GATED ANONYMITY VERSUS UNGATED COMMUNITY

Overcoming social, functional and physical borders through strategic spatial planning in Baishizhou, China.

SASKIA VAN EIKJ
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Mentor team
A. van Nes - Spatial planning and strategy
Dr. M.J. van Dorst - Environmental Design
Dr. L. Qu - Spatial planning and strategy
Ir. A. Bergsma - External committee member

Faculty of Architecture, Delft University of Technology
MSc Architecture, Urbanism and Building Services
MSc track Urbanism
Complex Cities and Regions studio
Shenzhen scenarios 2.0

In collaboration with
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TRADITIONAL CHINESE STREETLIFE
NEW FACE OF CHINESE CITIES
HEADLINES
LOSS OF STREET LIFE IN CHINESE CITIES

Historic city tradition; walking and biking, local community services, mixed use, small shops and very human scale community-gathering places.

In China they are building superblocks, which isolate people in very high density.

Clustering of functions has led to increase of car use and commuting.

Not mixed use anymore

You end up in communities where people have less and less interaction.

Historic city tradition; walking and biking, local community services, mixed use, small shops and very human scale community-gathering places.

The Chinese have a much stronger tradition of street life, they love to spend time on the street. The tradition of street life is a very important component of well-being in China.
Rising crime often blamed on the millions of rural Chinese migrating to cities for work.

Government eager to control its migrant population.

Chinese question whether problems arising from growing gap between the country’s rich and poor can be fixed with locks and surveillance cameras.

Gated communities in the city are a way for the upper middle-class and urban rich to keep out trespassers; gated villages represent a way for the state to ‘keep in’ or contain the problem of ‘migrant workers’ who live in these villages.

Before, the streets were crowded with people in the afternoon but now the village is deserted - salesman.
QUESTION

WHY IS THERE A TENDANCY TO PRIVATISE AND ENCLOSE PARTS OF THE URBAN FABRIC IN CHINA?
02. CHINA
**HISTORICAL ELEMENTS**

**GATING AS STATUS SYMBOL, PROTECTION AND HIERARCHY**

770 BC - 906 AD

**Traditional ideal city**, outer wall to separate rural from urban citizens. Inner walls to separate authority from citizens and residential districts from public space and markets.

770 BC - 906 AD

**Closed wall city**, highly enclosed courtyard neighborhoods to minimize social interaction among neighbourhood units for social control of the urban inhabitants.

**Socialist city, 1949-1985**

**Danwei**, work-unit compounds. Each production unit is surrounded by an enclosing wall, with complete set of living facilities (shops, stores, theatre, park, restaurant, hotel, hospital, school).

Source: The historical development of Chinese urban form, Jin, W. 1993
GREAT WALL OF CHINA

ME!!!!
The change to large urban developments and super blocks began to appear when Economic Reforms were introduced in 1978 and China transformed from a planned to a market economy system.


2.7% annual urbanization rate
225 million rural born migrants work in the cities but are denied city benefits
INTRODUCTION OF WESTERN SOCIETY
“OPEN DOOR POLICY”

1978. Coca Cola enters Chinese market

1987. First KFC opens in Beijing

Source: China Mike, Carr, M. 2012
SHANGHAI BEFORE THE INTRODUCTION OF SEZ AND ECONOMIC REFORMS
PUDONG, 1990
SHANGHAI AFTER INTRODUCTION ECONOMIC REFORMS
PUDONG, 2010
CONSEQUENCE

INCREASE IN WEALTH RESULTS IN LARGE PRIVATE RESIDENTIAL DISTRICTS: GATING AS A FORM OF STATUS, PRESTIGE AND FEAR FOR CRIME & INSECURITY.

Source: Worldbank, 2010
WILL ALL CITIES LOOK IDENTICAL IN FUTURE?
GATED COMMUNITY

‘A gated community is a housing development on private roads closed to general traffic by a gate across the primary access. The developments may be surrounded by fences, walls, or other natural barriers that further limit public access’

- Grant and Mittelsteadt, 2004

Enclaves
Residential quarters
Compounds

no specific aerial size or number of houses.
03. NEW TOWN: SHENZHEN
SHENZHEN
FIRST CITY IN CHINA TO RECEIVE A SPECIAL ECONOMIC ZONE (SEZ)

