Industrial Park

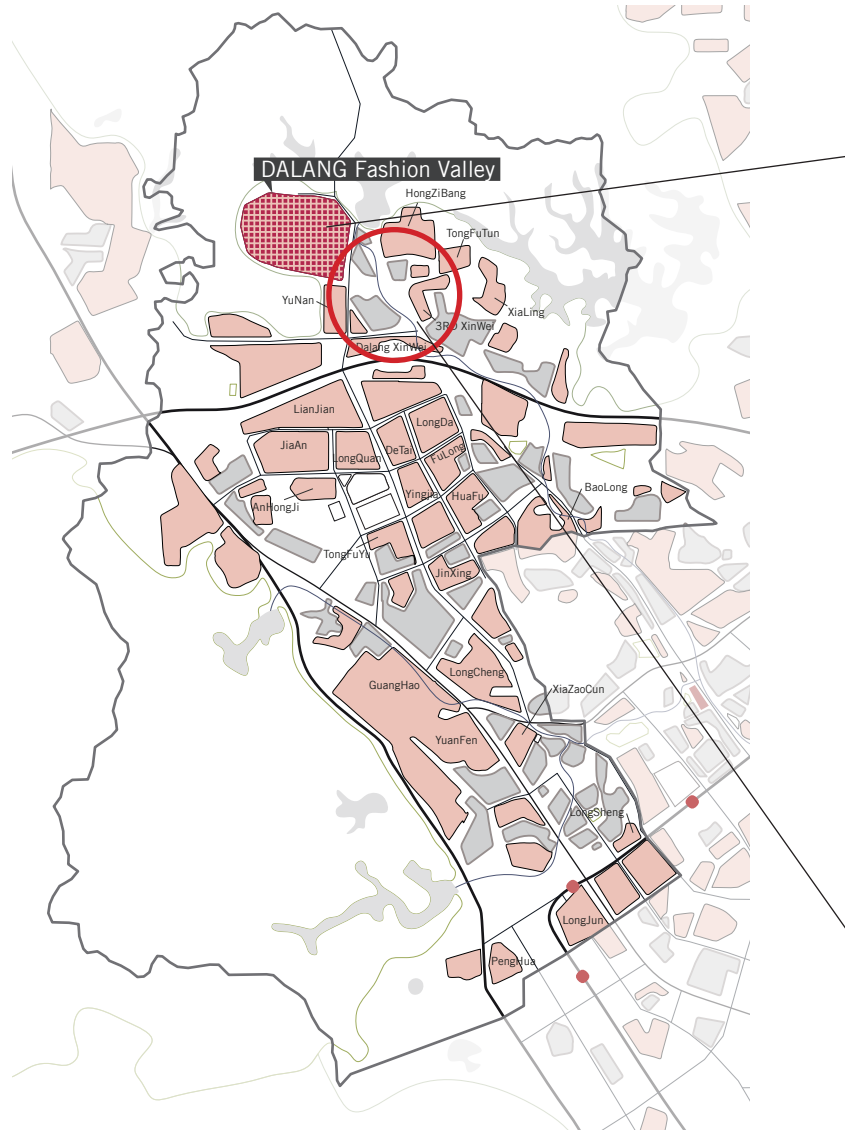
VS



Village owned factory

Factories become vacant when industry shrinks. Potential space to make differentiation competition.

Fashion Valley as an Opportunity

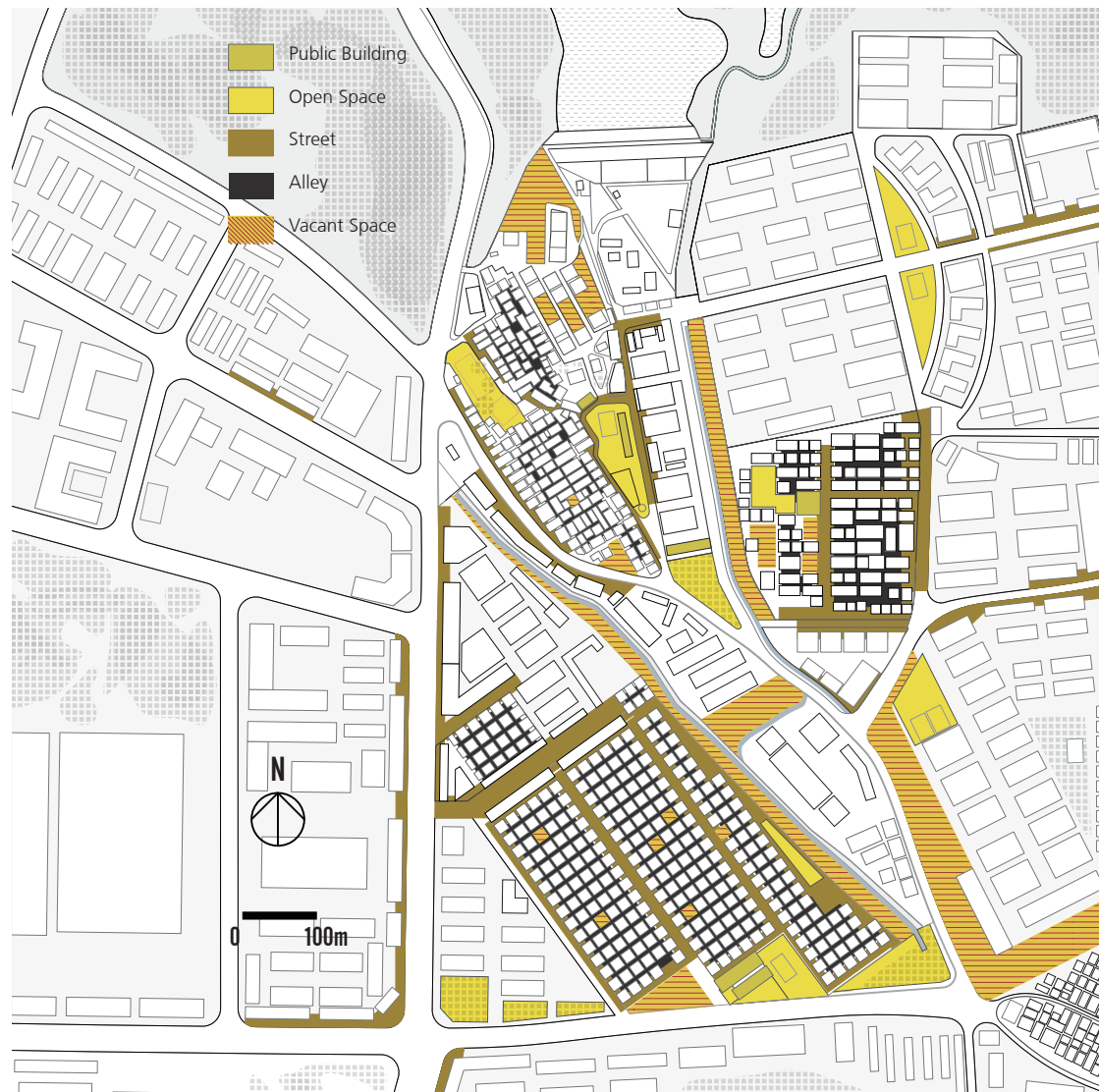


Fashion Valley: Big companies

Fashion Valley is considered opportunity to diversify the economy in urban villages and attract new residential groups.

