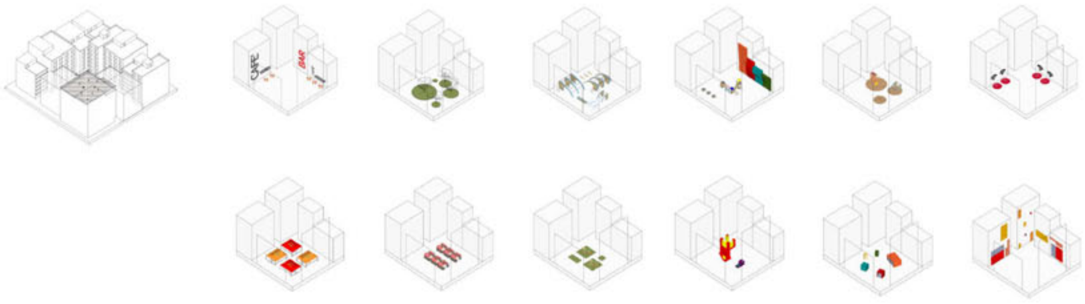
THE PLACE

WHERE STRANGERS BECOME NEIGHBORS



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June, 2015

The place where stranger become neighbors

MSC THESIS

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INTRODUCTION

- INTRODUCTION
- MOTIVATION
- METHODOLOGY

1.1 INTRODUCTION

Shenzhen, known as world city, is making great effort to upgrade itself into a 'world city', which involves industrial upgrading and creating new urban images. In 30years development, the peripheral districts both inside and outside of SEZ experienced mainly spontaneous development driven by rural industrialization and self-organization, lacking public facilities and space. Both inside and outside the SEZ, informal settlement of 'urban villages' are visible, which were built by the former rural villagers whose land was transformed into urban areas. These urban villages are playing essential roles as 'arrival cities' for migrants, accommodating half of the Shenzhen's population.

Due to the shortage of land for new expansion in Shenzhen, urban regeneration has become an essential way to get land for further development, especially inside the special economic zone. Baishizhou, one of the few informal settlement left inside the SEZ, is thus under huge pressure of redevelopment. This neighborhood is located close to employment, education, public open space, commercial areas, health, leisure and cultural facilities in Nanshan district, connected to other parts of the city by convenient public transportation. Since Shenzhen is making effort to transform itself from the world factory to world city, it will attract more and more highly educated population, including young professionals. In recent years, Baishizhou has become a choice for living by migrants, because of the above-mentioned advantages. Currently, more than 60% floating population living in Baishizhou belongs to the social group of white collar.

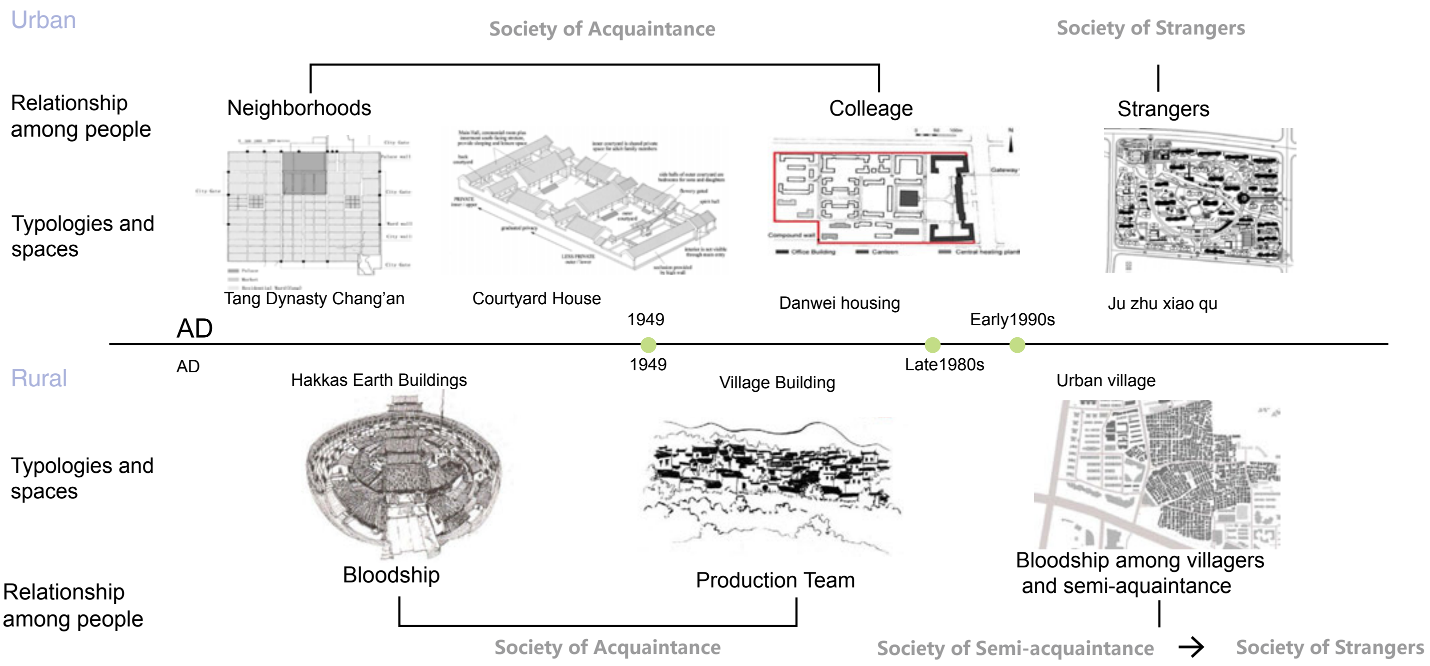
More and more urban villages in SEZ, including Baishizhou, are adopting the 'tabula rasa' redevelopment model, which will lead to gentrification and socio-spatial redistribution. Nevertheless, renovation is being considered as an alternative approach as well, at least for the transitional period before redevelopment happens. According to the interview with LVGEM, the developer of Baishizhou, there is still some years before tearing down the buildings, because of the lengthy negotiation process with the property owners. During such transitional period, improving livability of such human settlement is still relevant. As the basic needs of people, community building in combination with improving living conditions is meaningful for creating stable social environment within a highly mobile society.

1.2 MOTIVATION

FROM SOCIETY OF ACQUAINTANCE TO SOCIETY OF STRANGER

The neighborhood in China

China use to be a society of acquaintance. In the past, in urban area, because of the layout of the city, people share the public facilities like wells, which create the chance for social interaction, people become neighbors. We have the old saying that an afar off relative is not as helpful as a near neighbor. But in rural area, because of the strong lineage and kinship, people live in a village or even a big building with all the relatives. The Hakka's earth building the one can best reflect this relationship among people on housing typologies. As the time move on, China have changed from traditional society to modern


Urban
Society of Acquaintance
Society of Strangers
Relationship among people
Neighborhoods
Colleage
Strangers
Typologies and spaces
Tang Dynasty Chang'an
Courtyard House
Danwei housing
Ju zhu xiao qu
AD
1949
Early1990s
AD
1949
Late1980s
Rural
Hakkas Earth Buildings
Village Building
Urban village
Typologies and spaces
Bloodship
Production Team
Bloodship among villagers and semi-aquaintance
Relationship among people
Society of Acquaintance
Society of Semi-acquaintance → Society of Strangers

society. From 1960s, the habitation Modality in City is Danwei Housing because of unit system, the people started to live with their colleague. While in the rural area, the blood ship was replaced by production team in the Great Leap Forward. The influences of the blood ship on space were weakened during this period. However, as planned economic replaced by the market economic in China, Danwei housing is replaced by Juzhuxiaoqu which also called gated community In City, while the village is transforming to urban village which surrounded by or even included in the scope of urban construction because of the fast urbanization. During these periods, the communities were destroyed, isolation were created. Cities become a society of strangers. However, the urban villages still remain a traditional society of lineage among villagers, which has a strong kinship. In the early phase of the urban village, the floating populations were living within an acquaintance network. Most of them lived close to their relatives or friends and seek for the social and psychological agreement together that they cannot have outside the urban village. But now, most of the tenants in urban village is belongs to the second generation of floating population are different from their parents. The friends and relative are no longer the main attraction and reason for them to choose the place. People start to have the feeling that they are not belonging to where they live.

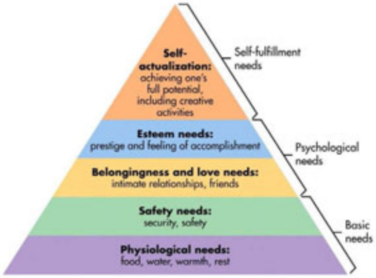

Self-actualization: achieving one's full potential, including creative activities
Self-fulfillment needs
Esteem needs: prestige and feeling of accomplishment
Psychological needs
Belongingness and love needs: intimate relationships, friends
Safety needs: security, safety
Basic needs
Physiological needs: food, water, warmth, rest

Figure 1.1.1 The pyramid of Maslov hirachey of need. Maslow's hierarchy of needs is a theory in psychology proposed by Abraham Maslow, which used the terms "physiological", "safety", "belongingness" and "love", "esteem", "self-actualization", and "self-transcendence" to describe the pattern that human motivations generally move through.

Source: 21st Century Tech

The Maslow hirachey of needs

According to Maslow, humans need to feel a sense of belonging and acceptance among their social groups. (Maslow, 1943) Many people become susceptible to loneliness, social anxiety, and clinical depression in the absence of this love or belonging element. For a city, fostering a sense of authentic human attachment and belonging to it is also necessary. These senses of belonging can be built through enhancing and developing the unique characteristic of a place. This need for belonging may overcome the physiological and security needs, depending on the strength of the peer pressure.

THE PROBLEMATIC NEIGHBORHOOD WITH GOOD PHYSICAL ENVIROMENT

Tianmian Village

The Tianmian village is a relatively compact district of 9.42 hectares in the middle of Futian district, close to the Futian CBD in Special Economic Zone of Shenzhen. Once a rural village with 300 years history, by 1990s, they replaced by the ‘handshake’ residential building and industrial blocks and the physical environment had deteriorated because of the fast urbanization in Shenzhen. On the one hand, these handshake buildings in Tianmian village provided house for the low-income people, which greatly reduced the burden on the municipality and played a certain role for the early development of Shenzhen. On the other hand, as the economic transformation in SEZ, the poor living condition in Tianmian no longer met the requirement for migrants. There was a sharp decline in rental rates at that time. Tianmian village was the first village to do the urban regeneration in SEZ because of these declinations.

In 1997, Yuntai (Shenzhen) Co. Ltd. and Hon Kwok Land Investment (Shenzhen) Co. Ltd were given the responsibility for the implementation of the regeneration. The regeneration can be divided into 3 phases. Firstly, 109 old buildings had demolished and replaced with 2 gated communities and a business building, Tianmian Garden, Urban Oasis Garden and Tianmian Tower, to achieve the diversification of the collective economy. Secondly, in early 2001, 51 Village houses had renovated, while investing more than 10 million for infrastructure and facilities building to conduct a comprehensive transformation, effectively enhancing the livability of the area.

The ‘tabula rasa’ redevelopment for Tianmian village, while the environmental improvement that have been carried out in the area have been welcomed and have been largely successful, they only had a limited spatial impact on the area as a whole. There are 2 types of residential area in side, one is the gated community which called Tianmian Garden for the middle class and the other is the new urban village called Tianmian New village with better living environment for middle-low or low income people. In others words, there are social segregation among the residents. The village only recognized as an sleeping area for the residents.

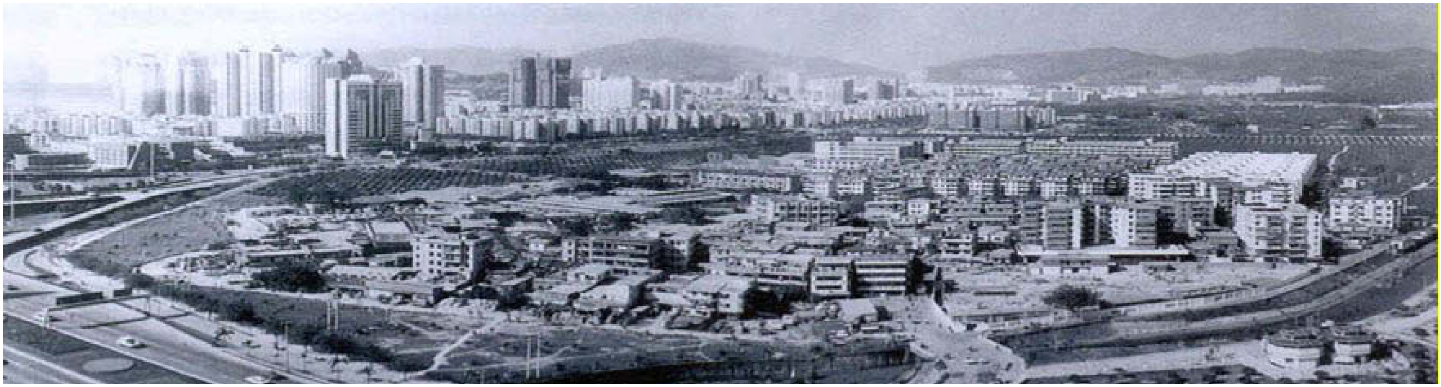


Figure1.1.2.1 Tianmian village in 1990s
Source: http://news.ifeng.com/gundong/detail_2014_03/27/35179511_0.shtml

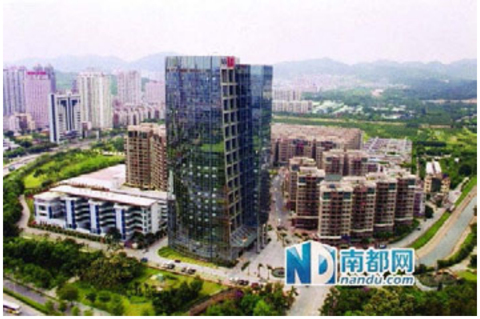


Figure1.1.2.2 The bird eye view of the whole Tianmian village that shows the physical envieoment after transformation.
Source: http://news.ifeng.com/gundong/detail_2014_03/27/35179511_0.shtml

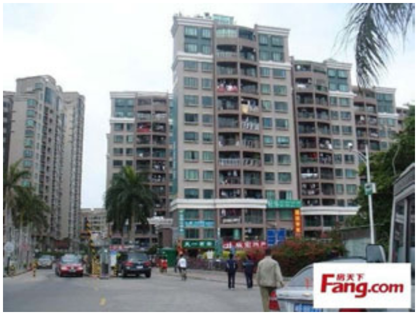


Figure1.1.2.3 The Tianmian garden for middle class and villagers
Source: http://shenzhen.anjuke.com/community/view/96138

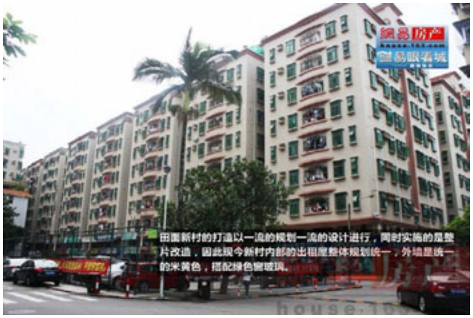
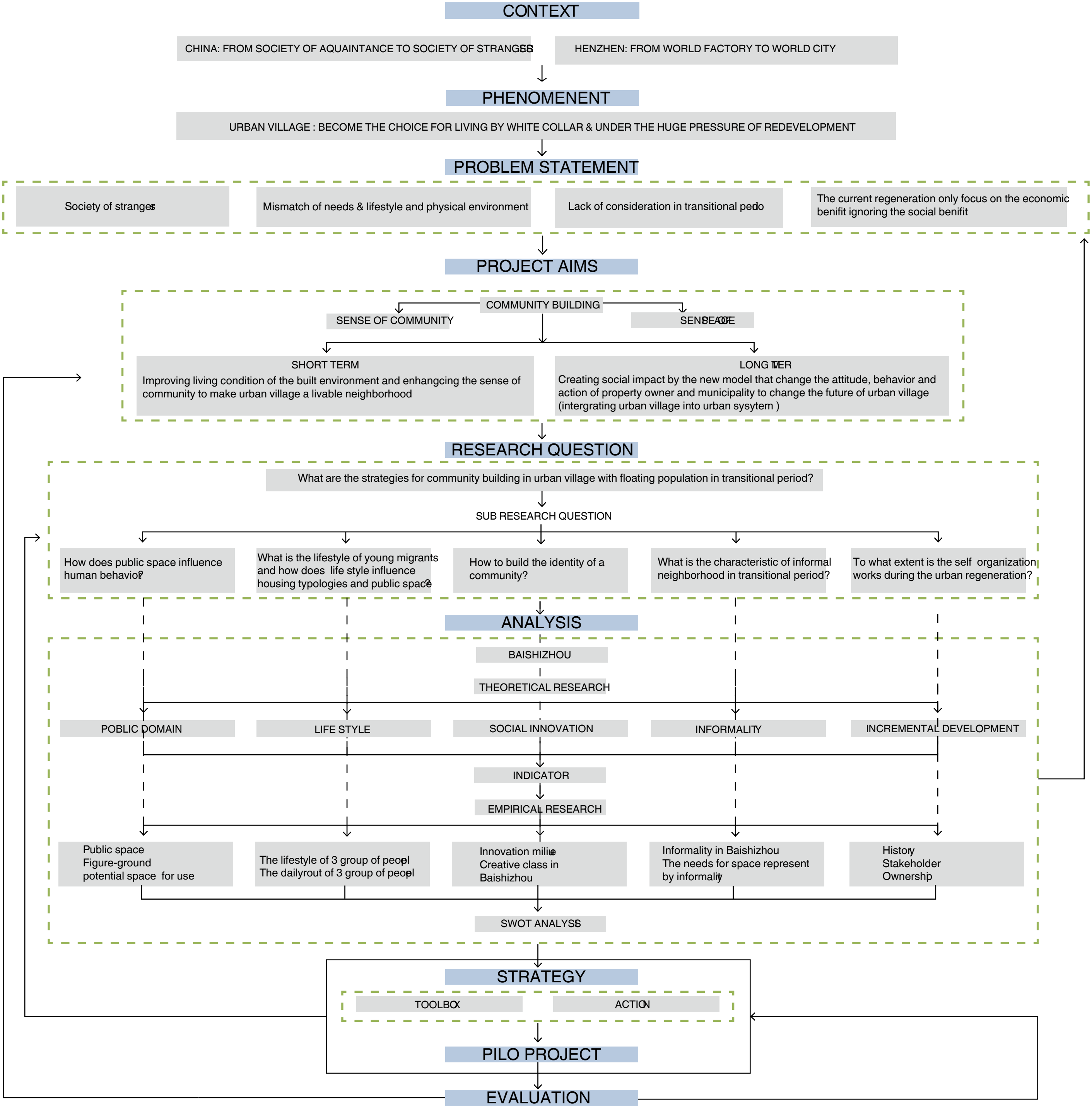

田面新村的打造以一流的规划一流的设计进行，同时实施的是整片改造，因此现今新村内部的出租屋整体规划统一，外墙是统一的米黄色，搭配绿色窗玻璃。

Figure1.1.2.4 The Tianmian new village for low income groups
Source: http://sz.house.163.com photonew/2AJR0007/145535.html#p=9PT36UK72AJR0007

1.3 METHODOLOGY

China is changing from a society of acquaintance to a society of strangers because of the fast urbanization, destroyed the community and created isolation. But social interaction and communication among people is the fundamental basis for the existence of the city (CIAM, 1977). Another consequence of the fast urbanization are the emergence of urban village in 1980s and the regeneration of the urban village now. Urban village are not only a transitional area for migrants to citizen, but also a transitional society between society of acquaintance and society of strangers remaining the traditional strong relationship of lineage. I pick Baishizhou village, a typical urban village in Shenzhen, to test the idea of bring back society of acquaintance through urban regeneration into the city, focus on the community building by improve the urban life quality through enhancing and developing the unique characteristic of the place and people.

The project is divided into two parts: 1) reasoning the community building in urban village from 5 aspect: public domain, lifestyle, social innovation, informality and incremental development by doing the theoretical and empirical research ; 2) investigating the planning and design methods and tools to facilitate the community building. The two parts are interrelated and indispensable to each other. The reasoning part is the basis for the latter part, not only because it sets out the argument, but also because the argument points out possible dimensions for contributions of community building in building up a new model of urban regeneration in the urban village. On the other hand, planning and design in the latter part can demonstrate the feasibility of the community building by providing practical instruments and illustrate the benefits by visualization.



CONTEXT

CHINA: FROM SOCIETY OF AQUAINTANCE TO SOCIETY OF STRANGERS

HENZHEN: FROM WORLD FACTORY TO WORLD CITY

PHENOMENENT

URBAN VILLAGE : BECOME THE CHOICE FOR LIVING BY WHITE COLLAR & UNDER THE HUGE PRESSURE OF REDEVELOPMENT

PROBLEM STATEMENT

Society of strangers

Mismatch of needs & lifestyle and physical environment

Lack of consideration in transitional period

The current regeneration only focus on the economic benifit ignoring the social benifit

PROJECT AIMS

COMMUNITY BUILDING

SENSE OF COMMUNITY

SENSE OF PLACE

SHORT TERM
Improving living condition of the built environment and enhangcing the sense of community to make urban village a livable neighborhood

LONG TERM
Creating social impact by the new model that change the attitude, behavior and action of property owner and municipality to change the future of urban village (intergrating urban village into urban sysytem)

RESEARCH QUESTION

What are the strategies for community building in urban village with floating population in transitional period?

SUB RESEARCH QUESTION

How does public space influence human behavior?

What is the lifestyle of young migrants and how does life style influence housing typologies and public space?

How to build the identity of a community?

What is the characteristic of informal neighborhood in transitional period?

To what extent is the self organization works during the urban regeneration?

ANALYSIS

BAISHIZHOU

THEORETICAL RESEARCH

POBLIC DOMAIN

LIFE STYLE

SOCIAL INNOVATION

INFORMALITY

INCREMENTAL DEVELOPMENT

INDICATOR

EMPIRICAL RESEARCH

Public space
Figure-ground
potential space for use

The lifestyle of 3 group of people
The dailyrout of 3 group of people

Innovation milieu
Creative class in Baishizhou

Informality in Baishizhou
The needs for space represent by informality

History
Stakeholder
Ownership

SWOT ANALYSIS

STRATEGY

TOOLBOX

ACTION

PILO PROJECT

EVALUATION

SOCIETY RELEVANCE

It is evident that VICs play an important role in urban component, which facilitates a smooth urban transition of the society. Due to land shortage , urban cvillages are under the huge pressure of redevelopment. ‘Success’ in urban development is not only be measured in terms of competitive economic and built environment outcomes, but rather to be evaluated in terms of social benefits and costs and their distribution among citizens.(Paul,2008)

To support a´success´ planning practice associated with urban villages, a thorough analysis of the evolution of urban villages which include two aspects. First,more and more urban villages are adopting the ‘tabula rasa’ redevelopment model, which will lead to conflicts caused by forced eviction and demolition, relocation of landlords, and large-scale displacement of migrant tenants followed by a housing crisis (Zhang et al., 2003; Zhang, 2005; Hin and Xin, 2011). Before tearing down all the the building ,there are still some years because of the negotiation with property owners. During such transitional period, improving liveability of such human settlement is still relevant. Second, in recent years, urban village has become a choice for living by white collar because most of the urban village located close to city or district connected to other parts of the city by convenient public transportation. But these choice is unpalatable choice because of the mismatch between lifestyle and needs of them with environment in urban village. They will leave once they have the ability to afford better living envirnment or even move to another city. According to Maslow, humans need to feel a sense of belonging and acceptance among their social groups. (Maslow,1943) For a city, fostering a sense of authentic human attachment and belonging to it is also necessary. This need for belonging may overcome the physiological and security needs.

To sum up, as the basic needs of people, restoring and improving the quality of urban life through improving the living conditions in combine with community buildingis meaningful for creating stable social environment within a highly mobile society in urban village.

SCIENTIFIC RELEVANCE

Although the urban village phenomenon attracts wide attention, research on VICs has made considerable process in the past two decades. Development issues and planning approaches have been studied by many scholars. Some literature has either focused on exploring the theoretical mechanisms of their emergence (Zhang et al., 2003; Zhang, 2005; Tian, 2008), and some study specific villages to illustrate their physical and social status (Wang et al., 2009; Bach, 2010; Liu et al, 2010).Chung (2009) studied the "state-led" approach to the planning of VICs in Shenzhen, while Hao, Sliuzas, and Geertman (2011) explored different dimensions of the development and redevelopment of VICs. Lin, De Meulder, and Wang also emphasized the important roles of key stakeholders in the (re) development of urban villages.Essentially, past studies have acknowledged the positive role of VICs, suggesting that—at least in the short term—Urban villages should remain as a realistic and effective solution for the provision of affordable housing.
But there is an important limitation should be noticed. The urban villages are usually studied in isolation, and the strong link in-between formal urban environment is disregarded. Especially now ,urban village are the not only the house market for low-income but also an important house market for white collar, which plays an important role in reshaping space in urban villages and have a strong link to the city .To address the limitation, this research will examine innovation and creativity which integral to urban village by these young profeesionals of Shenzhen, to see how as such things as expressing and building of the identity of a community help in environmental improvement and quality of life development in urban village and intergrated urban village in urban system. This analysis enables a deeper understanding of the function of social innovation in urban village, and also to understand urban villages are rather complex, dynamic and urban phenomenon.

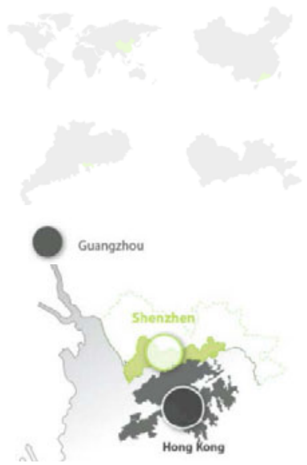
CONTEXT

- SHENZHEN
- URBAN VILLAGE IN SHENZHEN

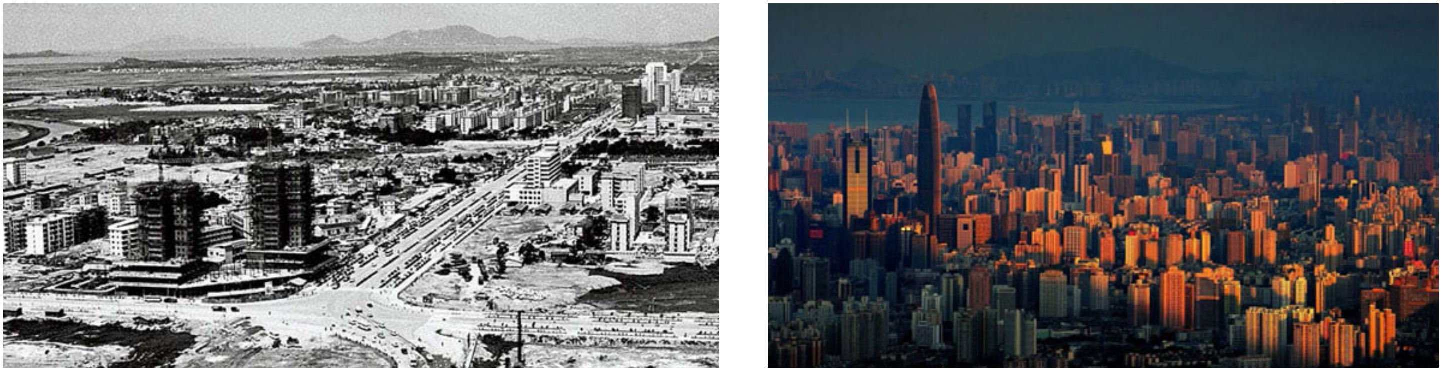
2.1 SHENZHEN

SHENZHEN IS ONE OF THE YOUNGEST MEGA CITIES IN THE WORLD AND A MINIATURE OF CHINA'S RAPID URBANIZATION PROCESS.

After the open gate policy, Shenzhen has developed rapidly over the past 30 years as a Special Economic Zone (SEZ) of China. Started from a series of small fishing villages in 1980s, Shenzhen now has become a metropolis of over 14 million populations. This urbanization process was accompanied by a continuous influx of migrants and urban expansion, with very different socio-economic and spatial consequences in the central and periphery districts. Development of the four central urban districts, where the SEZ was accommodated since 1980s, has been guided by official master plans and eventually resulted in a linear city along the Shenzhen-Hong Kong border, showing a global city image.



AREA:	
Sub-provincial city	2050km^2
Urban	412km^2
POPULATION(2010):	
Sub-provincial city	10,357,938
Density	5100/km^2


Shenzhen in mid 1980s

Shenzhen in 2008

Figure2.1.1.1 Shenzhen' huge change in 30 years

SHENZHEN : FROM “WORLD FACTORY” TO “WORLD CITY”

Shenzhen, known as world factory, is making great effort to upgrade itself into a ‘world city’, which involves industrial upgrading and creating new urban images.

Industial Upgrading

The industrial structure in Shenzhen is changing. According to the 2013 Shenzhen Statistical yearbook, from 2006 to 2012, the primary industries keep stay in 0.1%. The secondary industry is decreasing from 52.6% to 44.3%, while the tertiary industry increasing from 47.3% to 55.6% in the composition of gross domestic product by three industries. The tertiary industry became the dominant industry of Shenzhen since 2009.

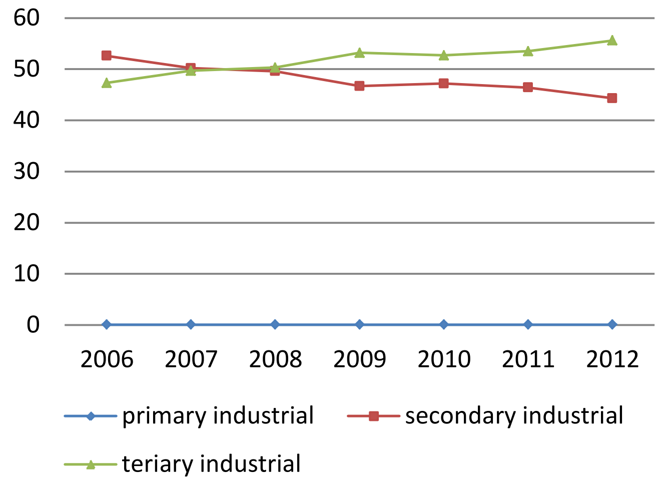


Figure2.1.2.1 Composition of GDP by Three Industries

Sources:2013 Shenzhen Statistical yearbook

For the secondary industry, the data from 12th Shenzhen five year industrial plan show that the high-tech industry contribute 56% in the industrial output in 2011, 4% of GDP in 2011 spent on research and development .During 2006 to 2011, the quantities of new patent per year is 49000. All these data show that the industries in Shenzhen are changing from labor-intensive to technology-intensive.it is changing from labor-intensive to technology-intensive.

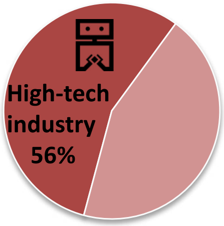


Figure 2.1.2.2 The proportion of high-tech industrial output in industrial output(2011)

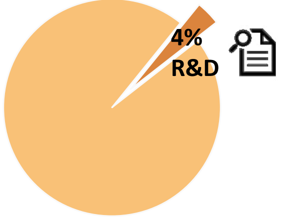


Figure 2.1.2.3The proportion of R&D input in GDP of Shenzhen(2011)

The quantities of new patent per year during 2005-2011 is 49,000

Sources:12th Shenzhen Five year Industrial Plan

Social Structure Transformation

As the industries upgrades, new citizen comes. For the general population, according to Shenzhen the sixth national census, the population aged 0-14 was 1.02 million, accounting for 9.84%; the population aged 15-64 was 9.15 million, accounting for 88.40%; and the population aged 65 and over was 0.18 million, accounting for 1.76% .It can be said, Shenzhen is still a young city, according to preliminary statistics calculations, the average age of the city's population is about 30 years old

What is more, the population with University (college) degree is 1.7million; the population with high school (including secondary) degree is 248.23 million: the population with a junior high degree is 4.56 million. Compared to the 5th population census, the number of people with university degrees has increased by 1.21 million in 10 years, an average annual increase of 120 thousand people ; the number of people per 100,000 with a university degree increased by 9115 , an increase of 1.1 times.

Data from the past decade shows, Shenzhen are in the process of social structural transformation. The industrial upgrading attracts more and more high educated people, which are the new middle- income migrants to Shenzhen. So the midlle class in Shenzhen is expanding.

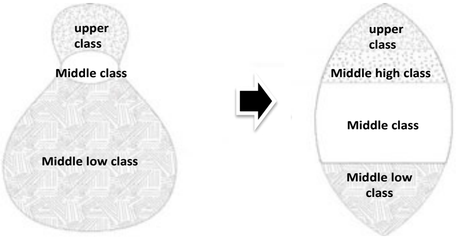


Figure2.1.2.4 Social Structure Transformation

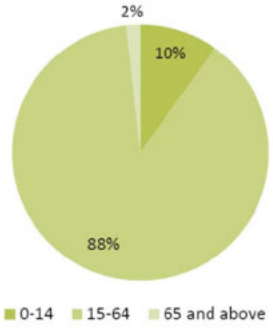


Figure2.1.2.5 Age of population in Shenzhen
Source: Shenzhen the sixth national census

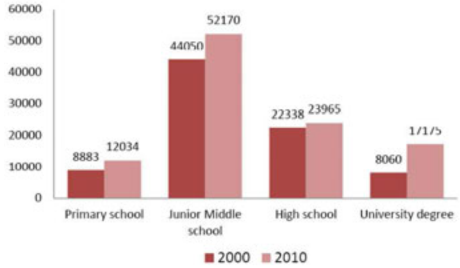


Figure2.1.2.6 Education background in Shenzhen
Source: Shenzhen the sixth national census

FROM SOCIETY OF ACQUAINTANCE TO SOCIETY OF STRANGER

Floating Population in Shenzhen

76% of the population in Shenzhen are floating population. The chart on the right reveals 67.5% of the respondents are less than 30 years old, they were born after economic reform in 1978 and didn't experience poverty. These young people are much different from their parents, the older generation of migrant workers, they are called 'new migrant workers'.

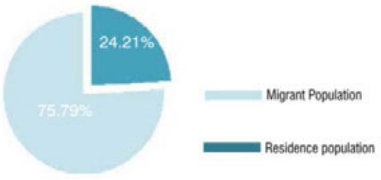
The older generation of migrant workers usually only received primary school education, and they came to the cities with one aim in mind – to shake off poverty. They worked hard in cities, expected to save money ,and eventually return to their hometowns.

But the new migrant workers are different. They have better educational background. As you can see, 60.9 percent of the respondents at least finished high school, and received more than 12 years education. And they don't know much about faming, almost never or seldom did farm work at home. Their aims for working in cities are not just for money. They want to broaden their horizons, gain knowledge and enjoy life by living in the cities. They have higher expectations about their jobs, they come with set preconditions toward their pay and working environment. They would like to spend much more money on entertainment than the older generation. And they hope to live in cities and won't go back to rural home.

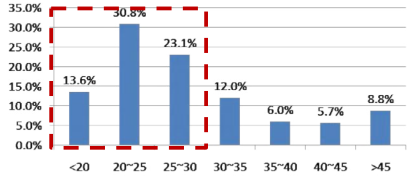
Most of migrant workers have stayed a long period in the cities. In our survey, 46.3% respondents have stayed in cities more than 5 years. But at the same time, We need to notice that migrant workers often have high mobility. They moved from city to city to find better jobs especially during the global financial crisis. Only 20% have stayed in Shenzhen more than 5 years.

Now, these new migrant workers are the mainstream of the industrial workforce. Therefore, it is of great importance to treat them like real urban residents and listen to their needs.

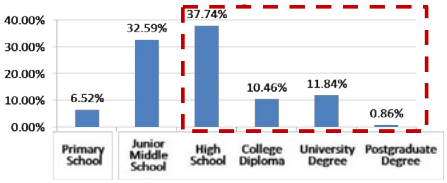
The population in Shenzhen



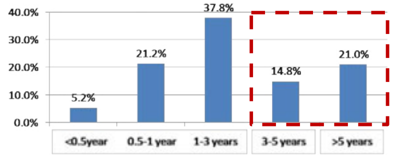
Age



Education background



The length stay in Shenzhen



Source: Migrant Workers' Housing Problems in Shenzhen,Jiao,2013

URBAN VILLAGE BECOME THE CHOICE FOR LIVING BY WHITE COLLAR

Urban villages in the special economic zone in Shenzhen are no longer only a housing market for the working poor, New target groups for these affordable rooms have appeared in several urban villages and especially in Baishizhou: students, recent graduates, starting artists, people working for creative companies, and others that in Chinese media are often described as ‘the ant tribe’. They face the same problem as the migrant factory workers faced before: one of the few places they can afford is a room or a shared flat in an urban village. An additional argument for a place like Baishizhou is urban village are close to employment, education, public open space, commercial areas, health, leisure and cultural facilities, connected to other parts of the city by convenient public transportation.

The Baishizhou population is changing, and it increasingly includes people that may play an important role in Shenzhen’s efforts to become a more creative city.

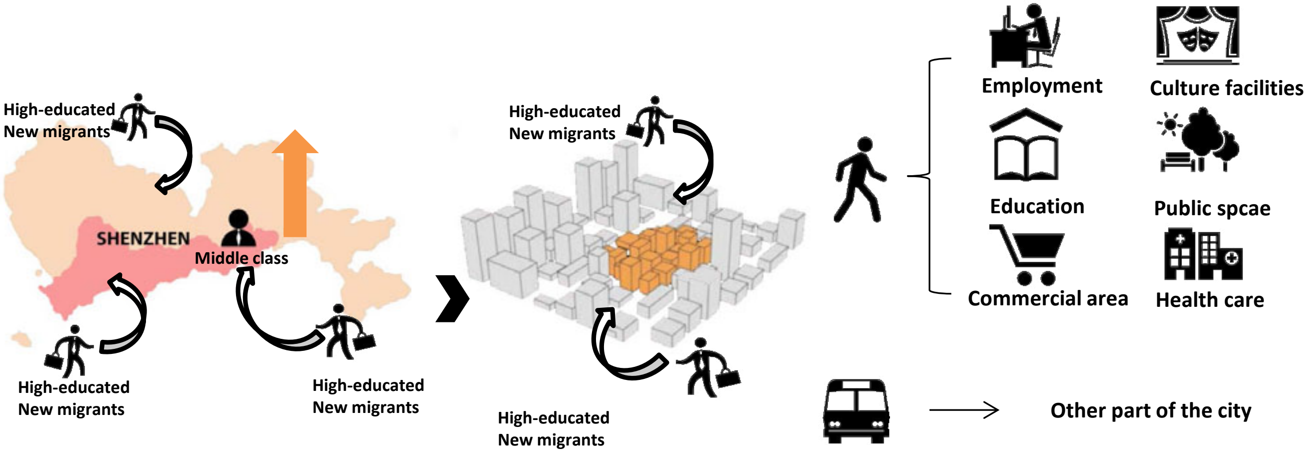

High-educated New migrants
SHENZHEN
Middle class
High-educated New migrants
High-educated New migrants
High-educated New migrants
High-educated New migrants
Employment
Culture facilities
Education
Public spcae
Commercial area
Health care
Other part of the city

Figure 2.1.3.1 Urban village become housing market for white collar

2.2 URBAN VILLAGE IN SHENZHEN

URBAN VILLAGE: DEFINITION

“Urban village" means villages surrounded by or included in the scope of urban construction land accompanying by suburbanization, industrial diversification and the fast urbanization.

They are a transitional area with a significant urban-rural dual structure.

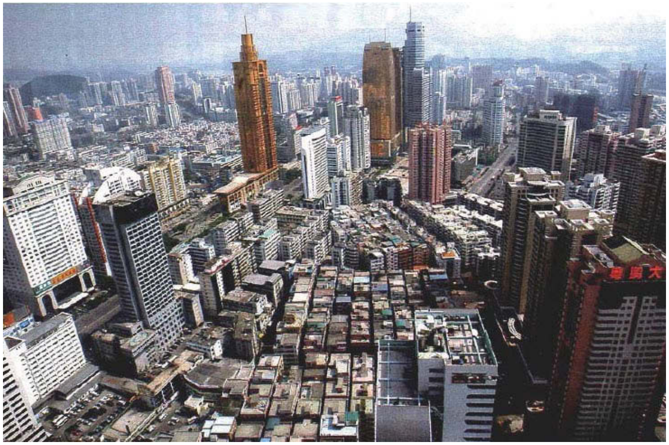


Figure 2.2.1.1 The picture of Gangxia village in Shenzhen, which show the typical image of a village sorrounded by urban construction.
Source:http://cn.worldmapz.com/photo/93302_en.htm

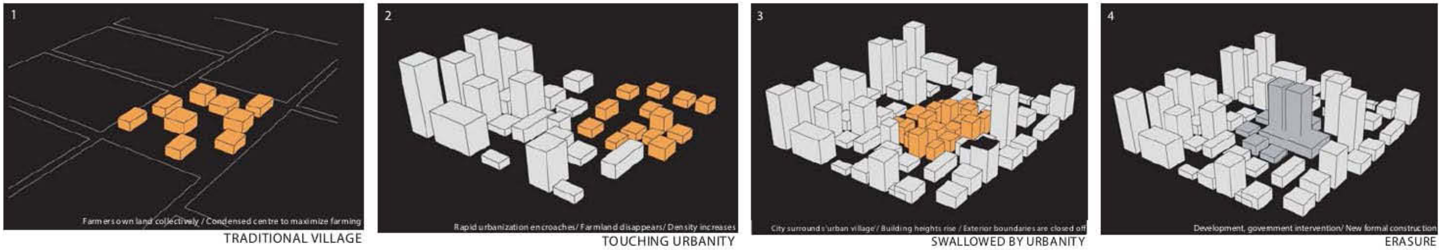
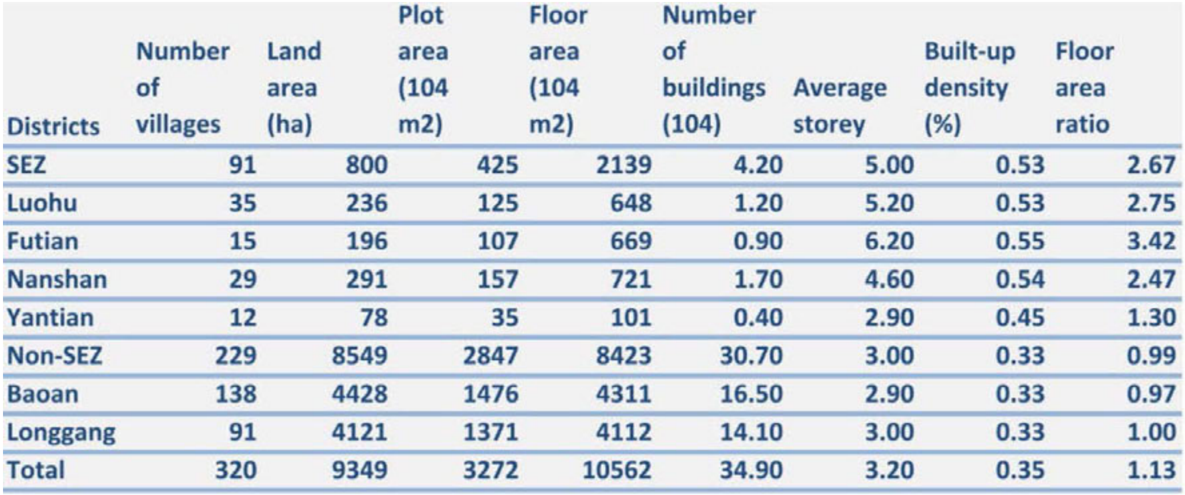

1
Farmers own land collectively / Condensed centre to maximize farming
TRADITIONAL VILLAGE
2
Rapid urbanization encroaches/ Farmland disappears/ Density increases
TOUCHING URBANITY
3
City surrounds 'urban village'/ Building heights rise / Exterior boundaries are closed off
SWALLOWED BY URBANITY
4
Development, government intervention/ New formal construction
ERASURE

Figure 2.2.1.2 The formation of urban village because of fast urbanization
Source:Master thesis, Fangying Zhang,2013

URBAN VILLAGE IN SHENZHEN

By the end of 2005, Shenzhen has 320 "villages" sorted as administrative villages (91 of them locate in the SEZ) and a population of 5.02 million among which 358,000 are local villagers. Most of the urban villages were located outside the SEZ, covering 85.5 km2 and accounting for more than 90% of the city’s urban village land. In the SEZ, urban villages covered only 8 km2. However, as these urban villages are significantly denser, they provided about 20% of the total floor space of urban villages in the city (Hao, 2012).

These urban villages provided house with affordable prize and within the walkable distance to walk for the low-income people, which greatly reduced the burden on the municipality and played a certain role for the early development of Shenzhen.



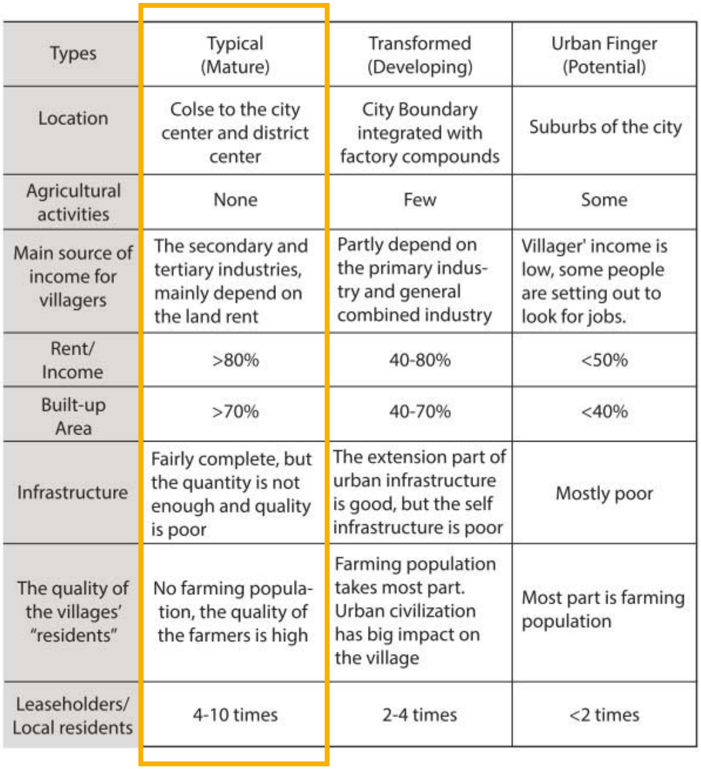
Districts	Number of villages	Land area (ha)	Plot area (104 m2)	Floor area (104 m2)	Number of buildings (104)	Average storey	Built-up density (%)	Floor area ratio
SEZ	91	800	425	2139	4.20	5.00	0.53	2.67
Luohu	35	236	125	648	1.20	5.20	0.53	2.75
Futian	15	196	107	669	0.90	6.20	0.55	3.42
Nanshan	29	291	157	721	1.70	4.60	0.54	2.47
Yantian	12	78	35	101	0.40	2.90	0.45	1.30
Non-SEZ	229	8549	2847	8423	30.70	3.00	0.33	0.99
Baoan	138	4428	1476	4311	16.50	2.90	0.33	0.97
Longgang	91	4121	1371	4112	14.10	3.00	0.33	1.00
Total	320	9349	3272	10562	34.90	3.20	0.35	1.13

Table 2.2.2.1 urban villages in shenzhen

Sources:Urban planning bureau

3 Types of Urban Villages In Shenzhen

Urban village in Shenzhen are mainly divided in to 3 types, the typical and mature one, close to the city center or district center. The transformed one, located in city boundary integrated with factory compounds. The urban finger and potential one, located in the suburb of the city. My project will focus on these mature urban village, because they are not only a housing market for the working poor but are also important housing markets for higher educated migrants belong to the social group white collar and places for shopkeepers and other businesses by the industrial upgrading. The white collar choose to live in urban village inside SEZ because most of them close to employment, education, public open space, commercial areas, health, leisure and cultural facilities, connected to other parts of the city by convenient public transportation.



Types	Typical (Mature)	Transformed (Developing)	Urban Finger (Potential)
Location	Colse to the city center and district center	City Boundary integrated with factory compounds	Suburbs of the city
Agricultural activities	None	Few	Some
Main source of income for villagers	The secondary and tertiary industries, mainly depend on the land rent	Partly depend on the primary industry and general combined industry	Villager' income is low, some people are setting out to look for jobs.
Rent/ Income	>80%	40-80%	<50%
Built-up Area	>70%	40-70%	<40%
Infrastructure	Fairly complete, but the quantity is not enough and quality is poor	The extension part of urban infrastructure is good, but the self infrastructure is poor	Mostly poor
The quality of the villages' "residents"	No farming population, the quality of the farmers is high	Farming population takes most part. Urban civilization has big impact on the village	Most part is farming population
Leaseholders/ Local residents	4-10 times	2-4 times	<2 times

Table2.2.2.2 Different types of urban villages in shenzhen
Source: Master thesis, Fangying Zhang,2013

Distribution of 3 types Urban Villages In Shenzhen

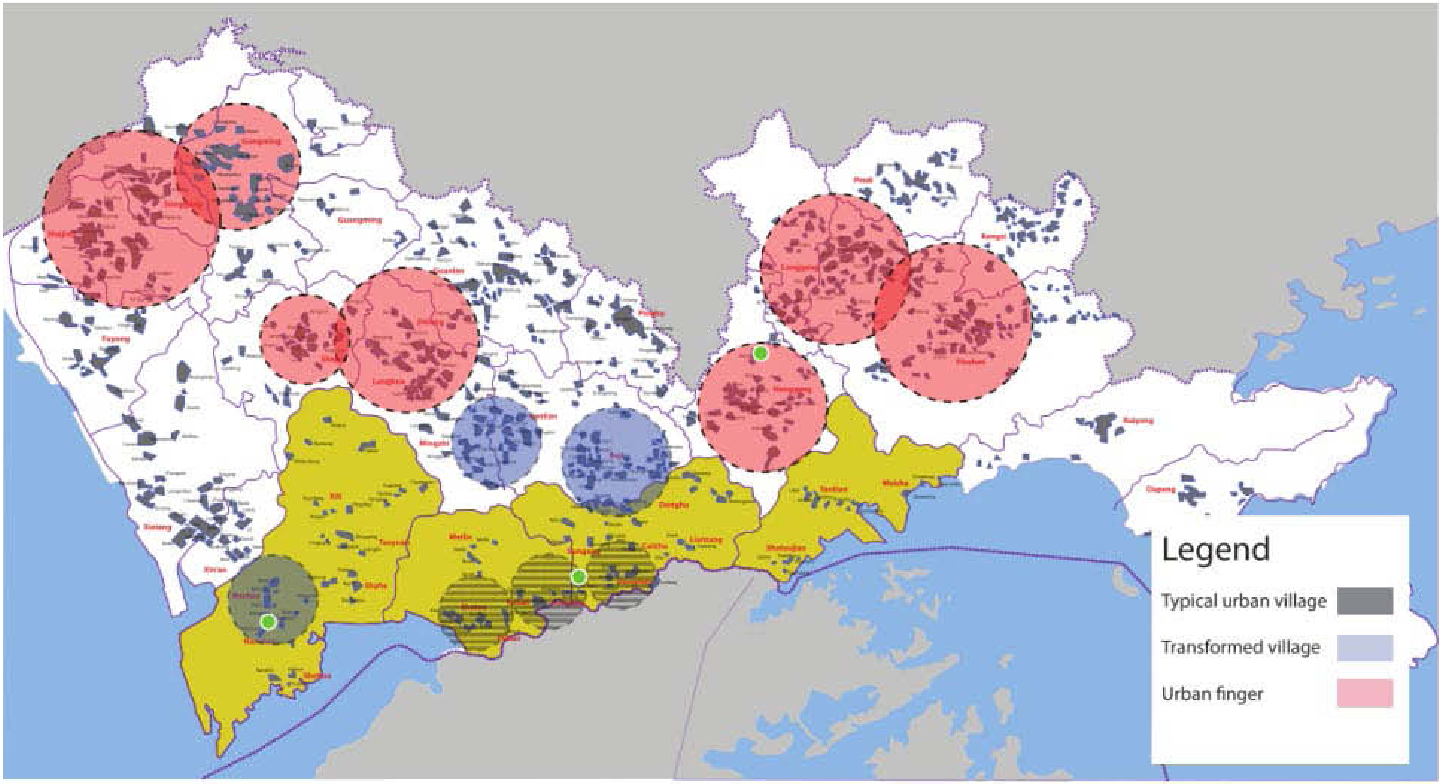

Guangming
Guanlan
Longhua
Minzhi
Xili
Taoyuan
Xin'an
Meilin
Donghu
Liantang
Meisha
Shatoujiao
Pingshan
Kuiyong
Dapeng
Fuyong
Legend
Typical urban village
Transformed village
Urban finger

Figure 2.2.2.1 Distribution of 3 types Urban Villages In Shenzhen
Source:Master thesis, Fangying Zhang,2013

WHITE COLLAR IN URBAN VILLAGE

Mismatch between lifestyle and physical ennviroment

These young professional are young and fresh but unaffordable to the better environment. Research shows High educated people have a large consumption of cultural and recreational facilities. The adequate provision of these facilities can increase the quality of daily life of white collar. But the spatial forms and inner functions in urban village do not meet their needs and requirement. Because urban villages is informal settlements, as original villagers " illegally" construct houses for the floating population that migrate from rural area. Therefore, the lifestyle of high educated people and the physical environment in urban village are mismatch.

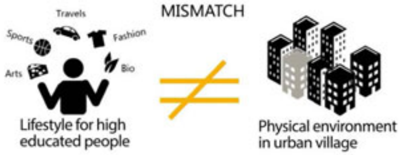

Travels
Sports
Fashion
Arts
Bio
MISMATCH
Lifestyle for high educated people
Physical environment in urban village

Figure 2.2.3.1The Mismatch between lifestyle and physical ennviroment

The contridiction between top-down and botton-up

The management system inside urban village which represent government is only manage people, but the buildings are own and managed by property owners. The governments try to apply top-down approach like tabula rasa in urban villages, which are the bottom up production; there is a contradiction between them.

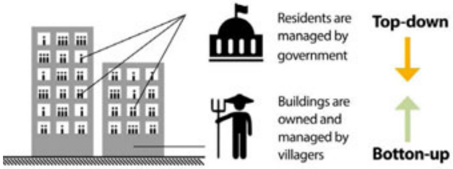

Residents are managed by government
Top-down
Buildings are owned and managed by villagers
Botton-up

Figure 2.2.3.2 The seperated control management right in urban village

Social segregation

There are three main groups of people who live in urban village, property owners , low income migrants and white collar. They all have their own social network. They don’t interact with each other. The fragmented management system in urban village contributes a lot for these social segregation. In neighborhood scale, the villagers have their own system, while migrants have their own as well, and the whole system is fragmented.