COMPETE WITH HONG KONG ECONOMY
FROM 300,000 TO 12 MILLION INHABITANTS IN 30 YEARS
URBANISATION: MIGRATION & PROSPERITY
1980 - 1990

NEW TOWN: SHENZHEN
URBANISATION
2000 - 2010

NEW TOWN: SHENZHEN
URBANISATION
2010 - 2020

NEW TOWN: SHENZHEN
SHENZHEN PRIOR URBANISATION
1980

300,000 INHABITANTS
Farmers and fishermen
SHENZHEN 2012

12 MILLION INHABITANTS (informal sources: 15 million in 2014)

73% Rural inhabitants
of which 76% Migrant workers
Urbanisation in Shenzhen: higher wages increased demand for gated communities.

Source: Shenzhen statistical yearbook, 2012
URBAN VILLAGES
(ILLEGAL) MIGRANT SETTLEMENTS IN URBAN FABRIC

- Shenzhen growth: ~400,000 inhabitants per year
- Privatisation: original villagers are expropriated by government and receive financial compensation
- They transform to “real-estate developers”
- Poor migrants: urban villages (50% of inhabitants Shenzhen live in urban villages)
- Upper class migrants: gated communities

Source: Spatial evolution of urban villages in Shenzhen, PHD Report, Hao, 2012

Shenzhen 1970
Shenzhen 1982
Shenzhen 2011
Source: Spatial evolution of urban villages in Shenzhen, PHD Report, Hao, 2012

04. BAISHIZHOU
BAISHIZHOU
ONE OF THE FEW URBAN VILLAGES LEFT IN SEZ

Source: Hong Kong University, Urbanism track, 2012
IMPRESSION OF URBAN VILLAGE

2013

November 10, 2014
FORMAL VS INFORMAL
2013
HISTORIC QUARTER
FORMER DORMATORIES BUILT BY FAMERS
THE VARIOUS DISTRICTS
FORMAL VS INFORMAL RESIDENTIAL AREAS

CURRENTLY URBAN VILLAGE IS UP FOR DEMOLITION

- Inhabitants: 120,000
- Not registered: 113,000
- Permanent: 82,000
- Temporary: 38,000
- GFA: 2,348,900 m²
IMPRESSION OF VARIOUS NEIGHBOURHOODS

URBAN VILLAGE

FORMER FACTORY AREA

GATED COMMUNITIES

October Tower

Lucky Gardens

Bay Gardens

Liyuan Village
ANALYSIS
FORMAL PUBLIC FACILITIES
ANALYSIS
INFORMAL PUBLIC FACILITIES
SUMMARY

- **SEVERAL ZONES:** GATED COMMUNITIES, URBAN VILLAGES AND A FORMER FACTORY AREA

- **HISTORIC CENTRE** (1950’s!!)

- **113.000 OF 120.000 INHABITANTS ARE UNREGISTERED MIGRANTS**

- **STRATEGIC LOCATION:** MANY TOURIST ATTRACTIONS, UNIVERSITY, YOUNG PROFESSIONALS FROM HIGH-TECH PARK NEARBY

- **HIERARCHY OF FORMAL VERSUS INFORMAL FACILITIES IN BAISHIZHOU**
05. PROBLEM DEFINITION
SOCIAL, FUNCTIONAL AND PHYSICAL BORDERS
VIVID STREET LIFE...

Low-rent housing in urban village

Local shops

Market
The lack of eyes on the street results in hardly any social security of responsibility for public space.
The government has withdrawn from the urban village of Baishizhou regarding basic management. Garbage, electricity, internet etcetera should be self-regulated by the residents of the village.
PHYSICAL BORDERS

Rigid wall to keep out unwanted urban villages from the multi million dollar villas in Porto Fino.
Housing prices are either very cheap in the urban villages, or very expensive in gated communities; There is a lack of middle class (housing).
I hardly know anyone in this neighbourhood.

The neighbourhood changes so fast constantly. No one stays for long.

I feel isolated! The lack of public space and places for interaction makes me feel alone. Now that I do not have to take care of my grandchild anymore, since he is going to school, I can use some fun.
“THE PLINT”
LACK OF RESIDENTS

In main areas of the urban village, no one lives on the ground floor. At night parts of the area are deserted.
CAN URBAN CONFIGURATION BE CHANGED TO:

...ENHANCE THE INTERACTION BETWEEN SEVERAL SOCIAL CLASSES?
...OVERCOME SOCIAL, PHYSICAL AND FUNCTIONAL BORDERS?
...DECREASE ANONYMITY?
IT IS (ALMOST) IMPOSSIBLE TO TEAR DOWN WALLS OF THE GATED COMMUNITIES.

