# MAPPING ATLAS OF SHENZHEN

## • URBAN VILLAGES

## 图绘深圳城中村

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# 版权页
## Colophon

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# 前　言
# PREFACE

为响应 2017 深港城市 \ 建筑双城双年展（UABB）“城市共生”主题，本出版物选取了城市主义的视角来探讨深圳的城市化现象，综合理解与城市空间利用相关的各方面因素。

本图集是在 2013 年至 2017 年代尔夫特理工大学（TU Delft）的一些硕士毕业论文工作基础上完成的。自 2012 年起，代尔夫特理工大学与荷兰国际新城研究所（INTI）合作开展关于深圳的研究和教育项目。在过去的四年里，有十多名硕士生做了关于深圳城中村的毕业论文。本图集所展示的材料选自于这些硕士论文的制图部份，尝试将深圳城中村的社会经济和空间状况可视化，研究范围覆盖了中心城区（如白石洲）至周边地区（如大浪），以及新城镇（如光明新城）。

This publication is in response to the call of 2017 Bi-City Biennale of Urbanism\Architecture (Shenzhen) (UABB) “Cities, Grow in Difference”, from the perspective of urbanism: the synthesis of factors that collectively determine the spatial use of the city.

This atlas is based on master graduation theses of Delft University of Technology (TU Delft) from 2013 to 2017. Since 2012, TU Delft collaborated with INTI (International New Town Institute in the Netherlands) for research and education programmes on the development of Shenzhen. In the past 4 years, more than 10 students did their master theses on urban villages in Shenzhen. Materials shown in this atlas are chosen mapping work from these master theses, which visualize the socio-economic and spatial conditions of urban villages in Shenzhen, covering areas from the central urban districts (such as Baishizhou) to the peripheral districts (such as Dalang) and new towns (such as Guangming New Town).

这些图绘工作以 10 篇视图短文为展现形式讨论了深圳的城市化现象。通过这些短文，作者们试图解读出塑造城市的各种力量，并畅想规划和设计现有建成环境的新方法，以实现更可持续的未来。考虑到城中村在城市中存在是珠江三角洲地区的一个普遍现象，本图集还加入了一个广州的参考案例，以加深对城市可持续性的理解，特别是城市的社会韧性和包容性。

这些硕士论文是在 TU Delft 建筑与建成环境学院“复杂城市”毕业工作室完成的。通过“深圳场景”这一合作交流平台，导师和学生们共同专注于探讨深圳新的发展模式。除了曲蕾作为这一交流平台主要的负责人和论文导师之外，还有来自城市规划系的许多教师共同参与了论文指导。他们是 Henco Bekkering，Verena Balz，Birgit Hausleitner，Luisa Calabrese，Machiel van Dorst，Akkelie van Nes，Vincent Nadin，Steffen Nijhuis，Diego Sepulveda，Stephen Read 和 Maurice Harteveld。此外，作者们要感谢 INTI 深圳项目的负责人 Linda Vlassenrood 女士，在合作的四年中为 TU Delft 学生们的实地调研提供了大量帮助。

The mapping work is presented as 10 short visual essays discussing the phenomenon of urbanisation in Shenzhen. Through these essays, the authors try to indicate various forces that are shaping the city and imagine new ways of planning and designing the existing built environment towards a more sustainable future. Considering the fact that the presence of urban villages inside the city is a common phenomenon in the Pearl River Delta region, a reference case of Guangzhou is included in this publication, which gives extra insights into the issues of sustainability, especially on social resilience and inclusiveness.

These Master theses were supported by the ‘Complex Cities’ graduation studio in the Faculty of Architecture and the Built Environment, by a platform called “Shenzhen Scenarios” that focuses on alternative development modes of Shenzhen. Besides QU Lei as the main coordinator and thesis supervisor, students were also co-supervised by a large group of teachers from the Department of Urbanism with expertise on urban planning and urban design. They are Henco Bekkering, Verena Balz, Birgit Hausleitner, Luisa Calabrese, Machiel van Dorst, Akkelie van Nes, Vincent Nadin, Steffen Nijhuis, Diego Sepulveda, Stephen Read, and Maurice Harteveld. Last but not least, the authors would like to thank Linda Vlassenrood, the project director of INTI for the Shenzhen project, who has been supporting the TU Delft students’ field studies throughout the years.

曲蕾 QU Lei | Matthijs van Oostrum

# 简介：图绘转型中的城市

# INTRODUCTION: MAPPING A CITY IN TRANSITION

## 深圳城中村背后的城乡关系与非正式性

Urban-rural Relationships and Informality Behind Urban Villages in Shenzhen

### 转型中的城市

目前深圳正处于转型时期，城市形象从“世界工厂”在向“世界城市”进行自发转变。城市在经历产业升级的过程，知识型服务业不断增加，劳动密集型制造业逐渐撤离。这一现象在中心城区比周边地区更为明显。随着这样的产业调整，可以预见的是，深圳将出现新的社会群体，形成新的社会关系，并将产生与宜居性和城市性相关的新需求。与此同时，深圳已经没有太多可以用于城市扩张的土地，然而居民对住房的需求仍然很高。城市空间发展越来越重视已有建成区。因此，城市更新在重塑城市和区域层面的空间结构以及邻里层面的城市形态方面都发挥着至关重要的作用。这种规划策略意味着城市发展模式的范式转变：从大规模城市扩张到调适已有的建成环境。

### A CITY IN TRANSITION

Currently Shenzhen is in a transitional period, re-profiling itself from the ‘world factory’ to a ‘world city’. The city is undergoing an industrial upgrading process. Knowledge based service industries are increasing while the labour-intensive manufactory industries are gradually moving out. This is more visible in central urban districts than peripheral areas. Along with such industrial readjustment, it is foreseeable that new social groups will emerge, new social relations are to be formed, and new demands related to liveability and urbanity will be generated. At the same time, Shenzhen is running out of land for urban expansion and there remains a huge demand for housing. Spatial development is focusing

珠江三角洲地区和广东省的快速城市化及城市转型
图片来源：杨俏 , 2017
Rapid urbanisation and transition in the Pearl River Delta and Guangdong province
Image by YANG Qiao, 2017

从这个意义上讲，城市的未来依赖于现有的城市肌理，而这种城市景观则体现了一种新的城乡关系。 城中村作为深圳“旧城市肌理”的一种主要类型，近年来一直处于讨论和实践的中心，特别是位于中心城区的地段。由于这些中心地区对大规模开发土地的需求量很大，在城中村更新项目中采用的多是推倒重建的方法。 随之而来的是中心城区绅士化和经济适用型住房减少的问题，引发了社会上的争论。 这也是本书的出发点，试图通过制图分析的方法探索城中村的潜力和价值，希望能够探索出新的未来发展方案，引导深圳向更加“包容，活力，宜居”的方向发展。

more and more on the existing built-up areas. Urban regeneration is therefore playing a crucial role in reshaping spatial structure in the city-regional level and urban form in the neighbourhood level. Such planning strategies imply a paradigm change regarding urban development modes, from extensive urban expansion to adapting the existing built environment.

In this sense, the future of the city lies within its existing urban fabrics, with new urban-rural relationship reflected in city landscape. Urban villages, as one type of the ‘old urban fabrics’ in Shenzhen, have been at the centre of discussion and practice in recent years, especially those located in central urban areas. Due to the high demand on land for large-scale development in these central locations, Tabula Rasa approaches were adopted in renewal of the urban villages.

As consequences, issues related to gentrification and decrease of affordable housing in central urban areas emerged, which have generated debate in society. This is also the starting point of this publication, to explore potentials and values of urban villages through mapping analysis, which may lead to an alternative future development scenario, towards a more 'inclusive, vital and liveable' Shenzhen.

## 图绘作为一种工具

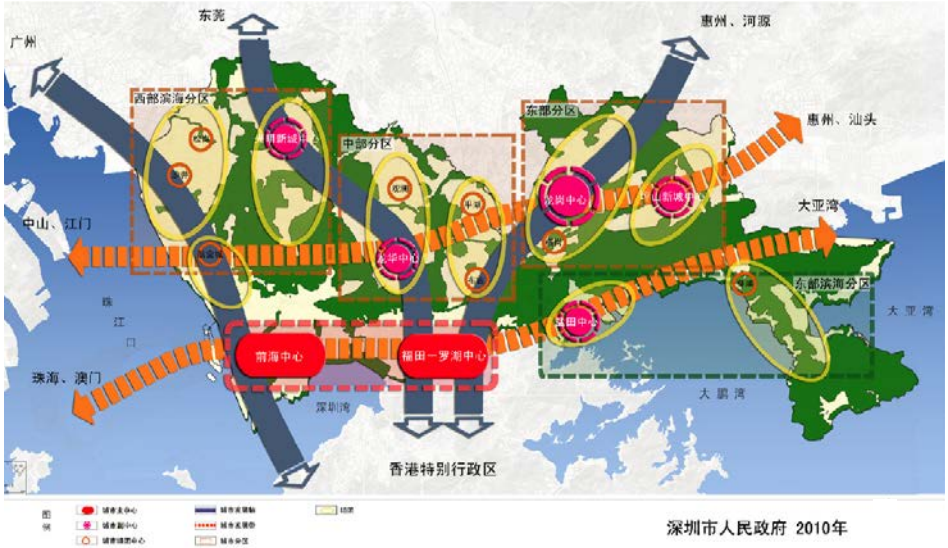
地图是一种有效的工具，这一点对了解中国的人来说并不奇怪。例如深圳的城市发展规划图，就已经超越了图纸本身，而成为经济增长和树立城市品牌的有力工具。传统的土地利用规划图同样也是基于政治决策的一种土地经济工具，影响了深圳和其他中国城市的发展。如果要定义什么是地图，我们可以说是任意形式的关于一定领域范围内空间的视觉表达。表达一词是指图面信息是经过作者，绘图员或制图人选择和抽象化了的。可以说任何地图都是由制图人来进行信息传递的，反映的是作者的观点。因此，无论一张地图使用了多么精确的类似地理信息参考这样的技术，其中总会有主观因素的存在。此外，地图不仅仅是被动的表达。这些图在制作完成和发表后，便可以开始积极地参与构思城市的未来：换句话说，他们会产生影响。

该地图集利用地图的丰富表达能力来分析，理解和畅想深圳城市化新的未来，特别针对具有城市景观标志性特征的城中村。这本“图集”不是纯粹为了收集好看的地图，而是利用作者们对深圳城中村各种层面的图绘分析，通过视觉表达来作出一些论述。代尔夫特理工大学建筑与建成环境学院有较长的制作分析地图的传统，可以利用“图绘”来展示在各种不同过程（日常生活到区域增长），规模（从地区到地方）以及意图（从研究到设计）下的空间关系。

## MAPPING AS A TOOL

A map is a potent tool, something that cannot be lost to anyone familiar with China. The development plan of Shenzhen is a case in point, where the map has become a tool for economic growth and city branding. Traditional land-use maps likewise are a tool of the political land-economy that has shaped Shenzhen and China in general. To define what a map is, we can say it is any visual representation of a territory. Representation means that information is selected and abstracted by the maker, author or cartographer of the map. Any map is therefore always informed by the maker of the map and reflect the specific worldview of that maker. Thus, however precise a map may be using such technology as geo-referencing, there is always a subjective element to the map. Moreover, maps are not just passive representations, because once they are made and published they can start having an active role in shaping ideas about the future of the city: they achieve agency.

This mapping atlas uses this complex interpretation of the map to analyse, understand and reimagine alternative futures for the urbanization of Shenzhen, and specifically the urban villages that mark




深圳 2010 年总体规划

Master plan of Shenzhen made in 2010

虽然这种来自荷兰的制图方法包括很多方面，这里主要强调一些能够反映本图集视觉短文内容的要素。

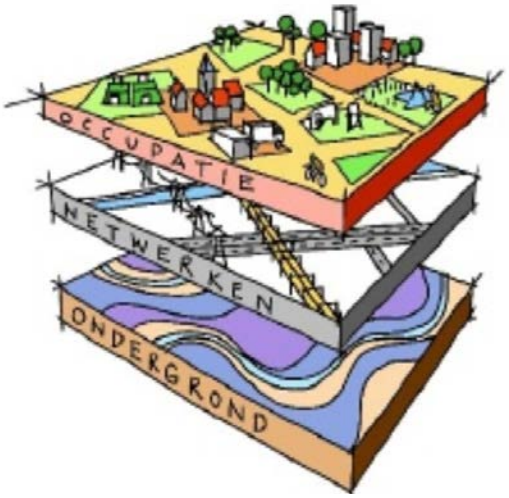
该出版物中的大多数分析都是跨尺度的，这意味着相同的地点或问题会联系不同的空间尺度进行研究。在区域范围内发生的城市进程会影响当地的发展，反之亦然：当地情况变化的综合作用也可能会影响整个区域的空间结构。因此，跨尺度图绘分析还可以帮助我们更好地理解市政府自上而下的决策与源于城中村的自下而上的发展之间的动态关系。

its urban landscape. This 'atlas' is not just a mere collection of good-looking maps, but it is a visual narrative that emerges through a diverse range of representations of urban villages in Shenzhen. TU Delft has a long history of producing such analytical maps and using 'mapping' to expose spatial relations through time (daily life to regional growth), between scales (from regional to local) and within various intentions (from research to design). While there are many aspects to the Dutch mapping approach, a few elements are highlighted here that reflect the content of the visual essays.

Most of the projects in the publication are multi-scalar, meaning that the same place or problem is studied in relationship to different spatial scales. Urban processes that happen on a regional scale can influence local developments, and vice-versa: the combined effect of local changes can impact the regional structure of a place. Multi-scalar map-

在许多短文中多次出现的另一个重要方面，就是利用图层分别显示和研究城市同一区域内的不同功能系统。传统上采用这种方法，是将旧有的景观结构，物质基础设施网络以及这些网络内的占地利用情况分开绘制和研究。这些图层相互关联，但它们所表达的空间元素在实际中的变化速度是不一样的，比如城市功能层的变化比景观层的变化要快很多。这些分层制图非常有选择性，在每一个功能系统图层中往往只显示一些特定的空间元素。

代尔夫特理工大学也非常注重城市治理和利益相关方的研究，这是因为认识到每一个被研究的城市地区都有一个或若干影响和控制空间发展的利益群体。这些利益群体关于空间利用的不同主张经常是重叠或相互矛盾的，而图绘分析可以帮助理清他们之间相互依存的关系。因此，本图集中的一些设计方案是以自下而上的城市治理模式为基础，将空间设计与制度设计相结合，试图为参与城市更新的所有利益相关方带来启发，协助他们探索城中村改造的新模式。




荷兰的分层制图法：占地利用层，基础设施网络层，景观地质层。
图片来源：Peter Dauvellier, 2004
Dutch layer approach: occupation, networks and sublayers
Image by Peter Dauvellier, 2004

ping can then also help to better understand the dynamic between top-down decisions by the municipal government and bottom-up developments originating in the urban villages.

Another key aspect that recurs in many projects, is the use of layers to separately show and study different functional system within the same area of the city. Traditionally in this approach, the old landscape structure, the network of physical infrastructure, and the use and occupation within those networks are mapped and studied separately. These layers also interrelate, but each works in their own speed, with changes in function occurring much more rapidly than changes in landscape. These maps are very selective, only showing particular elements within a single functional system.

TU Delft also has a strong focus on governance and stakeholders as it recognizes that every represented territory, also has one or several groups of people that influence control over that territory. These territorial claims may often overlap or contradict and maps can help expose these interdependencies. Hence, some design proposals in this atlas combine spatial design with institutional design in the form of bottom-up urban governance models, to inspire all stakeholders and actors involved in the regeneration of urban villages, who are seeking for alternative ways of transforming urban villages in Shenzhen.

该图集中还包含许多图表，可以把它们解释为抽象的思维地图，旨在阐明城市地区与该地区的社会，政治和经济进程之间的复杂关系。图集中还收录了一些“三维地图”，增加了一个维度，以展示在二维地图中难以捕捉的信息。 三维地图可以帮助了解深圳城中村的空间特点，例如建筑的垂直功能混合或竖向密度变化等。这些三位地图还可以帮助人们理解走在城中村里所体验到的空间品质。

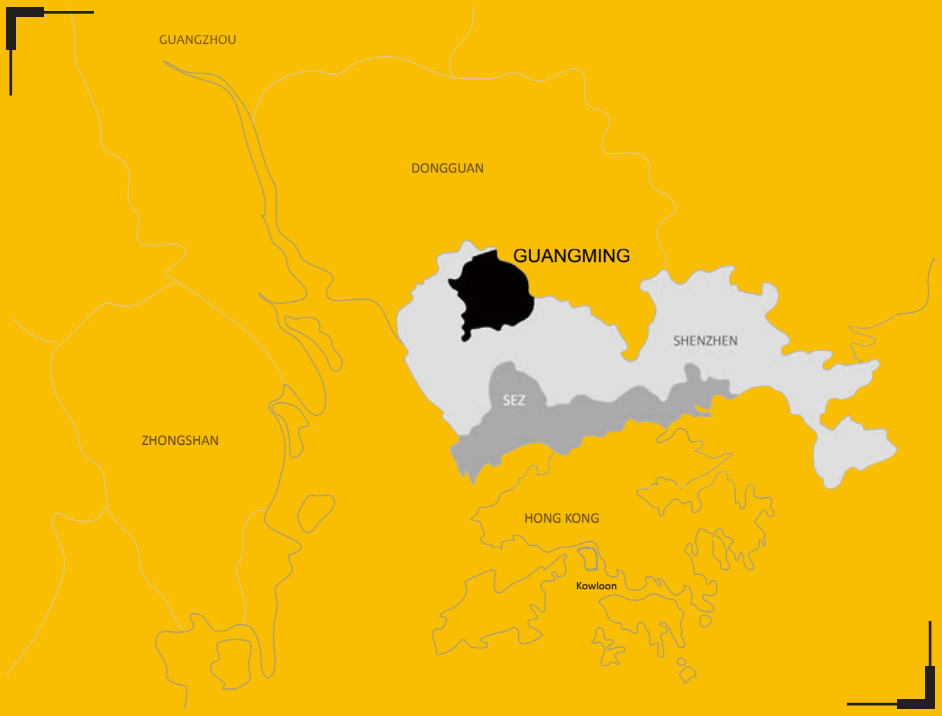
This atlas also features many diagrams, which can be interpreted as abstracted maps that aim to elucidate complex relations between urban territory and social, political and economic processes on that territory. There are also several ‘3D maps’ in this atlas, adding a spatial dimension in order to represent information that can be hard to capture in 2D. 3D maps can help to understand vertical functional mix of buildings or vertical densification as is characteristic of urban villages in Shenzhen. They are also very useful in helping to understand experiential qualities as one walks through the villages.

## 提出问题

简而言之，本图集一方面有助于深入了解深圳各类城中村的运作情况，结合他们所处的地段和城市（再）开发阶段来看；另一方面展现出城中村作为外来移民落脚城市的实际价值，尤其是在培育社会资本和微观经济，以及增强城市活力等方面。最后，这本图集的主要目的是提出一些有关深圳和中国类似地区当前城市发展的问题。尽管图集的重点是深圳的城中村，但也涉及到了一些中国城市区域有关可持续城市化的更广泛的问题，以及城市规划和设计在其中的作用：从社会经济网络和自然景观层面来看，什么是更“健康”的城乡关系？哪些利益相关方可以在共建更具包容性，更宜居，和更有活力的城市过程中扮演重要角色？城市规划和设计如何引导空间转化的过程？通过这本图集，编者和视觉短文的作者们并未试图给出最终答案，而是希望能够激发出关于这些议题的有意义的讨论。

## RAISING QUESTIONS

To summarize, on the one hand, this mapping atlas contributes to the understanding of the functioning of various types of urban villages in Shenzhen in relation to their locations and phases of urban (re-) development; on the other hand, it indicates the value of urban villages as arrival city to migrants, in terms of cultivating social capital and micro-economy, as well as the value of enhancing urban vitality for the city. In the end, this prime intention of this atlas is to raise questions about the current urban development of Shenzhen and similar places in China. Although the focus of the Atlas is on urban villages in Shenzhen, it also touches upon broader questions related to sustainable urbanisation in Chinese city regions, and the role of urban planning and design in it: What is a more ‘healthy’ urban-rural relationship, in regard to socio-economic networks and natural landscape? Who could be the ones playing vital roles in the co-creation process of a more inclusive, liveable and vital city? And how could urban planning and design guide the spatial transformation process? With this publication, the authors of the 10 essays are not trying to give answers, but intend to start up a meaningful discussion.




# 光 明 新 城
# Guangming New Town

Matthijs van Oostrum

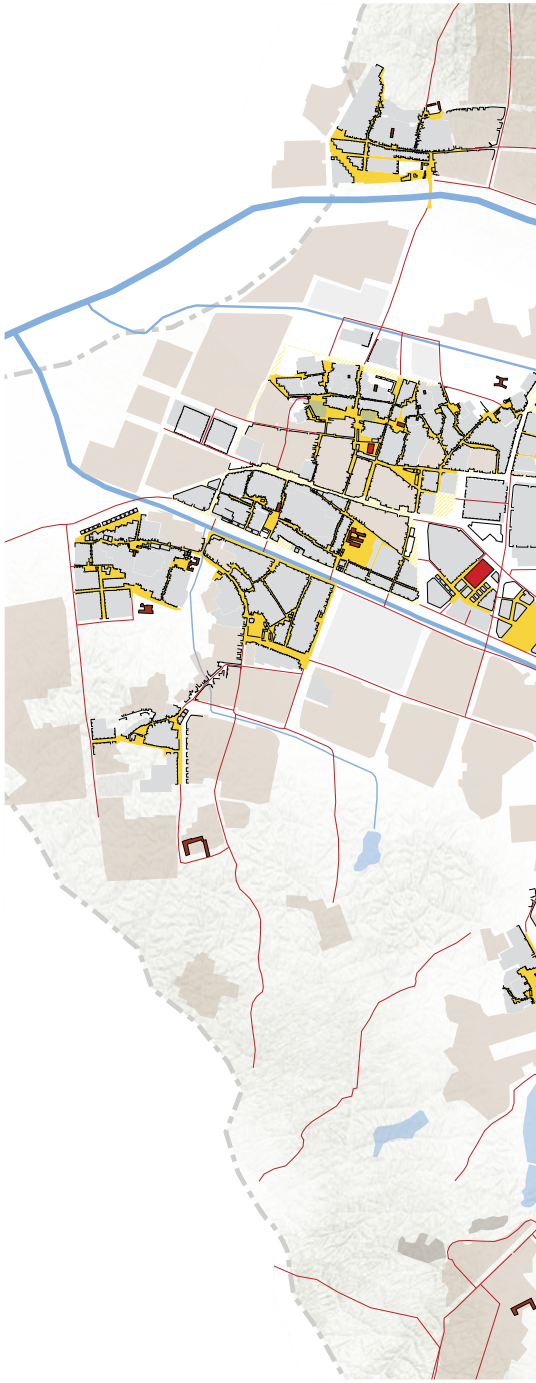
# 城市化中的村庄
# URBANIZING VILLAGES

## 深圳城市边缘村庄的非正式空间形态
Informal Village Morphologies in Shenzhen's Urban Periphery

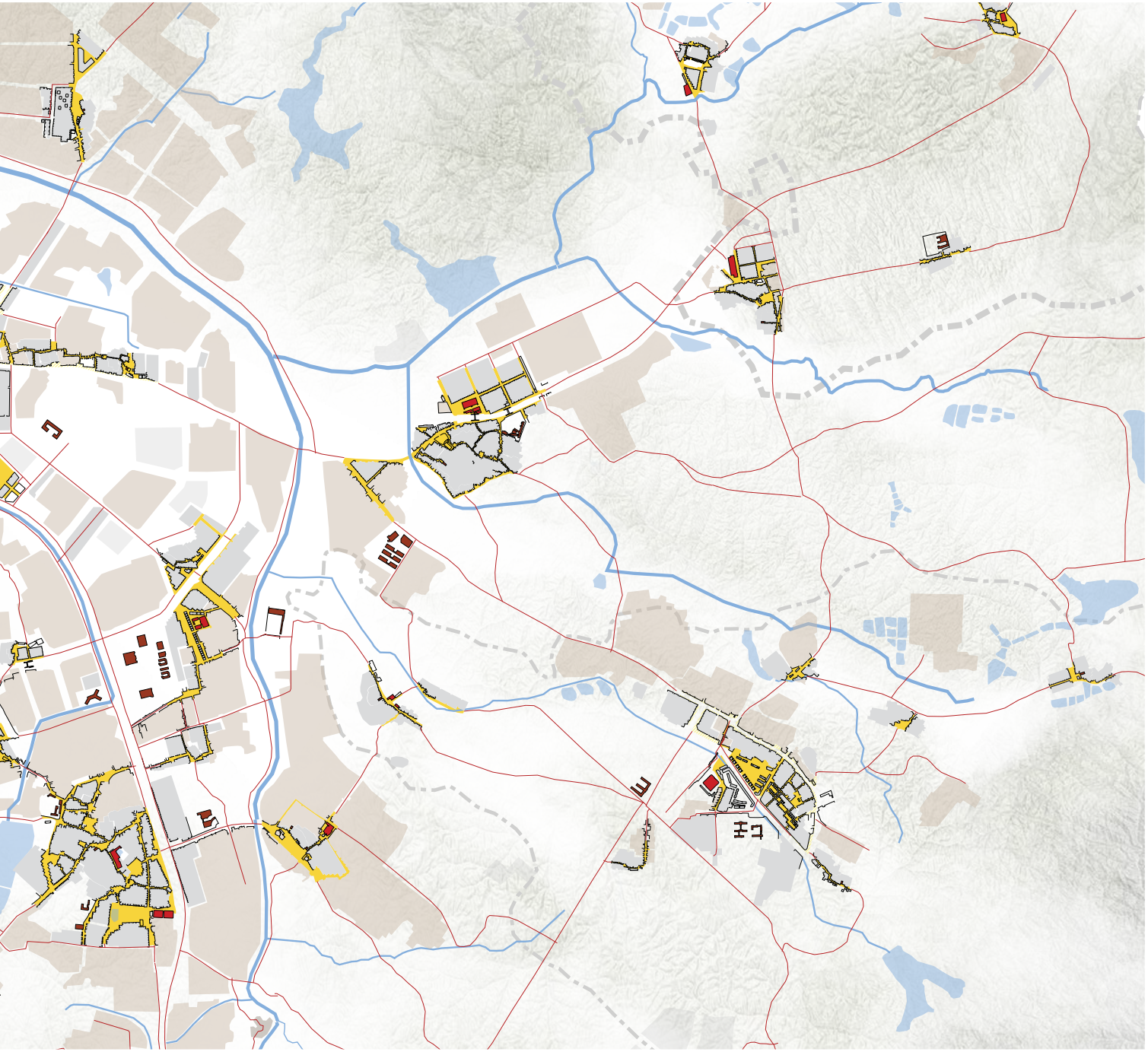
城中村 | 城市非正式性 | 城市边缘
Urban Villages | Urban Informality | Urban Periphery

深圳的城市周边地区以原始村庄社区的半非正式性发展为特点。这里的城中村是从前的郊区农村演变成城市一部分的一种现象，是政府主导的城市扩张和农村土地自组织发展相结合的产物。 在这一过程中，村庄逐渐增高其建筑密度并获得更多样化的城市功能，同时又保持了原有的郊区行政管理模式，形成了一种面向进城务工郊区移民的特殊城市性。

The urban periphery of Shenzhen is marked by the semi-informal growth of original village communities. Urban villages are a phenomena whereby erstwhile rural villages become part of the city through the combined processes of formal municipal urban expansion and self-organized development of village land. While the villages densify and acquire a more urban functional mix, they remain rural administratively and their particular urbanity is geared towards rural migrants, who have come to the city looking for jobs.



光明新区的街巷体系
The network of streets and lanes in central Guangming

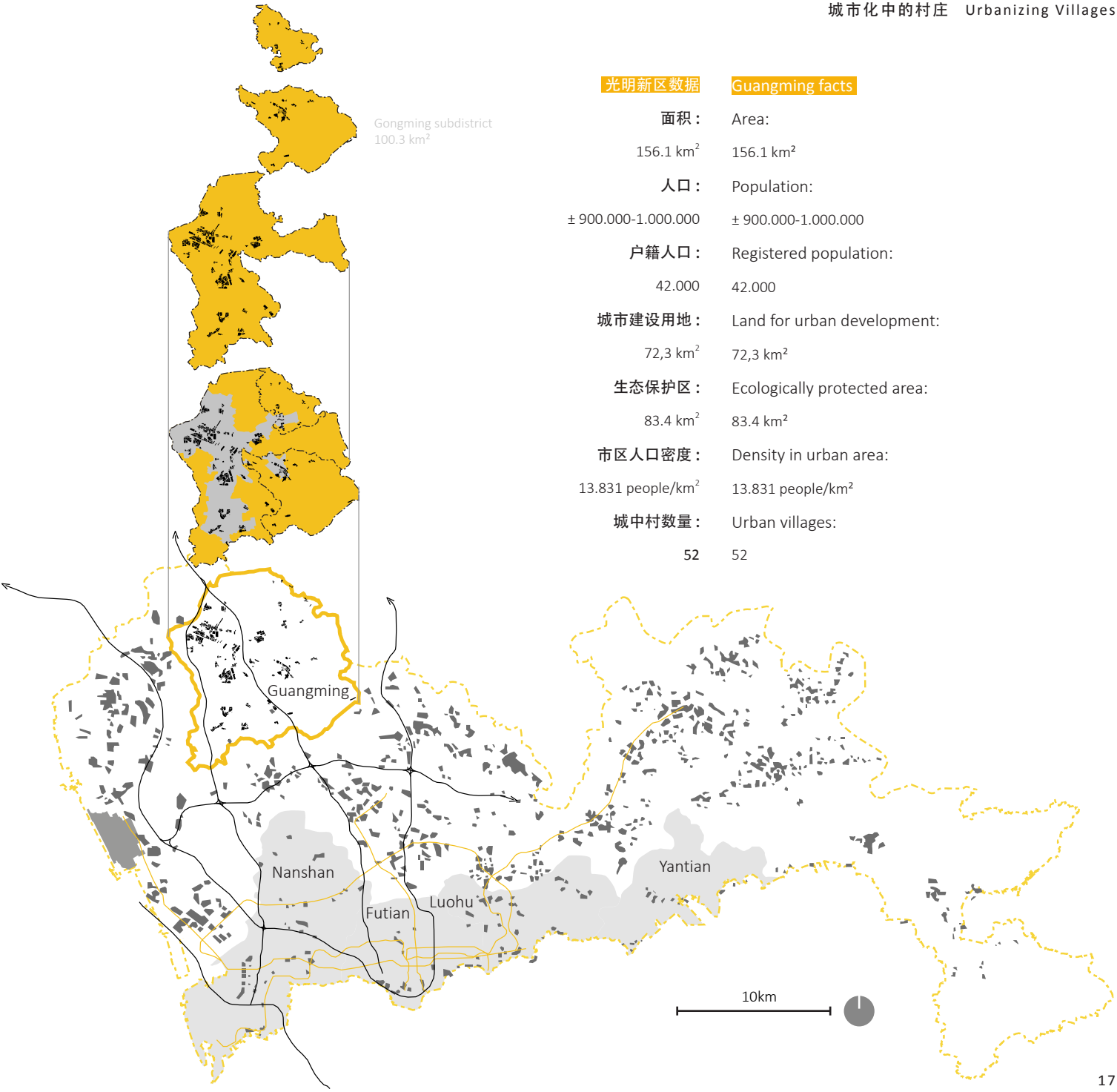


# “我们对深圳村庄社区的自发增长究竟知道多少?”

*What do we really know about the self-organized growth within village communities in Shenzhen?*

深圳有 318 个城中村。 虽然大多数人都比较熟悉福田区或罗湖区的城中村，其实深圳大部分城中村是位于周边地区的，距离市中心大约 20 到 50 公里。从右面的地图可以清晰看出，深圳城市周边地区非正式空间形态在城市肌理中所占的比例要远大于中心地区 - 有的地区高达 80% 的土地仍然由村集体所使用。光明新区就是其中的一个周边地区。

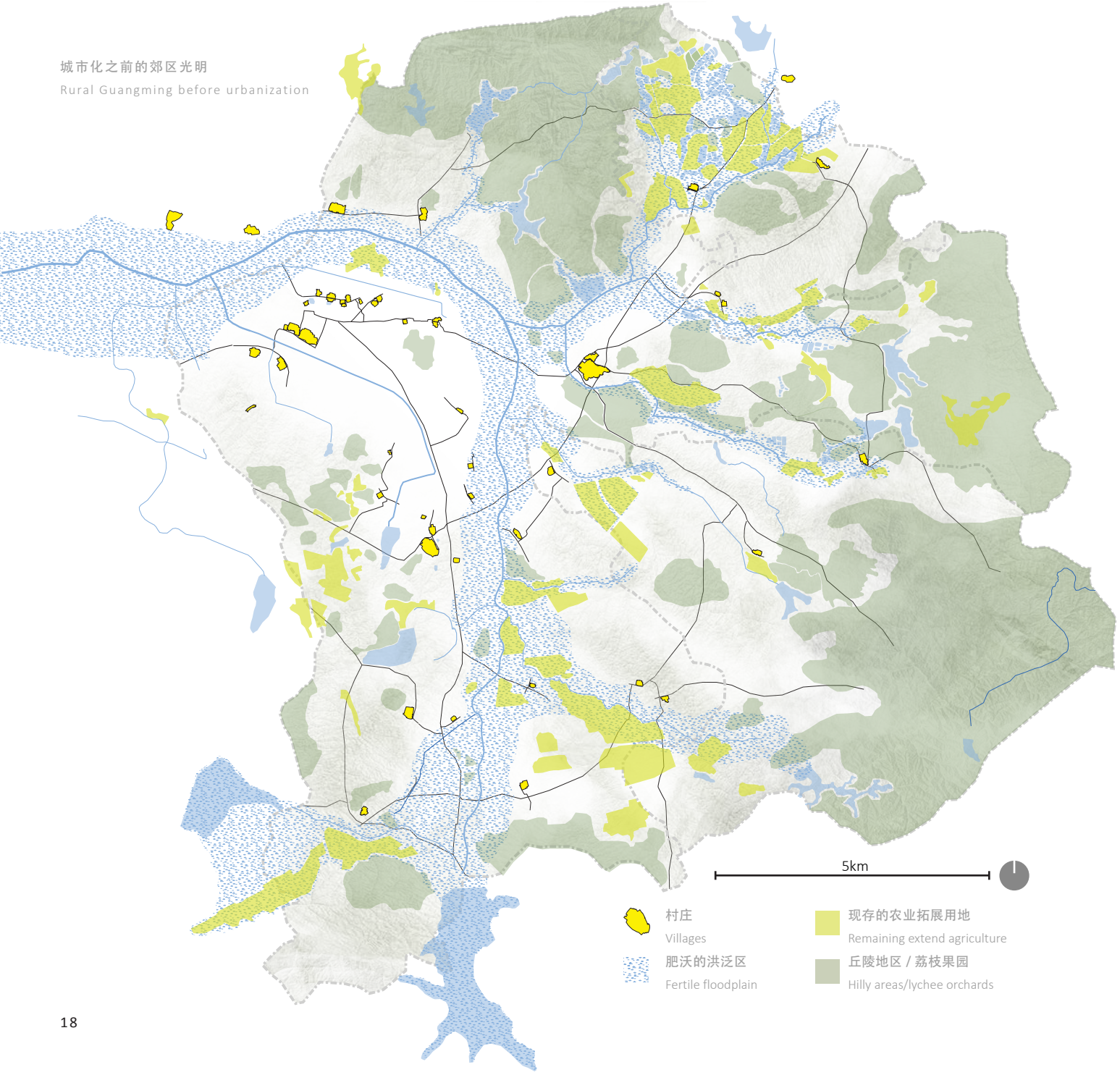
There are 318 urban villages in Shenzhen. While most people would be familiar with urban villages in Futian or Luohu district, the majority of urban villages lie in the urban periphery, 20 to 50km away from the city centre. From the map on the right, it is clear that the informal morphologies in the periphery constitute a much larger share of the urban fabric than in the central districts of Shenzhen -up to 80% of the land is still used by the villages. Guangming is one of those peripheral districts.