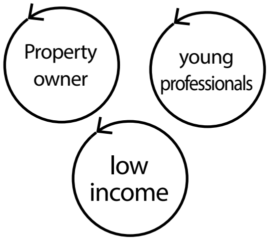

Property owner
young professionals
low income

Figure 2.2.3.3 Social network in urban village

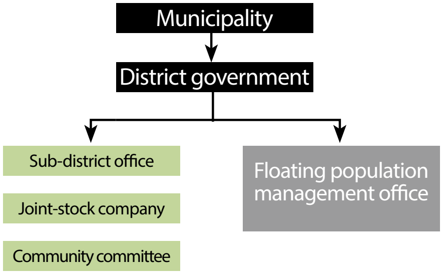

Municipality
District government
Sub-district office
Joint-stock company
Community committee
Floating population management office

Figure 2.2.3.4The manage system in urban village

Source: Reconstruction Research of “Urban Village” in Futian District,

URBAN VILLAGES ARE UNDER THE HUGE PRESSURE OF REDEVELOPMENT

Shortage of Land resources in Shenzhen

China is undergoing the most significant urbanization process in human's history, by 2013:
37 cities above 5 million;
140 cities above 1 million.
Shenzhen now has highest average population density and highest average land investment in China.(D.Yan,2014)

In 1990s, the newly increased land in Shenzhen had already reached peaks because of the fast urbanization. The total land in Shenzhen is 1952.84 km2. However, the land for urban construction (In total) is less than 800 km2 and the land for further expansion is less than 50 km2. Due to these shortages of land resources for new expansion in Shenzhen, urban regeneration has become an essential way to free up land, especially the land inside the special economic zone, for more productive uses, thereby reducing pressure for sprawl. Urban villages left inside the SEZ, is thus under huge pressure of redevelopment.

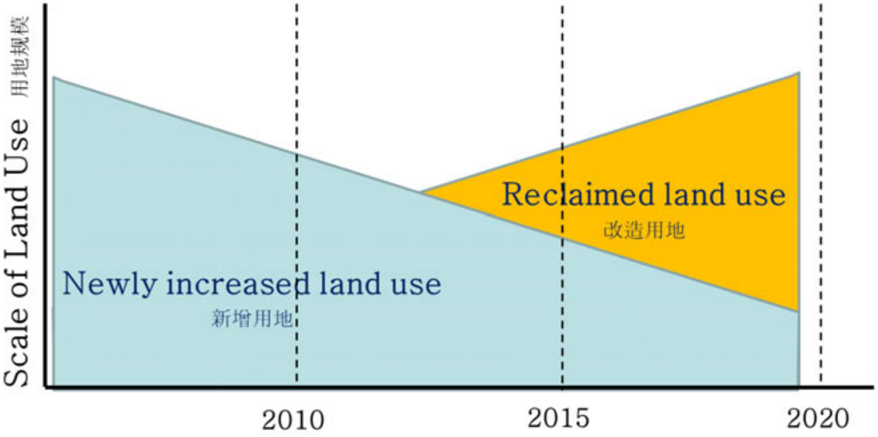


Figure2.2.4.1 Scale of land use in Shenzhen Since 2005, the newly increased land in Shenzhen had decreased while the reclainmed land use increased since 2012 and become the main land source of Shenzhen
Source:Du Yan(2014), Urban Regeneration in Shenzhen, China Exploration and Practice,China's Changing Planning Directions APA National Conference

Current Regeneration model

The redevelopment of urban villages is a complex process in which three main stakeholders—the local government, developers and villagers—compete for their own interests. This kind of large scale reconstruction refers to the re-planning and designing of old house sites that have no retainable value after removal; adjusting the land use function or change the size, the type of the houses; reconstructing houses or other buildings or facilities; completely improving the quality of the living environment and optimizing land usage (Ma, 2006).

Bad effects from current model

- Gentrification and redistribution of the vulnerable groups
  The low-income and the young professional are forced to move because they can not afford the price for house after the transformation
- The larger pressure on municipality to build social housing
- Bad effect on city competition
  With the globalization process, individuals, especially educated creative class, are facing global choices. This fits Friedman's claim of Globalization of individuals is the current trend after globalization of countries and companies (Friedman, 2006). The young professionals may leave after the transformation. But they are human resources for further development of shenzhen, playing a big role in the competition with other big city like Guangzhou

- The traffic jam among the city
  The low-income and the young professional are redistributed to somewhere far away from their working place, which extend the commute time, encouraging the use of cars.

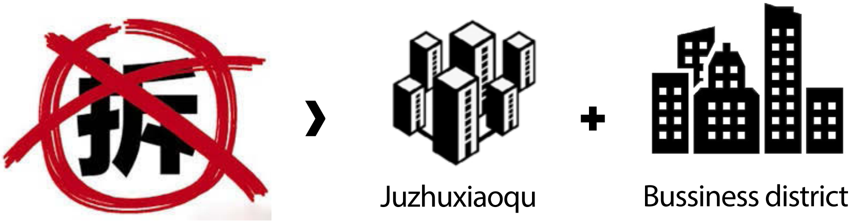


Figure 2.2.5.1 current regeneration model of urban villge

Yunong Village (渔农村)

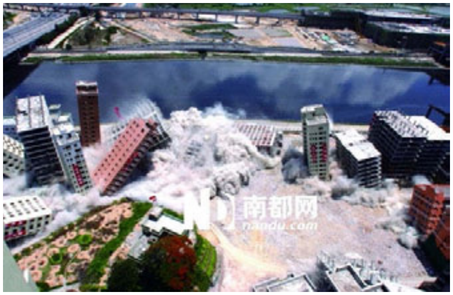


Figure 2.2.5.2 The blasting of Yunong village in Futian District, known as " China's first demo ", is the epitome of transformation of urban village in Shenzhen
Source: http://paper.oeeee.com nis/201308/09/93568.html

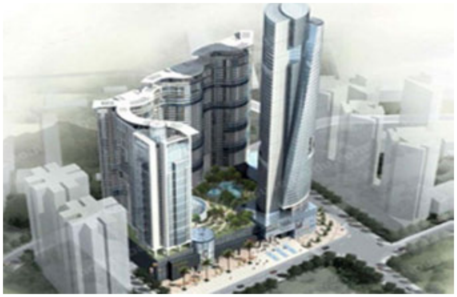


Figure 2.2.5.3 The future image of Yunong village after transformation
Source: http://house.baidu.com/sz/pic/113552/traffic/5892198/

Dachong Village （ 大冲村 ）

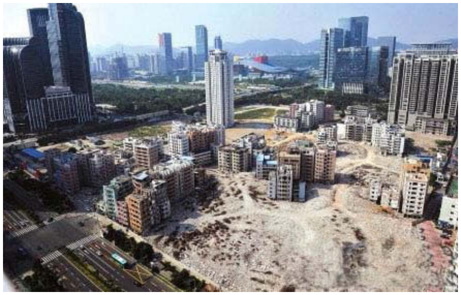


Figure 2.2.5.4 Dachong village is the biggest redevelopment of old village project in Shenzhen-- an area of 684,000 square meters.
Source: http://news.qq.com/a/20100204/001257.htm

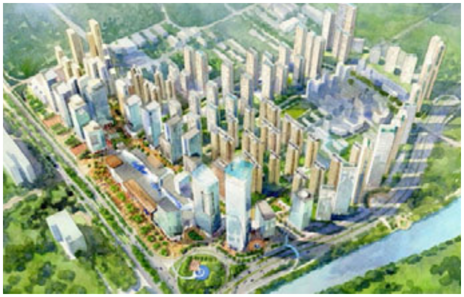


Figure 2.2.5.5 The master plan of Dachong with high-end office building and gated community.
Source: http://www.upr.cn/project/project_5514.html?mode=province

Gangxia Village （ 岗厦村 ）

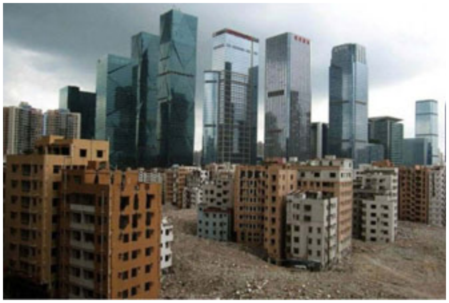


Figure 2.2.5.6 The demolision of Gangxia village, which *is the only village in central of Futian District in Shenzhen*
Source: http://www.retumu.org/wordpress/?p=308

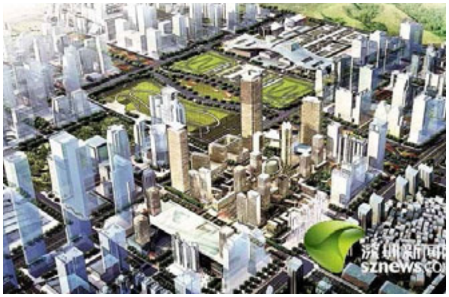


Figure 2.2.5.6 The master plan of Gangxia village. It is going to be another high-end office
Source:http://news.sznews.com/content/2009-09/23/content_4073720_3.htm

PROBLEM STATEMENT

3.1 SOCIETY OF STRANGERS

As mentioned above, after 1990s Danwei housing is replaced by Juzhuxiaoqu which also called gated community In City, while the village is transforming to urban village which surrounded by or even included in the scope of urban construction because of the fast urbanization. During these periods, the communities were destroyed, isolation were created. Cities become a society of strangers. People who live in urban area are lack of the sense of belonging. What is worse, in urban scale, the different inhabitation modality in urban create the social segregation. In neighborhood scale, people live in the same neighborhood are also lack of social interaction. The neighbors become a meaningless words.

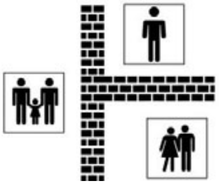


Figure 3.1.1.1 The social segregation of residents in urban village

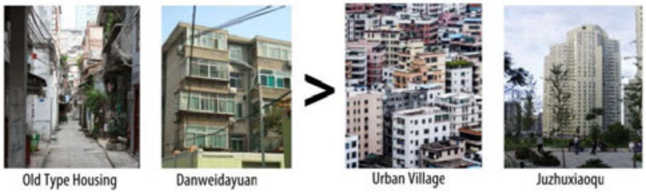
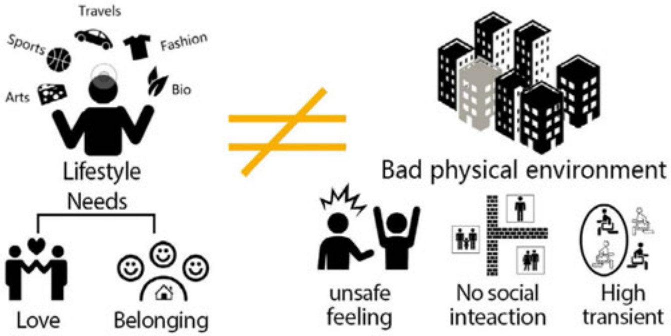


Figure 3.1.1.2 The sense of community in different inhabitant

3.2 MISMATCH BETWEEN LIFESTYLE, NEEDS AND CURRENT SITUATION IN URBAN

High educated people have a large consumption of cultural and recreational facilities. Places like sports centers, campus theaters, music clubs and pubs, bars are highly dependent on young highly educated people as their target market. It is widely recognized that adequate provision of these facilities significantly increase the quality of daily life of white collar. According to Maslow, humans need to feel a sense of belonging and acceptance among their social groups. (Maslow, 1943) For a city, fostering a sense of authentic human attachment and belonging to it is also necessary. This need for belonging may overcome the physiological and security needs, depending on the strength of the peer pressure. But the current situation in urban village like dirty and messy environment, unsafe feeling waling inside, no social interaction between people and high transient of the people, don't meet the white collar's needs and requirement. But they cannot afford the better housing with good location as urban village.



3.3 URBAN RENOVATION IN TRANSITIONAL PERIOD IS MISSING

Urban village is a transitional area from rural to urban. They have a good fundament to build the society of acquaintance. As said above, urban village is housing the 50% of population, especially migrant workers. More and more urban villages in SEZ are adopting the 'tabula rasa' redevelopment model, which will lead to gentrification and socio-spatial redistribution. Nevertheless, renovation is being considered as an alternative approach as well, at least for the transitional period before redevelopment happens. There are still some years before tearing down the buildings, because of the lengthy negotiation process with the property owners. During such transitional period, improving livability of such human settlement is still relevant. As the basic needs of people, community building in combination with improving living conditions is meaningful for creating stable social environment within a highly mobile society.

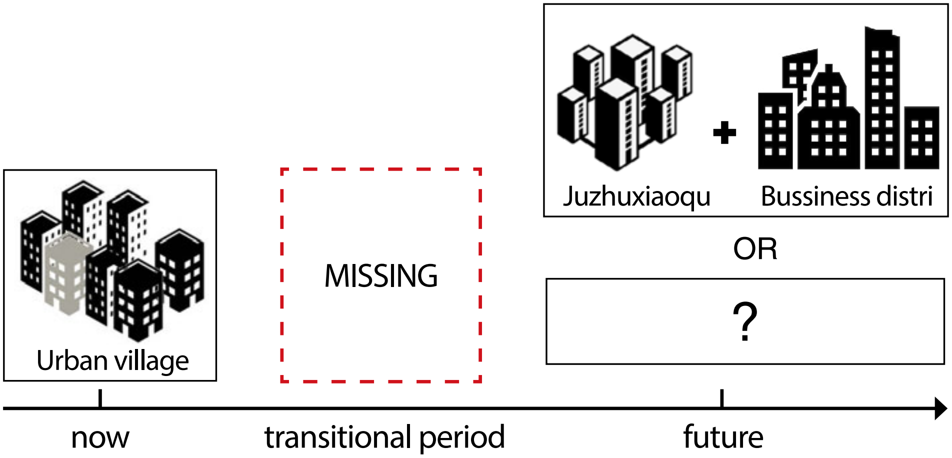


Figure 3.1.1.3 The transformation process of current redevelopment model

3.4 THE GOVERNMENT'S “TOP DOWN” REDEVELOPMENT ONLY AIMS TO IMPROVE THE PHYSICAL ENVIRONMENT QUALITY, ERASED THE EXISTING VALUES AND SOCIAL QUALITY OF URBAN VILLAGE, AND LACK OF CONSIDERATION OF LOCAL NEEDS

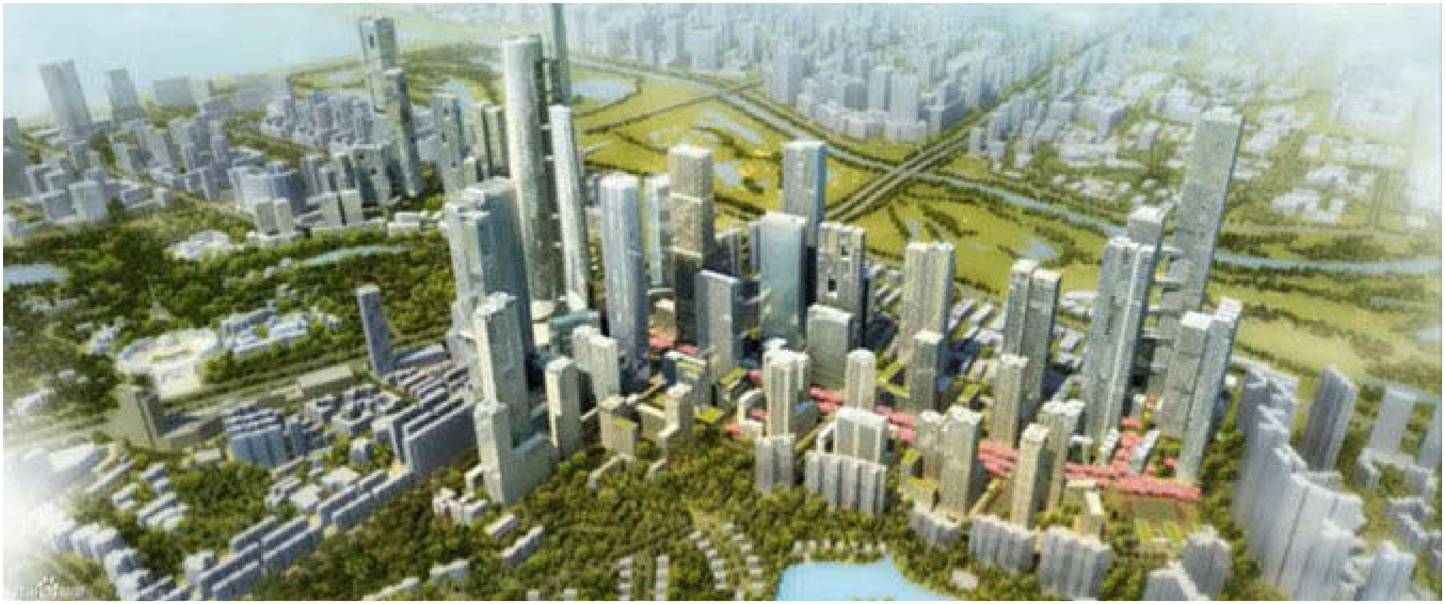


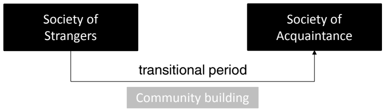
Figure 3.1.1.4 The Master Plan of Baishizhou From URBANUS
Source: http://blog.fang.com/37103043/17005425/articledetail.htm

PROJECT AIMS

- AIMS
- OBJECTIVES

4.1 AIMS

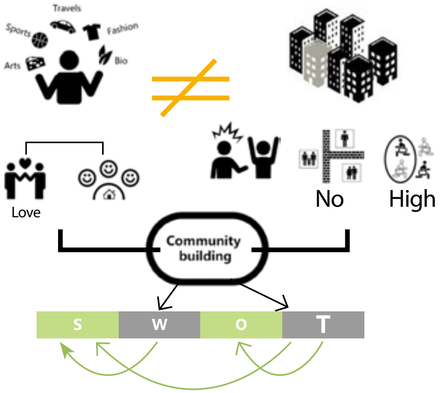
FROM STRANGER TO NEIGHBORS

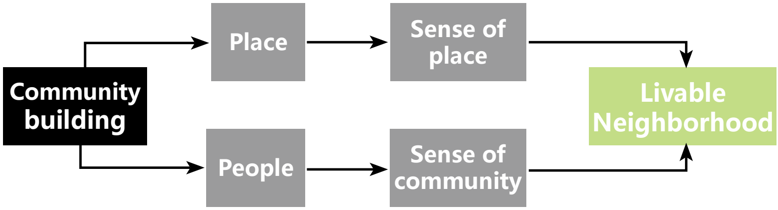

Society of Strangers
Society of Acquaintance
transitional period
Community building

The Aim of the project is bringing back the society of acquaintance in urban village in transitional period by community building. Focus on the place making that create a new public domain, stimulate the social interaction between different groups of people.

COMMUNITU BUILDING

Community building is a field of practices, including people and place, directed toward the creation or enhancement of sense of belonging among individuals within regional area, such as neighborhood. It can be understand as restoring and improving the quality of urban life through enhancing and developing the unique characteristic of a place and its people. It can use as a tool to link the mismatch and turn the weakness to be potential and opportunities.


Travels
Sports
Fashion
Arts
Bio
Love
No
High
Community building
S
W
O
T


Community building
Place
Sense of place
People
Sense of community
Livable Neighborhood

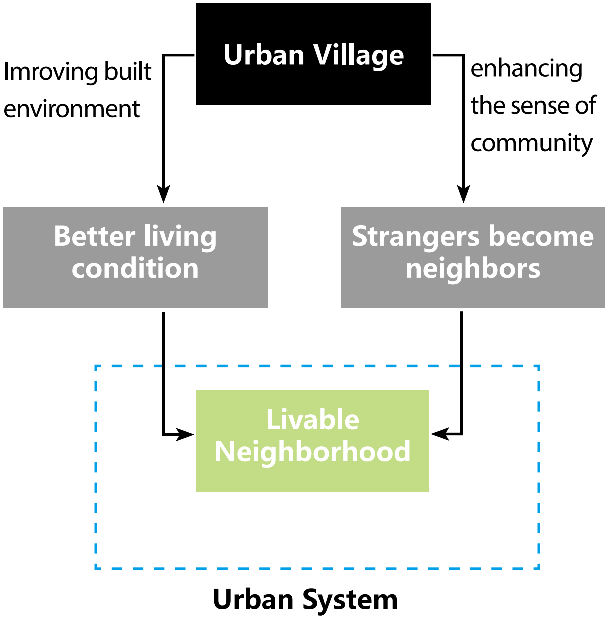
3.2 OBJECTIVE

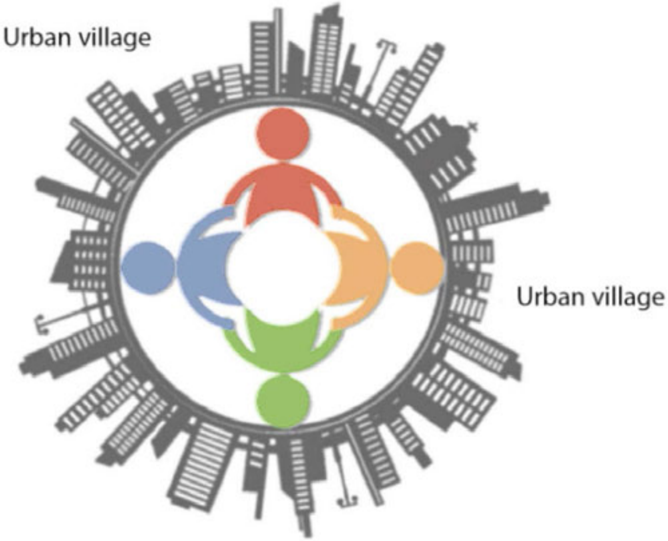
SHORT TERM

Improving living condition of the built environment and enhangcing the sense of community to make urban village a livable neighborhood

LONG TERM

Creating social impact by the new model that change the attitude, behavior and action of property owner and municipality to change the future of urban village (integrating urban village into urban system)


Urban Village
Imroving built environment
enhancing the sense of community
Better living condition
Strangers become neighbors
Livable Neighborhood
Urban System


Urban village
Urban village

My ideal future of urban vilage

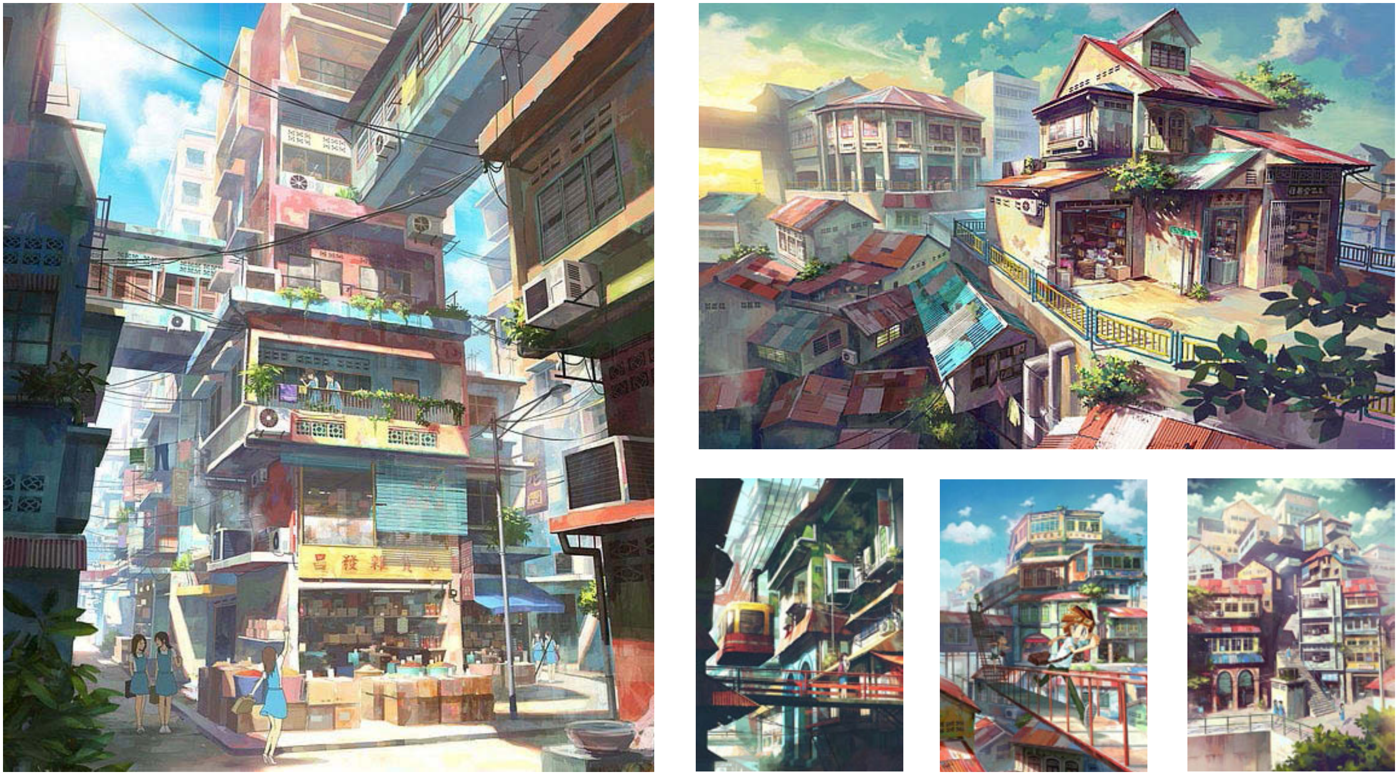


Figure 3.2.3 The illustrations from Chong FeiGiap (Malysia)
Source: http://feigiap.deviantart.com/

RESEARCH QUESTIONS

- MAIN RESEARCH QUESTION
- SUB RESEARCH QUESTION

5.1 MAIN RESEARCH QUESTION

WHAT ARE THE STRATEGIES FOR COMMUNITY BUILDING IN URBAN VILLAGE WITH FLOATING POPULATION IN TRANSITIONAL PERIOD?

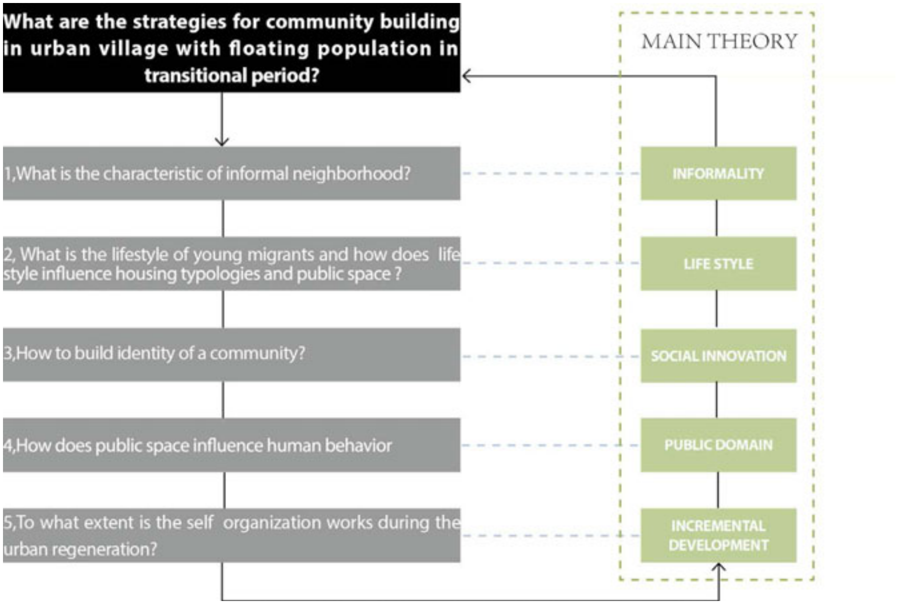
5.2 SUB RESEARCH QUESTION

1, WHAT IS THE CHARACTERISTIC OF INFORMAL NEIGHBORHOOD?

2, WHAT IS THE LIFESTYLE OF YOUNG MIGRANTS AND HOW DOES LIFE STYLE INFLUENCE HOUSING TYPOLOGIES AND PUBLIC SPACE ?

3, HOW TO BUILD IDENTITY OF A COMMUNITY?

4, HOW DOES PUBLIC SPACE INFLUENCE HUMAN BEHAVIOR?
V
5, TO WHAT EXTENT IS THE SELF ORGANIZATION WORKS DURING THE URBAN REGENERATION?


What are the strategies for community building in urban village with floating population in transitional period?
1,What is the characteristic of informal neighborhood?
2, What is the lifestyle of young migrants and how does life style influence housing typologies and public space ?
3,How to build identity of a community?
4,How does public space influence human behavior
5,To what extent is the self organization works during the urban regeneration?
MAIN THEORY
INFORMALITY
LIFE STYLE
SOCIAL INNOVATION
PUBLIC DOMAIN
INCREMENTAL DEVELOPMENT

ANALYSIS

- BAISHIZHOU
- PUBLIC DOMAIN
- LIFESYLE
- SOCIAL INNOVATION
- INFORMALITY
- INCREMENTAL DEVELOPMENT
- CONCLUSION

6.1 BAISHIZHOU

LOCATION

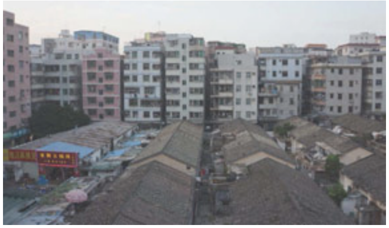


Figure6.1.1.1Tangtou row houses

Bashizhou is one of the few urban villages left in the SEZ of Shenzhen, located in Nanshan district. Currently, more than 60% floating population who live in Baishizhou are white collar because of its convenient location that close to employment, education, public open space, commercial areas, health, leisure and cultural facilities in Nanshan district, connected to other parts of the city by convenient public transportation.

happiness
中國

Figure 6.1.1.2 Public arts in

都市就业市场
江南百货
JIANG NAN SUPERSTORE
入口

Figure 6.1.1.3Jiangnan Store

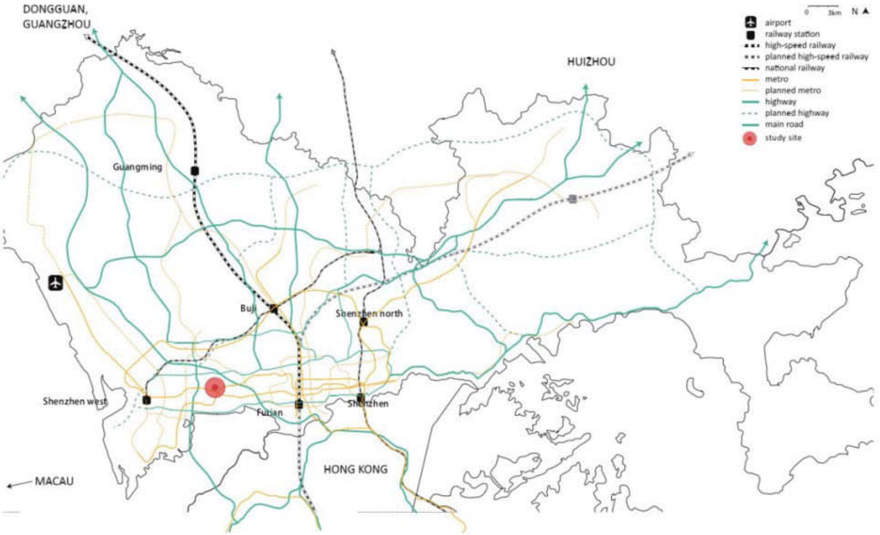

DONGGUAN, GUANGZHOU
HUIZHOU
Guangming
Buji
Shenzhen north
Shenzhen west
Futian
Shenzhen
HONG KONG
MACAU
0
3km
N
airport
railway station
high-speed railway
planned high-speed railway
national railway
metro
planned metro
highway
planned highway
main road
study site

Figure 6.1.1.4 The location of Baishizhou in Shenzhen Scale

THE BORDER OF 5 SUB-VILLAGES

The area of Baishizhou consisted of five small villages: “Shangbaishi” (Upper White Stone) with 23514 inhabitants; “Xiabaishi” (Lower White Stone) with 12012 inhabitants; “Baishizhou” with 35622 inhabitants, “Tangtou Cun” with 22897 and “Xin Tang” with a total number of 18657 people. The boundary of the village and boundary for management is a bit different. Xintang and industrial area is managed by Xintang committee office; Shangbaishi and Xiabaishi are together managing by Shahe street office, because they used to be owned by Shahe Company. Tangtou village is managing by Xinghe Street.

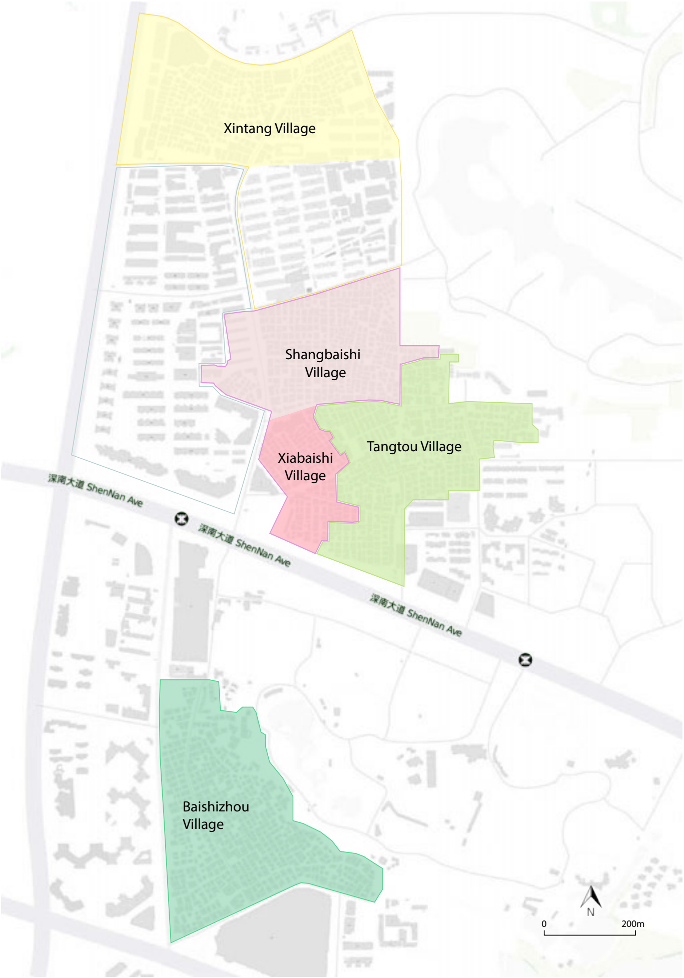

Xintang Village
Shangbaishi Village
Xiabaishi Village
Tangtou Village
Baishizhou Village
深南大道 ShenNan Ave
深南大道 ShenNan Ave
深南大道 ShenNan Ave
N
0
200m
Legend
🟨 Xintang committee office
🟪 Shahe street office
🟩 Xinghe street office
▬ Mingzhu street office
🟩 Baishizhou east office
▬ road
⊗ metro station

Figure 6.1.2 The border of the sub-village and the manage office they belongs to.

THE DEMOCRAPHY IN BAISHIZHOU

In Baishizhou, the total number of population is 118986; the main group of age is 19-35, take over more than 2/3 of the whole. It can be say Baishizhou is a place for young people. 94 % of the people live in Baishizhou do not have Shenzhen Hukou. About the gender, female live in Bishizhou are 54525, while male are 64461. Male to female ratio in Baishizhou is similar to the whole Shenzhen. The figure of the length stay in Shenzhen shows the high transient of the floating population in Baishizhou, more than half just stay less than half year.in Shenzhen more than 3 years. They would not go back to rural home. 67.5% of them born after economic reform. They have different motives to come to Shenzhen. 60.9% of the floating population has higher education, high school or more than high school, but most are still high school. They have higher expectation about jobs.

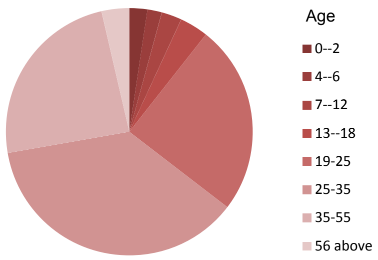


Figure 6.1.3.1 The composition of different age of people

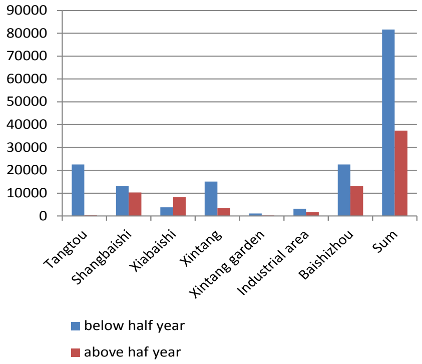


Figure 6.1.3.2 The population of Gender

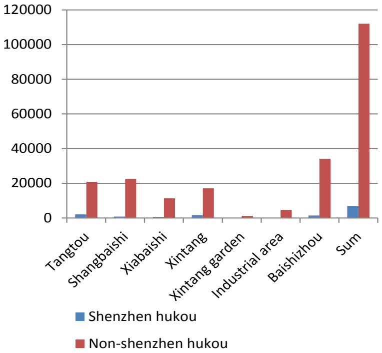


Figure 6.1.3.3 The length of stay in Shenzhen

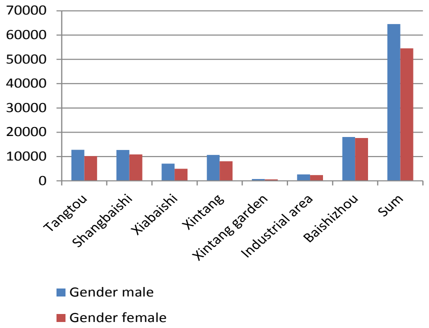


Figure6.1.3.4The population of hukou or non-hukou

WHITE COLLAR IN BAISHZHOU

During the site visit to Baishizhou last year, many inhabitants of the urban village and surrounding areas were interviewed. 21 questionnaires were conducted with actors including migrants and young professionals within the neighborhood. The interviewers described their daily pattern and answered many questions on questionnaire concerning their background information, sense of community and habits and daily activities. Full interviews and questionnaires are presented in Appendix.

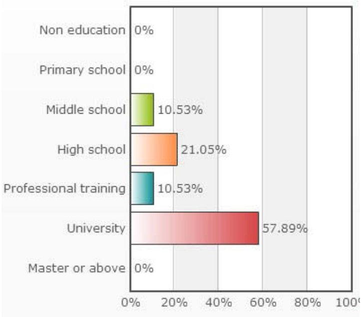


Figure 6.1.4.1 Education background

Basic Information

According to the result of questionnaires analysis, for the education back ground, more than half of the inhabitants have university degree, matched the statistic from Mary Ann Donald that about 60% of the inhabitant in Baishizhou belongs to the social group white collar. However the average incomes of these young professionals are only 5000 Yuan.

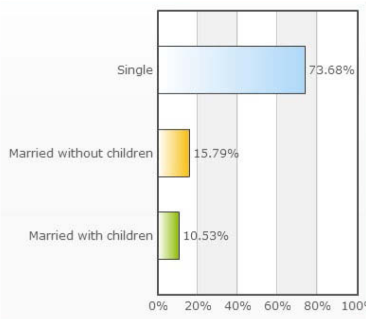


Figure 6.1.4.2 Marital status

For the Marital status, 73.68 % of the inhabitant are single. Only few of the young professionals get married. For Chinese tradition, owning a ' house' is a precondition of marriage. Hence, when the young professionals get married, most of them will leave Baishizhou. Baishizhou is just a transitional place for these people. This is also the reason why all of the white collars in Baishizhou do not have children with them.

As mentioned above, the inhabitants in urban village are no longer seeking for the social and psychological agreement in urban village like first generation of floating population. The reasons why they choose to live Baishizhou are varied. From the questionnaires, the reasons mainly concentrated on convenient public transport facilities, cheap rent and location closed to work, which correspondingly take up 73.68%, 52.63% and 42.11%. The other important factors influence the choice for living is the life in it whether convenient, which account for 36.84% in the result.

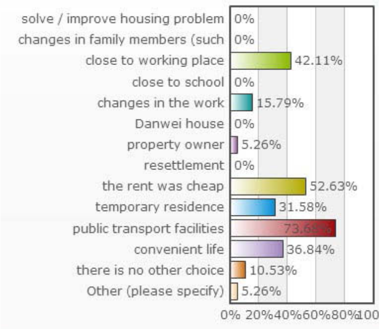


Figure 6.1.4.3 The reason for choosing to live in Baishizhou

Sense of community

For the sense of community of inhabitant of Baishizhou, I made up two evaluation questions. First I asked them to evaluate the quality of environment in Baishizhou to know whether the physical environment match their lifestyle. The average grade of the evaluation is only 2.85, which can be understood as bad from Chinese perspective. From the table below, we can see that most of the grade converge on 3 and lower than 3. For the physical environment, the transportation facilities, the reason for them chooses Baishizhou as their “home", got the highest grade 3.63. The sanitation condition got the lowest. Dirty and messy are the first words come to most people's mind when i asked them to describe Baishizhou. For the other facilities like community service center and school, some of the inhabitant even didn't know where are they. For the social environment, the neighborhood relationship and the sense of security both got 3. During the interview, most of the female inhabitant mentioned that they had the experience of being stolen in Baishizhou.

From these evaluation, Baishizhou as a informal settlement is original build for the first generation floating population only can offer the basic environmental quality that do not match the lifestyle of the young professionals. They sleep in Baishizhou bot not live Baishizhou.

	1	2	3	4	5	Average
housing area and Housing quality	3(15.79%)	3(15.79%)	9(47.37%)	2(10.53%)	2(10.53%)	2.84
Neighborhood	2(10.53%)	4(21.05%)	8(42.11%)	2(10.53%)	3(15.79%)	3
Community Service	4(21.05%)	6(31.58%)	7(36.84%)	2(10.53%)	0(0%)	2.37
Education and nurseries	1(5.26%)	5(26.32%)	3(15.79%)	2(10.53%)	1(5.26%)	2.75
Shopping	3(15.79%)	1(5.26%)	8(42.11%)	5(26.32%)	2(10.53%)	3.11
Transportation	2(10.53%)	1(5.26%)	3(15.79%)	9(47.37%)	4(21.05%)	3.63
Public order	3(15.79%)	2(10.53%)	6(31.58%)	5(26.32%)	3(15.79%)	3.16
Sanitation condition	5(26.32%)	6(31.58%)	5(26.32%)	1(5.26%)	1(5.26%)	2.28
Sense of security	3(15.79%)	4(21.05%)	4(21.05%)	6(31.58%)	2(10.53%)	3
Recreational facilities	0(0%)	6(31.58%)	8(42.11%)	5(26.32%)	0(0%)	2.95
Green	2(10.53%)	9(47.37%)	2(10.53%)	6(31.58%)	0(0%)	2.63
Property Management	4(21.05%)	6(31.58%)	5(26.32%)	4(21.05%)	0(0%)	2.47

Table 6.1.4.1 The evaluation of the facilities of Baishizhou

When I went deep into the topic of neighborhood relationship, I asked them how often they communicate with their neighbors. None of them said often, some of them said never. And the way they communicate, 94.74% of them choose meet and say hi once in a while.

Second is the evaluation of sense of community. There are 7 question related to this topic, the higher grade, the better sense of belonging to Baishizhou. The average grade of this evaluation is 3.03. The highest score of the question is about the willing to do something for Baishizhou to make it better, more than half of them said yes, the left choose sort of. While for the home feeling in Baishizhou, which got the lowest score, half of them do not have that. For making friends and getting help from other, only 1/3 of them said they can make new friends and get help from others inside Baishizhou. Most of them do not want to be a permanent residence. There is a trend that the longer they stay, the eager they want to leave. From this evaluation and the interviewing can say that the sense of community in Baishizhou only exist in a very small group of inhabitants, but the most of them are just passing.

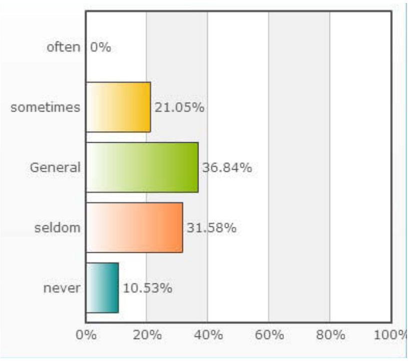


Figure 6.1.4.4 The frequancy of communicate with neighbors

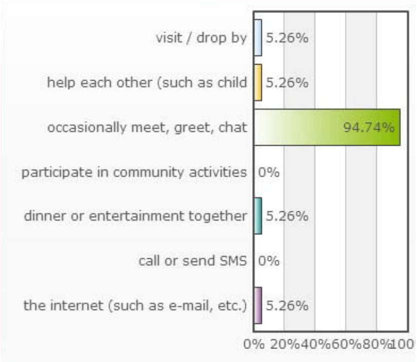


Figure 6.1.4.5 The way of communicate with neighbors

	1	2	3	4	5	Average
Are you willing to permanent residence in Baishizhou?	1(5.26%)	8(42.11%)	4(21.05%)	5(26.32%)	1(5.26%)	2.84
It is easy for you to get help in Baishizhou when you in trouble?	0(0%)	4(21.05%)	8(42.11%)	5(26.32%)	2(10.53%)	3.26
Do you think Baishizhou is a safe place?	2(10.53%)	0(0%)	12(63.16%)	3(15.79%)	2(10.53%)	3.16
Is it easy for you to make new friends in Baishizhou?	2(10.53%)	5(26.32%)	5(26.32%)	5(26.32%)	2(10.53%)	3
How do you think about your current living condition ?	2(10.53%)	5(26.32%)	8(42.11%)	3(15.79%)	1(5.26%)	2.79
Do you think Baishizhou can give you the feeling of home?	1(5.26%)	9(47.37%)	5(26.32%)	4(21.05%)	0(0%)	2.63
Are you willing to do something for Baishizhou to make it better?	0(0%)	0(0%)	9(47.37%)	10(52.63%)	0(0%)	3.53

Table 6.1.4.2 The evalation of sense of community

6.2 PUBLIC DOMAIN

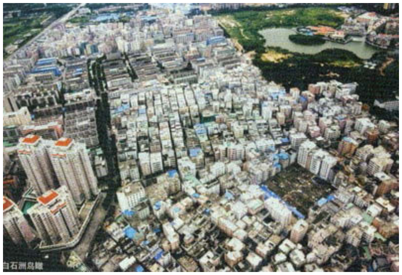


Figure 6.2.1.1 The Baishizhou urban village in Shenzhen
Source: http://sz.southcn.com/s/2014-09/05/content_108011434.htm

PUBLIC SPACE

A public space is a social space that is generally open and accessible to people. Roads (including the pavement), public squares, parks and beaches are typically considered public space in western concepts.

In urban village in China, as you see from the figure6.2.1.1, the density is super high because of the rental maximizing. It is impossible to have such so called public space inside.

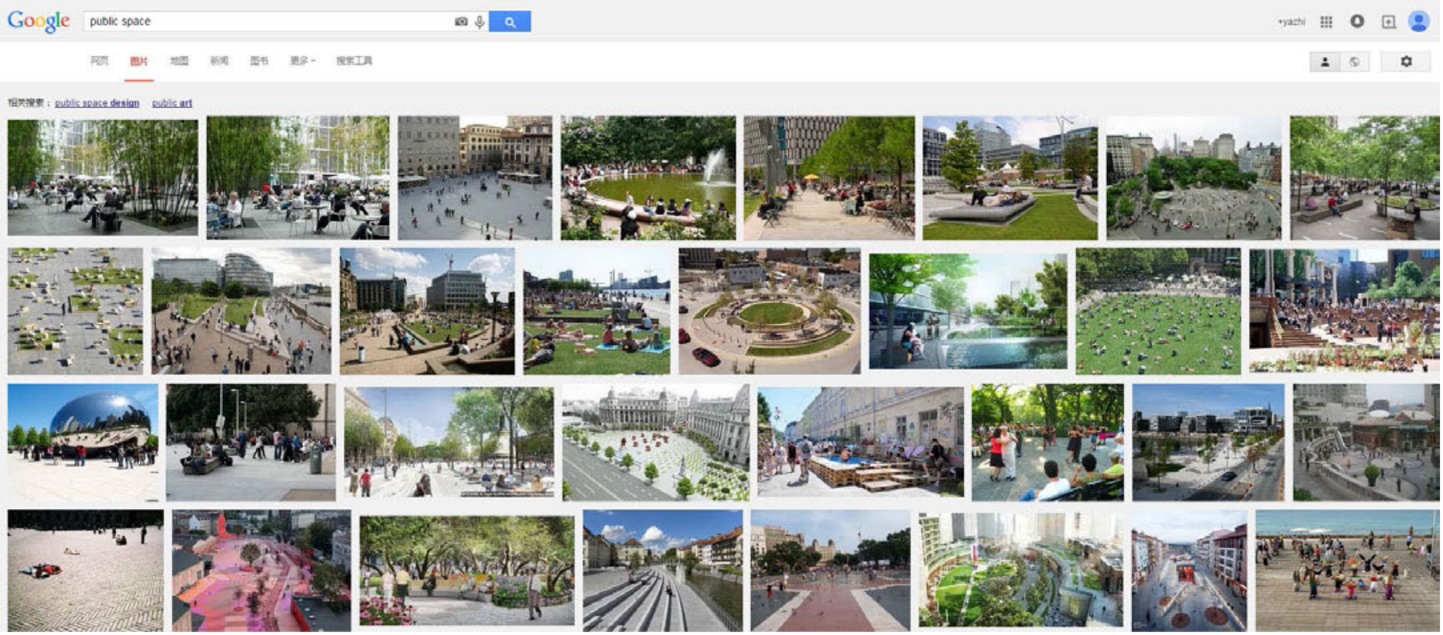

Google
public space
+yazhi
网页
图片
地图
新闻
图书
更多
搜索工具
相关搜索：
public space design
public art

Figure 6.2.1.2 The western concept of public space
Source: google image

CHINESE PUBLIC SPACE

Public space is considered an important factor in traditions and street life of many Chinese. It is also a important material support social life. The emergence of public space is accompanied by the habitation of human settlement. It is also an indispensable part of social life since ancient times. Dating back from the history of public space in China, it shows different characteristics in different historical periods.

From a site of ancient village in Xi'an Banpo, the oldest spatial pattern for public domain in China was found. It can be seen from the reconstruction drawing of ancient village, the square for worshiping is the center of the village and surrounded by small houses. In ancient China, people had always attached great importance to the organization of public space in neighborhood. We often use wells to represents the feeling of hometown, Because the neighborhood unit is divided by wells in the past, and the place of the well and surrounding area is public space in the neighborhood..

The neighborhood before the Song Dynasty in China is closed and introverted. The morphological Characteristics was radial that corresponds closely with the social structure of living. In Lifang unit system in the Sui and Tang dynasties in China, dozens of households were gated by high walls within a upright and foursquare area that form a closed, introverted living space. At night the neighborhoods were closed, to be closed, introverted living space. But there are temples and lanes inside to use as public space inside the neighborhoods. The fringes of the neighborhood were street of the city.

As the urban commerce developed in the Song Dynasty, Lifang unit system was broken. Housing can directly open the door to the street. Street has gradually become the main public spaces of citizens, and has continued ever since. The linear characteristic of street bring many features the inhabitants together, which has become the tie connected residential, forming a various and diversity space for social interaction. But in the rural area, the function of street is taken place by the alley and lane. The typical layout of a traditional village in Lingnan Area is portal pond and central ancestral hall connected by alley and lane base on Fengshui.

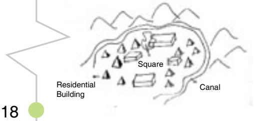
In modern time after 1840, the architectural style among Lingnan Area including Shenzhen is Qilou that combine the western facade and traditional courtyard house. The unique characteristic of it is that part of building is stretching out to cover the sidewalk. The covered sidewalk areas become a semipublic space for inhabitants.

urban

rural

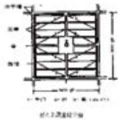
4000-4600 BC

THE VILLAGE OF JIANG



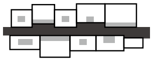
618

TANG DYNASTY 里坊制

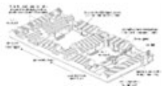


960

SONG DYNASTY 坊巷制



清明上河图

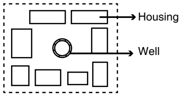


1271

YUAN DYNASTY

《文献通考.职役考》“八家为井，井一为邻”

Neighborhood Unit



1636

QING DYNASTY

1840

In China's feudal society, the long-clan and feudal ethics formed a greater impact on public space. Clan in ancient China is an open concept, in addition to blood relatives, there are workers and servants in clan, the constitutes of the members is complex that increase the features in that clan. Because of these household forms, they always choose the courtyard house that use courtyard as a public space to connect the members of the family. In modern urban residential community in China is still dominated by this courtyard of habitation. We usually call “Dawlish Warren ".Life among the residents of Dawlish Warren is very strong and close relationship between inhabitants.

After the analysis of the history, Chinese public space has 3 basic forms
1. The linear space of street. Streets are the main carriers for public events and the main public space in a neighborhood.
2. The node space including big node like square and small scatted space like cross and Street corner
3. The transitional space like dooryard.

The different between urban and rural public space in China are the urban public space have more functions like commerce and the rural public space have strong relation to the Fengshui and worship.

The urban villages mostly retain the layouts handed down from as early as the Ming Dynasty (1368–1644) . Street has become the main public spaces of citizens since Song dynasty. After the urbanization, the original layout, designed to provide efficient access to village agricultural fields, now provides access to the urban uses occupying those former fields. The internal street system serves to connect the areas outside the village , carrying most of the pedestrian traffic , which create the basic for the comercial activities and concentrate on commercial activity and movement within village space.