HOWEVER, WE CAN FOCUS ON THE SOCIAL AND FUNCTIONAL BORDERS.

THE ROLE OF PUBLIC SPACE?
CONFIGURATION OF THE PUBLIC SPACE
STREET LIFE IS AN ACTUAL NEED
SUMMARY

Ownership and hierarchy
Separation through walls
Housing prices
Anonymity
“The plint”

PUBLIC SPACE AS TOOL FOR SOCIAL COHESION!
Tradition, street life, necessity, meeting place
06. METHODOLOGY
THE PUBLIC VOICE: INTERVIEWS WITH 15 INHABITANTS

MISTER HUANG - WAITER
18 YEARS

MISS LI - SHOP ASSISTANT
19 YEARS

MISS KANG - SHOP ASSISTANT
19 YEARS

MISS LIU - ONLINE SHOP OWNER
21 YEARS

MISTER LUI - FINANCE JOB
25 YEARS

MISTER ZHU - PUBLIC SECURITY
26 YEARS

MISS LI - MOTHER
26 YEARS

MISS DING - SALES WOMAN
30 YEARS

MISTER XIONG - GUARD
50 YEARS

MISS PENG - STREET CLEANER
50 YEARS

MISTER ZHAO - SHOP OWNER
55 YEARS

MISTER PENG - RETIRED
66 YEARS

MISTER AND MISS HEBEI - RETIRED
BOTH 74 YEARS
DAILY PATTERNS
USAGE OF PUBLIC SPACE

- Urban village
- Gated community

- 0 - 20 years
- 20 - 40 years
- 40 - 65 years
- 65+ years

- Families and elderly with grandchildren
- Place for children and youngsters
- Mixture of people
- Families and elderly with children/grandchildren
- Place for dining and shopping; mixture of inhabitants
- Elderly for playing games and sitting around
SUMMARY BAISHIZHOU

ACTORS?

- **LOCALS**: Hardly ever get out of the urban village due to complete range of facilities. Sometimes go to a park close to the water.

- **CHILDREN**: Go to school in urban villages and play on the street of few public playgrounds.

- **ELDERLY**: Go shopping and play games on the street - usually take care of grand children.

- **INHABITANTS GATED COMMUNITY**: Are usually working outside of the urban village. Grandparents take care of their children and use most of the facilities in the urban village.

- **REGIONAL PASSANTS**: Meet in Baishizhou due to its strategic location and public transport. Close connection with port with connection to Hong Kong.

GATED COMMUNITY VS URBAN VILLAGE
Actors highly depend on eachother
CASE STUDIES (HUTONG & LIULONG)
QIANMEN HUTONG, BEIJING

Historical district close to Forbidden City and Tianan square

Hutong

Residential: 450,000 inh.

**CASE STUDY**
QIANGMEN STREET AFTER REBUILD IN 2008

Archiprix winner, 2005

Create environment with modernity of China and Historical Heritage

THE HUTONG COMMUNITY AND AREA WILL BENIFIT FROM TOURISM

GOVERNMENT IMPROVES
- INFRASTRUCTURE
- TAX REDUCTION TO LOCAL BUSINESS
- TOURIST MONEY TO LOCAL

HOWEVER, GOVERNMENT REGARDS “BENEFITS MORE IMPORTANT THAN HISTORY”


CASE STUDY

AS A RESULT OF THE REBUILT, THE WHOLE HUTONG BENEFITS FROM (CHINESE) TOURISM

Source: Baidu maps, 2012
The rebuild has required thousands of people to move and dozens of businesses to close.

A number of long-established Chinese shops are still there, but they have been joined by stores selling Western brands.

Change is happening so quickly in many parts of China that people often struggle to keep a link with the past.

The relationship between neighbours is different. People used to help each other, now they live behind closed doors.

China’s rush to modernise is fuelled by a desire to create a better society, but in the process much is being swept away.