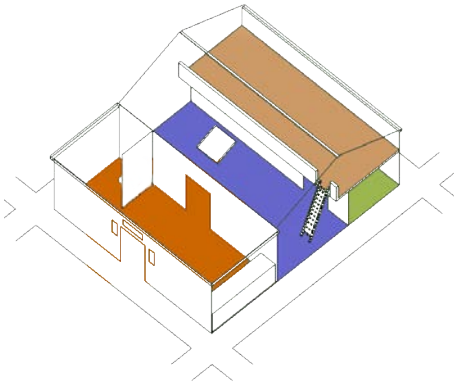



| 光明新区数据 | Guangming facts |
|---|---|
| 面积： | Area: |
| 156.1 km² | 156.1 km² |
| 人口： | Population: |
| ± 900.000-1.000.000 | ± 900.000-1.000.000 |
| 户籍人口： | Registered population: |
| 42.000 | 42.000 |
| 城市建设用地： | Land for urban development: |
| 72,3 km² | 72,3 km² |
| 生态保护区： | Ecologically protected area: |
| 83.4 km² | 83.4 km² |
| 市区人口密度： | Density in urban area: |
| 13.831 people/km² | 13.831 people/km² |
| 城中村数量： | Urban villages: |
| 52 | 52 |

城市化之前的郊区光明

Rural Guangming before urbanization





传统住宅空间格局
Layout of a traditional house

传统祠堂
Traditional ancestral hall

**乡村的光明**

**在历史上，光明的村庄在空间上是围绕河道布局的。村庄的建成区位于相对较高的位置，而河流旁边最肥沃的土地则用于农业。大部分丘陵地区都是未开垦的，或者用于荔枝果园。 每个村庄都有按路网排列的传统四合院，每家每户都拥有一个地块。村庄的边缘会有一个面向河流的祠堂。一个呈辐射状的路网连接着各个村庄。**

**RURAL GUANGMING**

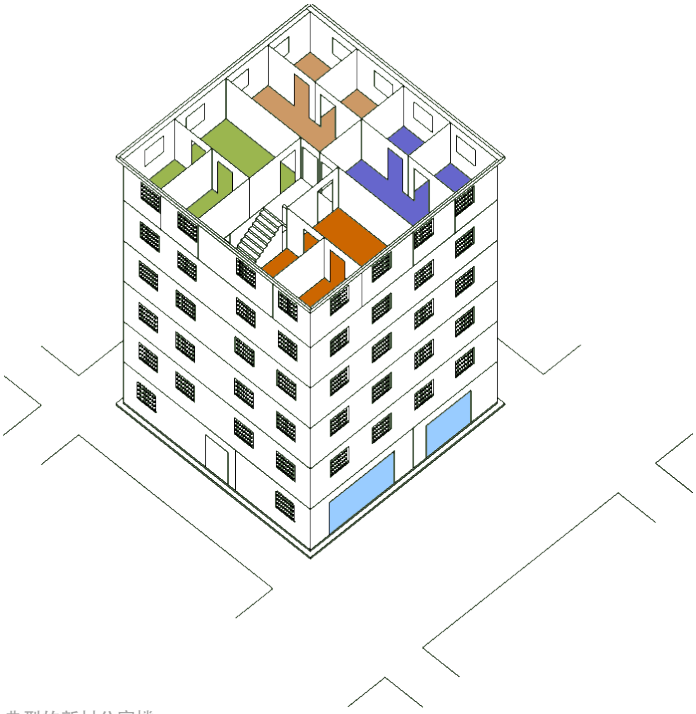
Historically, the villages of Guangming were organized around the small Dongbao river. The built-up area of the villages are located on slightly higher ground, leaving the most fertile lands around the river for agriculture. Most of the hilly areas are uncultivated or used for lychee orchards. Each village had a grid of traditional courtyard houses, were each family owned a plot. On the edge of the village stood an ancestrall hall, facing the water.  A network of radiating roads connected the villages.

## 城市的光明

传统来讲，中国的村庄是由村委会管理的。从 80 年代末开始，这些村组织开始扩大村庄建设，以便有更多的公寓出租给外来移民。村委会负责新村的规划，村民以家庭为单位负责募集资金和设计自己的公寓楼。这个过程导致出现了一系列半规划的邻里街坊。

## URBAN GUANGMING

Traditionally, villages in China are governed by a village committee. Starting from the late 80's, these organizations sought to expand their village in order to have more apartments to rent out to new migrants. While the village commitee and production teams were in charge of the urban design of these new expansions, it was up to individual families to collect funds and design their own apartment buildings. This process has resulted in a patch-work of semi-planned neighborhoods.



典型的新村公寓楼

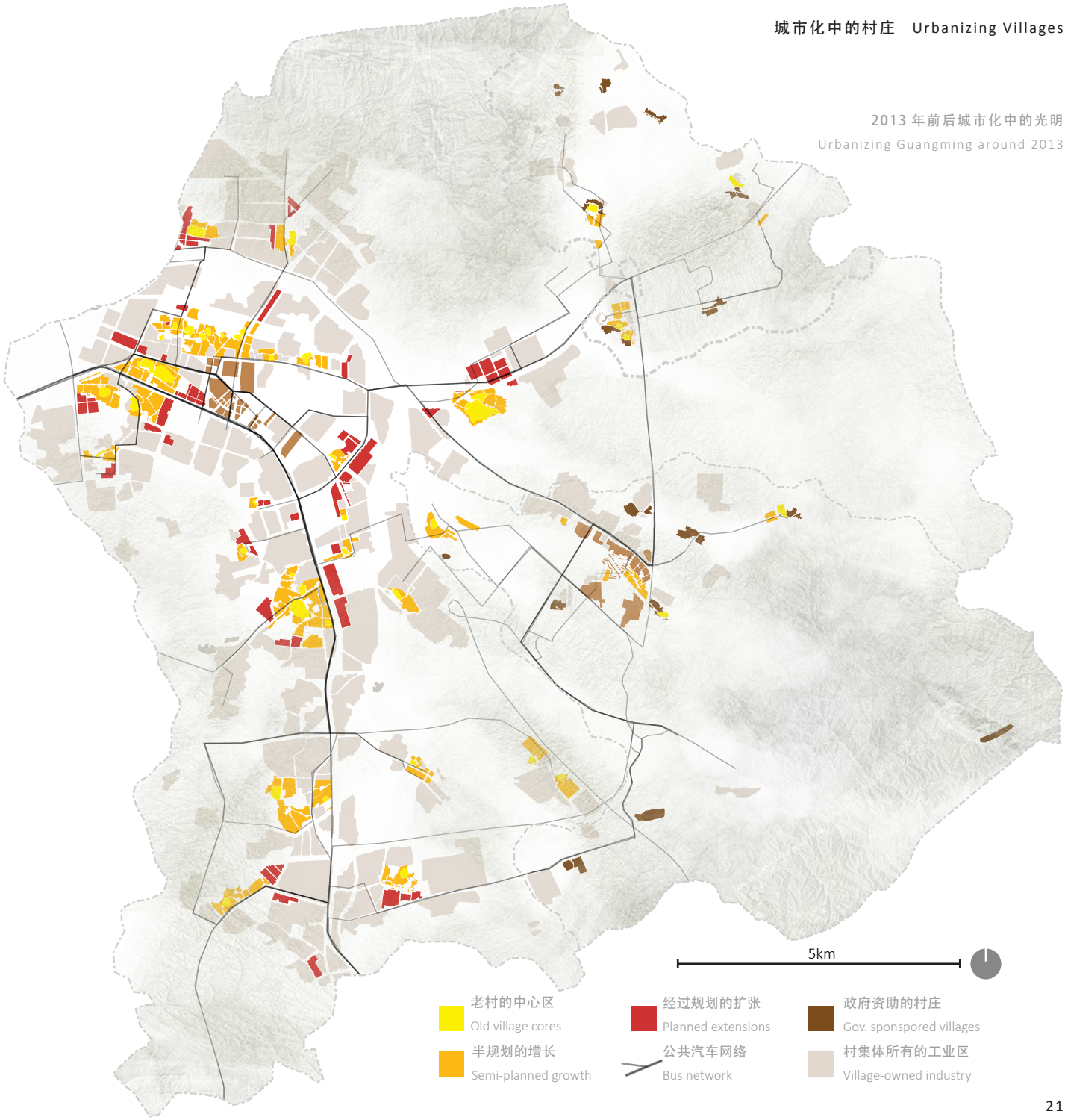
Typical apartment building in new expansions

两个城中村例子

Two examples of urbanizing villages

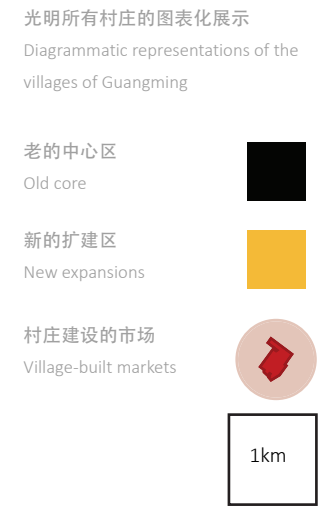
## 2013 年前后城市化中的光明

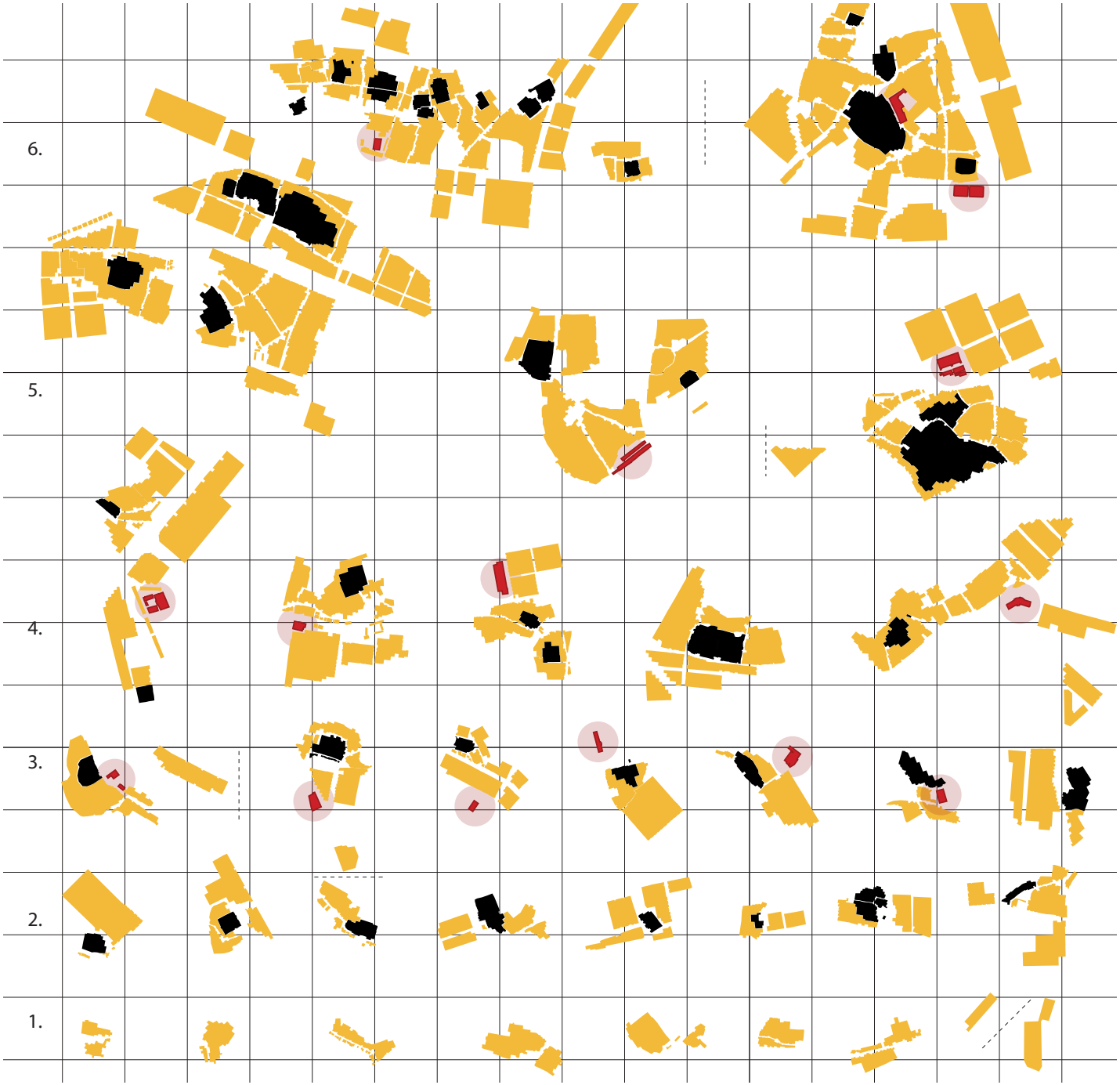
Urbanizing Guangming around 2013



在这张图里，光明的 52 个村被从其周边环境中剥离出来，并且按照面积进行了排列。可以看出，大部分村庄新规划的扩建用地是按照旧有的农业景观空间结构划定的。一个值得注意的特点是中等规模的村庄大都有室内菜市场。然而位于图左上角的一些村庄已经发展连接形成了更大的聚落，不再具有这样的市场。最后，最下面一排显示的是没有老的中心区的村庄，它们是最近在公明街道出于农业目的建设的。这些村庄还没有经过显著增长。

In this diagram, the 52 villages of Guangming have been stripped from their context and organized according to size. Most of the newly planned expansions are alligned with older agricultural structures in the landscape. A noticable feature is the presence of market halls in the middle-sized villages. The villages in the top left which have grown to form one large agglomoration, no longer feature such markets. Finally, the bottom row shows villages without old core, that were founded recently in the Gongming subdistrict for agirucultural purposes. These villages have not grown significantely at all.




6.
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刘嘉瑶 LIU JIAYAO

# 种出光明

# FARMING GUANGMING

## 新城建设中农业景观：过去、现在与未来

Agricutural Landscape in New Town Development : Past, Present and Future

农业景观 | 新城建设 | 社会变迁
Agricutural Landscape | New Town Development | Social Change

**我的硕士论文《种出光明：整合深圳光明新区的新城建设与农业景观》主要关注的是农业景观与新城建设、当地居民、生态环境之间的关系，分别从历史、理论、案例的角度进行研究，探索从规划角度把农业景观纳入可持续城镇化发展策略的益处和可能性。**

**本文摘取了论文中的一部分观察和思考所得，展示了光明新区中农业景观和人地关系的演变过程，折射出我国几十年城镇化中的社会剧变，以及一脉相承的文化特征，具有一定代表性。**

The topic of my MSc thesis is ***Farming Guangming: Integrating Agricultural Landscape and New Town Development for the "Green City" Guangming in Shenzhen***. The main concern was the relationship of agricultural landscape and the new town development, society, ecological environment. I argued from historical, theoretical and empirical perspectives that it is beneficial and possible to include agricultural landscape in planning to achieve more sustainable urbanization.

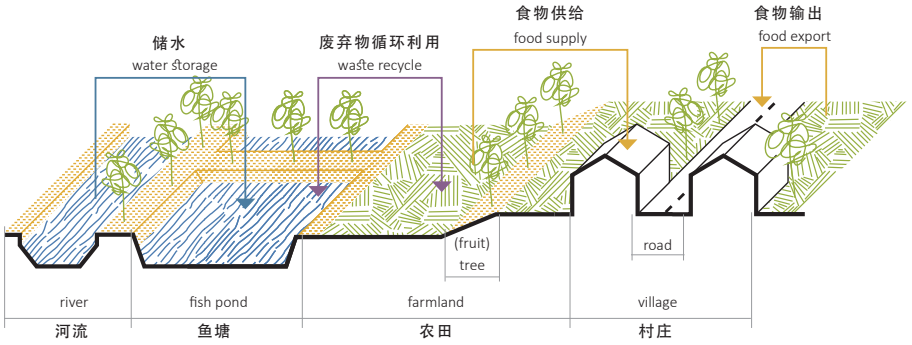
This article is a fraction of my observation and thinking in the thesis. The transmutation process of agricultural landscape in Guangming to some extent reflects the revolutionary change in China in the past decades, and also the cultural identity that lasts.

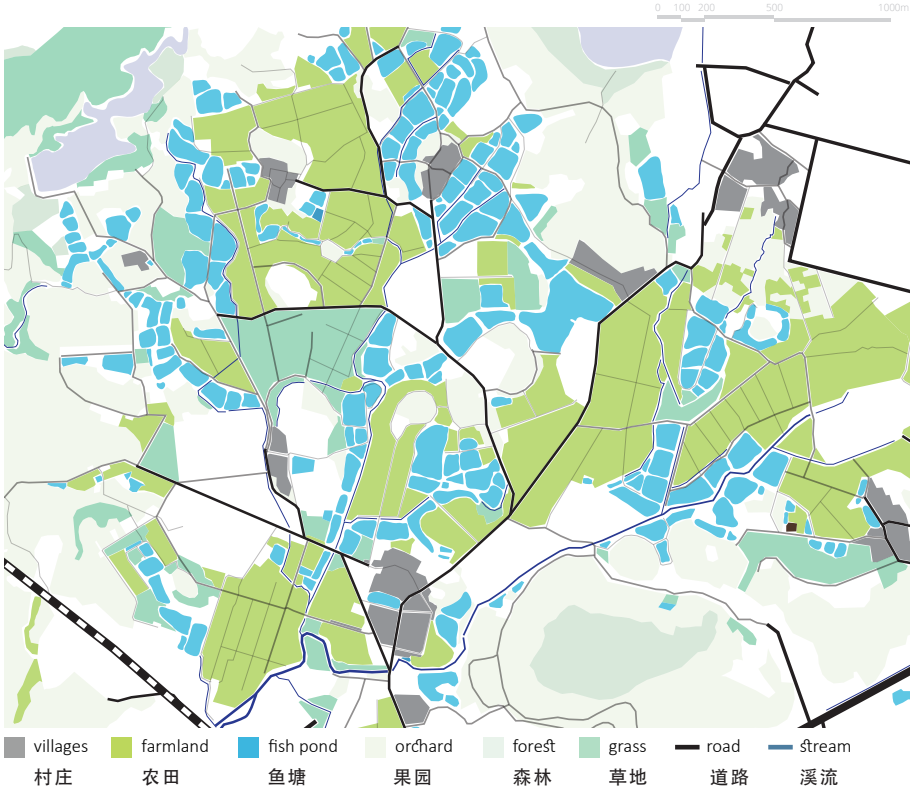
该项目主要关注的是农业景观与新城建设、当地居民、生态环境之间的关系。

The main concern was the relationship of agricultural landscape and the new town development, society, ecological environment.

农业社会时期水系、土壤与聚落之间的关系。

Relationship between water system, soil types and human settlements before industralization. (Source: Altas of Shenzhen City, 1997; Van Oostrum, 2013; Google satelite map, 2010)




新羌社区位于生态控制线内，保留有原生态的农业种植景观形态，但 2013 年基本农田土地整理后已不复存在。利用 2010 年卫星影像，可以看到当时水系、鱼塘、农田、聚落和道路之间有着紧密相关关系，从而确保聚落不易被水淹、维持当地物质循环、支持农业经济发展。

The original landscape could be learnt from Xinqiang, located in the ECL (until the consolidation of basic farmland, 2013). Using Google satelliate map of 2010, a strong relationship between water, fish ponds, farmland, settlements and roads can be identified, which ensured settlements free from flooding, enabled local circulation of materials, and supports agricultural economy.

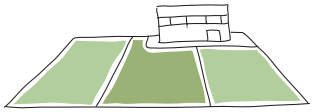
## 过去：从农业社会到工业社会

和中国其他地方一样，过去光明的生活和生产活动都围绕农业展开，从而形成由河流、鱼塘、耕地和聚落有机组合而成的景观形态。1958 年，国营光明农场成立，光明也成为了深圳和香港的重要农产品供应基地。时至今日，“光明农场”依然是光明的一个标签。改革开放后，光明进入外资和集体经济为主导的工业化阶段。这个阶段的城镇化是自下而上、缺乏规划的，传统村镇周边那些最肥沃的土地，快速地被厂房、宿舍和非正式住宅所替代。

## PAST: FROM AGRICULTURAL SOCIETY TO INDUSTRIAL SOCIETY

In the past, agriculture played a dominating role in human activities, like other places in the old China, which created a synergetic landscape with rivers, fish ponds, farmland, and settlements. In 1958, state-owned Guangming Farm was founded, being an important food supply base for H.K. and Shenzhen, which is still a distinctive label for Guangming today. In 1980s, led by foreign capitals and collective economy, Guangming began to industrialize, which brought about urbanization in an informal way. The most fertile land around the primary settlements were then replaced by factories, dormitories and informal dwellings.

## 光明新区现有农业景观类型 TOPOLOGIES OF AGRICULTURE LANDSCAPE IN GUANGMING

| | MAIN PURPOSE 主要目的 | AGRICULTURE PRODUCE 农业产出 | NON-AGRICULTURAL PRODUCE 非农业产出 | SIZE OF UNITS 单位面积 |
|---|---|---|---|---|
| **SUBSISTENCE FARM** 自给性农田 | subsistence agro-products | vegetable / fruit /livestock | — | $2m^2$-$30m^2$ |
| **INFORMAL SMALL-SCALE FAMILY FARM** 非正式小型家庭农田 | agro-products for sale | vegetable / fish / flowers | — | 2 Mu -3 Mu ($1333m^2$ - $2000m^2$) |
| **FORMAL SMALL-SCALE FAMILY FARM** 正规小型家庭农田 | agro-products for sale | vegetable / fish / flowers | — | 2 Mu -3 Mu ($1333m^2$ - $2000m^2$) |
|  **LARGE-SCALE AGRIBUSINESS** 大型农业企业 | agro-products for sale | vegetable / fruit flowers | — | >1000 Mu (>66 ha.) |
| **RECREATIONAL AGRI-PARK** 休闲农业公园 | tourism (entrance fee, agro-products, services) | vegetable / fruit / meat / milk / processed food | education / recreation | 1000 Mu (66 ha.) |

| FARM MANAGEMENT<br>农田管理 | LEVEL OF INCOME<br>收入水平 | MARKET<br>市场 | LAND LEGITIMACY<br>土地合法性 | PROBLEMS & TRENDS<br>问题和趋势 |
|---|---|---|---|---|
| <br>individual household / communities | — | — | <br>illegal<br>temporary | - should be legalized<br>- to be used to improve public space in and around neighborhood and encourage social interaction<br>**- 应合法化**<br>**- 用于改善社区及周边公共空间，鼓励社会交往** |
| <br>individual household | <br>Low | <br>informal | <br>illegal<br>temporary | - should be legalized to oversee its farming activities and prevent negative impacts<br>**- 应合法化，以监督其农业活动，避免负面影响** |
| <br>household + cooperative / companies | <br>Low | <br>informal / formal | <br>legal<br>temporary | -losing its competitiveness<br>-need to be upgraded, otherwise will disappear<br>**- 正逐渐失去竞争力**<br>**- 需要进行产业升级，否则会逐渐消失** |
| <br>enterprise | <br>average | <br>formal | <br>legal<br>long term / permanent | - Homogeneous landscape<br>- constrainted by the basic farmland policy<br>**- 单一景观**<br>**- 受基本农田政策限制** |
| <br>enterprise | <br>average | <br>formal | <br>legal<br>long term / permanent | -getting popular<br>-need to be more integrated to the environment around<br>**- 正逐渐受到欢迎**<br>**- 需要更好地与周边环境相协调** |

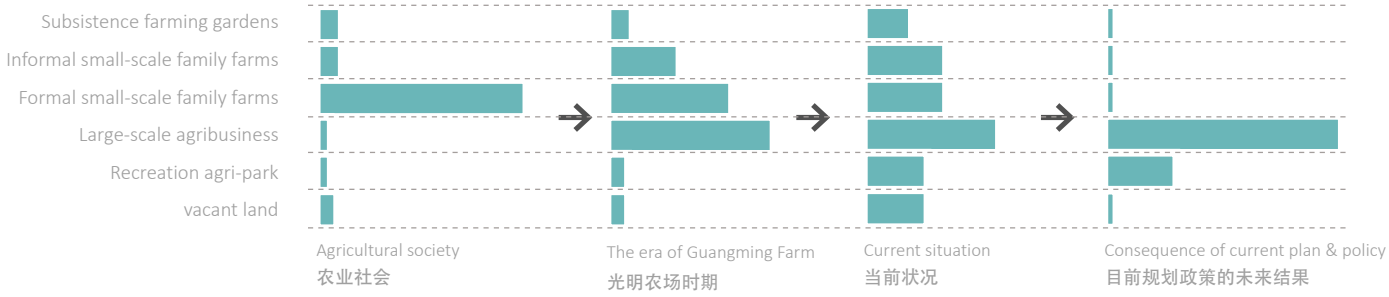
“景观变化反映的是社会变迁。”

*Changes in the landscape reflected changes of the society.*

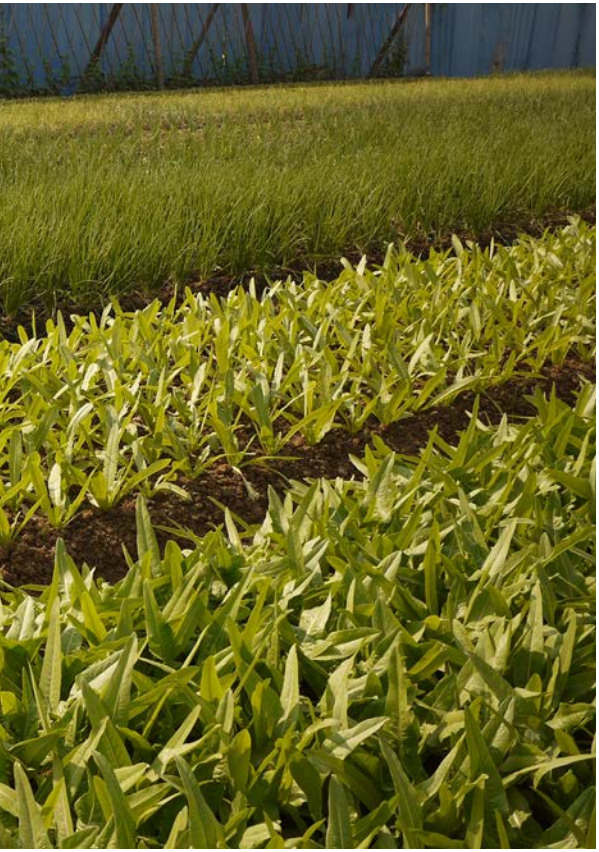
自给自足、自发式的小农田　Subsistence farming gardens

大规模、企业化运作的农业　Large-scale agribusiness

非正式、小规模的家庭农业　Informal small-scale family farms




剧烈变化中的农业景观 Agricultural Landscape in Dramatic Change



**如今：剧烈变化中的农业景观**

2007 年光明新区成立，城乡景观又有了新变化：一方面，农业用地被城市开发替代，面积锐减；另一方面，农业景观类型也发生剧烈变化：散点式地出现大量非正式农业耕作现象；农地被整合为规模化农业经营；出现如农业主题公园等具有教育游憩功能的新经营形态。

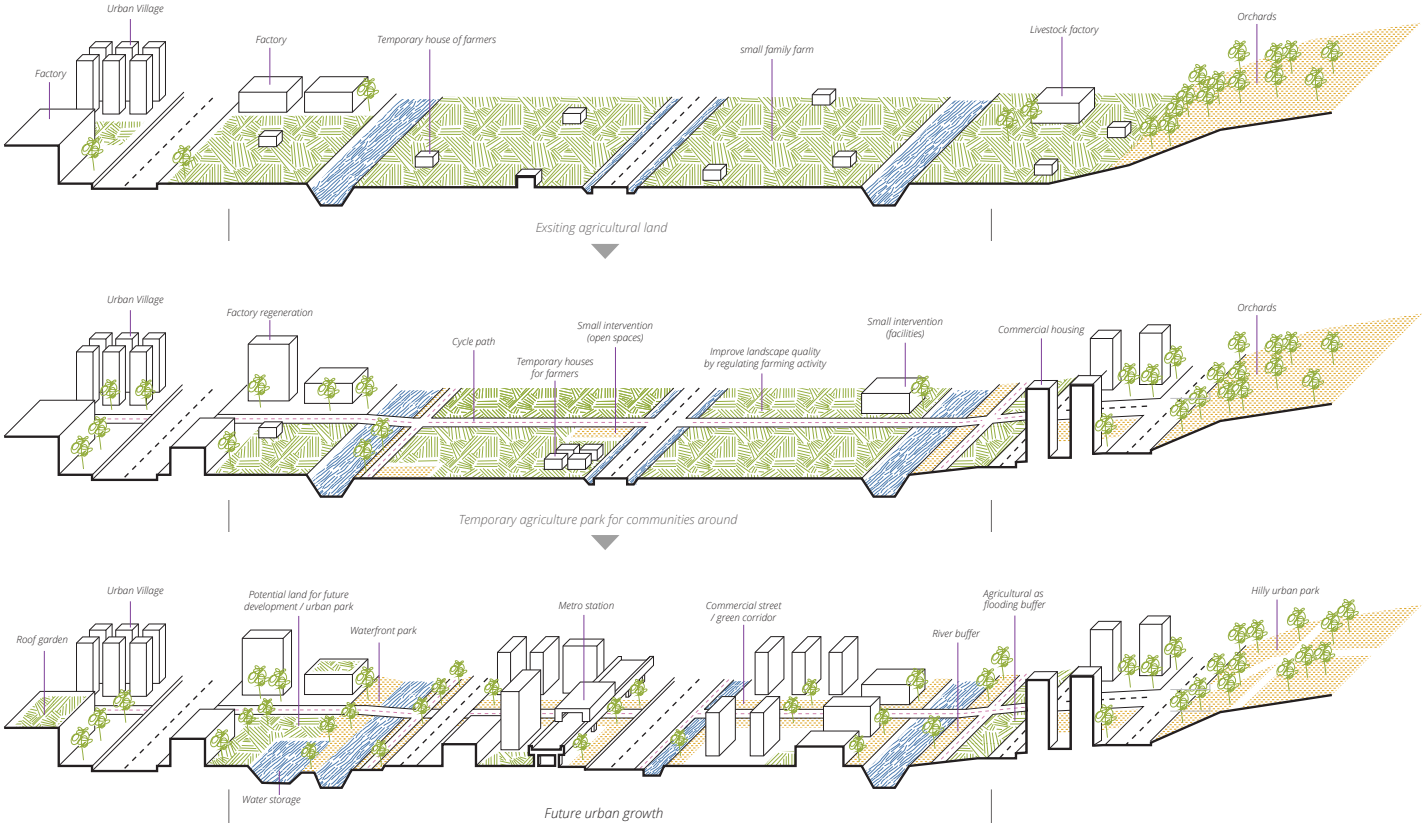
景观变化反映的实际上是社会变迁。轰轰烈烈的新城建设中，政府、开发商、工厂、企业从中获益，依附于土地的农民则被排挤在城镇进程之外。但在光明新区耕作的农民，大多是从外乡来到深圳的外来人口。随着农地的消失，他们的离去似乎也成了必然。

**PRESENT: AGRICULTURAL LANDSCAPE IN DRAMATIC CHANGE**

In 2007, Guangming New Town was founded, leading to changes in the landscape. On one hand, agricultural land diminished dramatically; on the other hand, new typologies of agricultural landscape appeared: informal farming, large-scale agribusiness, recreation agri-park, ect.

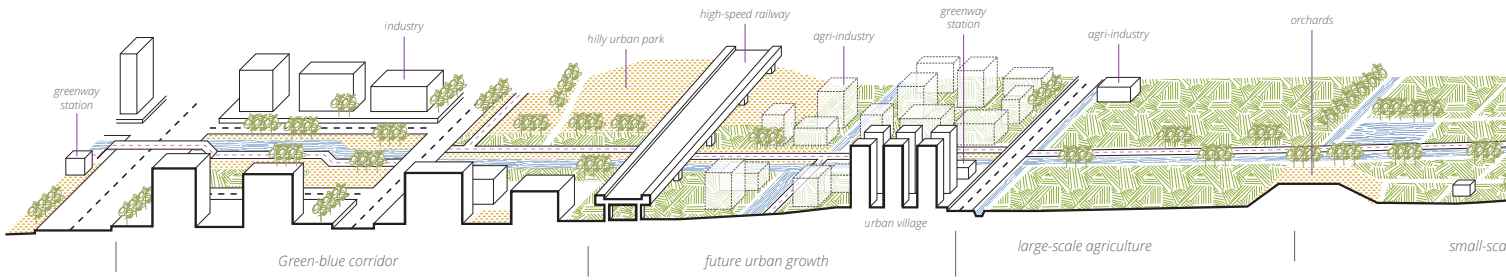
Changes in the landscape reflected changes of the society. The local government, developers, factories and enterprises benefited from the new town development, while the farmers living on farmland were excluded, who mostly were migrants to Shenzhen. As farming declined, these farmers seems to be bound to disappear from the new town.