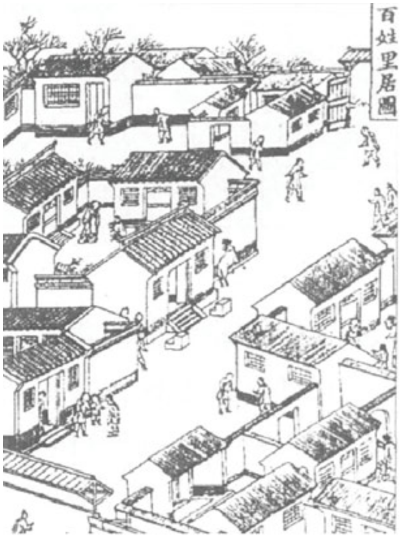


Figure 6.2.2.1 The traditional neighborhood

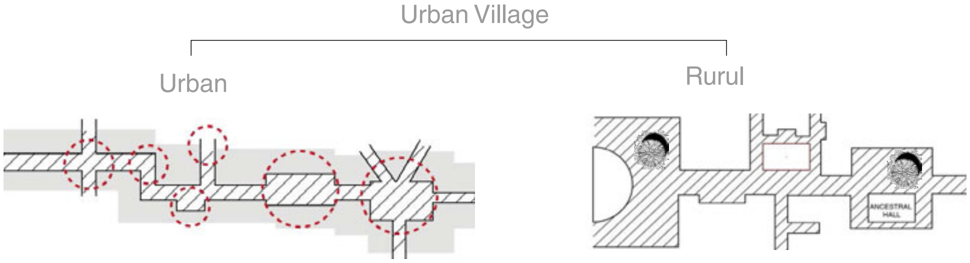


Figure 6.2.2.2 The public doamin in urban village

PUBLIC SPACE IN BAISHIZHOU

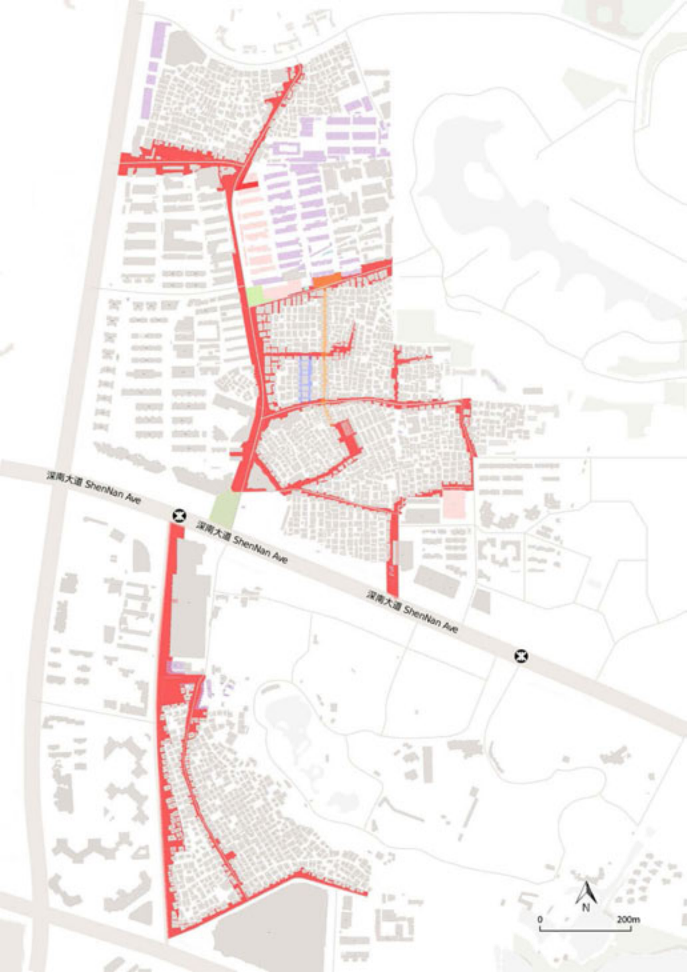


Figure 6.2.3.1 The distribution of different public space and facilities in Baishizhou area.

Legend

🟥 retail street
🟦 furniture business
🟧 steet market
🟩 exercise facilities
🟩 square
🟪 Industrial block
🟥 business building
▬ road
⊗ metro station

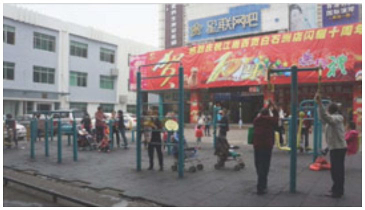


Figure6.2.3.2 The little square for exersice

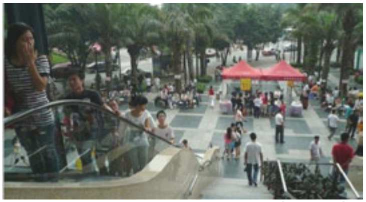


Figure6.2.3.3 The square in front of metro station

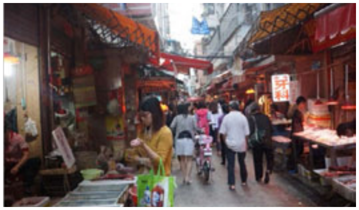


Figure6.2.3.4 The street market

The public space in Baishizhou is not only have insufficient quantity, but also quality. Current public space network is mainly accompanied with commercial frontage with similar spatial form and daily consumer goods. There are only necessarily activities happen on the streets. Few exercise and recreational facilities on the network and local people shows the desire of more exercise and recreational facilities. The quality of infrastructure is low and lack of maintenance and management. The biggest square is underused now, and is occupied by the widespread temporary booth and restaurants.

POTENTIAL PUBLIC SPACE : HORIZONTAL

In western concept of public space, it is impossible to have a new park or new square in Baishizhou because of the high density. However, when zoom in, in figure 6.2.4.4, the map of figure-ground in the area, a lot of small open space can be found in the area because of irregular layout of the building. From the analysis of Chinese traditional public space, people use these small node and linear space to communicate in the past. Therefore, they have big potentials to be renovated as a public space in Chinese concept inside the urban village. Even better, these open space do not have problem of ownership .But the current situation of these space are awful, most of them are occupied by trash bin or even garbage, some of them are private occupied and gated .

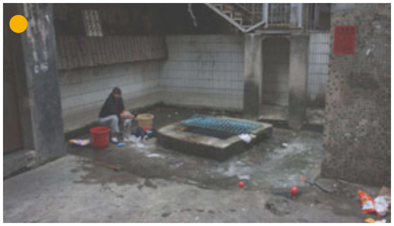


Figure6.2.4.1 The well

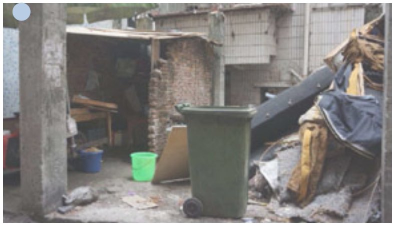


Figure 6.2.4.2 The open space occupied by trash

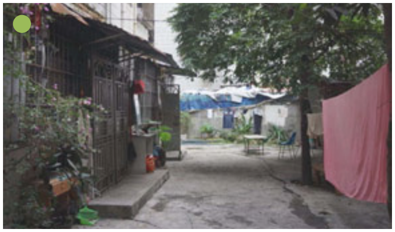


Figure 6.2.4.3 The open space occupied by private

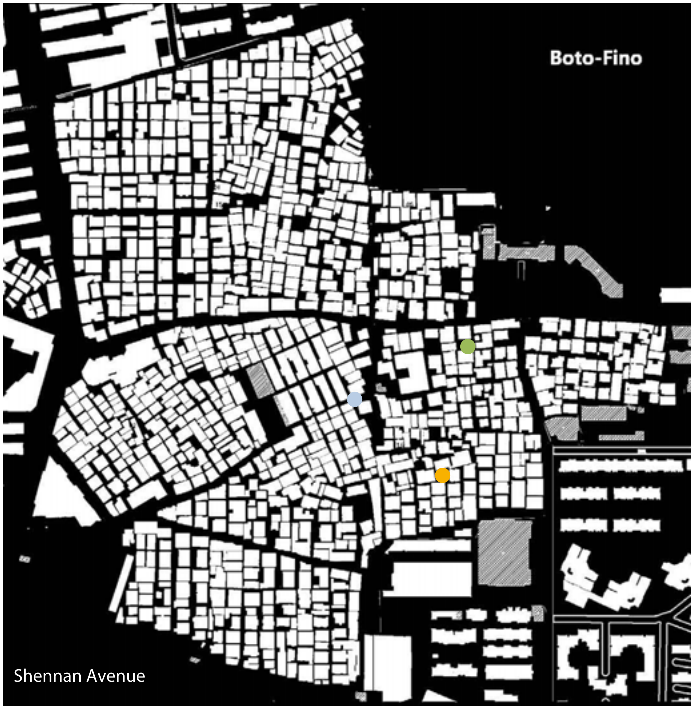


Figure6.2.4.4 The Figure-Ground in shangbaishi , xiabaishi and tangtou village

7 Types Of Public Space In Baishizhou

During the site visit in Baishizhou, I went to every single small scatted space inside Baishizhou and took pictures. to analysis the potentials. According to the traditional form of Chinese's public space, the potential public space in Baishizhou can be divided into 7 types.

Linear space
1. Street
2. Alley
3. Boundaries

Node
4. Square
5. Cross and corner
6. Historical quarter

Transitional Area
7.Dooryard

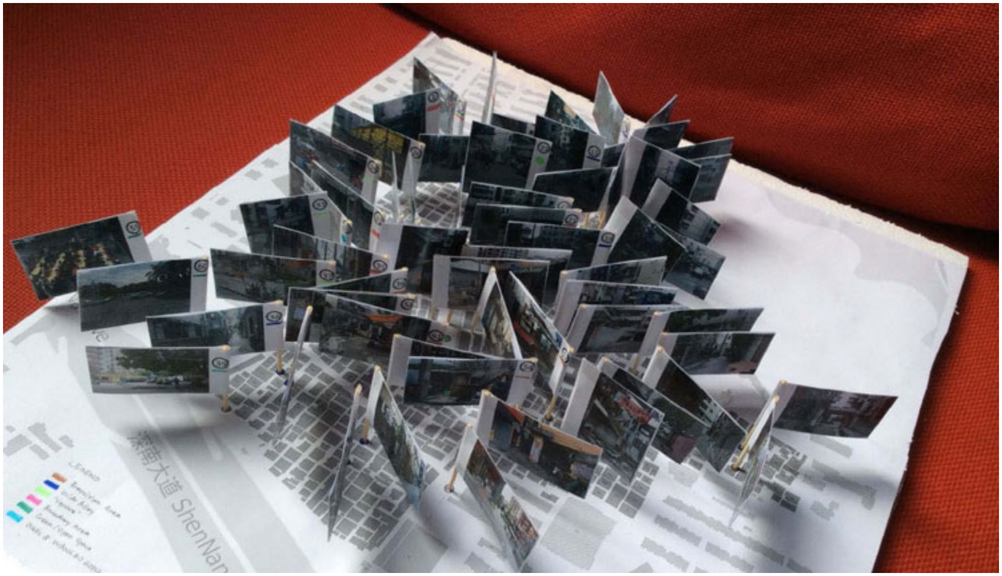


Figure 6.2.4.5 The flag of all the potential public space in Baishizhou

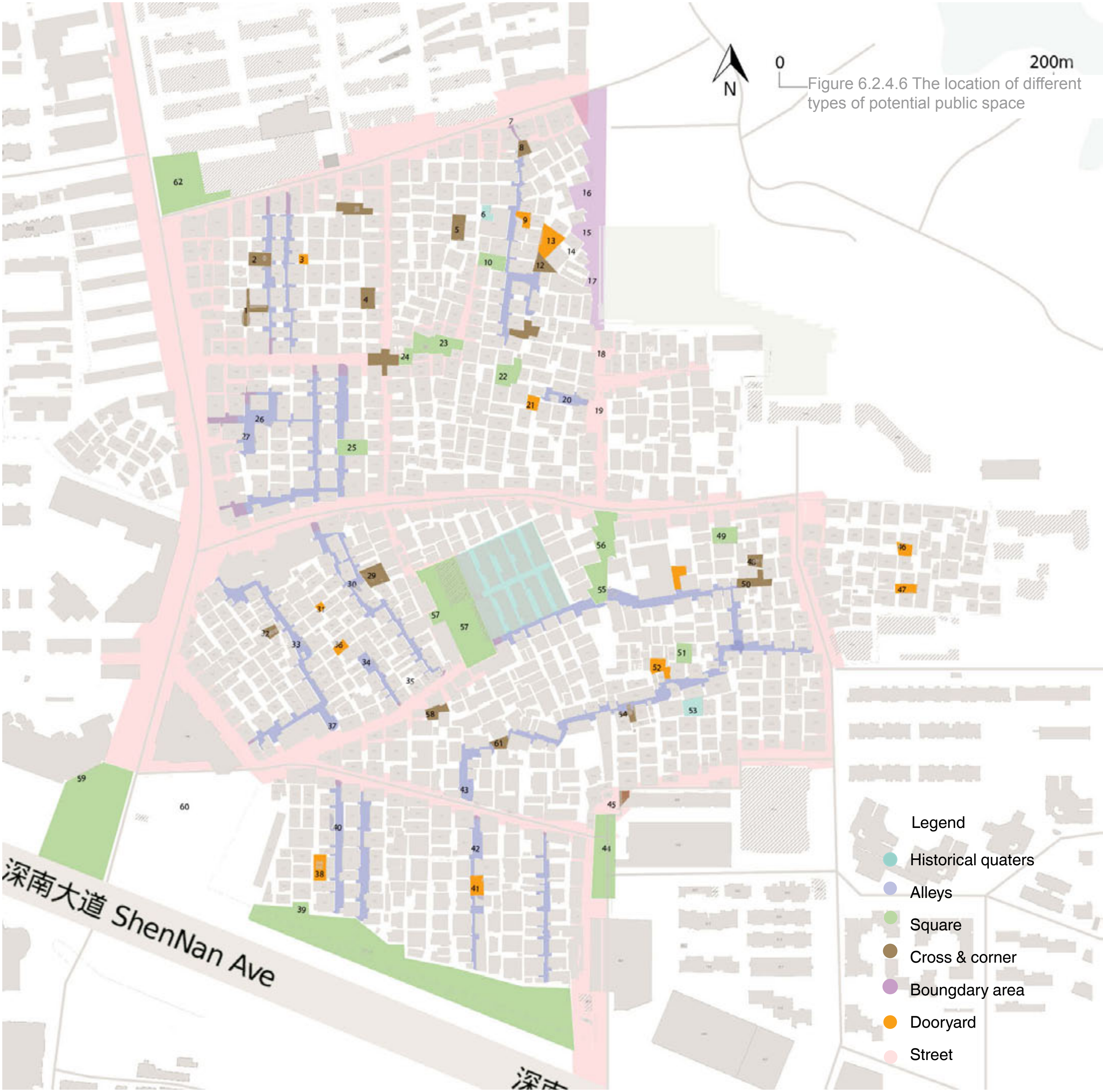


Figure 6.2.4.6 The location of different types of potential public space

N
0
200m
深南大道 ShenNan Ave
深南
1
2
3
4
5
6
7
8
9
10
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Legend
● Historical quaters
● Alleys
● Square
● Cross & corner
● Boungdary area
● Dooryard
● Street

Cross And Corner

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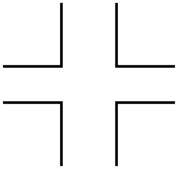
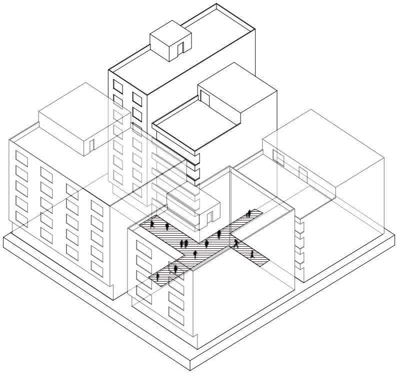
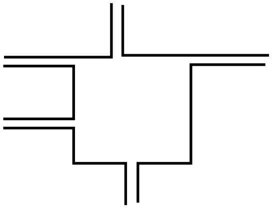
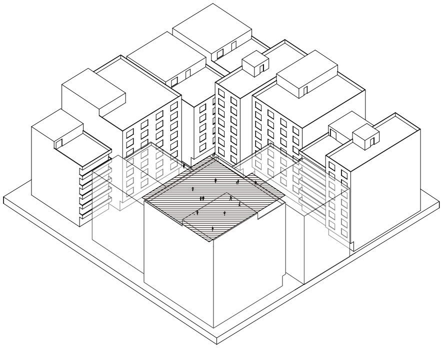
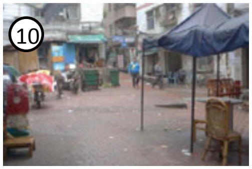




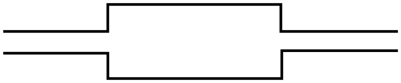
Square

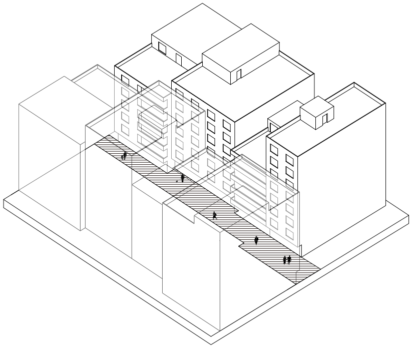




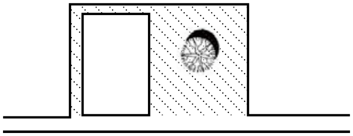


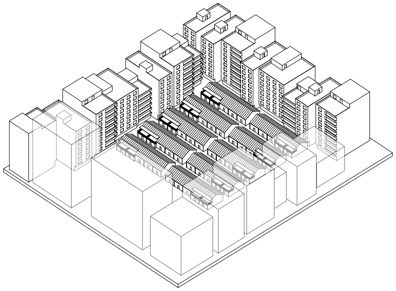
Wide Alley



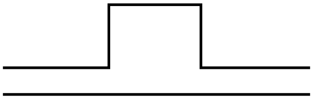


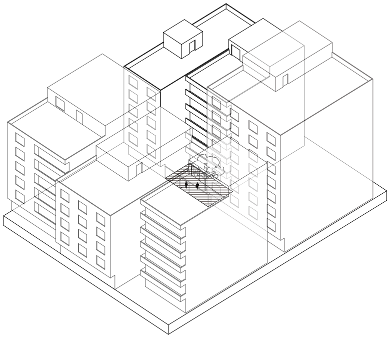
History Quarter



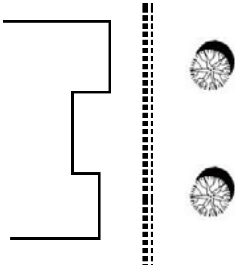


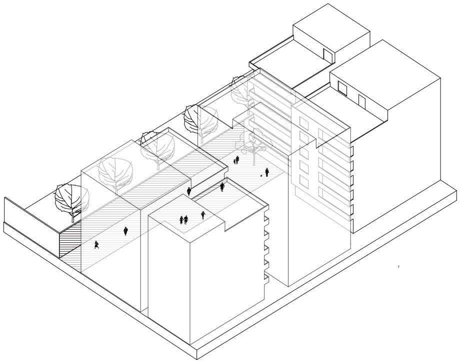
Transitional Area



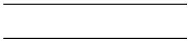


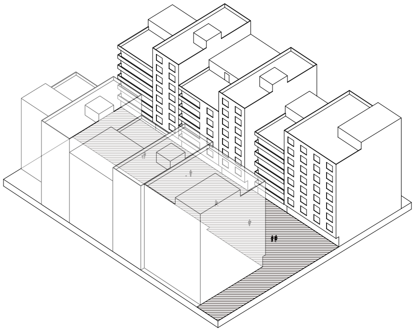
Boundary Area





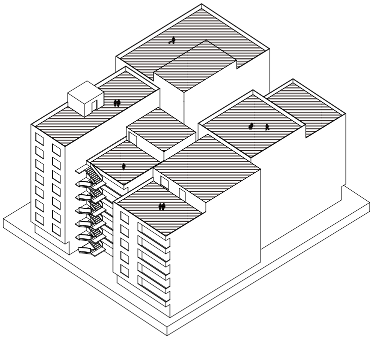
Boundary Area





POTENTIAL PUBLIC SPACE : VERTICAL

In addition to the potential public space on ground floor, the roofs of the village building are also a big potential. As can be seen in figure 6.2.1.7, the height of village building in Baishizhou is similar. They are really close to each other because of high density. The similar height and handshake space make up the basic condition to connect several roofs to use as a public space for the residents to communicate with each other. Compared to the public space on the ground floor in Baishizhou, the advantage of using the roofs as public space is the sunshine.



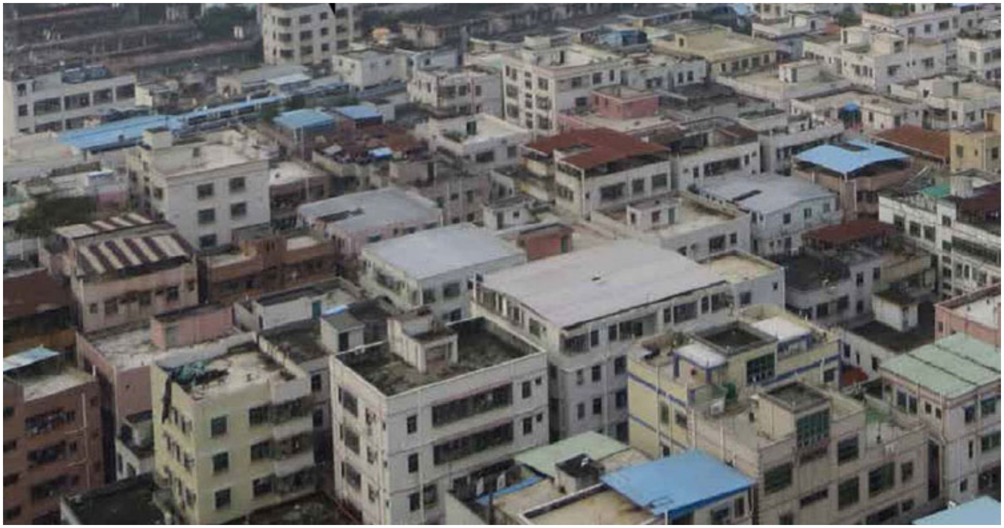


Figure 6.2.1.7 The image of roof in Baishizhou
Source: http://sz.southcn.com/s/2014-09/05/content_108011434.htm

6.3 LIFE STYLE

THE CHANGE OF LIFE STYLE

Lifestyle can be understand as a way of life formed in the context of social environment, including clothing, food, housing, transportation, work, leisure and entertainment and ways of social interaction

In the past decades, the life style in China had a significant change. The transformation reflected on physical environment is the scatted of space unit and the parallel use of space.

The change of lifestyle has great impacts on spatial form. Since thel ifestyle is increasingly personalized, the original distinct social classes were broken. They became scattered distribution in spaces. Life is no longer a linear, predictable. The family size miniaturization diverse the housing typologies. In the past, the family all live together in a big house. In the modern time, the famiy cells start to divide., from 3 generation together to 2 generation or even one (family size of no more than 4 people) in current time. The different size of family needs different house typologies. Besides the change of housing typologies, the adjustment of traditional schedules give the possiblity to work ar home. The employment become flexible and diversitification. The building typologies of soho appears.

Social groups refers to two or more people who have the same identity, or some sense of unity, or common goals and expectations, including the primary group and secondary groups which refers to families and organizations. With the development of internet, virtual communication among people become increasingly frequent. Through the various communication application, the virtual community is added into this category. Their features are the link of groups based on personal preference, the easy forming and lifting and wide range. The virtual community is in addition to secondary groups,the modern society's most important social connection. Although they are rarely involved in physical space, but takes up more time to the public, it has become an important part of public life. The virtual communication give the pararell using of the space.

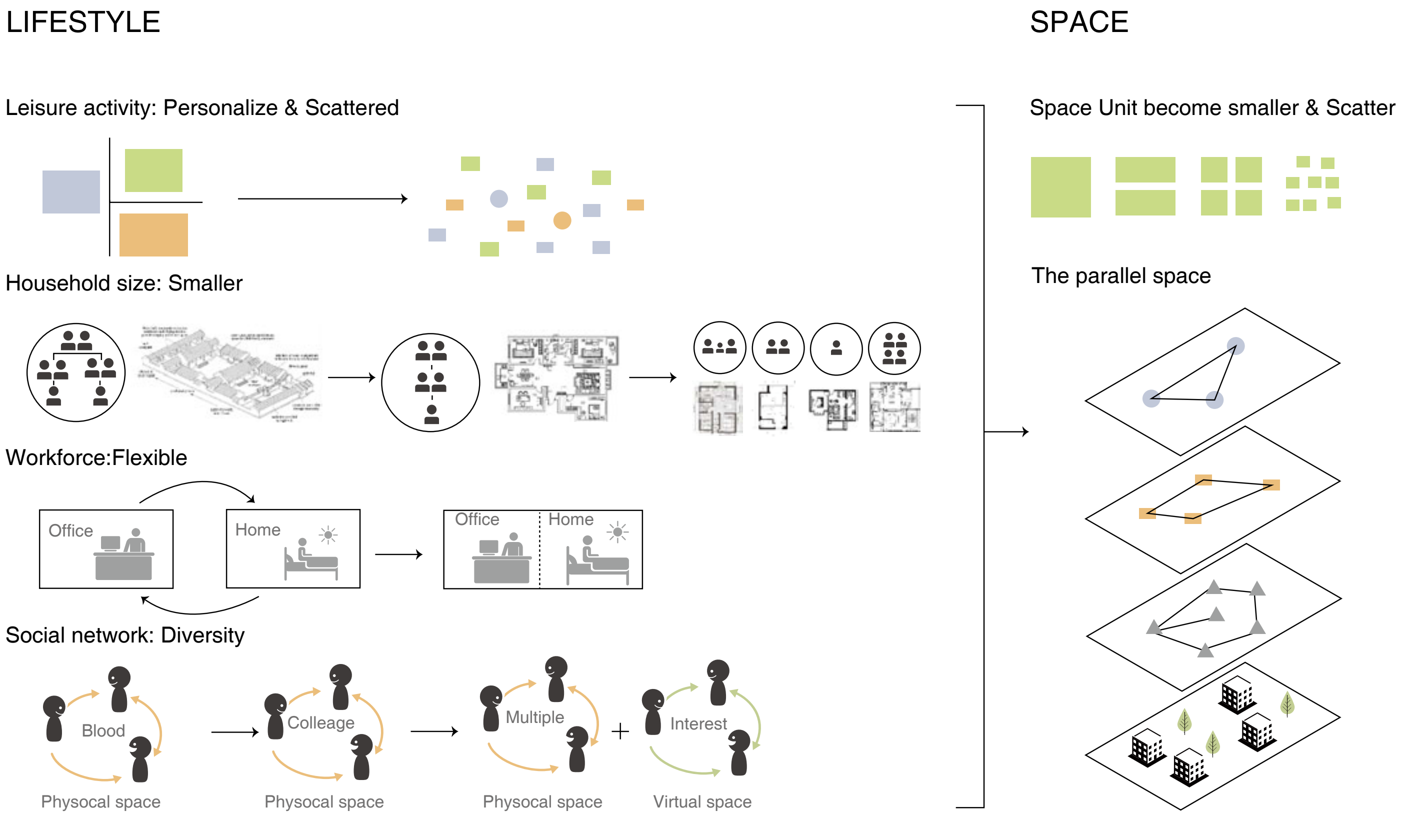

LIFESTYLE
SPACE
Leisure activity: Personalize & Scattered
Household size: Smaller
Workforce:Flexible
Office
Home
Office
Home
Social network: Diversity
Blood
Physocal space
Colleage
Physocal space
Multiple
Physocal space
+
Interest
Virtual space
Space Unit become smaller & Scatter
The parallel space

Figure 6.3.1.1 The chang of lifesty reflec on physical environment

DAILY ROUTE

Public transportation

One metro line is directly situated South or the urban villages. This metro line, connects Baishizhou with Shenzhen University, the High-Tech park, Window of The World and OCT Loft. By metro, all of these destinations can be reached within 15 minutes. In figure 8.2.2.1, a map of Baishizhou with its current public transport system is presented, as well as multiple bus lines. The stops are located along the main roads in the area. The residents can reach the bus stop within 5 minutes' walk. People are likely to walk to faster services, such as train or metro. They rather walk further than to wait for a bus that covers a short distance. Again, the Eastern part of the urban village does not benefit much from the facilities.

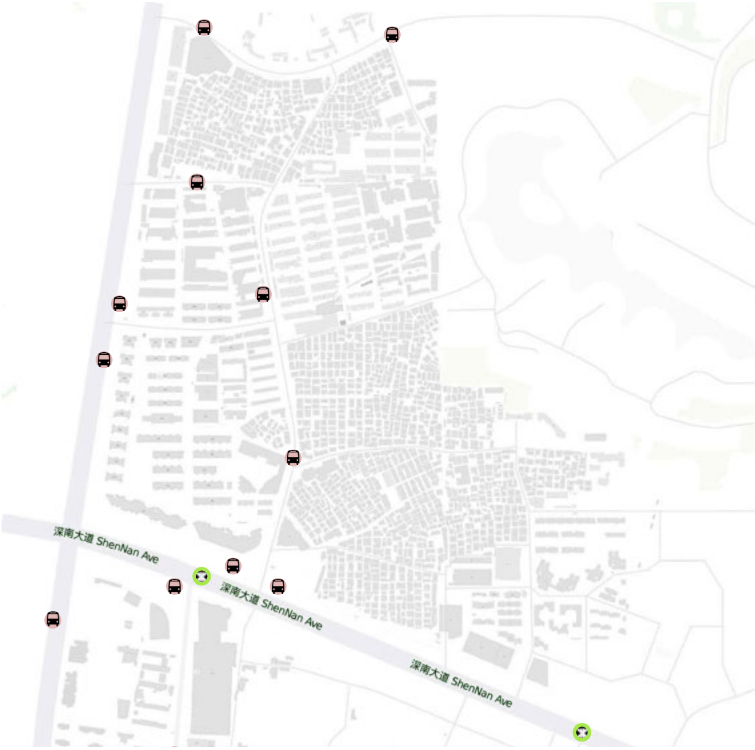


Figure 6.3.2.1 The distribution of public transportation facilities in Baishizhou

White collar

From the daily route map of white collar below, most of the white collars only have two main destinations, one is their apartment, and the other is metro station or bus station. The other things they will do in Baishizhou are only grocery and eating. They do not have any social life in Baishizhou. For the weekday, when they wake up, they go directly to the public transportation facilities to work, and be back in the evening, on the way from metro station to apartment, they will eat their dinner or do some groceries and then back to apartment.

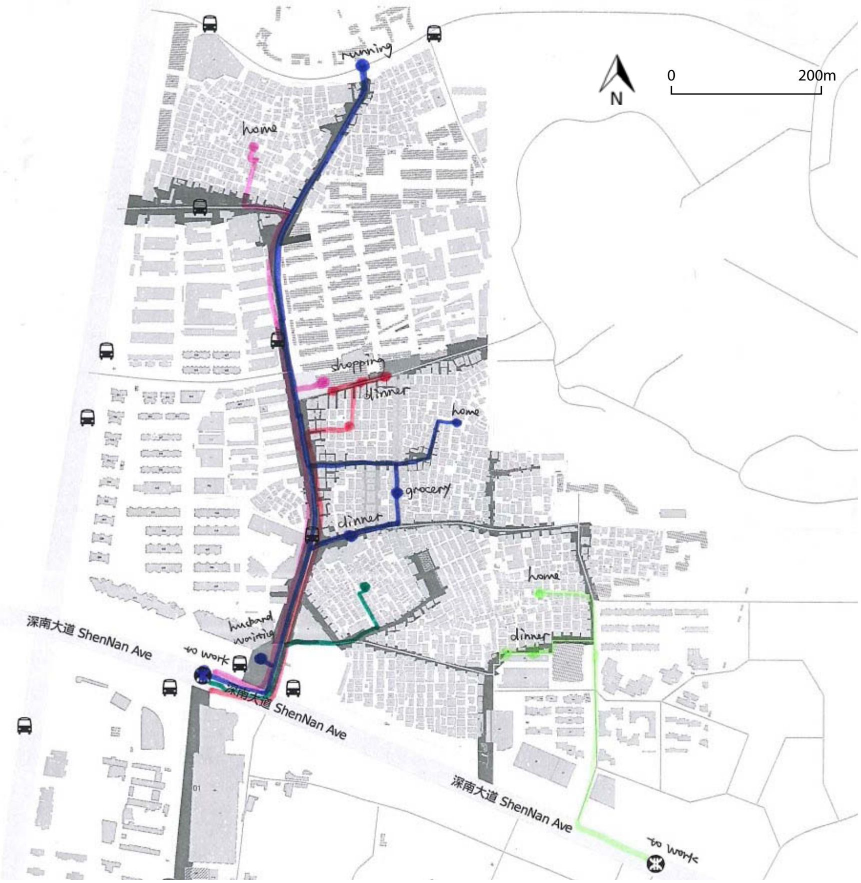

running
N
0
200m
home
shopping
dinner
home
grocery
dinner
home
dinner
husband waiting
to work
深南大道 ShenNan Ave
深南大道 ShenNan Ave
深南大道 ShenNan Ave
to work

Figure 6.3.2.2 The daily route of 5 white collars live in Baishizhou

Low income groups

Most of the low incomes in Baishizhou are from the rural area. Comparing with the living condition of their house in rural area, Baishizhou village is much better. The existing public space is already matching their lifestyle. They can sit in the square or on the edge of street, workout in front Jiangnan Store, chat with friends in the front square. The map below shows that there are a lot of activities of low-income inside Baishizhou. They are quite enjoying their life in Baishizhou.

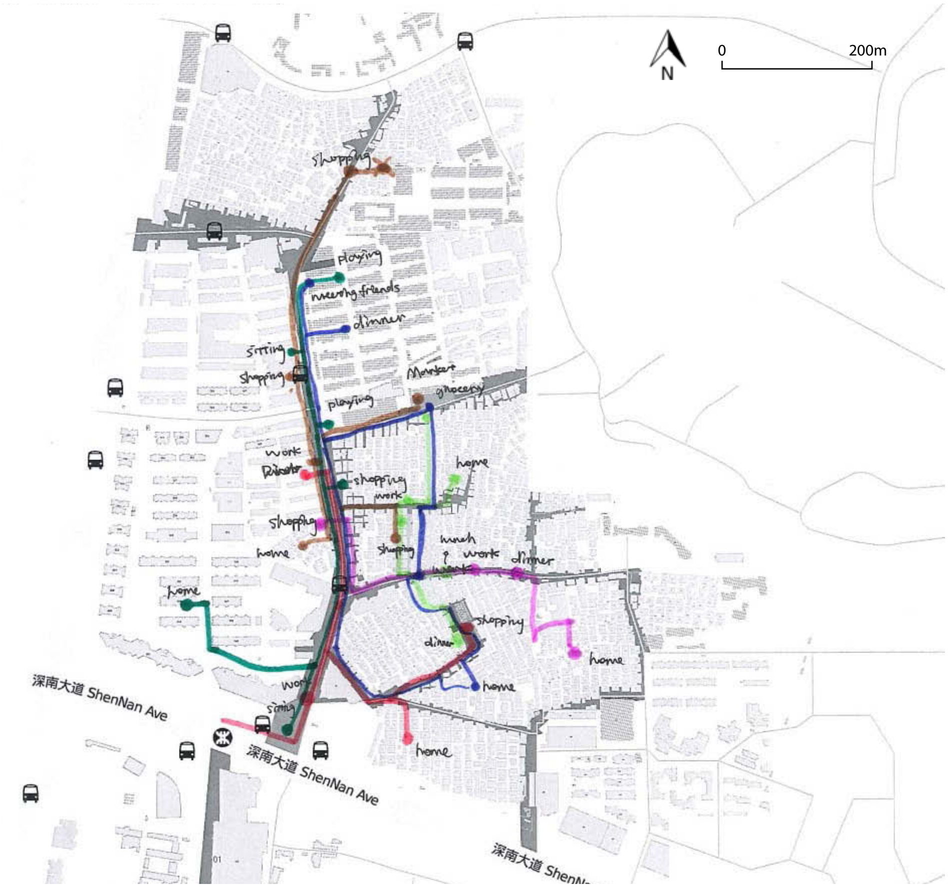

N
0
200m
shopping
playing
meeting friends
dinner
sitting
shopping
Market
grocery
playing
home
work
Dinner
shopping
work
shopping
home
shopping
lunch
work
dinner
home
shopping
dinner
home
home
work
sitting
home
深南大道 ShenNan Ave
深南大道 ShenNan Ave
深南大道 ShenN

Figure 6.3.2.3 The daily route of 6 low income people live in Baishizhou

Property owners

Most of property owners lived in Baishizhou are middle age or even older. For the daily route of them, in addition to the rout of visiting their own building, the main activities of them converge on playing Mahjong with friends in Baishizhou community center and chatting with friends on the square close to the metro station.

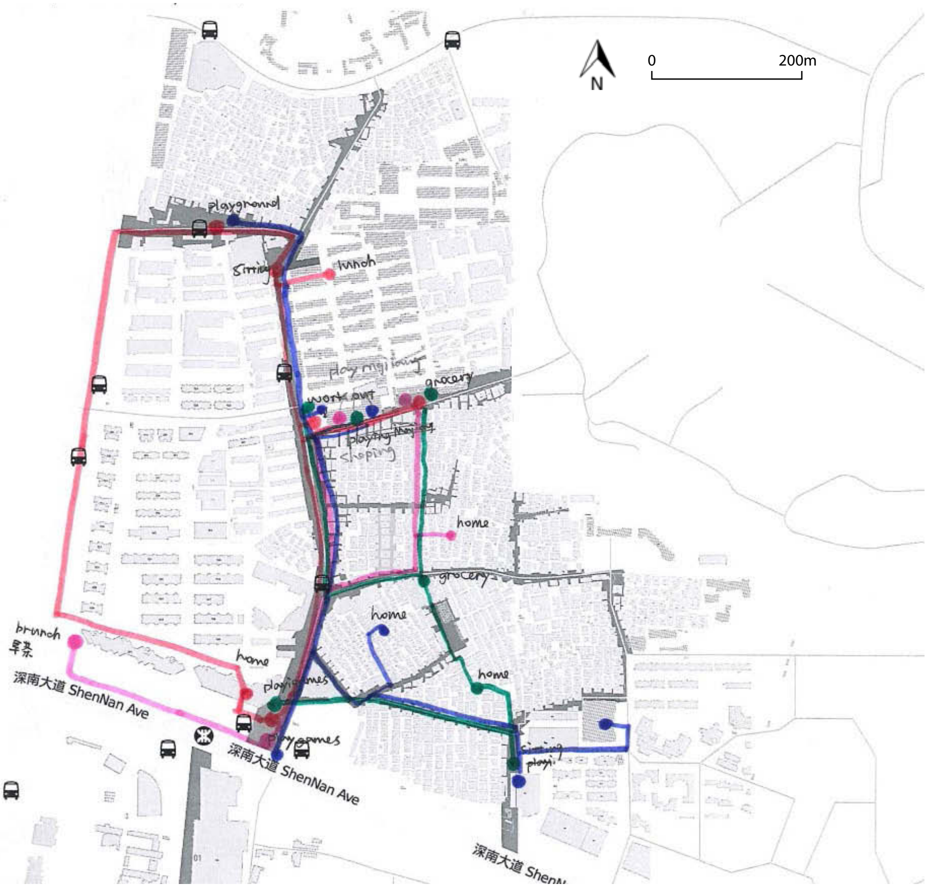
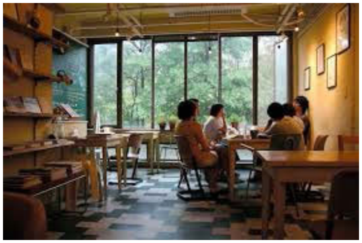

N
0
200m
playground
sitting
lunch
play mahjong
grocery
work out
playing Mahjong
shoping
home
grocery
home
brunch
早茶
home
play games
深南大道 ShenNan Ave
play games
深南大道 ShenNan Ave
home
sitting
playi
深南大道 ShenN

Figure 6.3.2.4 The daily route of 4 property owners live in Baishizhou

LIFE STYLE & PUBLIC SPACE

White collar

The timing of the white collar is work centered. They do not have much leisure time. Their social network and scope of activities are wide. The activities inside the residential area are sparsely populated. They prefer to make new friends or communicate with others base on their common interest in places for entertainment. Research shows High educated people have a large consumption of cultural and recreational facilities. Base on the research and questionnaires and interview, the public space and facilities they need is show in the figure

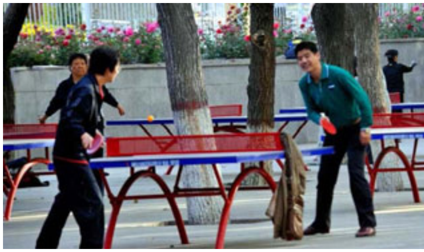


Bar/ cafe

Figure 6.3.3.1 The Activities White collar hav

Property owners

Most of the property owners live in Baishizhou are middle age or older. In the meantime, they are jobless. They have more time to enjoy life. Like the all middle age people in China, the property owners pay a lot of attention to regiment. They do exercise every day to keep healthy. The workout is also the way they form their social network. Besides the workout, chat over tea or a game of chess, Mahjong, pokers are also the main entertainment for the property owners.

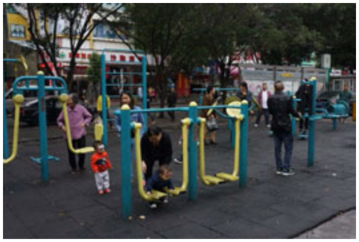


Out-door workout

Figure 6.3.3.1 The Activities Property owners

The low income group

As mentioned above, comparing to the living condition of their house in rural area, Baishizhou village is much better. The existing public space is already matching their lifestyle. During the interview, the only they mentioned they want is more playground for their children. During the renovation, what should be considered for them is the inclusive.



Play-ground

Figure 6.3.3.1 The facilities low income grou

Public green

Out-door workout

young MIX 揚名廣場

Square

Wi-Fi

Stage

e on Public space

Square

Sitting Area

Games

s have on Public space

need

6.4 SOCIAL INNOVATION

DEFINITION

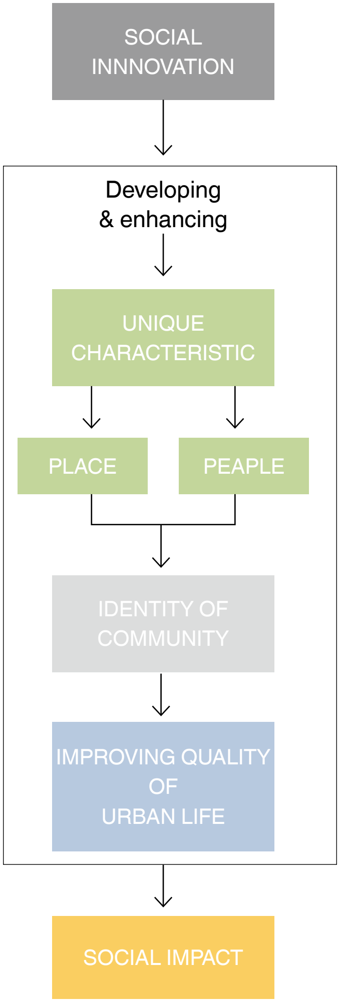
Social innovations: the development and implementation of new ideas (products, services and models) that simultaneously meet social needs (more effectively than alternatives) and create new social relationships or collaborations. (Murray, Calulier-Grice and Mulgan, 2010) It represents new responses to pressing social demands, which affect the process of social interactions. It is aimed at improving human well-being.

From urbanism perspective, it can be understood as a social and territorial construction, whose production and effects depend on local and global socio-economic contexts that are conflict ridden and hierarchical. The territory mediates and structures arrangements of production actors, organizations and decision makers, thus allowing for the emergence of specific innovation cultures but that are not isolated from nor independent of more global contexts" (Fontan, Klein and Tremblay,2008). Social innovation is a multidimensional ambition: requiring a rethinking of solidarity (Paugam, 2007). Social innovation systems belong to geographical spaces ranging from the global to the local space via intermediary, continental, national and regional spaces.

SOCIAL INNOVATION IN COMMUNITY BUILDING

According to Maslow, humans need to feel a sense of belonging and acceptance among their social groups. Many people become susceptible to loneliness, social anxiety, and clinical depression in the absence of this love or belonging element. For a city, fostering a sense of authentic human attachment and belonging to it is also necessary. These senses of belonging can be built through enhancing and developing the unique characteristic of a place. Community building is a field of practices, including people and place, directed toward the creation or enhancement of sense of belonging among individuals within regional area, such as neighborhood.

Social innovations rely on the inventiveness of citizens, civil society organizations, local communities, businesses and public servants and services (European commission,



Social innovations rely on the inventiveness of citizens, civil society organizations, local communities, businesses and public servants and services (European commission, 2013), which can develop the identity of an area to enhance the sense of belonging to the area. Using social innovation in community building is like a pyramid with three levels: Space, Community and Innovation. Starting from the bottom of the pyramid, focus on the creation of the physical space that's functional, whimsical, inviting and energizing by design. The next layer is community. What begins as a group of people looking for a place to work becomes a community through conscious and careful curating and programming. These layers form the basis for innovation - the serendipity that happens when you mix the right people, the right values and the right environment; when you set the conditions for social innovation emergence. In the end, social innovation forms the basis for the impact it has achieved in community building. In this way, social innovation, in combination with the space, helps to create place.

Using social innovation in community building not only resulted in big changes in the nature of built environment, where by the new space with innovation like art galleries have become a popular and natural choice for people, but also lead to attract investment and improve civic pride.

INTEGRAL SOCIAL INNOVATIONS WITH URBAN REGENERATION

As mentioned above, Social innovation is finding a new idea or new solution for solving the social problem. Nowadays, urban regeneration is not only a matter of land use, built environment or social housing. One of the most persistent problems in urban regeneration is how to make the worst off population groups as well off as possible. It is hard to believe that the 'the market' would be able to achieve distributional justice.

'Success' in urban development is not only be measured in terms of competitive economic and built environment outcomes, but rather to be evaluated in terms of social benefits and costs and their distribution among citizens.(Paul,2008)

FROM PROOBLEMCTIC VILLAGE IN THE CITY TO CREATIVE PARK

As mentioned above, the physical environment in Tianmian village had been successfully improved. However, it was still a problematic neighborhood with social segregation among the residents.

In December 2006 , the industrial area over 50,000 square meters approximately transformed into Shenzhen " Tianmian design" creative industry park , with integrated functions of research and development , design, exhibitions , trade and other creative activities , using as an design platform. Currently, around 150 companies stationed in the park, which created 1.2 billion yuan annual output. This regeneration are not only the transformation of old industrial block into a design park, but also the re-layout of public space, commercial space and private space by using the innovation. The regeneration has contributed to the development of a great and positive sense of the place in the area. This has chiefly been achieved through the enhancement of the existing built environment rather than the production of anything new on a large scale. The flexibility of the industrial blocks has allowed for the easy conversation with creativity and innovation, which, in turn, ensuring the new uses and new perceptions of the area. The encouragement of ground-floor uses in mixed-use schemes has helped to soften the boundary between public and private space. The legibility of the area is relatively strong because of the four 4 meter high celebrity portrait of Leonardo da Vinci, Einstein , Edison and IM Pei on the wall of one of the industrial block ,made by tens of thousands of pieces of stainless steel sheet. It is hoped that these public arts can continue to enhancing the users; sense of place. The design company and the public arts in the area continued to attract people into the area, in addition, have succeeded in bringing new uses and uses in public realm. Tianmian village had become the choice for living by designers who work in the creative park. And the designers claim that please do not put them into special groups as a tenant , since living here , they are the residents .(Y Kang, 2009)

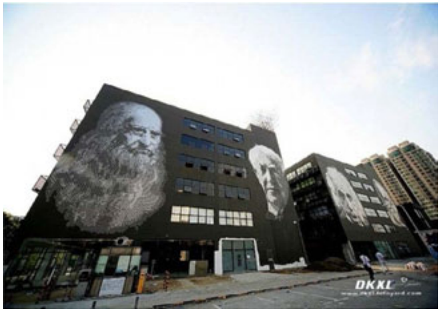


Figure 6.4.4.1 The four 4 meter high celebrity portrait of Leonardo da Vinci, Einstein, Edison and IM Pei in Tianmian Village

The regeneration process of building development in the area has been characterized by a degree of innovation through the encouragement of new and varies uses. Experience in Tianmian also shows that public arts in general, and where it has been incorporated into building development in particular , can prove very useful in creating a new conception of what is appropriate for the built environment of an area.(Matthew,Andrea,2010). Tianmian Creative Park is an area for design, which means a place for creativity and new idea, indeed, such innovation is essential to be encouraged.

INNOVATIVE MILIEU IN BAISHIZHOU

Shenzhen

Shenzhen’s city government wants to develop a 21st-century economy in which creative and knowledge-intensive industries should play the leading role. Shenzhen now is one of city the gathering the most maker, whose typical interests include engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of CNC tools, as well as more traditional activities such as metalworking, woodworking, and traditional arts and crafts. They stress new and unique applications of technologies, and encourage invention and prototyping. There is a strong focus on using and learning practical skills and applying them creatively. In Shenzhen scale, they most gathering in Nanshan district, they work in OCT loft and high-tech park , social in 3W café , and get entertainment in Shekou sea world and coastal city, and live in Bashizhou.

Beijing
Shanghai
Shenzhen

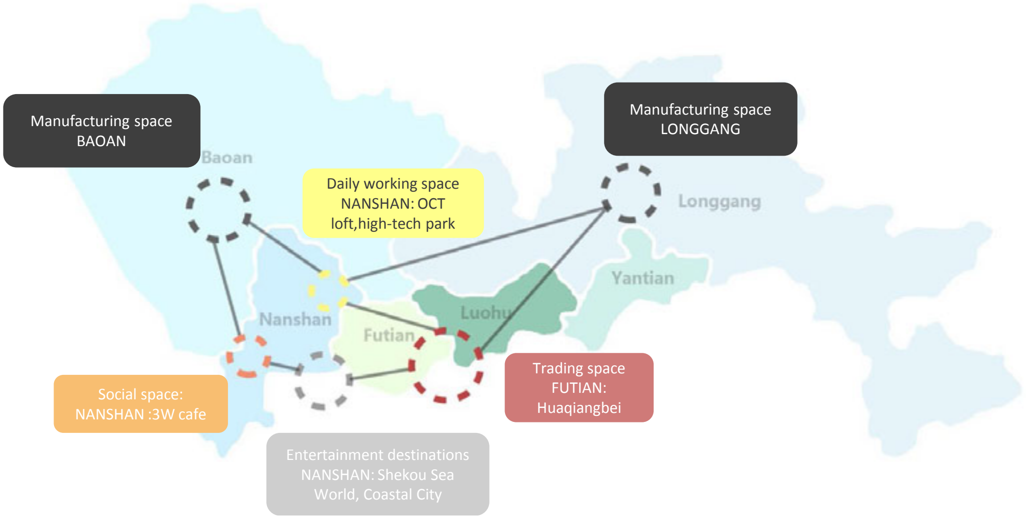
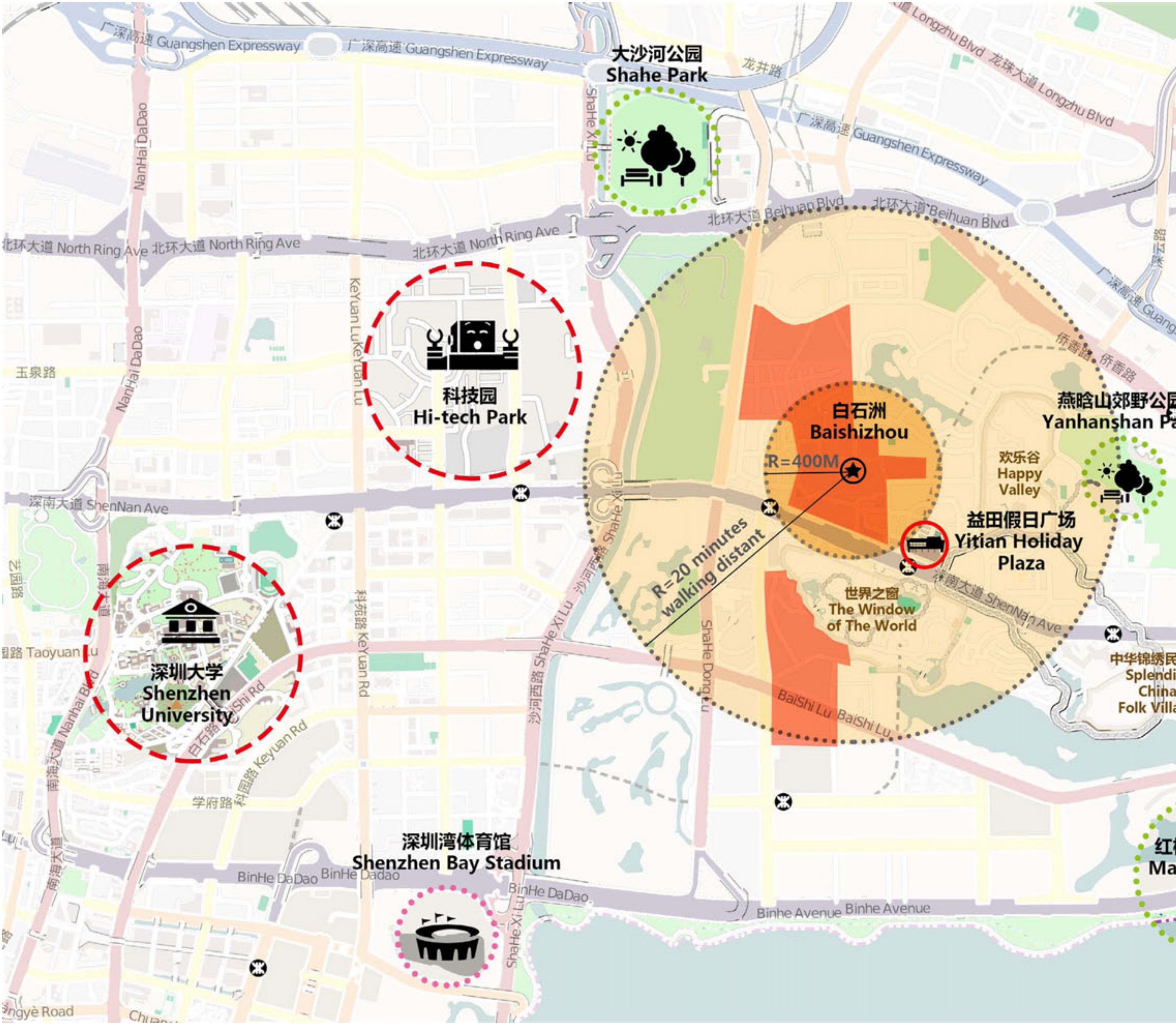
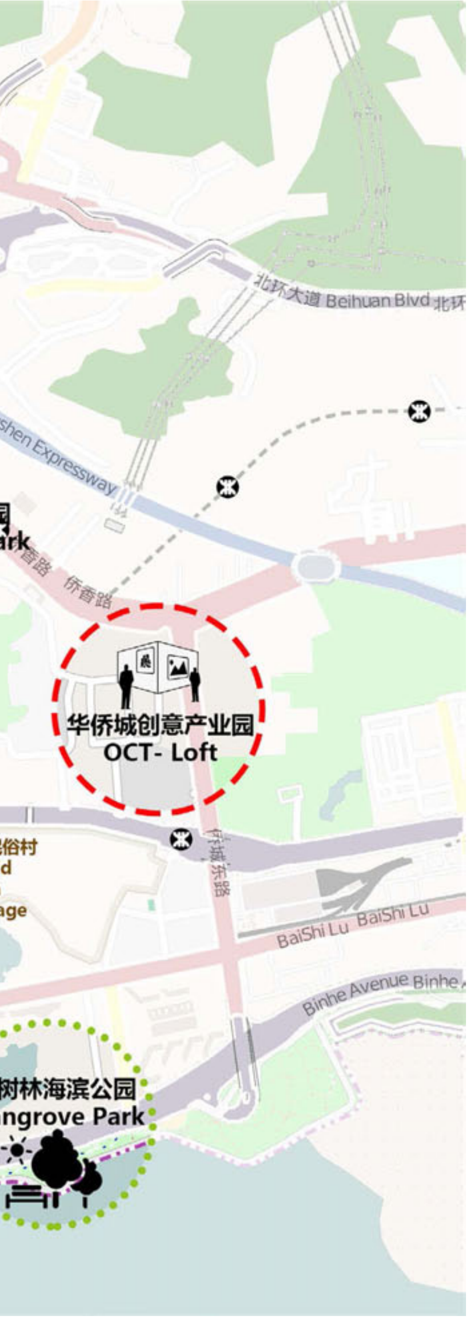

Manufacturing space
BAOAN
Manufacturing space
LONGGANG
Baoan
Daily working space
NANSHAN: OCT
loft,high-tech park
Longgang
Yantian
Nanshan
Futian
Luohu
Social space:
NANSHAN :3W cafe
Trading space
FUTIAN:
Huaqiangbei
Entertainment destinations
NANSHAN: Shekou Sea
World, Coastal City

Figure 6.4.5.1 The space that maker gathering in Shenzhen


大沙河公园
Shahe Park
科技园
Hi-tech Park
深圳大学
Shenzhen University
深圳湾体育馆
Shenzhen Bay Stadium
白石洲
Baishizhou
R=400M
R=20 minutes walking distant
益田假日广场
Yitian Holiday Plaza
欢乐谷
Happy Valley
世界之窗
The Window of The World
燕晗山郊野公园
Yanhanshan Pa
中华锦绣民
Splendi
China
Folk Villa
红
Ma
广深高速 Guangshen Expressway
龙珠大道 Longzhu Blvd
北环大道 North Ring Ave
北环大道 Beihuan Blvd
侨香路
深南大道 ShenNan Ave
BaiShi Lu
ShaHe Dong Lu
沙河西路 ShaHe Xi Lu
KeYuan Lu
科苑路 KeYuan Rd
NanHai DaDao
南海大道 Nanhai Blvd
Taoyuan Lu
白石路 BaiShi Rd
科园路 Keyuan Rd
学府路
玉泉路
龙井路
BinHe DaDao
Binhe Avenue


北环大道 Beihuan Blvd 北环
shen Expressway
园
ark
侨香路
侨香路
华侨城创意产业园
OCT- Loft
侨城东路
俗村
d
age
BaiShi Lu
BaiShi Lu
Binhe Avenue
Binhe
树林海滨公园
ngrove Park

Nanshan

In Nanshan district level, Baishizhou is surrounded by important facilities. Baishizhou, is located in-between a high-tech industrial park; a golf course; the theme parks Window of the World and Splendid China; Shenzhen University campus; and the high-end apartment and mall complex of Portofino, a typically Chinese imitation of Europe that popped up in many Mainland Chinese cities during the 1980s and 1990s. It is next door to Shennan Avenue, the main west-east traffic axis of Shenzhen, and close to two metro stations. By metro, all of these destinations can be reached within 15 minutes.