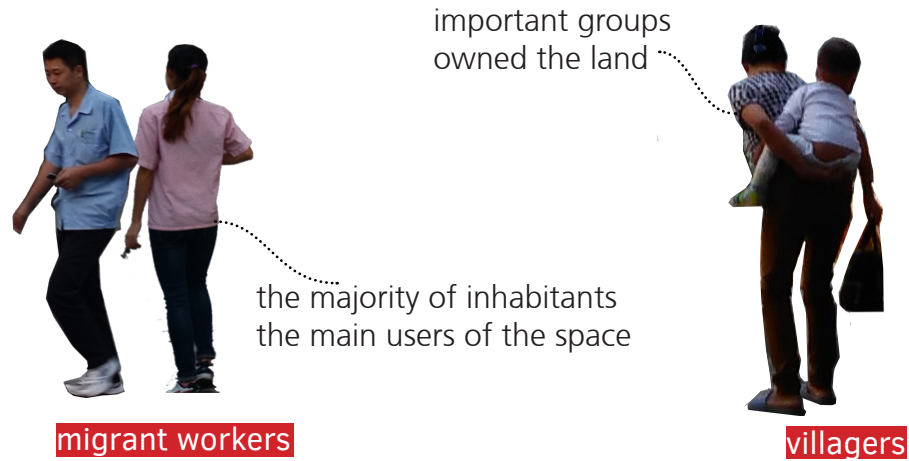


Informal factories influenced by Fashion Valley



Social and Cultural activities and Public space

Groups



Needs and Cultural conflicts

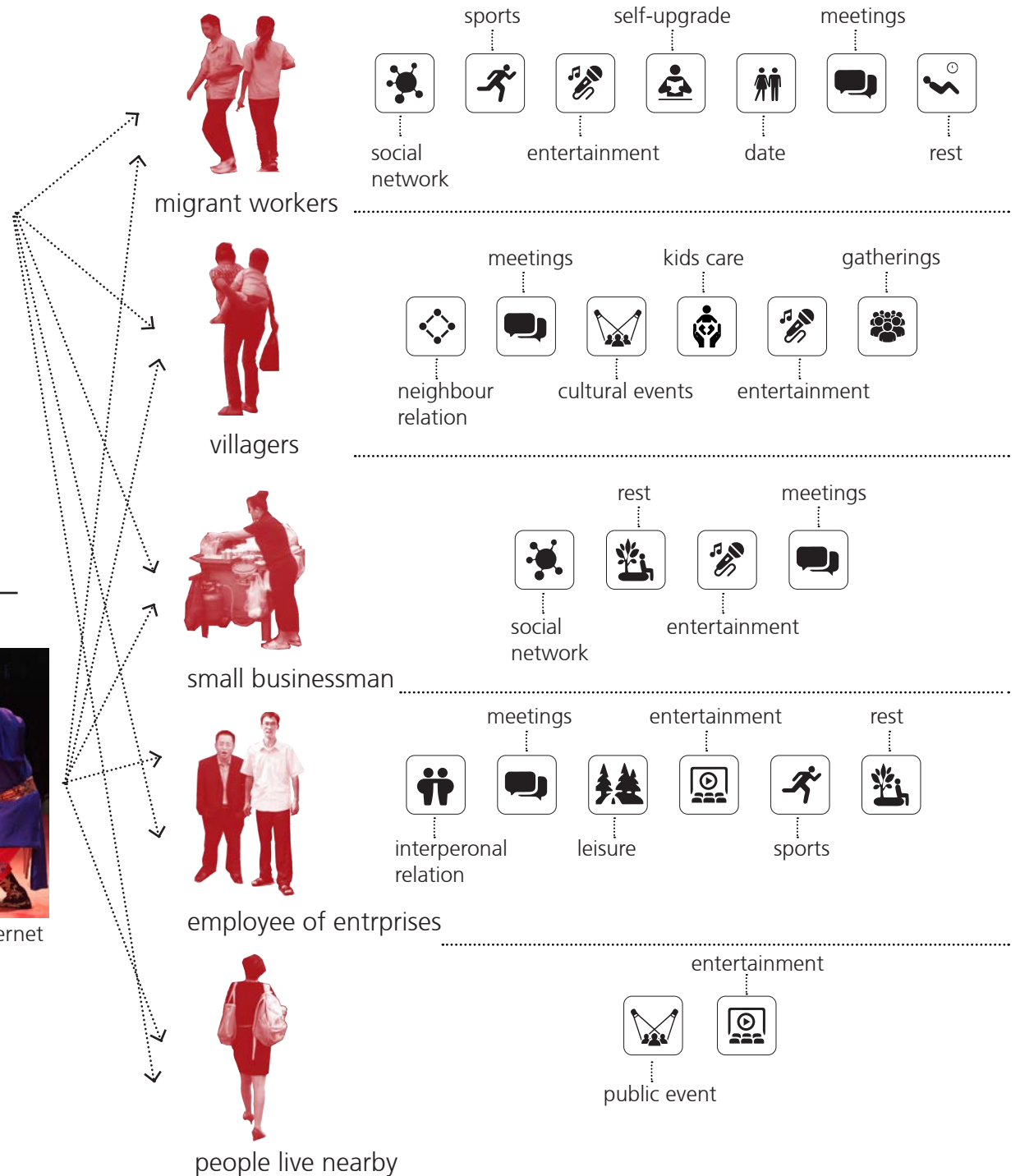


Rural Culture vs Urban Culture



images source: internet

Local Culture vs Non-Native Culture



Rural Culture vs Urban Culture



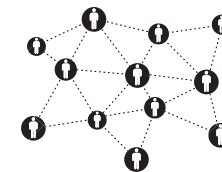
VS



1. Social network is more important.

2. The traditional festival and events received more attention in rural culture than urban culture.

3. Costs of life take priority over quality of life.

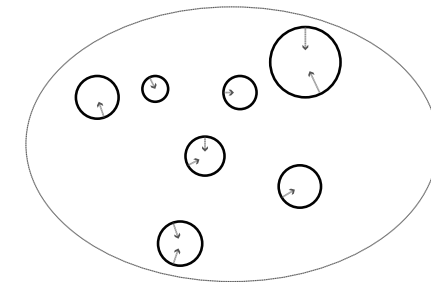


images source: internet

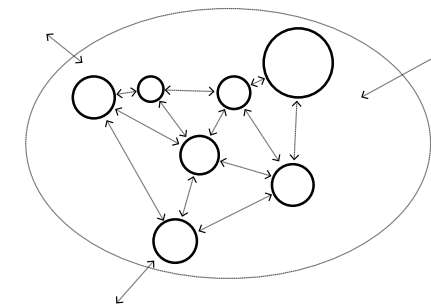
Local Culture vs Non-Native Culture



images source: internet



Public space support the activities held by different sub groups

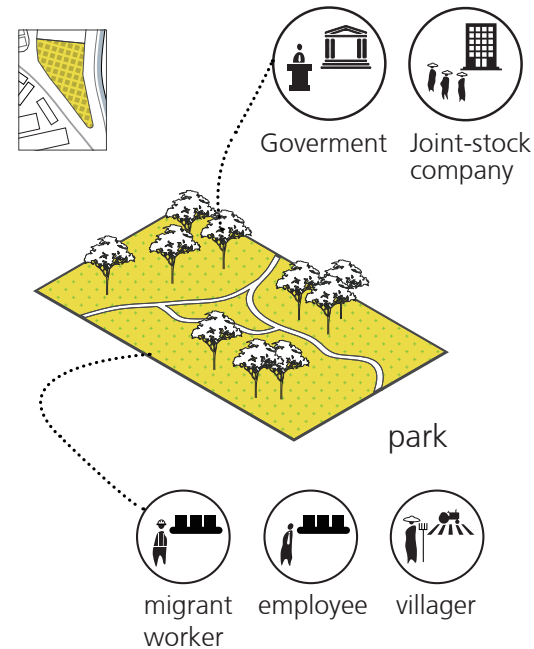
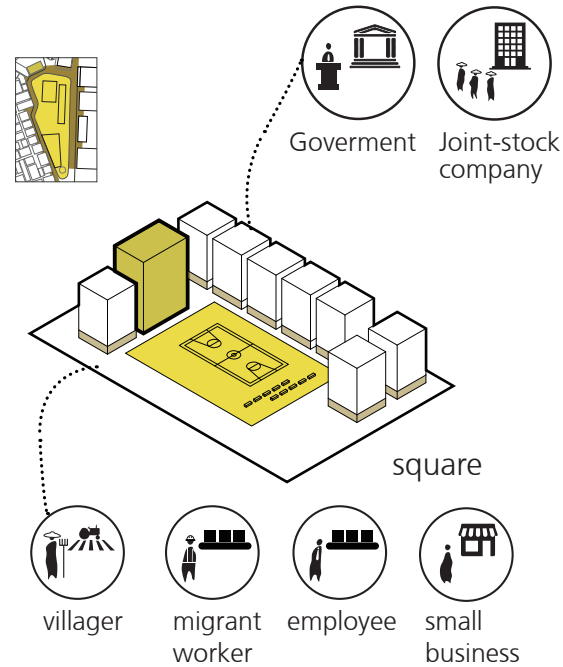
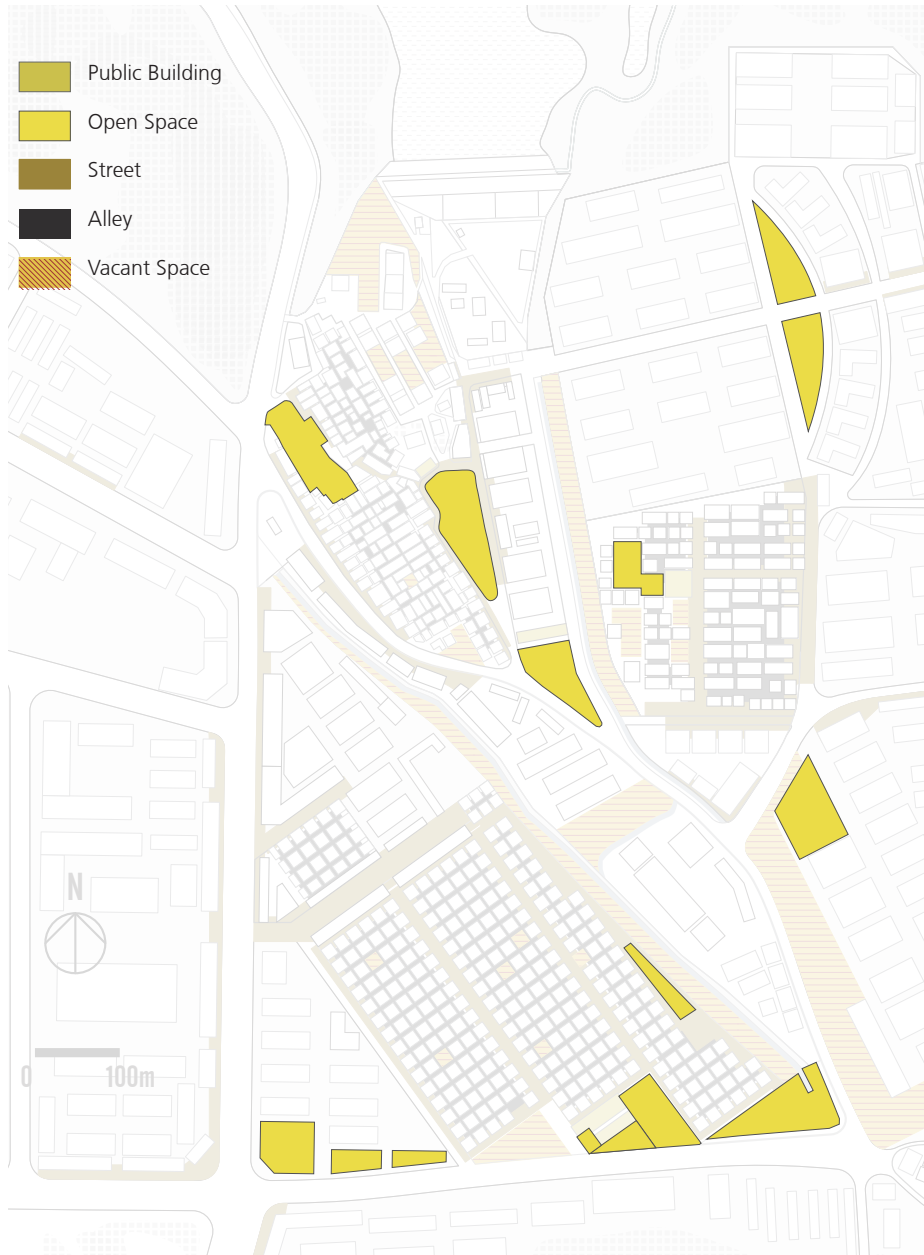


Inclusive public facilitate social integration

Flexible: support different types of activities

Inclusive: take people's needs into accounts

Open Space

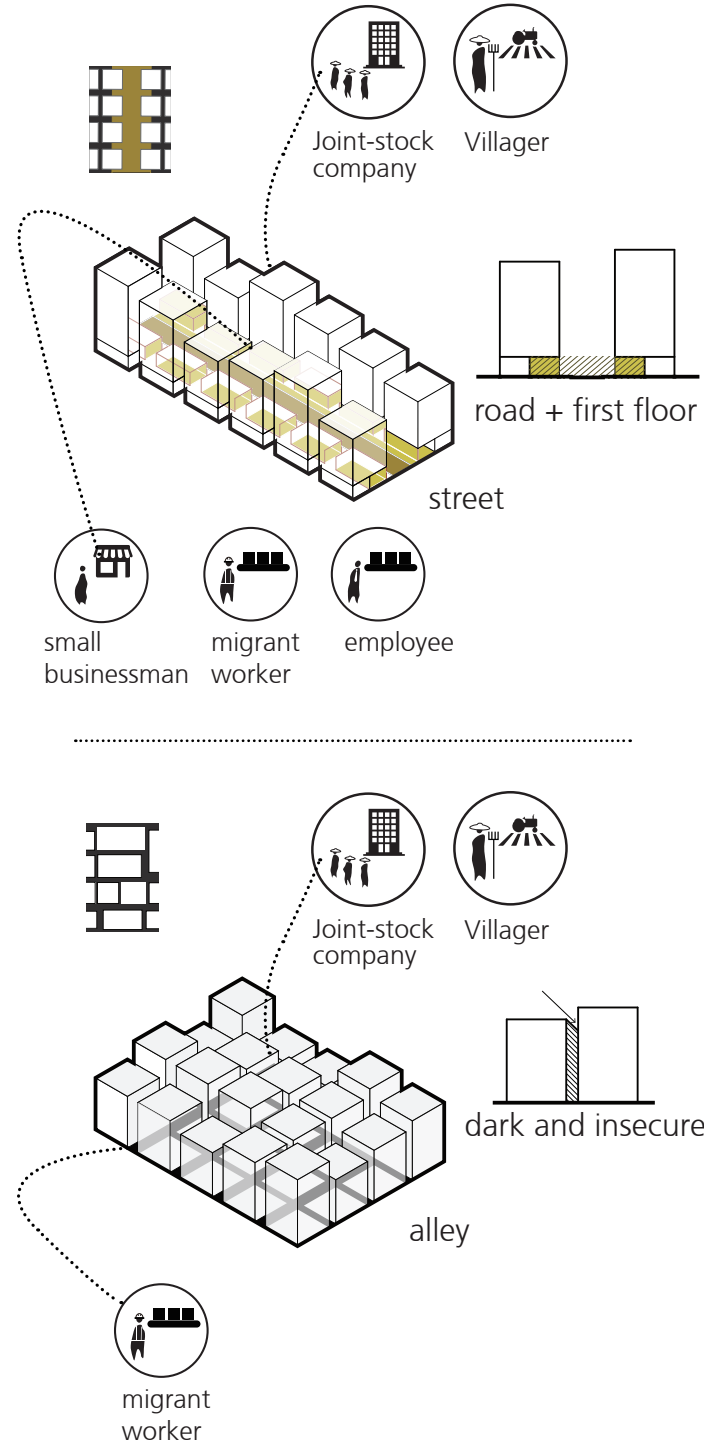
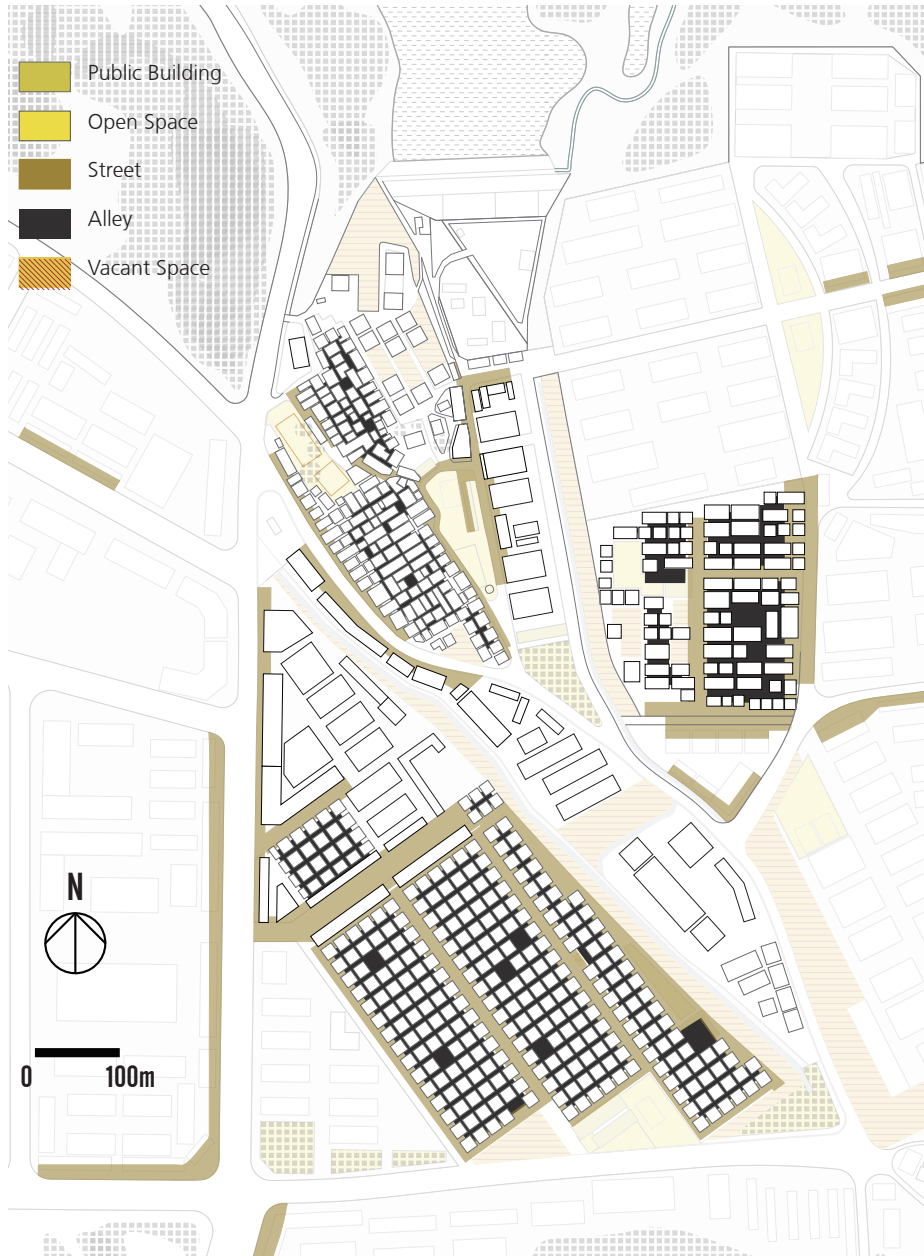


Square is the most important open space in urban villages, where different social and collective activities occur, and it is where official building and sport field located.

The design of the open space is simple, which didn't involve people's actual needs. Lots of activities had been suppressed.