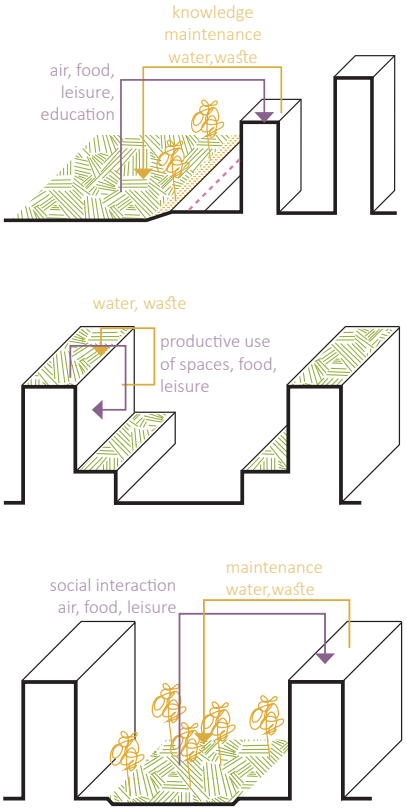
## 关于农业景观与新城关系的设想 PROPOSAL FOR NEW AGRICULTURE-URBANIZATION RELATIONSHIP




▲ 渐进式的城镇化：从农田到建成区　Incremental urbanization: from farmland to built-up area

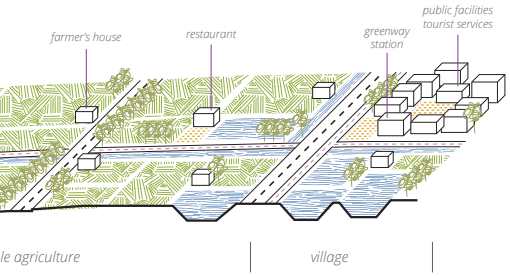
▼ 渐进式的城乡边界：从城市到乡村　Gradual transition: from urban to rural area






▲ 多样灵活的都市农业空间模式

Diverse spatial pattern for urban agriculture




## 未来：寻找农业的新价值

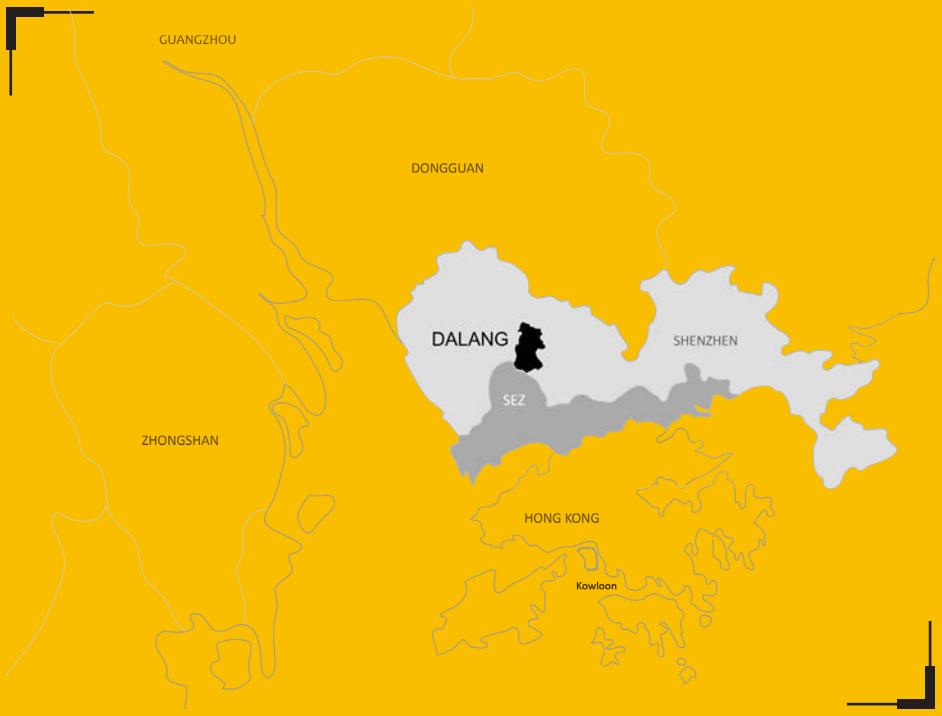
从过去农业社会、国营农场，到如今农地逐步被新城建设侵蚀，昔日繁荣的农业景观在新城光明，是否还有生存的空间？有趣的是，笔者在光明调研的时候，无论是老旧小区还是城中村，甚至是光明高铁站旁，只要有闲置空地，就有居民自发耕作的小菜园，打理得整整齐齐、郁郁葱葱，成为尘土飞扬的新城中最赏心悦目的风景。这里人们种地不是为了生存，而是消遣——打发时间、愉悦身心。

看来，农业景观依然有办法用它柔软的身段，根据社会变迁调整着自己的姿态。它依然联结着勤劳的双手和厚实的大地，承载着中华儿女对土地的情感，正如五千年来一直如此。

## FUTURE: FINDING ITS WAY

Shifting from agricultural society, a state-owned farm, to a rising new town, Guangming seems to be determined to abandon its agricultural past. However, from author's observation, many spare spaces were claimed by locals for farming, no matter in urban villages, around urban neighborhoods, even right next to the high-speed railway station. In these small, spontaneous gardens, which were actually the most pleasing parts of the dusty new town, people farmed not for living, but for leisure.

It seems that agricultural landscape is finding its way to adapt itself to the new situation. Yet it still connects people and land, physically and mentally, as it has been doing for 5000 years.




# 大浪街道
# Dalang District

李弈诗琴　LI YISHIQIN

# 营建包容的城市

# FORMING INCLUSIVE CITY

## 向活力城市的空间转型

Urban Transformation Towards Vitality

城市更新 | 青工 | 城中村 | 可负担空间

Urban Renewal | Young Migrants | Urban Villages | Affordable Space

大浪街道位于深圳市龙华新区，该地区超过 95% 的人口是青年农民工。城中村与工业区交错共生，形成了独特的城市肌理。深圳的四种主要城市更新模式在大浪街道均有实践：在南部的基础设施建设和拆除重建模式、中心区以工业区厂房改造为代表的功能改变模式、以及北部以城中村更新为代表的综合整治模式。本项目主要致力于：

（1）理解该地区独特的空间结构，并提出完善城市结构、提升城市活力的策略。

（2）探讨如何利用空间规划与设计促进政府和社会资本合作（PPP），推动城市更新，为未来城市发展提供更多可负担的产业空间。

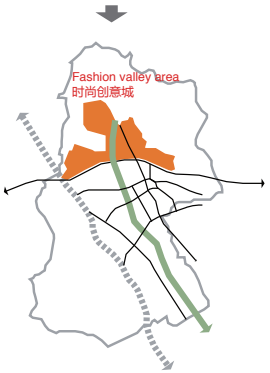
Dalang locates in Longhua district in Shenzhen, and over 95% of the population are young migrant workers. The urban fabric in Dalang well represents the mutual development of industrial parks and urban villages. The four main types of urban renewal in Shenzhen are taking place here: the improvement of infrastructure; reconstruction near the new metro station in the south; the former industrial buildings renovated for commercial use in the middle; and urban village regeneration in the north.

深圳经济发展轴与节点

Development corridors and nodes in Shenzhen

龙华新区经济发展轴与节点

Economic development corridors and nodes in Longhua new district

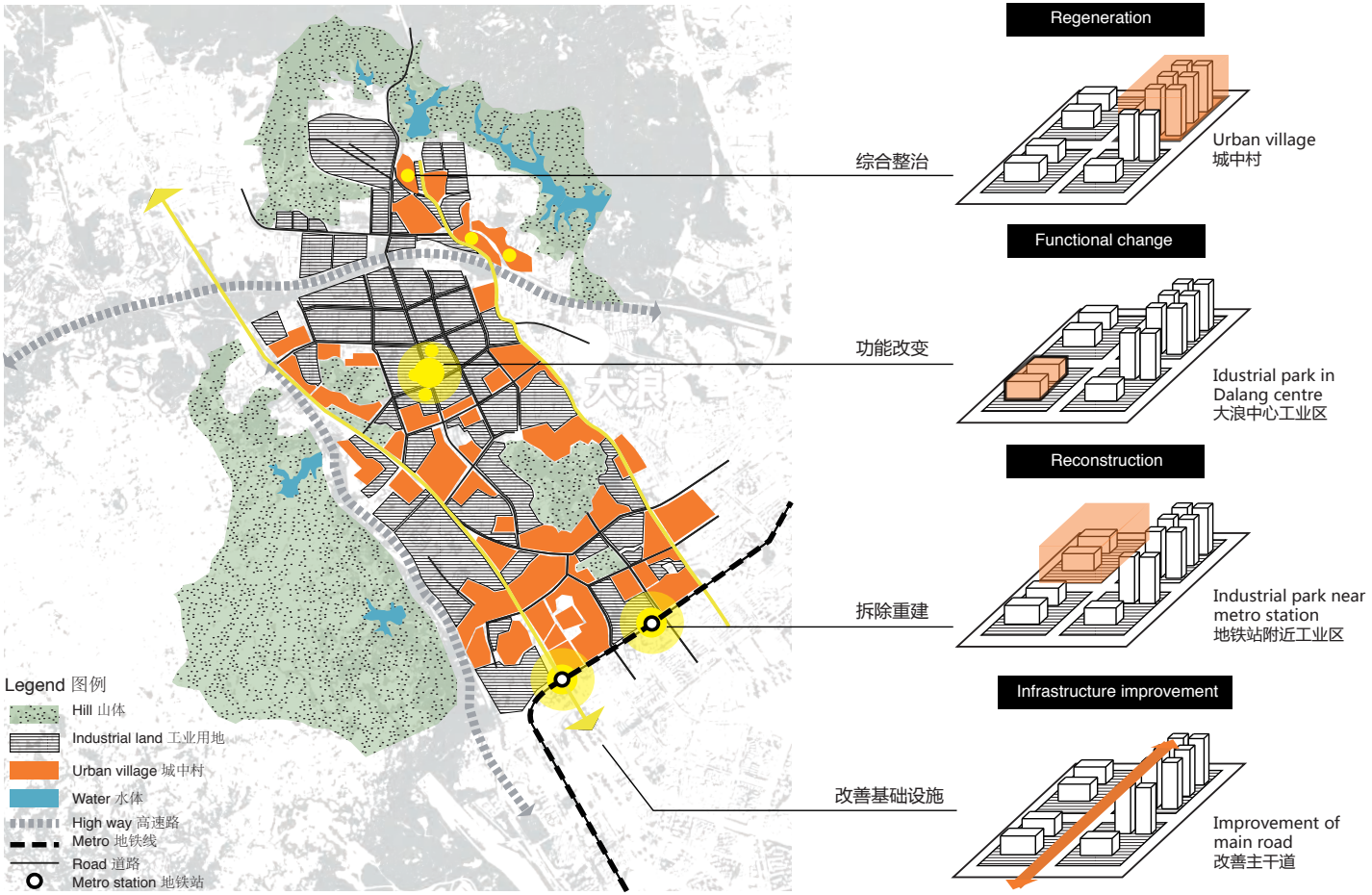



大浪主要基础设施及时尚创意城区位

The main infrastructures and location of the Fashion Valley in Dalang

大浪社区的区位分析

Location analysis of Dalang neighborhood




大浪的城市肌理以及四种主要的城市更新方式在大浪地区内的分布

The urban fabric and four main types of urban renewal and their locations in Dalang

This project aims to:

(1) Understand the unique spatial structure, and propose strategies to improve spatial structure and urban vitality in this area;

(2) Investigate new ways of spatial planning and design to promote collaborations between the government and private sectors through PPP, motivating urban renewal, in pursuit of providing more affordable working space for future development.

工厂

Factories

滨水空间碎片化

Waterfront fragmentation

城中村

Urban village

青工

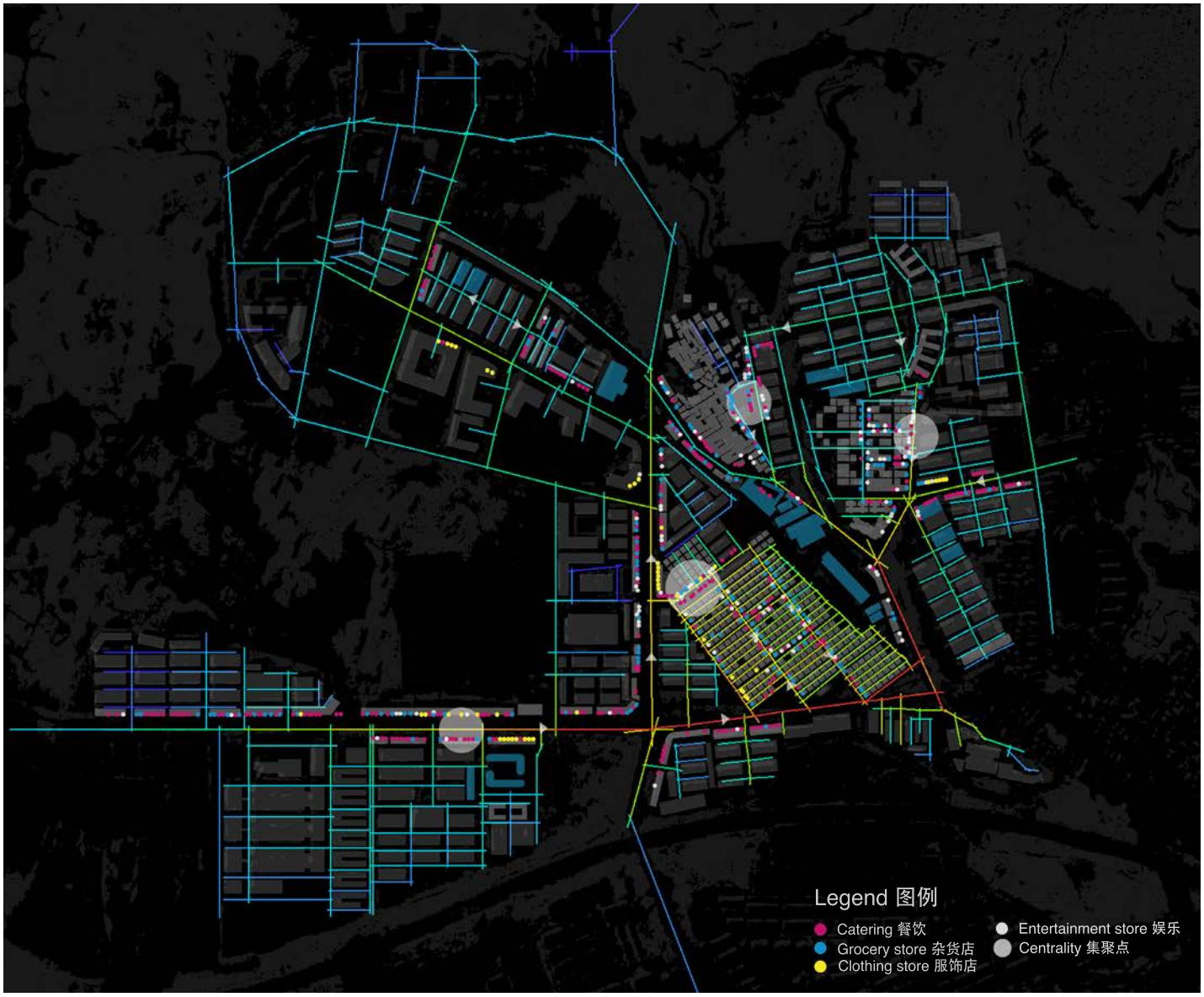
Young migrant workers

城中村街道市集

Market inside urban village

摊贩与非正式商业空间

Vendors and informal commercial space




将零售业的空间分布与半径等于 800 米的街道整合度分析叠合，可得出街道整合度越高的部分零售业集聚越明显。即越完整、整合度越高的街道网络越有利于零售业的发展。

Overlaying the spatial configuration of retailing with the street integration analysis at R=800, we can conclude that where the street integration is higher, more concentrated is the retailing.

“城中村是农民工得以立足的落脚城市。”

*Urban village is the arrival city where the rural-urban migrants can set their foothold.*

*-- Saunders, 2010. Arrival City*

## 空间结构与零售业分布

零售业是该地区主要的经济活动之一，它与青工的工作、生活，以及城市空间的活力息息相关。我们运用空间句法对整体街道整合度进行分析，并结合具体的空间分析，总结出了影响零售业分布的主要因素。可归纳为：1）街道整合度越高，零售商店越密集；2）主要分布在住宅建筑的首层及第二层；3）集聚分布；4） 在人行道较宽及步行友好的街道集中分布。

## SPATIAL STRUCTURE AND RETAILING CONFIGURATION

Retailing is one of the main economic activities related to migrants’ working, daily life and urban vitality. We summarized the main factors that affect retail store configuration based on street integration analysis by space syntax and verification on the site. The configuration rules of retail stores can be summarized as: 1) strong positive correlation with street connectivity; 2) configuration in the ground and first floor of residential building; 3) tendency  of clustering; 4) tendency to locate in pedestrian friendly road with wide sidewalks.

该地区的主要利益相关者以及他们各自的资源、利益和限制分析

The main stakeholders in the area and the analysis of their resources, interests and constraints

**空间设计与利益相关方**

该地区主要的利益相关方掌握着不同的资源，拥有不同的利益关注点。由于空间是一种重要的资源和利益的来源，因此本研究探讨了如何将城市规划与设计作为一种工具，在利益相关方之间协调冲突、促进合作，实现为青工提供可负担空间的愿景。

以大浪北部的时尚创意城片区为例，我们展示了怎样通过减少补交差价、容积率奖励、政府回购空间等方式，鼓励开发商或业主更新旧厂房并持有和管理更新后的物业，实现城市更新。在此基础上，政府持有一定数量空间的产权，以较低的价格出租给青工和创业人群。

## SPATIAL DESIGN AND STAKEHOLDERS

The main stakeholders in this area have different resources and interests, as well as constraints. As space is an essential resource of interests, in this research, we investigate how urban planning and design can be utilized to deal with negotiations and promote collaborations between stakeholders, in pursuit of a common vision to provide affordable space for migrants.

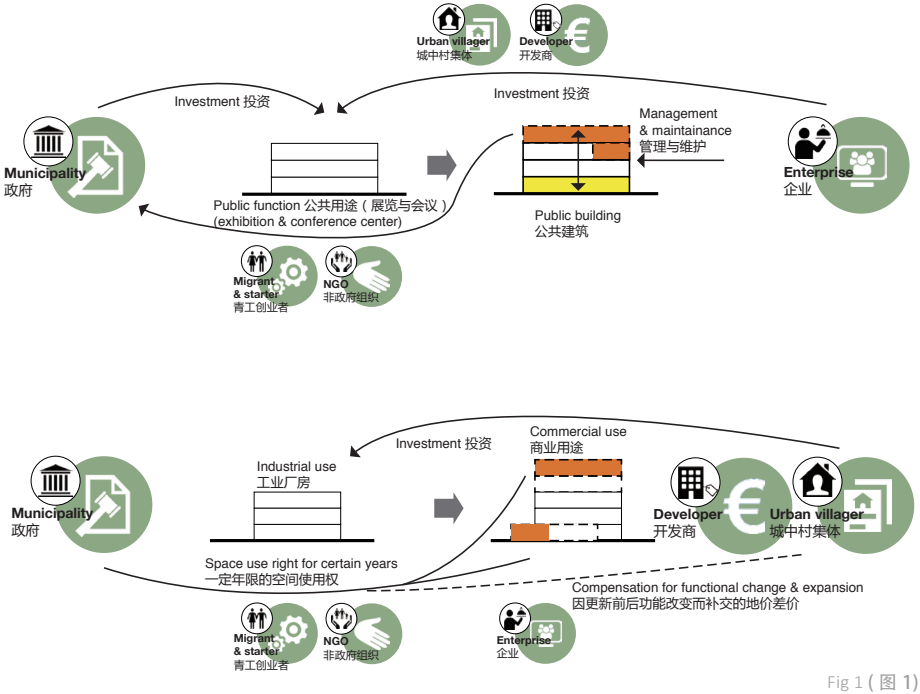



Fig 1 ( 图 1)

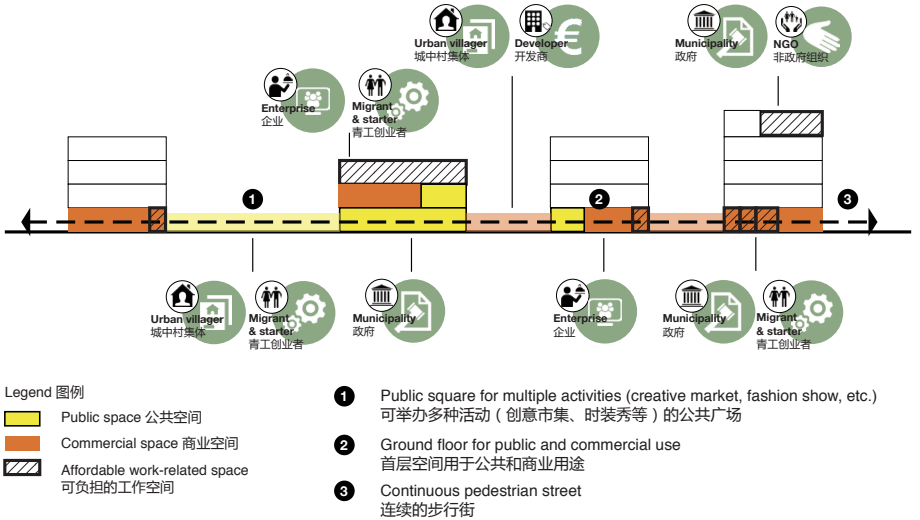



Fig 2 ( 图 2)

图 1：利益相关方在空间上的博弈。
图 2：利益相关方在空间上的利益分配。
图 3：大浪时尚创意城片区更新前后对比。
图 4：片区改造后可负担空间及创业空间分布。

Fig 1:The negotiation between key stakeholders on space.
Fig 2:The allocation of spatial interests between stakeholders.
Fig 3:The comparison of plan before and after renewal.
Fig 4:The distribution of affordable working space after renewal.

更新前 Before

更新后 After

Fig 3 ( 图 3)

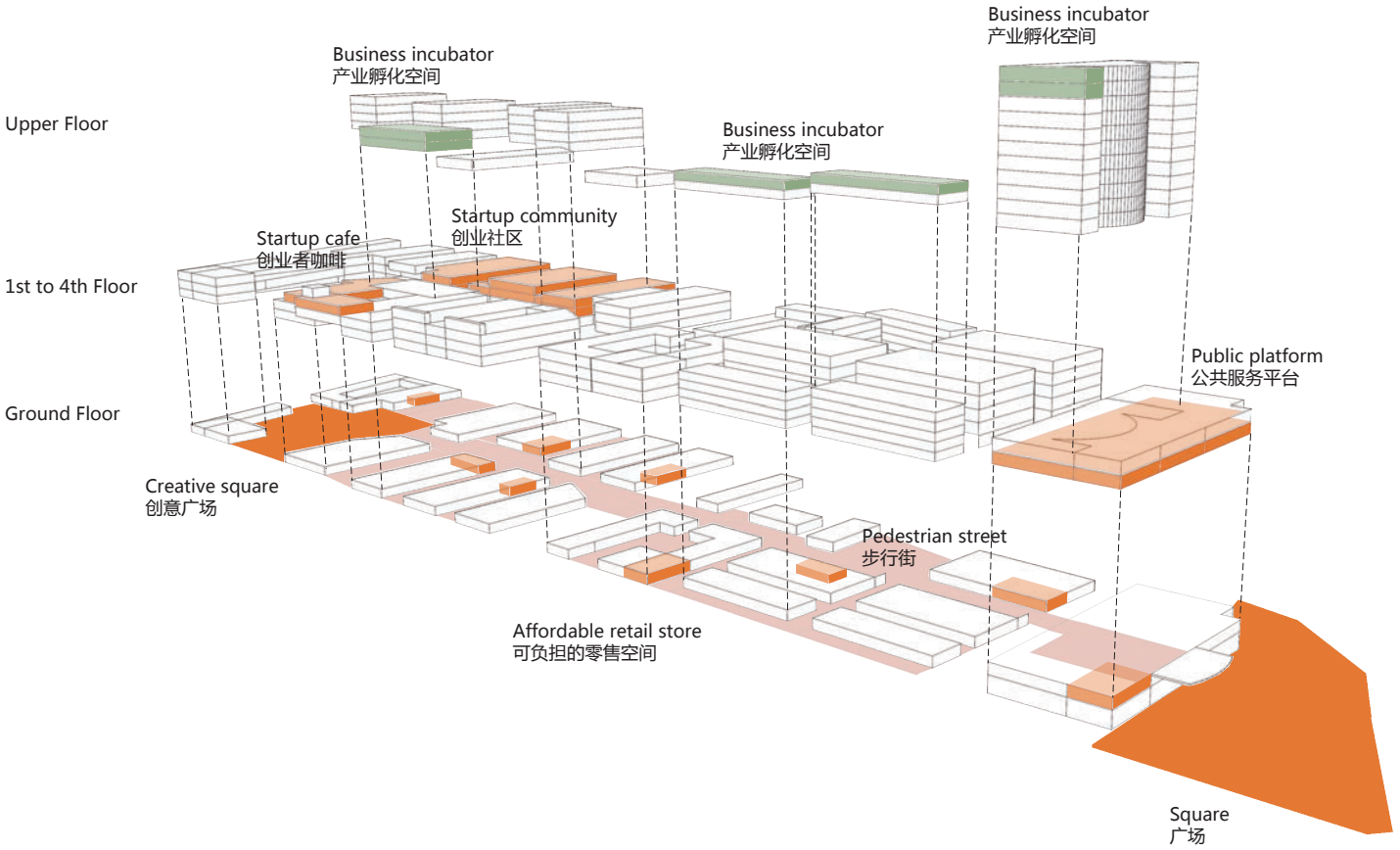
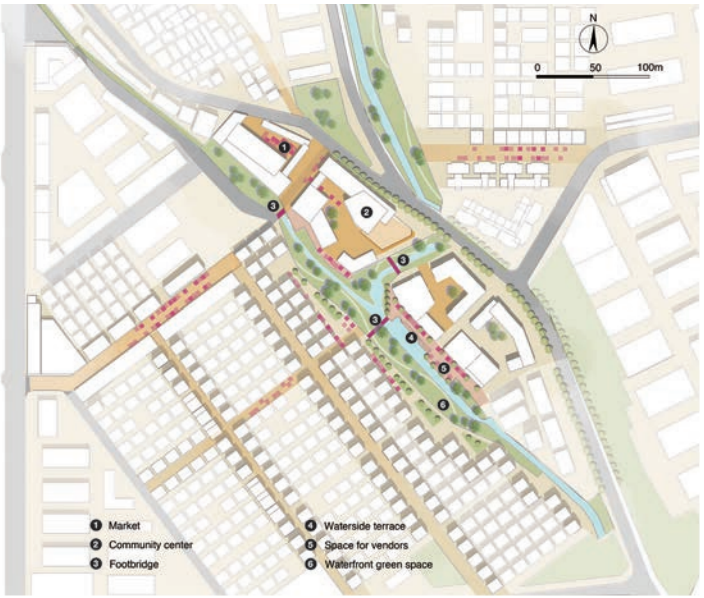



Fig 4 ( 图 4)

Here we use the fashion valley in the north of Dalang as a study case, to demonstrate how to encourage developers or property owners to renew factories and manage properties after renewal, through the approaches of reducing compensation for function change, FAR awards and buy-back of space use rights, etc. Based on this, the municipality can own some property rights and rent the spaces to young migrant workers or other entrepreneurs.

大浪北部中心区城市更新意向图景

Intention image of urban renewal in the center of north Dalang




大浪北部中心区的城市更新

The urban renewal in the center of north Dalang

**愿景在空间上的呈现**

北部中心区的滨河空间更新示范了怎样通过滨河改造以及新建步行桥连接两侧城中村，形成完整的、高整合度的街道网络，激活空间。在此基础上沿河发展商业，增强城市活力，同时为青工保留一定的可负担空间。

**THE REFLECTION OF VISION ON SPACE**

The intention image of the neighborhood center in north Dalang illustrates how the improvement of waterfront and the new connections built by footbridge, can contribute to the integration of street network and activate the space. Based on this, the buildings along the riverfront can be used for commercial function to improve urban vitality, meanwhile maintain some affordable space for young migrant workers.

Ruben Hoek

# 为落脚者铺路

# REPAVING THE PATH TOWARDS ARRIVAL

## 深圳周边地区城中村面向外来移民小型商业的再开发策略

An Alternative Redevelopment Strategy Supporting Migrants' Small Businesses For Urban Villages In Peripheral Shenzhen

城中村 | 空间策略 | 移民的商业
Urban Villages | Spatial Strategies | Migrant's Businesses

深圳的城中村被公认的一个重要角色是为在本市工厂上班的农民工提供经济适用住房。研究发现很多这些外来移民有志于在深圳永久定居并自己创业。 本文的目的是首先展现城中村在空间上支持这些外来移民创业的潜力，然后基于这一出发点提出城中村的再开发策略。

The urban villages of Shenzhen are recognized for their important role in providing affordable housing for migrant workers who came to work in the city's factories. Many of these migrants have the ambition to settle in Shenzhen permanently and start an small business. The aim of this project has been to first show the spatial potential of urban villages to support these ambitions, and then propose a redevelopment strategy based on supporting migrants' businesses.

大浪龙胜地铁站附近一些城中村内的商业分布
Distribution of businesses in some urban villages near Longsheng metro station, Dalang

## 城中村里的小型商业

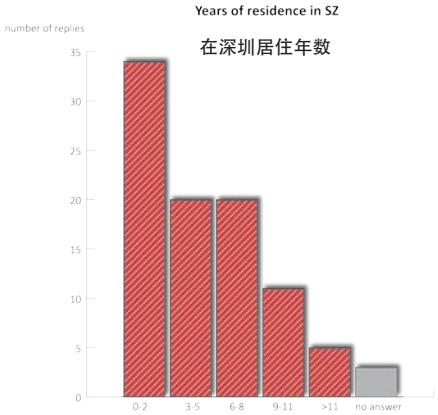
上一页地图显示了大浪龙胜地铁站附近几个城中村内的现有商业布局。整个城中村随处可以找到商店，服务设施和工场：包括在专门为这些功能建造的建筑物里和在“握手楼”的底层。大部份商业集中在主要街道附近和村子边缘；而越远离这些地方，就会发现建筑沿街面底层出现更多的空置房间。所以单纯从量化的层面来看，我们所研究的村庄里有很多建筑沿街空间是可以用于发展小型商业的。

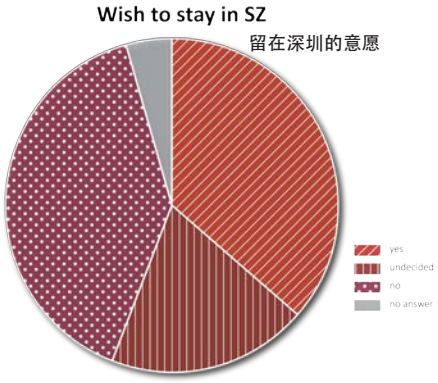
## SMALL BUSINESSES IN URBAN VILLAGES

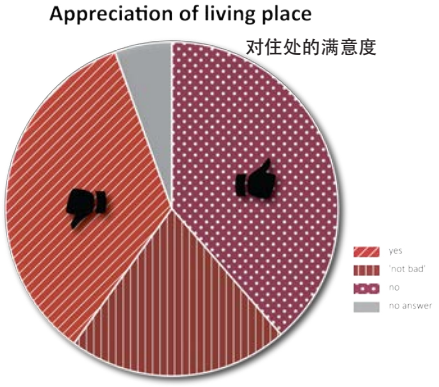
The map on the previous page shows a detailed mapping of existing businesses in a few urban villages near Longsheng metro station in Dalang. Shops, services and workshops can be found all throughout the villages, both in buildings built for this purpose and also on the ground floors of the 'handshake' apartment buildings. Most are concentrated near the main streets and edges of the village, whereas the further one moves away from these edges, the more under used spaces can be found at street level. So in quantitative sense, in the researched villages there is plenty of street level space left for small business establishment.

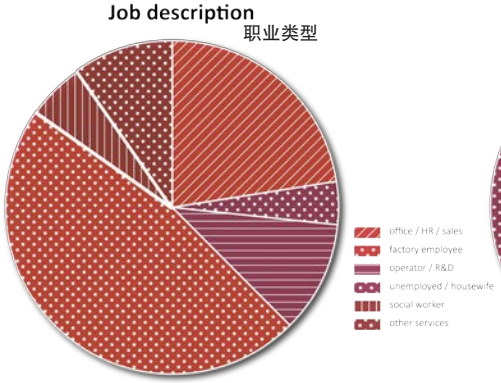
有所记录的商业案例：零售，服务，摊贩，工场和商店街

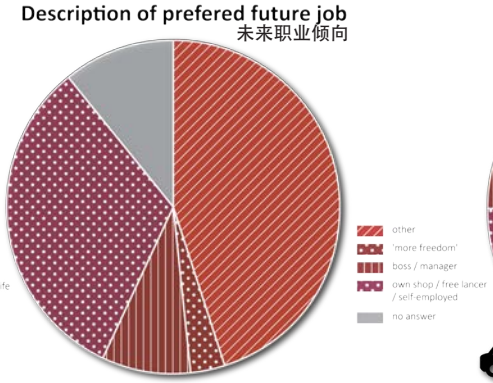
Examples of documented businesses; retail, services, street vendors, workshops and clustered shops

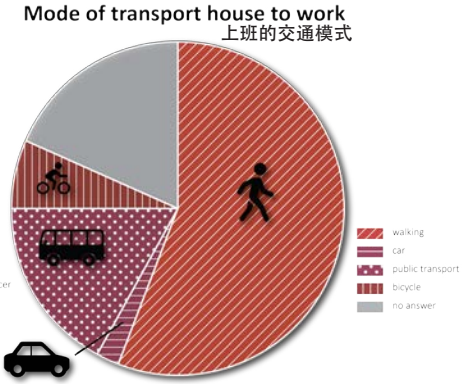



## 具有创业精神的外来移民

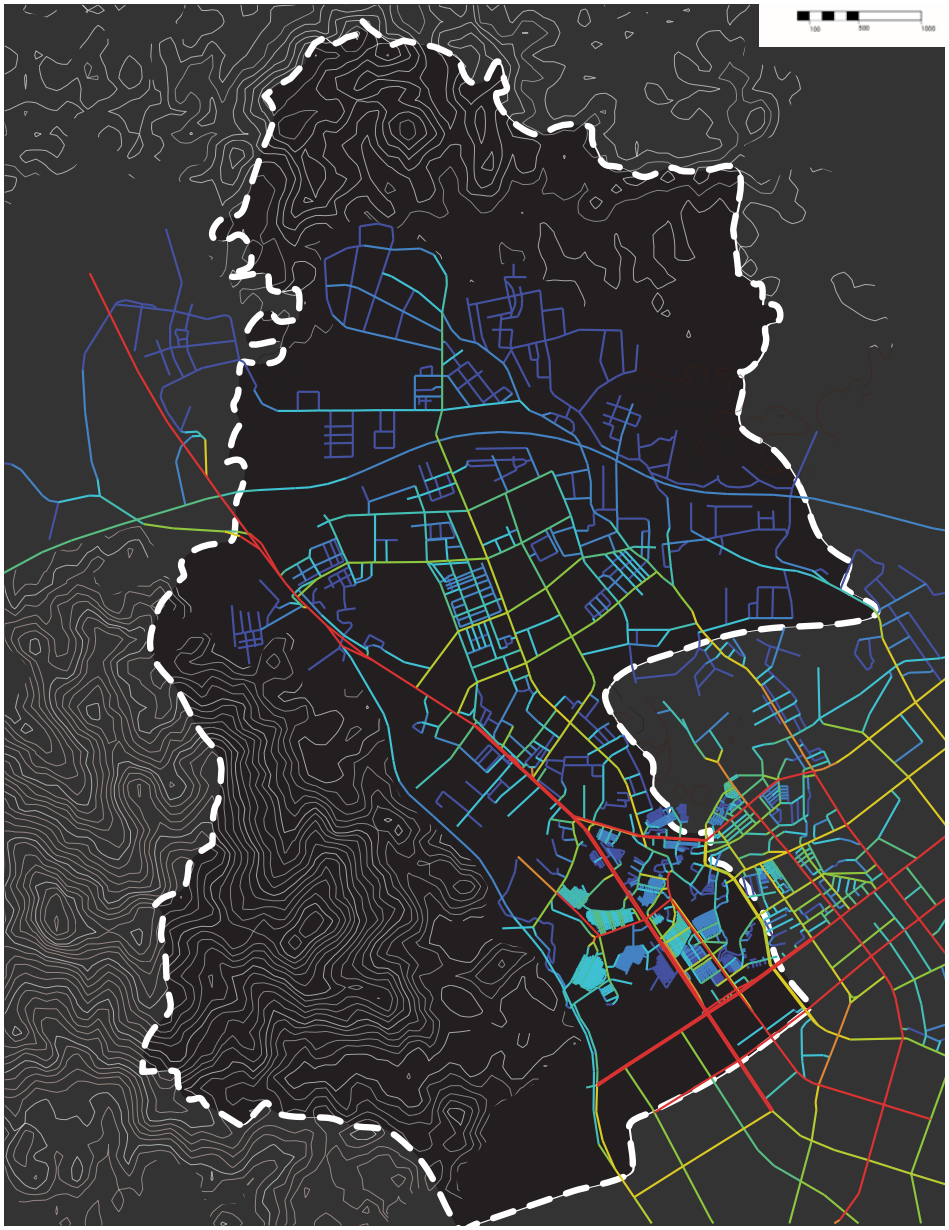
上面的图表是基于对大浪 100 多名青工的调查做出的结论。数据显示其中多数人已经在大浪生活了至少 3 年，很多人表示愿意留在深圳，虽然他们对所处的生活环境并不完全满意。被访者中人数最多的是工厂员工，但是当被问及他们未来最想拥有的工作时，有相当数量的人说想自谋职业，成为经理人或至少有更多的工作上的自由。 他们大多生活在城中村里，并且有可能会在这些城中村里寻找合适的创业空间。

## ENTREPRENEURIAL MIGRANTS

The graphs above are based on a survey amongst over 100 migrant workers in Dalang carried out for this project. They show that majority has been living in Dalang for at least 3 years and many say they wish to stay in Shenzhen, allthough they are not all satisfied with their living environment. The biggest group works as a factory employee, but when asked for their prefered futur job, a significant amount says they would like to be self-employed, to become a manager or to at least have more freedom in their work. Most of them live in urban villages and will probably look for suitable business spaces in these urban villages too.

