RESILIENT ME FOR TOMORROW

Towards a socio-resilient regeneration of strategic urban village in Guangzhou

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Complex Cities
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TRENDS 1:
RURAL-URBAN IMMIGRATION
The World Bank estimates that by 2030, there will be 1 more billion people, that is, 70% of Chinese population live in the city.
The manufacturing industries in the metropolitans have transformed into tertiary industries like financial, service, technology etc.
Urban villages have become an essential part of the city with a highly dense population, especially in the metropolitans.
Currently, the urban villages has played multi-functional roles during the transition, like taobao villages, artist villages, etc.

**TRENDS 3:**
**CHANGING URBAN VILLAGES**

<table>
<thead>
<tr>
<th>SPATIAL EVOLUTION</th>
<th>GUANGZHOU</th>
<th>SHENZHEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZHUHAI</td>
<td>DONGGUAN</td>
<td>ZHONGSHAN</td>
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| Stage I: Traditional village settlement; Agricultural farming with clan bonds |
| Stage II: Farmland acquisition policy; bordering with urban expansion |
| Stage III: Illegal housing construction; Land leasing market opened |
| Stage IV: Gradual expansion of housing (4-6F); Accommodate more migrants |
| Stage V: Further expansion of housing (7-15F); Conflict with government |
| Stage VI: Disappearance of urban village; Replace by urban blocks or ...? |
138 villages cover an area of 87.5 square kilometres, accounting for 22.67% of total urban land in the central districts (Siu & Helen, 2007).
A demographics data showed that the number of floating population exceeded that of permanent residents for the first time in 2013, with 8.37 million and 8.32 million, respectively.

0.48 MILLION FLOATING POPULATION OWNING PROPERTY
- 70% rent houses
- 13% dormitory
- 7% own property
- 9% with relatives

OVER 40% MIGRANTS’ OFFSPRING ENTER PUBLIC SCHOOL

55.21% APPLICATION SUCCESS RATE OF URBAN IDENTITY REGISTER
Among 16300 Valid application of resident hukou within three years, 3000 was accepted per year.
History is integrating with the built environment greatly, especially in this traditional village where temples and monuments keep the customs from the past.

The price for living in Guangzhou seems more flexible from gated community to the old danwei housing, from the social housing to the informal settlement in urban villages.
Low-end service groups mainly cluster in the southern part of city center, where numerous urban villages exist.
VIC/GUANGZHOU: A PLACE WITH LIGHT OF SHADOW
The area involved within ‘Three Olds’ redevelopment has spread throughout the whole city, including community in old town, old factories and the most urban villages.

LESSONS 1:
THREE REGENERATION MODES

Mode 1: Entirely relocate and demolish, replacing with modern urban development

Mode 2: Partially relocate and improve infrastructure

Mode 3: Improve infrastructure and living environment
Currently, there are three regeneration approaches mainly: large-scale demolition, partially reconstruction and micro-adjustment, according to the location and situation of project.
LESSONS 3:
LEARN FROM LEIDE, LARGE-SCALE-DEMOLITION

LEIDE / BEFORE REGENERATION

LEIDE / AFTER REGENERATION

THE URBAN PARADIGM
In the language of urban planners and governments, these urban villages are too often defined as static appendages, cancerous growths on an authorized healthy city. However, the sights of urban villages has changed from diverse aspects:

1. Viewed urban villages as one of three types of urban poverty neighbourhoods.
2. Argued that urban village puts less pressure on the government to develop a costly program to house migrant labourers.
3. Signify the important role that the urban village has played in housing the temporary population.
4. Pointed out that urban village as a shelter for low-income floating population should be allowed to exist for a long time.
5. Viewed urban village as the connection belt between urban and rural areas; industry and agriculture; modern and traditional world.
6. Pointed out that it is the result of government’s failure of providing urban low-rent housing and living convenience for floating population.
The definition of **Social Resilience** offered by Markus Keck and Patrick Sakdapoltrak (2013) stated:

"social resilience concern social entities – be they individuals, organisations or communities – and their abilities or capacities to tolerate, absorb, cope with and adjust to environmental and social threats of various kinds."
PROJECT SELECTED: LIJIAO VILLAGE

HISTORIC VIC OF STRATEGIC-LOCATION IN GUANGZHOU

THREE SCOPES

SCOPE I: CITY

- Rural-urban Immigration
  - Industrial Transformation

SCOPE II: LOCAL

- City of Migrants and VICs
- Large-scale Demolition-regeneration

- Multi-roles of current VIC
- Valuable Historic and Cultural Heritages
- Disappearing of Social Values