Figure6.4.5.2 The location of Baishizhou, shown in orange, in the regional context of the Nanshan district.

Baishizhou

Inside Baishizhou,students, recent graduates, starting artists, people working for creative companies, and others that in Chinese media are often described as 'the ant tribe 'are new tenants of Baishizhou .In additional augment for the creative milieu in Baishizhou is that there is a public art program. The CZC 特工队 who work for this program is a group organized to engage Shenzhen's urban villages through art, theater, and social media documentary projects. The first project is called "Handshake 302".

The concept behind Handshake 302 is simple: Baishizhou is their "art space", which has its office at Shangbaishi, second block, building 49, apartment 302, a 15 sq. meter convenience apartment in Shangbaishi. They use the actual apartment to commission and develop installations. In addition, they work with visual artists, performing artists, and writers to develop projects that engage and extend Baishizhou.

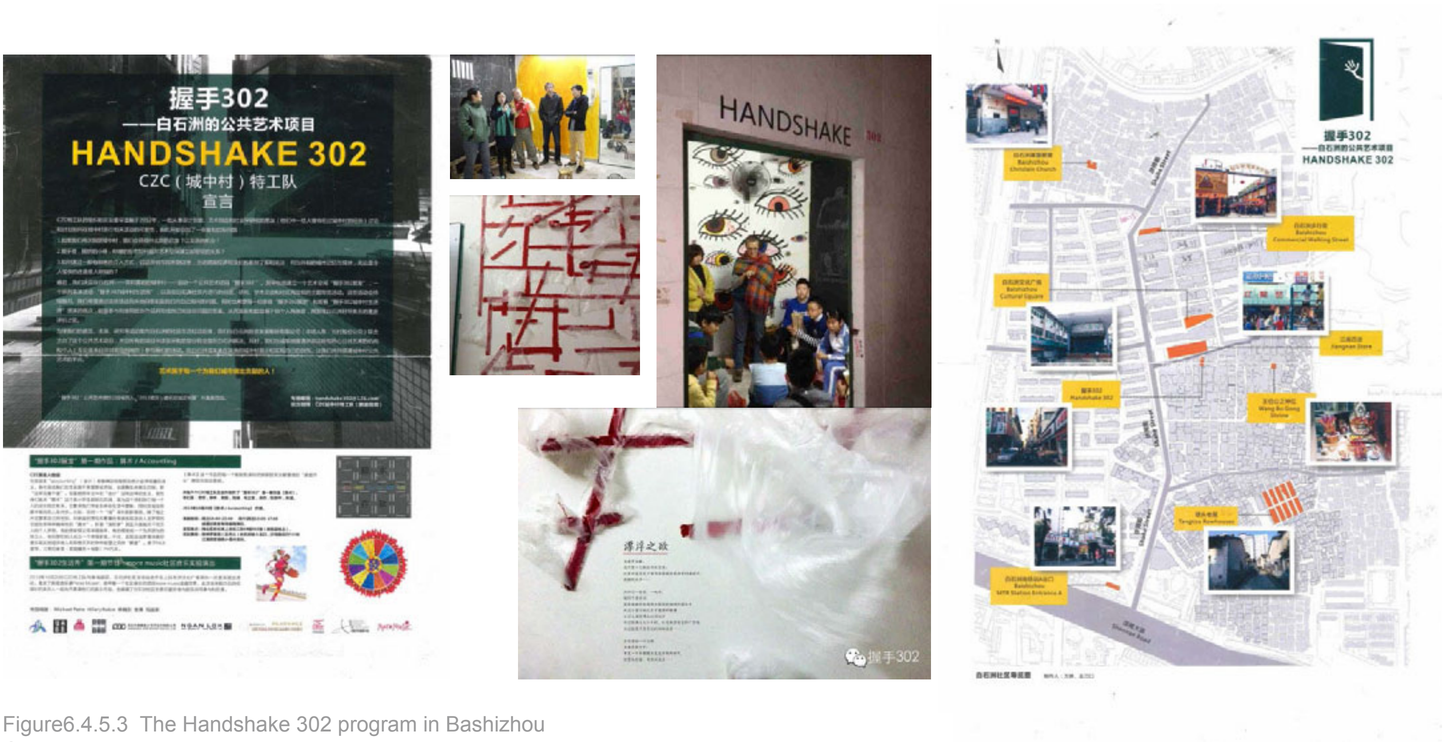


Figure6.4.5.3 The Handshake 302 program in Bashizhou
Source:http://shenzhennoted.com/2013/09/26/handshake-302/

6.5 INFORMALITY

DEFINITION

At the heart of the notion of the ‘informality’ of settlements is the issue of property rights over land inhabited by the poor and low incomed. (Fulong Wu, Fangzhu Zhang, Chris Webster2013)

The source of informality in China’s urban village

- Dualistic and Fragmented Landownership
- Lax Land Management and Development Control
- Informal Service Provision and Management
- Marginal and Ambiguous Status of Village Governance

INFORMAL SHENZHEN

Many large Chinese cities have urban villages, but nowhere are as many as in Shenzhen: about 320 according to a recent estimate. That Shenzhen is the number 1 urban village location is not surprising: after all, about 30 years ago this area was farmland, with rural and fishing villages and a few small towns. While some of the villages have since disappeared, most of them are still completely or partially there. The urban village in Shenzhen housed a population of 5.02 million among which 358,000 are local villagers. Most of the urban villages were located outside the SEZ, covering 85.5 km2 and accounting for more than 90% of the city’s urban village land. In the SEZ, urban villages covered only 8 km2. However, as these urban villages are significantly denser, they provided about 20% of the total floor space of urban villages in the city (Hao, 2012).

The former villager, “the original rural collective economic organization " and those huge amount of floating population living in illegally built urban village formed the "informal Shenzhen " , which start to keep pace with “formal Shenzhen ".

INFORMALITY IN BAISHIZHOU

Baishizhou is informal settlements, as original villagers “illegally" construct houses for the floating population that migrate from rural area. The manifestation of informality in Baishizhou has positive and negative side. The negative side is the local quality because of informality that I want to keep. The negative side represent the spatial need that need to be fulfill to achieve a better living condition for inhabitant. This is like gene therapy. You keep the valuable gene; remove the gene which has disease in, and then you replace it with health gene.

+

Small street & short block
Mixed scale
Various street life
Social group diversity
Self-organization
Informal business
High dense population

−

Criminal dead end place
Over exploitation
Lack of public space
Disorder traffic system
Disorder waste collection
Irresponsible place
Lack of social housing

Figure 6.5.3.1 The positive and negative results of informality in Baishizhou

Informal Bussiness

The informal business inside Baishizhou is the source of vitality. Every evening, the informal businesses along the street and inside village provide dinners and entertainment for the inhabitants. Besides the small shares apartment, this is the only interaction between White collar and Baishizhou.

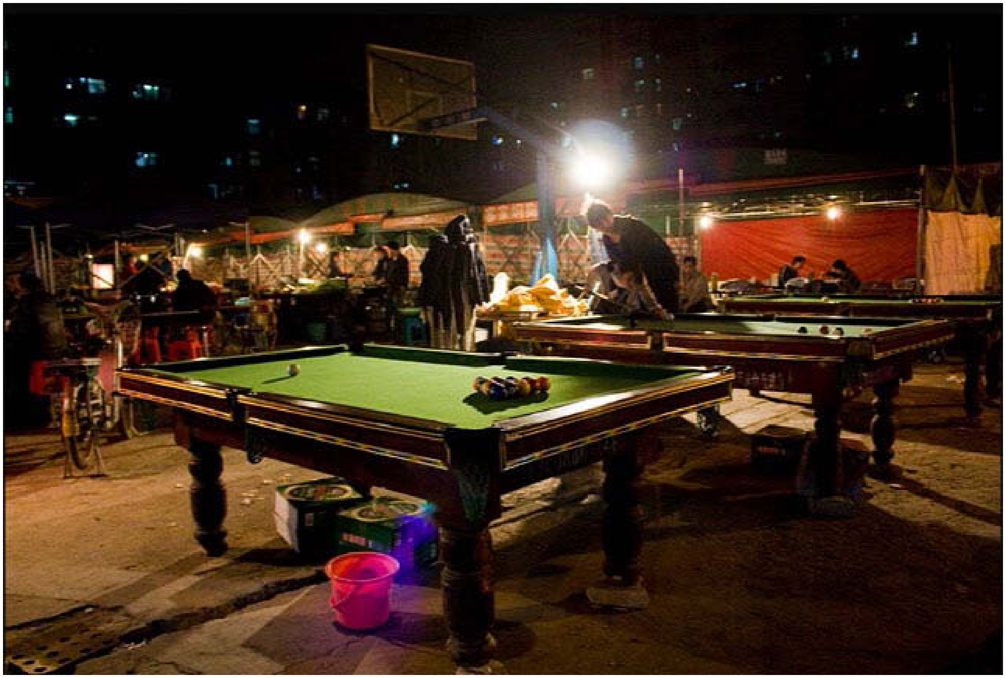


Figure 6.5.3.2 The informal bussiness in Baishizhou

Disorder waste collection

Another main representation of informality in Baishizhou is the disorder waste collection. Even though there are landscaping and grounds keeping worker hired by government maintain sanitation of Baishizhou. The current situations are still so bad. Most of the open spaces inside Bashizhou are occupied by the waste. From my point of view, the reason is not noly issue of political management, but also the disorder space use and unsatisfied spatial need for the waste.

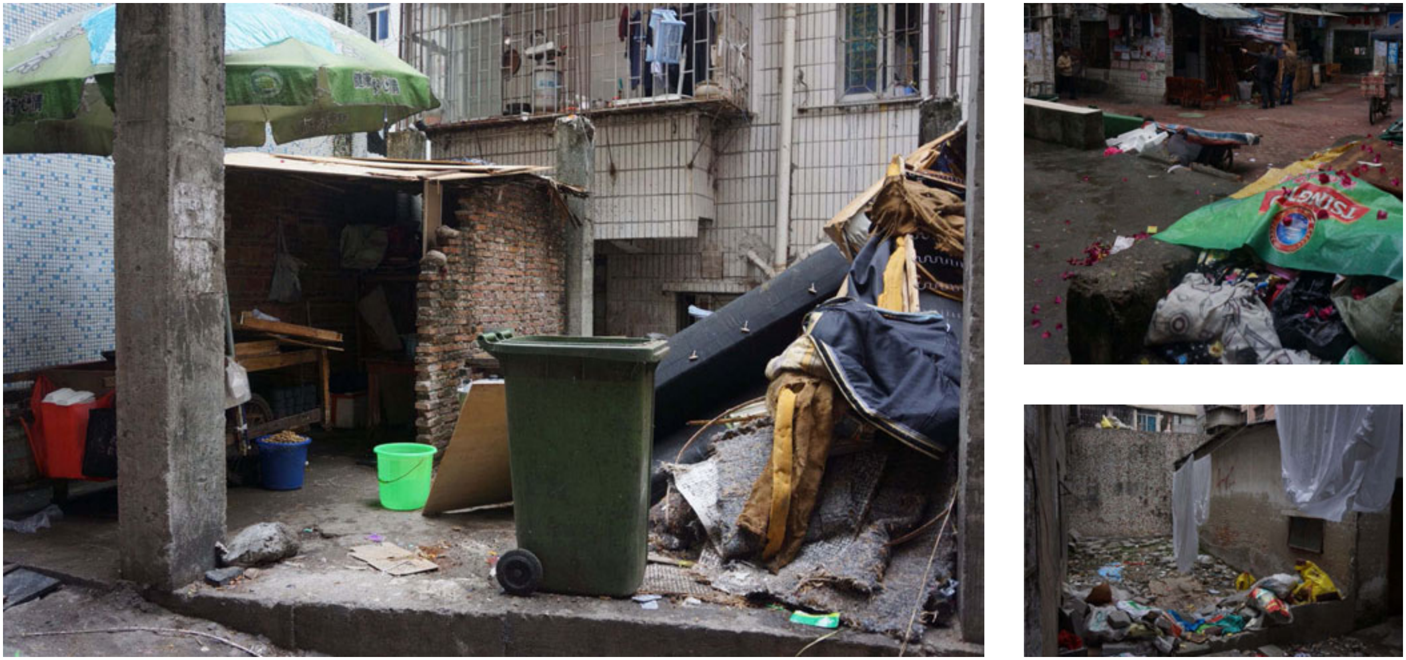


Figure 6.5.3.3 The waste in Baishizhou

Criminal dead end place

Criminal dead end place is a characteristic of urban village. Because of the high density, the spacing between buildings are super narrow, people can shake hand with the neighbors from opposite buildings. The narrow between buildings makes the lane or alley beneath super dark. During the side visit, a lot of the female inhabitant in Baishizhou mentioned they feel really unsafe while walking in the dark alleys and pass the dead end space. Some of them even have the experience of being stolen by thief in this place.v

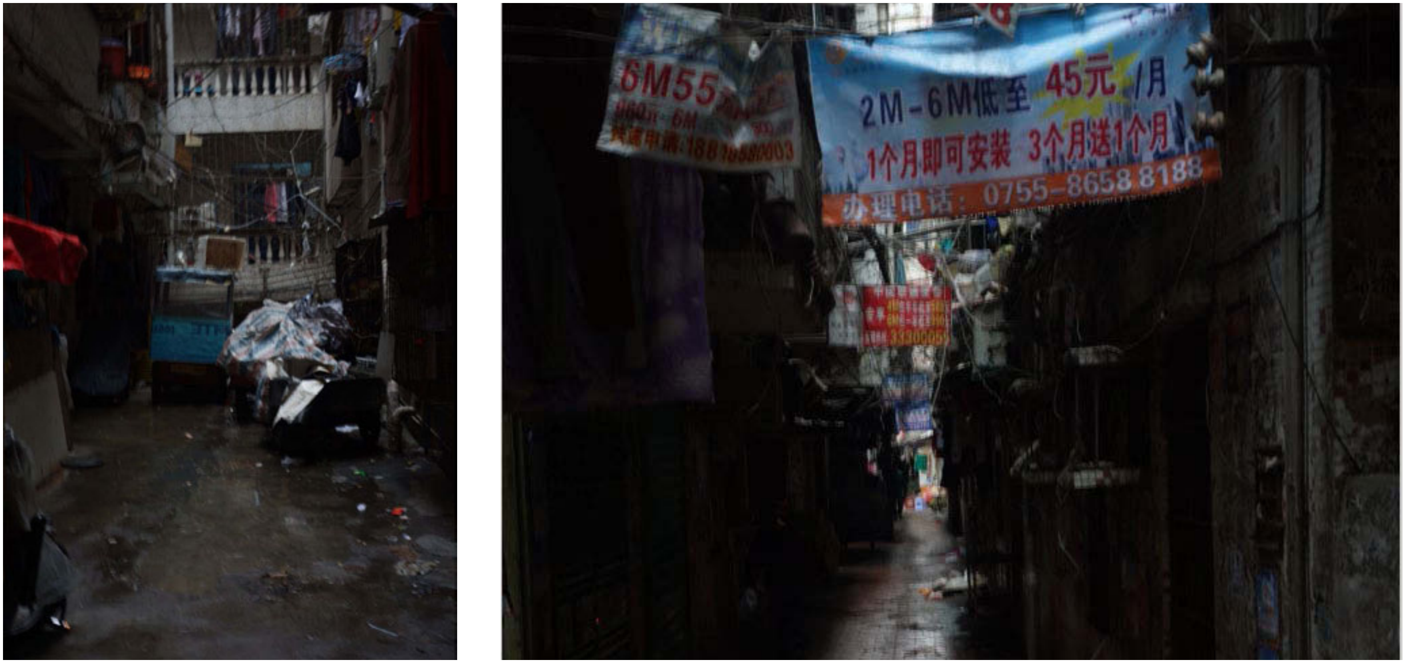


Figure 6.5.3.4 The criminal dead end spcae and handshake building in Baishizhou

6.6 INCREMENTAL DEVELOPMENT

DEFINITION

planning and design is redevelopment based on evolving, rather than phased, implementation. In A Pattern Language: Towns, Building and Construction Alexander identifies 253 patterns by which humans identify the space which they live in and the relationships which encourage interaction at multiple levels. Alexander writes,

These patterns can never be 'designed' or built' in one fell swoop – but patient piece-meal growth, designed in such a way that every individual act is always helping to create or generate these larger global patterns, will, slowly and surely, over the years, make a community that has these global patterns in it… We do not believe that these large patterns, which give so much structure to a town or of a neighbourhood, can be created by centralized authority, or by laws, or by master plans. We believe instead that they can emerge gradually and organically, almost of their own accord, if every act of building, large or small, takes on the responsibility for gradually shaping its small corner of the world to make these larger patterns appears there. (Alexander et al., 1977, p. 3)

LAND OWNERSHIP IN CHINA

In china, all the lands are belonged to the whole country, but government helps to take care of them. The lands are divided into two types: the state owned land and the collective land. Normally, the urban land is owed by the state, where the land use right is transferable to developers with different time limits according to the programs. On theother hand, the rural land is owned by the collective, with different uses which covers the Housing-based land (HBL), Farm Land (FL), Reserved Collective Land (RCL), and Land for Collective Development (LCD).This created the dual land management between urban and rural.

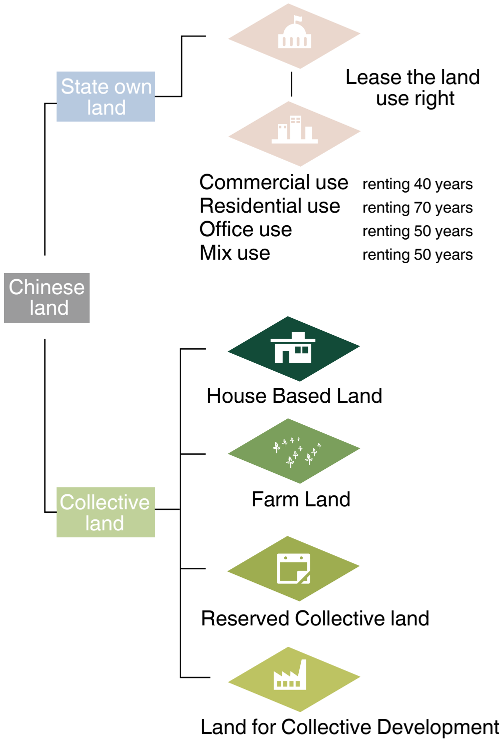

State own land
Lease the land use right
Commercial use renting 40 years
Residential use renting 70 years
Office use renting 50 years
Mix use renting 50 years
Chinese land
House Based Land
Farm Land
Collective land
Reserved Collective land
Land for Collective Development

Figure 6.6.2.1 The land owner ship in China

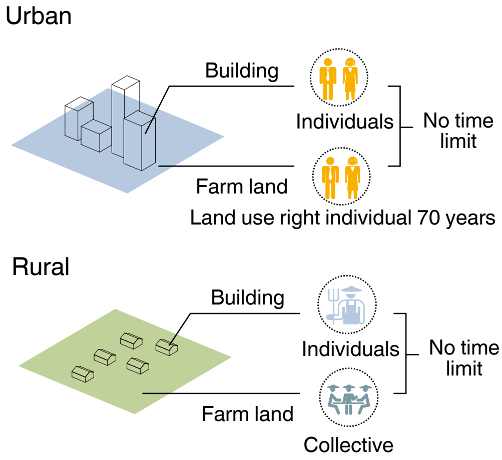

Urban
Building
Individuals
No time limit
Farm land
Land use right individual 70 years
Rural
Building
Individuals
No time limit
Farm land
Collective

Figure 6.6.2.2 The Building Ownership in China

THE INCREMENTAL DEVELOPMENT OF URBAN VILLAGE IN SHENZHEN

The development of urban village in Shenzhen is a incremental process. There are 3 main fast construction period of the village building. About 40 years ago Shenzhen was farmland, with rural and fishing villages and a few small towns. In the late 1970s,after open gate policy, a group of villagers in Shenzhen went to Hong Kong to make money, Hong Kong businessmen came to Shenzhen to build factories under The "Three-plus-one" (custom manufacturing with materials, designs or samples supplied and compensation trade) trading-mix policies. The out and in of the villagers and Hong Kong businessman empty village house and filled in the tenant. When the villagers who went to Hong Kong came back, they rent their tile house for migrant workers and build a new two - storey building for themselves.

Since then , the fast urbanization in Shenzhen started. , From 1979 to 2011, theShenzhen area expanded to 934 square kilometers in size from 3 square kilometres, an increase of 300 times ; the urban population increased from 30,000 to more than 500 million, an increase of 500 times ; a breakthrough in GDP from 19.6 billion RMB to 1100 bililion RMB.

With the rapid expansion of urban construction , the land price and house pricesare is getting higher. Lives of indigenous people and the citiescape both have great changes taken place. The first fast construction period start, self - built building in village became higher and higher. The villagers rented them to the migrant workers in Shenzhen. the village collective began to establish their own plant building on collective construction land and rented to the foreign companies.

During these period, the new construction were legal. The land in village are collective own. Villagers haa the right to build housing and plant building on it. However, in 1992, Shenzhen decided to nationalized the land in special economic zone. This meant that " legitimate " Villages in Cities, became the "illegitimate ", because no one has right to build private own building in the state - owned land .

Before the policy was introduced, the villager. The second building surge came with the policy. the villagers began to tear down the original building, built four or five - storey house.

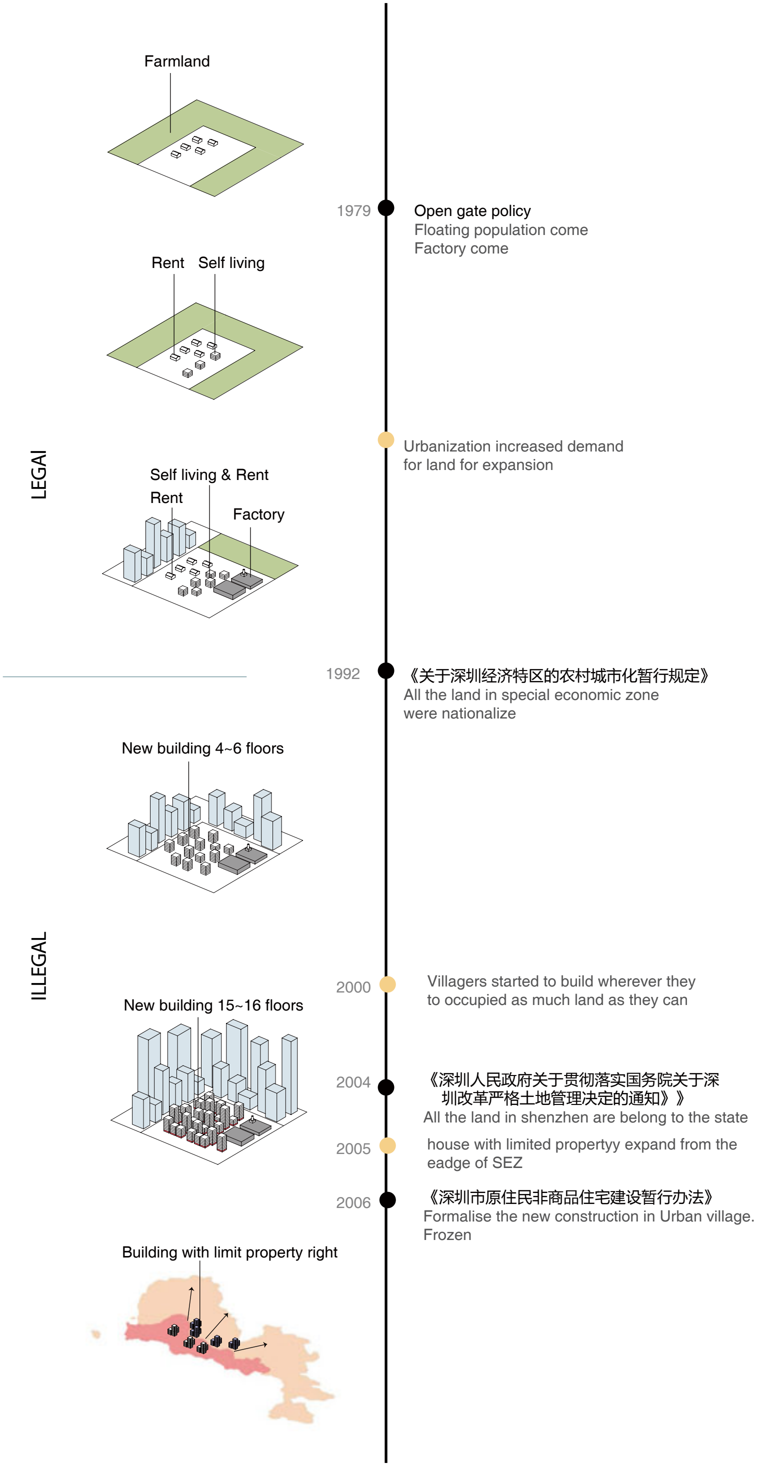
Around 2000 , the land was transactions by foreign business , the villagers were forced off after that . Villagers began frantically 'plant' building to occupy the land as much as they can. So the urban village became super high density since then. The house built in this period are 15 or 16-storey.

In 2004, Shenzhen government cancelled collective system of ownership and transformed the inhabitant with farmer hukou to urban residents outside the special economic zone to nationalize all the land in the Shenzhen. The third fast construction period is after these policy, villagers were rush to build their building to occupy their land. The new construction in there period were not only for rent but also for sell as small property housing. These small property housing along the special economic zone boundary became the 'buffer zone' for the second population growth in Shenzhen.

However these crazy self-build housing was stop after 2006. A policy was introduce to formalize the new construction in Shenzhen. Since then, the urban villages stop their expansion and densification.

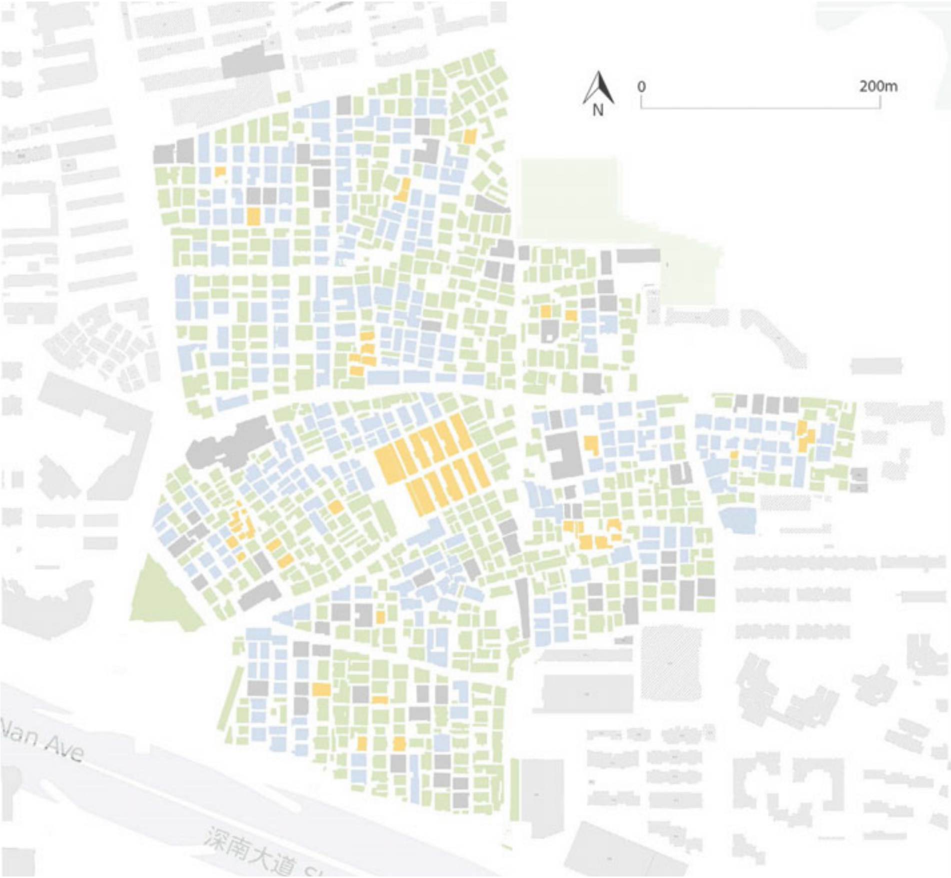
Meanwhile, the Shenzhen Planning Bureau made a redevelopment plan for the period of 2005-2010. According to the Outlines of Urban Village Redevelopment Plan by the Shenzhen Planning Bureau in 2005, the main goals are (Fig 1.4.1.1):

- Before 2010, demolish 20% of the urban villages in the SEZ and 5% outside SEZ.
- Improve the environmental safety: fire safety system, sewage and sanitary system.
- Improve the infrastructure system.
- Put in public funds, and try to attract private investments.


Farmland
1979
Open gate policy
Floating population come
Factory come
Rent
Self living
Urbanization increased demand
for land for expansion
LEGAl
Self living & Rent
Rent
Factory
1992
《关于深圳经济特区的农村城市化暂行规定》
All the land in special economic zone
were nationalize
New building 4~6 floors
ILLEGAL
2000
Villagers started to build wherever they
to occupied as much land as they can
New building 15~16 floors
2004
《深圳人民政府关于贯彻落实国务院关于深圳改革严格土地管理决定的通知》》
All the land in shenzhen are belong to the state
2005
house with limited propertyy expand from the
eadge of SEZ
2006
《深圳市原住民非商品住宅建设暂行办法》
Formalise the new construction in Urban village.
Frozen
Building with limit property right

THE HISTORY OF BAISHIZHOU

The history of Baishizhou In the 1950’s the first people (~60-80 people) moved from the so called reservoir towards the location of current Baishizhou. They built small farmer dormitories, which are still present today. In 1987, the area of Baishizhou already consisted of five small villages. The arable land was in hands of the Sha He (agriculture) and Overseas Chinese Town (Industry), until they split in 1987. In 1978, when Economic Reforms were introduced and Shenzhen became a SEZ, the government decided that all situation of Baishizhou.



Legend

🟧 before 1990

🟦 1990-1995

🟩 1995-2000

⬜ After 2000

Figure 6.6.4 Age of the building in Baishizhou

land belonged to the state. The land between 1978 and 1992 was both collective and governmental owned. However, the inhabitants did not have enough (financial) power and were therefor forced to give up their land in 1992 to the government and received small payment. Between the year 1995 and 2000 the area started to urbanize rapidly. The farmers lost their land and therefore their job. Due to lack of education these new citizens had no choice but to find a different way of earning money. This resulted in building houses. The houses were rented out to migrants from all over the country that were searching for happiness and jobs in Shenzhen. The 2000 original farmers became wealthier and kept on building more residential buildings which resulted in the current

DENSITY

Because of the renting maximize developing mode, Baishizhou is by far one of the densest populated areas. The FAR (The FAR (Floor Area Ratio) is the ratio of the built area (total size of building with total floors) to the lot area (property where building is built). FAR is used by planners and developers to measure the intensity of a development), in Baishizhou is 3.12, which is high, since most of the plot has buildings with up to twelve storeys. The population density (Population density is measured by the number of people who live on 1 square kilometer) is 120000 people per square meters. The number of dwelling units per hectare is 700. These inhabitants and dwellings result in limited space per occupant. The Surface area per person (he amount of space per person is calculated by the total m2 of built up area divided by the number of users) is only 10 Square meters. That means their apartment is super small. That is why in Chinese media they are often described as ‘the ant tribe’. They face the same problem as the migrant factory workers faced before: one of the few places they can afford is a room or a shared flat in an urban village.

Baishizhou is highly populated due to minimal public space and high density residential buildings.

FAR
=1434800m2/459542m2=3.12

Population Density
=120 000 P/km2

The surface area per person
=10 m2/ p

The number of dwelling units (DU) per hectare.
=700 DU/ha

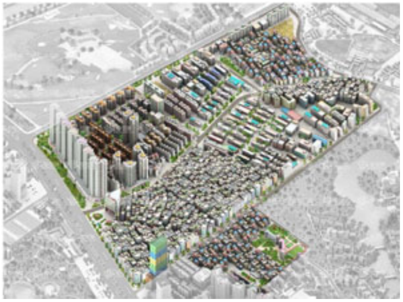


Figure 6.6.5 The bird eye view of Baishizhou shows the super high density of it
Source:http://sz.chachaba.com/

THE FUTURE OF BAISHIZHOU ?

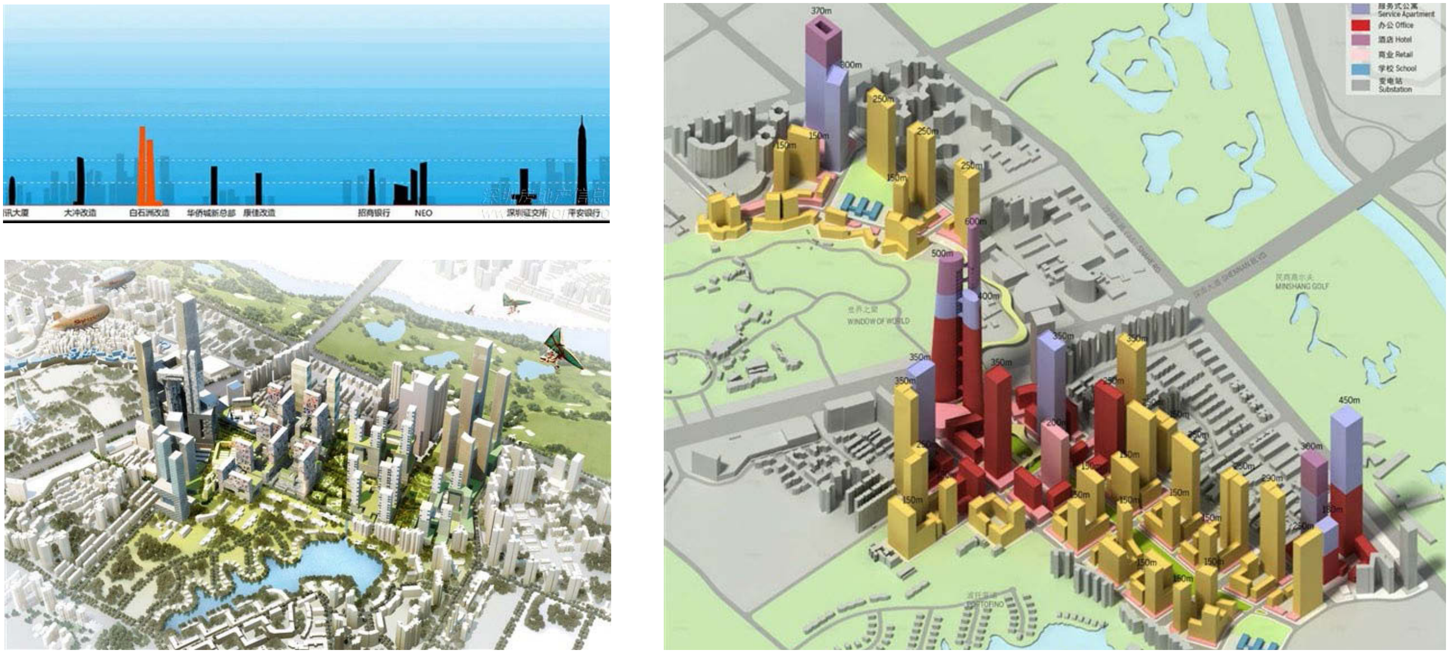

讯大厦
大冲改造
白石洲改造
华侨城新总部
康佳改造
招商银行
NEO
深圳证交所
平安银行
服务式公寓 Service Apartment
办公 Office
酒店 Hotel
商业 Retail
学校 School
变电站 Substation
370m
300m
250m
150m
600m
500m
400m
350m
200m
450m
290m
世界之窗 WINDOW OF WORLD
MINSHANG GOLF

Figure 6.6.6.1 The Proposal of redevelopment of Baishizhou From URBANUS
Source: http://solomo.xinmedia.com/archi/15198-Urbanus

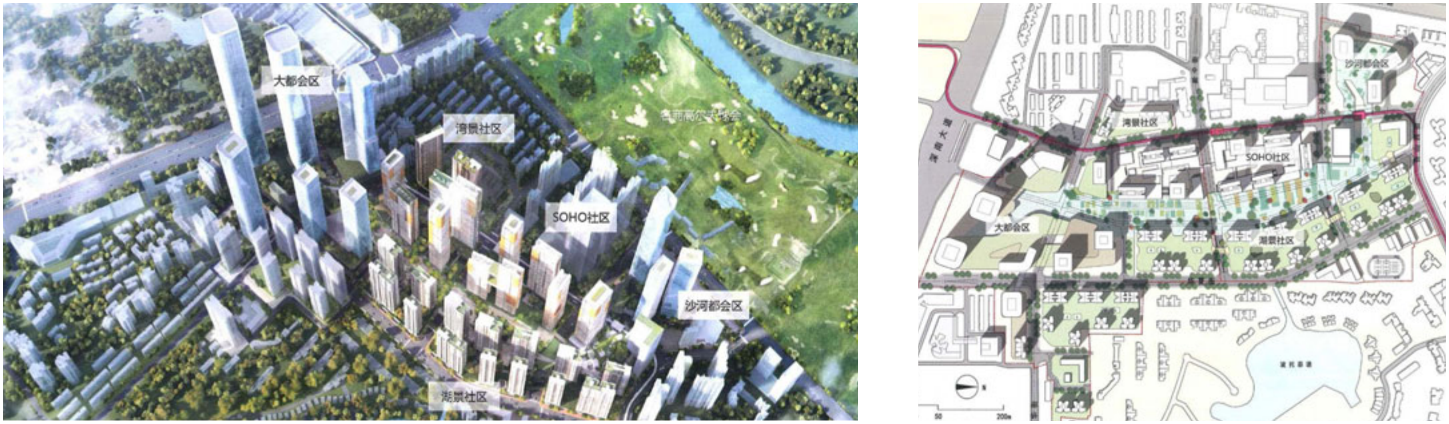

大都会区
湾景社区
SOHO社区
沙河都会区
湖景社区
深南大道

Figure 6.6.6.2 The Proposal of redevelopment of Baishizhou From LVGM
Source: Baishizhou Joint-Stock company

THE TRANSITIONAL PERIOD IN BAISHIZHOU

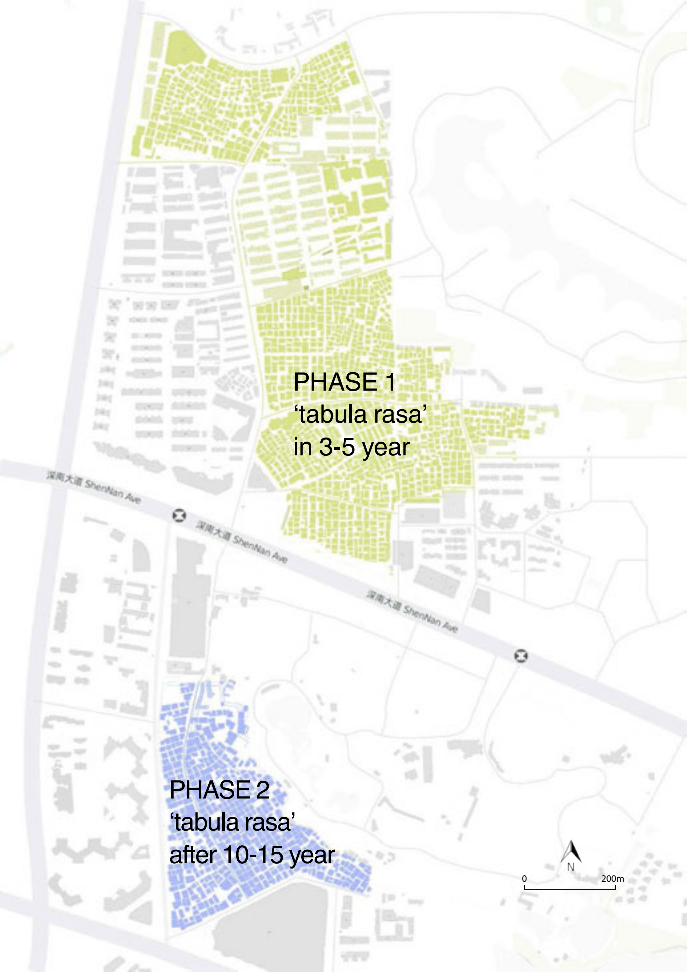

PHASE 1
‘tabula rasa’
in 3-5 year
PHASE 2
‘tabula rasa’
after 10-15 year
深南大道 ShenNan Ave
深南大道 ShenNan Ave
深南大道 ShenNan Ave
N
0
200m

Figure6.6.9 The developing phasing of Baishizhou from LVGM

Legend

▬ road
⊗ metro station

LVGM Developer

According to the interview with the LVGM, the developer of Baishizhou transformation, the redevelopment proposal divides the Baishizhou area into three parts. The north part including the Shangbaishi, XIabaishi , Tangtou ,indstrial block and Xintang is among the first phase of the transformation. In phase 1 is the compensation process need at least 3-5 years because of the negotiation with property owners before tearing down all the buildings. The south part, Baishizhou will be retain in 10-15 because the humanity consideration for low-income people. They said the low-income from north part cannot move to south after the ‘tabula rasa’ and gradually redistribution to the outside od SEZ because the further development of urban sprawl leading by new policies in Shenzhen.

They also said the proposal are only proposal, they still not sure what will happen in the future, they don’t know how many years they need for the negotiation with property owners.

THE BUILDING OWNERSHIP OF BAISHIZHOU

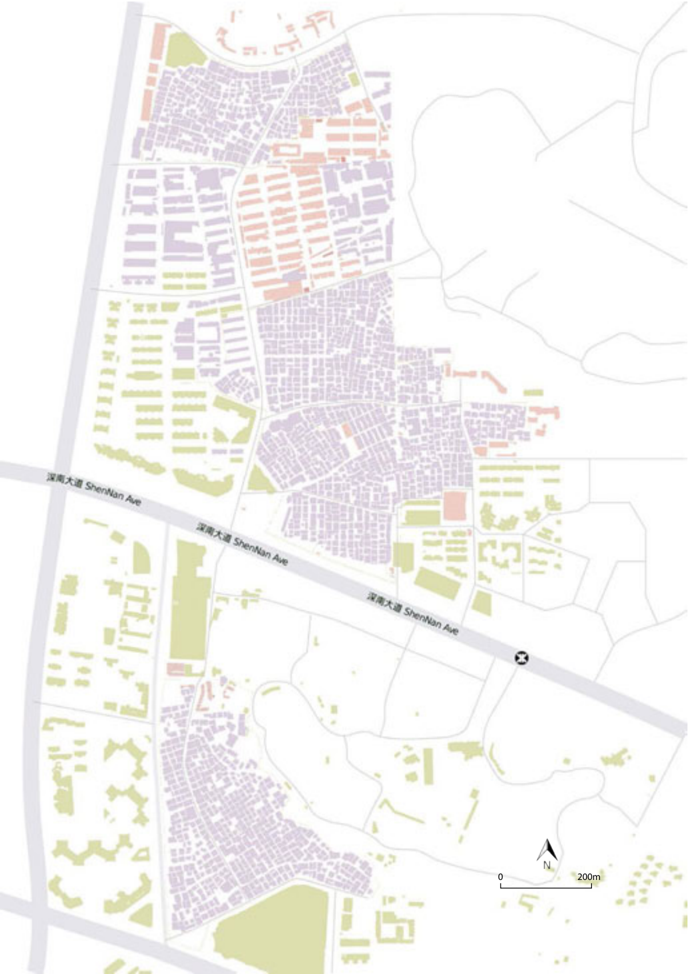


Figure6.6.9 The ownership map of Baihsizhou

Legend

- 🟪 Village owned building
- 🟥 Collective owned industrial block
- 🟩 Other owned
- ▬ road
- ⊗ metro station

The ownership in Baishizhou area can be divided into 3 types. The first is the residential building owned by villagers themselves. The second is industrial block is collectively owned and manage by the Baishizhou join-stock company. The third type is other ownership, like the building in gated community owned by inhabitant and the office building owned by companies.v

STAKEHOLDER IN BAISHIZHOU (MAIN INTEREST)

Government

Government balance the social benefit and economic benefit.
They want to redevelop urban village because: the physical condition of Urban village is a shame for political achievement; redevelop urban village as commercial or industry. Government can get more tax and land exploitation change fee.
They also want to keep urban village which can reduce the burden of building affordable housing

Joint-stock company

Joint-stock company want to improve the environment because they know cheap house rent is not the most profit way. Better environment can bring more profit.

Developer

Developer is interested in the high land value of Baishizhou. But the negotiation with property owner takes a long long time

Low income groups

Low income group has no demand for change because:
1) Comparing the living condition of their own house in rural area. Urban village is much better .
2) urban village is the only place in city they afford to live. Since change always need to invest money, after renovation, they can not afford this place anymore.

White collars

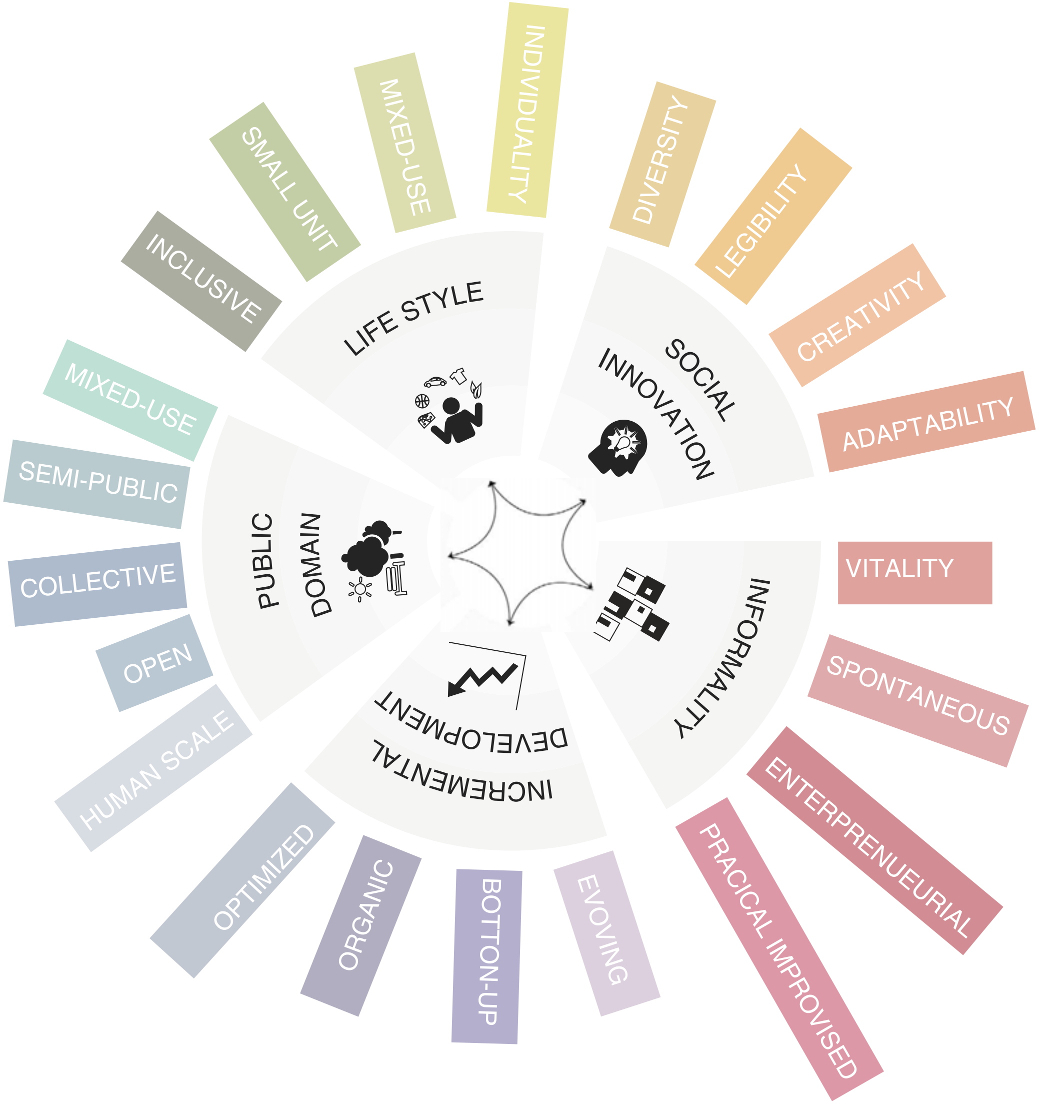
White collar needs house which can meet their needs and lifestyle with better living environment. The land price in SZ, make house like a big burden for them. They force to live in urban village.

Property owners

Property owner are not interested in renovation. They want to change only when they are sure they will not lose any money in the process of renovation and after reconstruction they can easily earn more money.