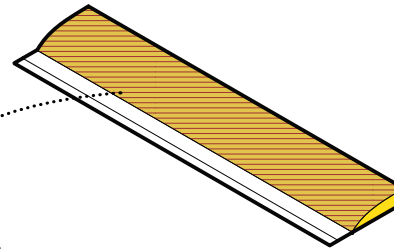
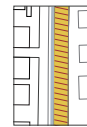
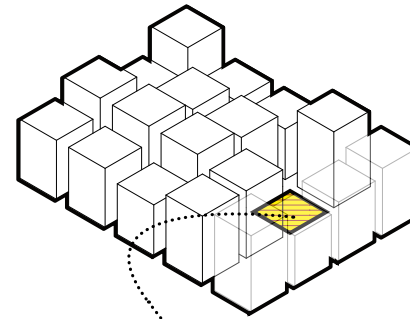
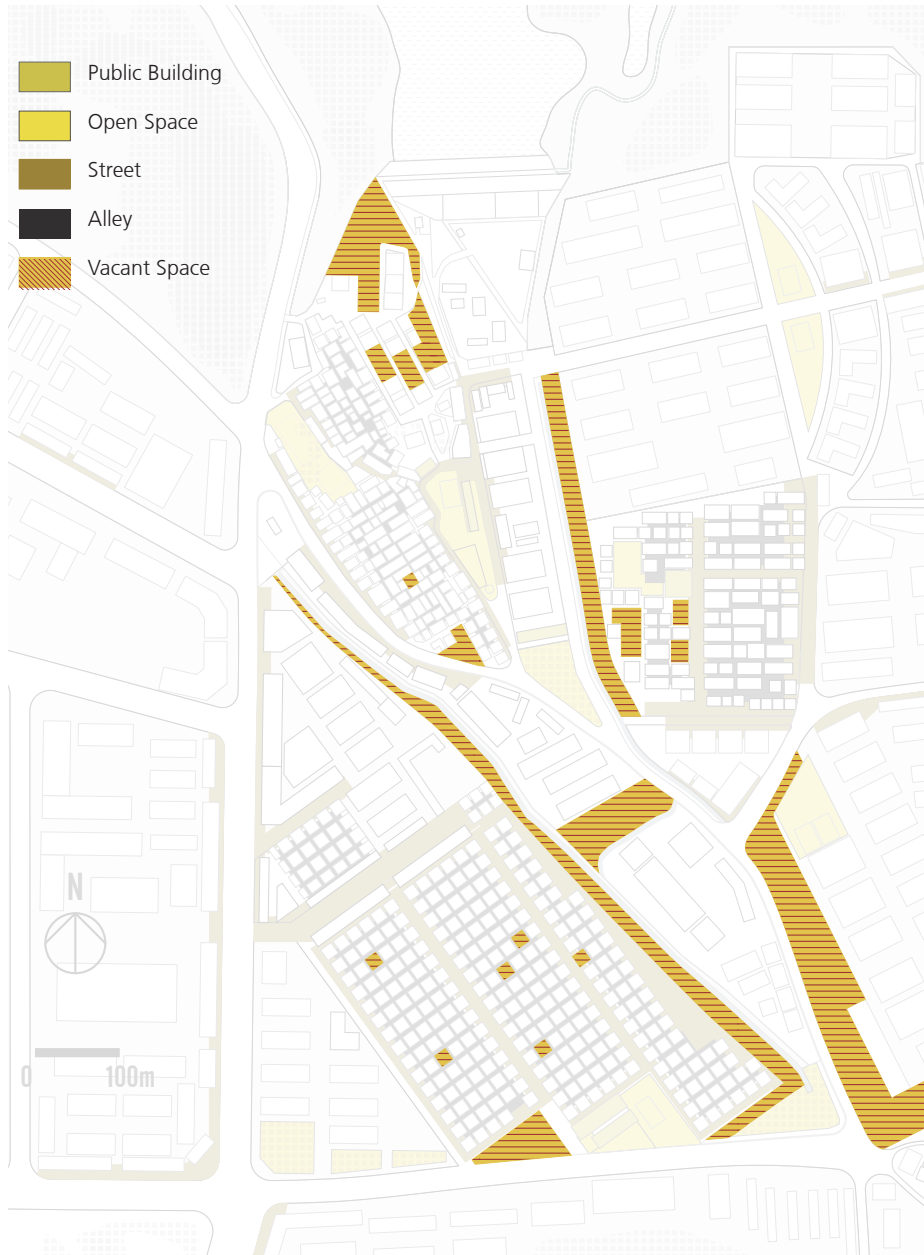
Linear space



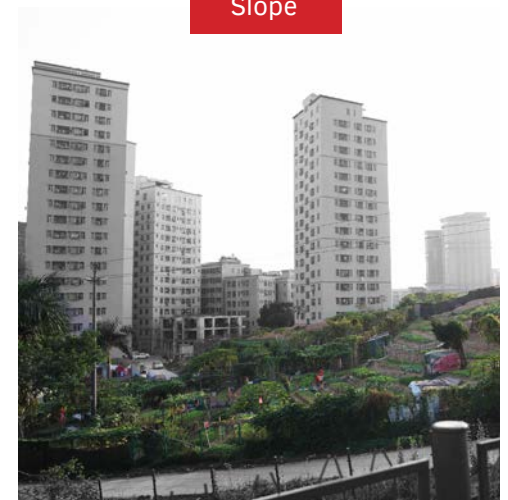
Though the first ground of streets are mainly for commercial use, social activities can still be observed. The street space are mingle with economic and social activities. However, the alley space became place with insecurity because of the growth of buildings on both sides.

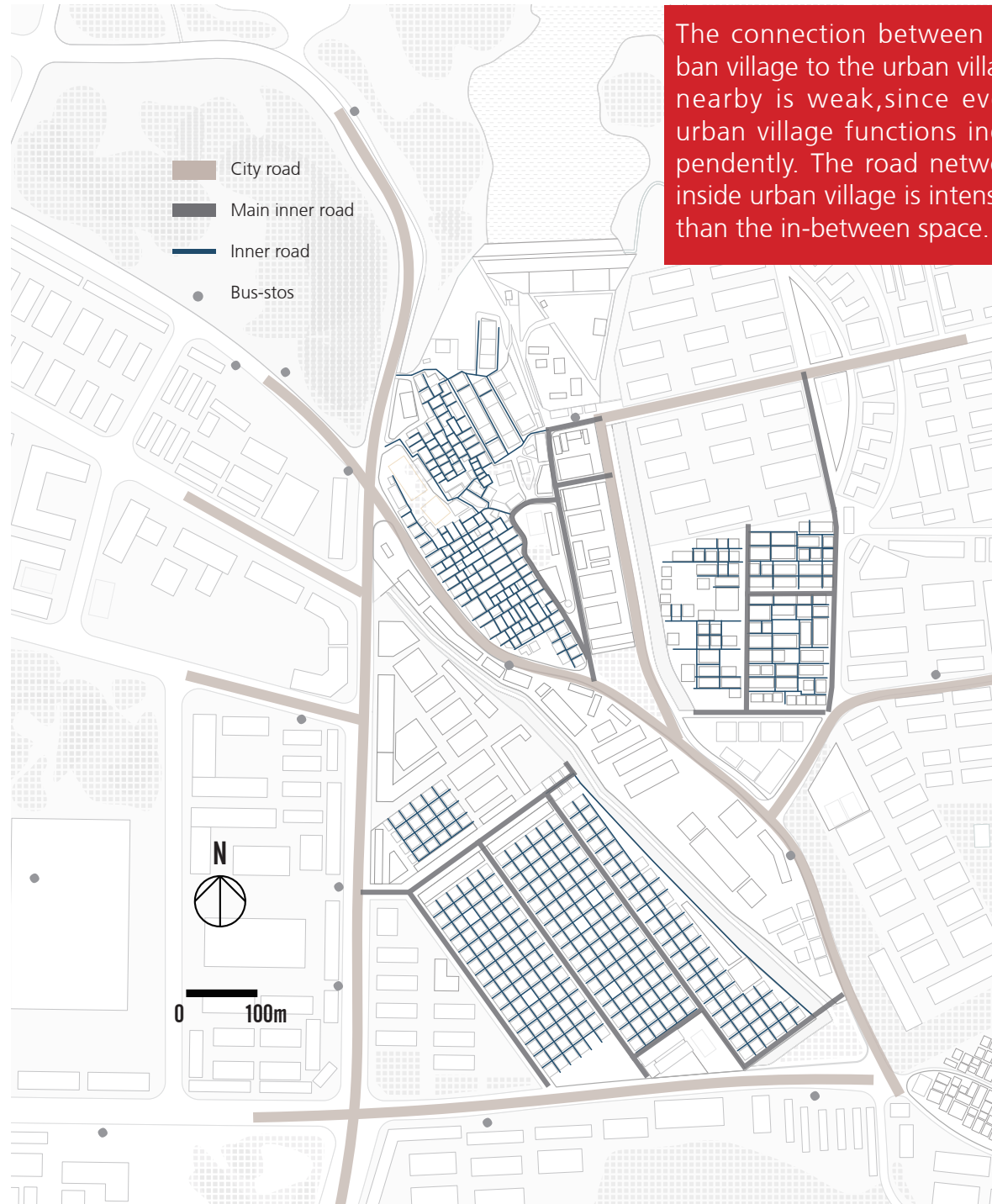


Vacant Space



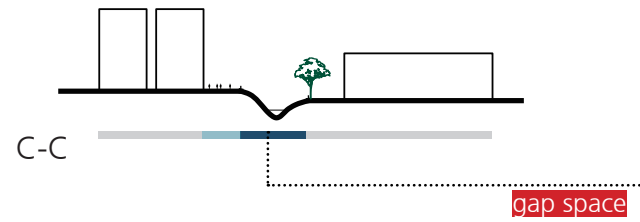
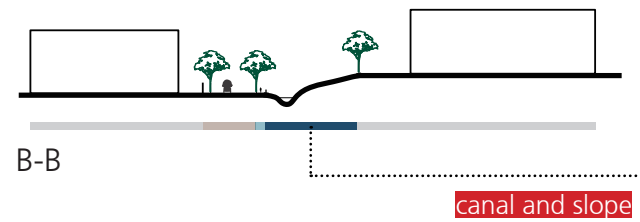
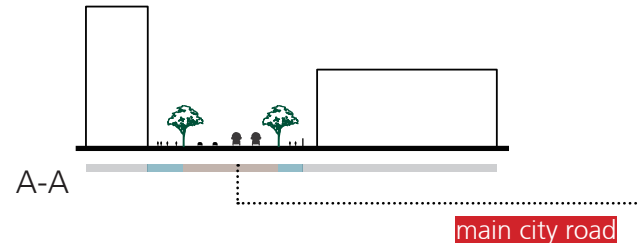
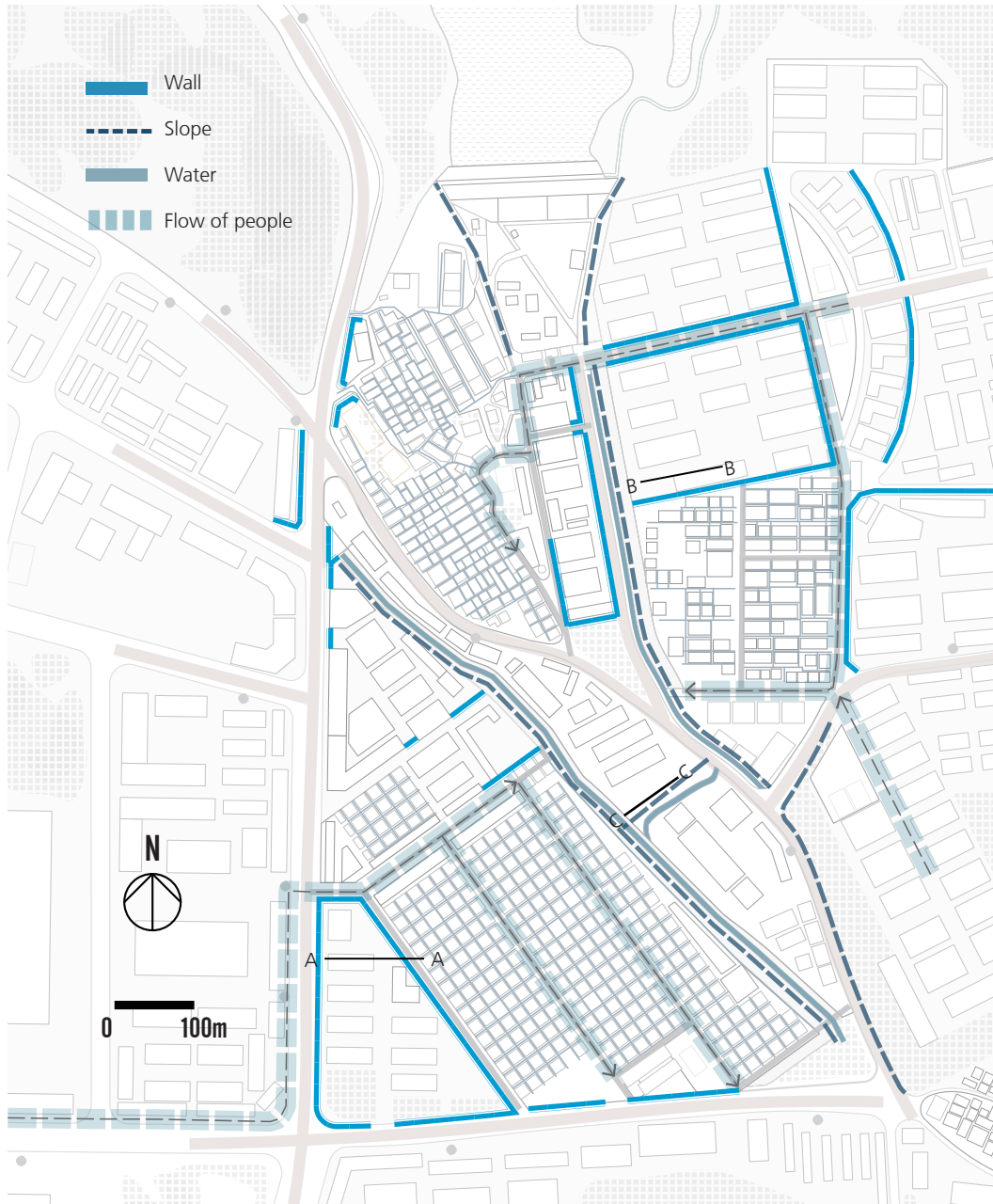
Besides, there are a lot of vacant space in urban villages such as some void plots and slopes in this area.





The connection between urban village to the urban village nearby is weak, since every urban village functions independently. The road network inside urban village is intensive than the in-between space.

Networks



How to do transformation in urban villages?

Stakeholders



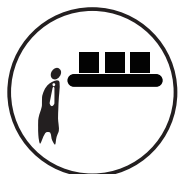
Development of Dalang(and Fashion Valley), economic growth and urban village improvement

Government



Income of the rental housing and quality improvement of life

Villager



better living environment

Small
businessman



more consumers, better shop location and low rent

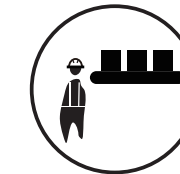
Small
businessman

Income of the village-owned properties and development of urban village



Joint-stock company

Incomes, low-rent housing, low-cost life and opportunity for self-upgrade



Migrant worker

housing for employees, cheap labours



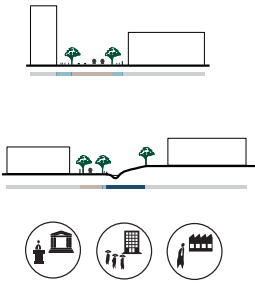
Factory owner

affordable office space

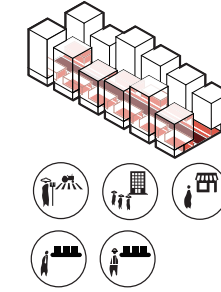


small enterprise

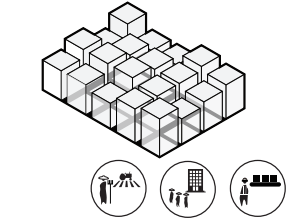
city road



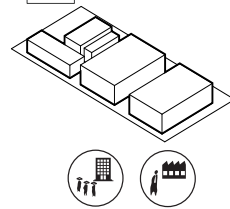
street



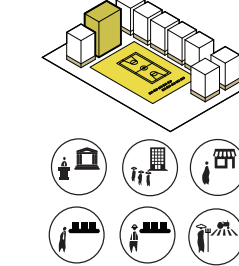
alley



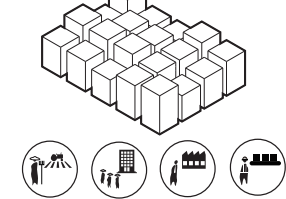
village-owned factory



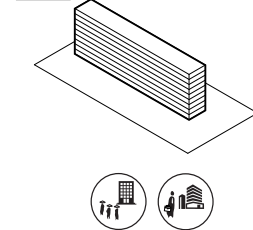
square



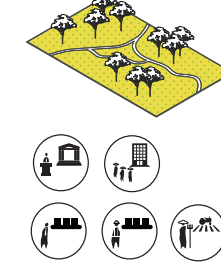
housing



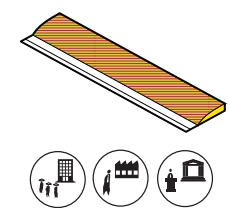
office building



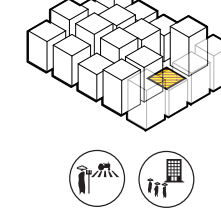
park



slope



void plot



Initiative

Top down

Collaboration

Self-organization



Conclusion

- █ Advantage
- █ Disadvantage
- █ Opportunity



Needs and Cultural conflicts



1. The space of urban village related to economy has its own characters: flexibility and adaptability, which benefits informal and small business.