1x1 公里范围内街道占地面积（上图）以及公路交叉口数量（中图）

Area allocated to streets (top) and amount of road intersections (middle) in a square of 1x1km



大浪路网本地整合度分析图，范围从红色（整合度最高）到蓝色（整合度最低）

Map of local integration of the Dalang street network, scale from red (most integrated) to blue (most segregated)

## 深圳周边地区的城市网络

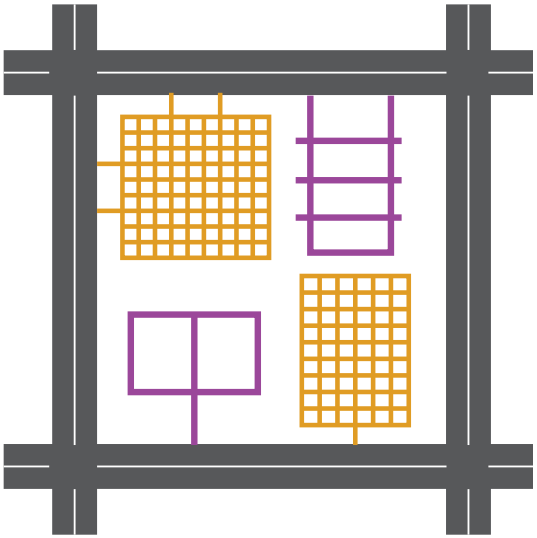
一个运转良好的城市街区和其中运转良好的商业需要有足够比例的空间分配给交通基础设施，以及一定密度的路网和路口节点。对于大浪南部被测试的 1x1 公里广场，以上这些数字（31.9%；34.2 公里；660 个路口节点）已经比较接近于香港市中心地区。这主要是由于城中村路网非常密集。然而，大多数商业不仅需要道路的可达性，还需要处在有很多交通经过的街道上，最好是可以在所经过路线上随意停留的慢行交通。

大浪路网本地整合度分析图显示出一个典型的深圳周边地区空间模式：这里有足够多的以小汽车交通为主的城市主干道，以及城中村里无数的小巷，但非常缺乏中间尺度的街道。 城中村内部路网密集，但往往只有一两处与外面的中间尺度道路连接，这导致了慢行交通的不连续性，并且阻碍了小型商业的发展。

## THE URBAN NETWORK OF PERIHPERAL SHENZHEN

A well functioning urban tissue with well functioning businesses needs an adequate amount of space to be allocated to traffic space, street density and intersections of these streets. For the tested square of 1x1 km in south east of Dalang, these figures (31,9%; 34,2 km; 660 intersections) are comparable to the city center of Hong Kong. This is mainly due to the extremely dense street network of the urban villages. However, most businesses do not only need to be reachable by a street, but should be at streets where a lot of traffic passes by, preferably slow traffic which can easily stop by on their route.

The local integration map of the street network of Dalang shows a pattern typical for peripheral Shenzhen: there are plenty of major car roads and countless small streets in the urban villages, but very few intermediate scale streets. Urban villages have a dense internal network, but tend to have only one or two connections to intermediate level streets, which leads to a discontinuity for slow traffic and this impedes small businesses.



深圳周边地区典型城市路网示意图

Diagram of the typical urban netwerk of peripheral Shenzhen

## 城中村的再开发策略

这些图展示了一个试点设计，从中探讨一种新的城中村更新策略，以激发城中村从空间上接纳外来移民创业的潜力。 主要的建议是：（1）通过提高中间尺度街道的数量和质量来增强路网的整合度，（2）慢行交通优先，提高步行和骑行的舒适度，以及（3）创造多样化的公共空间，支持小摊贩和休闲活动，以及不同的交通出行方式。

试点设计展示了如何将一条目前作为障碍存在的河道转变成连接不同城中村的适宜慢行交通的中间尺度路线。它不仅仅是一条路线，也是公共空间系统里的一个商业和休闲枢纽，并可能成为提高周边城中村生活质量的杠杆。

## REDEVELOPMENT STRATEGY FOR URBAN VILLAGES

These images show a pilot project for an alternative redevelopment strategy for urban villages which is based on unlocking the potential of urban villages to house migrants' small businesses. The main recommendations are: (1) increasing street integration by increasing the amount and quality of intermediate scale routes, (2) prioritze slow traffic and increase comfort of walking and cycling, and (3) diversify public space to facilitate street vendors and leisure activity in addition to different modes of transport.

The pilot project shows how an exisiting canal, which now works as a barrier between urban villages, could be transformed to become an intermediate level route for slow traffic connecting different urban villages. More than a route, it is also an armature for public spaces to do business and leisure, and could be a lever for increasing the living quality of the surrounding urban villages.

该顶视图展示出河道作为连接不同城中村和未来开发项目的基础

Top view drawing of the canal as the base of connecting multiple urban villages and future developments

河道周边城市空间设计表现图

Impression of the design for the urban space around the canal which currently separates the urban villages

1. 沿河道建筑底层闲置房间用于小型商业
   Adaption of underused units in village building plinths to house small businesses
2. 小块绿色植被可用于分隔交通空间和商业空间
   Pockets of vegetation to divide the movement space and the business space
3. 小块绿色植被中可嵌入适于流动摊贩使用的空间
   Indents in the vegetation pockets to designate space for mobile commerce
4. 新种植的树木可以增加道路沿线的空间品质
   Trees planted to cast shadow and increase the aesthetic quality of the route
5. 单独的自行车道，与人行道之间有些许高差，从而使行人和自行车互不干扰
   Separate bicycle lane, slightly deepened so pedestrians and cyclists do not bother each other
6. 休闲区紧邻河道，设有城市家具，适用于各种娱乐活动，例如麻将
   Leisure zone directly at the canal, furnished with benches; for example suitable for playing mahjong
7. 新建的步行桥具有工业特色，有助于增强路线辨识度
   New bridge; industrial character to contribute to the recognizability of the route
8. 保留下来的棕榈树，能够为休闲娱乐区提供阴凉，并防止穿行交通
   Preserved palm trees; cast shadow and prevent the leisure zone from being used for movement

杨忆东　YANG YIDONG

# 城中村深层活力

# THE PROFOUND VATALITY OF URBAN VILLAGES

## 深圳大浪北部城中村的公共空间设计

Design of Public Spaces in Urban Villages in Dalang North, Shenzhen

城市活力 | 城市更新 | 城中村
Urban Vitality | Urban Renewal | Urban Villages

城中村问题在中国的城市化进程中愈发凸显，其形成有着复杂的经济，社会和政策背景。城中村一直是一个充满挑战和魅力的话题。一方面，城中村给人们以负面的形象，一线天，握手楼和脏乱差的环境；另一方面，城中村内部却又是充满活力而又灵活性十足的，是大量外来人口的落脚点和集聚地。相较于拆除城中村出现的种种问题和困难重重，重新思考和理解城中村的价值并探索一种新的城中村提升自身深层活力的模式是本项目研究的着眼点。

"Urban village" is a unique but commonly seen phenomena in China as the product of China's fast urbanization. With a complex background in economy, society and policy, urban village has always been a topic full of challenege and charm. Urban village, on one hand, gave people negative impression for its hand-shake buildings and poor environmental condition. On the other hand, it has its own vitality and flexibility inside, and it is the gathering place for mounts of migrant people.  To rethink and understand the value of urban villages and in search of a way to enhance its profound vitality is the focus of the project.

深圳大浪地区城中村
Urban Villages in Dalang, Shenzhen

“城中村是一种必然存在。”

*Urban villages will inevitably exist.*

## 深圳大浪地区的城中村

大浪位于深圳的关外，有大量的城中村。这些城中村人口密度很高，其内部的小型经济十分活跃且灵活。通过为农民工提供低租金住房和服务设施，这些城中村还为当地制造业的繁荣作出了贡献。但是，单一和低端的制造业导致了单一低收入群体的聚集，限制了当地经济的多元化发展。此外，公共空间的不足与低质量也抑制了其社会交往活动的强度和多样性，不利于社会的可持续发展。同时，城乡二元结构使得城中村形成相对孤立的自组织系统，加深了社会隔离现象。所有以上因素使得大浪城中村缺乏深层活力。

## URBAN VILLAGES IN SHENZHEN DALANG

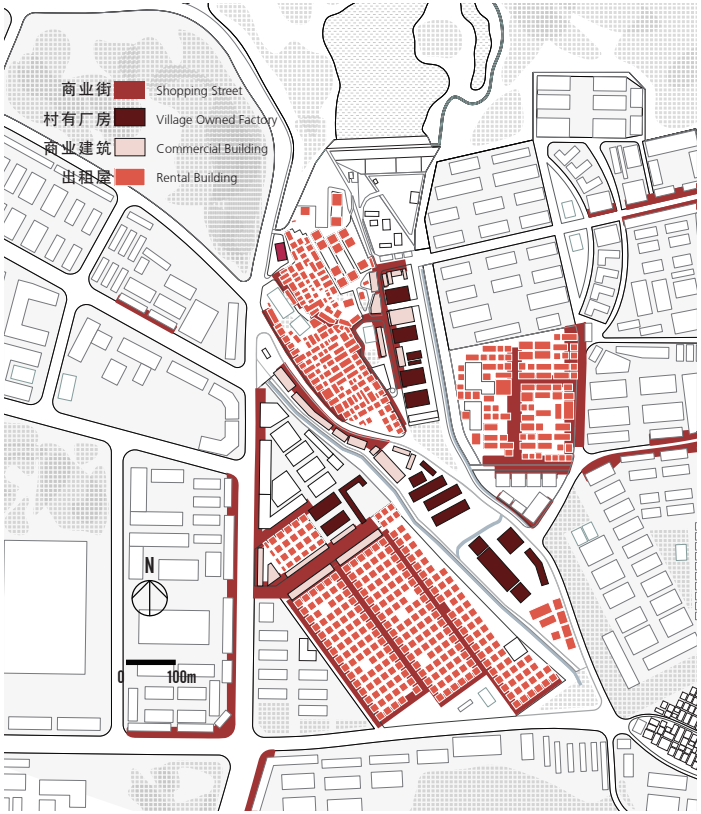
Urban villages in Dalang, located in the periphery of Shenzhen, are lively areas with high density population, vibrant and flexible small businesses, and contribute to the prosperity of manufacturing industry by providing low-rent housing and services to migrant workers. However, the concentrated low-end manufacturing industries resulted in the gathering of mono social group with low income, which limited the development of diverse economies to a certain extent. Besides, the poor quality of social space has suppressed the intensity and diversity of social activities, and thus hindered social sustainability. Furthermore, the dual-land ownership system has made urban villages comparatively closed and independent self-organizing system that facilitated the socio-spatial segregation. These all together resulted in the absence of profound vitality in urban villages in Dalang.

大浪城中村的主要住户是外来务工人员，人群的活动总是在短时间高频率大强度地发生，而其余时间，城中村内的活动频率变小，人群变少。人群活动的多样性也不足。

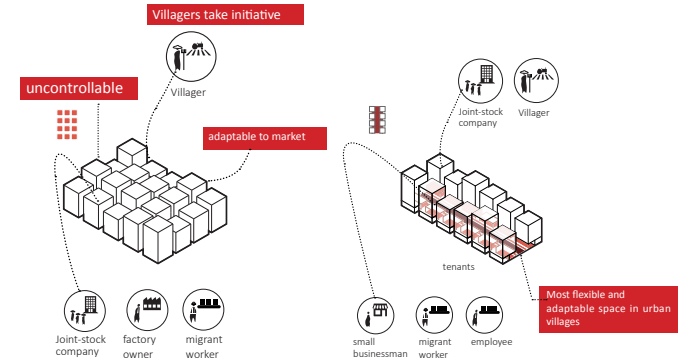
The intensity of the human activities in urban villages vary hugely over time. High intensity activities occur during certain period of time each day, while the rest of the time few activities would happen.

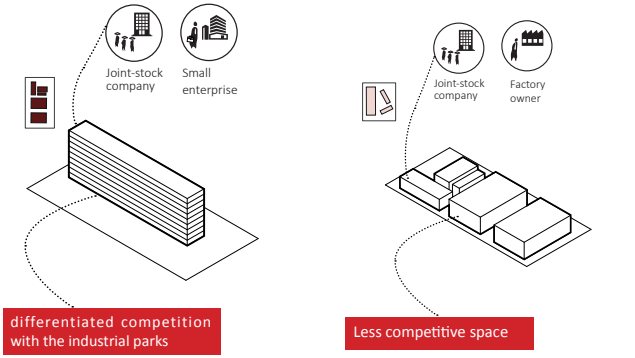
非正规经济是大浪城中村经济的主体，主要包括三部分：房屋租赁，土地出租和小型经济。其中，房屋租赁是最重要的部分，拥有房屋的村民拥有一定的自主权，另一方面有其对市场的自我调适能力。城中村的商业街以及其小型经济是最有弹性也是新陈代谢最快的部分，对需求和市场变化十分敏感。除此之外，还有村集体的土地出租给企业和工厂的租赁经济。

Informality is the main feature of urban villages' economy, involving mainly three parts: informal housing market, land leasing and small businesses. Rental income of housing is the most important part of the village economy, managed by property owners and influenced by the housing market. Shopping streets are the most flexible and adaptable spaces in urban villages, accommodating small businesses that are very sensitive to the changing market and demands. Besides, village-owned land properties are also leased to enterprises for rental income.



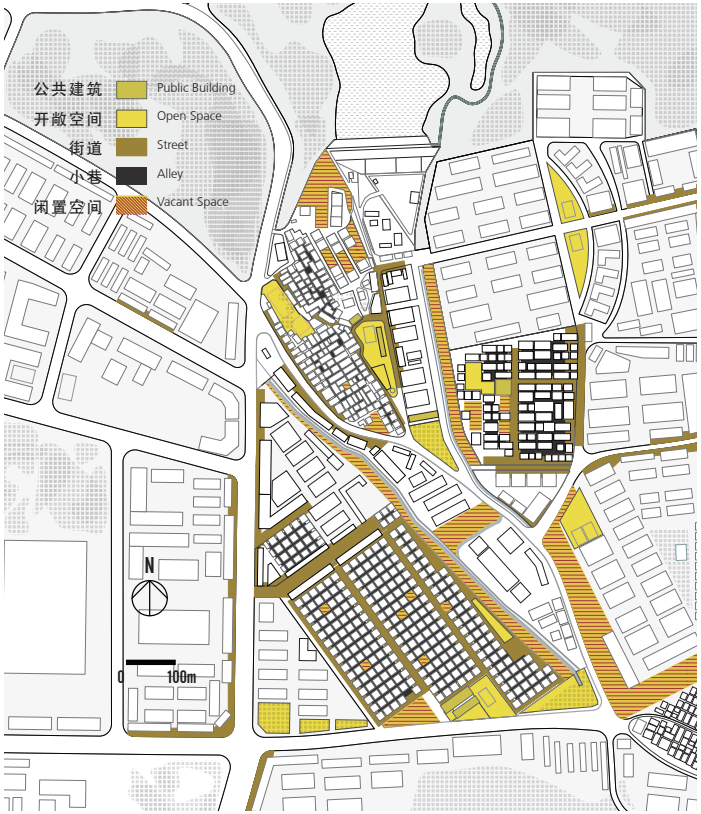

城中村的经济空间　Economical space in urban village



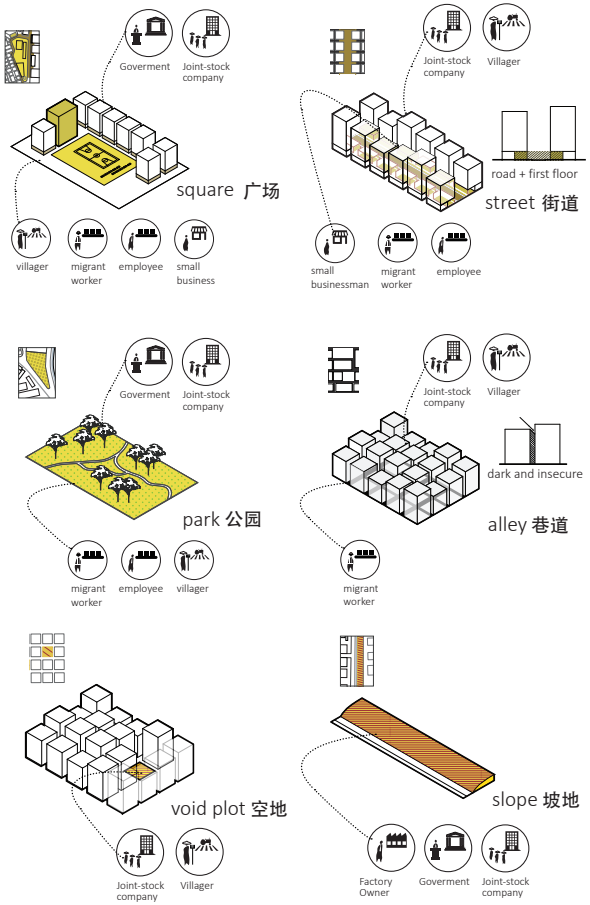



城中村内的公共空间资源是稀少的，无论是在数量上还是在质量上，大浪城中村的最主要的开放空间的组织是以有体育功能的广场或者保存下来的水塘展开的，该区域周边通常也是村委会的所在地，以及人群活动最活跃的地区。城中村的线形公共空间除了主要的商业街，还有有着许多“一线天”小巷子。除此之外，城中村还有一些空地以及村与村之间的坡地等都是未被使用的状态。社交活动很难找到适宜的场地进行，也缺乏空间类型的多样性。

Public spaces in Dalang's urban villages are not enough both in terms of quantity and quality. The most vibrant open spaces in an urban village are usually squares with sports function or next to water pounds. However, there are many narrow alleys with insufficient light, vacant spaces, and slope areas at the village boarder without functions and not used appropriately.



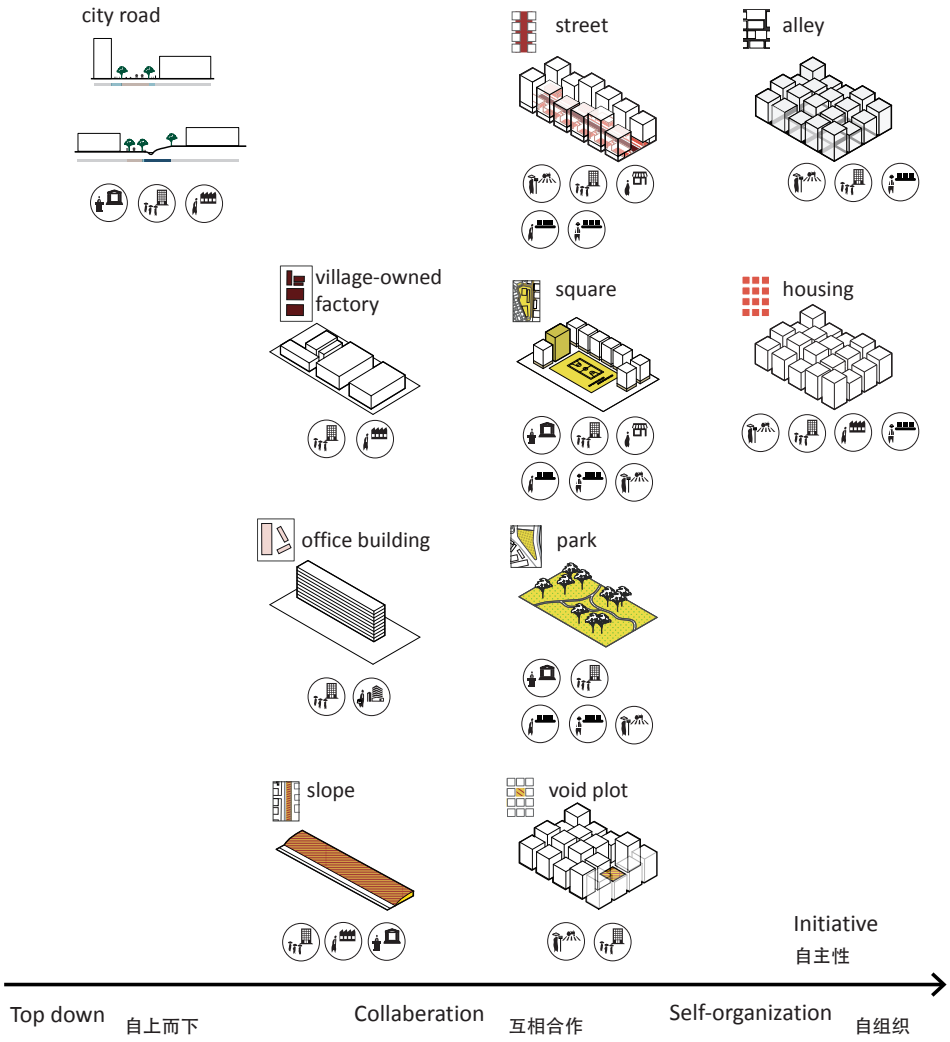

城中村的公共空间　Public space in urban village



城中村的交通以及村与村之间的联系是比较薄弱的，因为每一个城中村都是一个相对独立运行的系统。相较于村与村之间的区域，城中村内部的路网有更高的密度和可达性。在大浪地区，村与村之间的河道和坡地实际上作为一种村与村之间的“硬边界”存在，客观上强化了村与村之间的分隔。这不仅妨碍了人群在整个区域内的自由移动，也限制了住户的日常生活范围。使得场地内的空间资源无法更有效地整合成一个更大的系统。

The connection between urban villages is weak, since every village functions independently. The road network inside an urban village is usually denser than areas in-between villages. With a canal going through the area, there are many “hard boarders” separating the urban villages from each other. It not only hindered the free movement of people, limited the radius of their daily lives, but also prevented the formation of an integrated public space network.

城中村的交通网络
Transport networks in urban village



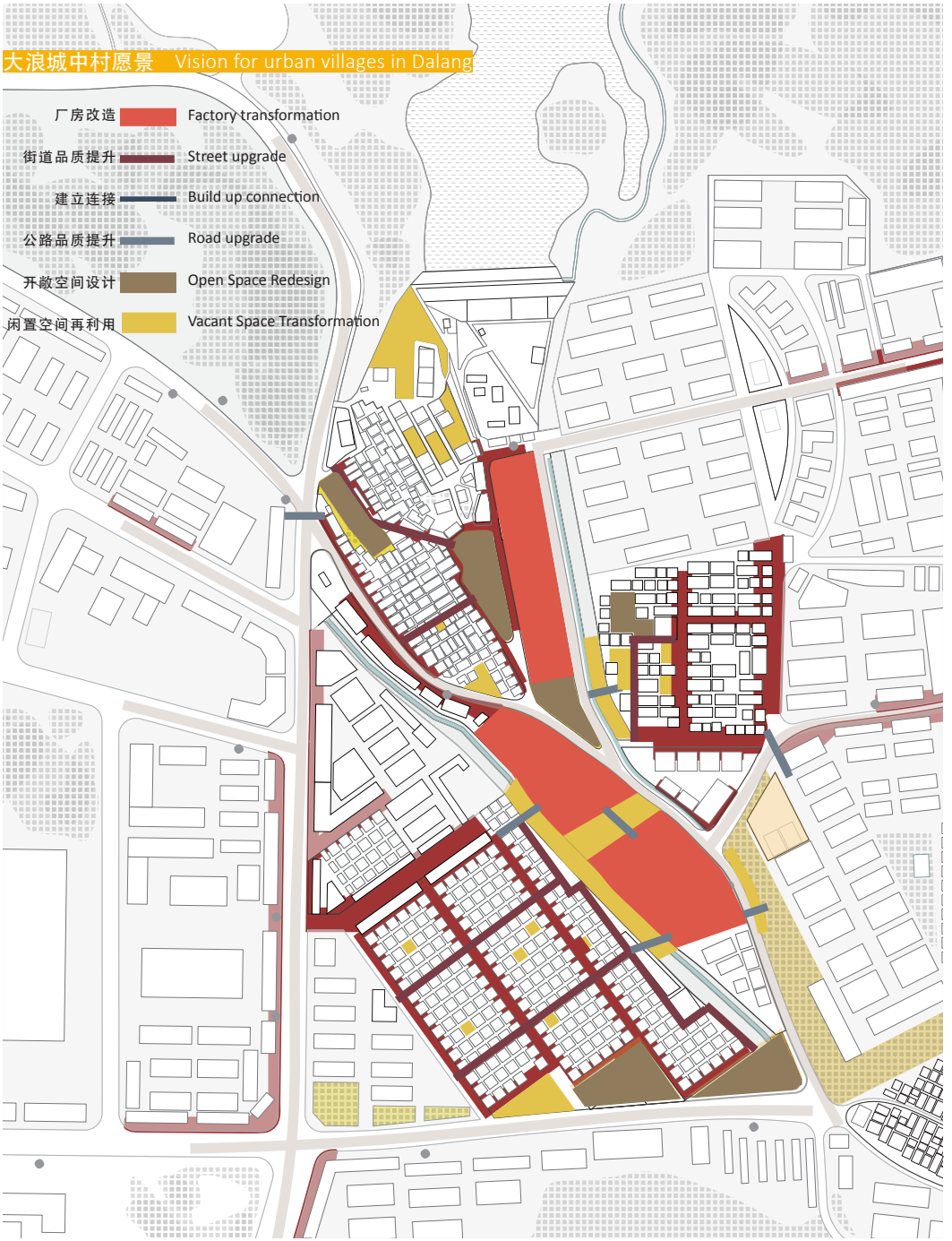

城中村问题的复杂性还体现在涉及到的各种利益相关者。例如，拥有房屋产权的村民们有其自主性，尤其是在对自身房屋的改造上，其行为通常是难以预测的。因此城中村的改造过程不应该忽视其自身的运行模式和每种空间类型所对应的利益相关者以及其权益。在城中村里，从自上而下规划的外部道路到居民自组织建设的宅基地上的住宅，不同的空间类型有其不同的权利属性，应该分别提出相应的改造方式，以提升城中村改造的效率，降低社会和经济成本。

The complexity of urban villages also lies in various stakeholders involved. For example, the individual villagers own their properties, and their actions of (re-)development are unpredictable. A good understanding on the relations between space and stakeholders helps to deal with such complexity. In this illustration, spatial components of urban villages are listed according to various types of initiatives of planning and development. Spatial strategies on (re-)development should be made accordingly. With different ways of collaboration from top-down, collaboration to self-organization, it helps to motivate stakeholders, and may leads to effective ways of urban regeneration.

城中村的愿景中应包含有多元化以及适应性强的经济形态，以吸引年轻人和初入者。这样城中村一方面可以保持其原有的活力特性，另一方面在促进经济多元化的同时，能够与周边工业园区进行差异化的竞争。其次，城中村还应该有丰富且具包容性的公共空间，作为外来人口融入城市以及建立关系的起点场所，为社交和社会活动提供适宜的空间环境。此外，村与村之间相互整合的交通网络也是必不可少的，以路网带动人群的自由流动和空间资源的优化配置，并促使村与村以及城中村与城市之间的融合。

The vision of urban villages in Dalang is that the economies are more diverse and adaptable, targeting starters and young people, having its 'comparative advantages' over surrounding areas. The public life is rich and inclusive with appropriate public and social space for social activities and development of social networks. Besides, the connections between the urban villages are integrated that people can move freely and easily in this area, and facilitate the spatial integration.

大浪地区城中村愿景
Vision for Urban villages in Dalang


大浪城中村愿景 Vision for urban villages in Dalang
厂房改造 Factory transformation
街道品质提升 Street upgrade
建立连接 Build up connection
公路品质提升 Road upgrade
开敞空间设计 Open Space Redesign
闲置空间再利用 Vacant Space Transformation

何竹珺　HE ZHUJUN

# 另一个深圳
# ANOTHER SHENZHEN

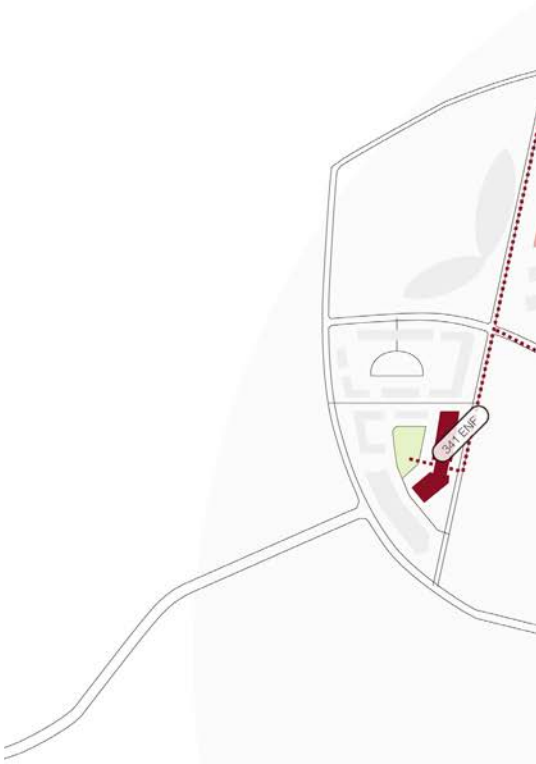
## 促进文化融合的城市更新模型初探

Towards an Urban Regeneration Model for Intercultural Integration

多元文化 | 社区营造 | 模式语言 | 文化融合
Multiculturalism | Community Building | Pattern Language | Intercultural Integration

深圳长久以来被视为“世界工厂”和“文化沙漠”。然而在知识发展时代，文化融合导向的城市更新策略亟待探索。项目重点关注寻回公共空间中可促进不同目标群体（青年工人、社区内少年儿童、青年毕业生和创客族）之间进行社会性学习的文化价值。借以参与性设计过程，引入新的治理模式和合作方式——社区本位合作组织。深圳正在转型，而城中村作为文化融合组团，将可能成为有别于华丽冰冷都市的另一种存在。

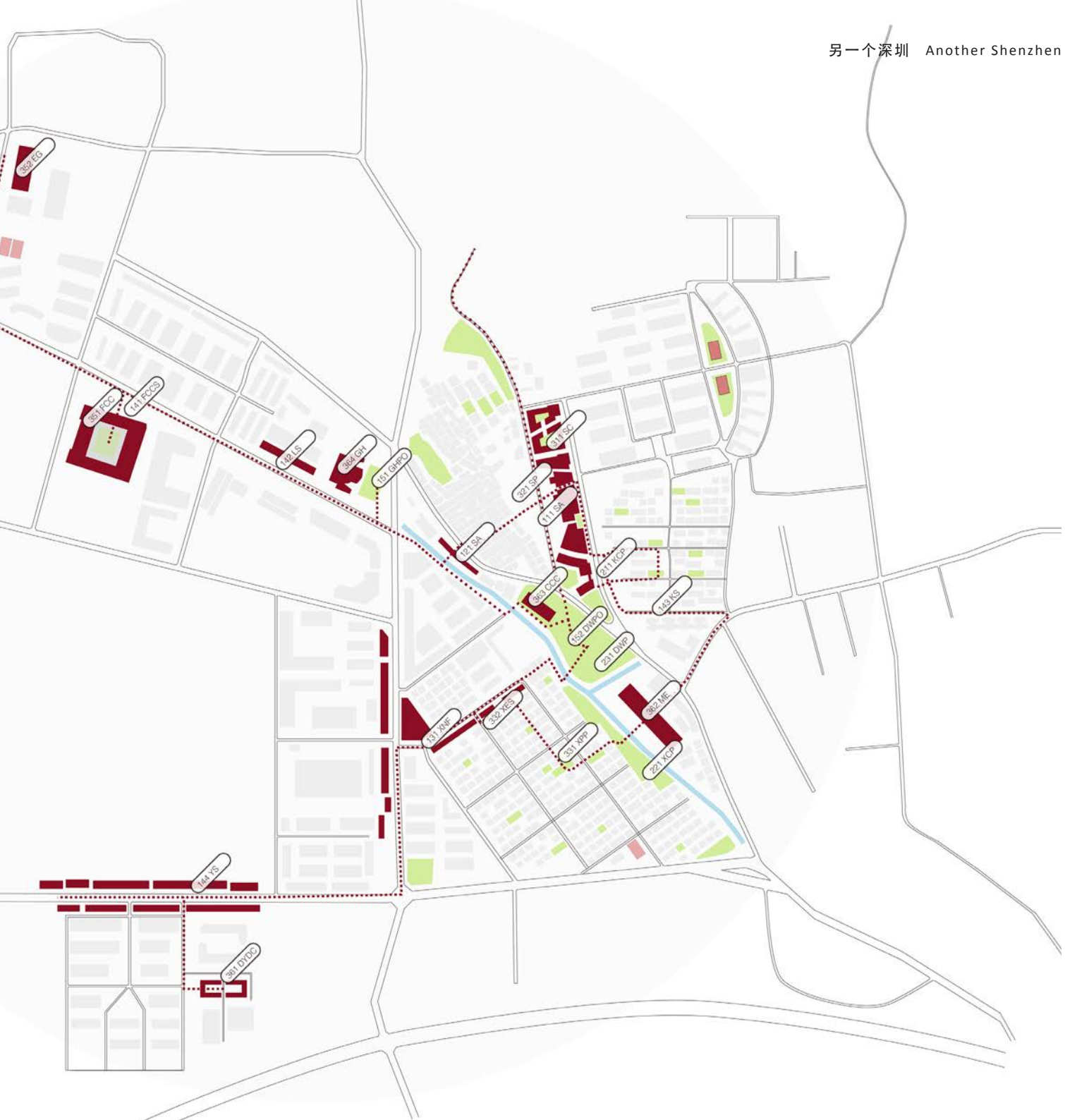
Shenzhen has long been seen as the ‘World Factory’ and a ‘Cultural Desert’. However in the era of knowledge based development, it is urgent to explore new strategies on urban regeneration in the perspective of intercultural integration. This research focuses on reclaiming the cultural values in public spaces, which facilitates social learning between different groups. With the tool of participatory design, new governance model and partnership will be introduced as community based organizations(CBO). In short, it is a Shenzhen in transforming; it is a Shenzhen of cultural integration clusters (communities) as a mirror image of the fancy one.