6.7 CONCLUSION

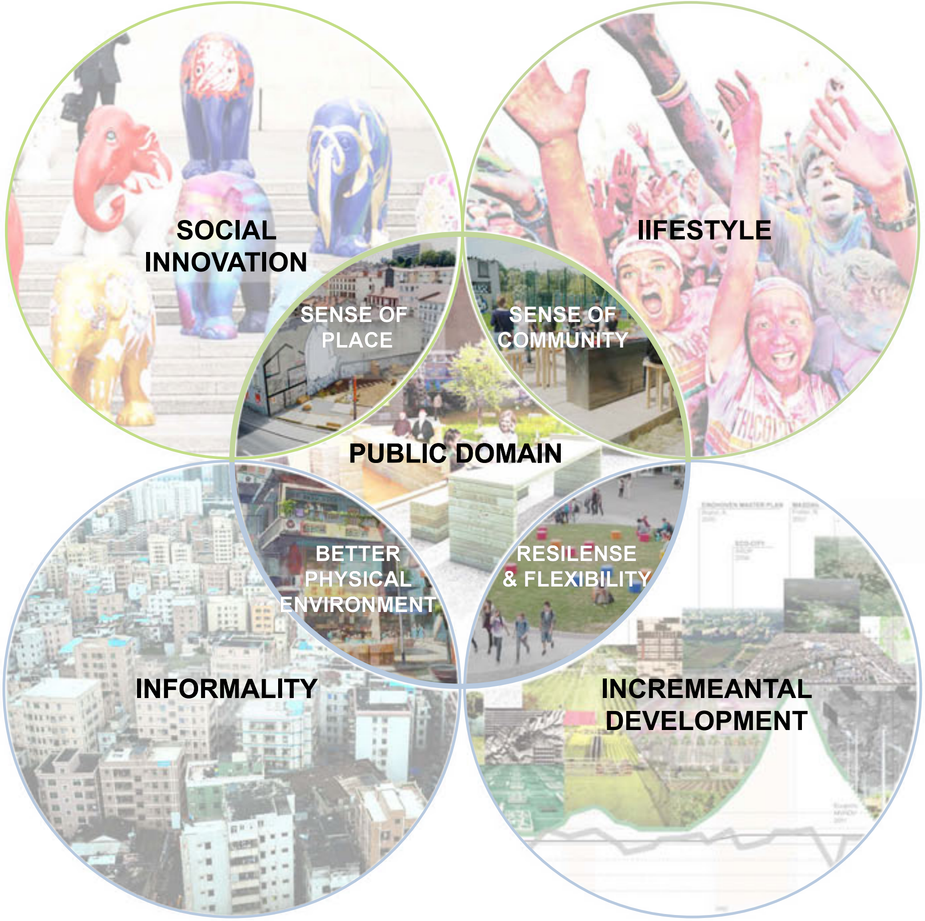
INDICATOR


INCLUSIVE
SMALL UNIT
MIXED-USE
INDIVIDUALITY
DIVERSITY
LEGIBILITY
CREATIVITY
ADAPTABILITY
LIFE STYLE
SOCIAL INNOVATION
MIXED-USE
SEMI-PUBLIC
COLLECTIVE
OPEN
PUBLIC DOMAIN
INFORMALITY
VITALITY
SPONTANEOUS
ENTERPRENUEURIAL
INCREMENTAL DEVELOPMENT
HUMAN SCALE
OPTIMIZED
ORGANIC
BOTTON-UP
EVOVING
PRACICAL IMPROVISED

RELATIONSHIP OF FIVE KEYWORDS

White collar

Urban village


SOCIAL INNOVATION
IIFESTYLE
SENSE OF PLACE
SENSE OF COMMUNITY
PUBLIC DOMAIN
BETTER PHYSICAL ENVIRONMENT
RESILENSE & FLEXIBILITY
INFORMALITY
INCREMEANTAL DEVELOPMENT

STRATEGY

- PLANNING
- DESIGN
- DEVELOPING MODE
- SPATIAL STRATEGY
- PHASING

To do the community building in Baishizhou which means make the place and stimulationg the social interaction, we need to do renovatiion to improve the physical environment to match the lifestyle of the inhabitant. However as mentioned above, the new construcution is froezen since 2006. The property owners in urban village are super powerful nowadays, they want to change only when they are sure they will not lose any money in the process of renovation and after reconstruction they can easily earn more money. Becuse of the current 'tabula rasa' redevelopment model The village committees governing the urban villages would ask for huge financial compensation for giving up their villages, Most of the property owners are waiting for these huge amount of money. They are not interested in the renovation in transitional period.

As mentioned above Shenzhen's city government wants to develop a 21st-century economy in which creative and knowledge-intensive industries should play the leading role. Indirectly it has spatial, social and economic impacts on the urban villages.

THE SOCIAL SPATIAL VALUE OF URBAN VILLAGE IN SHENZHEN

Shenzhen has 320 "villages" sorted as administrative villages and a population of 5.02 million, which reducing the burden of building social housing.

Many large Chinese cities have urban villages, but nowhere are as many as in Shenzhen: about 320 according to Pu Hao. Millions of migrants moved from the countryside to Shenzhen to find jobs in industrial mass production. Looking for new means of subsistence, offering affordable rooms to these rural-to-urban migrants soon became an attractive option for villagers in Shenzhen. Most of these rural-to-urban migrants had nowhere else to go in the city since they had no right to rent a room in the 'formal' urban housing market. This is because of the Chinese hukou system, giving people several rights in their place of birth and refusing them these rights in the place they move to later. Large-scale demolition would create a huge problem, since there are virtually no affordable housing alternatives in the city and they currently house millions of people.

The population in urban village is increasingly includes people that may play an important role in Shenzhen's efforts to become a more creative city

Meanwhile, new target groups for these affordable rooms have appeared in several urban villages and especially in Baishizhou: students, recent graduates, starting artists, people working for creative companies, and others that in Chinese media are often described as 'the ant tribe'. They face the same problem as the migrant factory workers faced before: one of the few places they can afford is a room or a shared flat in an urban village.The Baishizhou population is changing, and it increasingly includes people that may play an important role in Shenzhen's efforts to become a more creative city.

The morphology of the urban village evoke the procedures and processes of spontaneous local development

The villages mostly retain the layouts handed down from as early as the Ming Dynasty (1368–1644) when therewas a population influx from the north. The original layout, designed to provide efficient access to village agricultural fields, now provides access to the urban uses occupying those former fields. The historic layout is mostly the local network carrying most of the pedestriantraffic today.

Moreover,in most urban village, the public transport system connects immediately with the internal, nonmotorised movement system of the village,which makes village space highly accessible from other areas of central Shenzhen.

The internal pathway system serves to connect the areas outside the village and to concentrate on commercial activity and movement within village space. Commerce is specialised in accordance with pedestrian flow levels.the intensity of commercial activity, the rental value of the space, and so the types of activity are all related to pedestrian volume, which, in turn, is related to the layout of the village streets and the surrounding streets.

SHENZHEN GOVERMENT IS TRYING TO TRANSFORMING SOME URBAN VILLAGE INTO SOCIAL HOUSING

From the social spatial value of urban village in Shenzhen, maintaing the urban village and findind a new approach of redevelopement is urgently needed. Nowadays, private rental housing in urban village throughout Shenzhen objectively played the role of social housing, but there is still a huge gap from the standardization requirements in areas of operations management, supply dispensing, so does the physical enviroment, which donot meet the needs of local inhabitants Transforming urban villages that incorporate the private rental housing of rural collective economic organizations and former farmers into the low-cost rental housing system is a way that spend less money to do more thing in the circumstance of land resources shortage in Shenzhen. Input costs of regulation of urban villages are not high, which can suppress the proliferation of illegal construction in rural areas, and improve the cityscape , while ensuring that the rural collective economic organizations and individuals have a stable rental income.

The implementation plan for 2012 of housing construction planning In Shenzhen

Actively push forward the process that incorporate the housing on the funds of the rural collective economic organization and self-built housing in urban village into the social housing project. Combining with housing construction planning and the demand for industrial development, on the premise of ensuring the quality of housing and fire safety, Choose some village as Pilot project that leasing as a whole to transform the housing on the funds of the rural collective economic organization and self-built housing in urban village into the effective supply of social housing, housing the nearest eligible low-cost families and talent.

Challenge

The approach of Shenzhen government is trying to lease the village as whole to improve the living condition and supply management system. As mentioned above, the top down approach is contradicted with the system in urban village. Since the soaring of land price, the property owners in urban village do not want to be “transformed”. Instead of the creating the social housing by central authorities, it can emerge gradually and organically, if every act of building, large or small, takes on the responsibility for gradually shaping its small corner of the world to improve the living condition.

7.1 PLANNING STRATEGY

In order to do the community building in transitional period in Shenzhen, in planning level , the government should set up the rules to change the milieu to influence the attitude of property owners.

1.Freeze the possibility of large-scale demolition development in the short term on policy, extend the transition period.

Current redevelopment model of urban village is ‘tabula rasa’. Large-scale demolition would create a huge problem, since there are virtually no affordable housing alternatives in the city and they currently house millions of people. The village committees governing the urban villages would ask for huge financial compensation for giving up their villages, which are not only residential places but also vital local economies. The negotiation with property owner about compensation takes longer and longer time , because the property owner want more and more with the soaring of land price. Since property owners are waiting for the large scale demolition redevelopment and get huge financial compensation, they wouldn't accept any renovation. The living condition in urban village are as bad as the original " illegally" construct houses for the floating population that migrate from rural area. However, from the interview with property owner during the field trip, they want better living condition, but the uncertain length of negotiation and the ambiguous attitude of government make them don't know what to do.

In the period without affordable housing alternatives, freeze the possibility of large-scale demolition development in the short term on policy. The policy will extend the length of

2. Thawing the new construction in urban village, give the possibility of self-build to property owners to do the renovation.

As mentioned above, the top down approach is contradicted with the system in urban village which are informal settlements. The development of urban village is a incremental process base on the social and economical enviroment in Shenzhen. The property owners have been change the interias of their housing to meet the needs of tenants to maintain the tenants in market competetion. No one knows the need of tenants more than them. But for the public area, the new construction is frozen by government since 2006 to prevent the property owners illegally occupy the new land. To improve the physical enviroment, the government can defreeze the new construction in a way that give possibility of self-build to property owners to improve the physical environment to match the lifestyle of inhabitant, but still prevent the illegally occupy of the new land. The better living condition can emerge gradually and organically, if every act of building, large or small, takes on the responsibility for gradually shaping its small corner.

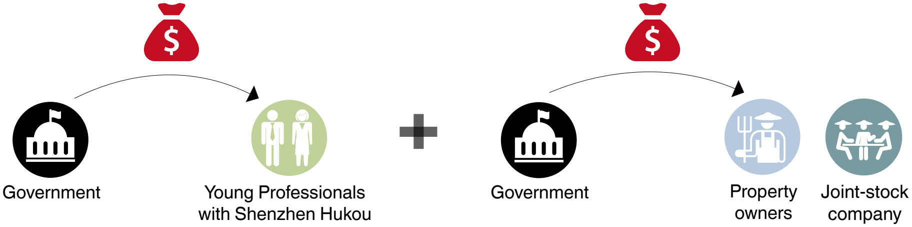
3. Giving Subsidy to stimulate spontaneous local development

The To improve the living condition, giving subsidy instead of leasing the village as whole to stimulatiing spontaneous local development is better for urban village.

- Subsidy for village committee and property owners

Giving subsidy to village commettee and proterty owners which can stimulating them to do renovation in urban village to get better living condition. To improve the affordability of housing in Shenzhen, the government has a renting subsidy for those who has university degree and Shenzhen Hukou.It is difficult to extend the subsidy to cover the whole young professionals. The subsidy for village committee and property owners reduce the cost of property owners in improving physical environment, it is a supplementary in fordable housing system, ensure the affordablebility of urbanvillage after renovation.

Giving subsidies to village committee and property owners in one hand can give intensive to them to to renovation in urban village, in another hand can keep affordablity of private rental housing in urban village. Giving subsidy to property

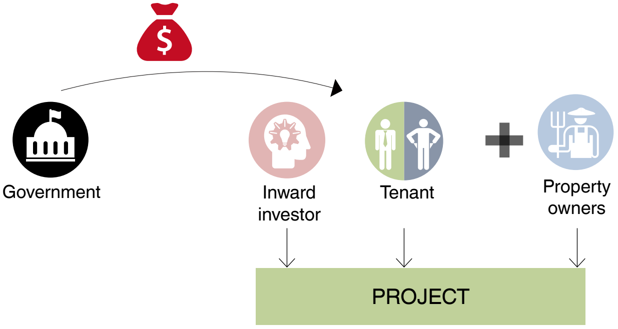

Government
Young Professionals
with Shenzhen Hukou
Government
Property
owners
Joint-stock
company

Reenting Subsidy	
With Bachelar diploma	6000 Yuan / year
With Master diploma	9000Yuan / year
With PHD diploma	12000Yuan / year

Ensure the affordability of village building after renovation

- Subsidy for foreign investor and local inhabitant who want to have their small business

Since urban villages are housing the young professionals in Shenzhen, who playing a important role in shenzhen creative industry. It is a force of attractive for the people with innovative idea to invest in urbanvillage to get their office or sudio They can make use of the convenient location and be close to the human resource. With the subsidy, they realize their idea. The presence of creative company enhance the unique identity of urban village and improve the urban vitality For the property owner, the cooperation with foreign investors can give extra income


Government
Inward
investor
Tenant
Property
owners
PROJECT

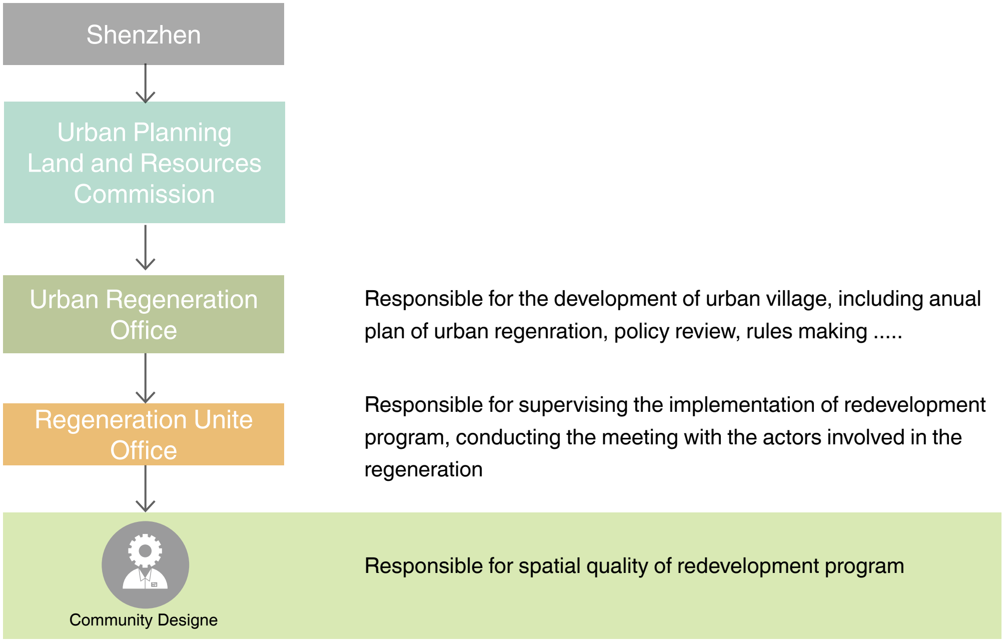
Extra income through cooperation with foreign investor

Spontaneous local development

Urban Vitality

4. Add Community designers in urban regenertion office to formalise the new construction and ensure the spatial qualities

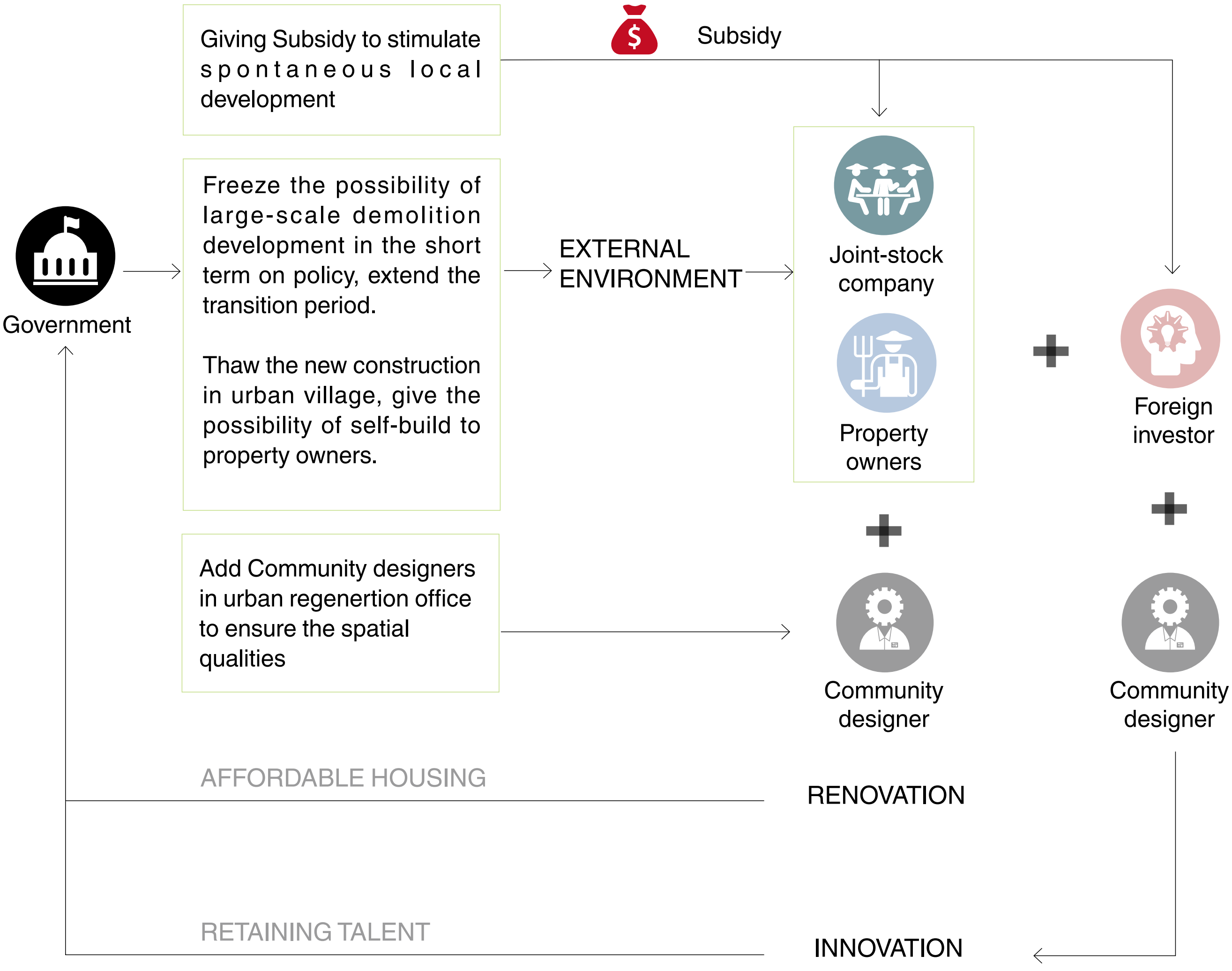
In the urban regenration manage system in Shenzhen, the urban regeneration office only focus on making anual plan of urban regenration, policy review, rules making and ect. the regeneration unite office is responsible for supervising the implementation of redevelopment program, conducting the meeting with the actors involved in the program. Since the thawing of new construction, the regeneration would become local development. The village committee and property owners are money worship. To formalise the new construction and improving the spatial qualities, a community designers are needed to work with them.


Shenzhen
Urban Planning Land and Resources Commission
Urban Regeneration Office
Regeneration Unite Office
Community Designe

Responsible for the development of urban village, including anual plan of urban regenration, policy review, rules making .....

Responsible for supervising the implementation of redevelopment program, conducting the meeting with the actors involved in the regeneration

Responsible for spatial quality of redevelopment program



Giving Subsidy to stimulate spontaneous local development

Freeze the possibility of large-scale demolition development in the short term on policy, extend the transition period.

Thaw the new construction in urban village, give the possibility of self-build to property owners.

Add Community designers in urban regenertion office to ensure the spatial qualities

Subsidy
Government
EXTERNAL ENVIRONMENT
Joint-stock company
Property owners
Foreign investor
Community designer
Community designer
AFFORDABLE HOUSING
RENOVATION
RETAINING TALENT
INNOVATION

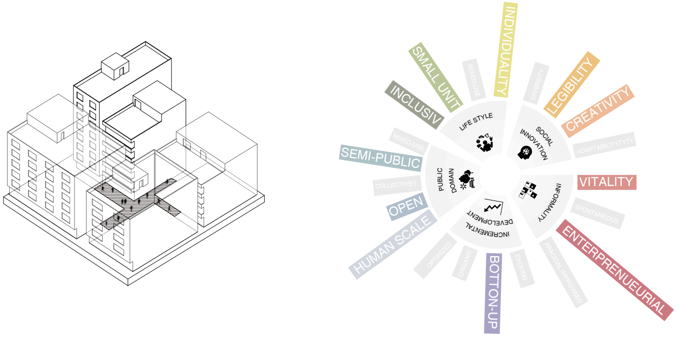
7.2 DESIGN STRATEGY

Community building in urban village requires spaces. The existing facilities provide great places to connect inhabitants. However,social cohesion does not only occur through functions. The necessary element for connection happens through public spaces where facilities are incorporated. The public space in Baishizhou is not only have insufficient quantity, but also quality. Current public space network is mainly accompanied with commercial frontage with similar spatial form and daily consumer goods. There are only necessarily activities happen on the streets. From the public domain analysis, there are 8 types open space: cross& corner, dooryard, alleys,, squares,roof, boungdary, street and historical quarter in Baishizhou can be use as public space to make the place and generate social interaction between local inhabitants.

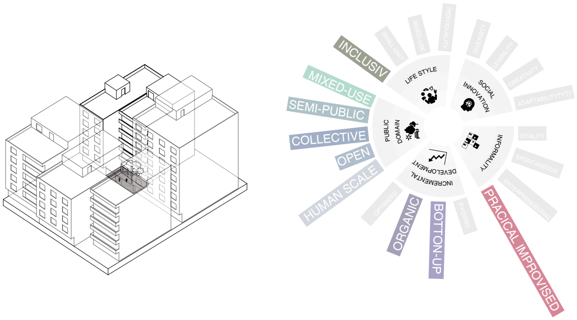
To build up a community in Baishizhou, on design level, the public space should achieve the spatial quality below according to the analysis of public domain, social innovation, lifestyle, informality, incremental development.

OPEN SPACE AND SPATIAL QUALITIES

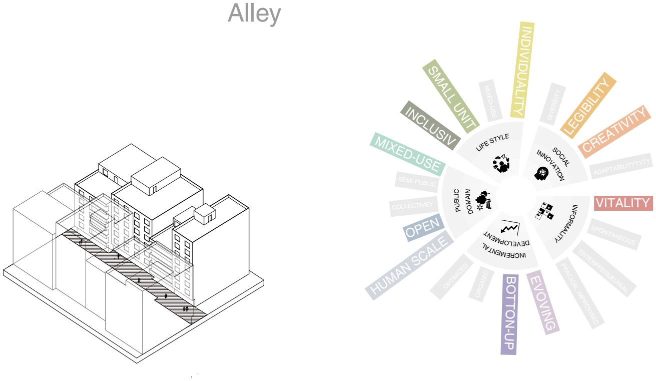
Cross & Corner


LIFE STYLE
SOCIAL INNOVATION
INFORMALITY
INCREMENTAL DEVELOPMENT
PUBLIC DOMAIN
HUMAN SCALE
OPEN
COLLECTIVEY
SEMI-PUBLIC
MIXED-USE
INCLUSIV
SMALL UNIT
MIXED-USE
INDIVIDUALITY
DIVERSITY
LEGIBILITY
CREATIVITY
ADAPTABILITYTYTY
VITALITY
SPONTANEOUS
ENTERPRENUEURIAL
PRACICAL IMPROVISED
EVOVING
BOTTON-UP
ORGANIC
OPTIMIZED

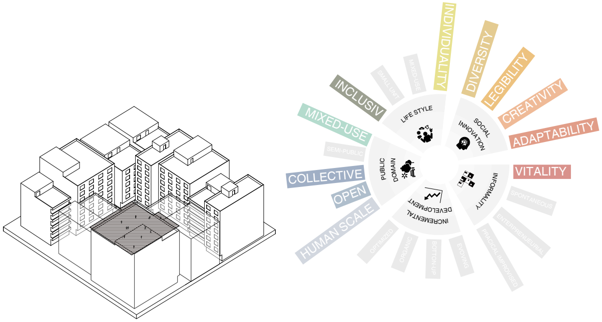
Dooryard


LIFE STYLE
SOCIAL INNOVATION
INFORMALITY
INCREMENTAL DEVELOPMENT
PUBLIC DOMAIN
HUMAN SCALE
OPEN
COLLECTIVE
SEMI-PUBLIC
MIXED-USE
INCLUSIV
SMALL UNIT
MIXED-USE
INDIVIDUALITY
DIVERSITY
LEGIBILITY
CREATIVITY
ADAPTABILITYTYTY
VITALITY
SPONTANEOUS
ENTERPRENUEURIAL
PRACICAL IMPROVISED
EVOVING
BOTTON-UP
ORGANIC
OPTIMIZED

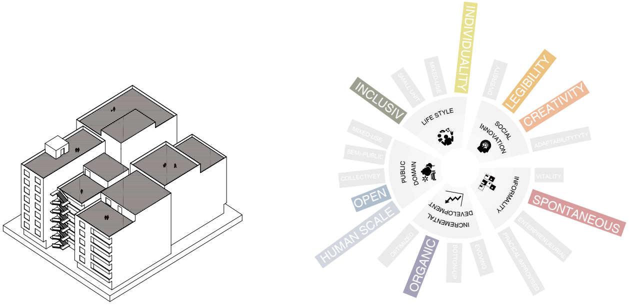
Alley


LIFE STYLE
SOCIAL INNOVATION
INFORMALITY
INCREMENTAL DEVELOPMENT
PUBLIC DOMAIN
HUMAN SCALE
OPEN
COLLECTIVEY
SEMI-PUBLIC
MIXED-USE
INCLUSIV
SMALL UNIT
MIXED-USE
INDIVIDUALITY
DIVERSITY
LEGIBILITY
CREATIVITY
ADAPTABILITYTYTY
VITALITY
SPONTANEOUS
ENTERPRENUEURIAL
PRACICAL IMPROVISED
EVOVING
BOTTON-UP
ORGANIC
OPTIMIZED

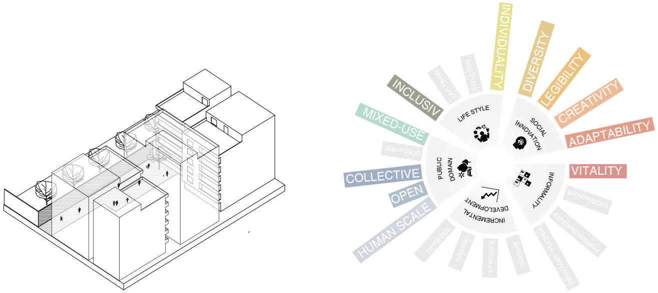
Square


LIFE STYLE
SOCIAL INNOVATION
INFORMALITY
INCREMENTAL DEVELOPMENT
PUBLIC DOMAIN
HUMAN SCALE
OPEN
COLLECTIVE
SEMI-PUBLIC
MIXED-USE
INCLUSIV
SMALL UNIT
MIXED-USE
INDIVIDUALITY
DIVERSITY
LEGIBILITY
CREATIVITY
ADAPTABILITY
VITALITY
SPONTANEOUS
ENTERPRENUEURIAL
PRACICAL IMPROVISED
EVOVING
BOTTON-UP
ORGANIC
OPTIMIZED

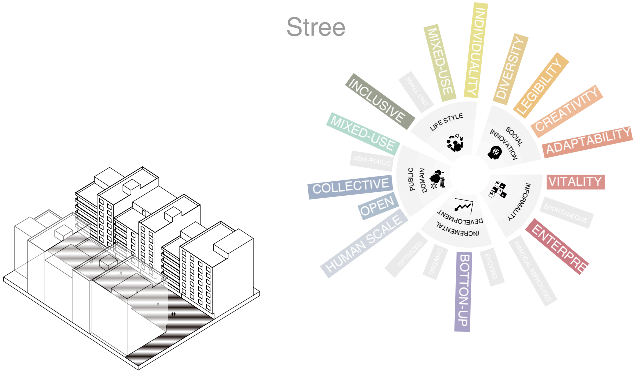
Roof


INDIVIDUALITY
LEGIBILITY
CREATIVITY
INCLUSIV
LIFE STYLE
SOCIAL INNOVATION
PUBLIC DOMAIN
INFORMALITY
INCREMENTAL DEVELOPMENT
SPONTANEOUS
OPEN
HUMAN SCALE
ORGANIC

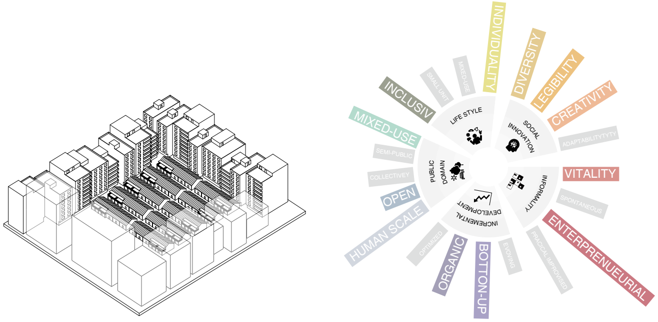
Boundary


INDIVIDUALITY
DIVERSITY
LEGIBILITY
CREATIVITY
ADAPTABILITY
VITALITY
INCLUSIV
MIXED-USE
COLLECTIVE
OPEN
HUMAN SCALE
LIFE STYLE
SOCIAL INNOVATION
PUBLIC DOMAIN
INFORMALITY
INCREMENTAL DEVELOPMENT

Stree


MIXED-USE
INDIVIDUALITY
DIVERSITY
LEGIBILITY
CREATIVITY
ADAPTABILITY
VITALITY
ENTERPRE
BOTTON-UP
INCLUSIVE
MIXED-USE
COLLECTIVE
OPEN
HUMAN SCALE
LIFE STYLE
SOCIAL INNOVATION
PUBLIC DOMAIN
INFORMALITY
INCREMENTAL DEVELOPMENT

Historical Quater


INDIVIDUALITY
DIVERSITY
LEGIBILITY
CREATIVITY
VITALITY
ENTERPRENUEURIAL
BOTTON-UP
ORGANIC
HUMAN SCALE
OPEN
MIXED-USE
INCLUSIV
LIFE STYLE
SOCIAL INNOVATION
PUBLIC DOMAIN
INFORMALITY
INCREMENTAL DEVELOPMENT

PUBLIC SPACE TOOLBOX

Since the village committee and property owners are money worship group, they have no idea about the spatial qualities. The defreeze of new construction may also give them the chance to illegally occupy the public land. To achieve the spatial qualities and prevent land occupying, besides the adding community designers in planning level, toolbox is needed to give rules to guide the new constructions in open space. The estabalish of toolbox also help the planner and designer seizing the initiative in the urban village regeneration process.

8 types potential open space in Baishizhou is the fundament of the toolbox. The toolbox is a combination the design guide lines and the development mode box that shows what is possible new construction in open space and how to build up the space, which means to generate the interest of actors.

The design guide lines can help the community designer to design the public space, including rules and possible infill. Developement mode shows the way of co-operation with different actors.

Deisn Guide-lines

The design guide are defined by spatial need of lifestyle , informality and social innovation combining with 8 types of potential public space in Baishizhou and provide the possibility of how to design the potential public space to place-making.

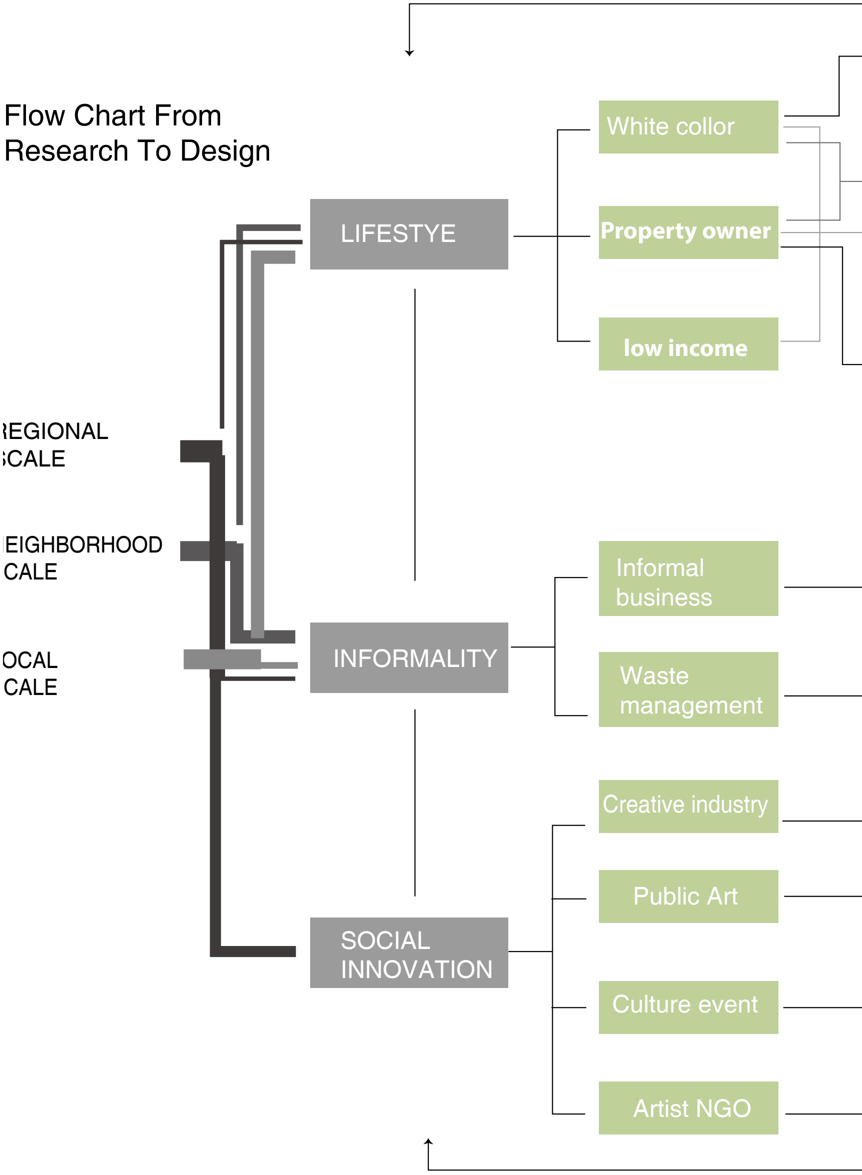
From the lifestyle analysis, base on the the needs of three man groups local inhabitant, cafe or bar, outdoor workout, outdoor games, green space, playground, wifi, worship, stage are need to be incorporated within the urban space

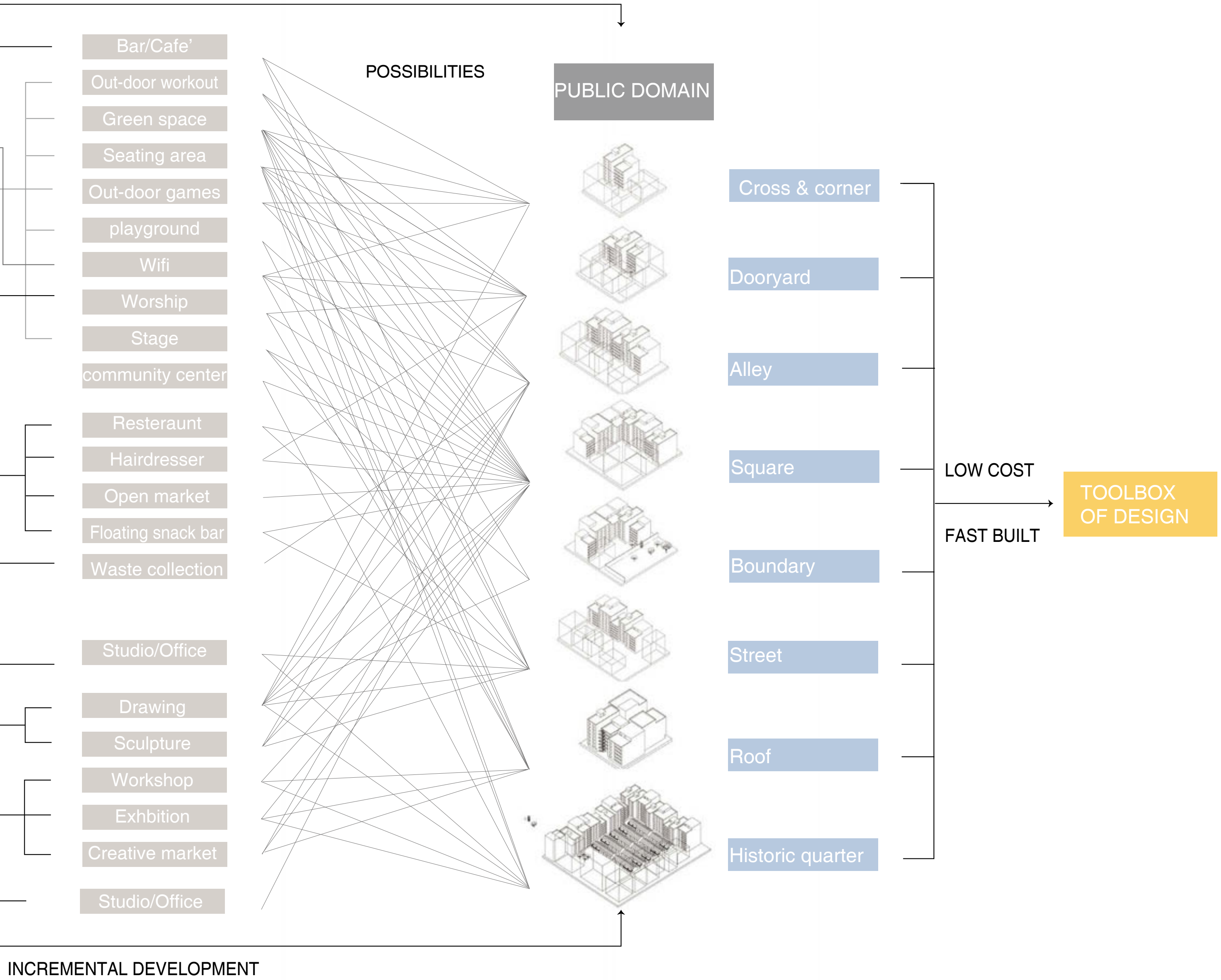
From the informality analysis, to keep the urban vitality and fullfill the spatial need of informality, the informal business including resteraunt, hairdresser, open market, floating snack bar need space to maintain and develop, the waste management require space to do collection.

For the social innovation, to build up the identity of urban village, it needs space for office of creative industry , public arts including drawing and sculpture, culture event like worshop, exhibition and creative market showing the inovative culture of maker, also the office for NGO

All of facilities and place mentioned above should add in Baishizhou to build the community.

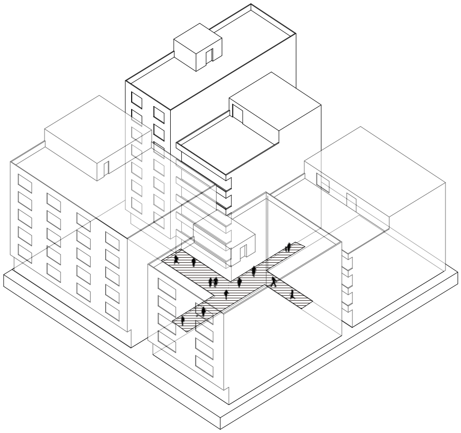
Flow Chart From
Research To Design

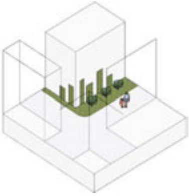

EGIONAL
CALE
EIGHBORHOOD
CALE
OCAL
CALE
LIFESTYE
INFORMALITY
SOCIAL
INNOVATION
White collor
Property owner
low income
Informal
business
Waste
management
Creative industry
Public Art
Culture event
Artist NGO


Bar/Cafe’
Out-door workout
Green space
Seating area
Out-door games
playground
Wifi
Worship
Stage
community center
Resteraunt
Hairdresser
Open market
Floating snack bar
Waste collection
Studio/Office
Drawing
Sculpture
Workshop
Exhbition
Creative market
Studio/Office
POSSIBILITIES
PUBLIC DOMAIN
Cross & corner
Dooryard
Alley
Square
Boundary
Street
Roof
Historic quarter
LOW COST
FAST BUILT
TOOLBOX
OF DESIGN
INCREMENTAL DEVELOPMENT

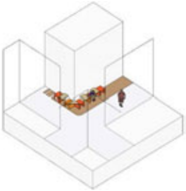
Design guideline and the possible infill function

CROSS & CORNER

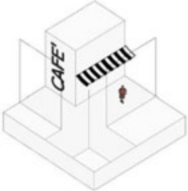




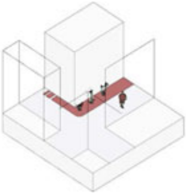
Green Space



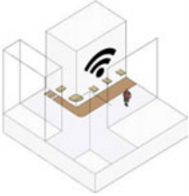
Sitting area



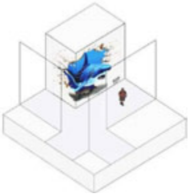
Cafe'



Outdoor Workout

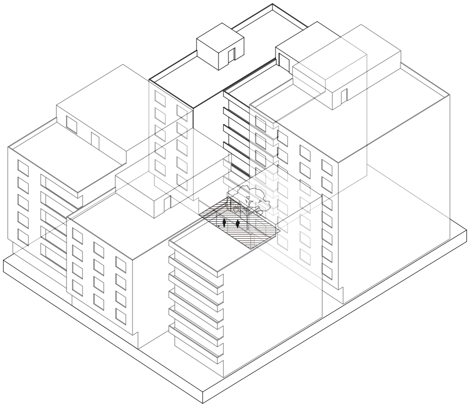


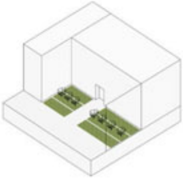
Wifi

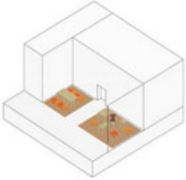


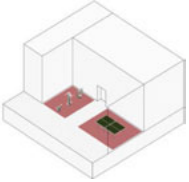
Public Art

DOORYARD



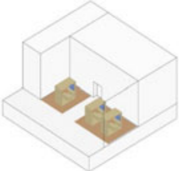

Green Space

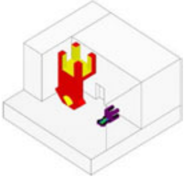

Sitting area


Outdoor Workout

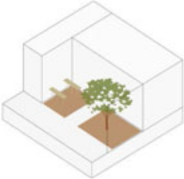
Outdoor Games

Wifi

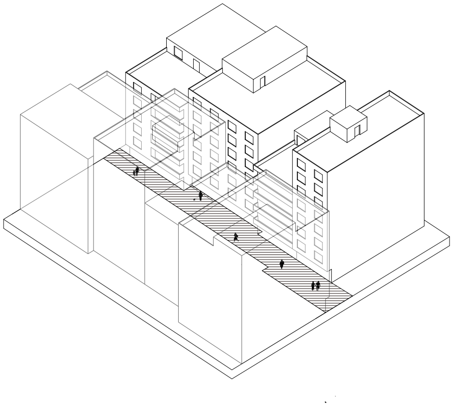

Hairdresser

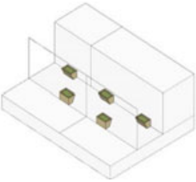

Sculpture

Public Art

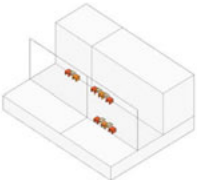

Worship

ALLEY

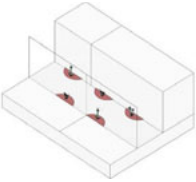




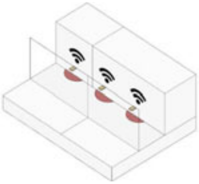
Green Space



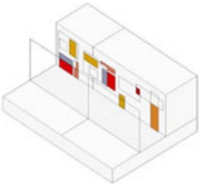
Sitting area



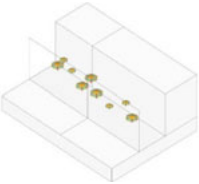
Outdoor Workout



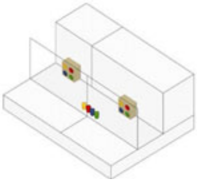
Wifi



Public Drawings

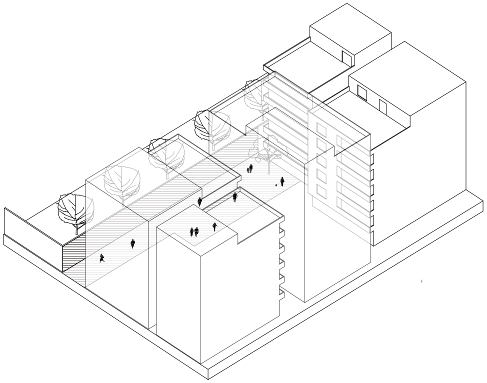


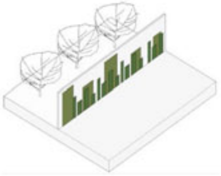
Sculpture



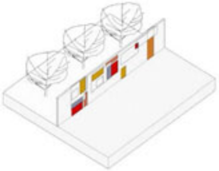
Waste Collection

BOUNDARIES

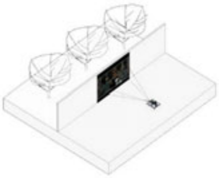




Green Space

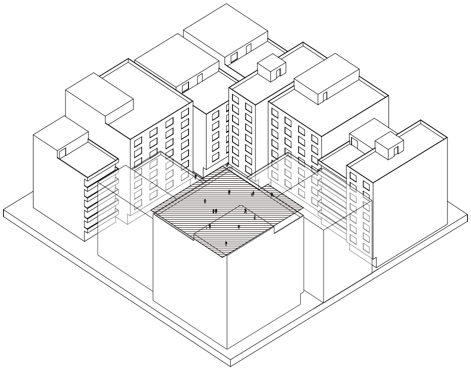


Public Arts

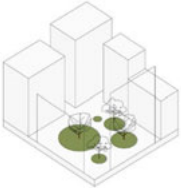


Stage

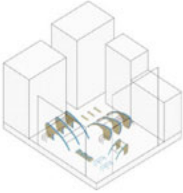
SQUARE



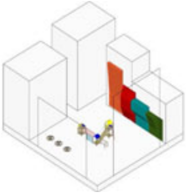
Cafe/Bar



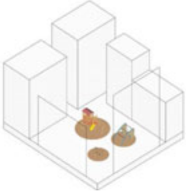
Green Space



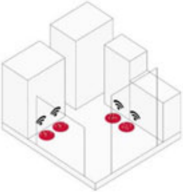
Outdoor Workout



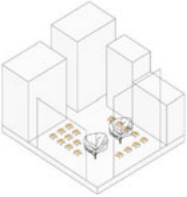
Outdoor Games



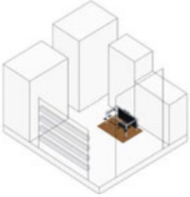
Playground



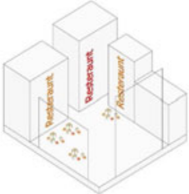
Wifi



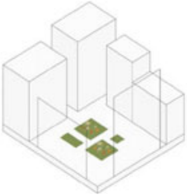
Sitting area



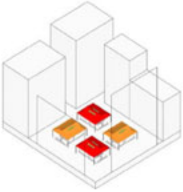
Stage


Resteraunt
Resteraunt
Resteraunt

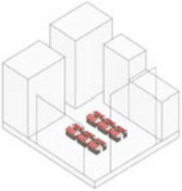
Resteraunt



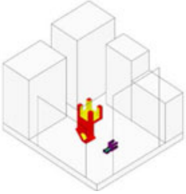
Work shop



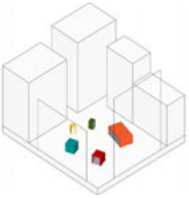
Open Market



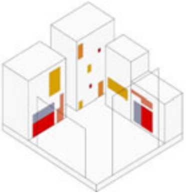
Creative market



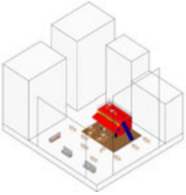
Sculpture



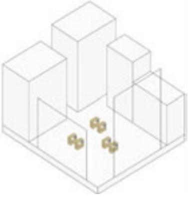
Exhibition



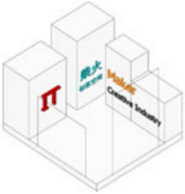
Drawing



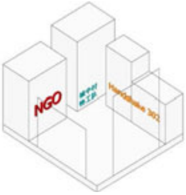
Floating Snak Bar



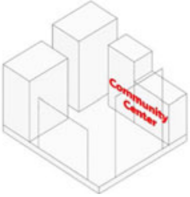
Hairdresser


IT
Maker
Creative Industry

Creative Office

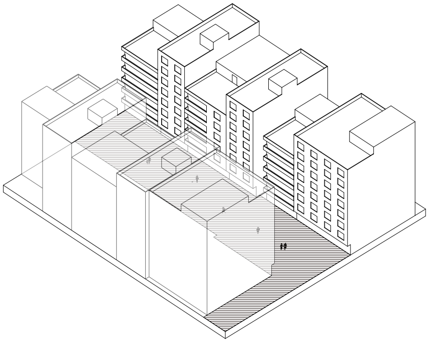


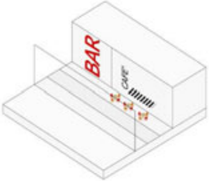
NGO Office


Community
Center

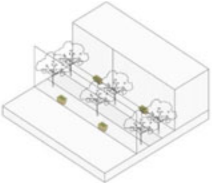
Community center

STREET

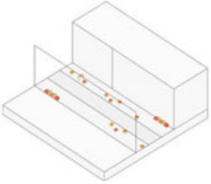




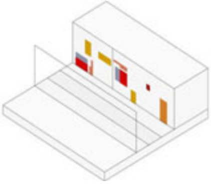
Cafe/Bar



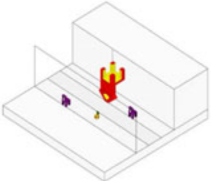
Green Space



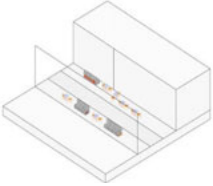
Sitting area



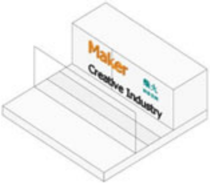
Drawings



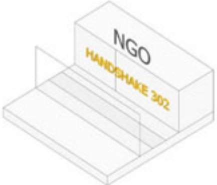
Sculpture



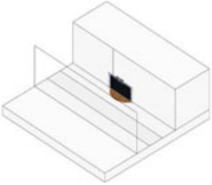
Floating Snack Bar


Maker
Creative Industry

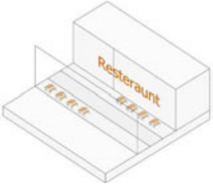
Creative Office


NGO
HANDSHAKE 302

Creative Office

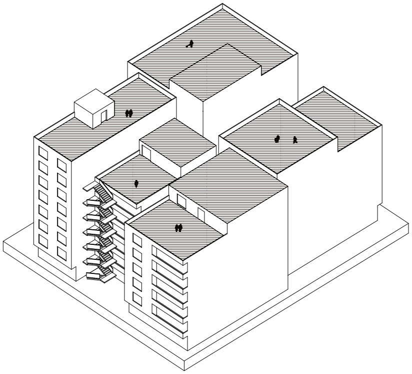


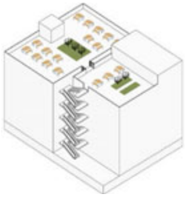
Stage


Resteraunt

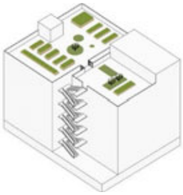
Resteraunt

ROOF

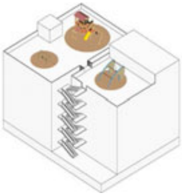




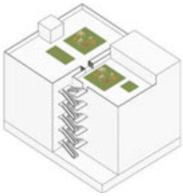
Sitting area



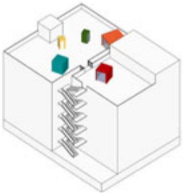
Green Space



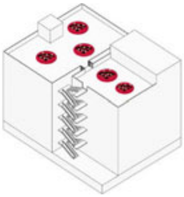
Playground



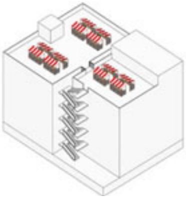
Workshop



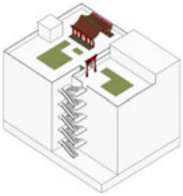
Exhibition



Wifi

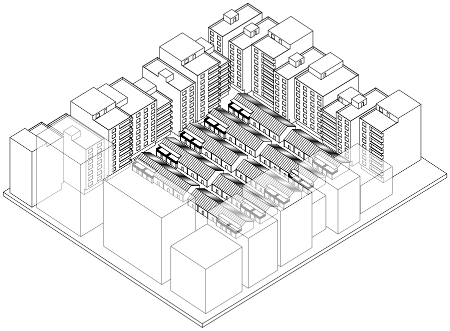


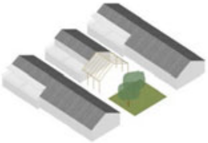
Creative Market



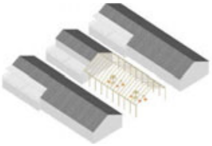
worship

HISTORICAL QUATERS

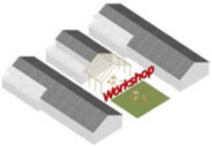




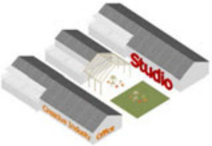
Green Space



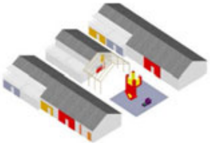
Sitting area



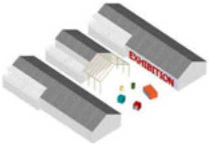
Workshop


Studio
Creative Industry Office

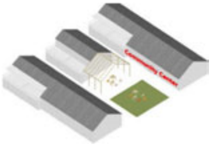
Creative Company



Public Arts


EXHIBITION

Exhibition


Community Center

Community Center

New Users

New users group need to be brought into the plan, in order to attract more people to match the market demand. The presence of new public space follows that people from the city need to get to know the area. Needless to say, the white collar in Baishizhou the first group new users. So do the local passers, they come and share the public spaceare . Secondly , the local artist and people with inovative idea make the site a more desireble place to live and build up the identity. Then the cultural visitor and tourists come to visit and enjoy the innovative culture and facilities. Since the physical environment is improve by set up the public space, the younger villagers will return.

These new users help integrating the urban village into urban system, bring closer relation between urban village and the sorrounding area.

Low income groups

Property owners

+

White collar in urban village

White collar need their space for leisure and communicating. They will become actually living in urban village.

Local passers

People from near by can stroll around the main street, go shopping at the markets and other informal shops. eat in the resteraunt and get entertain by outdoor games

Local Artist

Local artist can join the public art program to get their work introduce to public and find their stage

People with innovative idea

The creative company and innovative enviroment give job and opportunity to realize their idea and test new concepts .They can find their felows in the same line. They can also find a place to share their idea.

Children

The pedestrian priority in urban village provide safer public domain with enough gardens and playground for children to play ouside. School and childrencare are inside.

Cultural visitors

The urban village is a very interesting topic in the world. People will come and learn the sucess of renovation. Students and researchers can do field study

Tourist

Baishizhou is close to all the main tourist attractions in Shenzhen. The tourist can easily take the metro from Window of rhe world to Baishizhou . The public arts and workshops of creative company make it a nice place for tourist to enjoy the innovative culture of Shenzhen and spend a day of leisure.