Fashion Valley is an opportunity for the urban villages to develop more diverse economies and attract different groups to move in.

2. The social needs of residents in urban villages are diverse. The simple designed and poor quality public space is not in line with the demand.

A more diverse and inclusive public space is needed to facilitate the occurrence of various social activities by taking fully advantage of the spatial resource.

3. The connection between urban villages are weak with the independent operation of each urban village and the hard edges in-between. It hindered the free movement of the area as a whole and segmented the public and economic spatial resource. The improvement of the road network is needed.

4. Urban village is a self-organizing system and its evolution is driven by the different interests of various stakeholders. In order to do the spatial transformation in urban villages, to clarify the relation between components and stakeholders helps to deal with its complexity. To encourage the collaboration and self-organized transformation based on the interests and ownership will activate the initiative of different stakeholders.

Vision

The vision is that the economies in urban villages are more diverse and targeting starters and young people. The public life is rich and inclusive with more social groups moving in. And the connections between the urban villages are integrated that people can move freely and easily in this area



Rich and inclusive public life



Diverse and adaptable economy



Intergrated and accessible road network

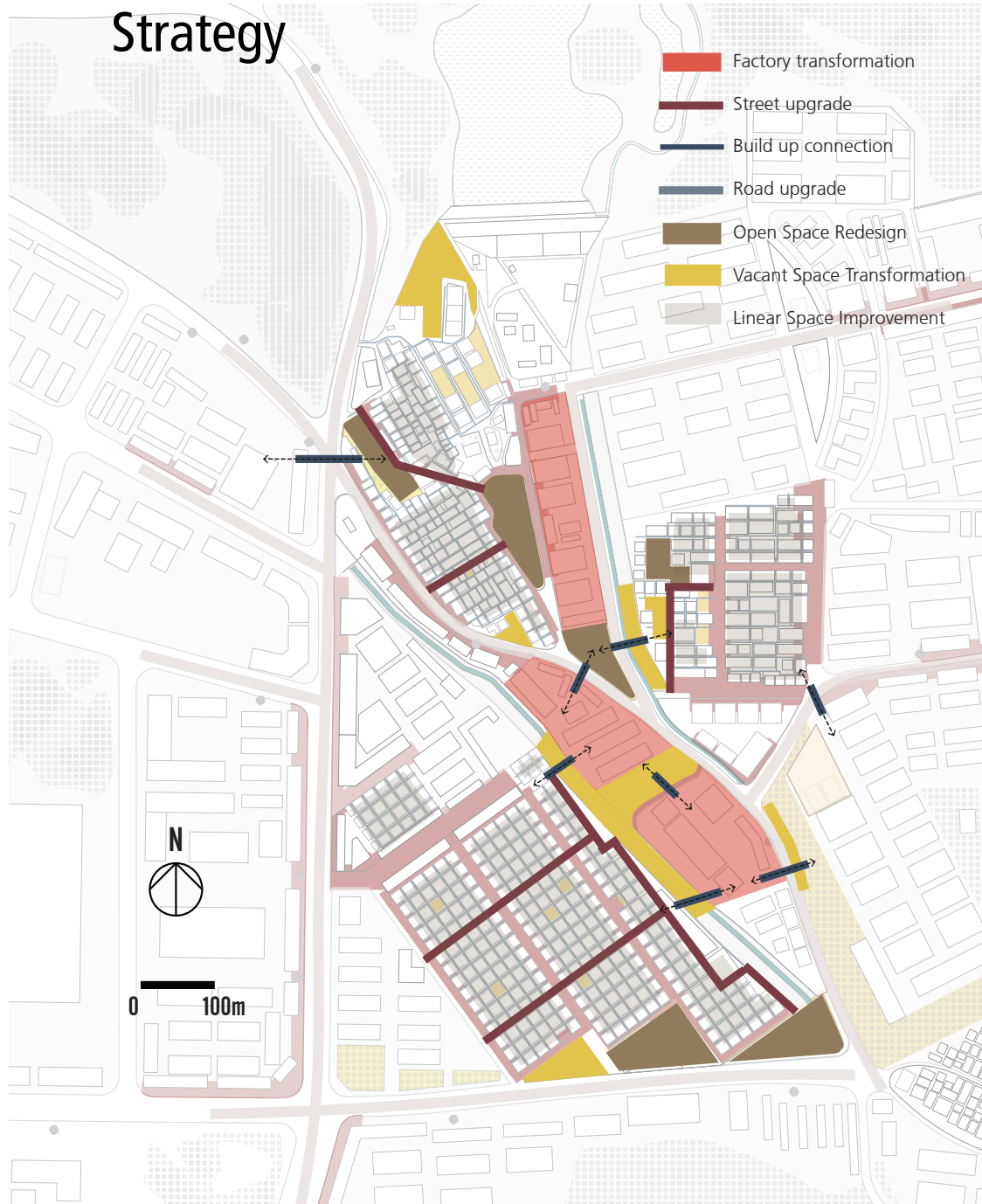


Strategy

Hypothesis

The improvement of the accessibility, the spatial transformation that adapting to the fashion industry and the construction of flexible and inclusive public space, can enhance the profound vitality of urban villages in Dalang.

Strategy



Three strategies are proposed named: 1.network strategy; 2.economic space strategy; 3. public space strategy.

NETWORK STRATEGY

1. Strengthen the connection between urban village and the near by urban villages and industrial parks.
2. Upgrade the road hierarchy of the inner roads of urban villages.

ECONOMIC SPACE STRATEGY

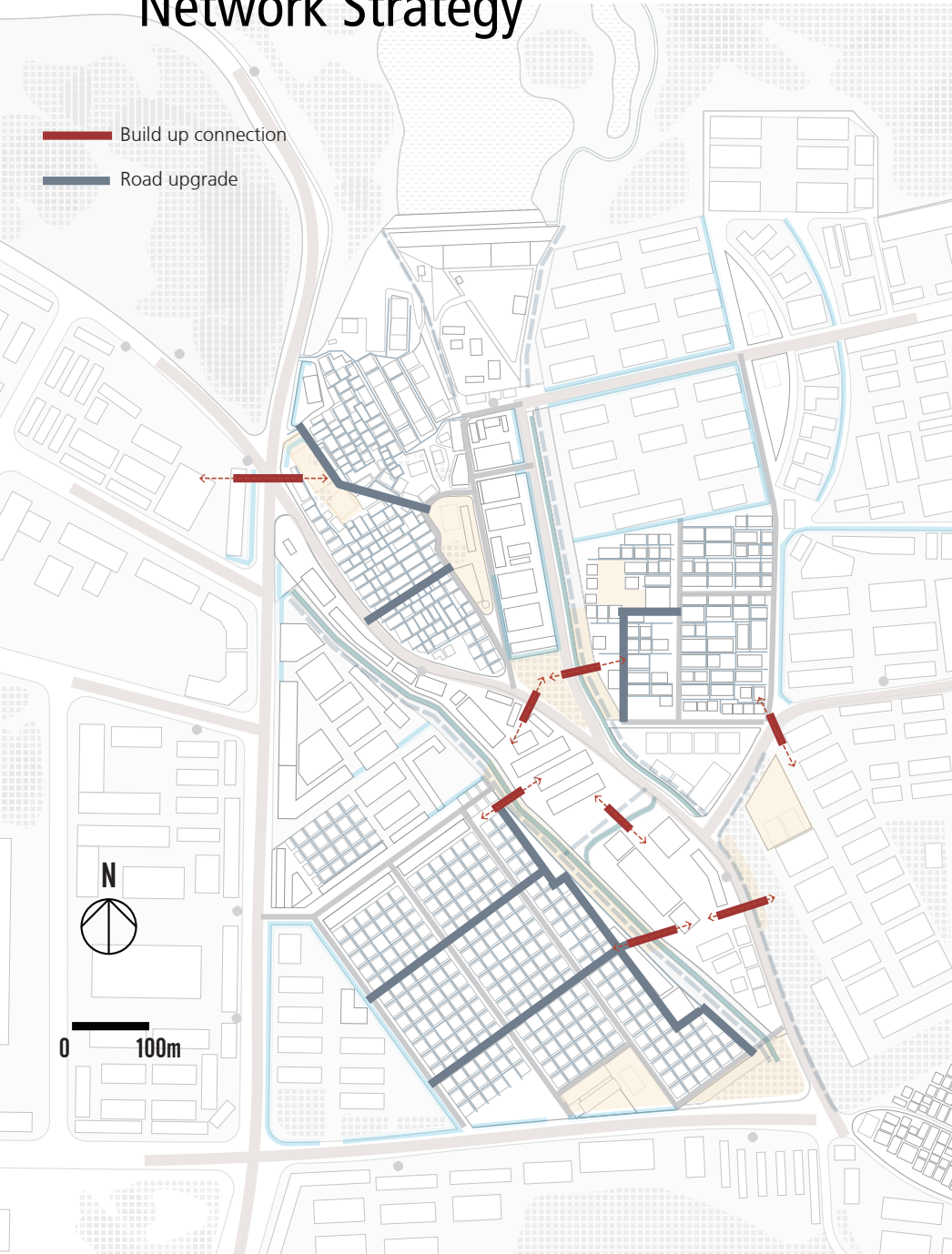
1. Transform the village-owned factory to creative incubator centre, targeting small enterprises and young starters.
- 2.Create more first floor space for lease.

PUBLIC SPACE STRATEGY

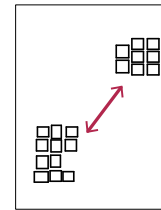
1. Redesign open space adapting to various social and cultural activities of different groups.
- 2.Transform vacant space to public space.
3. Enhance the quality of linear space.

Network Strategy

- Build up connection
- Road upgrade

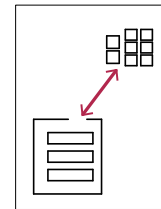
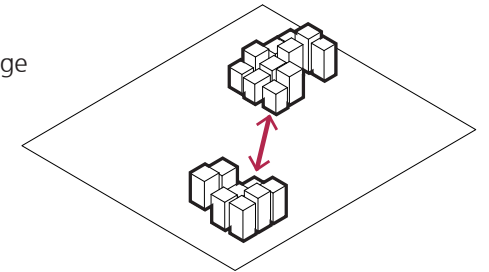


1. Strengthen the connection between urban village and the nearby urban villages and industrial parks.
2. Upgrade the road hierarchy of the inner roads of urban villages.



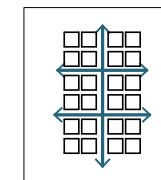
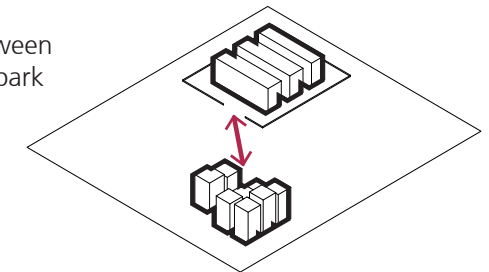
a. build connections between urban village and urban village

- government
- joint-stock company



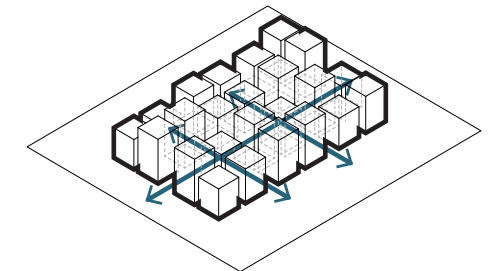
b. strengthen connections between urban village and industrial park