SCOPE III: PEOPLE

- Highly-dense Living Environment
  - Migrants Self-transition
- An “Affordable” Living
  - Choice between Stray or Escape
- Exclusion of Vulnerable groups
PROJECT SELECTED: LIJIAO VILLAGE

HISTORIC VIC OF STRATEGIC-LOCATION IN GUANGZHOU
The current tabula rasa regeneration approach undermines social resilience building of historic urban village in Guangzhou, in terms of self-upgrading ladder for vulnerable groups, place-attached social network, and the role of being an arrival city.
MAIN QUESTION:

How to re-recognise the socio-spatial role of urban villages of strategic location in Guangzhou to reach a socio-resilient future during the urban regeneration?

SUB-QUESTION I / THEORECTICAL

+ How to contextualise the theory of social resilience in urban villages under the pressure of top-down demolition regeneration in Guangzhou?

SUB-QUESTION II; III; IV / ANALITICAL

+ What are the opportunities and challenges for urban villages maintaining the role of arrival city in the range of spatial planning framework?
+ What socio-spatial environment in public realm could contribute to sense of community building in historic urban villages?
+ What are the current living qualities and future demands for migrants in order to trigger their self-promotion during the place of transition?

SUB-QUESTION V / PRACTICAL

+ How to balance the interests in the game of regeneration considering the diverse stakeholders, especially benefitting the most vulnerable?
SUB-QUESTION I:

+ How to contextualise the theory of social resilience in urban villages under the pressure of top-down demolition regeneration in Guangzhou?

- Objective: **Theoretical interpretation**
- Expected Outcome: *Comprehension of Social Resilience in multi-aspects*
+ **PEOPLE**: Social resilience can be interpreted as the *capacity of individual to absorb and cope with threats* in their living environment. Hence, the perception of threats of individuals and their ability to respond based on *social capital* value the most.
WIDER SOCIETY
the city

LOCAL COMMUNITY
urban village

FAMILY
clan kinship

INDIVIDUAL

thoughts &
perception

social capital
(e.g., personal values,
Skills, etc.)

family values, norms,
expectations, etc.

school policies, availability of mentors,
social support, social learning, etc.

culture, media,
global economic conditions, etc.

reflect

influence

internal factors

external factors

connection

CONTROL OVER LIVING CIRCUMSTANCE

Poverty/Living Stress;
Rural-urban transformation;
Social Exclusiveness

reflect on

Control over territory;
Illegal construction;
Capital Accumulation

respond to

Individual Territory in VIC

Rural-urban Migrants;
Former Villagers;
Young Starters/Small-businessmen
+ LOCAL: The *interplay of different stakeholders and participative capacity* of them is what social resilience discusses in medium level. Given the historic setting of urban village in Guangzhou, *intangible historic and cultural values* can benefit the sense of community building as for the villagers and migrants.
+ CITY: In macro-scale, social resilience can be viewed as a *social inclusiveness of vulnerable groups* and reflected in the flexibility of decision-making process in planning strategy. Regarded urban village as a part from the city, it links the other villages or cities with the city it belongs to, due to its unique role of **arrival city**.
SURVIVAL WITHIN ARRIVAL CITY

- Urban development in new urban axis; Inventory planning; Industrial Transformation

- Guangzhou City Government; Local Government; Urban Regeneration Bureau; Private Developers

- Reflect on

- Large-scale Demolition Plan; High Compensation

- Respond to

- Strategic-location VIC

- VIC

- Neighbour City

- EDGING VIC

- Established City

- CENTRAL VIC

- VIC

- VIC

- VIC

- VIC

- VIC

- REMOTE VILLAGE
From a perspective of social resilience, it emphasizes the relationships among and capacities of social actors involved. The presentation of social resilience within a social system evolves from acceptance of the changes passively to preparation for crisis proactively, and eventually, into radical transformation. Hypothesis built upon these three phases of capacities, provides a potential vision towards a sustainable transformation of urban village.