Tourist attraction: area became too expensive for local residents and were forced to move elsewhere.
80% of the Hutong residents in Beijing appreciate:

- Preservation cultural & social heritage
- Walkability
- “Bicycle-ility”
- Attractiveness for tourists

Source: Beijing Hutong Conservation Plan, 2003
SUMMARY

VALUE CULTURAL HERITAGE
WESTERN COMPANIES ARE COUNTER PRODUCTIVE
PRESERVE SMALL-SCALE
WALKABILITY
TOURISM BRINGS BENEFITS
STRATEGIC DECISIONS

○ PRESERVATION BAISHIZHOU
○ PUBLIC SPACE AS SOCIAL COHESION: MEETING PLACE FOR VARIOUS SOCIAL CLASSES
○ NO WESTERN FACILITIES
○ SMALL-SCALE NEIGHBOURHOODS
○ MINIMIZE DEMOLISHION
○ EXPLOIT CULTURAL HERITAGE
○ TOURIST BOOST LOCAL ECONOMY (HOTELS, HOSTELS, RESTAURANTS, SHOPS ETC)
Area most like to be demolished due to distance from public transport

Only remaining historical element
WHAT ARE THEIR NEEDS?
WHAT ARE THEIR NEEDS?

LOCAL PASSANT
WHAT ARE THEIR NEEDS?
WHAT ARE THEIR NEEDS?
### FACILITIES

**LACK OF PUBLIC SPACE?**

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<tr>
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400 M: WALKABILITY

Source: Asian Standards for Walkability, 2010
INGREDIENTS FOR STRATEGIC SPATIAL PLAN:

SOCIAL COHESION
ACTORS
PUBLIC AND COMMERCIAL FACILITIES
WALKABILITY
UPGRADE EXISTING NETWORK
08. BAISHIZHOU 2.0
COMMERCIAL CENTRES IN CHINESE CITIES WERE ORIGINALLY DIVIDED INTO FOUR PRINCIPAL CATEGORIES:

REGIONAL, COMMUNITY, NEIGHBOURHOOD AND SCATTERED CORNER SHOPS.
ACTORS IN PUBLIC SPACE

Regional

Community

Neighbourhood

Local

Local passant

Regional passant

Tourist

Elderly

Children
IMPLEMENTATION
REGIONAL SQUARE
IMPLEMENTATION
COMMUNITY SQUARE
It is nice to come home after a long day of sightseeing and relax in this garden!

Let’s go on the slide...

You’re cheating!!

The show is next Saturday! All kids from the community centre will perform a Chinese play...

It’s my turn...

Local and games

Community center

Shops

Chill

park

Playground

Green

Elderly

market
HISTORICAL SQUARE
FACILITIES REGIONAL QUARTER
HISTORICAL QUARTER
IMPRESSION
NEIGHBOURHOOD SQUARE
DETAILED STRATEGIC PLAN
NEIGHBOURHOOD SQUARE
FACILITIES

LOCAL SQUARE
SUMMARY + P5

- OVERCOMING BORDERS THROUGH PUBIC SPACE: SOCIAL COHESION
- IDENTIFICATION OF ACTORS
- STRATEGIC PLAN BASED ON CHINESE TRADITIONS AND NEEDS
- IMPLEMENTATION OF A NEW ACTOR: TOURIST

HISTORIC VALUE

- FURTHER DETAILING OF PUBLIC SPACE
- HIERARCHY OF NETWORK
- FINANCING AND MANAGEMENT SYSTEM
- EXTEND SPACE SYNTAX RESEARCH AND TEST DESIGN
- IMPRESSIONS
THANK YOU!

QUESTIONS?
MORE INFORMATION IN BOOK

- WORLDWIDE PHENOMENON
  - Urbanisation and gating

- HISTORICAL CITY DEVELOPMENT CHINA

- RESEARCH GATED COMMUNITIES

- HISTORY AND URBAN CONFIGURATION SHENZHEN
  - Tourism, public transport, building typologies

- ANALYSIS BAISHIZHOU
  - Ownership

- RELEVANCE

- CASE STUDY LILONG, SHANGHAI
  - Traditional small-scale neighbourhoods

- DENSITY STUDY

- FULL INTERVIEWS WITH ACTORS OF BAISHIZHOU
URBANISATION
PROSPERITY TRANSFORMATION

926 million urban citizens in 2025

From these 350 million people, 240 million will be migrants

221 cities with more than 1 million inhabitants in 2025

55 million middle class households will rise to 280 million in 2025

Worldbank, 2011