- government
- joint-stock company
- factory owner



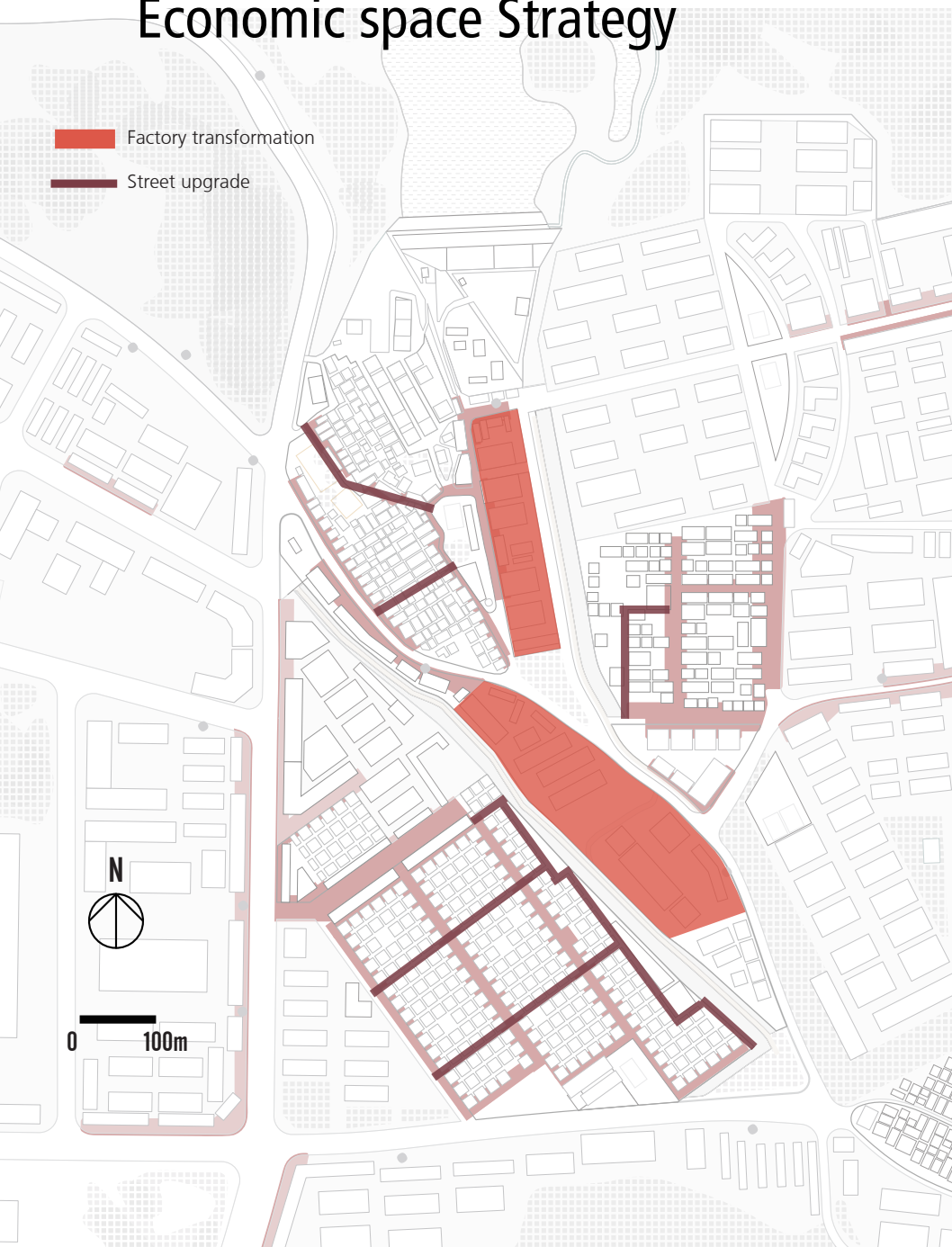
c. upgrade the road hierarchy

- joint-stock company
- villager



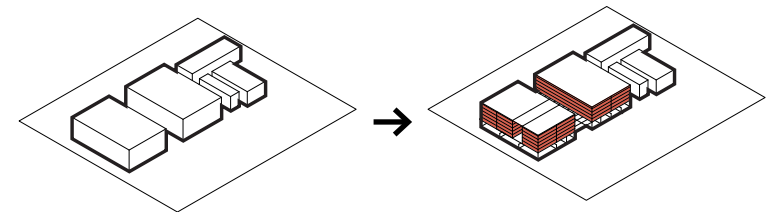
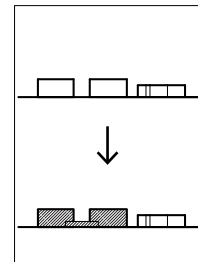
Economic space Strategy

- Factory transformation
- Street upgrade



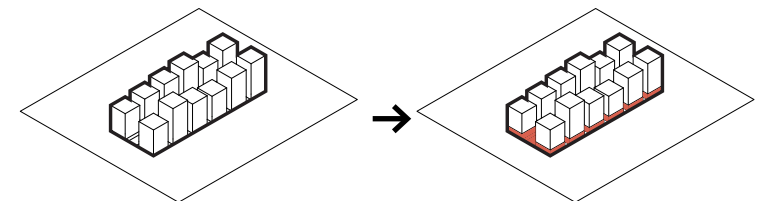
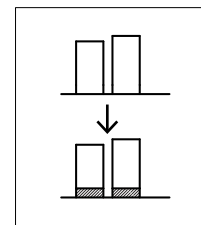
1. Transform the village-owned factory to creative incubator centre, targeting small enterprises and young starters.

2. Create more first floor space for lease.



a. transform village-owned factory to creative incubator centre




- joint-stock company
- small enterprise
- government
- young starter

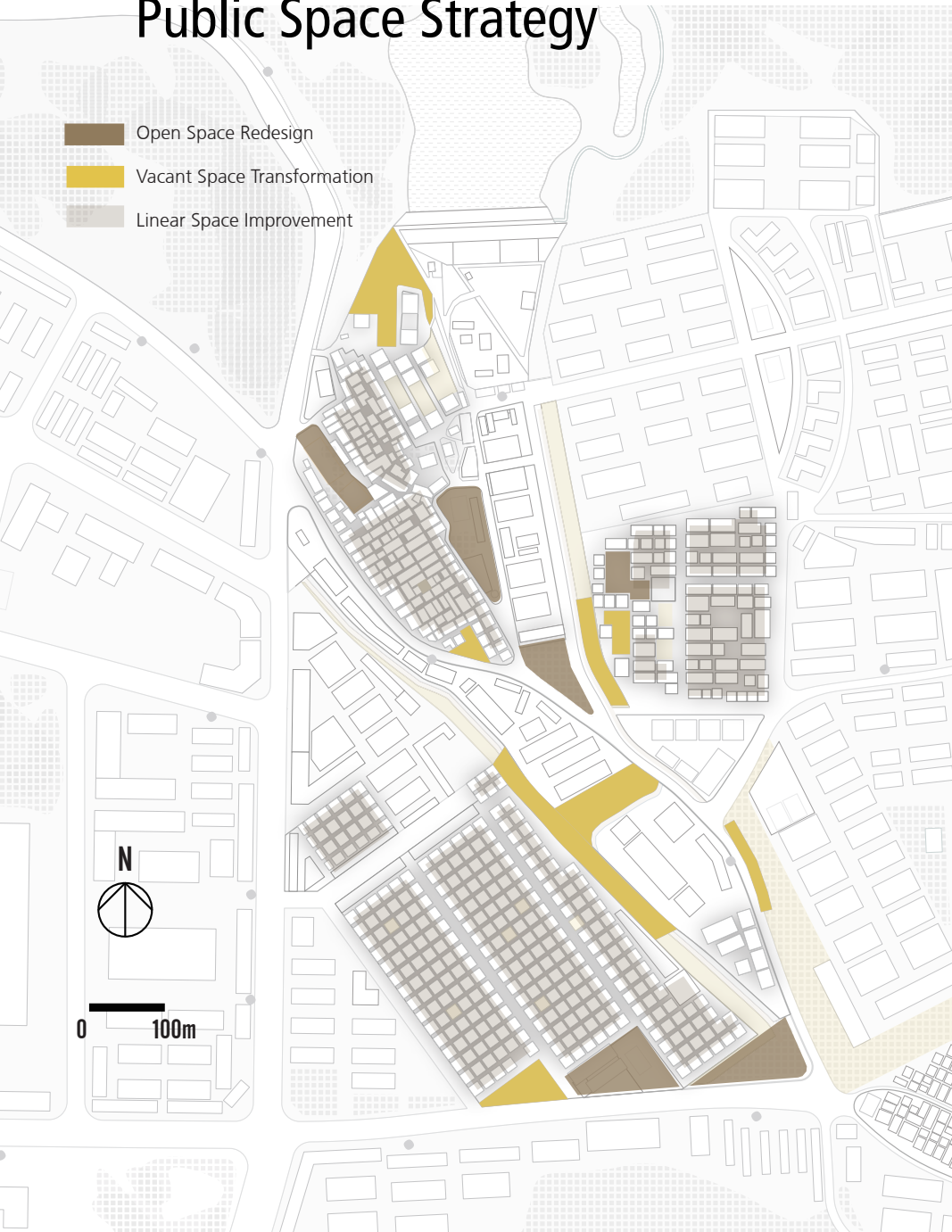


b. transform buildings' first floor

- joint-stock company
- villager
- small businessman

Public Space Strategy

-  Open Space Redesign
-  Vacant Space Transformation
-  Linear Space Improvement

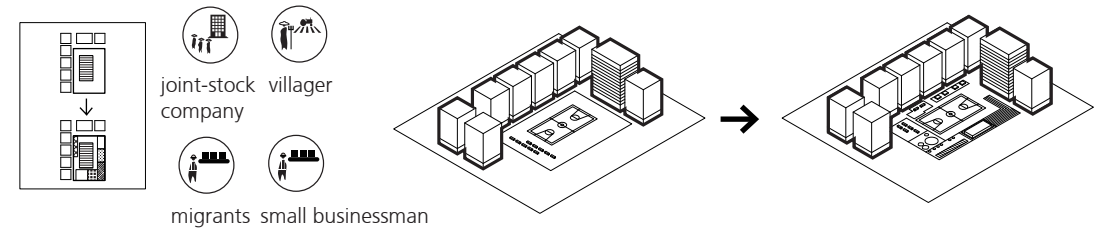


1. Redesign open space adapting to various social and cultural activities of different groups.

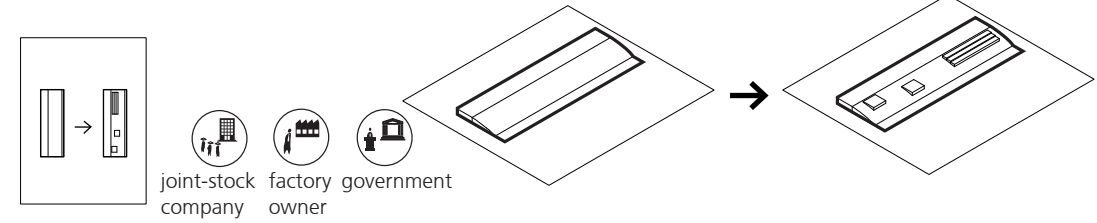
2. Transform vacant space to public space.

3. Enhance the quality of linear space.

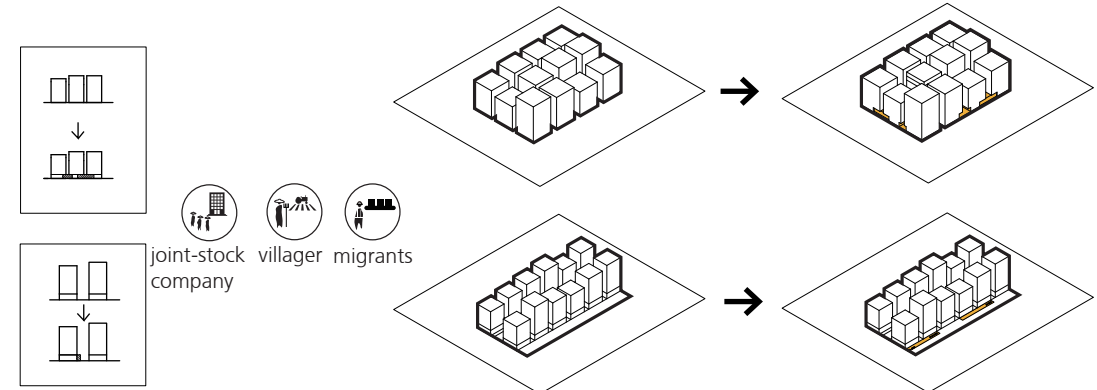
a. redesign open space



b. transform vacant space to public space



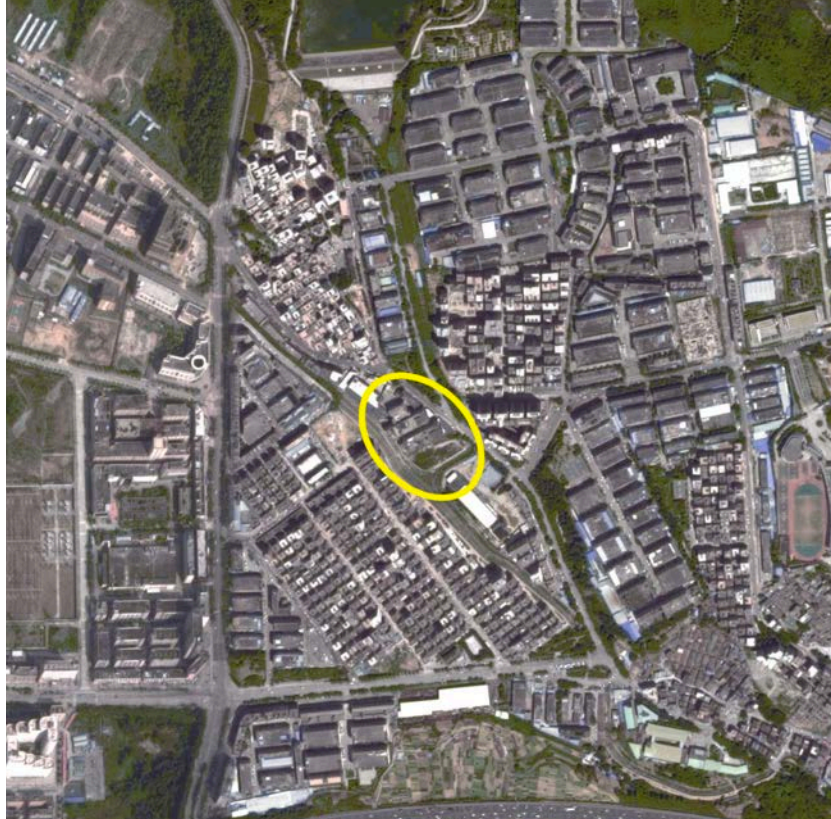
c. improvement on linear space



Pilot Projects



Pilot Project A

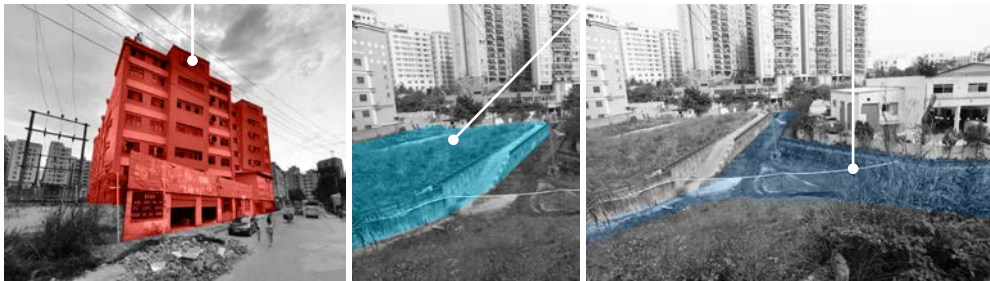


LOCATION

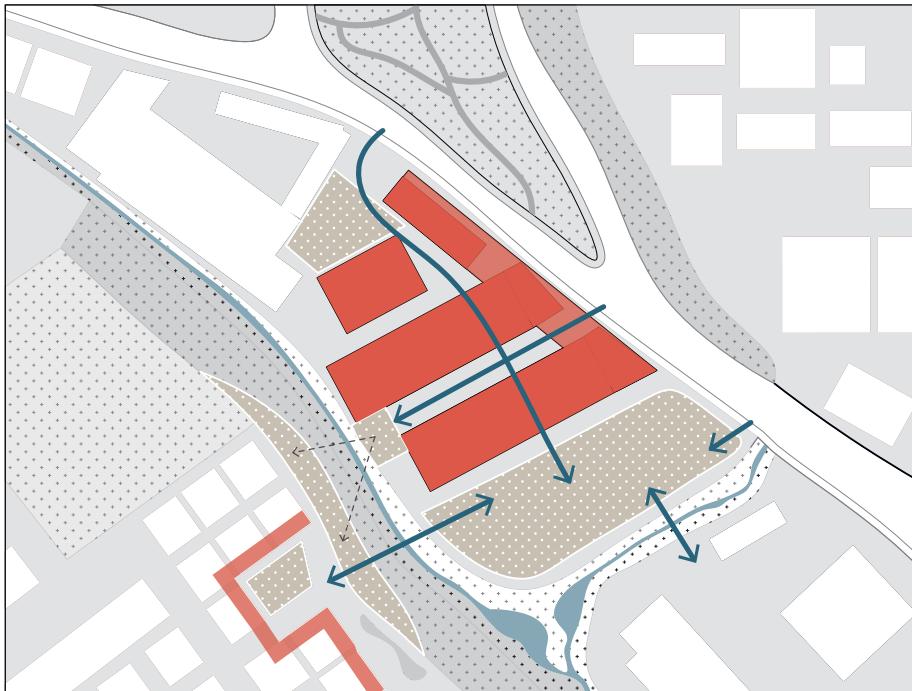
Current condition

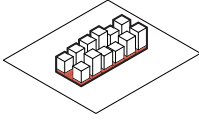
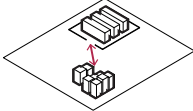
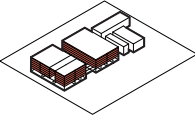
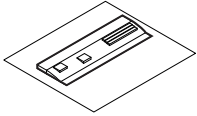