发现大浪地区文化价值地图

Cultural walking map of Dalang

| | |
|---|---|
| 111 石凹大街 | SHIAO AVENUE |
| 121 石凹商店街 | SHIAO ARCADE |
| 131 新围夜市 | XINWEI NIGHT FAIR |
| 132 凯滨夜市 | KAIBIN NIGHT FAIR |
| 141 时尚谷街角咖啡座 | FACHION CREATIVE CENTER STREET CAFE |
| 142 浪静路街角咖啡座 | LANGJING ROAD STREET CAFE |
| 143 颐丰华街角咖啡座 | YIFENGHUA STREET CAFE |
| 151 酒店广场集市 | GRAND HOTEL PLAZA OPEN MARKET |
| 152 大浪滨水公园集市 | DALANG WATERFRONT PARK OPEN MARKET |
| 211 凯滨社区公园 | KAIBIN COMMUNITY PARK |
| 221 新围社区公园 | XINWEI COMMUNITY PARK |
| 231 大浪滨水公园 | DALANG WATERFRONT PARK |
| 311 石凹商场 | SHIAO COMPLEX |
| 321 石凹广场 | SHIAO PLAZA |
| 331 新围口袋公园 | XINWEI POCKET PARK |
| 332 新围入口阶梯 | XINWEI ENTRY STAIRS |
| 341 时尚谷创意中心 | ELLASSAY NIGHT FAIR |
| 351 歌力思厂区夜市 | FASHION CREATIVE CENTER |
| 352 艺之卉艺术馆 | EACHWAY NEW ART GALLERY |
| 361 大浪青年梦中心 | DALANG YOUTH DREAM CENTER |
| 362 随聚咖啡 | MEET & EAT CAFE |
| 363 社区文化中心 | COMMUNITY CULTURE CENTER |
| 364 大酒店 | GRAND HOTEL |

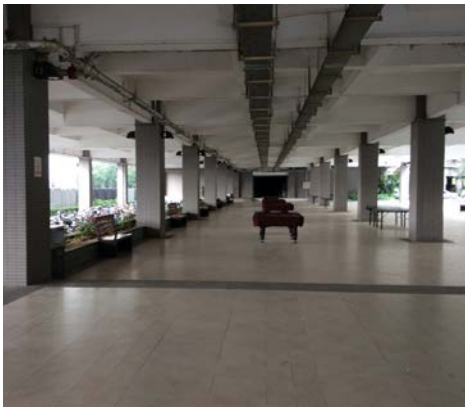

369 EG
361 FCC
141 FCCS
142 LS
364 GH
151 GHPO
321 SP
111 SC
111 SA
121 SA
211 KCP
361 CDC
143 KS
152 DWPO
231 DWP
362 ME
131 XNF
332 XES
331 XPP
221 KCP
144 YS
361 DTDC

基地的建成环境现状普遍质量不高。缺乏便利的公共服务设施和公共空间，存在地理分界（如高速路、地面高差等）和功能割裂。另一方面，城中村社区内的一些小吃摊、夜市和受欢迎的店铺不仅提供了便利的服务，还创造了全天候的休闲娱乐空间。

The current situation of physical conditions in research area is way from high quality. The lack of public amenities and space, the boundaries and the functional fragmentation. However, there are food stands, night fair and popular stores providing services as well as space for leisure, day and night.

滨水空间
Waterfront

社区内闲置空间
Undefined space in communities



厂区内闲置空间
Undefined space inside factories

小食街
Food stands

夜市
Night fair

店前聚集
Shopfront communal space

分析时段：10.00-17.00

Time slot: 10.00-17.00

高 high

低 low

街道活力 Street vitality

分析时段：17.00-24.00

Time slot: 17.00-24.00

高 high

低 low

街道活力 Street vitality

社区内街道活力现状分析 ( 白天，上图；夜晚，下图 )

The current situation of street vitality in research area, day time and night.

“多元文化是城市的宝藏，促使对话与交换。”

*The cultural diversity reveals the wealth of our city... that promotes dialogue and exchange.*

*-- The Barcelona City Council, 2009*

## 多元文化背景下的城市流动性

基于调研中的观察和访谈， 不同文化背景的居民显示了他们在空闲时进行休闲活动的偏好和兴趣。根据他们的讲述，五个最常光顾的目的地地点，包含两家餐厅，小食店，咖啡厅和画廊被标注在地图上。限于现状低效的公共交通和地理障碍，他们的活动范围仅为15分钟步行到10分钟骑行的范围。

## URBAN MOBILITY IN THE MULTICULTURAL CONTEXT

Based on the observation and interviews during field trip, people with different cultural backgrounds show different preferences and interests in activities in leisure time. According to their description, their faverable destinations including two restaurants, snack bar, cafe and gallary are mapped. In regard of the low efficiency of public transit system and existing barriers, their range of urban mobility is limited to 15 mins' walking to 10 mins' cycling.

E: 刘经理常去的艺之卉美术馆
E: Eachway gallery

D: 任主管常去的咖啡厅
D: Cafe

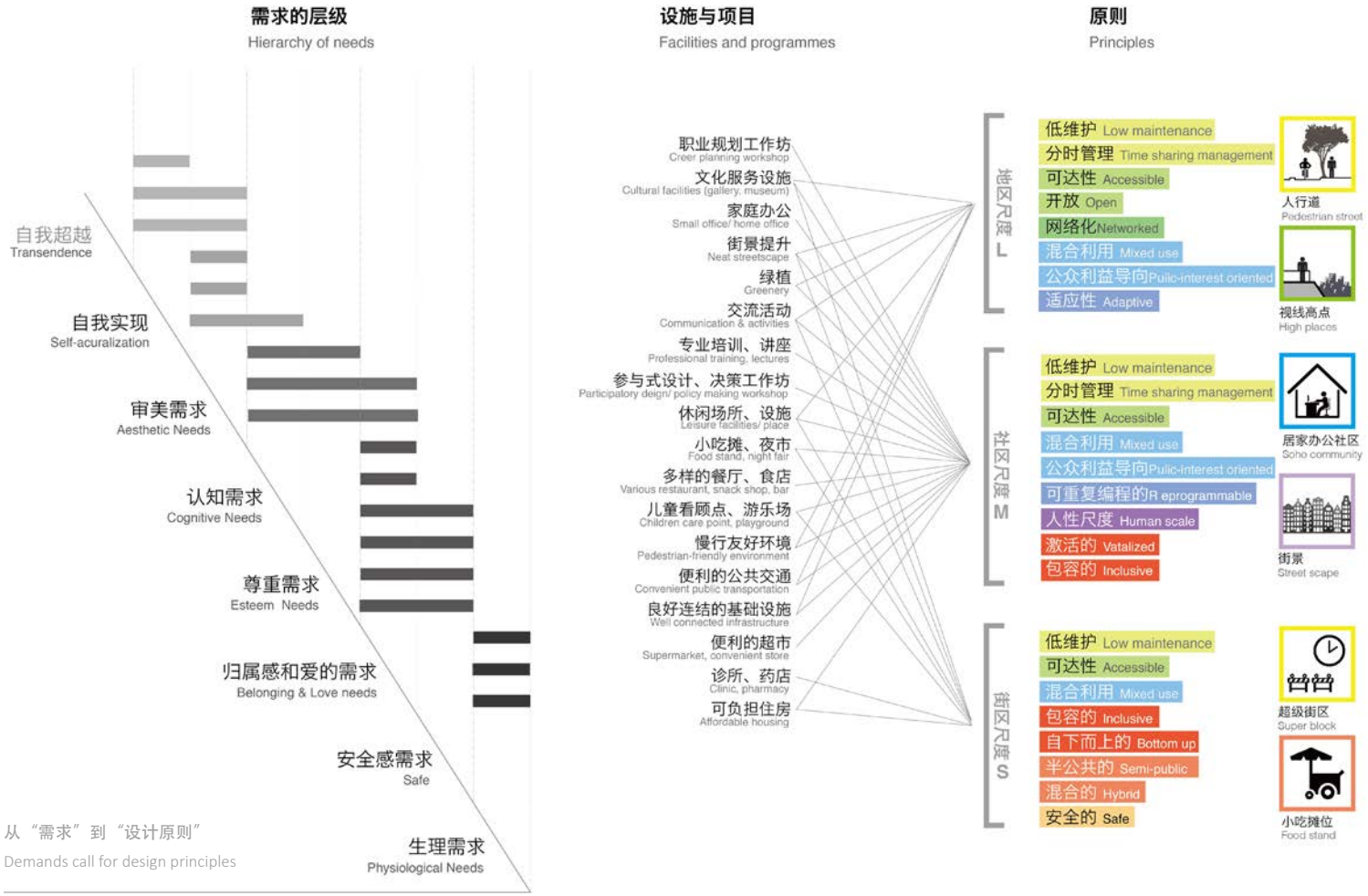
A: 工人小邓常去的兰州拉面店
A: Lanzhou noodles

B: 工人小杨常去的客家豆腐
B: Hakka toufu

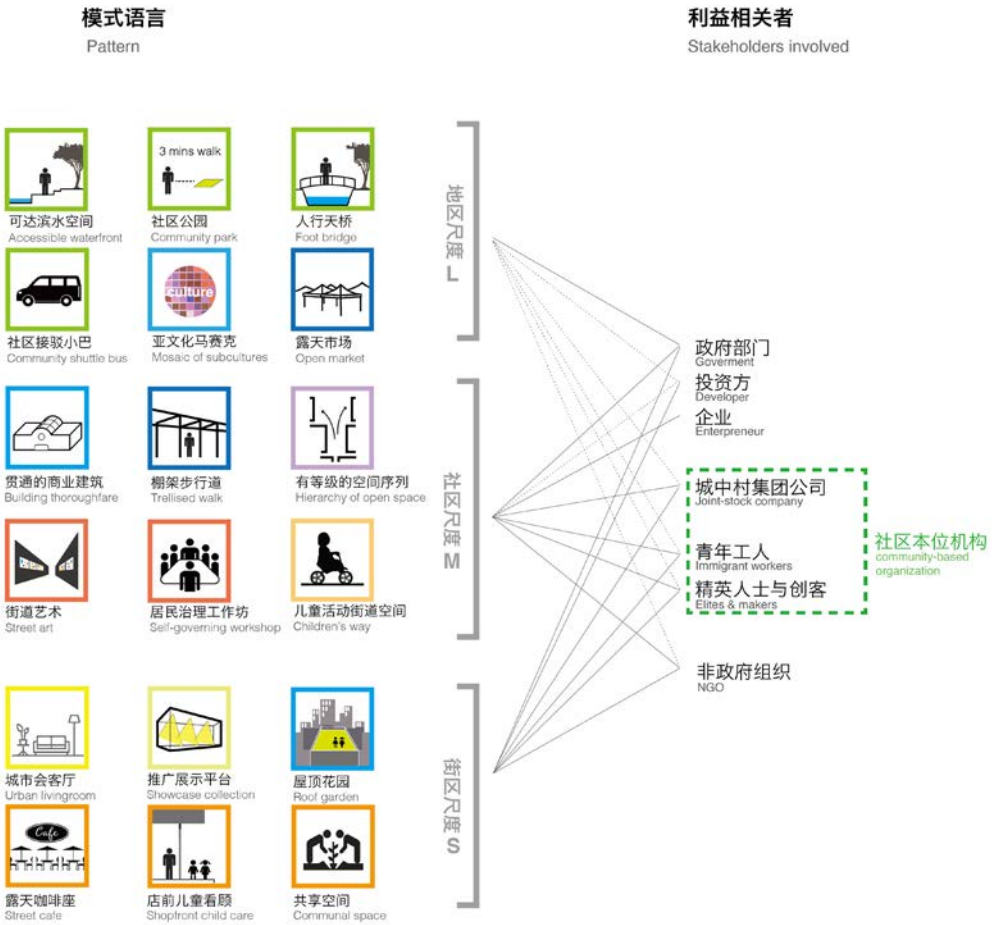
C: 工人小孙常去的老四川菜馆
C: Sichuan restaurant

不同文化背景的居民和他们常去的地点（由 A 到 E）
People with different cultural backgrounds and their usual destinations (A to E).

在大浪，目标群体的需求可归于 7 个层级，需求导向 18 类设施和项目，由此进而制定出不同尺度（地区、社区和街区尺度）下的城市更新原则。该城市更新模型中，当地政府在众多利益相关者中起带头作用。开发商和当地企业应担负更多社会责任。社区本位组织为居民和其他利益相关者建立联系，居民将有更多话语权和参与机会。



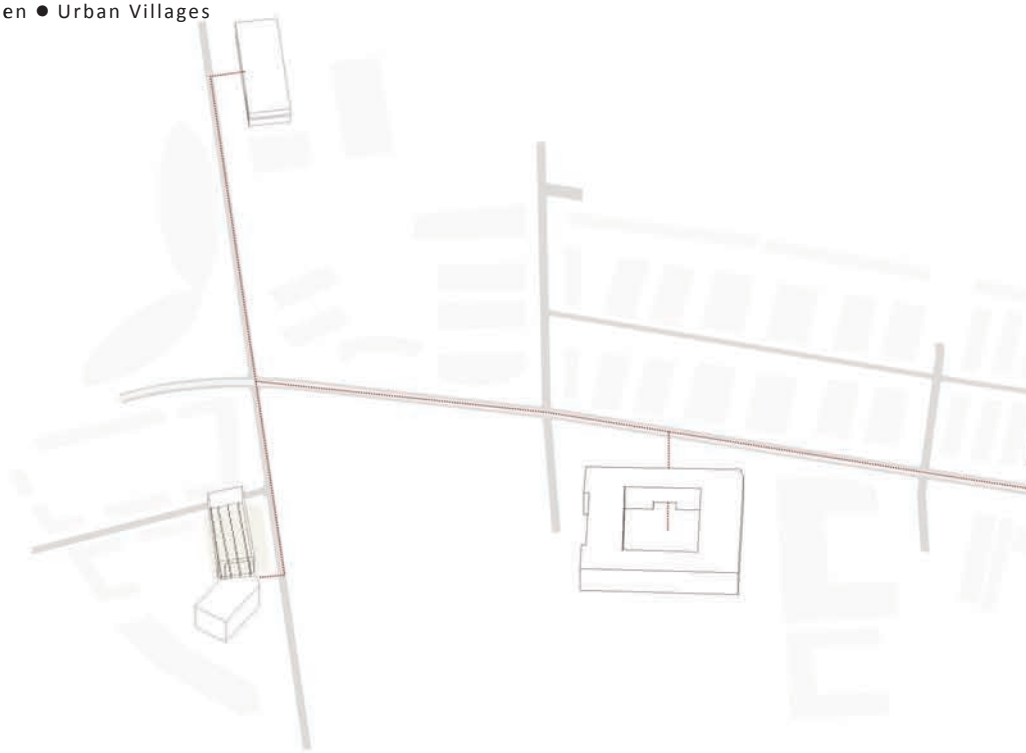
“店前儿童看顾”是基于现状总结的模式语言之一
The shopfront childcare is one of the local patterns.




In Dalang context, the needs of different target groups can be categorized into 7. Their demands for facilities and programmes fall into18 categories. Taking one step further, design principles concerning multiple scales could be established. The local government plays the leading role in the process of urban regeneration in Dalang area. Developers and local enterprises are encouraged to shoulder more social responsibility. Considering CBO as a bridge, connecting residents to the others. Residents will gain more power in raising voices and taking initiatives.

多种模式语言被应用于不同尺度空间系统下的项目。模式间的多样组合为城市更新过程提供了更多的可能性。一条连结各个项目的路径建议作为游览线路。

The abundance of patterns are applied in projects related to different systmes through scales. Various combinition of patterns provides more possibilities and adaptiveness in this innovative approach. A route connecting these projects is suggested as a tour path.



## 构建新的城市更新模型

为满足日常需求，社区将在 15 分钟步行圈内拥有建议下的设施与活动。扩展到 15 分钟骑行范围，更多样的服务将促成文化融合组团的形成。

## DEVELOPING NEW URBAN REGENERATION MODEL

The community will be able to provide facilities and activities that meet the needs in daily life within 15 mins' walking distance. More diverse services will be provided in a 15 mins' cycling distance area, forming an intercultural cluster.

文化融合导向的城市更新模型
Urban regeneration model for intercultural integration

城市更新项目规划图（2017-2030 年）
Projects and programmes (2017-2030)

Axel Buysschaert

# 漫步城中村

# A WALK THROUGH THE URBAN VILLAGE

## 利用连环视图启发深圳城中村的社区特色设计

Using Serial Vision to Inspire Design, Identity and Community Within the Urban Villages of Shenzhen

城中村 | 公共空间
Urban Villages | Public Space

**本文研究的主题主要涉及对城中村公共空间内人们的生活和活动路线的探索和观察。 研究方法在于通过观察做出一系列连环视觉地图和手绘图像，关注那些观察者认为能够体现城中村固有特征的空间要素。通过研究作者发现城中村有很多公共空间是非常有潜力的，其中有些已经成为人们所喜爱停留的空间。**

The topic of this research project involved the exploration and observation of life in the public Spaces of the Urban Villages and the routes of people. The methodology provided a sequence of images in maps and sketch wherein only the aspects of space that the observant found to be intrinsic to the character of the Urban Village were included. There are many spaces that have a potential to work and some are already functioning as great staying spaces for the inhabitants of the Urban Villages.

通往小巷的入口

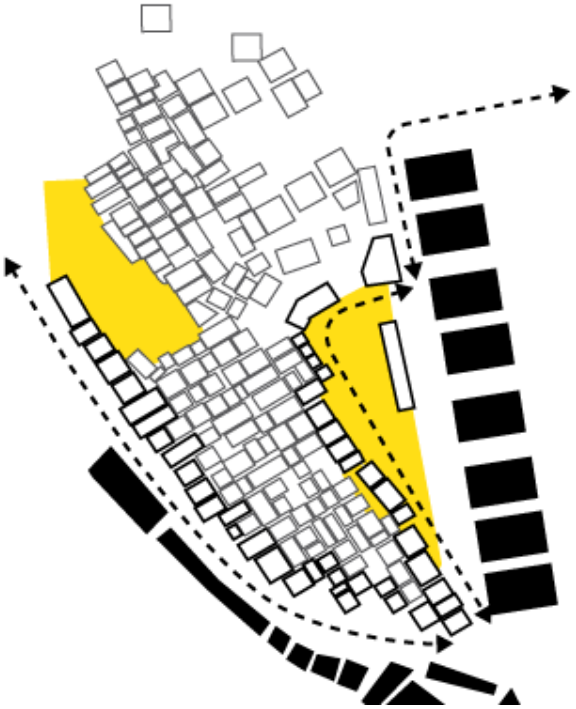
The entrance to an alley.

## 研究内容

城中村内有许多小的城市空间，隐藏在建筑物之间，仅仅由黑暗巷道连接。这些小空间其实有很大的可塑性，通过设计可以改变它们目前各自孤立的状况，为每天匆匆经过城中村的人们创造出近人尺度的公共空间，方便他们停留和相互熟悉。这种对空间潜力的发掘需要新的设计方法和理念：通过减少空间的封闭性，强化其开放性，来增加人与人的各种交流，而不是仅仅局限于偶尔以卖家和消费者身份进行的交流。

## RESEARCH

With the availability of many small urban spaces within the Urban Villages, which are often concealed between buildings connected by dark alleys, there are many chances to find intimacy instead of isolation for those who fleetingly move throughout the Urban Villages by providing places to meet and to familiarize in space more fit to the human scale. These places have the opportunity, when approached with the intent to invite rather than conceal to bring together people who might only sparsely meet otherwise by being both supplier and consumer.

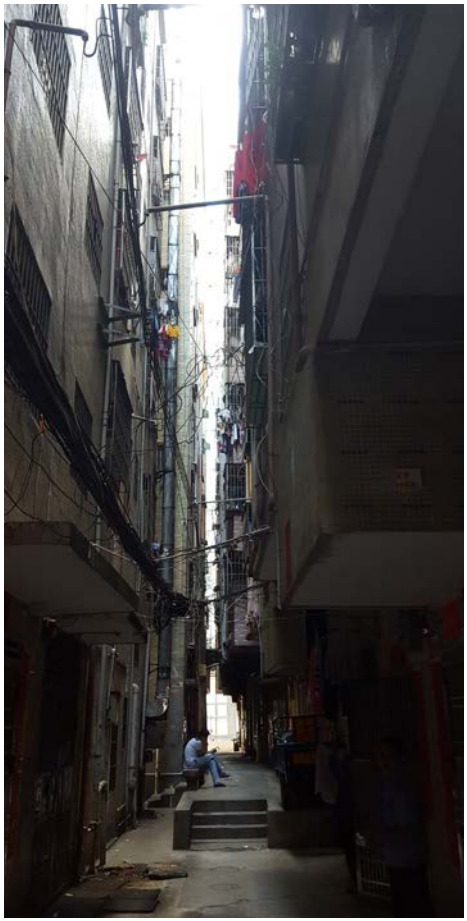


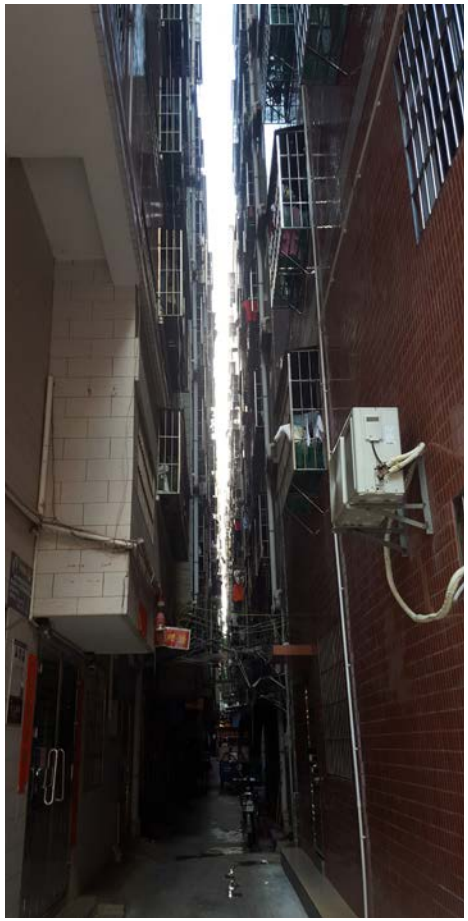
对大浪北部城中村的图绘显示了两种类型的开放空间：一种沿着城中村内主要公共空间，另一种由街区内空置地块组成

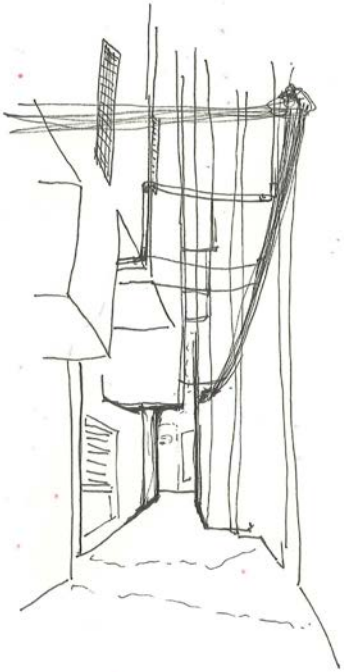
The mapping of Urban Villages in Northern Dalang showed two types of open spaces: one along village main public spaces, one formed by empty plots in the urban fabric.

对于外来游客而言，最令人好奇的部分不是广场，空置地块，滨水空间或公园，而是那些连接不同空间的小巷。从开阔到狭窄空间的突然变化，可能会激发来访者进入未知空间探险的感觉，但对于那些需要在晚间经过的人们而言更会有一种不安全感。从广义角度来看，问题在于怎样在保持开放空间正面特点的同时减少其负面效果?

The most intrigueing part however is not the square, the empty plot or the waterfront or park but instead the alleys that connect spaces. The sudden change from open to narrow, might stimulate a sense of adventure into the unknow for a visitor, but for people who need to pass by in the evening there is a sense of insecurity. The question is then, how to reduce the negatives while keeping the positives?





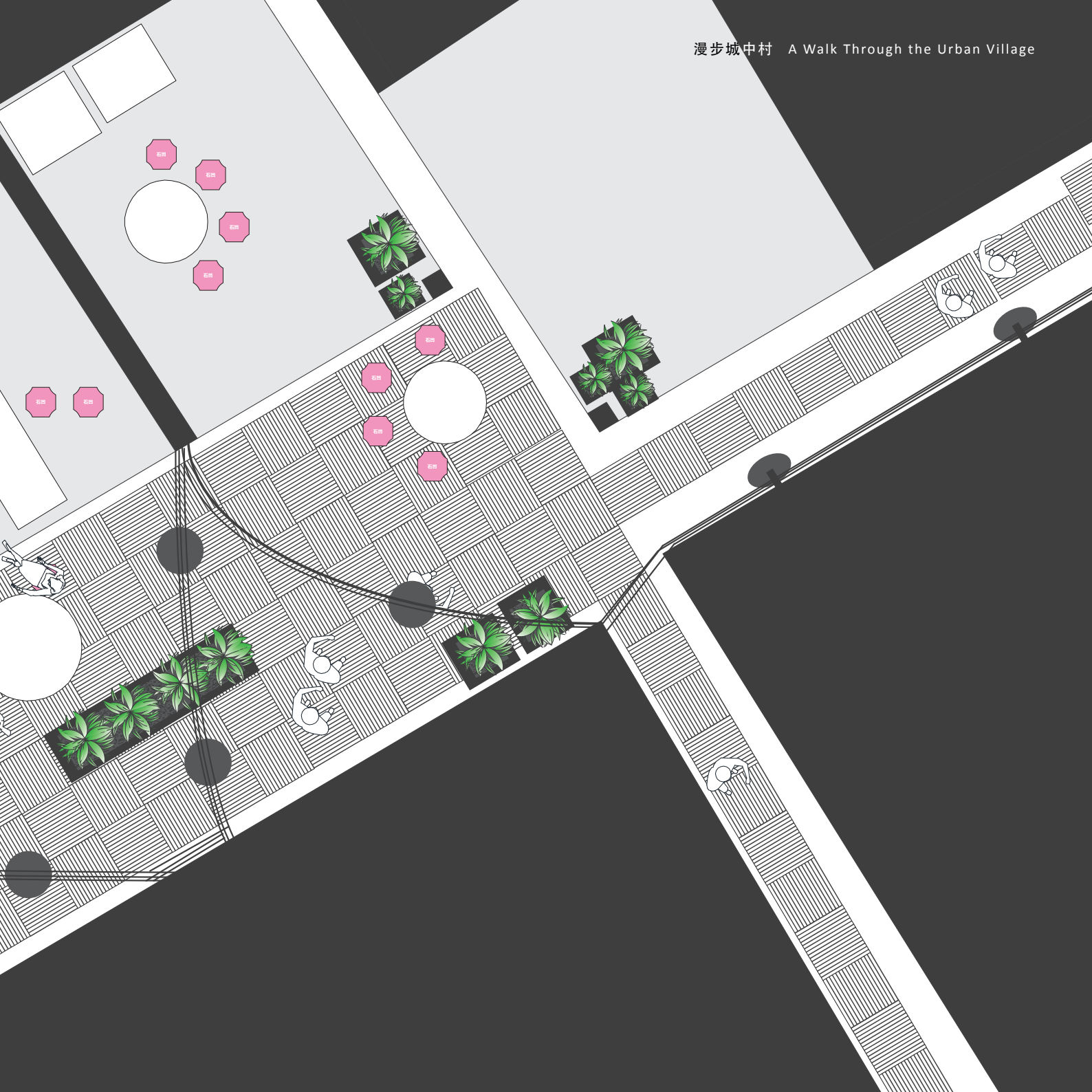


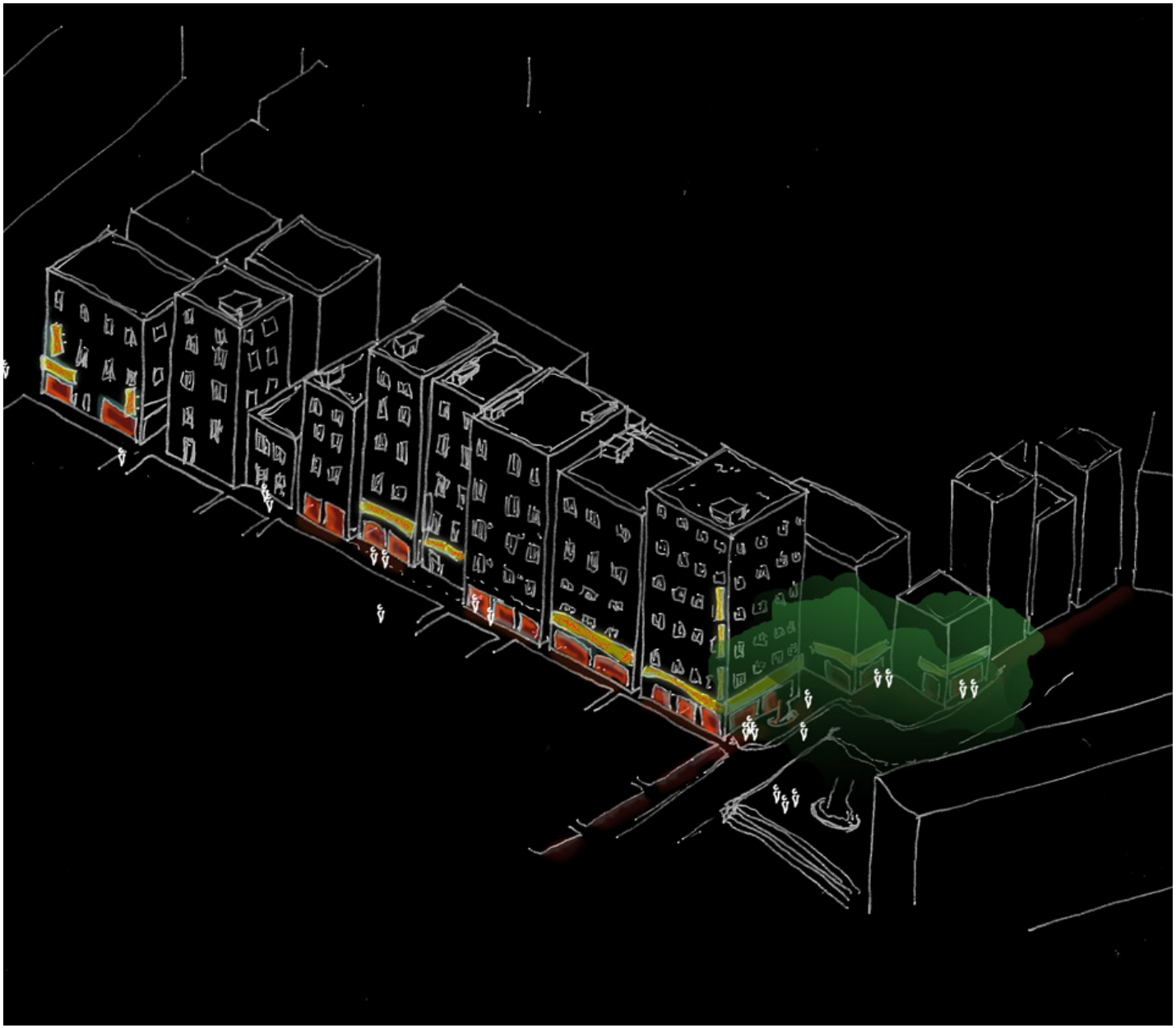
体现城中村建筑间小巷道现状的现场照片和手绘草图
Photographs and sketches on site of alleyways that run between the buildings of the Urban Villages.

提高公共空间安全性和卫生条件，同时促进在小尺度空间里人与人的见面交流，可以为短期居住在城中村的居民提供建立社会网络的机会，这将有助于提高城中村的社会韧性。 在这个基础上，那些小巷所形成的街道网络可以为步行者提供安全便捷的路径选择，同时也可以将各种小尺度空间连接到更高层级的公共空间网络中。

Improving safety, hygiene and providing the opportunities to meet, and socialize in a smaller scale can provide inhabitants that might not be living in the Urban Village for a very long time yet the opportunity to build new social networks improving the social resilience of the Urban Villages. The network of alleys can provide benefits for the urban fabric as well by allowing safer shortcuts for pedestrians but also chances for small public spaces to connect to the larger system.