Village returners

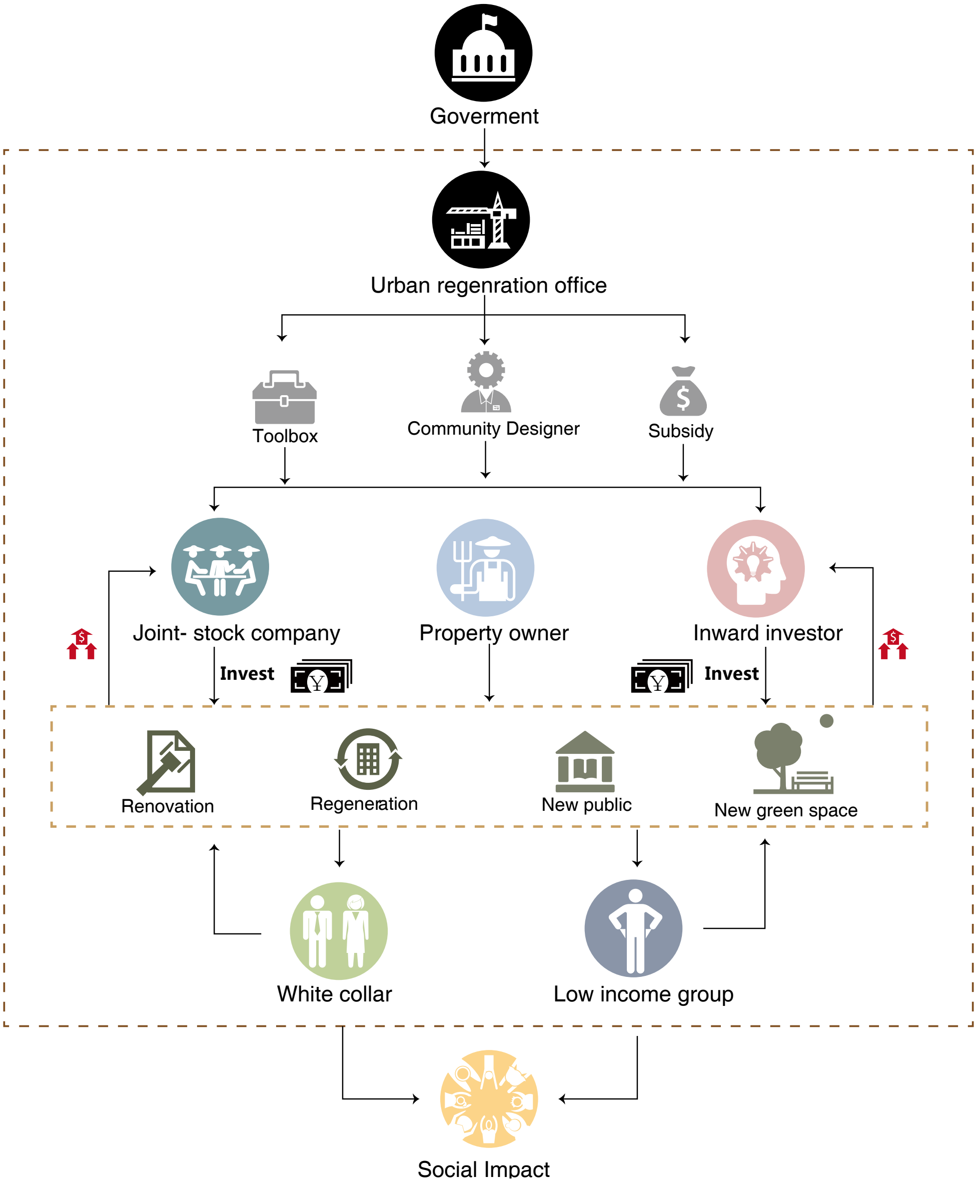
Young villagers will come back 'home' for the sense of community which they missed in the city. They have more time and space to enjoy the life with family.

Development Mode

ACTOR (BENEFIT)

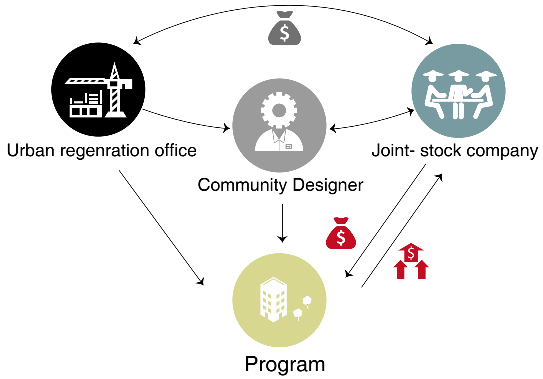
Government	SOCIAL HOUSING URBAN VILLAGE UNDER CONTROL COMPETETIVE HUMAN RESOURCES
Joint-stock company	BETTER ENVIRONMENT BIGGER PROFIT
Property owners	HIGHER RENT INCOME BETTER LIVING CONDITION
White collars	AFFORDBLE HOUSING BETTER LIVING CONDITION SENSE OF BELONGING
Low income groups	CHEAP RENT HOUSING LOW LIVING COST SENSE OF INCLUSIVE
Creative Industry & NGO	AFFORDBLE OFFICE REALIZE THEIR IDEA AND TEST THE NEW CONCEPT

RELATIONSHIP BETWEEN ACTORS

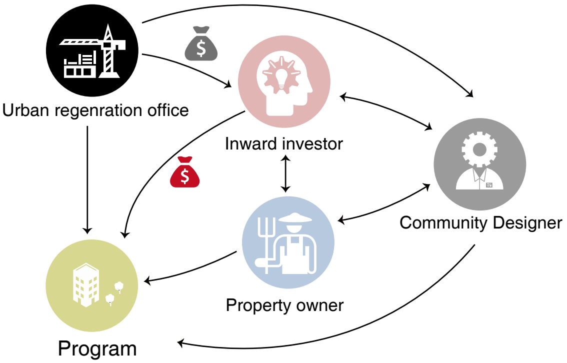

Goverment
Urban regenration office
Toolbox
Community Designer
Subsidy
Joint- stock company
Property owner
Inward investor
Invest
Invest
Renovation
Regeneration
New public
New green space
White collar
Low income group
Social Impact

DEVELOPING MODE

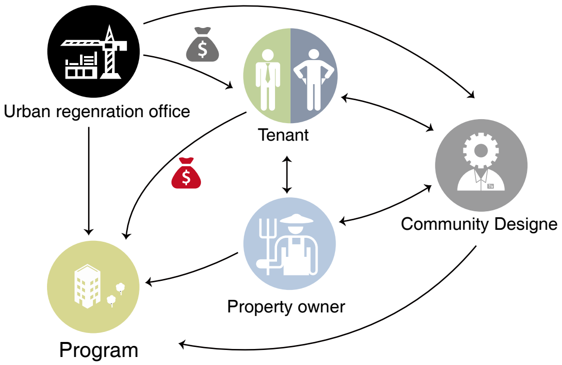
Joint-stock Company


Urban regenration office
Community Designer
Joint- stock company
Program

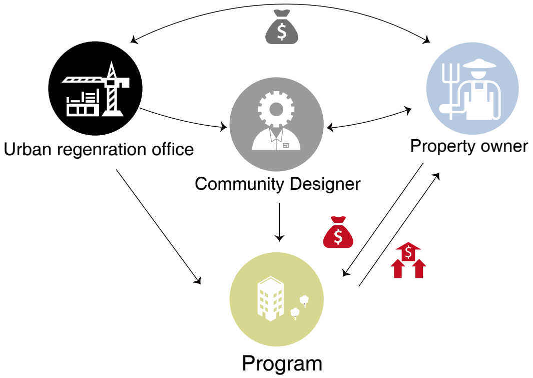
Foreign Investor


Urban regenration office
Inward investor
Community Designer
Property owner
Program

Local inhabitant


Urban regenration office
Tenant
Community Designe
Property owner
Program

Property Owners


Urban regenration office
Community Designer
Property owner
Program

USERS & PUBLIC SPACE IN DIFFRENT SCALE

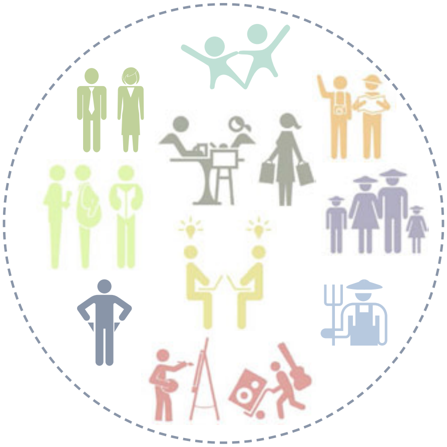
Originally, the traditional public space in China were divided into three principal categories: community, neighbourhood and scattered corner shops. Community public space are areas where multiple neighbourhoods could provide from communal gardens, parks, shopping areas etc(Stree and central square for worship). Neighbourhood squares were located within the residential areas, where multiple families could profit from smallscale informal shops along a square . Local scattered open space were traditionally situated close to residential quarters that provide basic household facilities. Traditionally they would be located along main axis of village and front of courtyard house. Base on these, the public space in Baishizhou also can be divided into 3 scales. Baishizhou Scale, Neighborhood scale, and local scale.

The public space in Baishizhou scale was a major attraction within the city. It is a backbone of the public structure with the area which present the identity of the area. The implementation of such public space on a local scale requires presence of attractions and facilities for all users involved. It should contain all the sptial needs for lifestyle, socila innovation and informality.

Local passers and local inhabitants are the main users of neighborhood scale public square. The public space is the central area for a neighborhood and should be connected to important (pedestrian) routes within the area. It should incorperated the function for match the lifestyle of inbaitant and give space for informality.

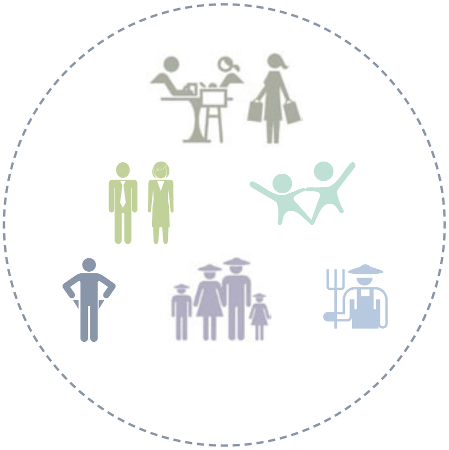
The local public space is a small scale place designed for all local inhabitants. It is a place where people can gather and where the community is made up from social interaction. So this scale mainly focus on the functions on lifestyle to stimulte the use of public space from local inhabitants.

Baishizhou Scale



Life style	Social Innovation	Informality
Bar/Cafe'	Studio/Office	Resteraunt
Out-door workout	Drawing	Hairdresser
Green space	Sculpture	Open market
Seating area	Workshop	Floating snack bar
Out-door games	Exhbition	Waste collection
playground	Creative market	
Wifi	Studio/Office	
Worship		
Stage		
Community Center		

Neighborhoods Scale



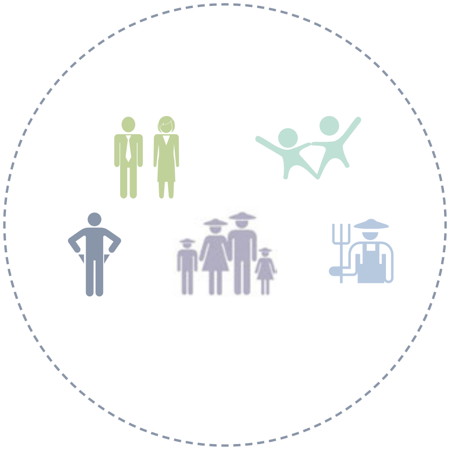
Life style

- Bar/Cafe’
- Out-door workout
- Green space
- Seating area
- Out-door games
- playground
- Wifi
- Worship
- Stage

Informality

- Resteraunt
- Hairdresser
- Open market
- Floating snack bar
- Waste collectio

Local Scale



Life style

- Bar/Cafe’
- Out-door workout
- Green space
- Seating area
- Out-door games
- playground
- Wifi
- Worship
- Stage

Toolbox

FOR JOINT-STOCK COMPANY

Urban regeneration office

SUBSIDY

Joint-stock company

INVEST

Program

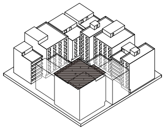
CHOICES

Profit

Open Space

Scale & Users

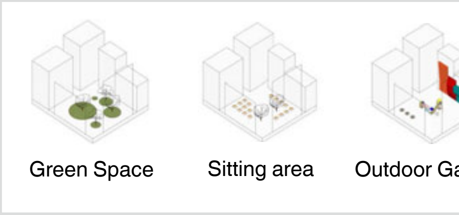
Square



Follow

Community Designer

Work with the communigty designer to choose the infill

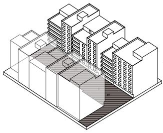


Green Space

Sitting area

Outdoor Ga

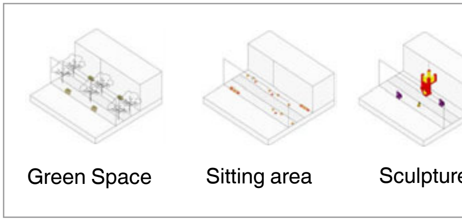
Stree



Follow

Community Designer

Work with the communigty designer to choose the infill

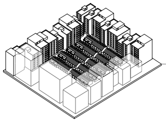


Green Space

Sitting area

Sculpture

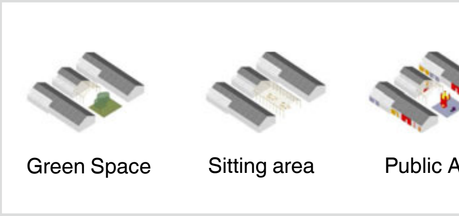
Historical Quater



Follow

Community Designer

Work with the communigty designer to choose the infill

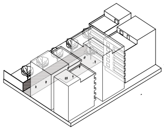


Green Space

Sitting area

Public A

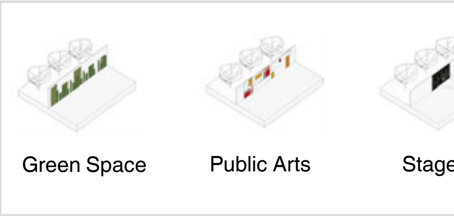
Boundaries



Follow

Community Designer

Work with the communigty designer to choose the infill



Green Space

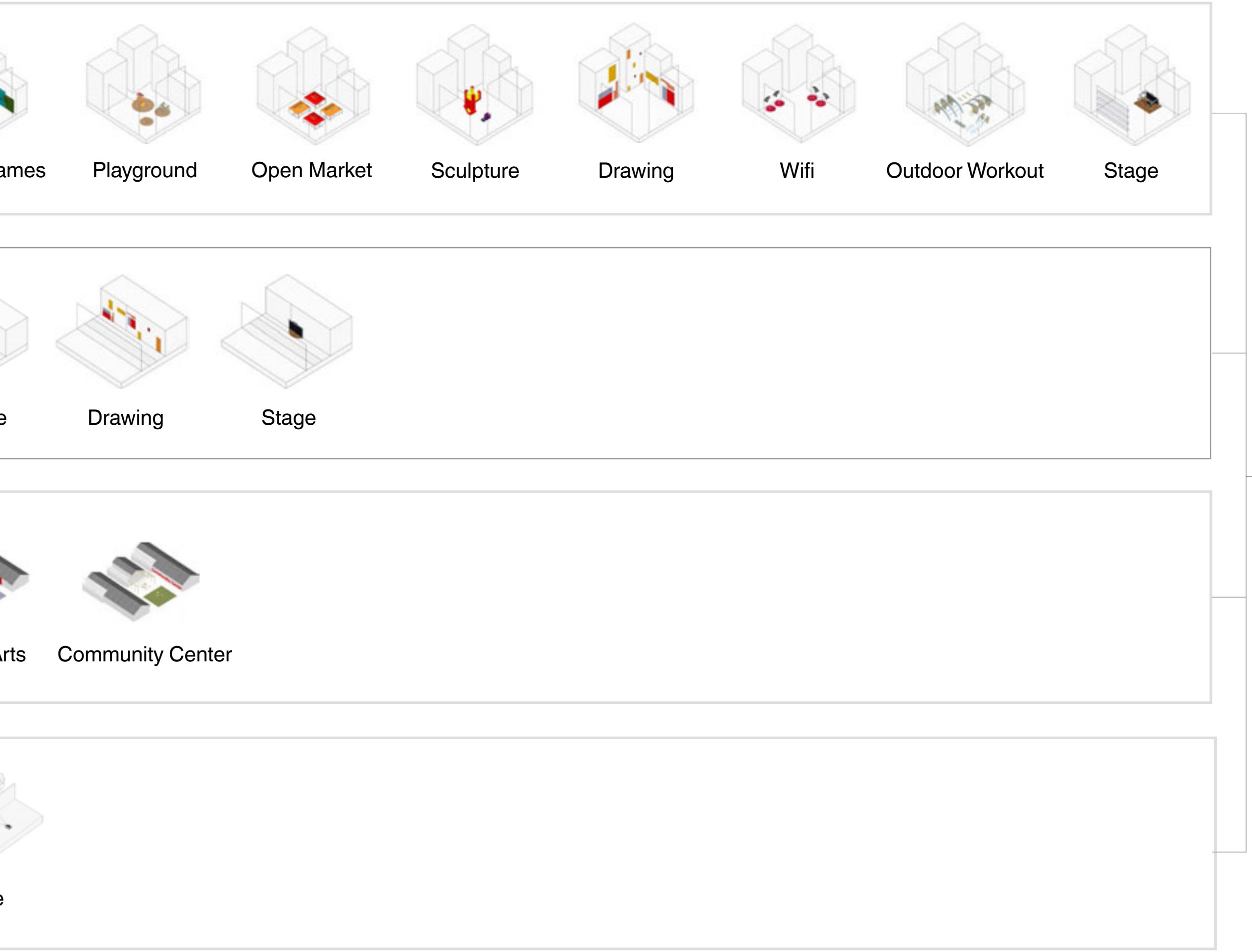
Public Arts

Stage

- BETTER ENVIRONMENT
- PLACE MARKETING TO ATTRACT MORE FOREIGN INVESTMENT
- MAINTAIN THE TENANTS IN MARKET COMPETITION

Possible Infill

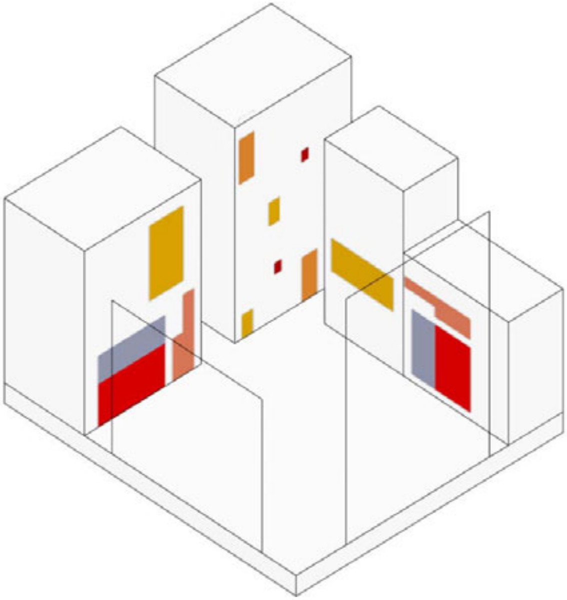
Social Value


ames
Playground
Open Market
Sculpture
Drawing
Wifi
Outdoor Workout
Stage
e
Drawing
Stage
rts
Community Center
e

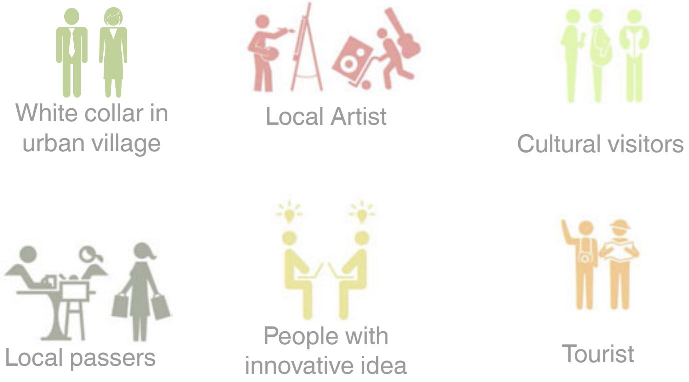
MAKE THE PLACE RENEWED THE STREET CULTURE

Possible infill:Public Drawing

Basic Design

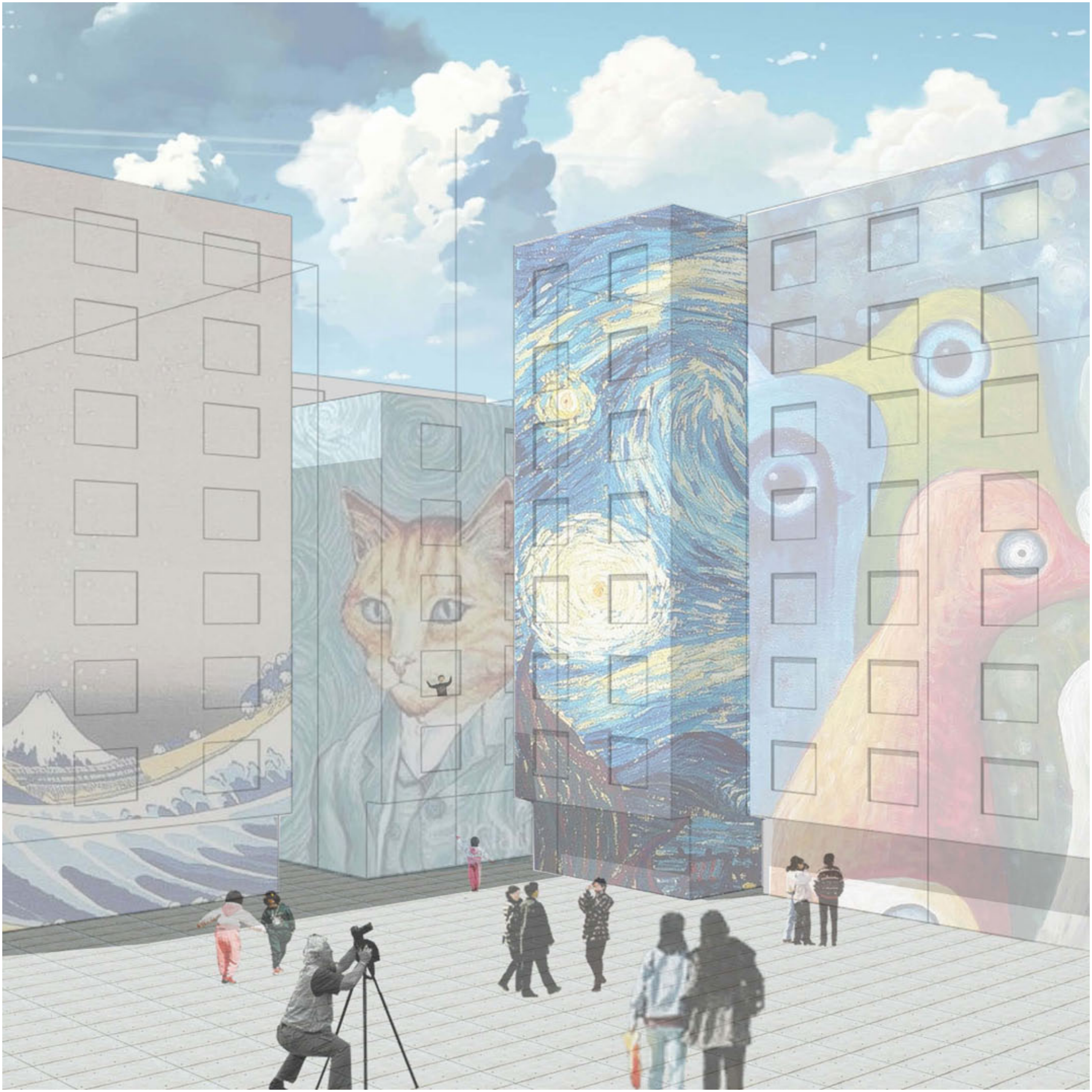


Target users

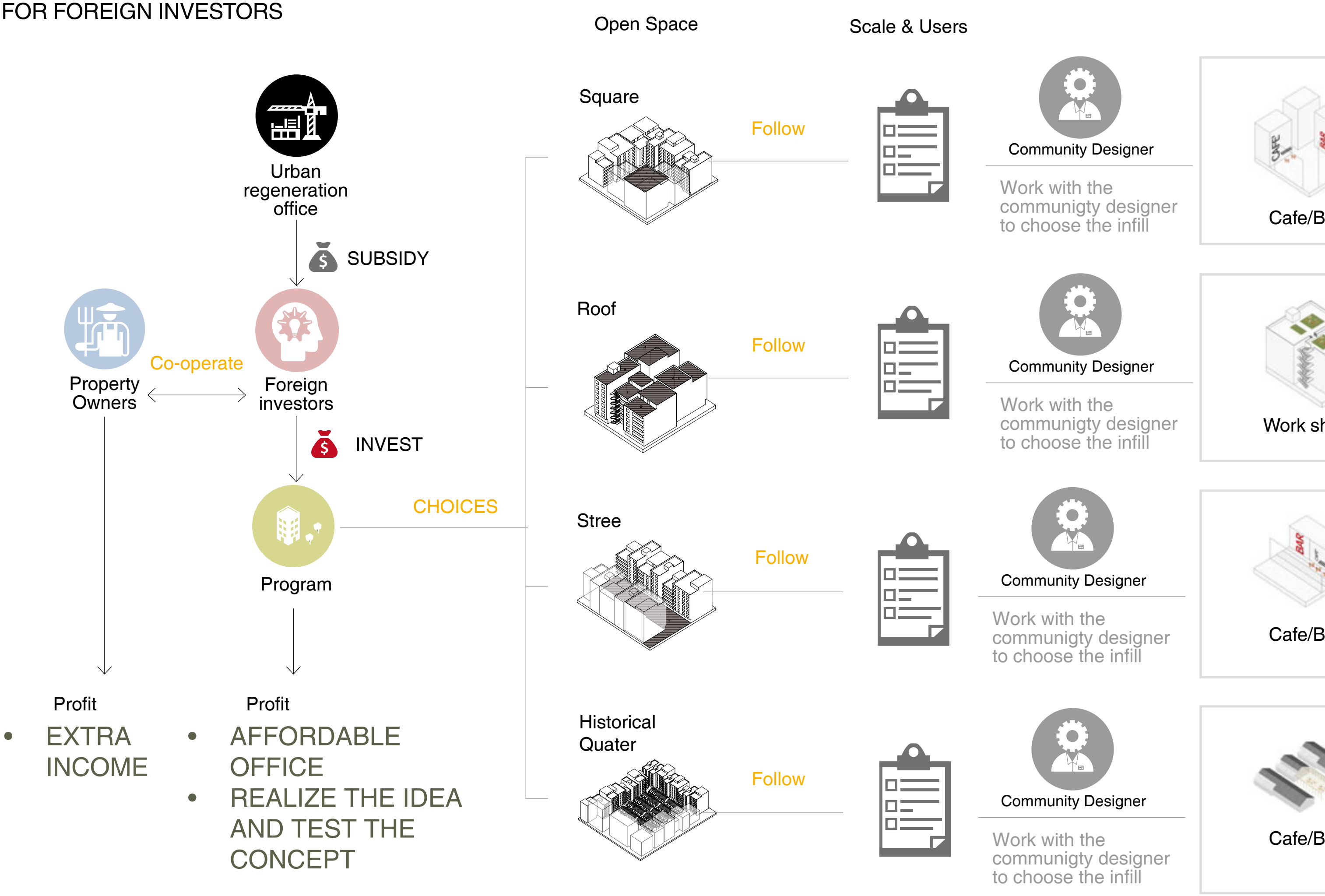

White collar in urban village
Local Artist
Cultural visitors
Local passers
People with innovative idea
Tourist

social Values

Public Drawing on the walls is a way of beautify the square. It can enhance the legibility of a area, which is crucial to place-marketing. It can create a new concept of what is appropriate for the built environment of the area. It can also contribute to the users' understanding of the place and further enhance their sense of place. It is hoped that these public arts can continue to enhancing the users; sense of place.



FOR FOREIGN INVESTORS



Urban regeneration office

SUBSIDY

Property Owners

Co-operate

Foreign investors

INVEST

Program

CHOICES

Profit

- EXTRA INCOME

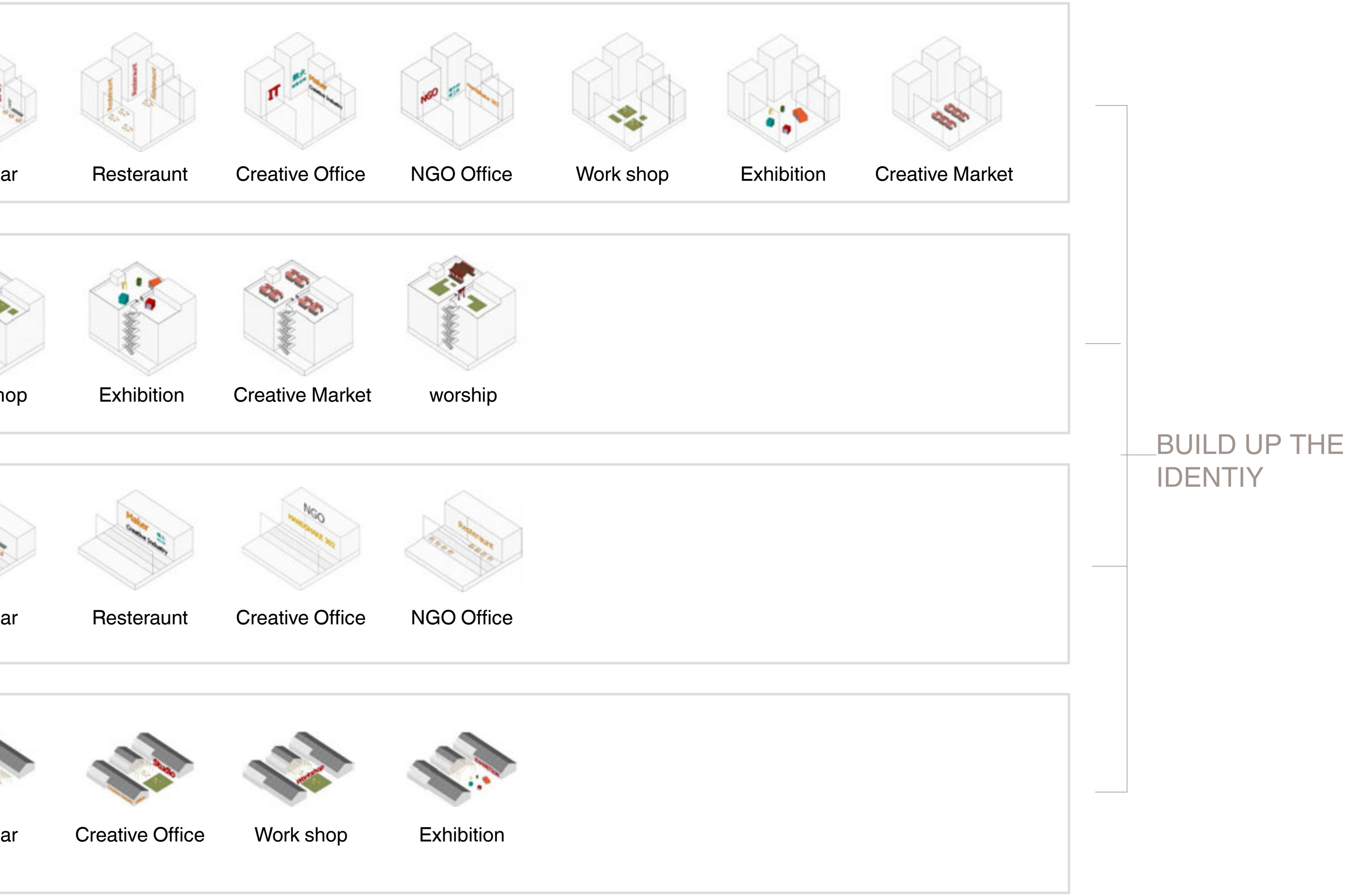
Profit

- AFFORDABLE OFFICE
- REALIZE THE IDEA AND TEST THE CONCEPT

Open Space		Scale & Users		
Square	Follow		Community Designer Work with the communigty designer to choose the infill	Cafe/B
Roof	Follow		Community Designer Work with the communigty designer to choose the infill	Work sh
Stree	Follow		Community Designer Work with the communigty designer to choose the infill	Cafe/B
Historical Quater	Follow		Community Designer Work with the communigty designer to choose the infill	Cafe/B

Possible Infill

Social Value



ar

Resteraunt

Creative Office

NGO Office

Work shop

Exhibition

Creative Market

hop

Exhibition

Creative Market

worship

ar

Resteraunt

Creative Office

NGO Office

ar

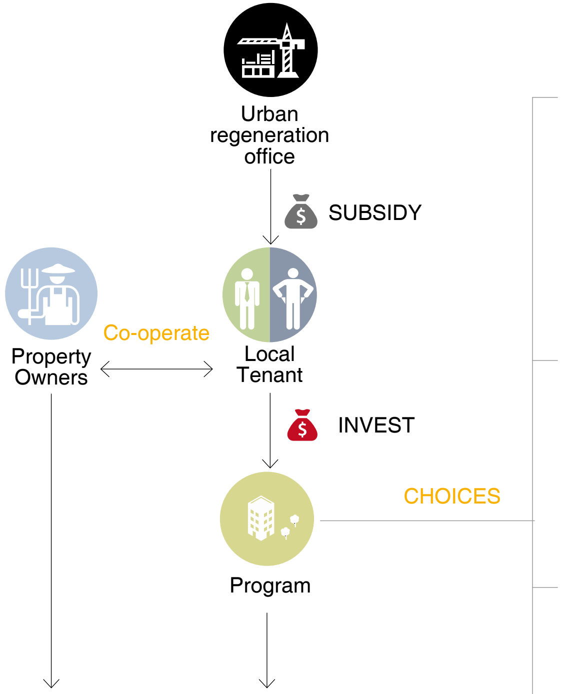
Creative Office

Work shop

Exhibition

BUILD UP THE IDENTIY

FOR LOCAL INBITANT



Urban regeneration office

SUBSIDY

Property Owners

Co-operate

Local Tenant

INVEST

Program

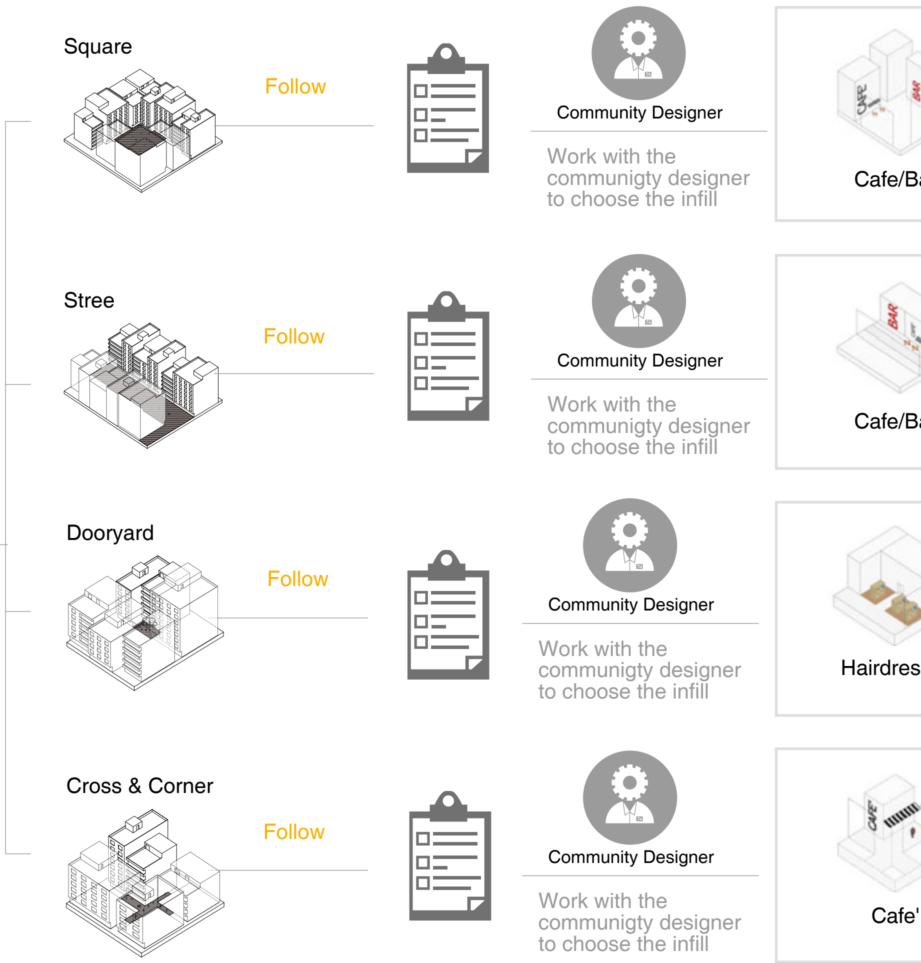
CHOICES

Profit

- EXTRA INCOME

Profit

- AFFORDABLE OFFICE
- REALIZE THE IDEA AND TEST THE CONCEPT

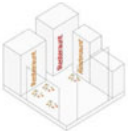


Open Space		Scale & Users			
Square	Follow	☐	Community Designer	Work with the communigty designer to choose the infill	Cafe/Ba
Stree	Follow	☐	Community Designer	Work with the communigty designer to choose the infill	Cafe/Ba
Dooryard	Follow	☐	Community Designer	Work with the communigty designer to choose the infill	Hairdres
Cross & Corner	Follow	☐	Community Designer	Work with the communigty designer to choose the infill	Cafe'

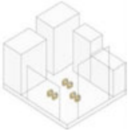
Possible Infill

Social Value

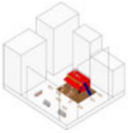
ar



Resteraunt



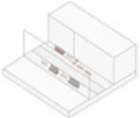
Hairdresser



Floating Snak Bar

ar

Resteraunt



Floating Snak Bar

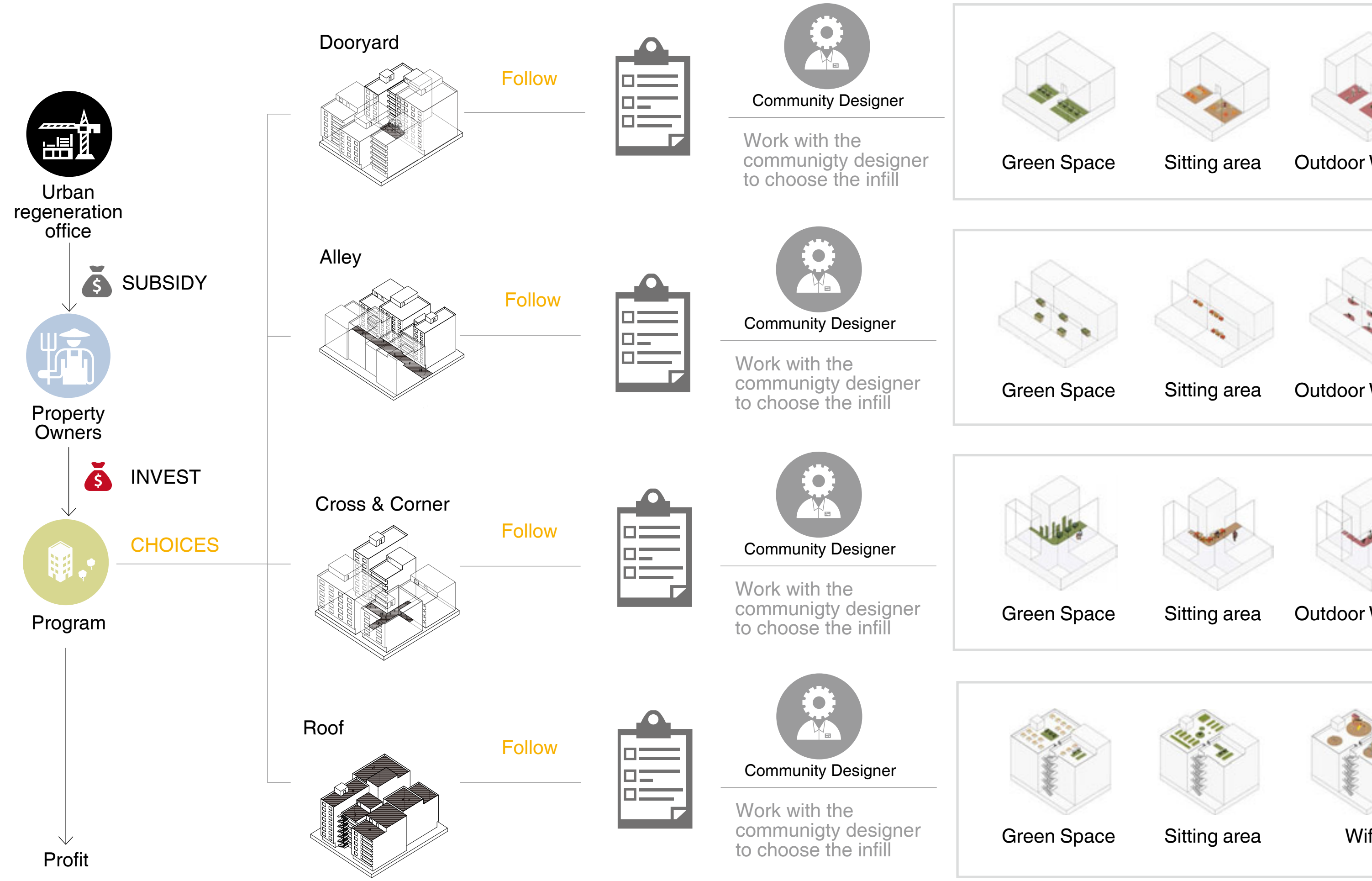
ser

ENHANCE
URBAN VITALITY

FOR PROPERTY OWNERS

Open Space

Scale & Users



Urban regeneration office

SUBSIDY

Property Owners

INVEST

Program

CHOICES

Profit

Dooryard

Follow

Community Designer

Work with the communigty designer to choose the infill

Green Space

Sitting area

Outdoor

Alley

Follow

Community Designer

Work with the communigty designer to choose the infill

Green Space

Sitting area

Outdoor

Cross & Corner

Follow

Community Designer

Work with the communigty designer to choose the infill

Green Space

Sitting area

Outdoor

Roof

Follow

Community Designer

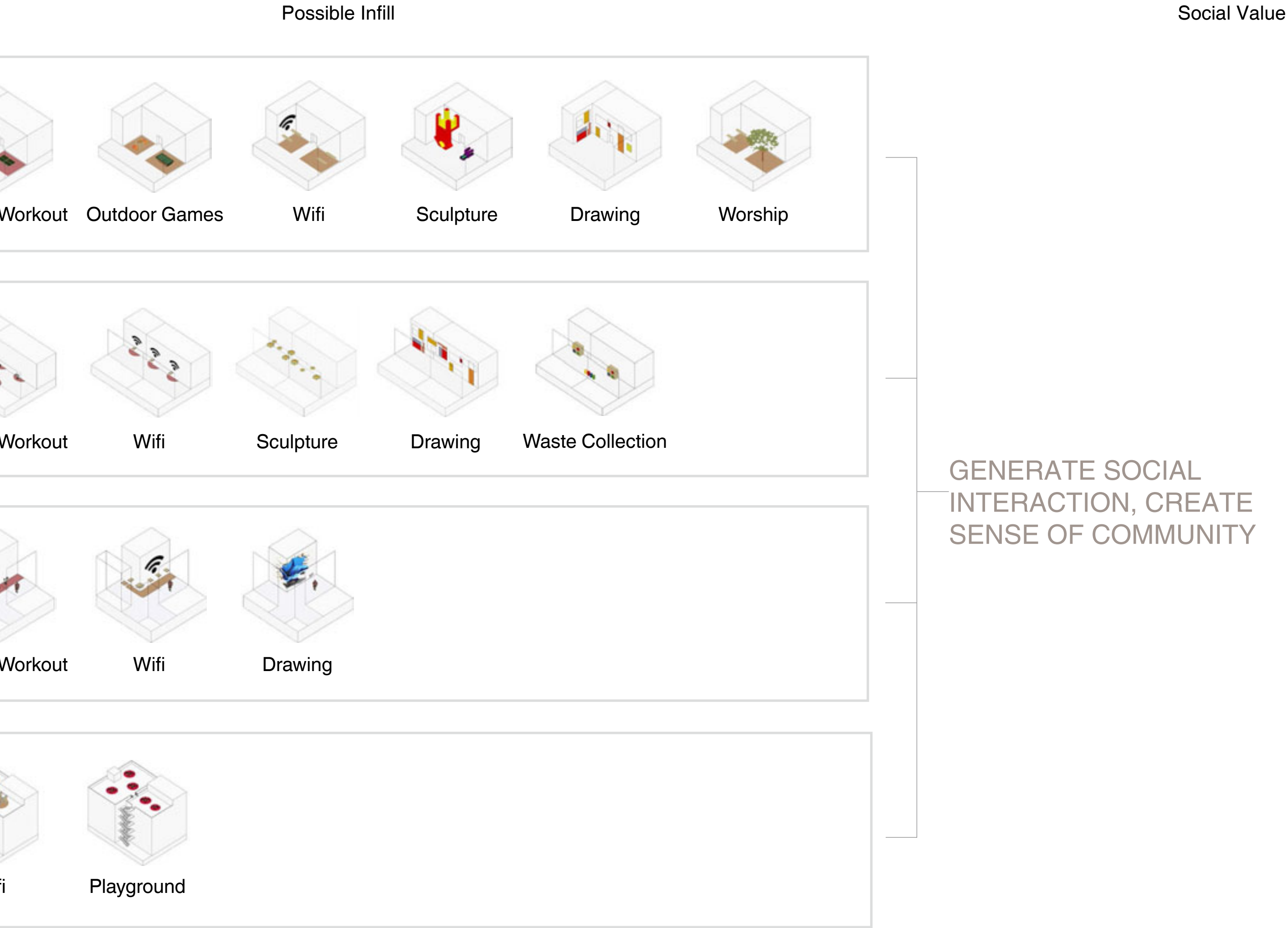
Work with the communigty designer to choose the infill

Green Space

Sitting area

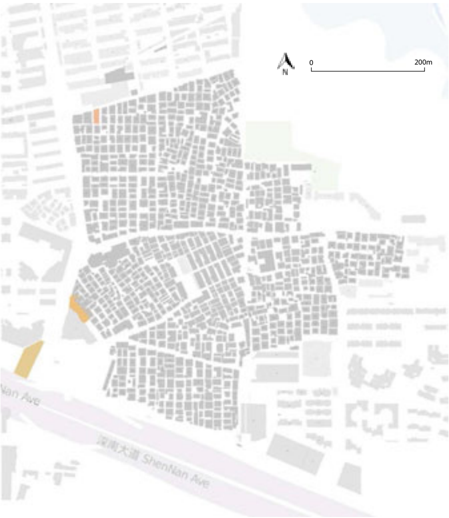
Wif

- BETTER LIVING CONDITION
- HIGHER RENT INCOME


Possible Infill
Social Value
Workout
Outdoor Games
Wifi
Sculpture
Drawing
Worship
Workout
Wifi
Sculpture
Drawing
Waste Collection
Workout
Wifi
Drawing
fi
Playground
GENERATE SOCIAL INTERACTION, CREATE SENSE OF COMMUNITY

7.3 ACTION

EVALUATION OF BAISHIZHOU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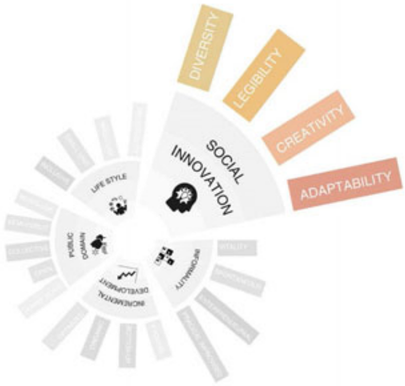
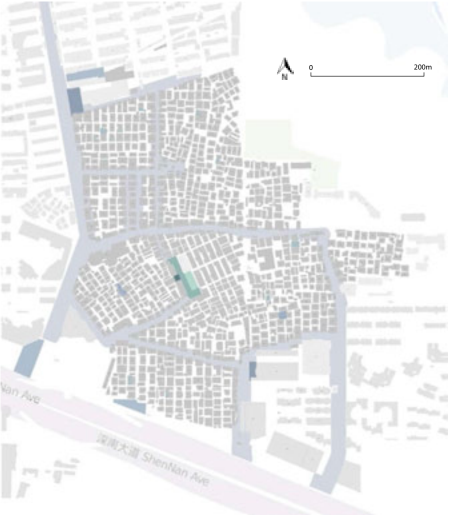
Nan Ave
深南大道 ShenNan Ave


DIVERSITY
LEGIBILITY
CREATIVITY
ADAPTABILITY
SOCIAL INNOVATION
LIFE STYLE
PUBLIC DOMAIN
INCREMENTAL DEVELOPMENT
INFORMALITY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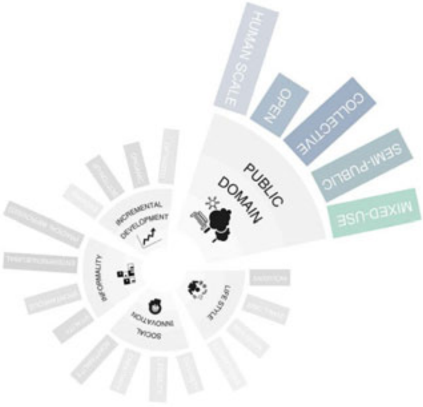
Nan Ave
深南大道 ShenNan Ave


HUMAN SCALE
OPEN
COLLECTIVE
SEMI-PUBLIC
MIXED-USE
PUBLIC DOMAIN
INCREMENTAL DEVELOPMENT
INFORMALITY
SOCIAL INNOVATION
LIFE STYLE

Nan Ave
深南大道 ShenNan Ave

PUBLIC DOMAIN
INCREMENTAL DEVELOPMENT
INFORMALITY

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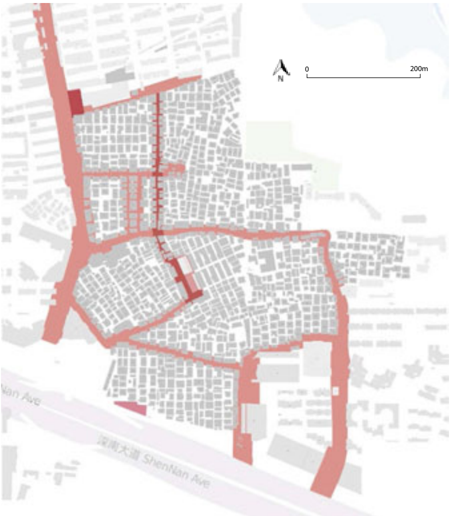
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Nan Ave
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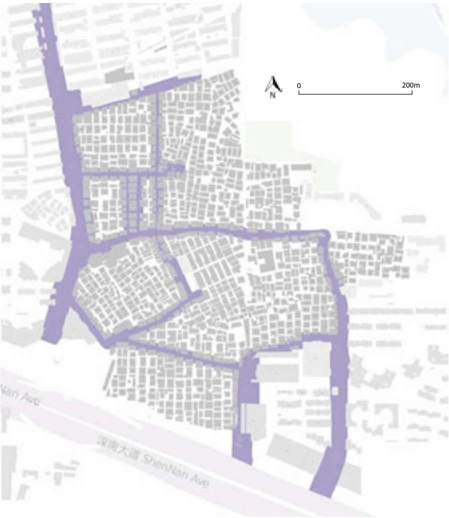
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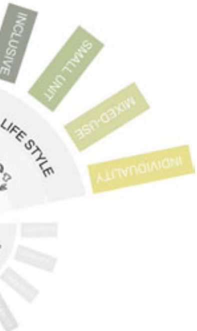
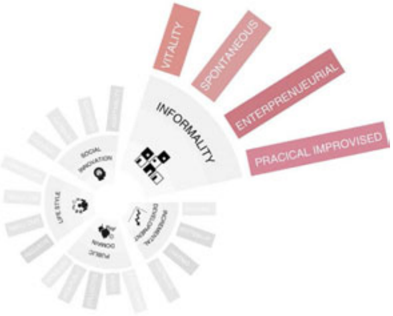
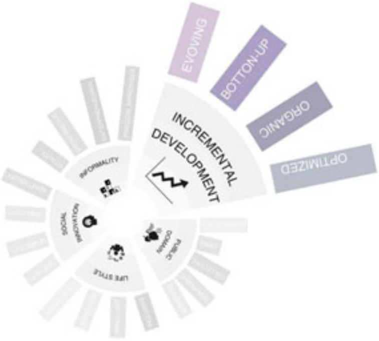
Nan Ave
深南大道 ShenNan Ave

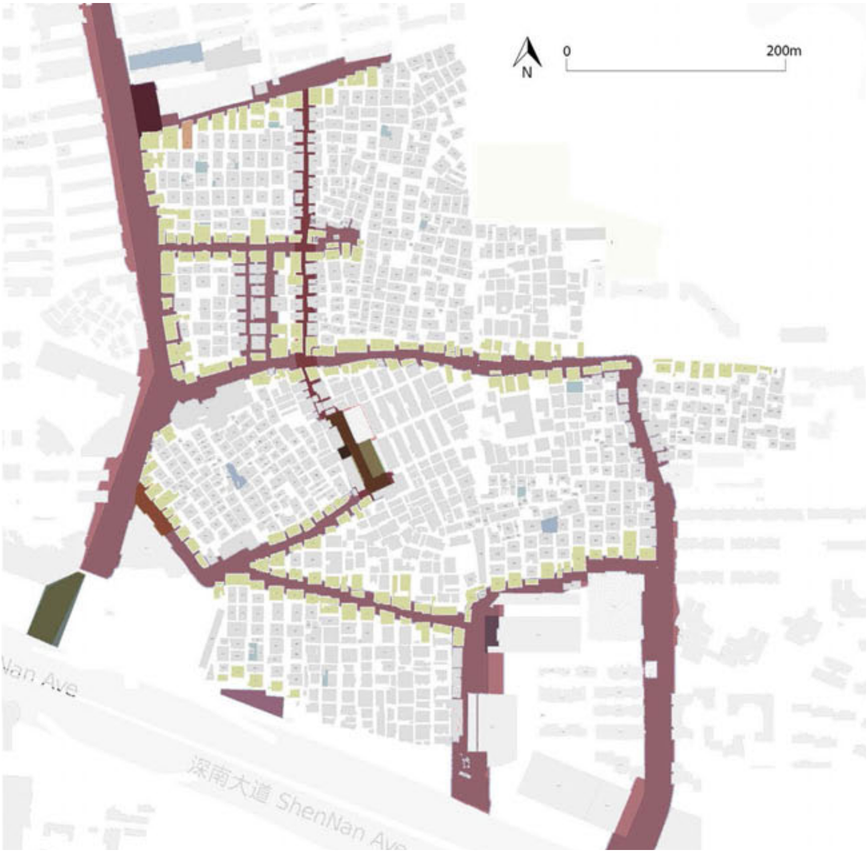

INCLUSIVE
SMALL UNIT
MIXED-USE
INDIVIDUALITY
LIFE STYLE


VITALITY
SPONTANEOUS
ENTERPRENUEURIAL
PRACICAL IMPROVISED
INFORMALITY
SOCIAL INNOVATION
LIFE STYLE
PUBLIC DOMAIN
INCREMENTAL DEVELOPMENT


EVOVING
BOTTON-UP
ORGANIC
OPTIMIZED
INCREMENTAL DEVELOPMENT
INFORMALITY
SOCIAL INNOVATION
PUBLIC DOMAIN
LIFE STYLE

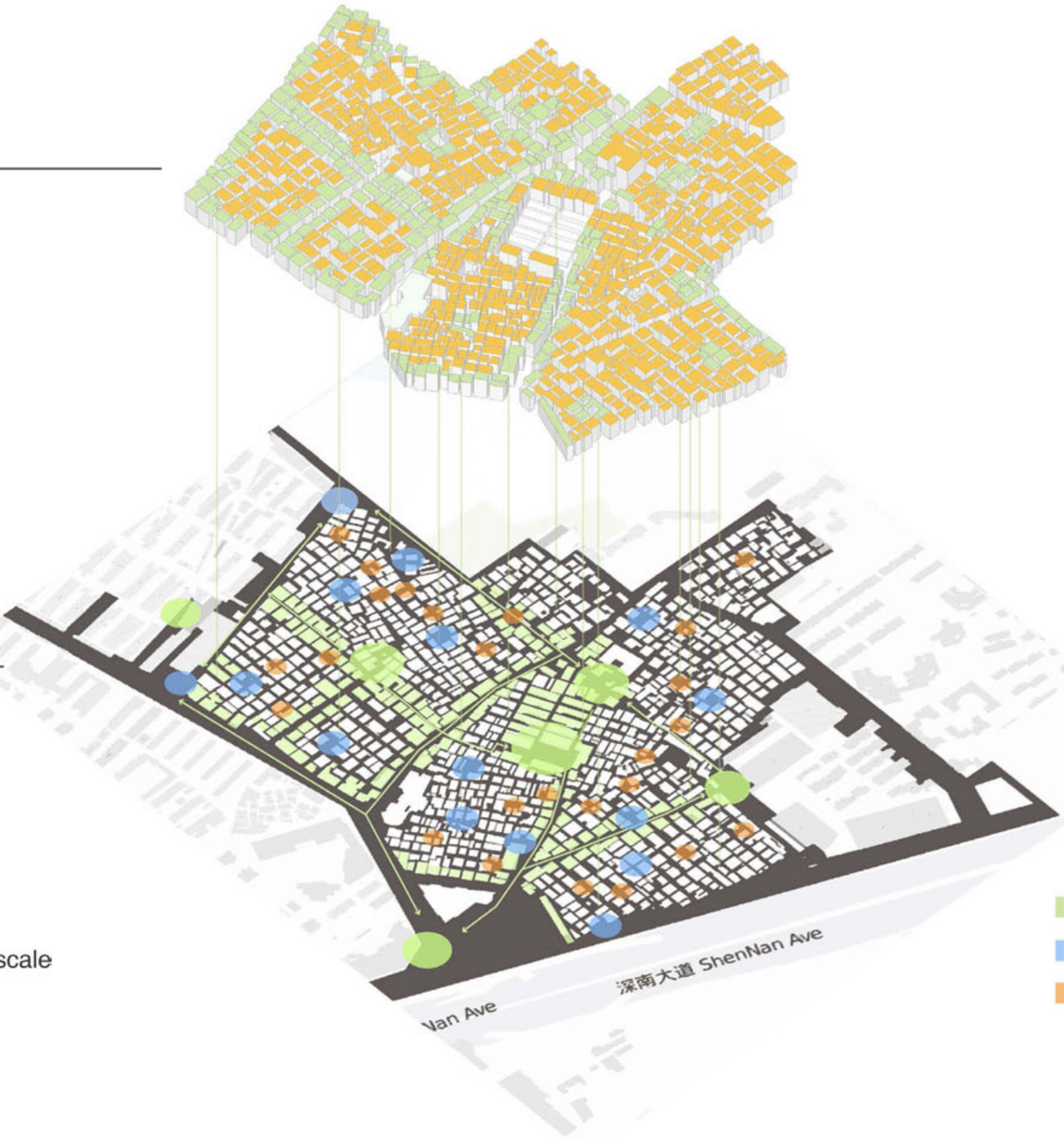
EVALUATION OF BAISHIZHOU

When putting all the evaluation of 5 aspect together in one map as figure 7.2.1.1, You can find that the place with most quality is the Street, then the square in the center and the square in the entrance. The most of the potential open space inside village have no spatial qualities of social innovation, lifestyle, informality and incremental development, but public domain. Acoording to this evaluation ,the structure of the public space transfer from the potential open space can be divide into 3 scale, Bashizhou scale, focus on building the identity of Baishizhou, neighbothood scale fulfill the lifestyle requirement of inhabitant, local scale for social interation between neighbors.