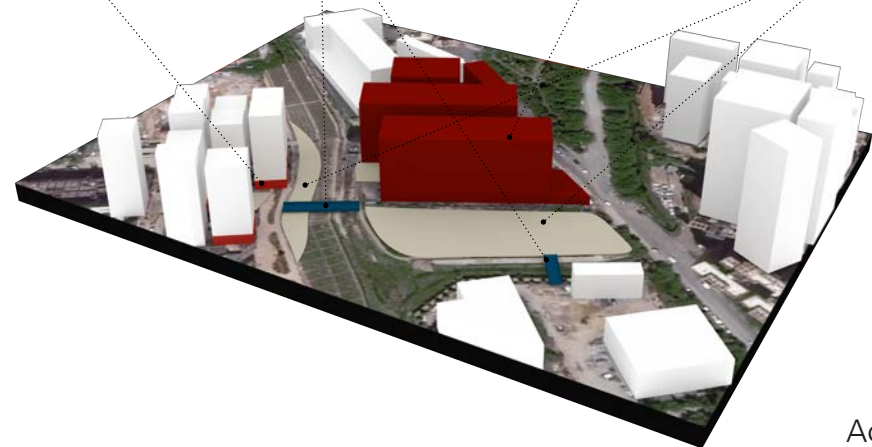
- Vacant building
- Vacant plot
- Hard edges



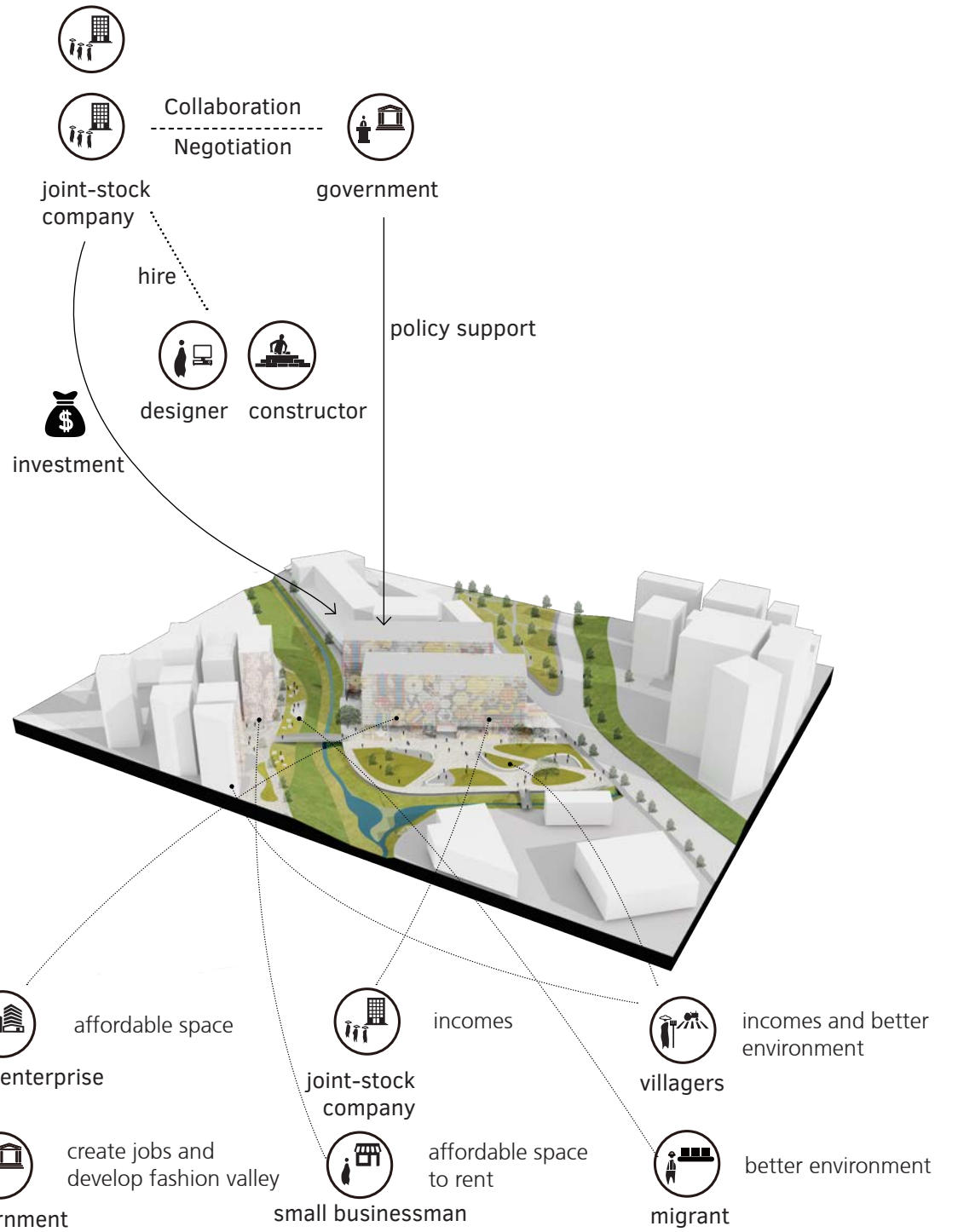
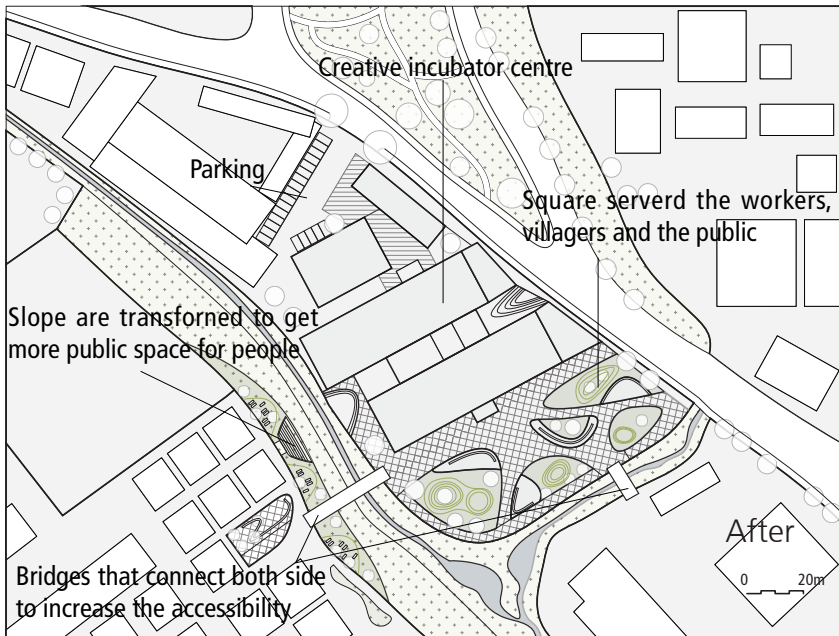
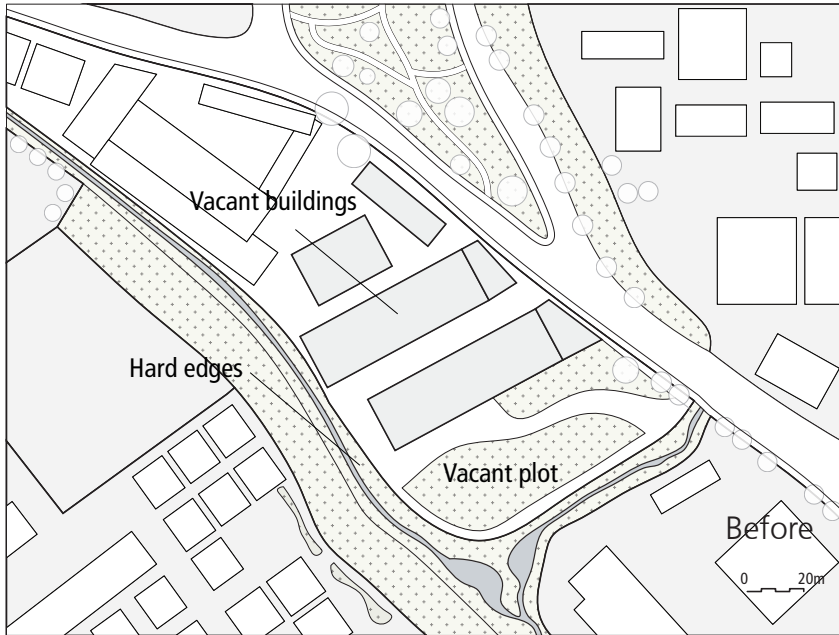
Diagram



-  street upgrade
-  build connection
-  factory transformation
-  transform void space for public use



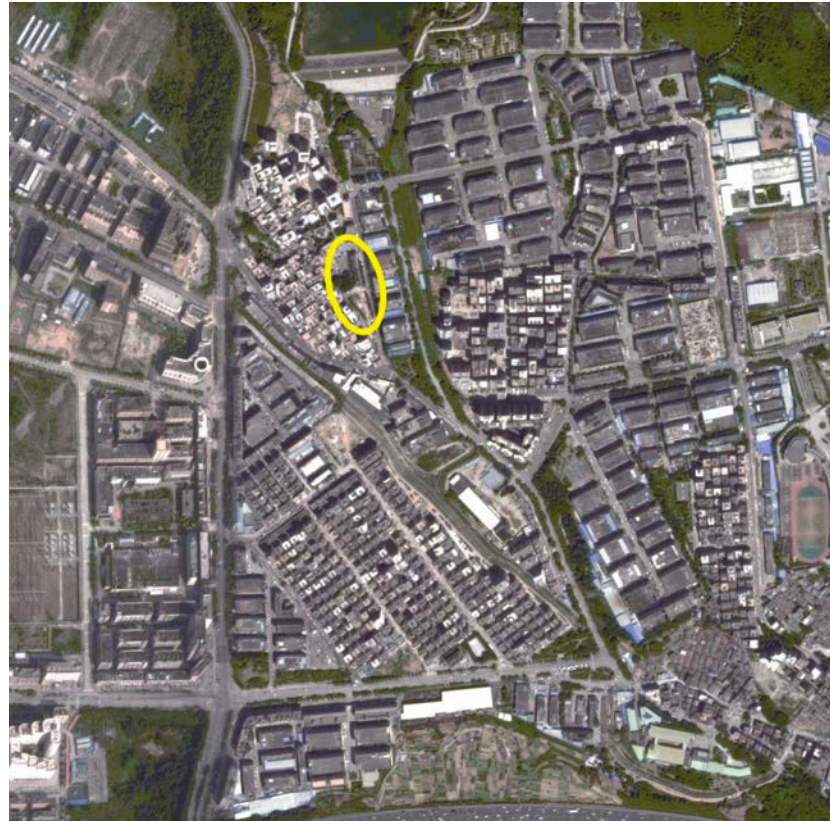
Actions



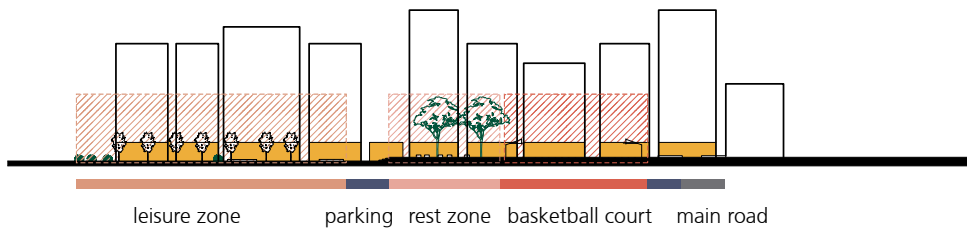




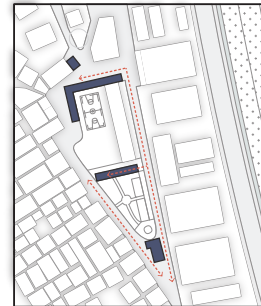
Pilot Project B



LOCATION

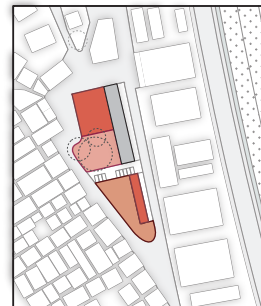


A-A section



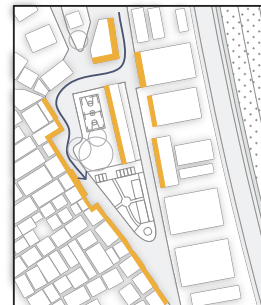
Parking area

The parking area is occupying a lot of street space and dividing the square into segments, which contributed to an pedestrian unfriendly environment.