<table>
<thead>
<tr>
<th></th>
<th>Coping capacities</th>
<th>Adaptive capacities</th>
<th>Transformative capacities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Response to risk</td>
<td>ex-post</td>
<td>ex-ante</td>
<td>ex-ante</td>
</tr>
<tr>
<td>Temporal scope</td>
<td>short-term</td>
<td>long-term</td>
<td>long-term</td>
</tr>
<tr>
<td>Degree of change</td>
<td>low, status quo</td>
<td>medium, incremental change</td>
<td>high, radical change</td>
</tr>
<tr>
<td>Outcome</td>
<td>restoration of present level of well-being</td>
<td>security of future well-being</td>
<td>enhancement of present and future well-being</td>
</tr>
</tbody>
</table>

Source: Own draft based on Voss (2008), Lorenz (2010), Ohrst et al. (2010a), Béné et al. (2012), Keck (2012)
SUB-QUESTION II:

+ What are the opportunities and challenges for urban villages maintaining the role of arrival city in the range of spatial planning framework?

| Objective: Planning positioning in City scale |
| Expected Outcome: Guidelines of arrival city strategy |
The mobility system inserted in Guangzhou shows the strong connection among the downtown areas with the urban villages, especially the public transportation.
The green-blue grid network of the city indicates the relation between city and nature, giving a long-term vision of positioning of eco-city.
Two urban axises could be found in the planning of Guangzhou, which stands for two different meanings of urban development: traditional with historic culture & modern with economic prosperity.
In the southern extension, there exits numerous of industrial areas, old gated communities and super-dense urban villages, making up diversity of urban fabrics.

Considering the urban villages as one of important urban forms of urban identity, great difference between the existing typologies of two halves should reach a balance in the future development.
The surrounding business districts and financial areas provide the potential investment for future development while the college town nearby suggests the creative human resource. It brings about opportunities to Lijiao Village, and challenges as well.
Planning system based on large-scale urban structure has provided a clear direction for the future development.

- To preserve the natural spatial pattern of “a city within mountains and water”
- To reinforce the regional centre’s service functions of concentrating supreme elements
- To enhance the accessibility and continuity of pedestrian facilities
MOBILITY: a new metro line is under construction to connect the village to the west part of city in a denser grid; reconstruct the previous dock at the entrance of village to make a cohesive connection through water.

LANDSCAPE: a green eco-structure would be embedded into the development of southern axis extension by using the natural assets at the surrounding.

URBAN AXIS: the geographic advantages of Lijiao Village offer great opportunity for further development while pose great pressure at the same time; given the great amounts of existing urban villages on the axis, the value of the urban fabric should not be ignored.

DEVELOPMENT TRENDS: the emerging new industries in the surrounding has provided a great chance of transforming the low-end manufacturing inside the village.

UPPER PLANNING: the village is about to become a residential area with highrise commodities and a tourist island nearby is expected to be built up to improve the image of CBD on the end of new urban axis.
SUB-QUESTION III:
+ What socio-spatial environment in public realm could contribute to sense of community building in historic urban villages?

| Objective: **Social values** in Local scale |
| Expected Outcome: **Potentials of sense of community** |

SUB-QUESTION IV:
+ What are the current living qualities and future demands for migrants in order to trigger their self-promotion during the place of transition?

| Objective: **Environmental behaviours** in People scale |
| Expected Outcome: **Patterns of spatial living qualities** |
SPATIAL OBJECT: HOUSING

The needs of privacy and more space
Lack of friendly boundaries

Conflicts of spatial extension
Potentials of vertical space

The line between private and sharing
SPATIAL OBJECT: FUNCTIONS

Adaptivity of multi-functions
Coverage of surrounding facilities

Lack of public facilities
SPATIAL OBJECT:
STREETS

Connectivity of streets
Informality of Transport Modes

Overcrowdedness on street
More commercial activities on the street

Leisure activities began

**DAY & NIGHT ACTIVITIES IN VITAL STREETS**
the most lively one
the main shopping street

a popular place along the river

shopping streets inside neighbourhoods

attractive space in conjunction nodes

introverted vitality with temporary market
SPATIAL OBJECT:
PUBLIC DOMAIN

Identities of Village
Most of them Lack of maintainance Contributed to collective memory building
Mainly influenced by water, the urban fabric of Lijiao Village remains a walkable scale structure. The formation of urban fabric in urban village tends to be a growth of piecemeal over generations.
The social structure in historic urban villages is experiencing a radical evolution, which could be reflected in the spatial form. Being under control of different authorities in different periods, the social structure of urban villages in Guangzhou changed from a clan-based blood-bond society to a production-oriented collaboration neighbourhood, and to a mixture of semi-acquaintance community, eventually to a society of strangers.
As time passed, the river was narrowed down with its branched decreased and most of the water surface was replaced by concrete. It witnessed the process that urban villages swallowed up by urban sprawl, replacing farmlands by modern infrastructure, factories as collective property and gated communities as new residential paradigm.
SUB-QUESTION V:

+ How to balance the interests in the game of regeneration considering the diverse capacities of stakeholders, especially the most vulnerable?

| Objective: Vision exploration |
| Expected Outcome: Common interests of socio-resilient future |
Most of buildings are in low-quality while the individual renewal is forbidden by local government and joint-stock company, leaving no choice for property owners who are against the project and a huge pressure on redevelopment.
The potential actors which could bring about resources of knowledge and investment, show the capacities of transforming the current regeneration mode.
Although with various complaints and worries, three main goals can be discussed within an integrated vision, in terms of economic prosperity, social well-being and ecological sustainability, which would be concluded as common interests in the following discussion.
STRATEGY I
INTEGRATION DEVELOPMENT
SCOPE: CITY & PEOPLE
II: SENSE OF PLACE BUILDING

SCOPE: LOCAL/COMMUNITY
<table>
<thead>
<tr>
<th>STRATEGIC ACTIONS</th>
<th>GOALS</th>
<th>FEASIBILITY</th>
<th>DESIGN PRINCIPLES</th>
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</thead>
<tbody>
<tr>
<td>Quality Restore</td>
<td>Preserve the historical heritage and collective memory of the past as key elements to promote the current village environment and city's value of identity in the future.</td>
<td>Symbolic Cultural Sign</td>
<td>Reinforce the continuity of spatial elements.</td>
</tr>
<tr>
<td>Monument Heritage</td>
<td>Historic Elements</td>
<td>Collective Memory attached with physical elements</td>
<td>Ensure similar scale and traditional style of historic values.</td>
</tr>
<tr>
<td>Historic Buildings</td>
<td>Changing Publicness</td>
<td>Traditional Construction of Residential Housing</td>
<td>Reserve certain distance of public space around main heritage.</td>
</tr>
<tr>
<td>Future/Existing Public Space</td>
<td>Project/Original Public Space</td>
<td>City-based Village Culture</td>
<td>A certain standard should be met within self-reconstruction.</td>
</tr>
<tr>
<td>Current/Public-known Space</td>
<td>Transformation of Temples</td>
<td>Growing needs of migrants</td>
<td>Guarantee a broad landscape vision of main public buildings.</td>
</tr>
</tbody>
</table>

**MOBILITY CONNECT**

| Daily-life System | Strengthen the accessibility inside and outside the community in order to reduce traffic congestion and establish a walkable living environment. | Existing Vitality of daily affordable living inside the village | Set up the slowdown zone bordering the external area. |
| Identity Routine Circle | Introduce the idea of sense of place reuniting into a creative-walking route to attract new residents and create opportunities of investment. | Potential Creative Circle around the area | Supply limited vehicle crossing the village during peak period. |

**STIMULUS ACTIVATE**

| Public Events-driven | Conservation of traditional village culture heritage in the contemporary era to evoke the collective memory from the past and sustain in the future. | Glorious Culture and Splendid History | Organise local cultural events or public welfare activities as the medium to attract tourists and creative class. |
| Place-dominant | Strengthen the relation between space and sense of community to drive the innovative and competitive interaction among the diverse actors. | Attractiveness of Design in Place of Strategic location | Enable the public participation for all groups of people, especially the migrants. |

**FUNCTION CONNECT**

The diagram shows various elements such as Business Office, Craft Workshop, Hostel, Historic Community, and Theatre. It illustrates how different functional areas are interconnected to enhance the village's sustainable development.
STRATEGY III
RESILIENT ME

SCOPE: START FROM INDIVIDUAL
SHORT-TERM STRATEGY

COMMUNITY CENTRE

COMMERCE COMPLEX

ULTRA LOW ENERGY ZONE

ADAPTIVE HOUSING

INNOVATIVE FACTORY

DANCING GREEN BELT

WALKING HUB SYSTEM
DIAGNOSE ON SITE

- Blocking Wall
- Leftover Space
- Obstruction of Sight
- Low-quality Built
- Abandoned Factory
- Abandoned Dock
- Water Pollution
Open Neighbourhood

SHARING-YARD INBETWEEN
TOWARDS AN INTEGRATED NETWORK