Frigure 7.2.1.1 The overlap evaluation of Baishizhou

STRUCTURE OF THE POTENTIAL SPACE


深南大道 ShenNan Ave
Nan Ave

ROOF

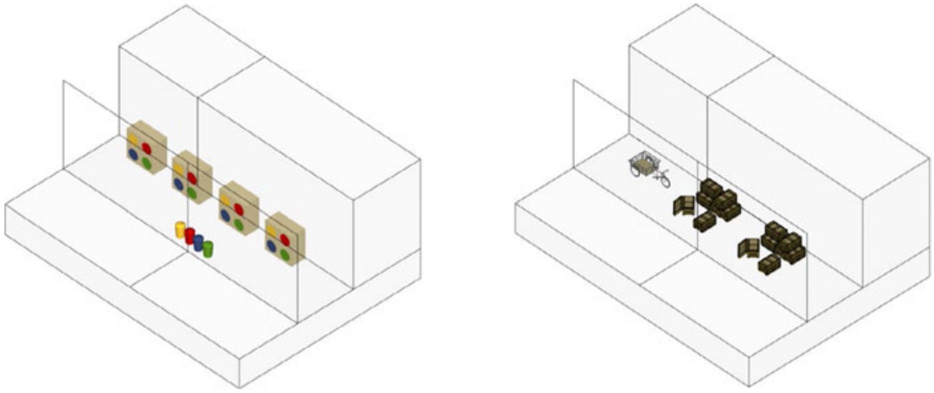
OPEN SAPCE

🟩 Regional scale
🟦 Neighborhood scale
🟧 local scale

THE HANDSHAKE ALLEY IN URBAN VILLAGE

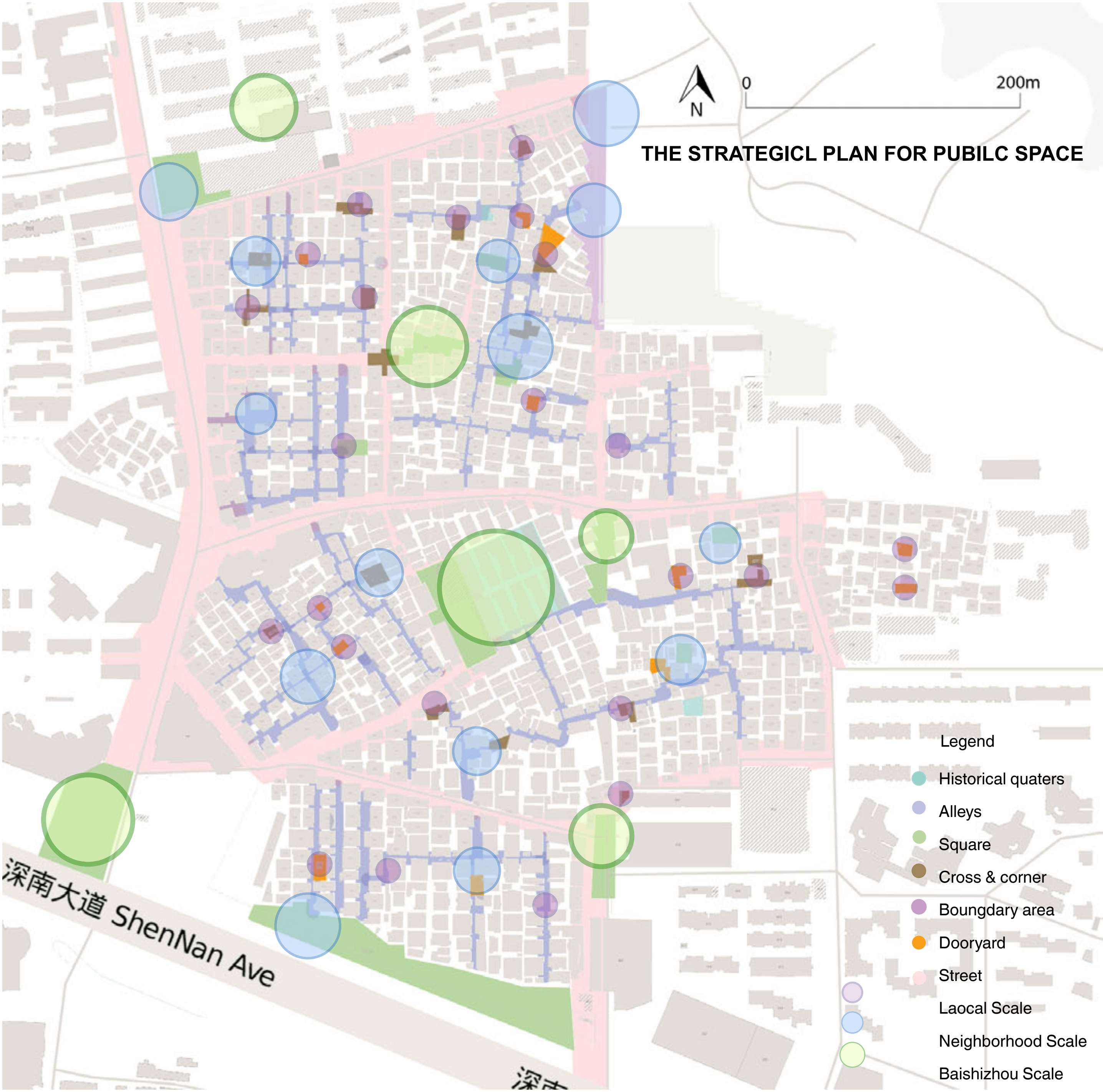
As mentioned above, inside baishizhou, there are few dead end place. These space is the source of potential safety problem. The way of dealing with these space can be closing it and creat new function. For instance, use them as waste collection area that regulate place for waste collection. Moreover, the storage area inside basizhishou are also not enough. The palce can be use a storage for the floating snack bar owner to keep their tricycle in daytime.

Closing this dead end and handshake place in Baishizhou can also helping to build up the structure of public space by changing the route of going to back.



Frigure 7.2.2.1 The possiblities of using the dead end and handshake place

THE STRATEGICL PLAN FOR PUBILC SPACE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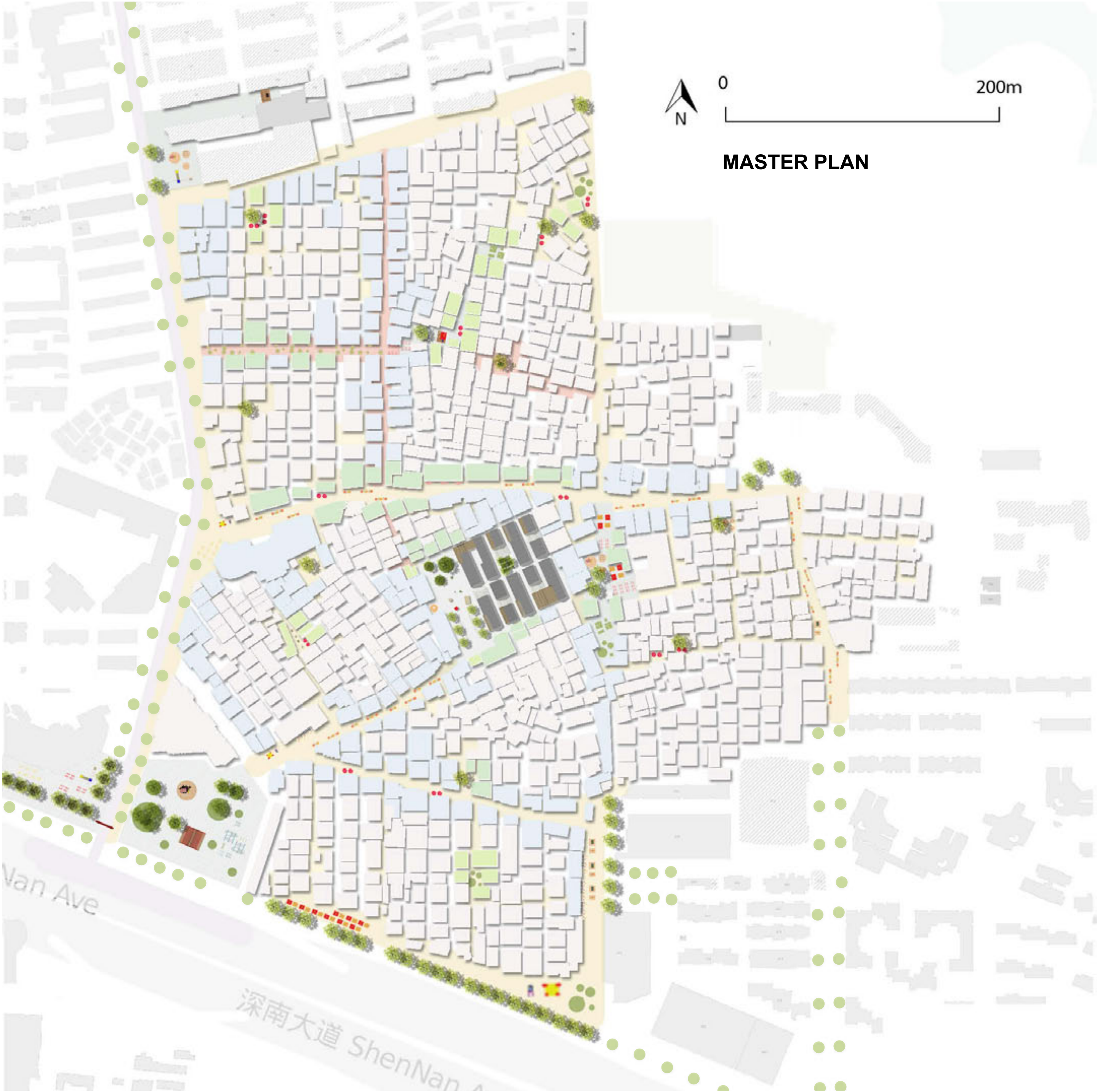
深南大道 ShenNan Ave
深南
Legend
Historical quaters
Alleys
Square
Cross & corner
Boungdary area
Dooryard
Street
Laocal Scale
Neighborhood Scale
Baishizhou Scale



MASTER PLAN

N
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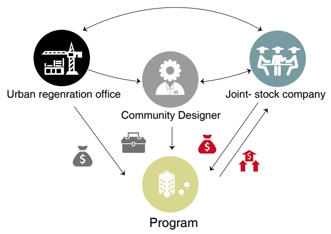
Nan Ave
深南大道 ShenNan A

PHASING

In order to prevent a situation of 10 yeras of continuous construction activities on every location, a phase is proposed that clusters development around urban village. the main public structure and in smaller neighborhoods.


Urban regenration office
Community Designer
Joint- stock company
Program

PHASE 1 : MAKE THE PLACE

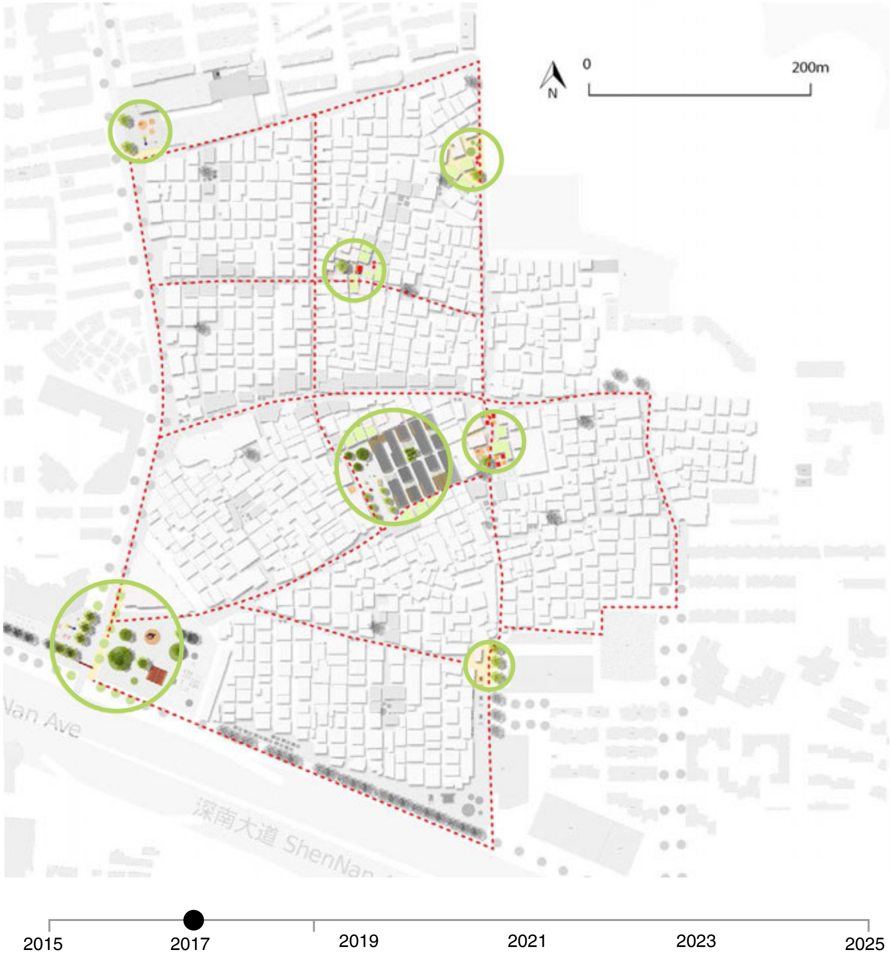
This period , focus on baishizhou scale, build up the backbone of public space stucture.

Government take the initial to work with village committee to build the pilot projects that give a sign to property owners and foreign investors

The main public structure improve the connectivity among different parts of Baishizhou, help to creat a critical mass for development.The public spaces also improve the image of Baishizhou, make it a place.

Inhabitant like property owners and low income have more choises to entertain themself after the public space are generate

The white collar can find the place for them for them which can attatch them more to baishizhou


N
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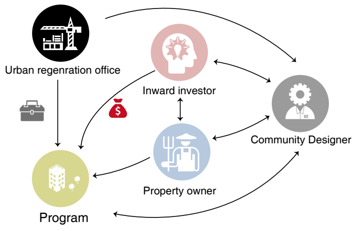
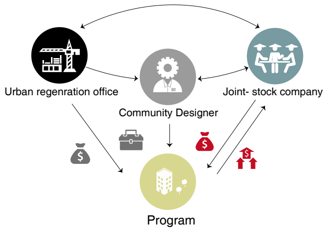
Van Ave
深南大道 ShenNan
2015
2017
2019
2021
2023
2025

PHASE 2 : BUILD UP IDENTITY

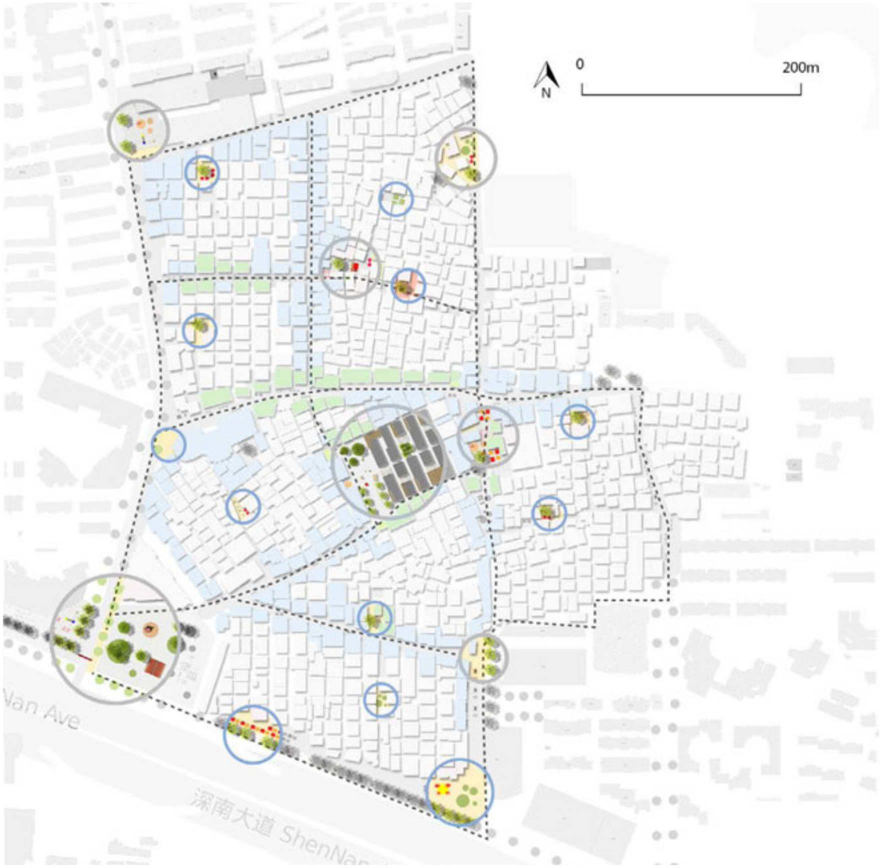

Urban regenration office
Inward investor
Community Designer
Property owner
Program


Urban regenration office
Community Designer
Joint- stock company
Program

The enviroment improvement attract foreign investors, expecilly the creative company because of Baishizhou'innovatice miliue, close to Shenzhen university, high-tech park, OCT-loft and ect. More important is that the young professionals live inside.

The joining of creative company and the people with innovatived idea inside Baishizhou enhance the unique characteristic of Baishzhou,help build up the identiy and creat local economic. Diverse the functions inside Baishizhou and improve urban vitality.

The studio or office or worshop of creative company first build in the central square within the historial buildings, then extend to the other public space. They also help to enhance the backbone of public space stucture.
The neighborhood scale square are built as wll, serve as a meeting place for the local passers and inhabitants.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深南大道 ShenNa

2015
2017
2019
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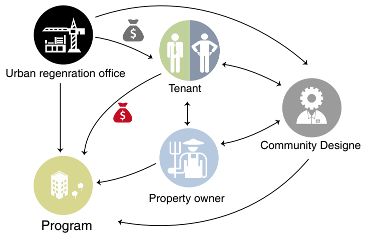
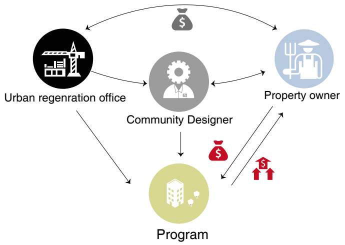
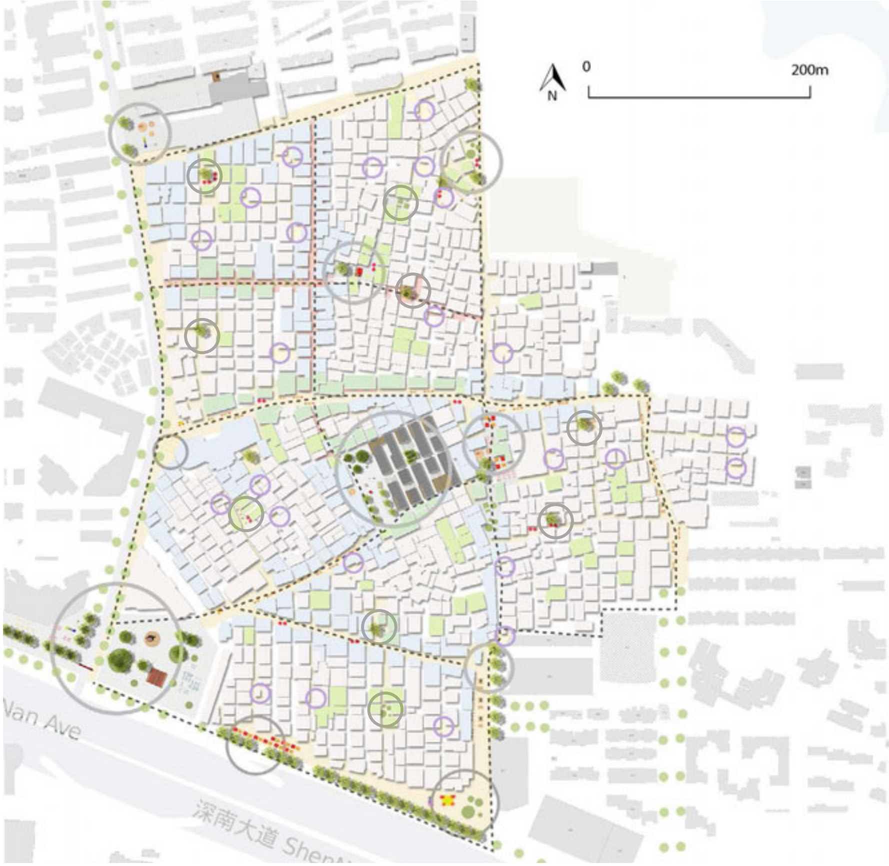
2023
2025

PHASE 3 : SENCE OF COMMUNITY


Urban regenration office
Tenant
Community Designe
Property owner
Program


Urban regenration office
Community Designer
Property owner
Program

Following up by the property owners the small scatted public space are built. The small place are base on the life style of different inhabitant, which help to bring, bring people together and generate more social inteaction. In this local scale, the relationship among inhabitants will become closer which create the possibility that the stranger become neighbors.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200m
Van Ave
深南大道 Shen

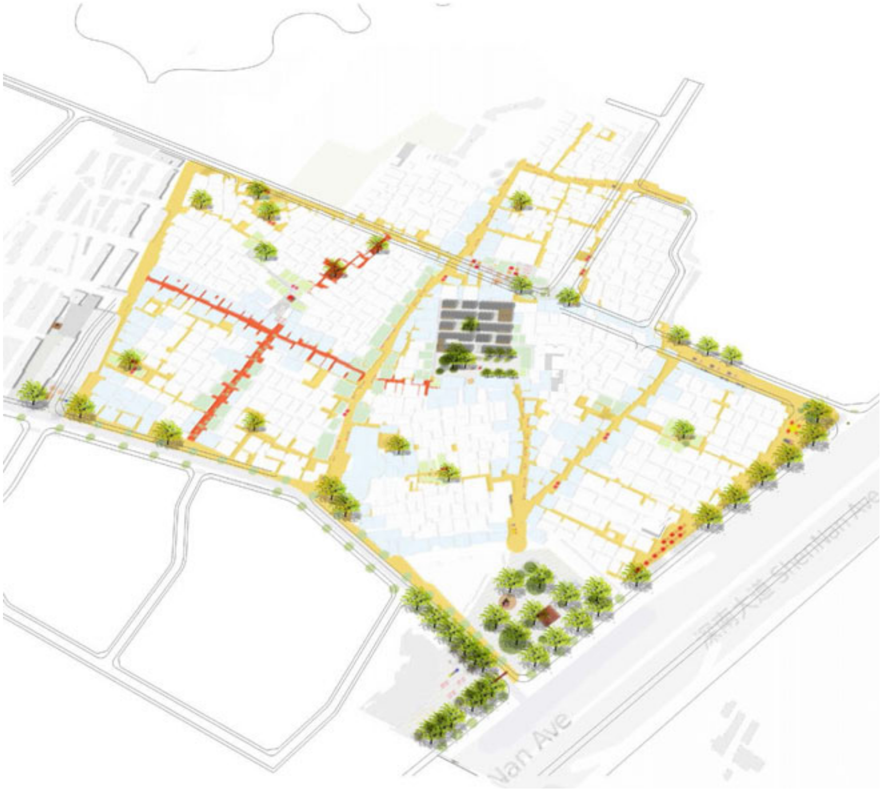
2015
2017
2019
2021
2023
2025

THE LONTERM INFLUENCE OF SHORT TERM INTERVENTION IN URBAN SCALE

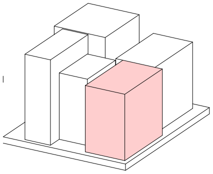
In planning level, the large scale demolition are frozen, the transitional period is extend. The stong public space structure can benefit the city in a long term.to maintain the tennants and get better living condition, the property would do small scale renovation and regeneration along the public space, such as improve the housing quality , provide better acess to the public space to match the lifestyle of white collar.

These incremental spontaneous development improve the spatial quality of Baishizhou. In the short-term future, the Baishizhou will become a livable human settlement with affordable prize. The Baishizhou will a community.

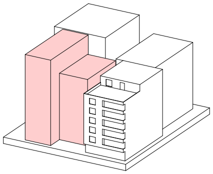
In long-term future, supposing there is no need for affordable housing in Shenzhen, or there is another approach to provide the affordable housing, the property owners can work with small developers to redevelop the area base on the public structure.The public space structure help to keep the local spatial qualities by maintain the morphology.



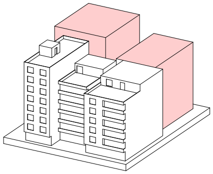
Incremental development



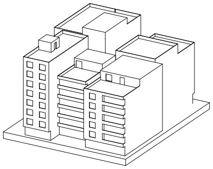
Renovate the interia



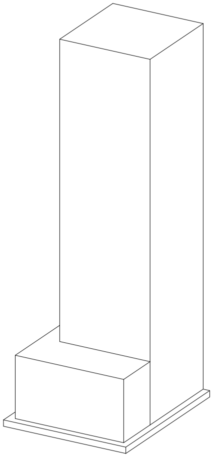
Repaint the fazade



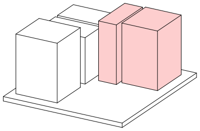
Repaint the fazade



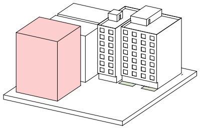
Livable human Settlement



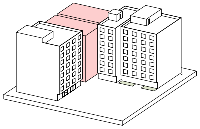
In the long-term future, property owners co-operate with developer to buildrise



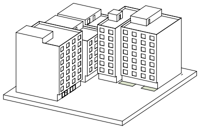
Renovate the interia Reprint the fazade and new green facing the the public space



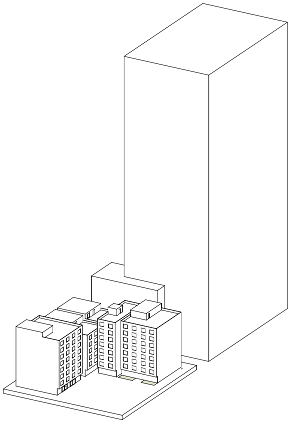
Repaint the fazade Better acess to the public space on ground floor



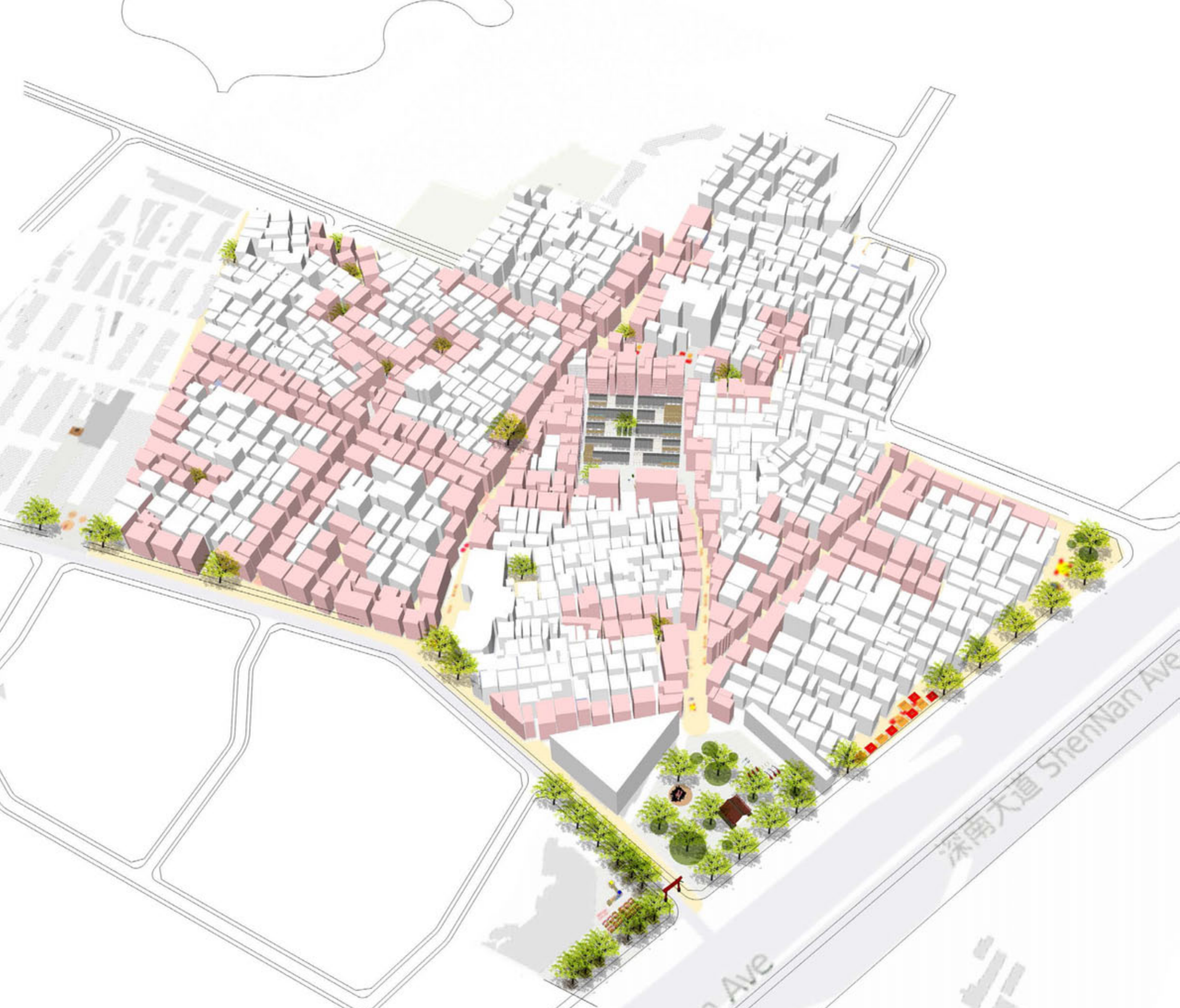
Repaint the fazade

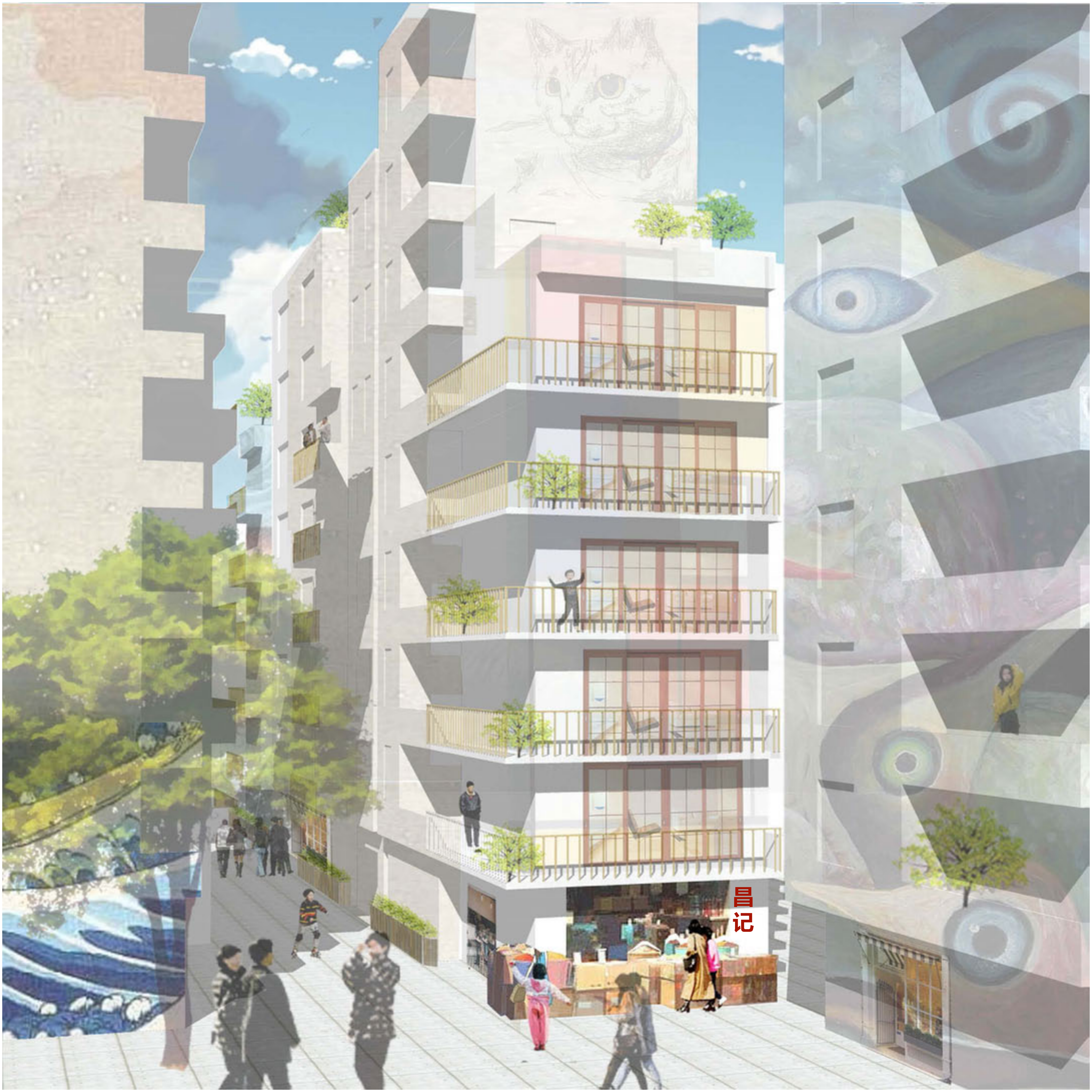


Enhance public structure

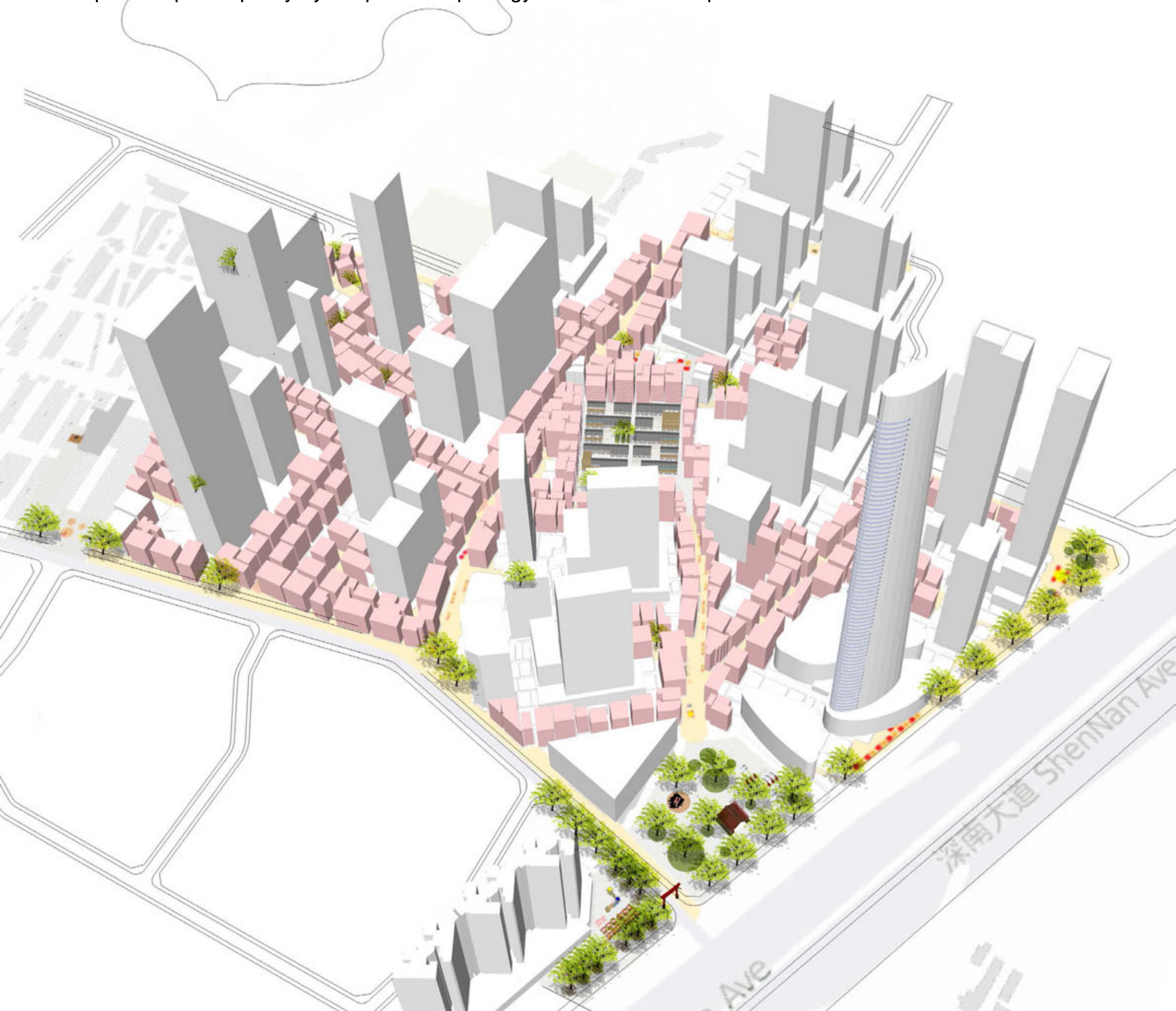


In the long-term future, keep public structure, Affordable Housing , Livable Human Settlement.


深南大道 ShenNan Ave
Ave


昌记

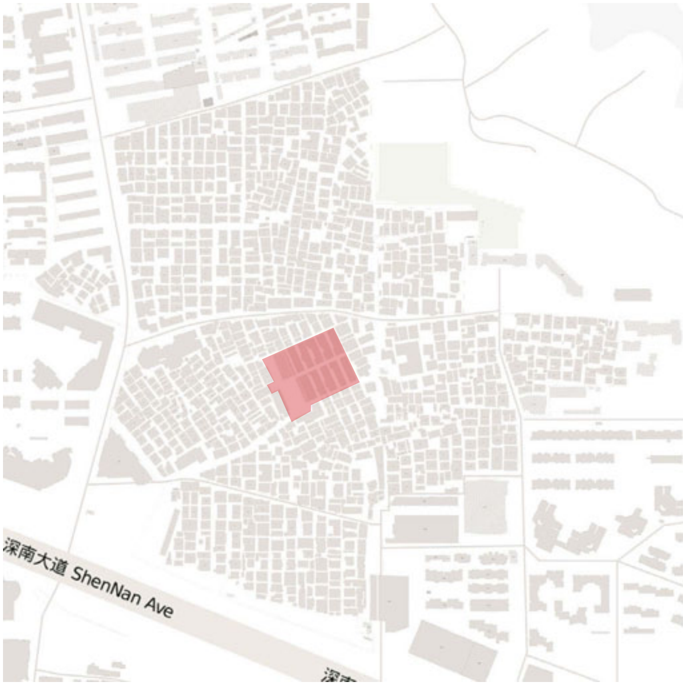
Keep local spatial quality by keep the morphology in future redevelopment


深南大道 ShenNan Ave
Ave

PILOT PROJECTS

- PLANNING
- DESIGN
- DEVELOPING MODE
- SPATIAL STRATEGY
- PHASING

8.1 CENTER SQUARE



Frigure 8.1.1.1 Location of the regional historic square in Baishizhou.

The historic centre of Baishizhou will become one of the central areas within the urban village. In figure 8.1.1.1, the location of the plan is presented. This area will have a regional character, which means that all th groups od inhabitants be integrated and use the square.

Three historic buildings have been renovated to create a trditional chinese public space. Adding some cross and corners makes the area have more fun. The historical buildings are the new space for creative class or company to estabilish theri studio , office or workshop, Which will be new landmark of Baishizhou.

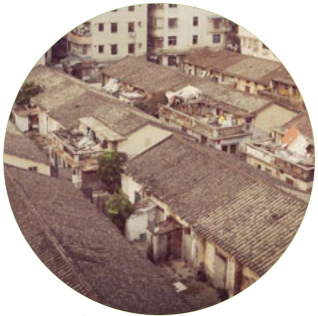
A samll park is situated on the west side of the square with to a meeting place for elderly and game area , enclosed by residential units . This area is connected to one of the main pedestrian routes, as vividness plays a large role in the success of a meeting place. The existing community centre is connected to the historic well, where the existing game play area will remain. Additionally, several small floating big box situated in the middle of the square will be introduced. They can be enfill with different funtions like small exhibition, floating snak bars and other informal bussiness. Additionally a facilities can use for temporary creative market will be introduced, to expand the market route towards the square.

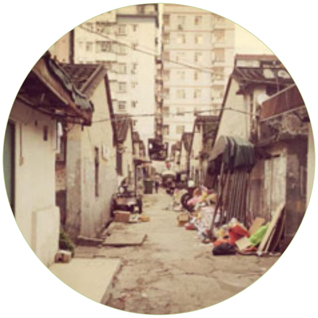
CURRENT SITUATION

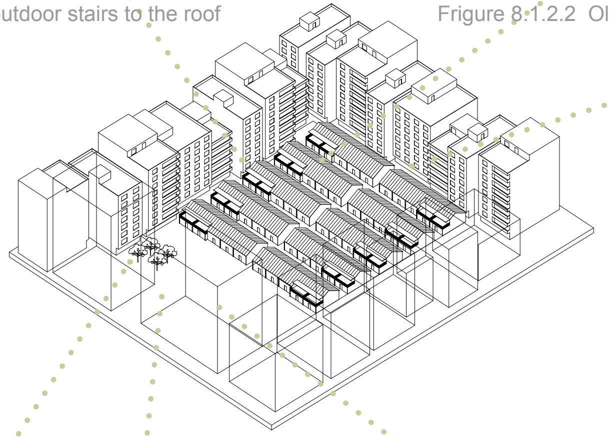
ROOF Most of the roofs in square has the potential. People do urban farming on their own roof., two of them even have the outdoor stair to acess to the top

HISTORICAL QUATER The tangtou traditional building in central square is lacking maintenance. Now most of them are fenced because they are dangerous. Only a few located by the side are rented to the low income

Frigure 8.1.2.1 The outdoor stairs to the roof


Frigure 8.1.2.2 Old tangtou housing


Frigure 8.1.2.3 The main path in tangtou housing are abandon and full with trash



SQUARE

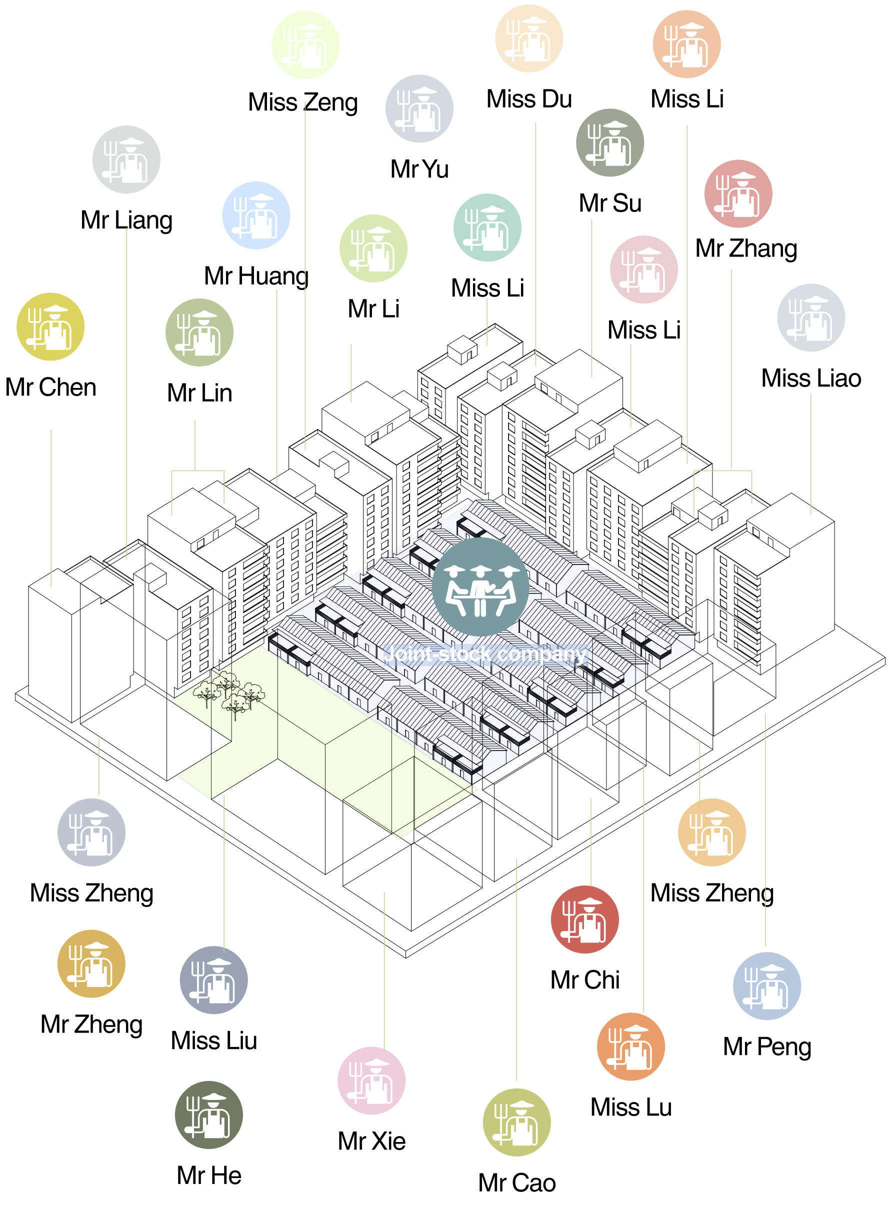
Frigure 8.1.2.4 The fengshui tree and public space

Frigure 8.1.2.5 The old weel

Frigure 8.1.2.6 The informal resteraunt

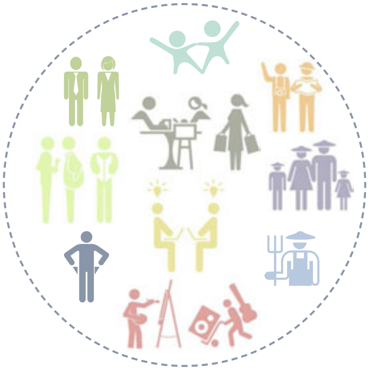
The square area are occupied by the informal resteraunt which used to be basketball court. The resteraunt provide diner and gathering place for white collar, and job for low income. However the resteraunt are also the eason that make the area dirty. There are one big tree located on the right infront of the tangtou old house. It is the Fengshui Tree of village. Under the ree, there are some sitting place. The inhabitants often come and chat and play games here. There is a old well in between two village buildings. The history of the well can be date back from 1950´s,emgerce with first group of villagers, witness the development of Baishizhou

OWNERSHIP ANALYIS


Miss Zeng
Mr Yu
Miss Du
Miss Li
Mr Liang
Mr Huang
Mr Li
Miss Li
Mr Su
Mr Zhang
Miss Li
Miss Liao
Mr Chen
Mr Lin
Joint-stock company
Miss Zheng
Miss Zheng
Mr Zheng
Miss Liu
Mr Chi
Mr Peng
Mr He
Mr Xie
Miss Lu
Mr Cao

TOOLBOX

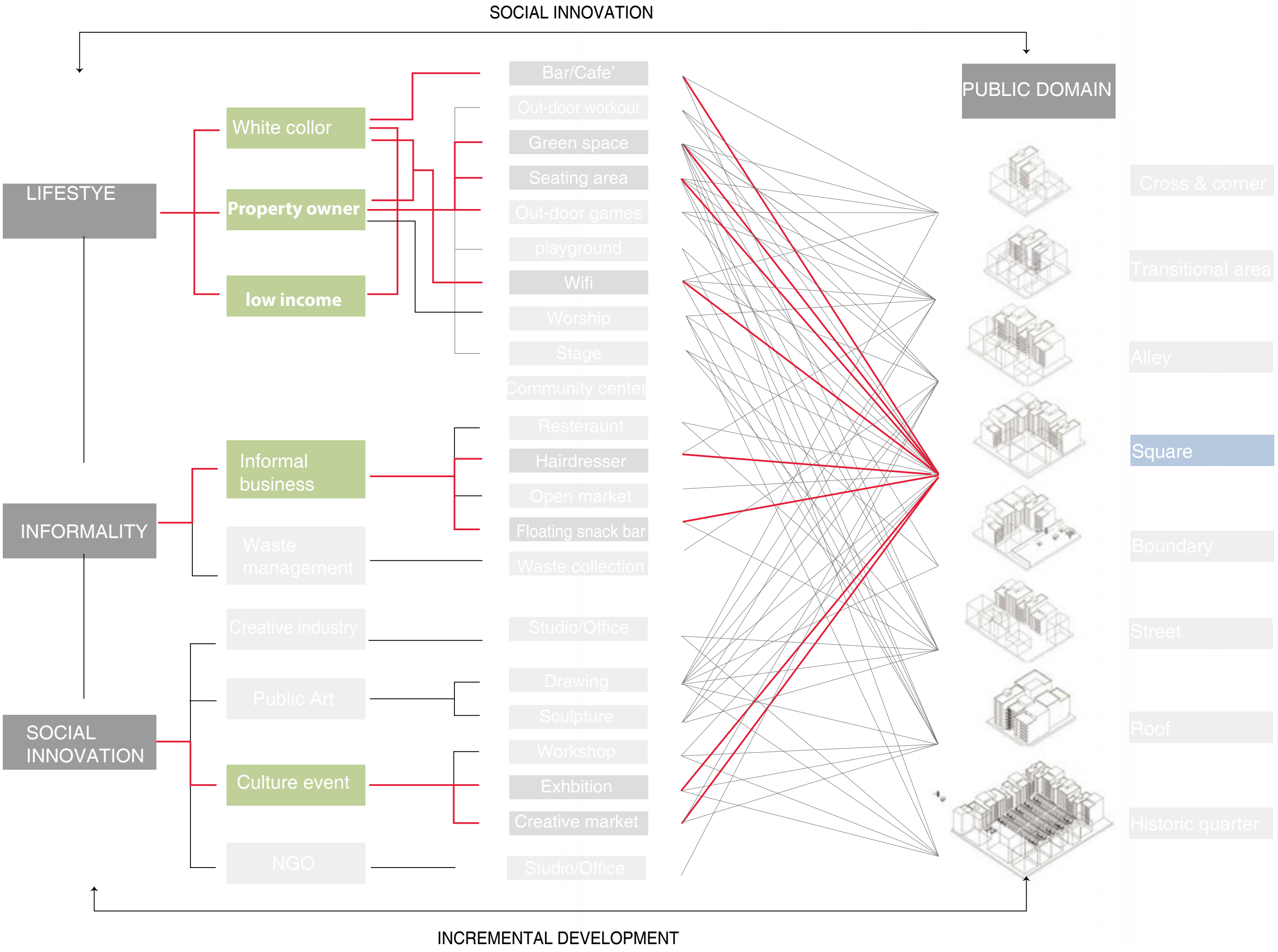
The central square is a Baishizhou scale public space. It will become one of the central areas within the urban village. There are three types of public space in it, square, roof and historical quaters. According to the toolbox,the implementation of such public space on a local scale requires presence of attractions and facilities for all users involved, which means which means that local passers , tourists , visitors and people with innovative ides will be integrated and use the square. Moreover, the locals will have places on the square for their daily activities. That means it should contain all the sptial needs for lifestyle, socila innovation and informality. According to the users and spatial needs, Firgure8.1.3.2 , Firgure8.1.3.3,Firgure8.1.3.4 present the possible funtion ans facilities can fill in the area.



