Enhance The Profound Vitality Of Urban Villages

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2016.11.3
Deng Xiaoping, former China’s leader, source:ifeng.com

Poverty is not socialism.

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

Shenzhen 1982

Shenzhen 2010
Urban Villages in Shenzhen

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

Source: enorth.com.cn
Dual Landownership system

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

Construction of manufacturing factories

Rural village

Factory

Growth of urban village

Urban village

Job opportunity led to immigration of migrants

Migrants influx and the growing of 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

High Density

Decrepit Infrastructure

Poor Public Space
Attitudes
Government first considered urban village as “scar”. Demolish and rebuild as formal urban block in collaboration with developer.
Urban Village transformation

Collaboration of Government, developer and villagers

Government-lead comprehensive improvement

Before and After of Jiaochangwei Village

Before and After of CaiWuWei 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 exists in a long time.
Arrival city functioned as entry mechanism

Urban Village has the soil for traditional public space

Low-rent housing system with market value

Urban Village will inevitably exists.
Research Area
source: googleEarth

Shenzhen

Dalang
Research Area

Dalang as a typical case.
Observation
Urban village is one of the most lively areas in the city.
Lack of profound vitality

Time
- After work
- During working hour

Groups
- Villagers
- Migrant Workers

Scope

Activities
- Vibrant small business
- Poor social space
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?
Density, short blocks, old buildings and mixed uses lead to diversity.

“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.”

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

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

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

Urban Vitality

Intensity, Diversity and Continuity Of Human Activities

image source: internet
Human activities are influenced by space, the spatial condition could suppress or facilitates the occurrence of human activities.
Diversity

Facilitate

Suppress

Intensity

Continuity

ECONOMY

SPACE

SOCIETY

PROFOUND VITALITY
OF URBAN VILLAGE

PROFOUND VITALITY
OF URBAN VILLAGE

HUMAN ACTIVITIES

Facilitate

Suppress

Intensity

Continuity

Profound vitality of urban villages
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

Economic activities in Urban Village

informal housing market

small business

land and property rental
Housing

Villagers take initiative

uncontrollable

adaptable to market

Different types of apartments respond to the rental market.

Joint-stock company
factory owner
migrant worker

15-30 m²

Housing

40-60 m²

housing in urban village
Village owned property

- Shopping Street
- Village Owned Factory
- Commercial Building
- Rental Building

Differentiated competition with the industrial parks

Office building in urban villages
The formal industrial parks are more competitive than village owned factories. Factories become vacant when industry shrinks. Potential space to make differentiation competition.
Fashion Valley as an Opportunity

Fashion Valley is considered an 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

- **migrant workers**: the majority of inhabitants, the main users of the space
- **villagers**: important groups, owned the land
- **small businessman**: work and live in urban villages
- **people live nearby**: pass by and consume in urban villages
- **employee of enterprises**: work in urban villages, live in other area

- **Groups**
Needs and Cultural conflicts

Rural Culture vs Urban Culture

Local Culture vs Non-Native Culture

images source: internet
Rural Culture vs Urban Culture

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

Flexible: support different types of activities
Inclusive: take people's needs into accounts
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.
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.
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

Government
- Development of Dalang (and Fashion Valley), economic growth and urban village improvement
- Income of the village-owned properties and development of urban village

Villager
- Income of the rental housing and quality improvement of life
- Incomes, low-rent housing, low-cost life and opportunity for self-upgrade

Small businessman
- Better living environment
- Housing for employees, cheap labours
- Affordable office space

Small businessman
- More consumers, better shop location and low rent
- Affordable office space

Joint-stock company
- Low-rent housing, low-cost life and opportunity for self-upgrade

Migrant worker

Factory owner

Small enterprise
Conclusion

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
Integrated and accessible road network
Strategy
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.
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 nearby 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 a 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

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
- b. strengthen connections between urban village and industrial park
- c. upgrade the road hierarchy
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

b. Transform buildings' first floor
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
Current condition

- Vacant building
- Vacant plot
- Hard edges
Diagram

Actions

street upgrade  build connection  factory transformation  transform void space for public use
Square served the workers, villagers and the public.

Hard edges

Vacant plot

Vacant buildings

Bridges that connect both sides to increase the accessibility.

Slope are transformed to get more public space for people.

Creative incubator centre

Before

After

Collaboration

Negotiation

Joint-stock company

Government

Hire

Policy support

Investment

Designer

Constructor

Small enterprise

Government

Create jobs and develop fashion valley

Affordable space
to rent

Affordable space

Incomes

Incomes and better environment

Villagers

Better environment

Migrant

Small businessman
Pilot Project B
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
Collaboration hiring investment in a joint-stock company.

**Actions Involved:**
- villagers
- migrant
- designer
- constructor

**Better Environment**
- improved pedestrian street
- underground parking lot

**Better Living Environment**
- affordable space to rent for small businessman
- free zones for open market public events
- resting zone with playground

**Street Upgrade**
- redesigned public space
Pilot Project C
Current conditions
Diagram

Upgrade the street
Activate more first floor area

Collaboration

- villagers
- joint-stock company
- hire
- designer
- constructor
- investment

Actions Involved:
- street upgrade
- hierarchy upgrade
- linear space improvement

Improvements:
- incomes and better environment
- improved structure of urban village
- more affordable space to rent
- improvement of environment
Phasing
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.
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