Functions

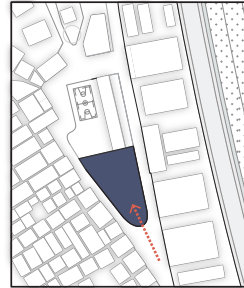
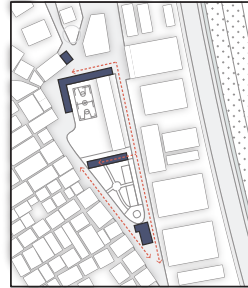
The basketball court is functioned as sport field and place holding traditional events. The rest zone in the middle are welcomed. But the leisure zone in the south are less welcomed because of the cars and inappropriate design.



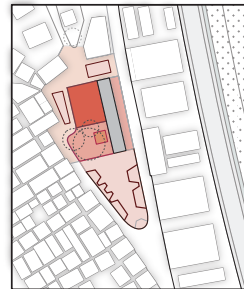
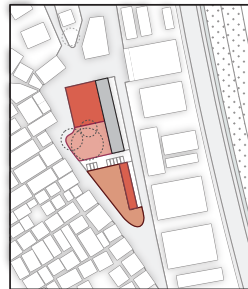
Pedestrian

The main flow of people is across the west side of the square, and there is potential to create a more pedestrian friendly environment that cover all area.

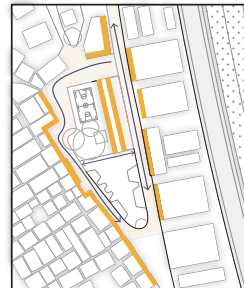
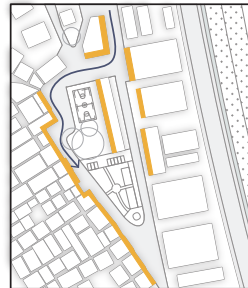
Diagram



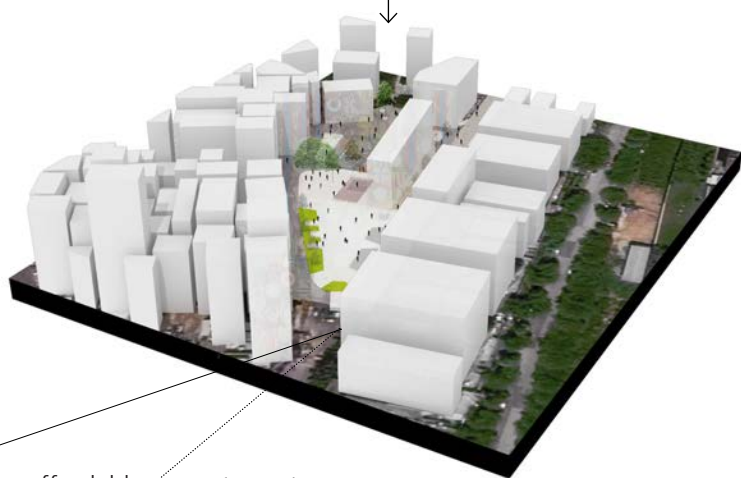
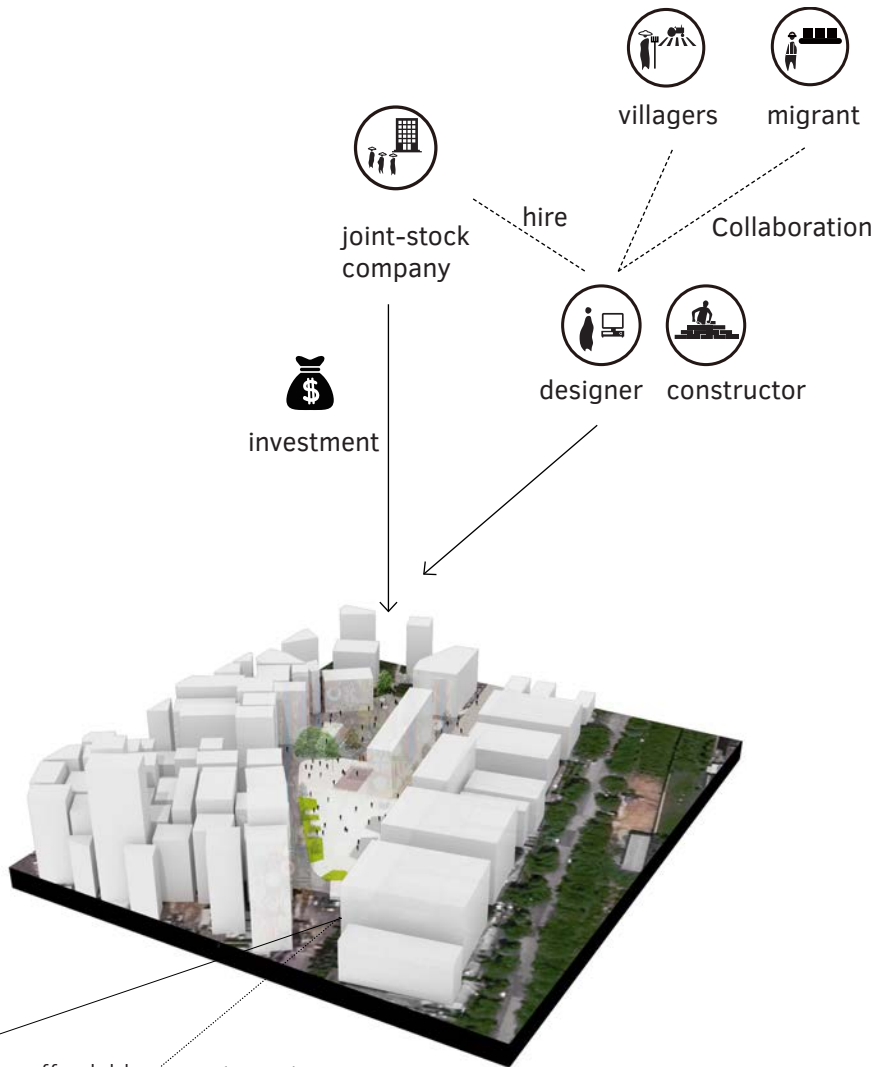
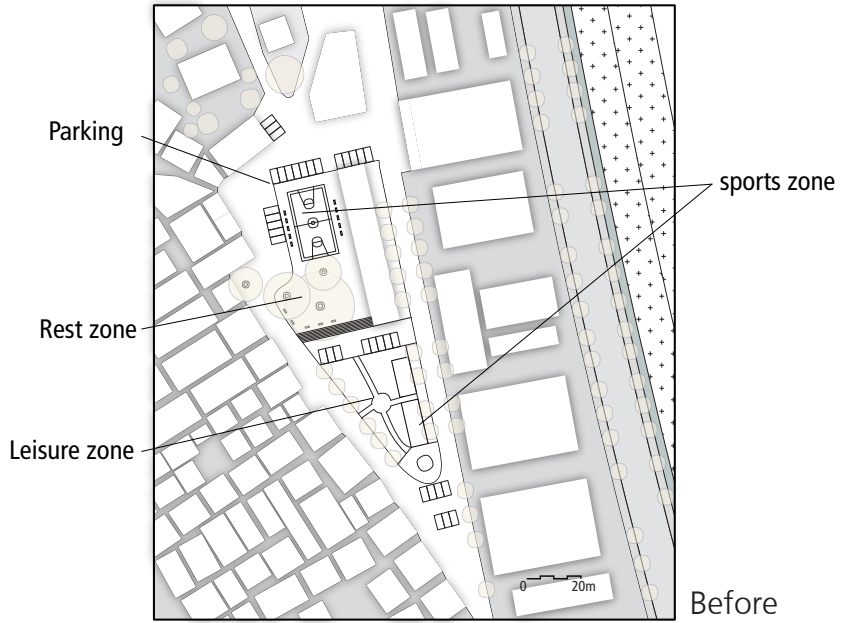
Underground
Parking






Free Zones
And Soft Edges

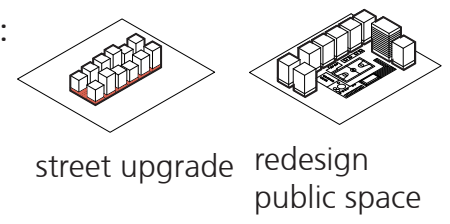


Improved Pedestrian
Street



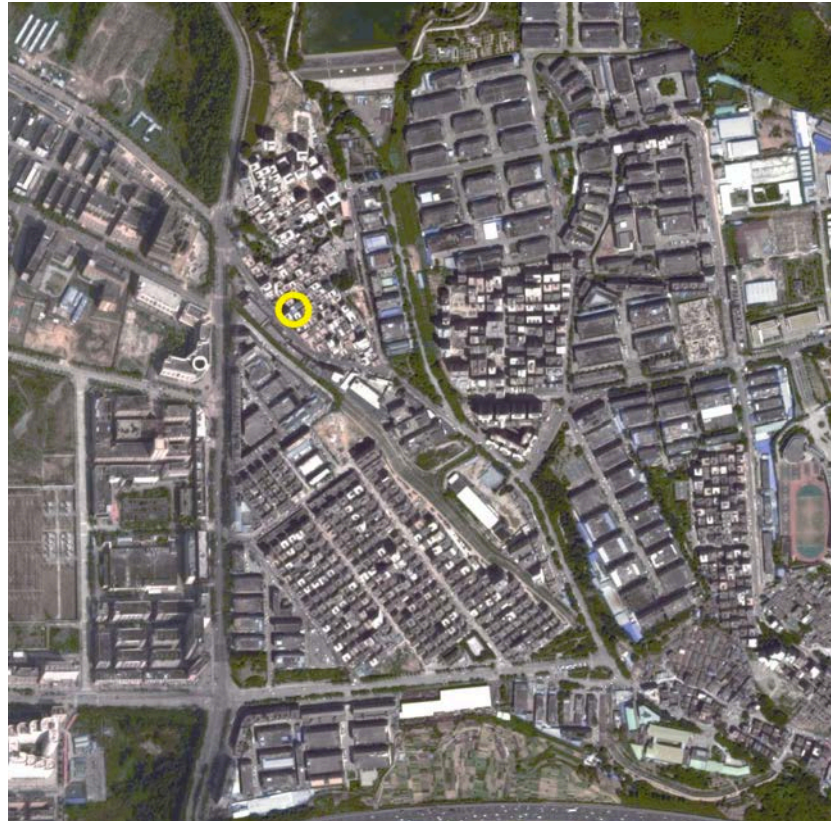
-  affordable space to rent
-  better environment
-  better living environment

Actions Involved:



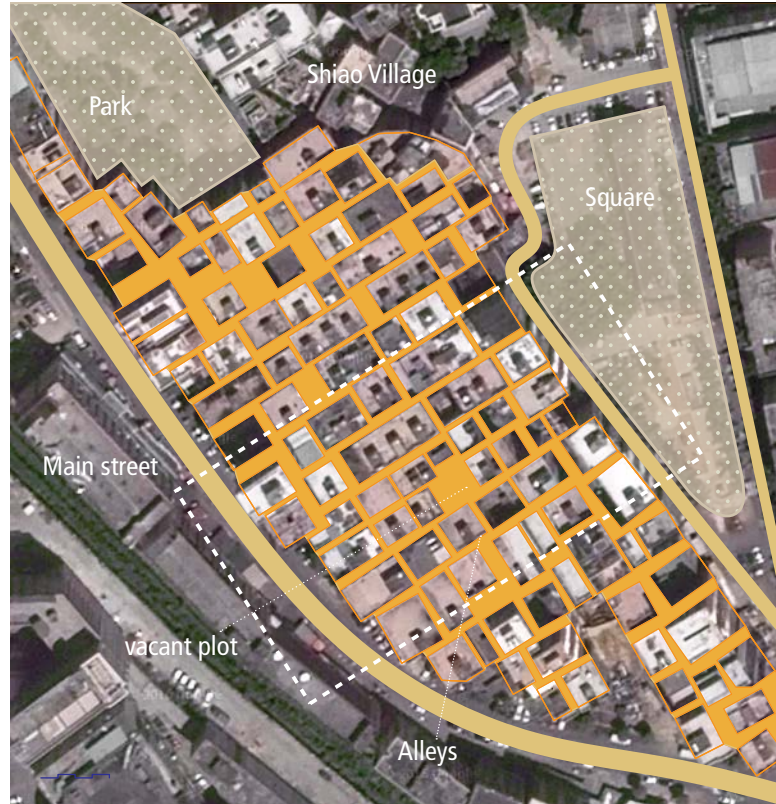


Pilot Project C

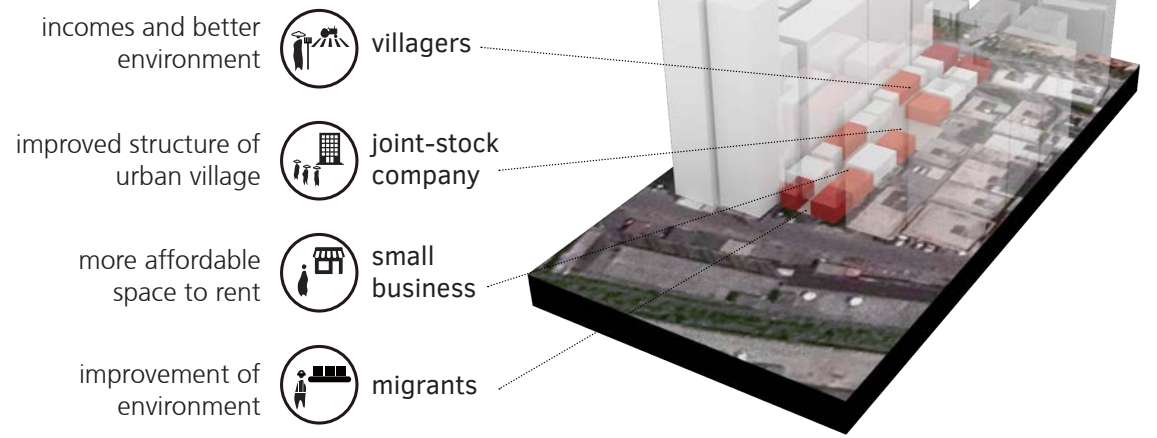
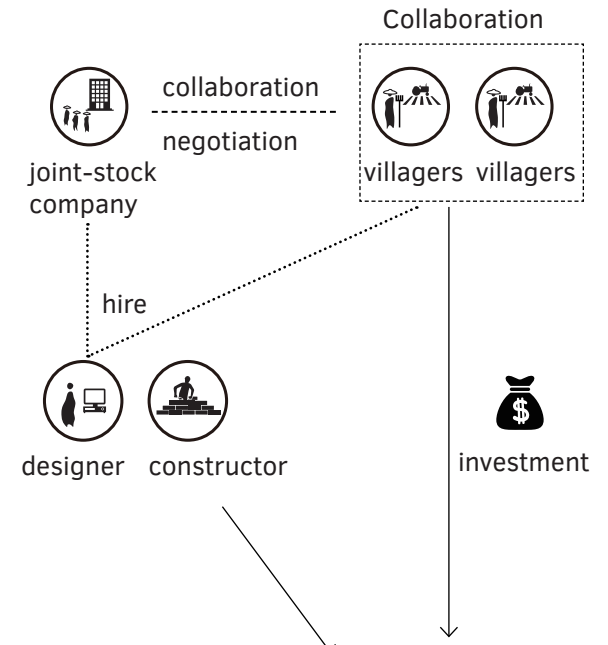
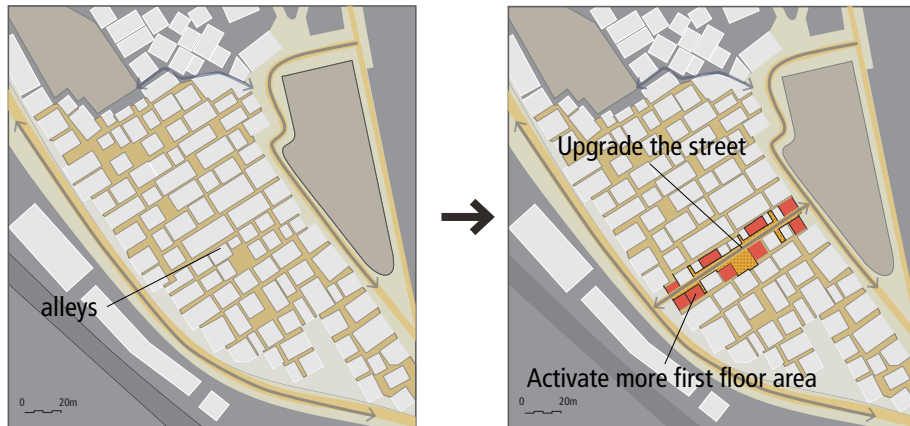