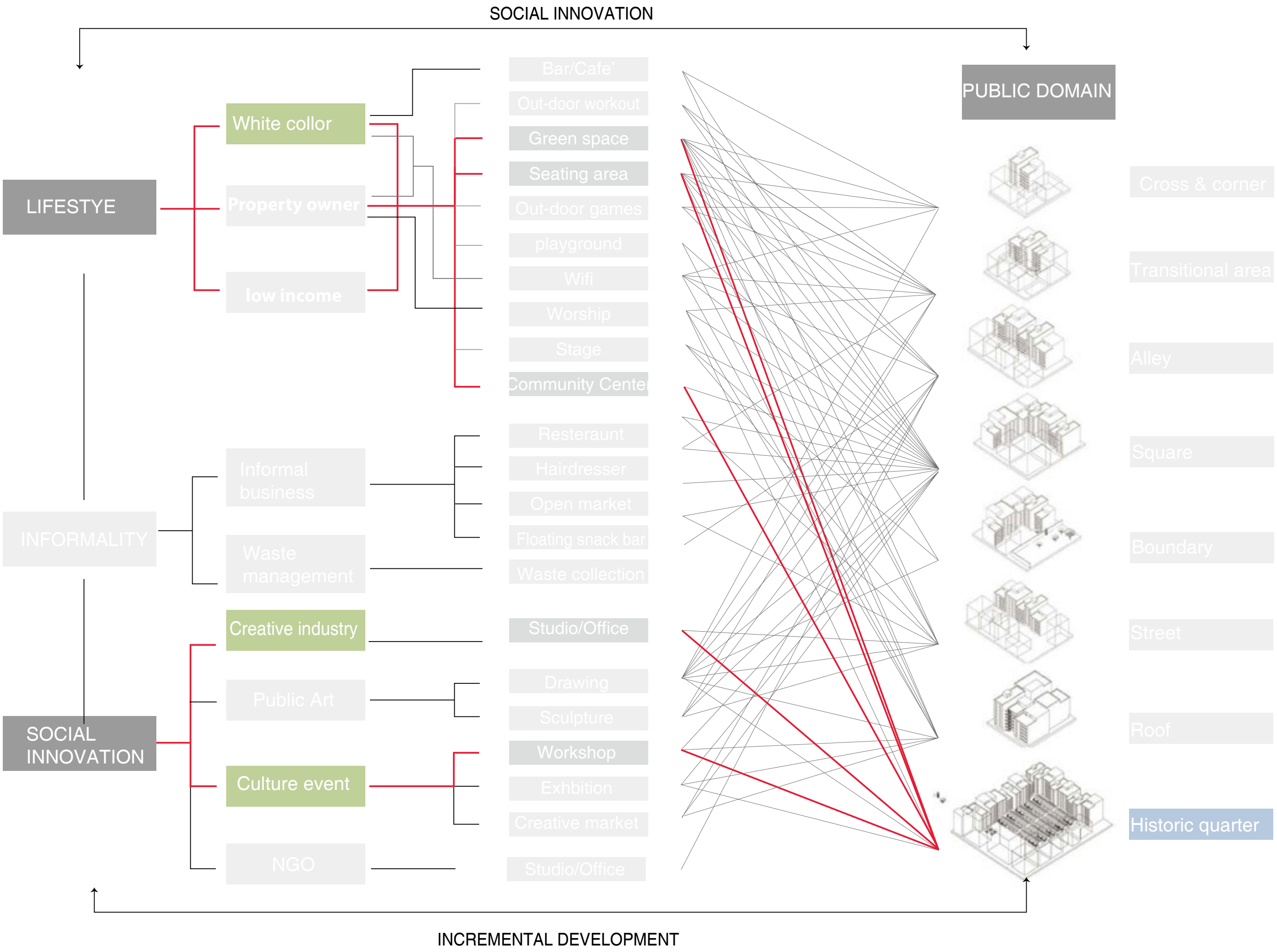
Firgure 8.1.3.1 The User And Facilities In Baishizhou scale public space

Firgure 8.1.3.5 shows how the functions and facilitie can fill in the area. In the plan, this area is surrounded by a office, studio and workshop related to creative industry, which is placed within the renovated historic buildings. A community center is also place within historial buildings in the first row on the north side. Next to it , it is a small park for the daily use of local inhabitants. Inside the park ,you can find free wifi,which can attract white collar to come and stimulate the social interaction.In the middle of the square, there are fice boxes for multiple functions, it can be use for exhhibition, cafe, snake bar and some tempary uses . The south part of the square is a square, people can do their workout here like square dancing and taichi in the morning. At weeks it can be open market or creatice marlet to show the vitality of Baishizhou. The shops can resteraunts will be relocated within the village buildings. Since there are two outdoor stairs to the roof of the village building, worshop and worship garden can will plcae on the top. Urban farming with sitting area will introduce on the roof as well. These roofs will be incorporated in the spatial plan and daily lives of inhabitants. The square will receive multiple ambiances to satisfy all users and social classes of Baishizhou.

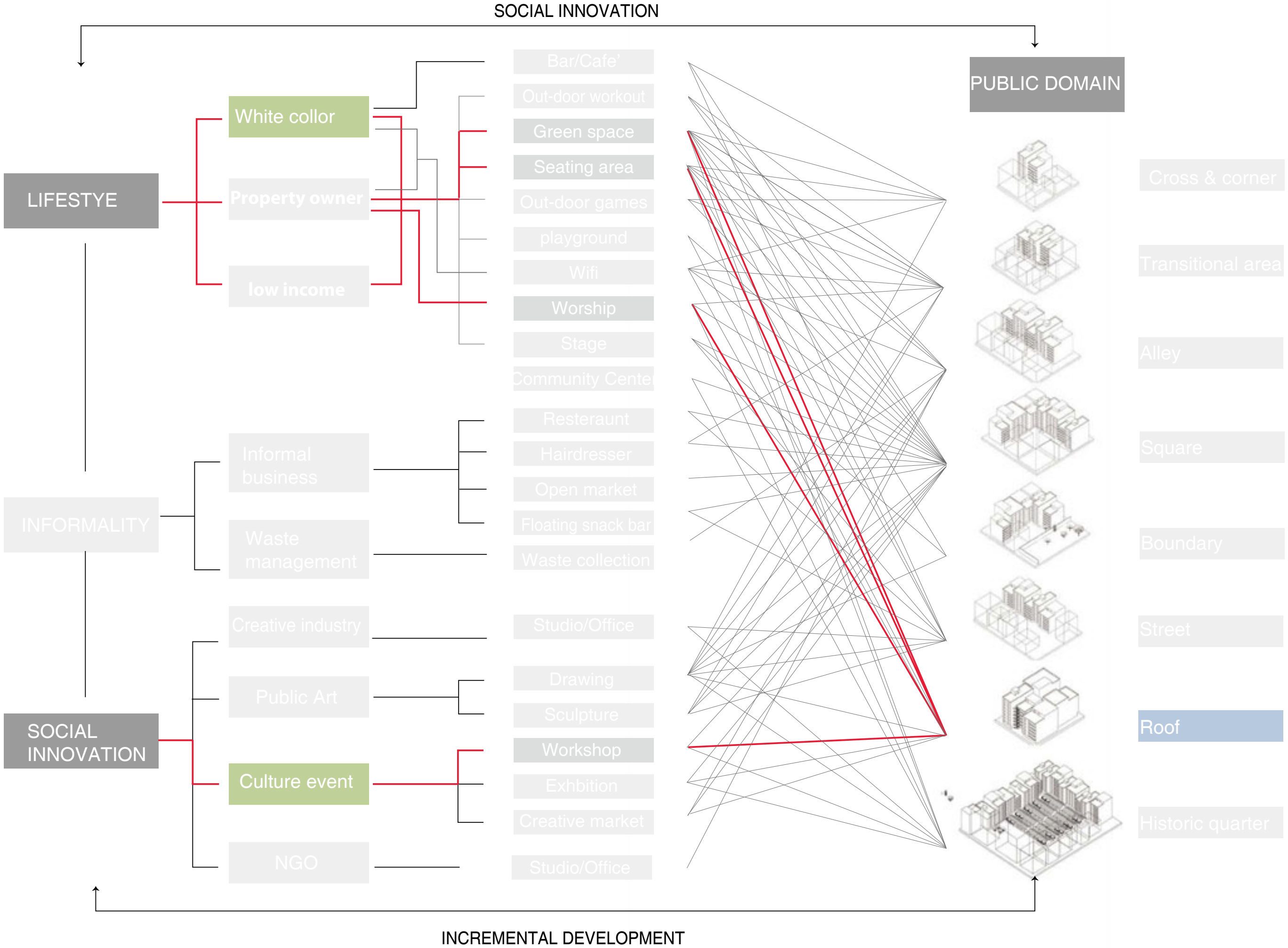
Firgure 8.1.3.5 the bird view with actors present who can invest on those project. The square can be build by joint-stock company. The creative company can build their office within the historical buildings. The property owners can work with the foreign investors and local inhabitants who want to have their small business to open a cafe or shops. The property itself can build roof gardens for the tenants.


SOCIAL INNOVATION
LIFESTYE
White collor
Property owner
low income
INFORMALITY
Informal business
Waste management
SOCIAL INNOVATION
Creative industry
Public Art
Culture event
NGO
Bar/Cafe'
Out-door workout
Green space
Seating area
Out-door games
playground
Wifi
Worship
Stage
Community center
Resteraunt
Hairdresser
Open market
Floating snack bar
Waste collection
Studio/Office
Drawing
Sculpture
Workshop
Exhbition
Creative market
Studio/Office
PUBLIC DOMAIN
Cross & corner
Transitional area
Alley
Square
Boundary
Street
Roof
Historic quarter
INCREMENTAL DEVELOPMENT

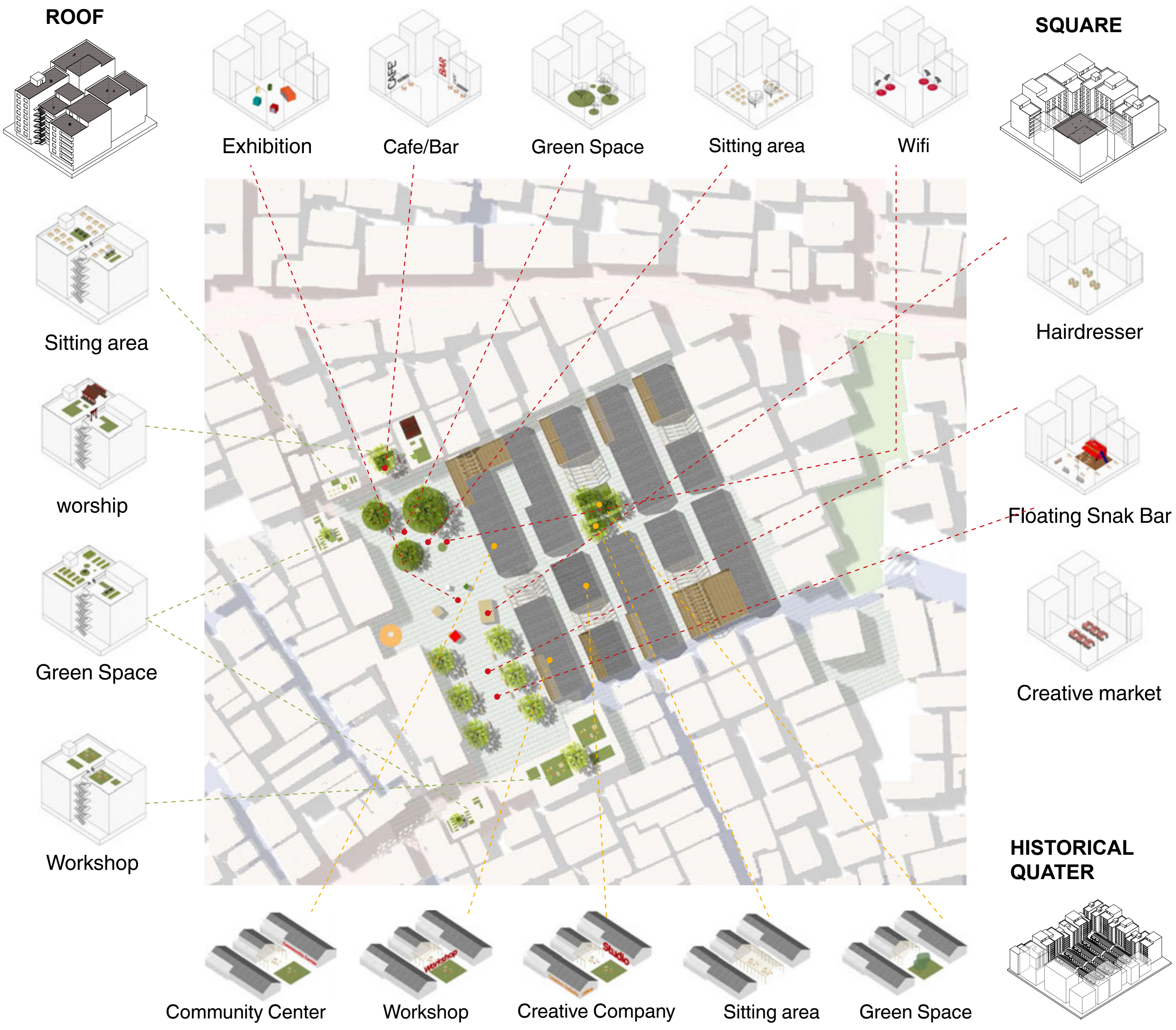
Frigure 8.1.3.2 The possible facilities and funtion that can be included in Square area.


SOCIAL INNOVATION
LIFESTYE
White collor
Property owner
low income
INFORMALITY
Informal business
Waste management
SOCIAL INNOVATION
Creative industry
Public Art
Culture event
NGO
Bar/Cafe'
Out-door workout
Green space
Seating area
Out-door games
playground
Wifi
Worship
Stage
Community Center
Resteraunt
Hairdresser
Open market
Floating snack bar
Waste collection
Studio/Office
Drawing
Sculpture
Workshop
Exhbition
Creative market
Studio/Office
PUBLIC DOMAIN
Cross & corner
Transitional area
Alley
Square
Boundary
Street
Roof
Historic quarter
INCREMENTAL DEVELOPMENT

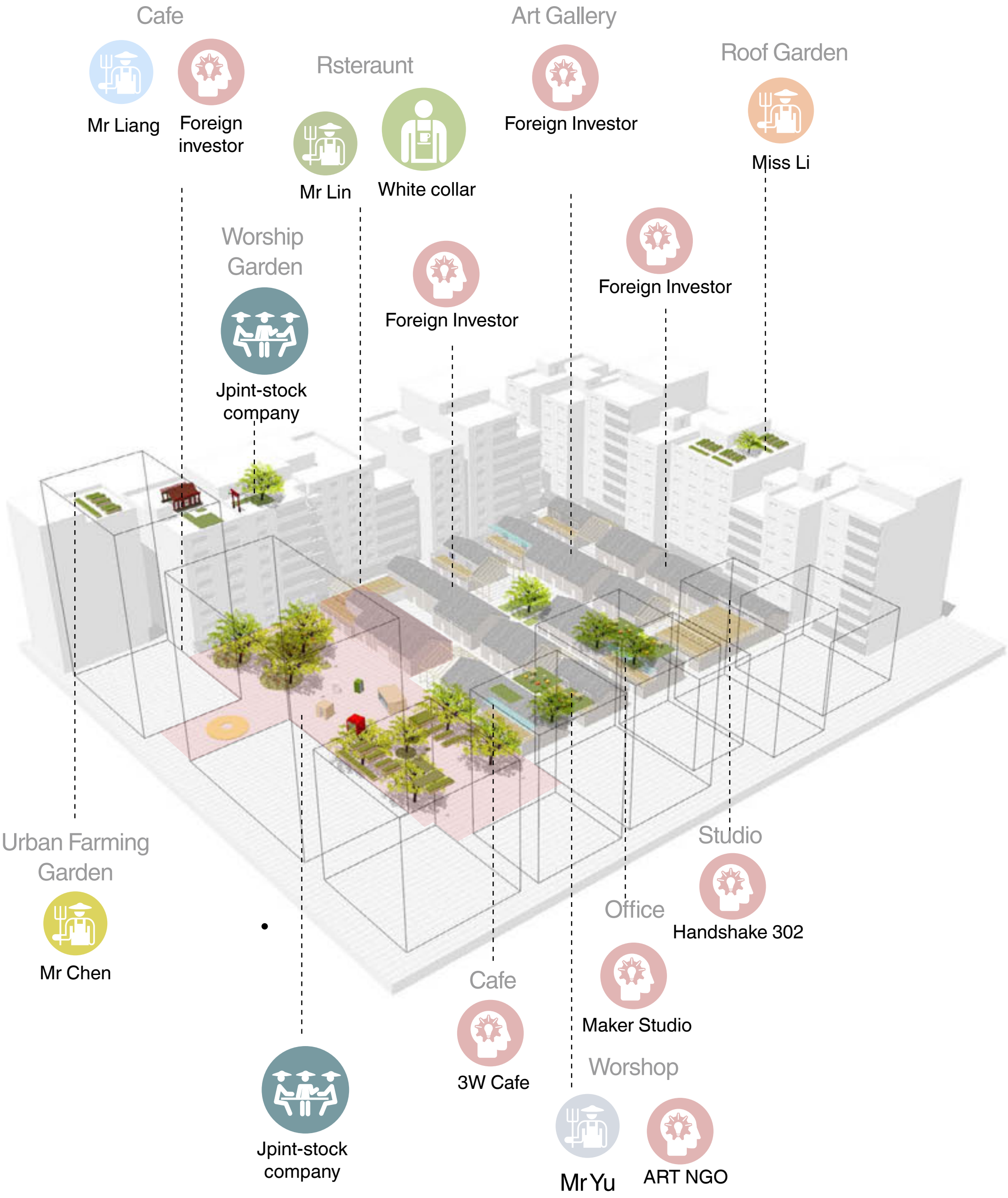
Frigure 8.1.3.3 The possible facilities and funtion that can be included in Historial quaters area.


SOCIAL INNOVATION
PUBLIC DOMAIN
LIFESTYE
White collor
Property owner
low income
INFORMALITY
Informal business
Waste management
SOCIAL INNOVATION
Creative industry
Public Art
Culture event
NGO
Bar/Cafe'
Out-door workout
Green space
Seating area
Out-door games
playground
Wifi
Worship
Stage
Community Center
Resteraunt
Hairdresser
Open market
Floating snack bar
Waste collection
Studio/Office
Drawing
Sculpture
Workshop
Exhbition
Creative market
Studio/Office
Cross & corner
Transitional area
Alley
Square
Boundary
Street
Roof
Historic quarter
INCREMENTAL DEVELOPMENT

Frigure 8.1.3.4 The possible facilities and funtion that can be included in roof area.


ROOF
Exhibition
Cafe/Bar
Green Space
Sitting area
Wifi
SQUARE
Sitting area
Hairdresser
worship
Floating Snak Bar
Green Space
Creative market
Workshop
HISTORICAL QUATER
Community Center
Workshop
Creative Company
Sitting area
Green Space

Frigure 8.1.3.5 How the facilities and funtion filled in the area


Cafe
Mr Liang
Foreign investor
Rsteraunt
Mr Lin
White collar
Art Gallery
Foreign Investor
Roof Garden
Miss Li
Worship Garden
Jpint-stock company
Foreign Investor
Foreign Investor
Urban Farming Garden
Mr Chen
Jpint-stock company
Cafe
3W Cafe
Office
Maker Studio
Studio
Handshake 302
Worshop
Mr Yu
ART NGO

Frigure 8.1.3.6 Who will pay the p

柴火空间
昌记百货
Maker Cafe
满记

3W
CAFE

CONCLUSION

LONGTERM COMPARISON OF TWO MODEL
CONCLUSION & REFLECTION

8.1 LONGTERM COMPARISON BETWEEN TWO MODELS

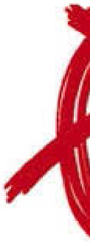
STAKEHOLDER

	INCREMENTAL DEVELOP MODEL	'TABULA RASA' MODEL
Government	• Social Housing • Urban Village Under Control • Competetive Human Resources • Developing Creative industry • Social Justice	• Government can get more tax land exploitation change fee.
Joint-stock company	• Better enviroment • Local economic • Higher income	• Huge Financial Compensation
Property owners	• Better Living Condition • Stable and higher income	• Huge Financial Compensation
White collars	• Affordable housing • Better Living Condition • Citizenship • Sense of Belonging	• Be Redistributed in place far away from work
Low income groups	• Cheap Rent Housing • Low Living Cost • Sense of Inclusive	• Force to leave the city

'TABULA RASA' **MODEL**

TOP-DOWN

Compasation



Now

Transitional Period

Er

INCREMENTAL DEVELOP MODEL

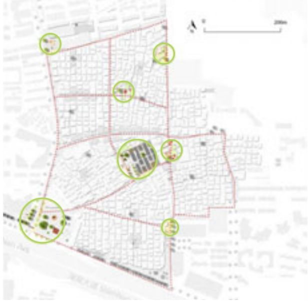
Affordable housing

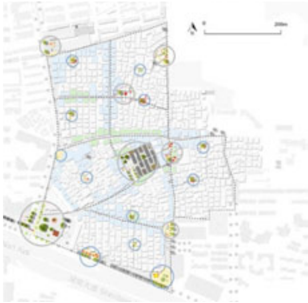
Public Space

Local spontaneous develo

TOP-DOWN&
BOTTOM-UP

Policy / Subsidy /Toolbox

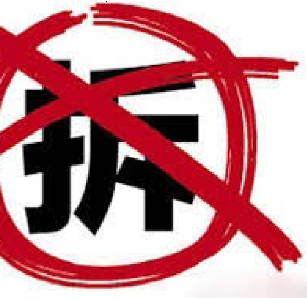




Now

Transitional Period

Demolish & Rebuild



nd of the transitional Period

Future

ECONOMIC BENEFIT

pment

village building

Public space structure

Sense of Community

Keep local spatial quality within the urban village morphology

Or

Future

SOCIAL JUSTICE

BANLANCE THE SOCIAL BENEFIT AND ECONOMIC BENIFIT

KEEP URBAN VITALITY & HUAMN SCALE MORPHOLOGY

REFLECTION

This thesis is part of the Shenzhen Scenario's 3.0 study, which belongs to Metropolitan spatial structure research Theme. Metropolitan spatial structure is a theme concerned with understanding the evolution of metropolitan spatial structure, and the performance of different regional spatial structures. Students work on a method to design a strategy to guide the city into future and current development. The focus of the research theme is the complexity of cities and its context in global, regional and local networks. The side of my project is urban village in Shenzhen, which is a complex system within multiple scales. It is the leftover space in the regional spatial structure but a supplementary in social structure as affordable housing. My project focus on the community building in urban village in the transitional period, to improve the urban life quality through enhancing and developing the unique characteristic of the place and people.

Shenzhen is a miniature of china's rapid urbanization process. After the open gate policy, Shenzhen has developed rapidly over the past 30 years as a Special Economic Zone (SEZ) of China. Started from a series of small fishing villages in 1980s, Shenzhen now has become a metropolis of over 14 million populations. Shenzhen, used to be known as world city , is making great effort to upgrade itself into a 'world city'. Moreover, Shenzhen's city government wants to develop a 21st-century economy in which creative and knowledge-intensive industries should play the leading role. Shenzhen is no longer the low-cost paradise it used to be for these companies: it has become crowded and congested, space to expand is scarce, and factory workers have successfully claimed higher wages and better working circumstances. This upgrading of Shenzhen also has spatial, social and economic impacts on the urban villages like Baishizhou, in the district of Nanshan. Baishizhou, in fact an area comprising five adjacent urban villages, is located in-between a high-tech industrial park; a golf course; the theme parks Window of the World and Splendid China; Shenzhen University campus; and the high-end apartment and mall complex of Portofino, a typically Chinese imitation of Europe that popped up in many Mainland Chinese cities during the 1980s and 1990s. It is next door to Shennan Avenue, the main west-east traffic axis of Shenzhen, and close to two metro stations. More than 60% of the inhabitants in Baishizhou belongs to the social group of white collar. The white collars: students, recent graduates, starting artists, people working for creative companies, and others that in Chinese media are often described as 'the ant tribe', are the new target groups for these affordable rooms. They face the same problem as the migrant factory workers faced before: one of the few places they can afford is a room or a shared flat in an urban village.

The land resources of Shenzhen is in short supply. Shenzhen's central city government has made rigorous plans to get rid of most of these urban villages to get new land resources. Demolition and redevelopment plans are being prepared for Baishizhou for decades already, as it is obviously one of the stratugic development spots left in Shenzhen's central districts. Large-scale demolition would create a huge problem, since there are no affordable housing alternatives in the city and they currently house millions of people. The village committees governing the urban villages would ask for huge compensation for giving up their villages. The negotiation of compensation will take some years. According the LVGM, the developer of Baishizhou. There are at lease 3-5 years before tearing down the building. During such transitional period, improving liveability of such human settlement is still relevant.

However, Baishizhou is a informal settlement, as original villagers " illegally" construct houses for the floating population that migrate from rural area. The spatial forms and inner functions in urban village do not meet white collar's needs and requirement. According to Maslow, humans need to feel a sense of belonging and acceptance among their social groups. (Maslow,1943) These senses of belonging can be built through enhancing and developing the unique characteristic of a place. This need for belonging may overcome the physiological and security needs, depending on the strength of the peer pressure. But inside Baishizhou , I made a questionnaire about the sense of community, the results comes out that most of the white collars don't feel the sense of belonging to this area. The mismatch between the lifestyle of white collars and the physical environment in urban village and the lack of sense of community makes white collar just sleep in Baishizhou instead of live in Baishizhou.. Once they have the ability to afford a better house, they will leave.

Bring back the society of acquaintance in Baishizhou in transitional area through community building is my aim and the way of settling down the white collar that integrate urban village into urban system. Community building can be understand as restoring and improving the quality of urban life through enhancing and developing the unique characteristic of a place and its people.

By investigating the current situation in Baishizhou, through map-ping and conducting interviews with locals, I realised that the lack of public space is one of the key reasons that the sense of belonging is lack. There are sufficient facilities and services to satisfy all groups in society, nevertheless, there is insufficient space for leisure and social interaction. During the site visit, I find that there are several small scatted open space inside baishizhou because of the irregular layout of village building that similar to the traditional Chinese public space. They can be divided into 8 types: street, alley, Boundaries, Square, cross and corner, historical quarter, dooryard and roof. They are the potential space to improving the physical and social environment in Baishizhou.

Since the lifestyle of white collar and the physical environment of Baishizhou are mismatch, I need to know what is the lifestyle of white collar and what kind of place they need. Through literature review and conducting interviews with white collar, I find that the timing of the white collar is work centered. They do not have much leisure time. They prefer to make new friends or communicate with others base on their common interest in places for entertainment. Research shows High educated people have a large consumption of cultural and recreational facilities. So the facilities and place they need and can be built in Baishizhou are bar or cafe, out-door games, green space, seating area, out-door workout, seating area, Wi-Fi and stage. What's more, Baishizhou as a affordable housing for white collars including starting artists, people working for creative companies should take the consideration of social innovation.

Baishizhou as a informal settlement, the informality inside represent both in positive and negative way. The positive side is the local quality because of informality that I want to keep. The negative side represent the spatial need that need to be fulfill to achieve a better living condition for inhabitant. This is like gene therapy. You keep the valuable gene; remove the gene which has disease in, and then you replace it with health gene.

In A Pattern Language: Towns, Building and Construction Alexander identifies 253 patterns by which humans identify the space which they live in and the relationships which encourage interaction at multiple levels. Alexander writes, These patterns can never be 'designed' or built' in one fell swoop – but patient piece-meal growth, designed in such a way that every individual act is always helping to create or generate these larger global patterns, will, slowly and surely, over the years, make a community that has these global patterns in it… We do not believe that these large patterns, which give so much structure to a town or of a neighborhood, can be created by centralized authority, or by laws, or by master plans. We believe instead that they can emerge gradually and organically, almost of their own accord, if every act of building, large or small, takes on the responsibility for gradually shaping its small corner of the world to make these larger patterns appears there. (Alexander et al., 1977, p. 3) To improving the quality of Baishizhou, I should adapt the incremental development mode.

Combining the analysis of public domain, lifestyle, social innovation, informality and incremental development, I make a indicator of spatial quality and developed a strategic plan with toolbox and action. The toolbox of design are defined by spatial need of lifestyle , informality and social innovation combining with 8 types of potential public space in Baishizhou and provide the possibility of how to design the potential public space to place-making. Several tools, such as playgrounds, green spaces etc. are implemented in the various public areas depending on the scale and needs of the neighborhoods. The toolbox of developing mode shows the cooperation between different actors. During the renovation of Baishizhou, a new actor, community designer is needed to ensure the spatial quality when using the toolbox of design. A another important factor in tool box of development mode is subsidy. The Shenzhen government has a renting subsidy for those who has university degree and Shenzhen Hukou. It is difficult to extend the subsidy to cover the whole young professionals. But the government can give the subsidy to the property owners after renovation to keep the house affordable. The action starts with the evaluation of Baishizhou to see the distribution of spatial quality. Base on the evaluation, I developed the structure of potential space on 3 levels and divided into 3 scales. Besides these potential spaces in Baishizhou, there are criminal handshake alleys. The way of dealing with these space can be closing it and create new function, for instance storage or waste collection. Closing this handshake place in Baishizhou can also help to build up the structure of public space by changing the their daily route. Combining the closing alley and potential space, the final structure of Baishizhou is introduced. To achieved the better Baishizhou, government should take the initial to build up the backbone & identity of Baishizhou and give a sign to property owner and foreign investor that renovation is available since it is baned in 2006. Then the property owners and foreign investors can follow up the renovation.In the end of the project, some pilot project will show how to use the toolbox and achieve the spatial qualities.

It is really hard to answer whether the approach worked or not in the end. As mentioned above, Alexander said patterns by which humans identify the space which they live in and the relationships which encourage interaction at multiple levels can never be ‘designed’ or built’ in one fell swoop – but patient piece-meal growth. Urban village is a complex system. It can be said that when you build up all the public space from the approach, you build up a community, because too much things will influence the process of community building in urban village. There are also time between planning and reality. In western country, the average time is 15 years. China is less but still a long time. The future is unpredictable. As an urban planner and designer, we only take part into the process of making the approach. Once the design or plan finish, we are out of the process. We don’t have the ability to control how the plan and design was introduce and implemented. The approaches of my project are not a rational deduction, but a way of improving the spatial quality in order improving the quality of urban life by enhancing and developing the unique characteristic of a place and its people. 'Success' in urban development is not only be measured in terms of competitive economic and built environment outcomes, but rather to be evaluated in terms of social benefits and costs and their distribution among citizens. (Paul,2008)

Since the population in urban village in Shenzhen is changing, and it increasingly includes people that may play an important role in Shenzhen's efforts to become a more creative city. Comparing to current redevelopment mode, these approach of community building including public domain , lifestyle , social innovation informality and incremental development to settle down the young professional in Baishizhou provide an alternative choice to government. Next to many other reasons not to simply destroy the urban villages (e.g., there may be less factories, but there are still quite many in the city; next to low-paid factory workers, there are also low-paid workers in low-skilled service jobs; the public housing sector in Shenzhen is still underdeveloped; the hukou system remains an obstacle to migrants' housing choices in the city), this project may be a powerful new argument to integrate urban village into urban system. Urban villages should not be seen as an obstacle to, but as a valuable ingredient of Shenzhen's further development.

APPENDIX

- QUESTIONAIRE ANALYSIS
- THEORY PAPER

QUESTIONAIRE ANALYSIS: SENSE OF COMMUNITY IN BAISHIZHOU

Gender

Options	Number	Proportion
Male	8	42.11%
Female	11	57.89%
In total	19	

Education level

Options	Number	Proportion
Non education	0	0%
Primary school	0	0%
Middle school	2	10.53%
High school	4	21.05%
Professional training	2	10.53%
University	11	57.89%
Master or above	0	0%
In total	19	

Monthly income

Options	Numbers	Proportion
Less than 1000	0	0%
1000-3000	0	0%
3000-5000	12	63.16%
5000-8000	7	36.84%
More than 8000	0	0%
In total	19	

How long have you been living in Baishizhou?

Options	Numbers	Proportion
Less than half year	3	15. 79%
1/2-1 year	5	26.32%
1-2 years	3	15.79%
2-3 years	5	26.32%
3-5 years	1	5.26%
More than 5 years	2	10.53%
In total	19	

Marital status

Options	Numbers	Proportion
Single	14	73.68%
Married without children	3	15.79%
Married with children	2	10.53%
In total	19	

How do you think about your living environment in Baishizhou?

Question \Options	1	2	3	4	5	Average
Housing area and Housing quality	3 (15.79%)	3 (15.79%)	9 (47.37%)	2 (10.53%)	2 (10.53%)	2.84
Neighborhood	2 (10.53%)	4 (21.05%)	8 (42.11%)	2 (10.53%)	3 (15.79%)	3
Community Service	4 (21.05%)	6 (31.58%)	7 (36.84%)	2 (10.53%)	0 (0%)	2.37
Education and nurseries	1 (5.26%)	5 (26.32%)	3 (15.79%)	2 (10.53%)	1 (5.26%)	2.75
Shopping	3 (15.79%)	1 (5.26%)	8 (42.11%)	5 (26.32%)	2 (10.53%)	3.11
Transportation	2 (10.53%)	1 (5.26%)	3 (15.79%)	9 (47.37%)	4 (21.05%)	3.63
Public order	3 (15.79%)	2 (10.53%)	6 (31.58%)	5 (26.32%)	3 (15.79%)	3.16
Sanitation condition	5 (26.32%)	6 (31.58%)	5 (26.32%)	1 (5.26%)	1 (5.26%)	2.28
Sense of security	3 (15.79%)	4 (21.05%)	4 (21.05%)	6 (31.58%)	2 (10.53%)	3
Recreational facilities	0 (0%)	6 (31.58%)	8 (42.11%)	5 (26.32%)	0 (0%)	2.95
Green	2 (10.53%)	9 (47.37%)	2 (10.53%)	6 (31.58%)	0 (0%)	2.63
Property Management	4 (21.05%)	6 (31.58%)	5 (26.32%)	4 (21.05%)	0 (0%)	2.47
in total						2.85

Types of your home

Options	Numbers	Proportion
Single room with separate kitchen and bathroom	7	36.84%
shared with others	11	57.89%
own apartment	1	5.26%
In total	19	

Who are you dealings with regularly?

Options	Numbers	Proportion
neighbors	0	0%
relatives	3	15.79%
Friends	15	78.95%
colleagues	4	21.05%
Few interactions with other people	1	5.26%
In total	19	

Do the people you dealing with regulary live in the same community with you?

Options	Numbers	Proportion
All of them	3	15.79%
Most of them	1	5.26%

Few of them	14	73.68%
Non of them	1	5.26%
In total	19	

How ofen do you communicate with your neighbors?

Options	Numbers	Proportion
often	0	0%
sometimes	4	21.05%
General	7	36.84%
seldom	6	31.58%
never	2	10.53%
In total	19	

How do you interact with your neighbors?

Options	Numbers	Proportion
visit / drop by	1	5.26%
help each other (such as child care , etc.)	1	5.26%
occasionally meet, greet, chat	18	94.74%
participate in community activities	0	0%
dinner or entertainment together	1	5.26%
call or send SMS	0	0%

the internet (such as e-mail, etc.)	1	5.26%
In total	19	

How often do you and your family participate in public activities in the community?

Options	Numbers	Proportion
often	0	0%
sometimes	0	0%
General	1	5.26%
seldom	6	31.58%
never	12	63.16%
In total	19	

What do you usually do in your leisure time?

Options	Numbers	Proportion
watch TV	9	47.37%
shopping	13	68.42%
do some reading in bookstore	2	10.53%
watch movies	10	52.63%
participate in community activities	0	0%
go to parks	7	36.84%

Other, please fill out yourself	1	5.26%
In total	19	

What are the facilities that can be reached in 20 minutes by walking from your home?

Options	Numbers	Proportion
entertainment facilities	8	42.11%
Fitness Facility	6	31.58%
Parking	5	26.32%
Community Center	1	5.26%
Supermarkets	18	94.74%
a bookstore or library	2	10.53%
Parks	3	15.79%
Medical Center	9	47.37%
school	4	21.05%
Square	7	36.84%
In total	19	

The reason Why you choose to live in this region?

Options	Numbers	Proportion
solve / improve housing problem	0	0%
changes in family members (such as marriage, children, etc.)	0	0%
close to working place	8	42.11%
close to school	0	0%
changes in the work	3	15.79%
Danwei house	0	0%
property owner	1	5.26%
resettlement	0	0%
the rent was cheap	10	52.63%
temporary residence	6	31.58%
public transport facilities	14	73.68%
convenient life	7	36.84%
there is no other choice	2	10.53%
Other (please specify)	1	5.26%
In total	19	

Sense of community

Questions\ Option	1	2	3	4	5	Average
Are you willing to permanent residence in Baishizhou?	1 (5.26%)	8 (42.11%)	4 (21.05%)	5 (26.32%)	1 (5.26%)	2.84
It is easy to for you find people to help in Baishizhou when you in trouble?	0 (0%)	4 (21.05%)	8 (42.11%)	5 (26.32%)	2 (10.53%)	3.26
Do you think Baishizhou is a safe place?	2 (10.53%)	0 (0%)	12 (63.16%)	3 (15.79%)	2 (10.53%)	3.16
Is it easy for you to make new friends in Baishizhou?	2 (10.53%)	5(26.32 %)	5(26.32 %)	5(26.32 %)	2(10.53 %)	3
How do you think about your current living condition ?	2 (10.53%)	5 (26.32%)	8 (42.11%)	3 (15.79%)	1 (5.26%)	2.79
Do you think Baishizhou can give you the feeling of home?	1 (5.26%)	9 (47.37%)	5 (26.32%)	4 (21.05%)	0 (0%)	2.63
Are you willing to do something for Baishizhou to make it better?	0 (0%)	0 (0%)	9 (47.37%)	10 (52.63%)	0 (0%)	3.53
Average of all						3.03

Are you willing to permanent residence in Baishizhou after the regeneration?

Options	Numbers	Proportion
very willing	4	21.05%
willing	8	42.11%
General	4	21.05%
do not want to	3	15.79%
strongly reluctant	0	0%
In total	19	

Social innovation and urban regeneration: the role of innovation and creativity in developing the identity of the community

A study on urban regeneration in Shenzhen, China

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Abstract –One of the strategies that have been used as a tool for urban development in recent years is that of social innovation. This is seen as a means of through enhancing and developing the unique characteristic of a place and its people to restoring and improving the quality of urban life.

This article argues that the social innovation is integral to the process of urban regeneration, as such things as expressing and building of the identity of a community, help in environmental improvement and quality of life development. The article looks at how specific social innovation influences the urban development, focusing on urban regeneration in Shenzhen and 1 case study, Tianmian creative Park. In the end, outlines the challenge of using social innovation in urban regeneration in China.

Key words –social innovation; community building; urban regeneration; Shenzhen

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1 Introduction

Social innovation is in the mouths of many today, at policy level and on the ground. It is not new as such: people have always tried to find new solutions for solving social problems during the urban regeneration. Look at all the social problems in around us, do we really just solve the problem itself it? What need to be change is “the people " and " social context ". From this perspective, social innovation create a new social influence, change the attitude, behavior and action of the stakeholder related to the social issues, so as to stimulate long-term social impact. From the urbanism point of view, the relationships between social innovations, urban regeneration in which they are embedded to develop the identity of a place that help to improve the quality of urban life are really interesting.

In my following review, I will draw attention to several aspects of this “mutuality”. Starting with the definition of social communication in general and from urbanism angle, I’ll move on to the relationship between social innovation and community building . Then turn to the urban regeneration in Shenzhen to see the social problem that faced by Shenzhen and look at how social innovation work in urban revitalization by building the identity of community. The last part would be the challenge faced by urbanist when using social innovation to deal with social innovation during urban regeneration in China.

For the physical elements in the relationships of social innovation and community building during urban regeneration, they would be possibly a part for my thesis plan and final report considering their design relevance.

2 the definition of social innovation

It is important to begin by clarifying what is meant by the term ‘social innovation’ as understood by this article. Innovation – according to the dictionary – is ‘the introduction of something new’ or, more important, ‘ something that deviates from established doctrine or practice’ (Webster’s).

Social innovations, unlike technological innovations, are not necessarily commercially successful as they are rather oriented toward the public interest or social cohesion for that matter. Social innovation can be defined as the development and implementation of new ideas (products, services and models) that simultaneously meet social needs (more effectively than alternatives) and create new social relationships or collaborations. (Murray, Calulier-Grice and Mulgan, 2010) It represents new responses to pressing social demands, which affect the process of social interactions. It is aimed at improving human well-being.

From urbanism perspective, it can be understood as a social and territorial construction, whose production and effects depend on local and global socio-economic contexts that are conflict ridden and hierarchical. The territory mediates and structures arrangements of production actors, organizations and decision makers, thus allowing for the emergence of specific innovation cultures but that are not isolated from nor independent of more global contexts” (Fontan, Klein and Tremblay,2008). Social innovation is a multidimensional ambition: requiring a rethinking of solidarity (Paugam, 2007). Social innovation systems belong to geographical spaces ranging from the global to the local space via intermediary, continental, national and regional spaces.

3 using the social innovation in community building

According to Maslow, humans need to feel a sense of belonging and acceptance among their social groups. Many people become susceptible to loneliness, social anxiety, and clinical depression in the absence of this love or belonging element. For a city, fostering a sense of authentic human attachment and belonging to it is also necessary. These senses of belonging can be built through enhancing and developing the unique characteristic of a place. Community building is a field of practices, including people and place, directed toward the creation or enhancement of sense of belonging among individuals within regional area, such as neighborhood.

Social innovations rely on the inventiveness of citizens, civil society organizations, local communities, businesses and public servants and services (European commission, 2013), which can develop the identity of an area to enhance the sense of belonging to the area. Using social innovation in community building is like a pyramid with three levels: Space, Community and Innovation. Starting from the bottom of the pyramid, focus on the creation of the physical space that's functional, whimsical, inviting and energizing by design. The next layer is community. What begins as a group of people looking for a place to work becomes a community through conscious and careful curating and programming. These layers form the basis for innovation - the serendipity that happens when you mix the right people, the right values and the right environment; when you set the conditions for social innovation emergence. In the end, social innovation forms the basis for the impact it has achieved in community building. In this way, social innovation, in combination with the space, helps to create place.

Using social innovation in community building not only resulted in big changes in the nature of built environment, where by the new space with innovation like art galleries have become a popular and natural choice for people, but also lead to attract investment and improve civic pride.

4 integral social innovations with urban regeneration

As mentioned above, Social innovation is finding a new idea or new solution for solving the social problem. Nowadays, urban regeneration is not only a matter of land use, built environment or social housing. One of the most persistent problems in urban regeneration is how to make the worst off population groups as well off as possible. It is hard to believe that the 'the market' would be able to achieve distributional justice.

'Success' in urban development is not only be measured in terms of competitive economic and built environment outcomes, but rather to be evaluated in terms of social benefits and costs and their distribution among citizens.(Paul,2008)

4.1 Urban regeneration in Shenzhen

China is undergoing the most significant urbanization process in human's history, by 2013:
37 cities above 5 million;
140 cities above 1 million.
Shenzhen now has highest average population density and highest average land investment in China.(D.Yan,2014)

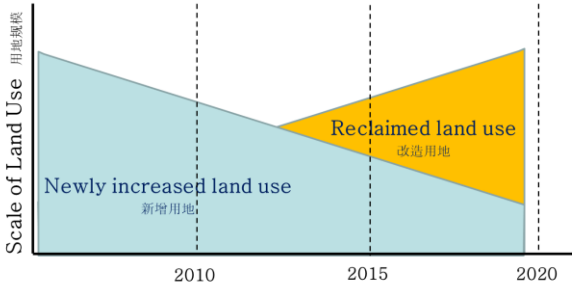

Figure 1. the scale of land use in Shenzhen in 30 years

Due to the shortage of land for new expansion (Figure 5) in Shenzhen, urban regeneration has become an essential way to free up land, especially the land inside the special economic zone, for more productive uses, thereby reducing pressure for sprawl. Urban villages left inside the SEZ, is thus under huge pressure of redevelopment. Most of them located close to employment, education, public open space, commercial areas, health, leisure and cultural facilities, connected to other parts of the city by convenient public transportation. They provide housing for migrant workers with short commuting time.

Since Shenzhen is making effort to transform itself from the world factory to world city, it will attract more and more highly educated population, including those young professionals. According to Shenzhen the sixth national census, the numbers of people with bachelor degree in Shenzhen has increased by 1.21 million from 2000 to 2010. The average age of the city's population is around 30 years old in 2010.

In recent years, urban villages have become a choice for living by those young professionals, because of the above-mentioned advantages. Research shows that creative class tend to choose cities with more liberal atmosphere, better cultural facilities and more other creative class as their living and working locations (Florida, 2004). The same conclusion also applies to knowledge persons. According to Maslow' hierarchies of needs, safety and sense of belonging, as the needs for educated persons, is meaningful for them when choosing a neighborhood to live. Even though urban villages have a lot of advantage, they are still unlivable neighborhoods. This is seen as a means of mismatch between what the young professionals who live in urban village need and what they have.

What is worse, most of the urban villages in SEZ are adopting the 'tabula rasa' redevelopment model, which will lead to gentrification and socio-spatial redistribution. Vulnerable migrant groups are forced to leave the urban village and move to somewhere far away from their working place. These are the cause of the traffic jam in city. After reconstruction, the migrants may leave the Shenzhen because of the gentrification. It will has bad effect on long-term social benefit.

New ideas are desperately needed because of the social problem caused by the old model. Tianmian Creative Park is a example of alternative approach in urban regeneration.

4.2 Tianmian creative park

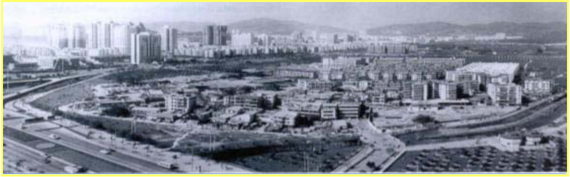

Figure 2. Tianmian village in 1990s

The Tianmian village is a relatively compact district of 9.42 hectares in the middle of Futin district, close to the Futian CBD in Special Economic Zone of Shenzhen. Once a rural village with 300 years history, by 1990s, they replaced by the 'handshake' residential building and industrial blocks and the physical environment had deteriorated because of the fast urbanization in Shenzhen. On the one hand, these handshake buildings in Tianmian village provided house for the low-income people, which greatly reduced the burden on the municipality and played a certain role for the early development of Shenzhen. On the other hand, as the economic transformation in SEZ, the poor living condition in Tianmian no longer met the requirement for migrants. There was a sharp decline in rental rates at that time. Tianmian village was the first village to to do the urban regeneration in SEZ because of these declinations.

In 1997, Yuntai (Shenzhen) Co. Ltd. and Hon Kwok Land Investment (Shenzhen) Co. Ltd were given the responsibility for the implementation of the regeneration. The regeneration can be divided into 3 phases. Firstly, 109 old buildings had demolished and replaced with 2 gated communities and a business building, Tianmian Garden, Urban Oasis Garden and Tianmian Tower, to achieve the diversification of the collective economy. Secondly, in early 2001, 51 Village houses had renovated, while investing more than 10 million for infrastructure and facilities building to conduct a comprehensive transformation, effectively enhancing the livability of the area. Thirdly, in December 2006 , the industrial area over 50,000 square meters approximately transformed into Shenzhen " Tianmian design" creative industry park , with integrated functions of research and development , design, exhibitions , trade and other creative activities , using as an design platform. Currently, around 150 companies stationed in the park, which created 1.2 billion yuan annual output.

The role of innovation and creativity in the building the identity of Tianmian during the urban regeneration

The regeneration process adopted in Tianmian village show the 2 different models of the urban regeneration, first is the 'tabula rasa' redevelopment for the village building and the second is the renovation approach for the industrial buildings. In the first and the second phases, while the environmental improvement that have been carried out in the area have been welcomed and have been largely successful, they only had a limited spatial impact on the area as a whole. There are 2 types of residential area in side, one is the gated community for the middle class and the other is the new urban village with better living environment for middle-low or low income people. In others words, there are social segregation among the residents. The village only recognized as an sleeping area for the residents. But in the third phase, after the creativity and the innovation had been brought in the area, things changed.

The third phase regeneration are not only the transformation of old industrial block into a design park, but also the re-layout of public space, commercial space and private space by using the innovation. The regeneration has contributed to the development of a great and positive sense of the place in the area. This has chiefly been achieved through the enhancement of the existing built environment rather than the production of anything new on a large scale. The flexibility of the industrial blocks has allowed for the easy conversation with creativity and innovation, which, in turn, ensuring the new uses and new perceptions of the area. The encouragement of ground-floor uses in mixed-use schemes has helped to soften the boundary between public and private space. The legibility of the area is relatively strong because of the four 4 meter high celebrity portrait of Leonardo da Vinci, Einstein , Edison and IM Pei on the wall of one of the industrial block ,made by tens of thousands of pieces of stainless steel sheet. It is hoped that these public arts can continue to enhancing the users; sense of place. The design company and the public arts in the area continued to attract people into the area, in addition, have succeeded in bringing new uses and uses in public realm. Tianmian village had become the choice for living by designers who work in the creative park. And the designers claim that please do not put them into special groups as a tenant , since living here , they are the residents .(Y Kang, 2009)

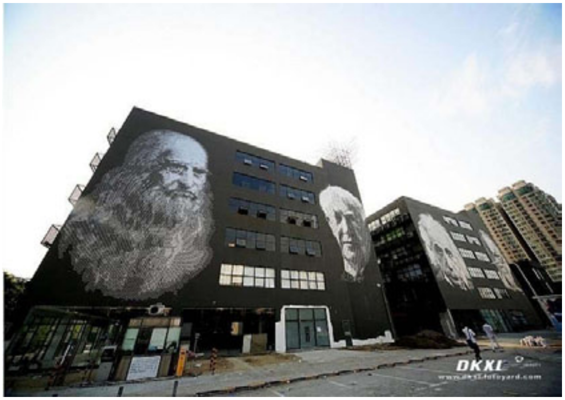

Figure 3. The four 4 meter high celebrity portrait of Leonardo da Vinci, Einstein, Edison and IM Pei in Tianmian Village

The third phase regeneration process of building development in the area has been characterized by a degree of innovation through the encouragement of new and varies uses. Experience in Tianmian also shows that public arts in general, and where it has been incorporated into building development in particular , can prove very useful in creating a new conception of what is appropriate for the built envirrnment of an area.(Matthew,Andrea,2010). Tianmian Creative Park is a area for design, which means a place for creativity and new idea, indeed, such innovation is essential to be encouraged. However more are needed to implement in to Tianmian to enhance the vitality of publiv realm. There are still lacking of consideration of the public space design for conversation between different group people.

5 the challenge of social innovation in urban regeneration in China

Focusing on urban regeneration in China, social innovation constitutes several challenges. First is the high mobility of users in the area need to be regenerates, in other words, it is hard to say who is the target group for the social innovation. public participation in process is useless in such area. Second is gentrification cause by the urban regeneration, leading the redistribution of low-income people. The third is the economic oriented development. 'Success' only success' is only be measured in terms of competitive economic instead of solving the social problems. The fourth is the Evaluators of social innovation lack the discernment and understanding with which to penetrate the heart and essence of the problem.

6 Conclusions

It is clear that social innovation is able to contribute to physical, economic and social renewal in urban area in a number of different ways and that these principles have ,to varying degree, been adopted by city governments as techniques of urban regeneration. From the community angle, social innovation, in combination with the space, helps to create place with identity that foster a sense of authentic human attachment and belonging to the regional area like neighborhood. It is essential for urban regeneration to enhance the life quality of the people.

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