关于如何改善建筑物之间小巷的设计建议
Design suggestion on how to build up the alleys between buildings



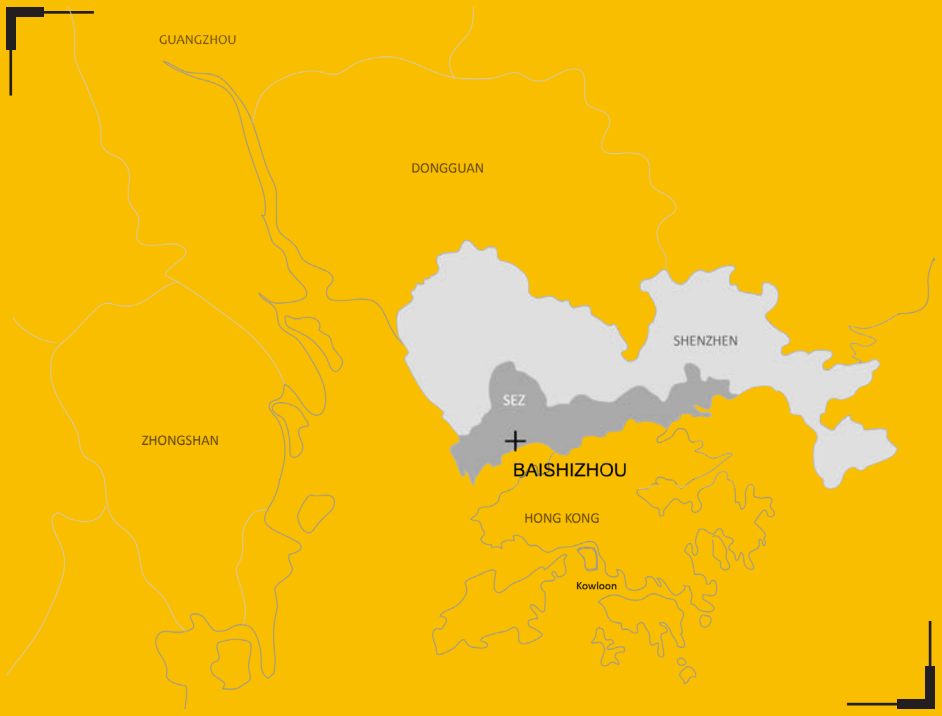


各种小空间的改善会在整体上促进城中村公共空间系统的提升，以及场所感的营造

The improvement of various small spaces would contribute to a better public space system in urban villages, as well as the sense of place.

沿着新建的或改善后的路径，更多舒适的空间会以有机更新的方式出现，与之相应的新的活动也会产生并改善所有人的当地生活环境。这些空间改善所带来的益处都将成为人们来到城中村居住的动力，作为他们改善生活环境和追求个人发展目标的一部分。非政府部门和政府应该采取相应的立场和措施来促进类似的小规模更新改善。如果能够有这样一致的目标，城中村便会成为具有活力的城市街区。

Along these new or enhanced routes, additional activities can take place centred around improving the local living environment of all the users, by providing more amenities that grew organically along the alleys that were improved. All these benefits are nested in the motivation of the people that move to the Urban Villages to improve their livelyhood and grow on an individual level. NGO's and the government should take up a position to facilitate these chances, as the villages posses the qualities of lively urban environments due to this unified goal.




# 白石洲
# Baishizhou

肖雅之　XIAO YAZHI

# 最熟悉的陌生人

# WHERE STRANGERS BECOME NEIGHBOURS

## 城市转型期多方共赢的城中村社区营造

Community Building in Urban Villages in the Transitional Period

社区营造 | 社会创新 | 开发模式 | 城中村
Community Building | Social Innovation | Development Mode | Urban Village

**白石洲作为深圳的“落脚城市”，它的更新应该是循序渐进而非一次性的推倒重建。 在转型期通过公共空间的微更新建立「人地关系」，通过自下而上的合作开发模式建立「人与人关系」，从而重建社区的关系与认同。**

Considering the role of Baishizhou Village as arrival city for migrants, its regeneration should be a gradual process of transformation instead of ‘tabula rasa’. During the transitional period, implementing small-scale interventions in public space could enhance place attachment and introduce co-development model, which involves a wider range of actors and encourages social interaction. This is a way to rebuild the sense of place and sense of belonging in the community.

深圳皇岗村公共空间里的居民们
Neighbors in the public space in Huanggang village

HAPPY DINO

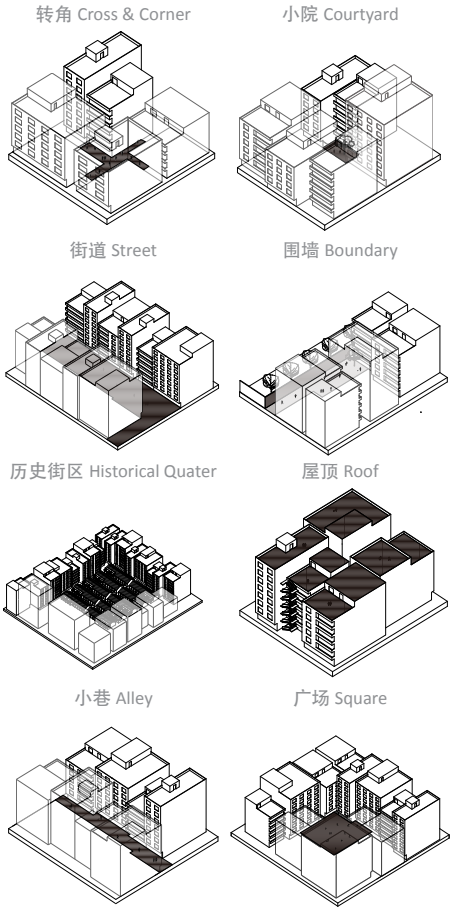
“社区设计，不仅设计空间，更要设计人与人之间的连结。”

*Community design, is not only about designing the space, but also the link among people.*

*—— Ryo.Yamazaki*

深圳现在正在转型，创新型产业会是城市未来的主导产业。这种转型，吸引聚集着大批创新型人才，也在经济、社会甚至空间上，对深圳城中村产生深刻影响。当下特区内的城中村，已经不再是传统意义上的城中村——他们成为了白领阶层包括创意阶层的“聚居地”。从这个意义上说，小规模的更新更适合城中村的发展，因为在城市更新过程中，城中村的日常运作不会受到严重影响。如何在空间上组织这样一个不太激进的过程呢？ 根据调查和研究结果，城市的公共空间结构（街道网络）在适应城市功能和社会交往方面发挥着重要作用。

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 in which creative and knowledge-intensive industries should play the leading role.  This upgrading of Shenzhen has spatial, social and economic impacts on the urban villages in SEZ like Baishizhou. They are no longer only a housing market for the working poor , but a choice for living by young professionals and creative class for affordable price.  In this sense, regeneration of urban villages should be a gradual process of transformation. Small-scale interventions are much more appreciated, since the functioning of urban villages would not be heavily affected during the urban regeneration process. How to spatially organize such a less radical process then? According to findings shown in the research oriented mapping section,urban structure (street network) is playing an important role in accommodating urban functions and social interaction.




白石洲城市公共空间结构：

在白石洲由于建筑密度过高，几乎不存在在西方语境下的公共空间（广场、公园）。根据中国传统的交往空间研究，街道、小巷、小院才是交往发生的地方，因此白石洲的公共空间可以分为 7 种类型，街道是最重要的空间，串联起每一个节点空间。

Public Space Structure In Baishizhou:

The density is very high in Baishizhou. It is impossible to have spaces like parks inside it. Inspired by the traditional form of Chinese cities, potential public spaces in Baishizhou can be classified into 7 types, as shown above.

白石洲公共空间总体设计方案

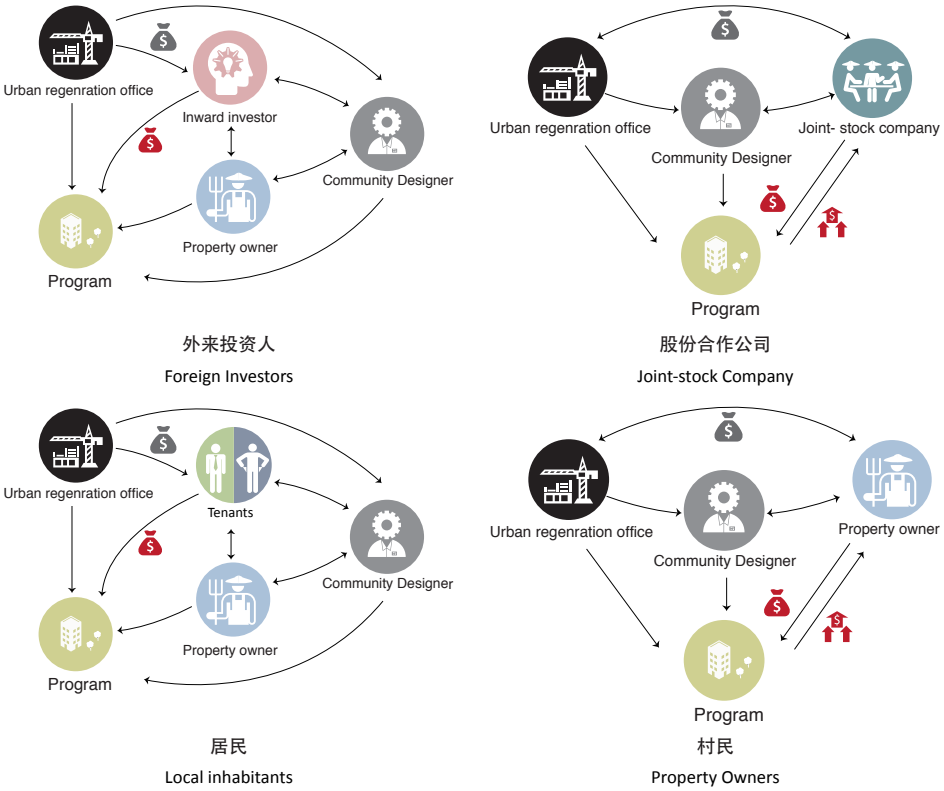
Design proposal on public space network in Baishizhou

白石洲总体设计方案提出了改善内部空间结构的建议，通过街道网络串联起小规模多层次的微更新。

不同于传统推倒重建的方法，城中村的空间营造可以是一个自下而上共同建设的过程，有着更加广泛的参与方，不同于自上而下的规划和开发模式。通过不同的利益主体共同参与和协作，可以达到空间营造中集体努力的最大化，实现片区功能混合的多维价值。

The mapping work shows a proposal of improving the spatial structure inside Baishizhou, so that small-scale interventions could be organized within a framework.

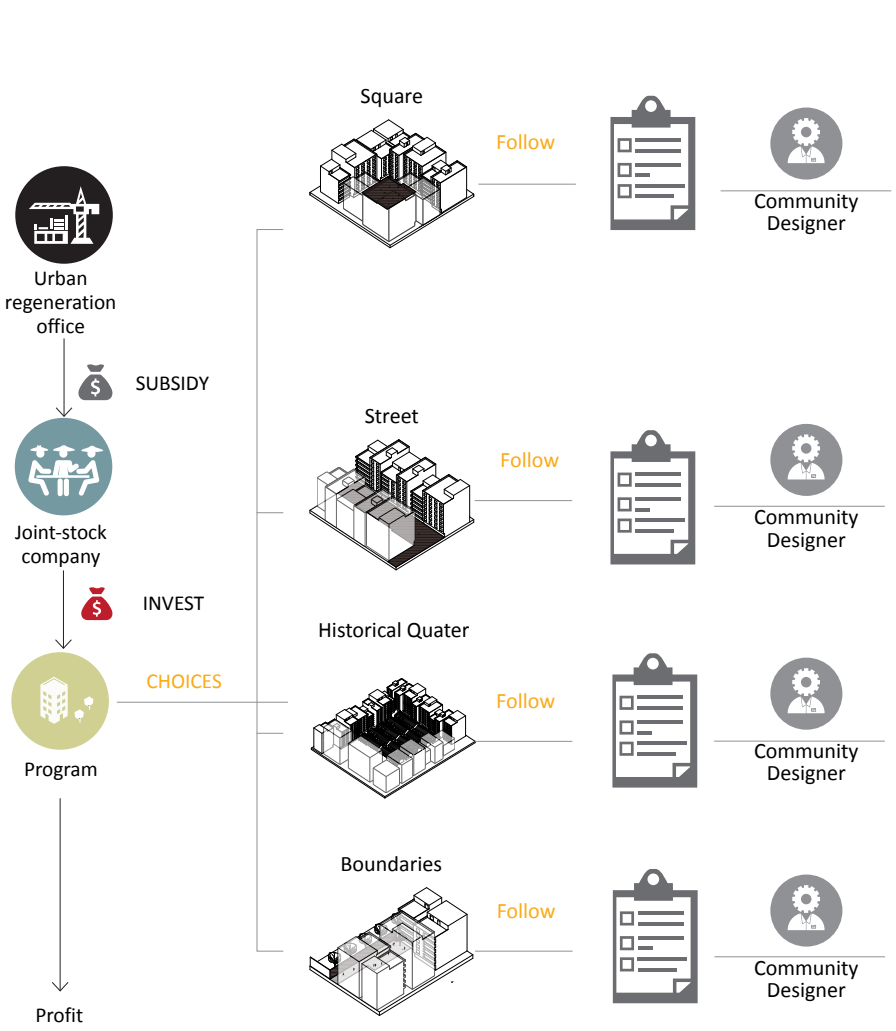
Different to the tabula rasa approach, place making in urban villages could become a co-creation process that involves a wider range of actors than the top down planning and development modes.The stakeholders' incentives for participation and collaboration are mainly related to the aggregate effects of collective efforts in place making, and multi-dimensional values associated with mixed-uses.

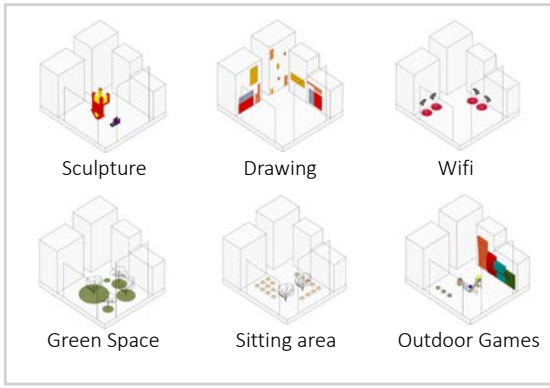


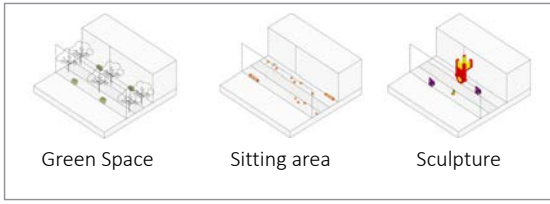

多主体合作开发模式
Multi-actors Co-creation Modes

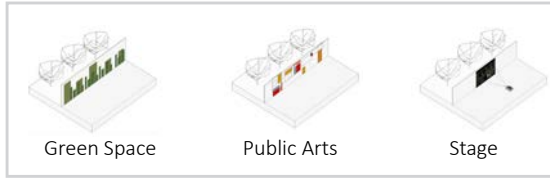
## 工具箱 Toolbox

| 开发方 Actors | 开放空间 Open Space | 用户 Scale & Users | 设计提案 Possible Infill |
|---|---|---|---|



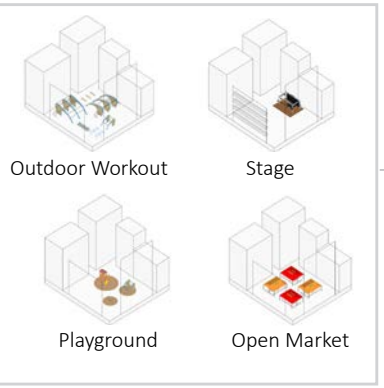



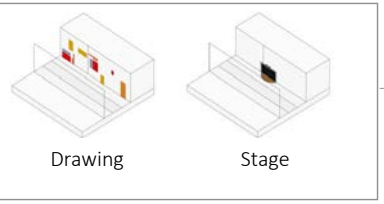






- BETTER ENVIRONMENT
- PLACE MARKETING TO ATTRACT MORE FOREIGN INVESTMENT
- MAINTAIN THE TENANTS IN MARKET COMPETITION

## 社会价值
Social Value



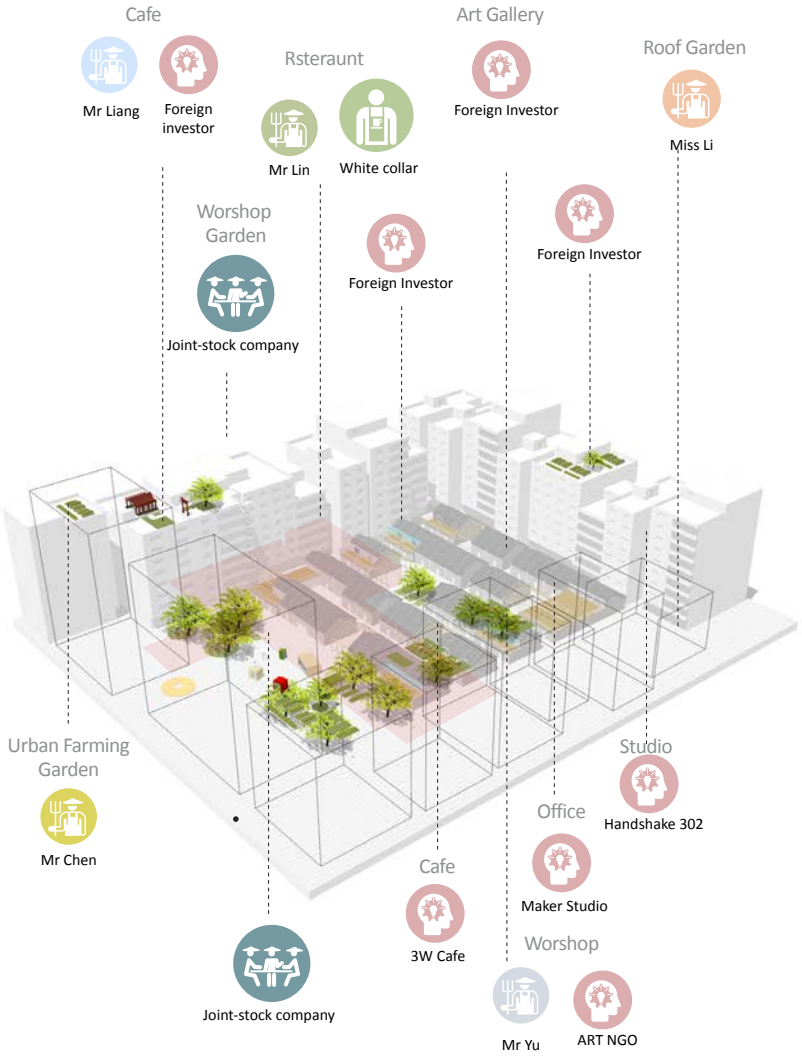



MAKE THE PLACE

RENEWED THE STREET CULTURE

通过工具箱自下而上设计的公共空间
Public space design by toolbox

设计可能是一个工具，把空间干预的可能性，以及利益相关方之间的责任可视化。
Design could be a tool to visualize possibilities for spatial interventions, as well as responsibilities among stakeholders.




空间共建：白石洲渐进式小规模更新的开发模式与空间设计

Co-creation of place: urban design and governance model for Baishizhou

白石洲塘头广场的小型更新

Small interventions in Baishizhou Tangtou Square

经过渐进式的更新过程，完整的公共空间网络可以长期让城市受益。 居民共建的公共空间微更新提高了白石洲的空间质量。 在短期内，白石洲将成为一个宜居的社区；长远来看，假设深圳没有廉租房的需求，或者有另一种方式可以为居民提供廉租房，业主可以和小型开发商以公共空间网络为基础重新开发此区域，保持原有的空间品质和街道肌理。

After a gradual process of transformation, the formulated spatial structure can benefit the city in the long run, while the co-creation on small-scale interventions will improve the overall spatial quality of Baishizhou. In the short-term future, Baishizhou will become an affordable human settlement for migrants. In the long-term, when there is less demands of maintaining such typologies, the property owners can redevelop the area and the spatial structure may then function as a framework, preserving local qualities embedded in its urban morphology.

公共空间网络

Public space struture

近期的发展

The short-term future

远期的可能性

The long-term future

白石洲的未来愿景

The future vision of Baishizhou

彭纪萍　PENG JIPING

# 白石洲转型策略

# BAISHIZHOU TRANSFORMATION STRATEGY

## 结合改善城中村人居环境和利用城中村拓宽保障性住房供应渠道的城市更新模式

The Urban Regeneration Mode Intergrating Living Environment Improvement and Affordable Housing Supply

城中村 | 人居环境 | 城市更新模式 | 保障性住房
Urban Villages | Living Environment | Urban Regeneration Mode | Affordable Housing

白石洲位于深圳的中心城区，由几个自然村落逐步演变成如今的高密度城中村。由于地理位置极佳且周边公共设施完善，成为初到深圳的外来移民和低收入人口的首选。但白石洲内部由于缺乏有效管理，人居环境面临房屋质量低，卫生条件差，基础设施不完善，犯罪率高等多方面威胁。然而，由于错综复杂的产权和利益相关者问题，现有的城市更新模式在白石洲城中村一直难以实施，导致白石洲的人居环境迟迟得不到有效改善。

深圳市常用的城市更新模式为拆除重建，该模式投入高改造动作大且面临来自不同方面的改造阻力。本文以白石洲为试点，探索一种低投入小改造的模式。该模式结合白石洲现有的自组织机制（建造 - 租售 - 管理）和利用城中村现有住房拓宽保障房供应渠道的政策需求，提出了相应的制度设计和空间改造规则。

Urban village is one type of informal settlement in Chinese cities. It is characterized by anomalous dense fabrics of spontaneous individual dwellings. The test site BAISHIZHOU belongs to the type of well-located urban villages and closely links to the public services of the city. The houses in the urban villages are always in great demand among the migrants and low-income people because of the affordable price and good location. Due to the lack of organization, the living conditions of urban villages are threatened by extremely high density, low building quality, insufficient public service delivery, inadequate sanitation, safety problem, etc. The common urban renewal approaches are hard to be implemented in urban villages because these approaches could not address the complicated stakeholders and ownership issues well. Thus, a practical approach which could facilitate living conditions improvement in urban villages is required.

这张图通过以下数据显示了白石洲极高的建筑密度：容积率，建筑密度，层数，开敞空间比例。

This map shows the extremely high density of BAISHIZHOU which is with high Floor Area Ratio (FAR), Ground Space Index (GSI), Layer (L) and low Open Space Ratio (OSR).

FAR=3.6 GSI=0.57 L=6.3 OSR=0.12

白石洲范围及指标

MAP OF BAISHIZHOU WITH INDEX

## 制度设计方案

本文提出的制度设计方案基于城中村现有住房租售交易（村民对住户），分为两阶段。

第一阶段：政府成立公租房机构作为现有住房租售交易过程的“中间人”，鼓励村民将现有城中村住房长租或者出售给公租房机构，由公租房机构主导空间改造过程（只有当公租房机构拥有超过一定比例的房屋使用权的时候，才能更有效推动空间改造进程），最后再由公租房机构通过社会保障房申请平台转租出去，原住户申请被优先考虑，并通过申请平台建立住户信息库。

第二阶段：当公租房机构和村民租约到期，也意味着上一阶段保障房住户租约到期。公租房机构租用住房要归还给村民，由村民自行支配，而公租房机构拥有产权的住房继续行驶社会保障房职能，接受新一轮的住户申请。

通过该制度设计，空间改造在原有的产权格局中得以推进，村民和原住户也因为成为利益相关者而积极参与到改造进程中；改善后的住房租金在一定时期内得以控制，租期有保证；住户信息库通过对住户监督管理降低犯罪率和住房投机；逐渐形成由顺应市场规律的村民住房和社会保障住房构成的混合居住模式，有利于小区健康发展。

## INSTITUTIONAL DESIGN

Institutional Design is divided into two stages.

**Stage 1**: The government sets up social housing agencies and encourages villagers to rent or sell their houses in urban villages to these agencies. The agencies coordinate the process of renovation, include the upgraded houses into official social housing system and sublease them through the social housing application platform. The original tenant is given priority over other applicants. The application platform establishes a tenant information database.

**Stage 2**: When the lease between social housing agencies and villagers expires, houses will be returned to villagers, while those owned by social housing agencies continue to accept tenants.

Through the institutional design, spatial improvement is promoted, with the villagers and tenants actively involved in the process as main stakeholders. The rent of improved houses can be controlled within a certain period of time and the lease period is guaranteed. The supervision and management of households can be achieved through the tenant information database, which can help to reduce crime and housing speculation. Eventually, village housing and social housing constitutes a mixed and ordered residential district.

## 改造过程及制度设计 RENEWAL PROCESS AND INSTITUTIONAL DESIGN

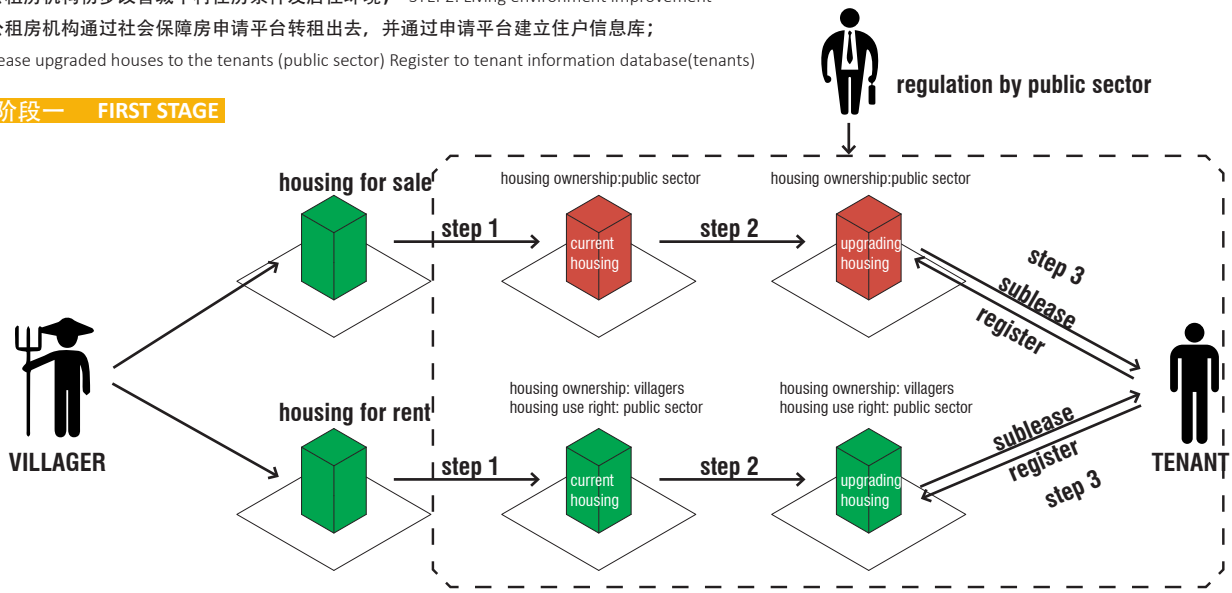
步骤一：公租房机构拥有超过一定比例的房屋使用权及产权； STEP1. property right OR house use right acquisition

步骤二：公租房机构初步改善城中村住房条件及居住环境； STEP2. Living environment improvement

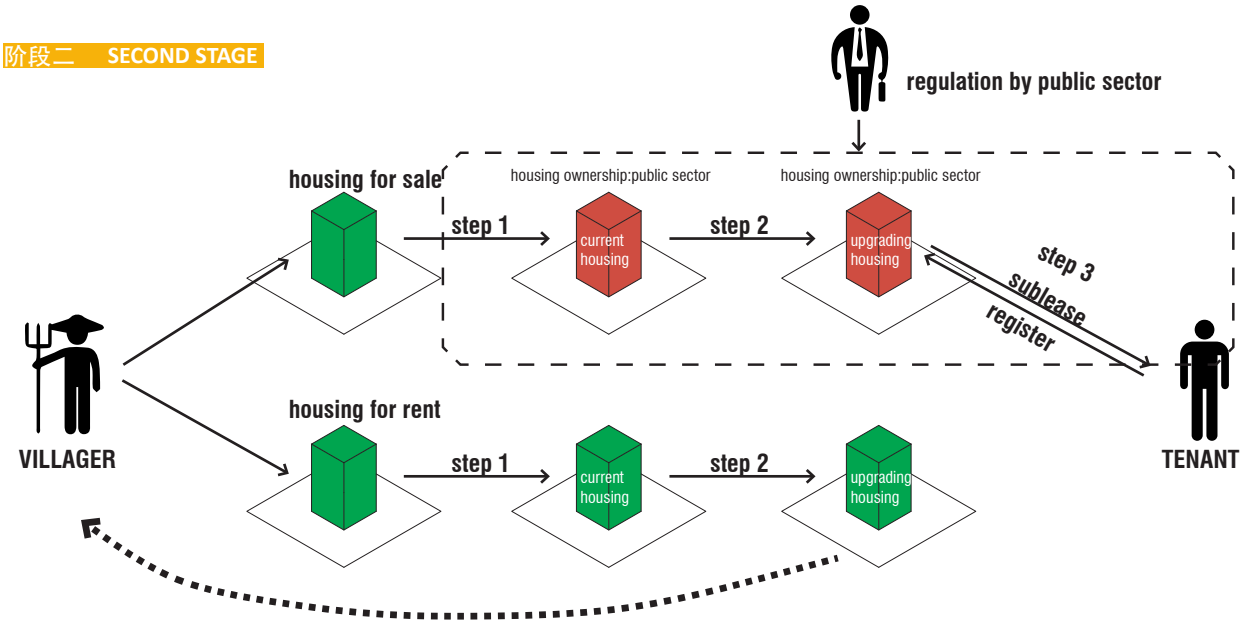
步骤三：公租房机构通过社会保障房申请平台转租出去，并通过申请平台建立住户信息库；

STEP3. Sublease upgraded houses to the tenants (public sector) Register to tenant information database(tenants)

### 阶段一 FIRST STAGE




### 阶段二 SECOND STAGE



## 空间改造规则

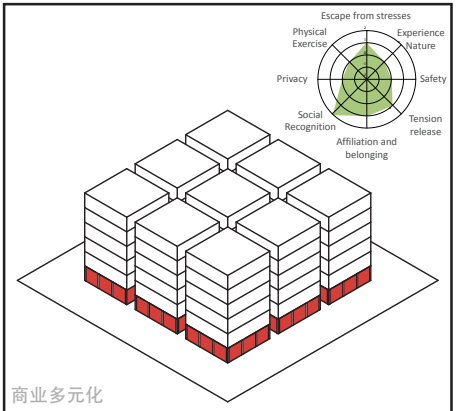
除制度设计外，本文还将探索以较低成本有效改善城中村人居环境的空间改造规则。好的人居环境需要具备什么特征？ Robert Marans 的“人居环境基本需求”为空间改造提供了理论支持。

人居环境基本需求可被总结为：1. 临时逃离城市环境压力的需求；2. 体验大自然的需求；3. 隐私的需求；4. 个人和家人安全的需求；5. 归属感的需求；6. 获得社会认同的需求；7. 锻炼身体的需求； 8. 缓解紧张的需求。基于白石洲的场地条件，以上需求转化为多种空间改造方法，通过将这些空间改造方法的迭加使用改善城中村人居环境。

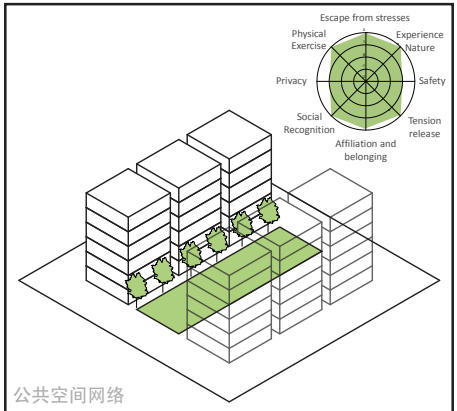
## SPATIAL INTERVENTION

Improvement of living environment in urban villages calls for modest but effective spatial interventions, with spatial design principles tackling basic human needs. The theory of basic human needs on living environment from Robert Marans provides theoretical underpinnings for this approach.

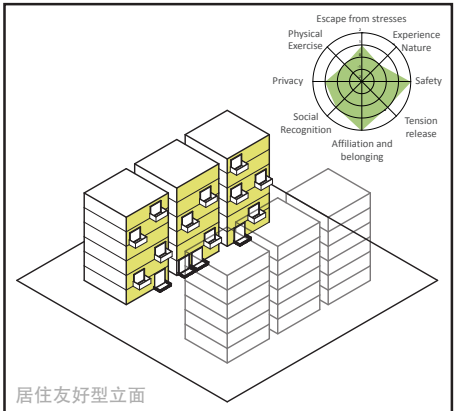
To summarize, the basic human needs include: the need to escape temporarily from the physical stresses of the urban environment; the need to experience nature; the need for privacy; the need for safety; the need for sense of belonging; the need for social recognition and status; the need for physical exercise; the need for tension-release. In this paper, these basic human needs are translated into spatial language in BAISHIZHOU, based on specific site conditions.