LOCATION

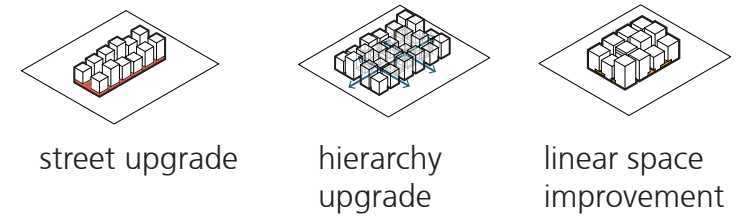
Current conditions



Diagram



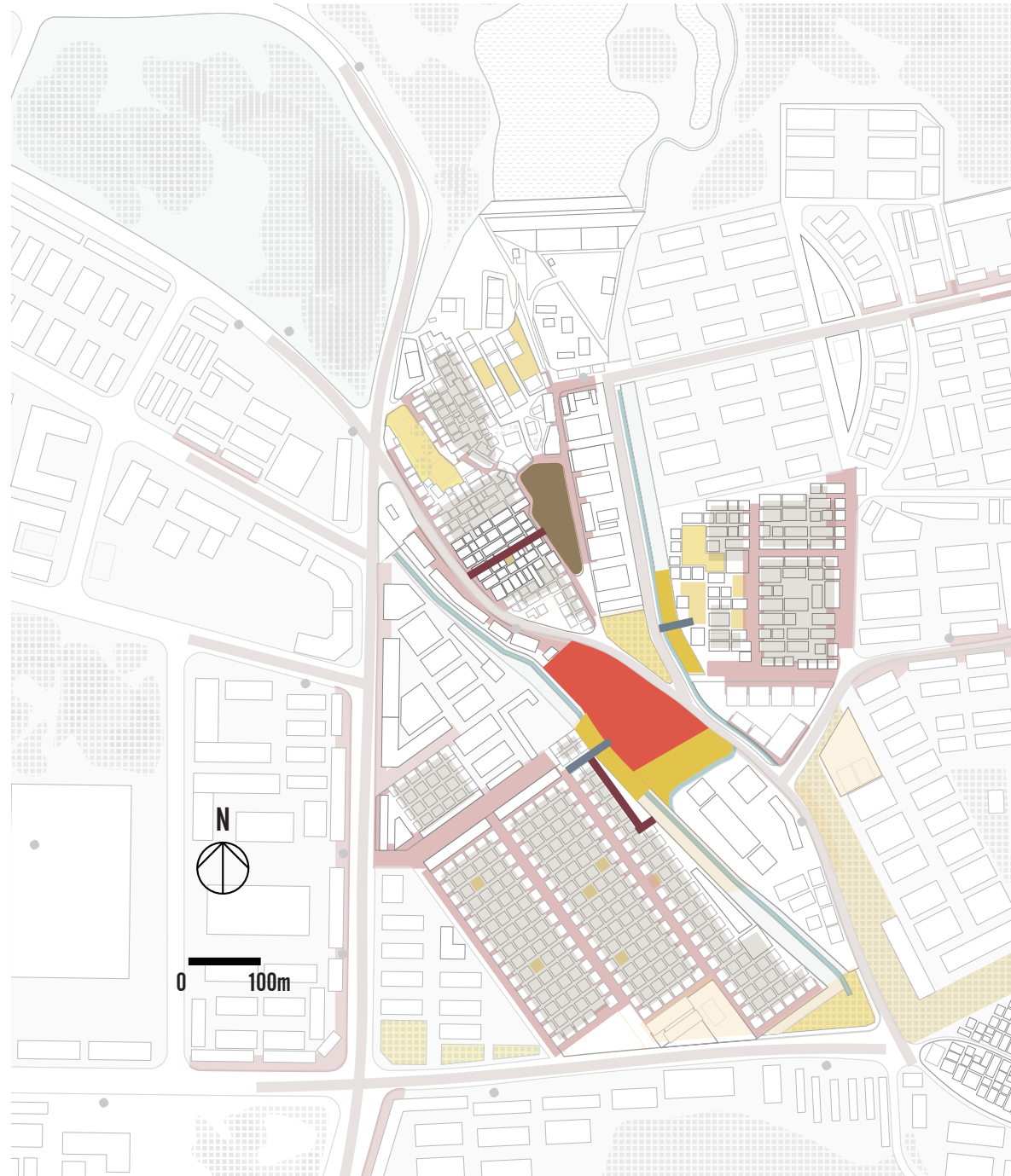
Actions Involved:





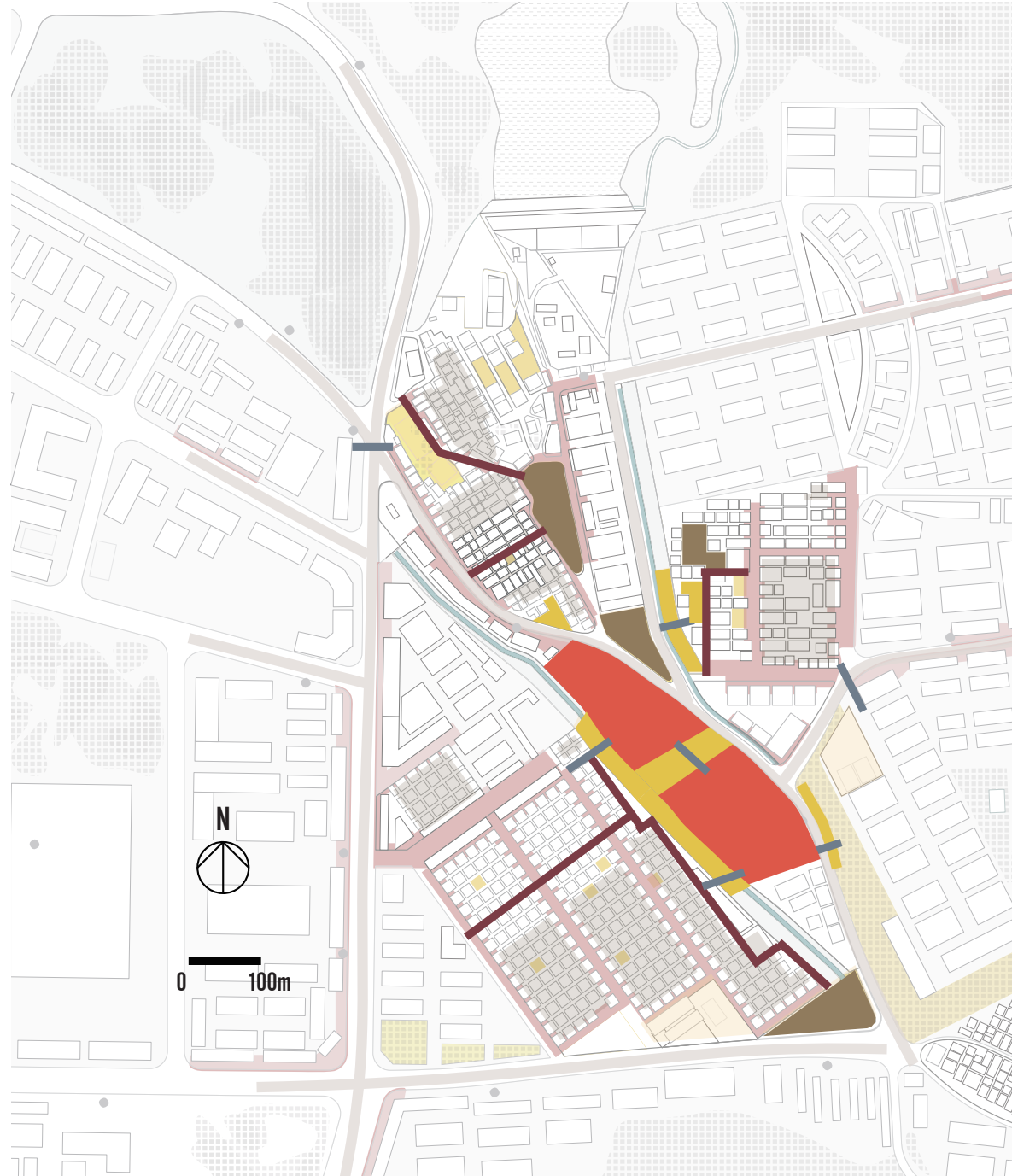
Phasing

Phase 1



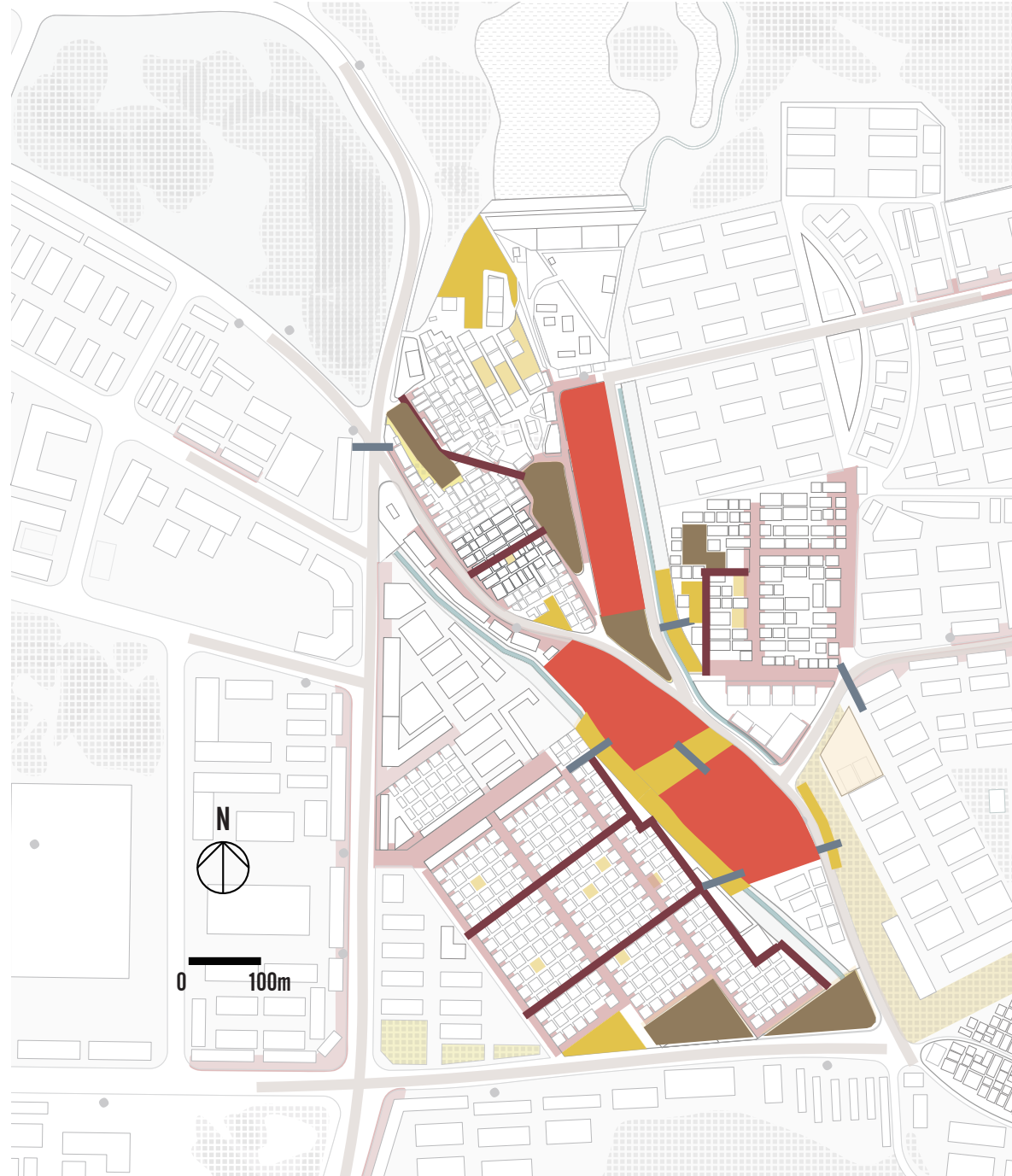
Pilot projects are proposed as show cases to have an impact on people's mind-set and also as test.

Phase 2



More projects are proposed in this phase. More village-owned factories will be transformed and street will be upgraded according to the changes of the road structure.

Phase 3



Projects are proposed to integrate the spatial resources of the area, and facilitate the integration between urban villages, thus enhance the vitality of urban villages.

Conclusion

Conclusion

Approaching the profound urban vitality

Matching the space and needs of the users

Dealing with the complexity of urban villages

Thank you