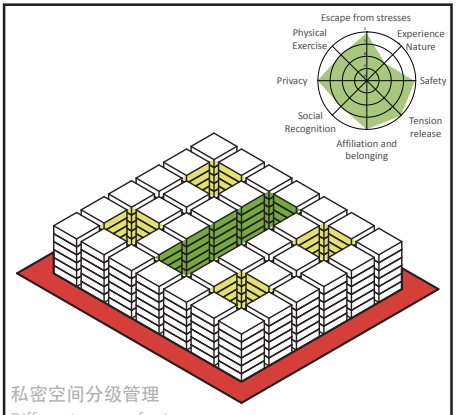

商业多元化
Diversify commercial environment



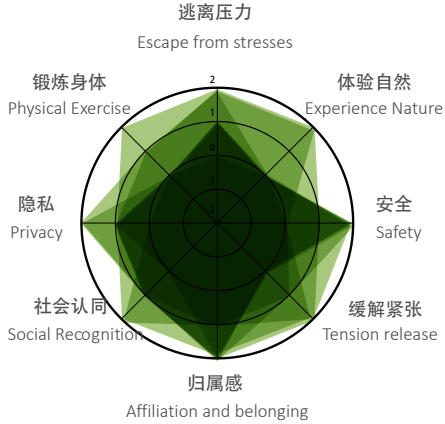

公共空间网络
Create green network

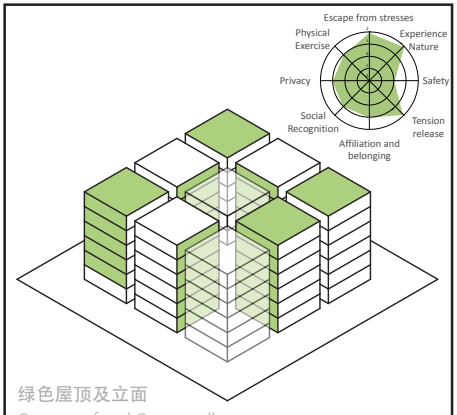



居住友好型立面
Residential friendly facade

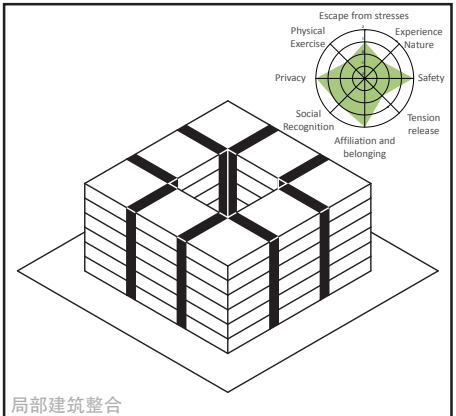



私密空间分级管理
Different zones of privacy

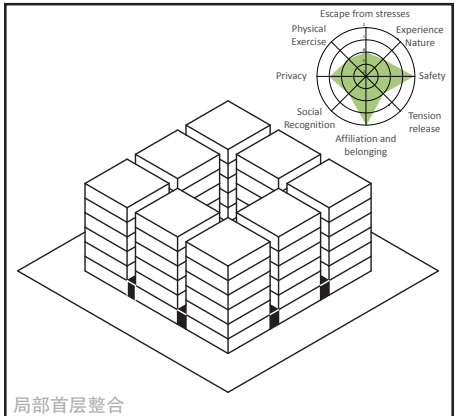


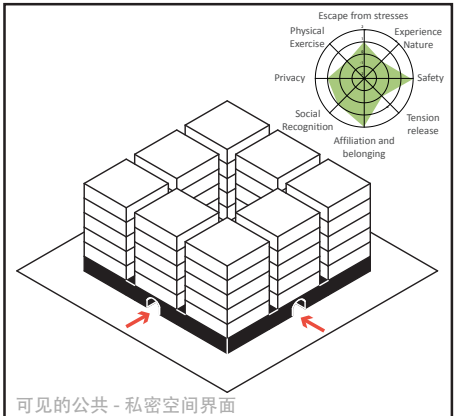

绿色屋顶及立面
Green roof and Green wall




局部建筑整合
Buildings Integration

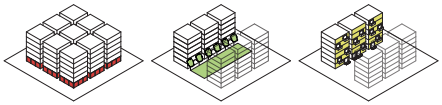


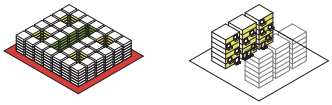

局部首层整合
Groundfloor Integration




可见的公共 - 私密空间界面
Readable public-private interface

## 空间改造规则在指定场地的具体运用　SPATIAL INTERVENTIONS ON THE TEST SITE



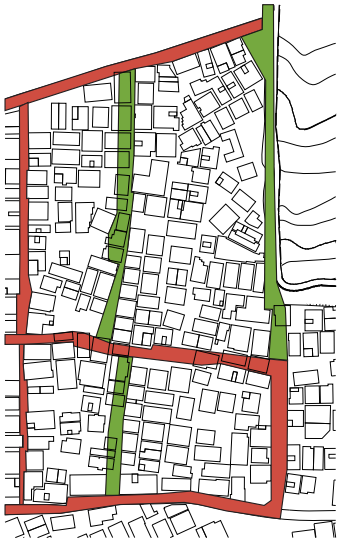


1 拆除质量差的建筑物
Demolishing dilapidated buildings

2 植入新的商业及公共空间网络
Inserting new networks

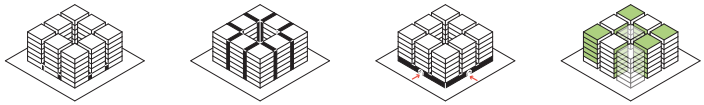
3 构建分层级私密空间
Creating different zones of privacy

building demolition



commercial network
green network

collective courtyard
commercial network
green network



## 4 局部建筑整合成组 & 强化分层级私密空间

Grouping remaining buildings & strengthen different zones of privacy

Top plan

- area with roof
- remaining building
- building with one floor
- new building

Groundfloor Interventions

- groundfloor indoor
- remaining buildings
- fill with vertical green
- fill with privatized garden
- area with roof

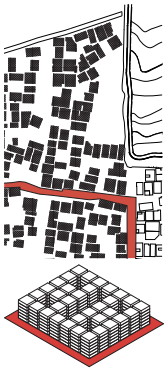
## 5 完善首层功能

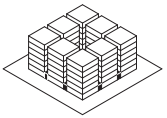
Adjusting groundfloor function

Groundfloor Function

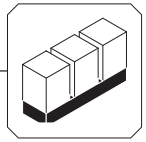
- commercial
- residential
- workshop with showcase
- neiborhood center
- bike room
- green house

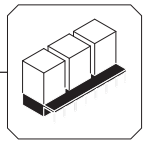
## 改造规则在指定场地的具体运用
## SPATIAL INTERVENTIONS ON THE TEST SITE



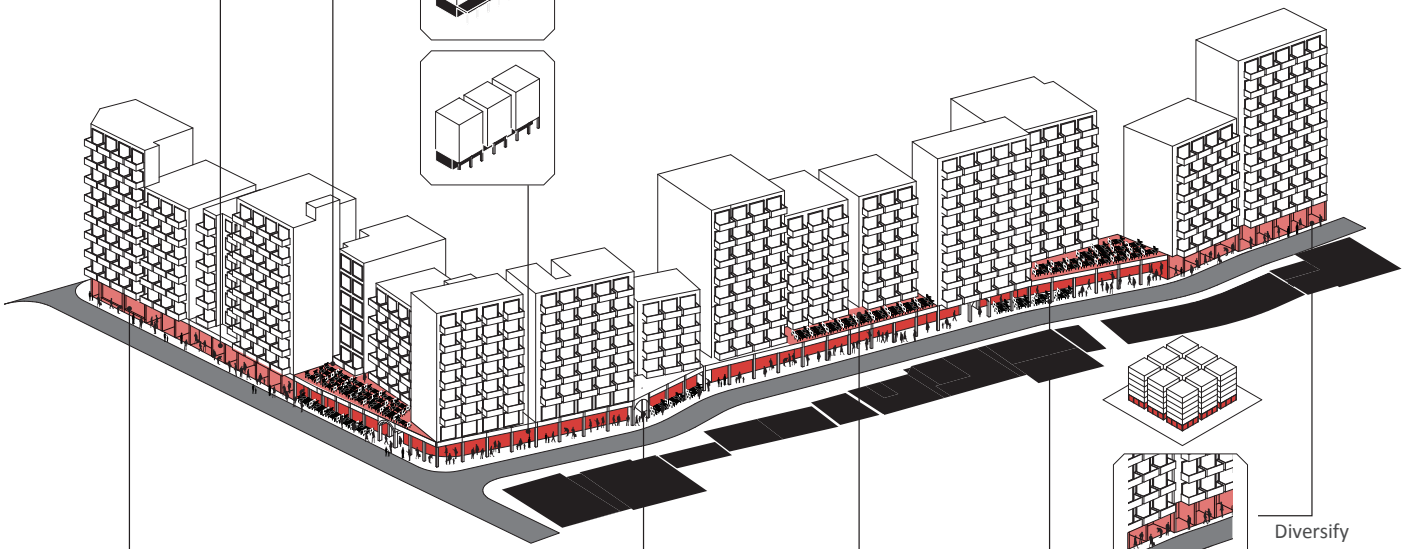


Groundfloor
Integration

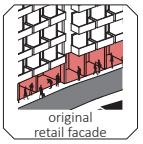




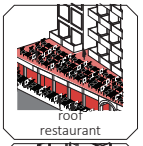


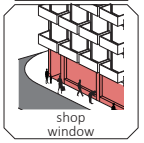


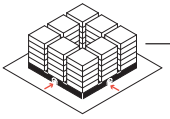




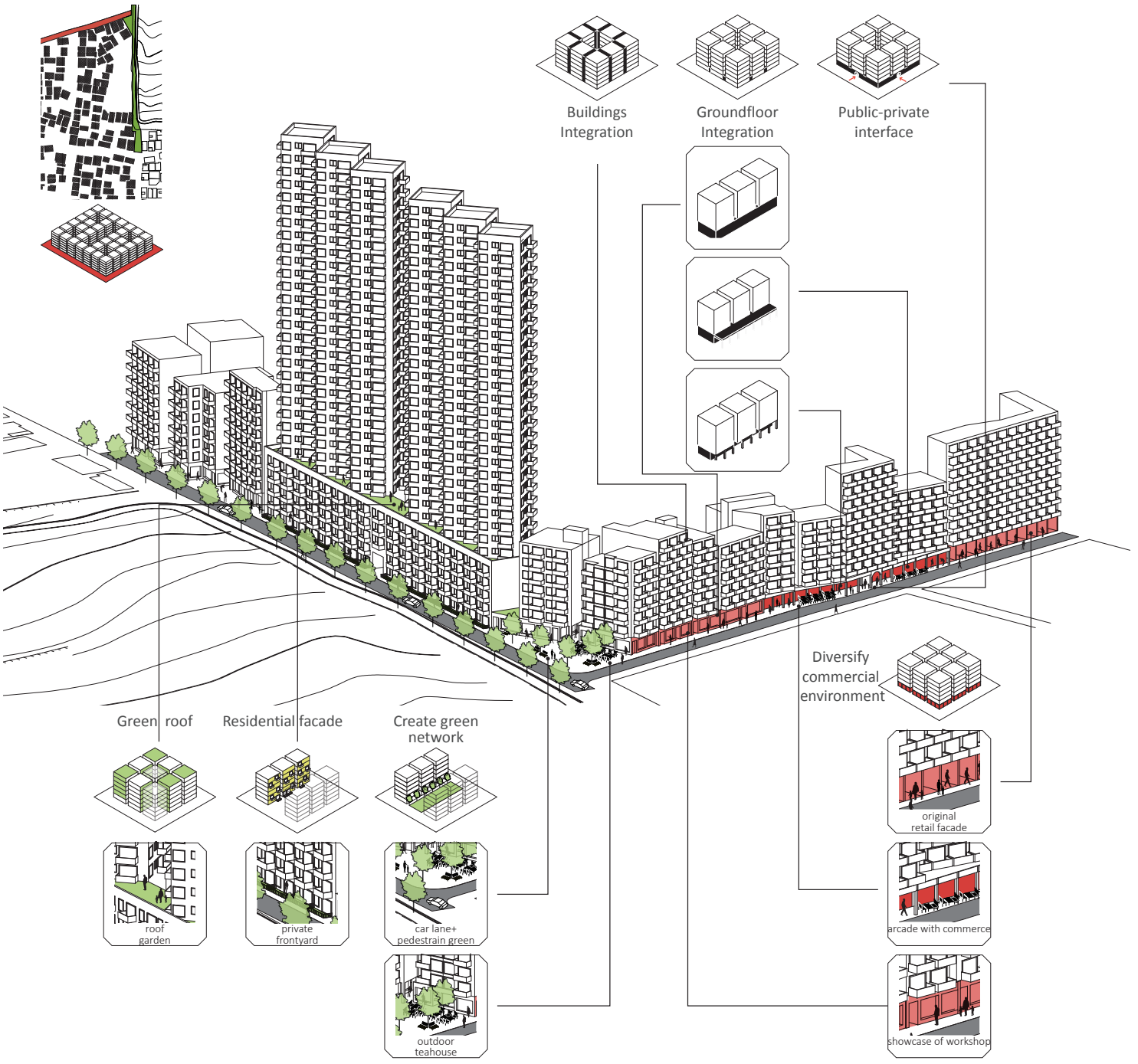

Diversify
commercial
environment

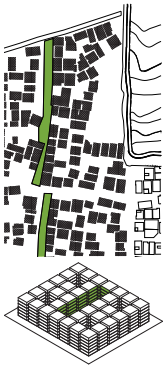


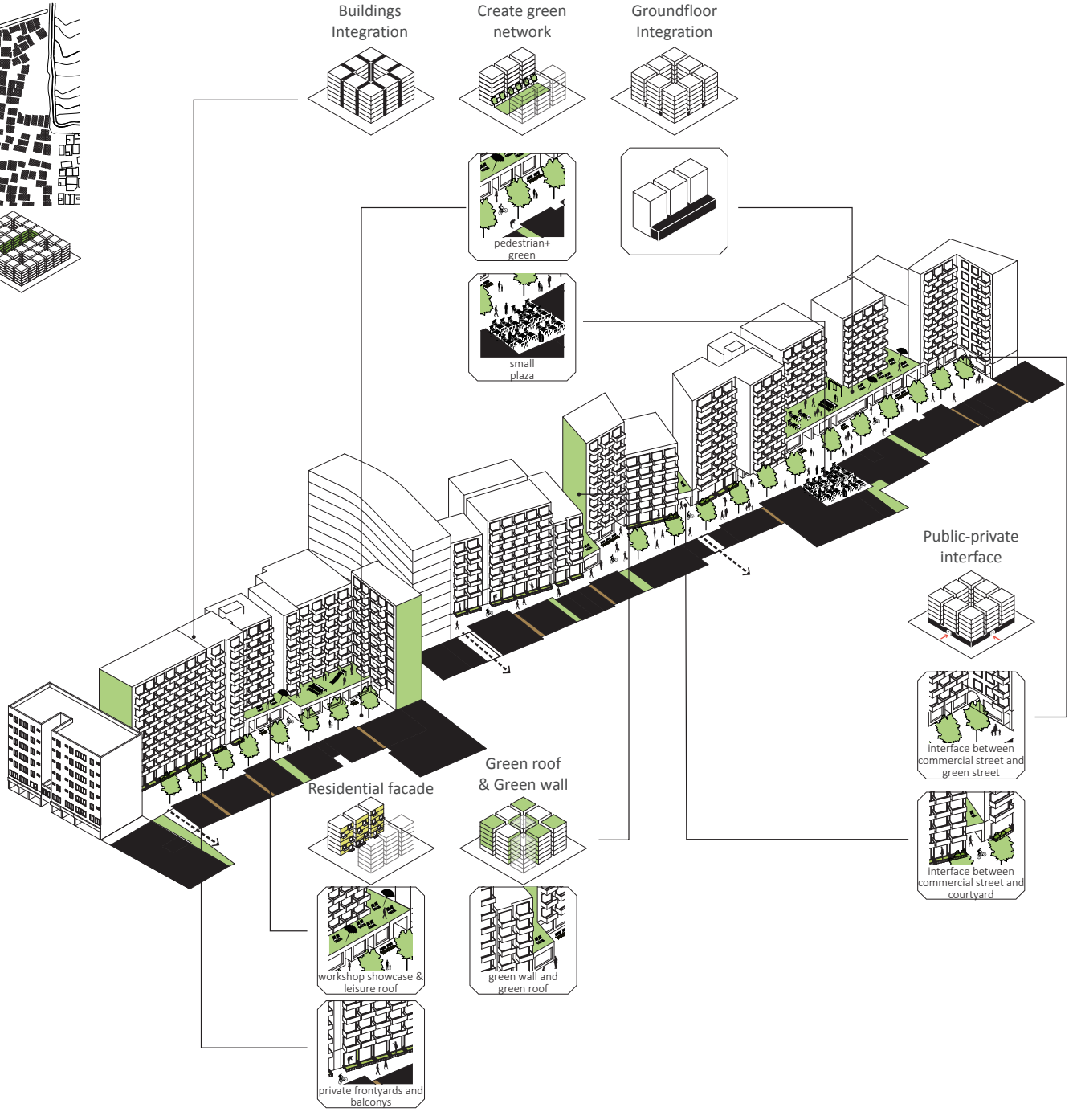



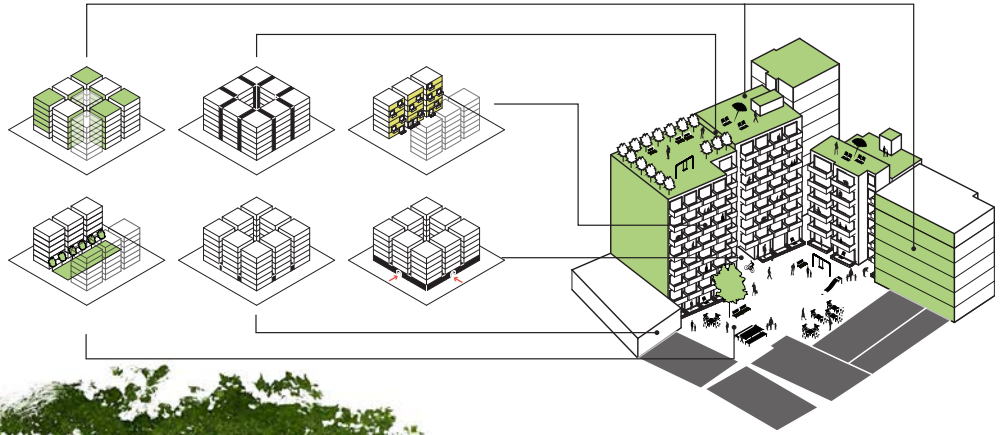



Readable
Public-private interface


Buildings Integration
Groundfloor Integration
Public-private interface
Green roof
Residential facade
Create green network
Diversify commercial environment
roof garden
private frontyard
car lane+ pedestrain green
outdoor teahouse
original retail facade
arcade with commerce
showcase of workshop




Buildings Integration
Create green network
Groundfloor Integration
pedestrian+ green
small plaza
Public-private interface
interface between commercial street and green street
interface between commercial street and courtyard
Green roof & Green wall
green wall and green roof
Residential facade
workshop showcase & leisure roof
private frontyards and balconys



Saskia van Eijk

# 封闭式与开放式社区

# GATED ANONYMITY VERSUS UNGATED COMMUNITY

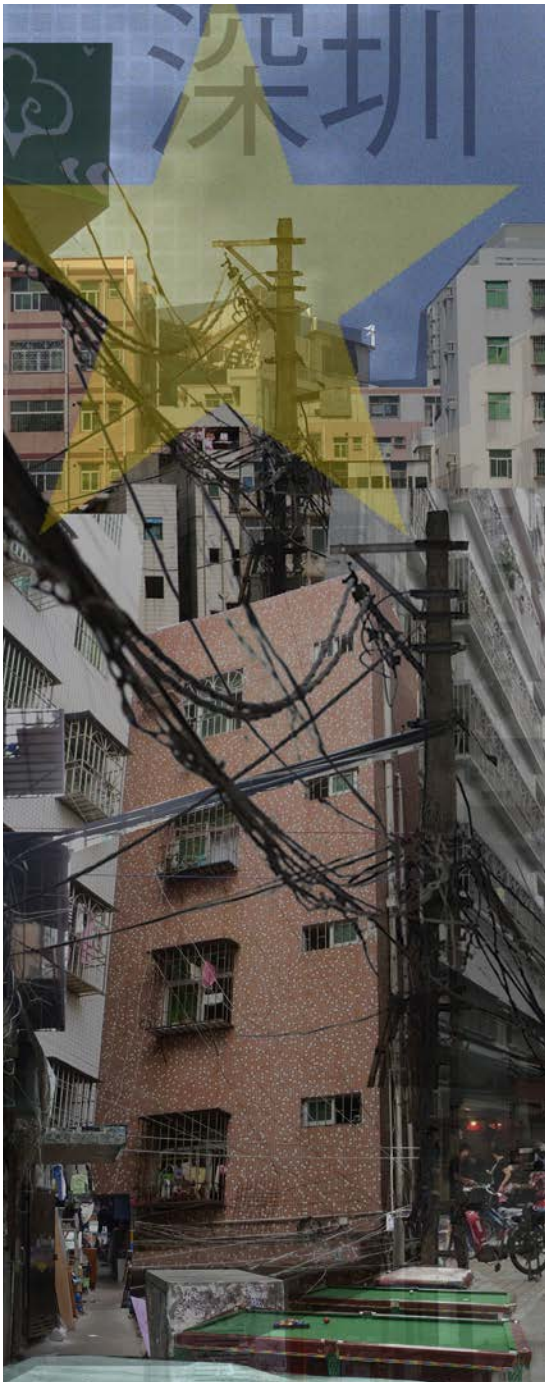
## 消解白石洲社会，功能和空间界限的空间规划策略

Overcoming Social, Functional and Physical Borders Through Strategic Spatial Planning in Baishizhou

城中村 | 社会隔离 | 公共空间 | 工具箱
Urban Village | Social Segregation | Public Space | Toolbox

白石洲有许多非正式住房，是深圳经济特区内现存为数不多的城中村之一。中心城区许多城中村已经陆续被拆除了。 由于地理位置的原因，白石洲位于若干高端封闭社区之间，并且与他们仅一墙之隔。虽然围墙一直是中国城市设计的一部分，能够在城市小尺度范围内增加社区感和社会秩序，而如今城市里这些围墙和门禁的设置则主要是出于安全性的考虑。 在这里，冰冷的围墙阻挡了那些不受欢迎的陌生人进入到拥有千万豪宅的别墅区。

Baishizhou is one of the few urban villages left in the SEZ of Shenzhen and has informal settlements. Many urban villages have already been demolished. Baishizhou is situated among the wealthy gated communities and owes its borders to these developments. Although gating has always been part of Chinese city design and was introduced at a small scale to increase community feeling and social stability, today, the primary reason for gating in this area is safety and security. Rigid walls prevent unwanted strangers to enter the area of multi-million dollar villas.




社会空间的不均衡和隔离
Social inequality and spatial seperation.

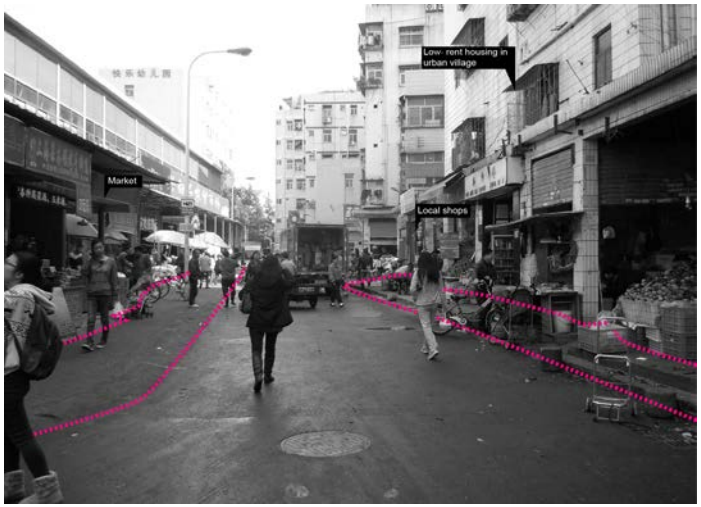
新楼
新房
本楼
单房招租

公共设施和公共空间一般都集中在封闭的门禁社区内部。 然而，门禁社区周边的街道上看到的却是完全相反的情况：行人稀少的公共空间和步行道路。 这将导致传统街道生活的逐渐消失，并与城中村这种开放街区形成鲜明对比，那里以非正式的商业和低收入阶层的日常生活为主。 这种不同收入阶层在空间上的分隔会导致社会隔离，孤立，匿名性，同质化的各自为主的居住区。

Public facilities and public space become concentrated within these enclosed enclaves. However, exactly the opposite effect is seen in the streets surrounding the gated communities: deserted public space and sidewalks. This leads to loss of traditional street life and is contrasting with the urban village, where chaos, informal shops and lower income groups of society dominate. The separation and division amongst social groups leads to social segregation, isolation, anonymity, homogeneous neighbourhoods and autonomous residential districts.

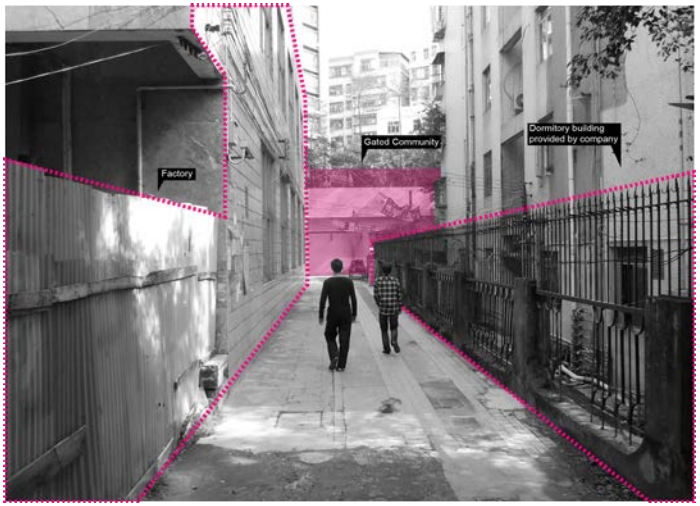
问题：非常有活力的街道 ...

Problem: vivid street life...

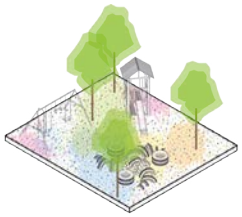



... 变成了门禁社区

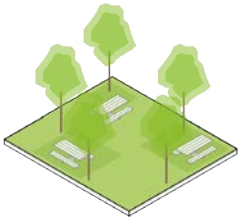
...turns into walled communties.



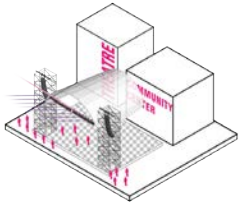
儿童游乐场地
Playground



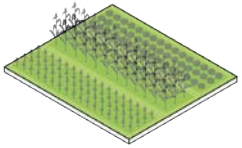
公园
Park



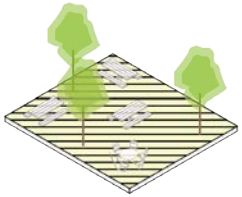
舞台
Stage



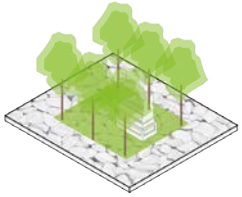

园林
Garden



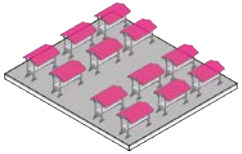
室外运动设施
Outdoor work-out



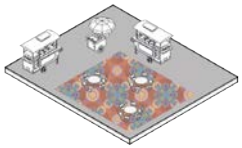
休息区
Seating area



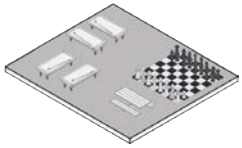
纪念性园林
Worship garden



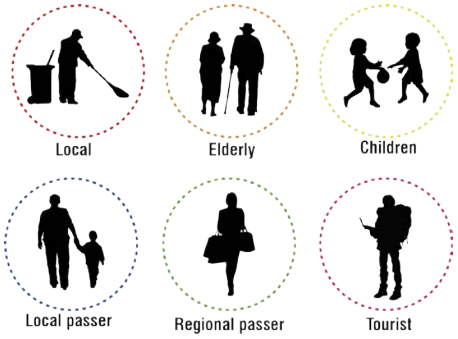
市场
Market



非正规街道摊贩
Informal street vendor



室外游戏
Outdoor games




缺乏公共空间是社会阶层之间的互动被打破的关键原因之一。街区里有足够的服务设施来满足所有居民的需要，但是没有足够的空间进行休闲和社交活动。 现有的设施为居民提供了见面的地点。 然而，社会凝聚力不仅是通过这些设施的功能激发的。 只有当这些设施被整合到公共空间设计中之后，才能更好地促进社会交往。 公共空间的短缺必须在空间规划中加以解决。 因此，本文为白石洲的一些利益相关者设计了工具箱，可用于公共空间的设计和实施。

Lack of public space is one of the key reasons that interactions between social groups are broken. There are sufficient facilities and services to satisfy the needs of all inhabitants, nevertheless, there is insufficient space for leisure and social interaction. 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 shortage of public spaces must be tackled in the spatial plan. Therefore the public space toolbox is designed and implemented for the several actors in Baishizhou.

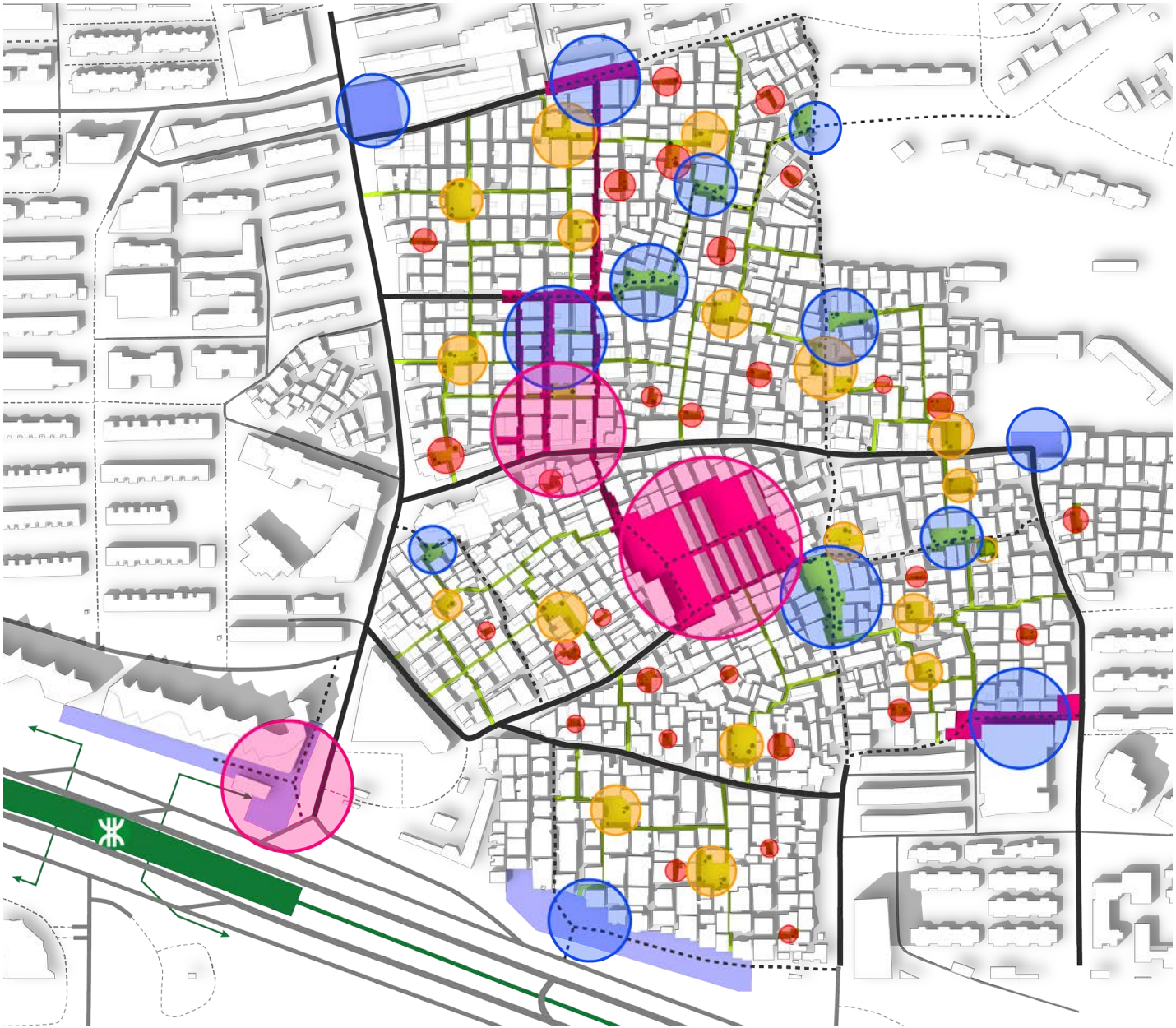
“缺乏公共空间是白石洲社会互动被打破的关键原因之一。”

*Lack of public space is one of the key reasons that interactions between social groups are broken in Baishizhou.*

这个项目的规划策略是基于传统价值观里的社区感和街道生活的。街道生活一直是中国文化的一部分，主要沿着邻里中的街道和广场发生。 传统上，中国的商业中心主要分为四大类：区域性的，社区性的，邻里性的和零散的小商店。 在该项目中，通过不同类型的广场空间来吸引各种改造实施者的设计原则被广泛应用于白石洲的规划策略中。 然而，该项目主要关注于当地尺度，为此专门建立了一个新的公共广场等级序列。

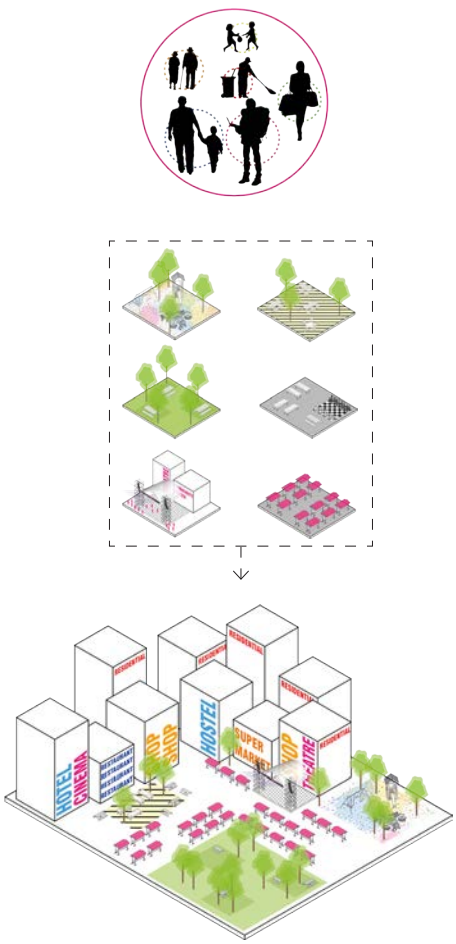
The strategic plan of this project is based on traditional values of community-feeling and street life. Street life has always been part of the Chinese culture and was present along main streets and squares within the neighbourhood. Traditionally, Chinese commercial centralities can be classified into four principal categories: regional, community level, neighbourhood level and scattered corner shops. In this project, the principal of using squares to attract different types of actors has been applied in the strategy for Baishizhou. However, it focuses on the local scale, where a new hierarchy of public squares is implemented.

服务于区域范围的广场
Regional square
服务于社区范围的广场
Community square
服务于邻里范围的广场
Neighbourhood square
服务于当地的广场
Local square



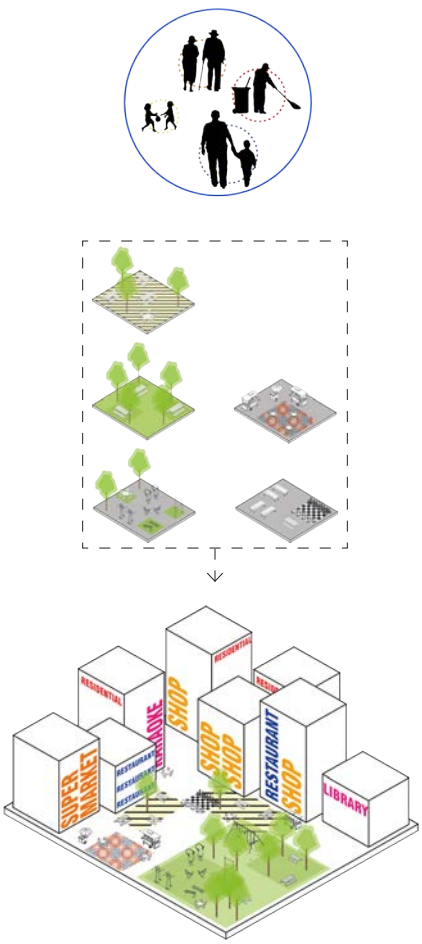
该项目应用了几种类型的广场，构成了白石洲规划策略的一个整体组成部分。

Several types of squares are implemented and form an integral part of the strategic plan for Baishizhou.



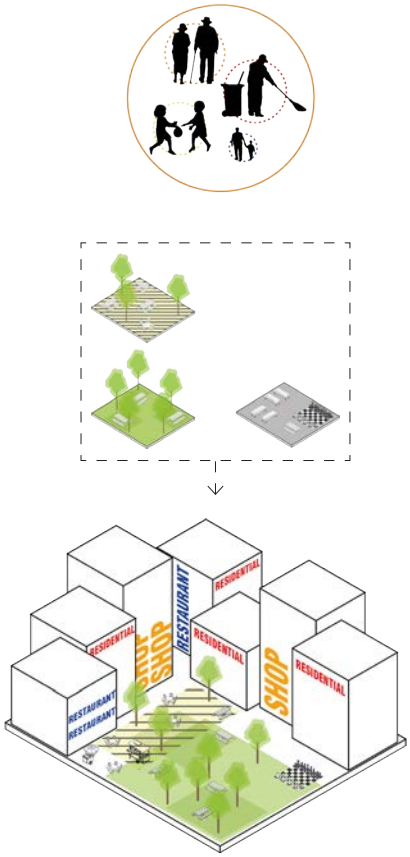

服务于区域范围的广场应使用以下工具：游乐场，座椅，公园，户外游戏，舞台和市场。广场周边应该有餐馆，商店，旅馆，电影院和超市等功能。

The regional square should contain the following tools: playground, seating, park, outdoor gaming, stage and markets. The square should be surrounded by restaurants, shops, hotels, cinema and supermarkets.



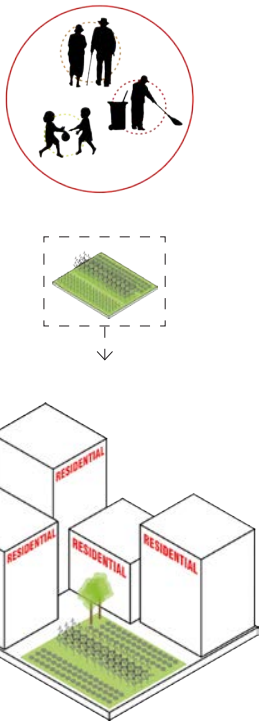

服务于社区范围的广场特征是，周边建筑物底层有当地服务设施，并且广场上有一些其它类型的活动，如户外运动，绿地，游戏和非正式活动等。

A community square is where local facilities are implemented in the building plinths and several activities, such as an outdoor work-out, green space, gaming and informal activities are present.



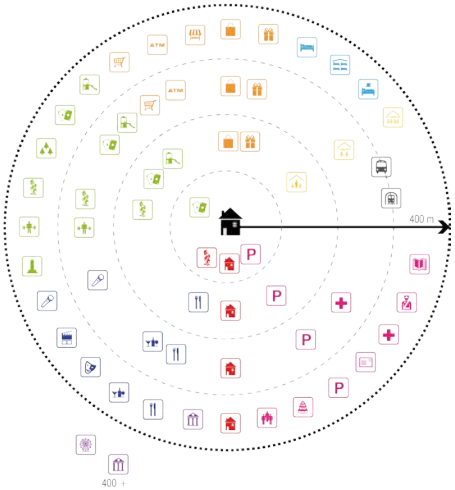

服务于邻里范围的广场通常混合有各种住宅单位和商业设施，并且设有一片结合座椅和户外游戏的开敞绿地。

The neighbourhood square has a mix of residential units and commercial facilities. A open green space incorporated with a seating tool and outdoor gaming is implemented.




一个为老年人和其他当地居民设计的小广场，结合了菜园和花园。

A local square for elderly and other local inhabitants where vegetable and flower gardens are integrated.

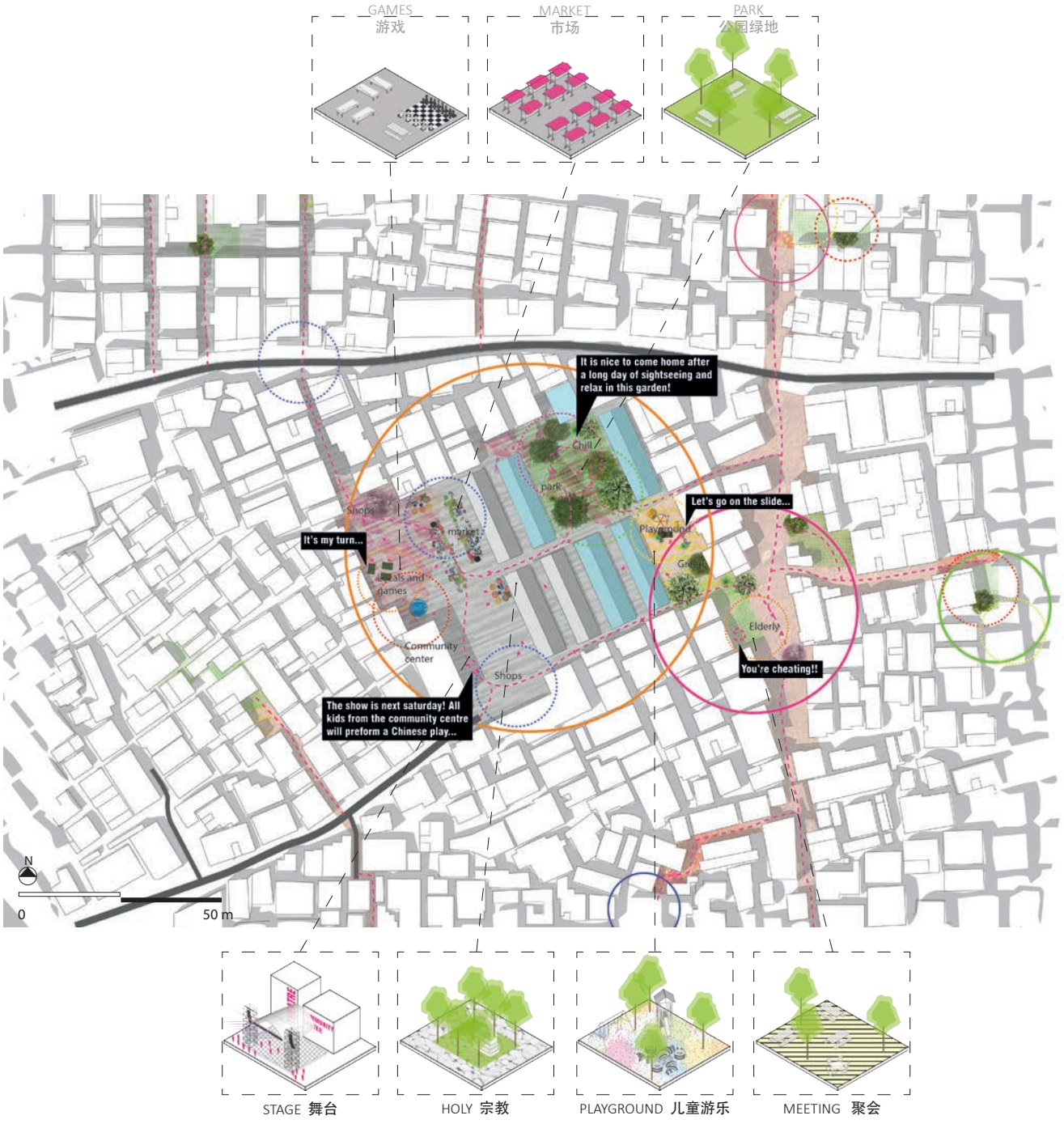



步行环境：400 米半径范围（5-10 分钟步行距离）。所有的服务设施都应该在该范围内布置，以避免不必要的小汽车交通。

Walkability: radius of 400 meters (5-10 minute walk). All facilities must be within 400 meter radius to avoid motorised vehicles within the urban village.

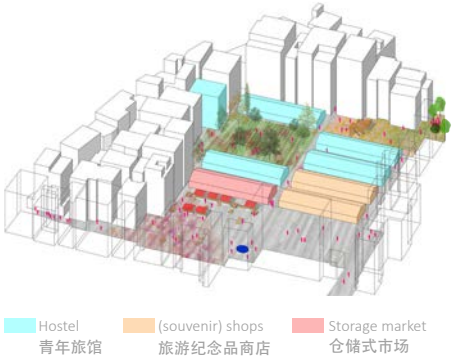
**中国人有着浓厚的街道生活传统， 他们喜欢花时间在户外活动。 街道生活的传统是中国人幸福感的重要组成部分：人们在这里玩游戏，会亲友，散步，带孩子们到儿童游乐场地。 这是中国人生活的一个重要组成部分。 传统社区的步行环境和空间设计（较为狭窄的街道）使得机动车辆变得不再必要。该项目的关键就在于保护这种历史和传统并强化公共空间设计。**

Chinese have a strong tradition with street life; they love to spend time outdoors. The tradition of street life is a very important component of well-being in China. It is the place where they play games, meet people, stroll around, and take their (grand) children to the playground. It is a vital aspect in the lives of Chinese people. The walkability and design of traditional neighbourhoods (narrow streets) ensures motorised vehicles are not necessary. Key in this project is the preservation of history, traditions and enhancement of public space.


GAMES
游戏
MARKET
市场
PARK
公园绿地
It is nice to come home after a long day of sightseeing and relax in this garden!
Chill
park
Shops
market
It's my turn...
Let's go on the slide...
Playground
Green
Elderly
You're cheating!!
Community center
Shops
The show is next saturday! All kids from the community centre will preform a Chinese play...
N
0
50 m
STAGE 舞台
HOLY 宗教
PLAYGROUND 儿童游乐
MEETING 聚会

主要步行线路 Main pedestrian route
区域市场 Regional market area
社区广场 Community square
邻里广场 Neighbourhood square

老年人空间 Space for elderly
儿童空间 Space for Children
当地人会面场所 Meeting space for locals
当地人私密空间 Private space for locals
过境空间 Regional passer
游客空间 Tourist spaces
本地穿行空间 Facilities for local passer




白石洲历史中心区设计方案鸟瞰图
Bird view of the historic centre proposal

一般来说，区域广场是城市内的主要景点。 在当地建设这种广场要求其景点和设施都能为本地所有利益相关者所使用。该区域广场位于白石洲的中心区，是传统农民房所在的位置。 广场的设计融合了若干种氛围，以满足白石洲所有利益相关者的需求。游乐场位于历史建筑的后面，并与老年人聚会场所相连。在主广场上将设置一个市场，一座寺庙和一个舞台。舞台的利用将与社区中心密切相关。

Traditionally, the regional square was a major attraction within the city. The implementation of such a square on a local scale requires presence of attractions and facilities for all actors involved. The regional square is the central area within the urban village and is where the historic dormitories are situated. The square will receive several ambiances to comply with all actors in Baishizhou. A playground is situated behind the historic buildings and is connected to a meeting place for the elderly. At the main square, a market, temple and stage will be situated. The performance stage will be operated in close collaboration with the community centre.

在设计方案中，新的设施如旅馆，小祠堂和纪念品商店等将被加入到广场中来，以吸引过境的路人和游客。这一广场能够吸引各种社会人群，因为它是白石洲唯一的大面积开放空间。这些人群包括聚众游戏的本地人，晚上路过顺便来大排档吃饭的当地居民和孩子们。这一区域广场非常便于到达，并且与周边城市肌理高度融合。它与商业路线相连，可以连接到白石洲北部一个比较大的市场。

New facilities such as hotels, a temple and souvenir shops will be introduced to attract regional passers and tourists. The design principle of using several new tools of intervention to the regional square attracts many social groups: locals who gather to play games, local passers who step-by at night to eat at the informal pop-up restaurants and many children, as it is the only large open area. The regional square is easily accessible and highly integrated within the area. This square is connected with the market routes, towards the main market in the North of Baishizhou.

被保留的白石洲历史中心区的艺术家印象
Artist impression of potential historic centre of Baishizhou.

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LEO HOSTEL 广聚元
LEO HOSTEL
www.leohostel.com

# 广　州
# Guangzhou

杨俏 YANG QIAO

# 为居住而生
# BORN FOR HOUSING

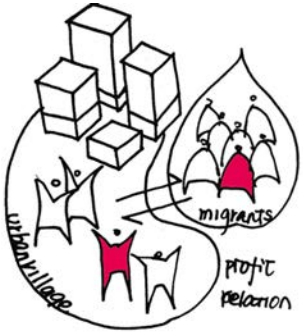
## 基于社会弹性理论的广州城中村更新策略

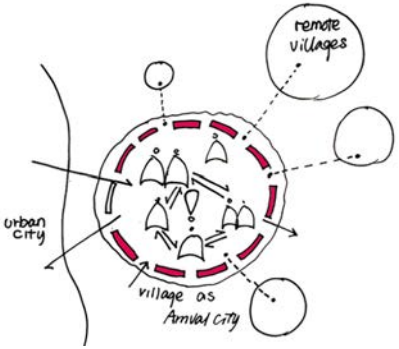
Regeneration Strategy of Urban Villages in Guangzhou based on the theory of Social Resilience

社会弹性 | 城市更新 | 城中村
Social Resilience | Urban Regeneration | Urban Villages

城中村作为落脚城市为大量移民提供了住房，并为当地人提供了低成本的生活环境。然而，这些城中村常常被描述为都市癌症，因为它们不符合健康城市的普遍标准，这导致了“推倒重建”的更新改造模式。 因此，目前的难题在于如何重新认识城中村所扮演的社会空间角色，尤其是那些位于城市重要地段的城中村，进而维持城市生活环境的可支付性。 在这个项目中，作者以社会弹性理论作为多尺度分析的视角，从城市，当地和人的三个不同尺度发掘广州传统城中村沥滘村的价值。本篇将主要侧重于人的尺度。

Urban villages have played the role of arrival city, accommodating numerous migrants and providing a low-cost living for the locals. However, they are too often defined as cancerous growth according to the universal standard of a 'healthy city', which leads to the "tabula rasa" regeneration approach. Hence, it poses a tough question of re-recognising the socio-spatial role of urban villages, especially the ones with strategic location in Guangzhou, to maintain the affordable living in the city. In this project, the theory of social resilience is used as a dynamic perspective to discover the values and qualities of a traditional VIC, Lijiao Village, from three different scales: city, local and people, of which the latter would be the focus to discuss.






解读城中村
Comprehending Urban Villages

理论框架
Theoretical framework

“社会弹性可以体现于人们对所处生活环境的控制。”

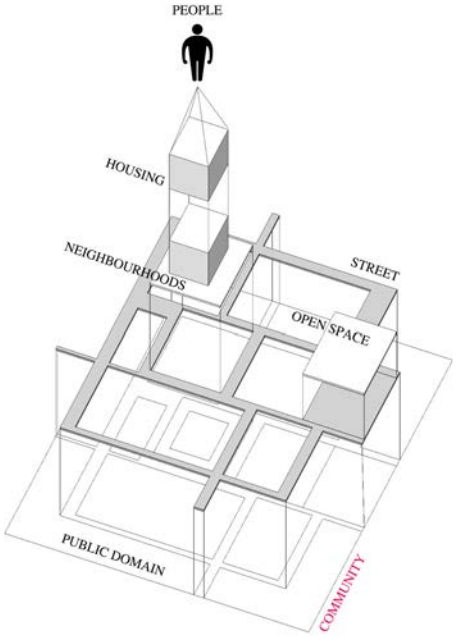
*Social resilience could be reflected in people's control over their living environment.*

## 社会弹性理论的空间展现

社会弹性可以解释为在城市微观尺度上个人吸收和应对潜在问题的能力。每个人对生活环境中存在问题的认知和应对能力更多取决于他们的社会资本。人们对所处物质环境的控制不仅体现在能够有效改变建成环境（例如使环境个性化或建造自己的领地），还包括对物质环境不同利用形式的认知（Dorst，M.V.2006）。 本文对城中村潜在品质的探索开始于住房，然后扩展到邻里空间和公共领域的街道，如分析框架图所示。

## SPATIAL VISUALISATION OF SOCIAL RESILIENCE

Social resilience can be interpreted as the capacity of individual to absorb and cope with threats in micro-scale. Hence, the perception of threats in their living environment and the ability to respond are based on social capital value the most. Control concerning the physical surroundings is not only effectively changing the built environment (such as personalising one's environment or creating their own territory), but also the perceived possibilities of different forms of use of the physical environment (Dorst, M. V. 2006). Discovery of potential qualities of VIC starts from the primary housing, then prolong to the immediate neighbourhoods space, and the street in public domain, as it is shown in the analytical framework.

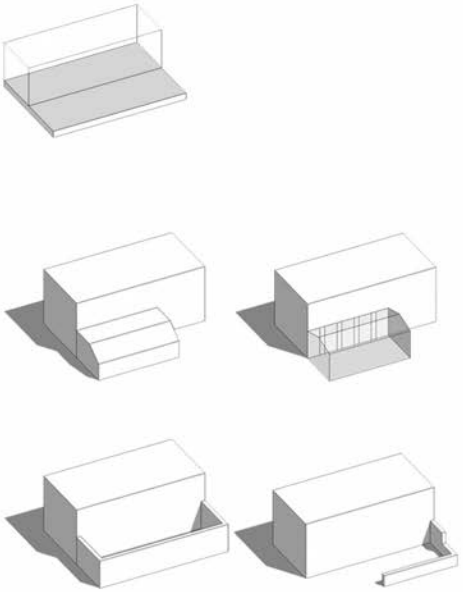



场地分析框架

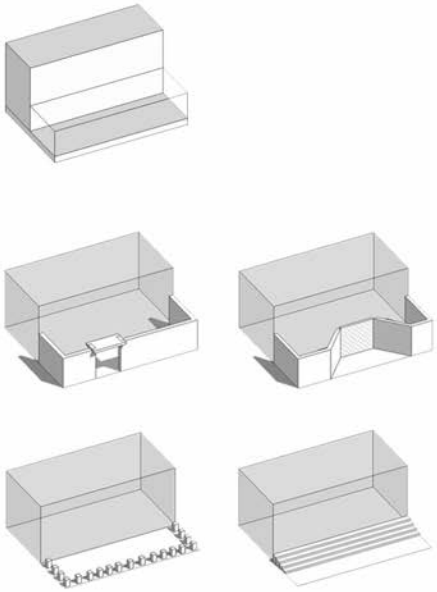
Analytical framework on site

## 里：居住空间延伸 SPATIAL EXTENSION OF HOUSING

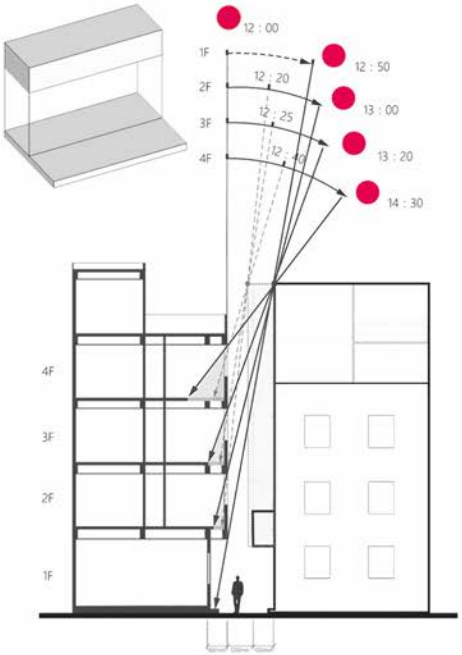
### +ATTACHMENT + 附属物的构建



### +BOUNDARY + 边界的营造



### +CANTILEVER + 悬挑形成的空间



attached garden in the yard

temporary tent on the street

unwelcome closed boundary

notice board in front of

half cantilever as balcony

underneath corridor

private yard around the house

playground for childern

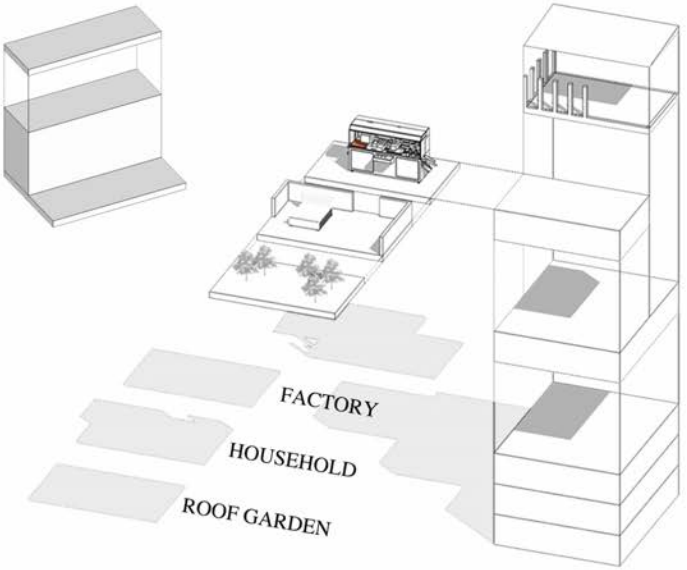
pillars at the entrance

chatting on the steps

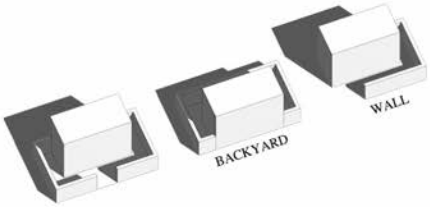
retail stores facing the street

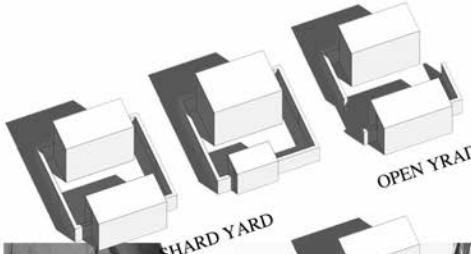
open shopping street

## +ROOF ＋屋顶垂直延伸



## +ENCLOSING ＋空间围合关系



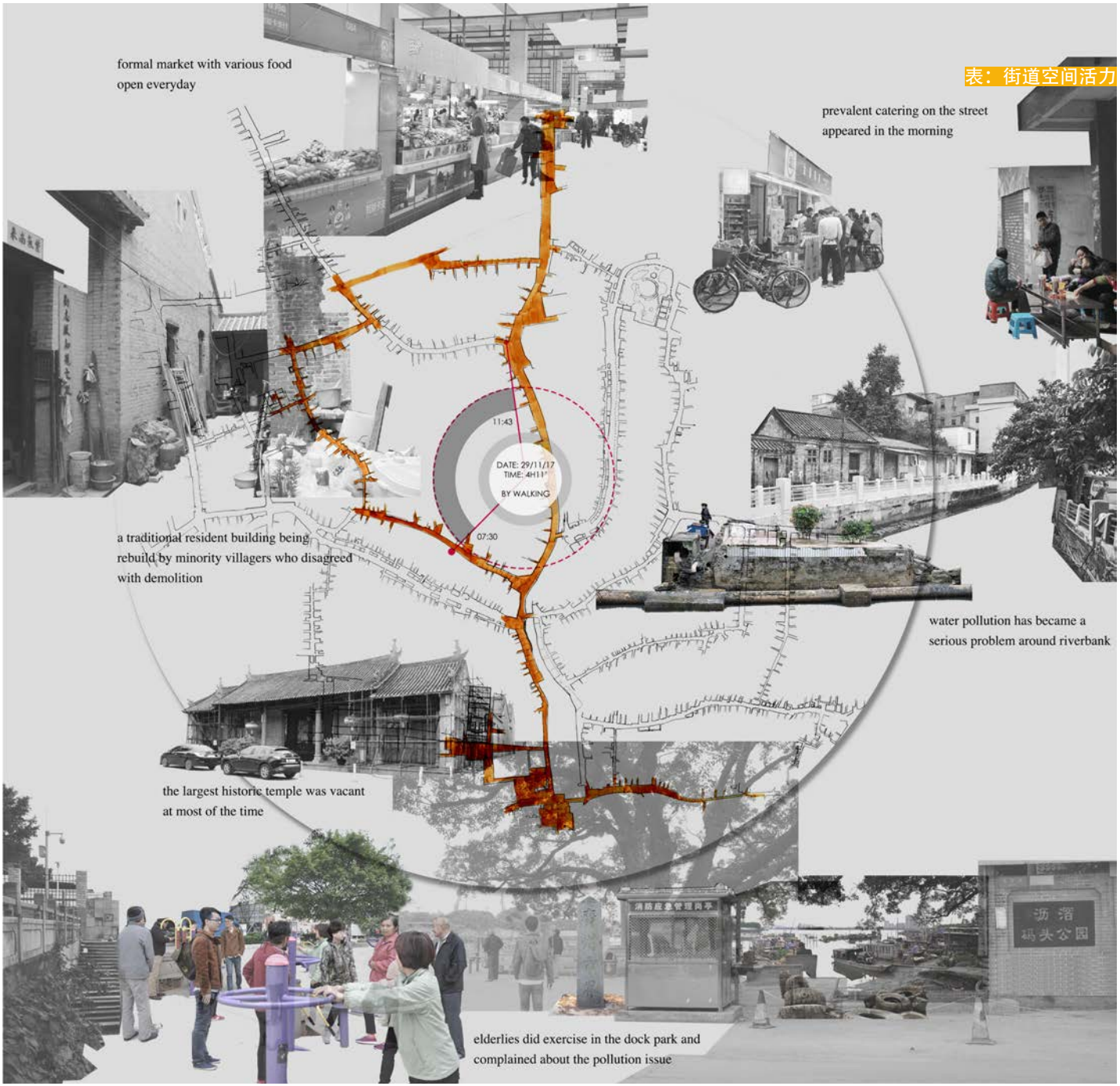



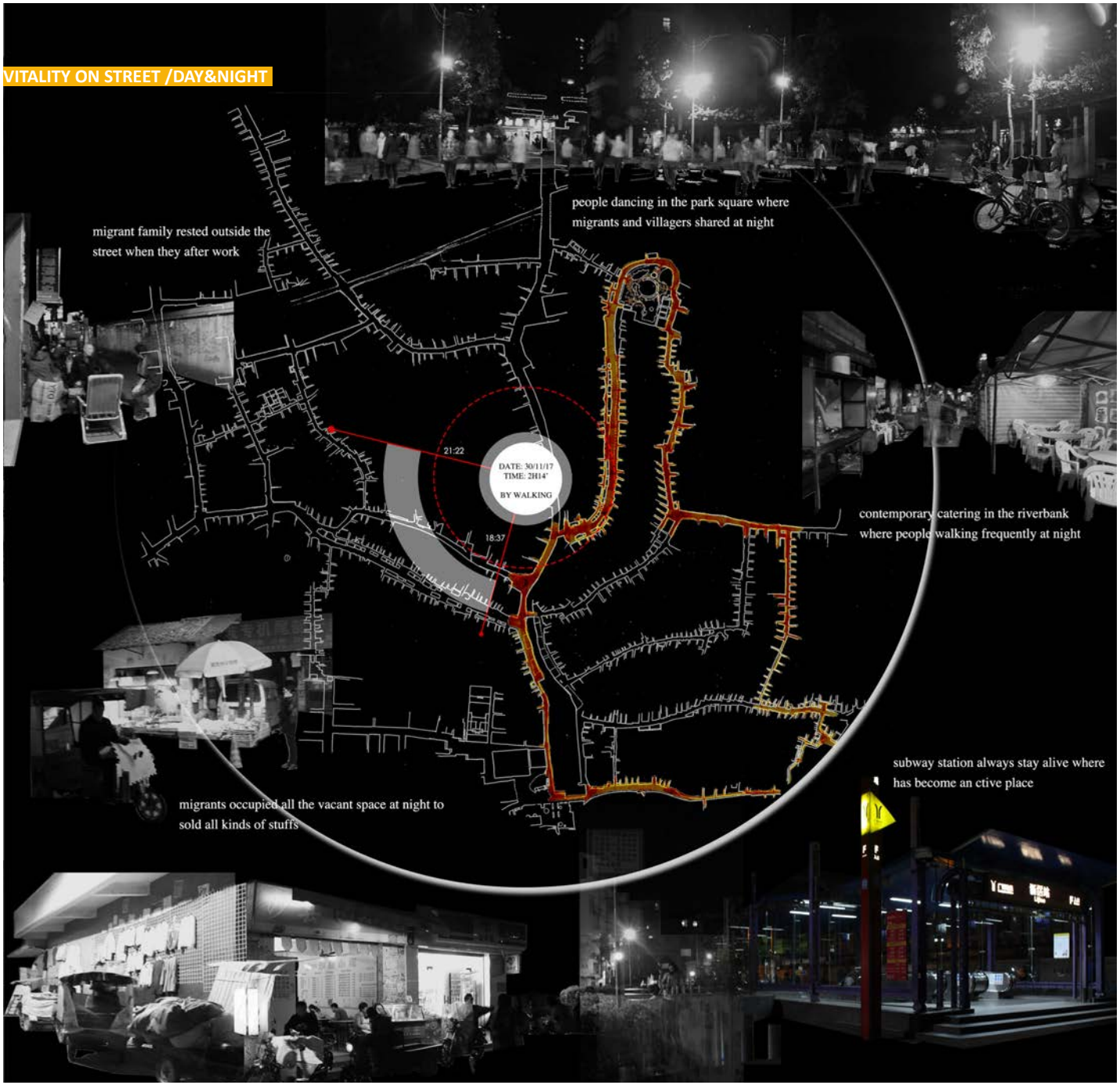
## 间：多重功能混合

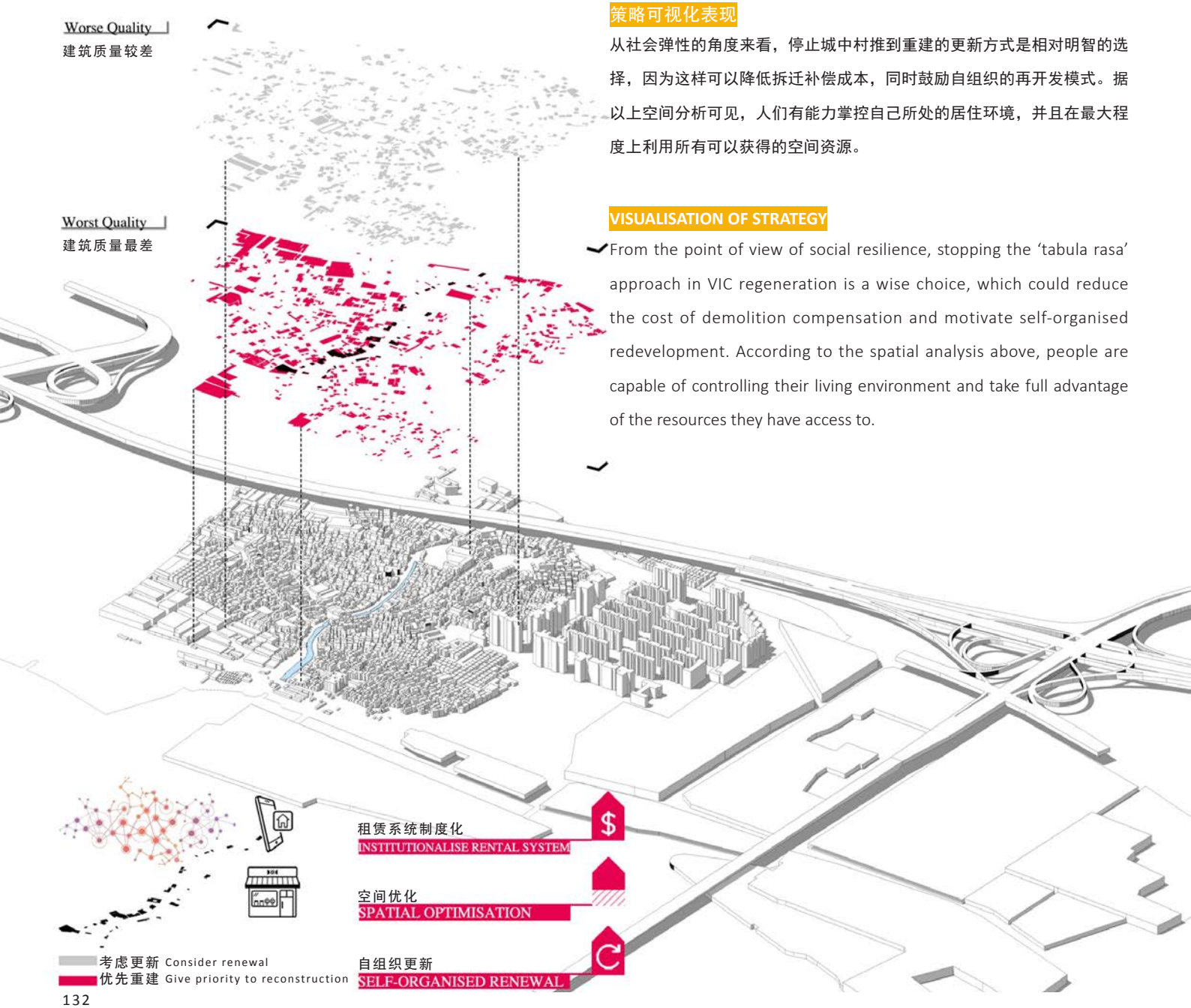
除了住房以外，广州的城中村还存在着大量的以家庭为单位的作坊，这是由劳动密集型制造业所带来的。

## MULTI-FUNCTIONAL HYBRID

Besides housing, the labour intensive manufacturing industries in Guangzhou has made it possible that hundreds of family workshops exist as primary working-units in the village.


表：街道空间活力
formal market with various food
open everyday
prevalent catering on the street
appeared in the morning
11:43
DATE: 29/11/17
TIME: 4H11'
BY WALKING
07:30
a traditional resident building being
rebuild by minority villagers who disagreed
with demolition
water pollution has became a
serious problem around riverbank
the largest historic temple was vacant
at most of the time
沥滘
码头公园
elderlies did exercise in the dock park and
complained about the pollution issue


VITALITY ON STREET /DAY&NIGHT
people dancing in the park square where migrants and villagers shared at night
migrant family rested outside the street when they after work
21:22
DATE: 30/11/17
TIME: 2H14'
BY WALKING
18:37
contemporary catering in the riverbank where people walking frequently at night
migrants occupied all the vacant space at night to sold all kinds of stuffs
subway station always stay alive where has become an ctive place




## 策略可视化表现

从社会弹性的角度来看，停止城中村推到重建的更新方式是相对明智的选择，因为这样可以降低拆迁补偿成本，同时鼓励自组织的再开发模式。据以上空间分析可见，人们有能力掌控自己所处的居住环境，并且在最大程度上利用所有可以获得的空间资源。

## VISUALISATION OF STRATEGY

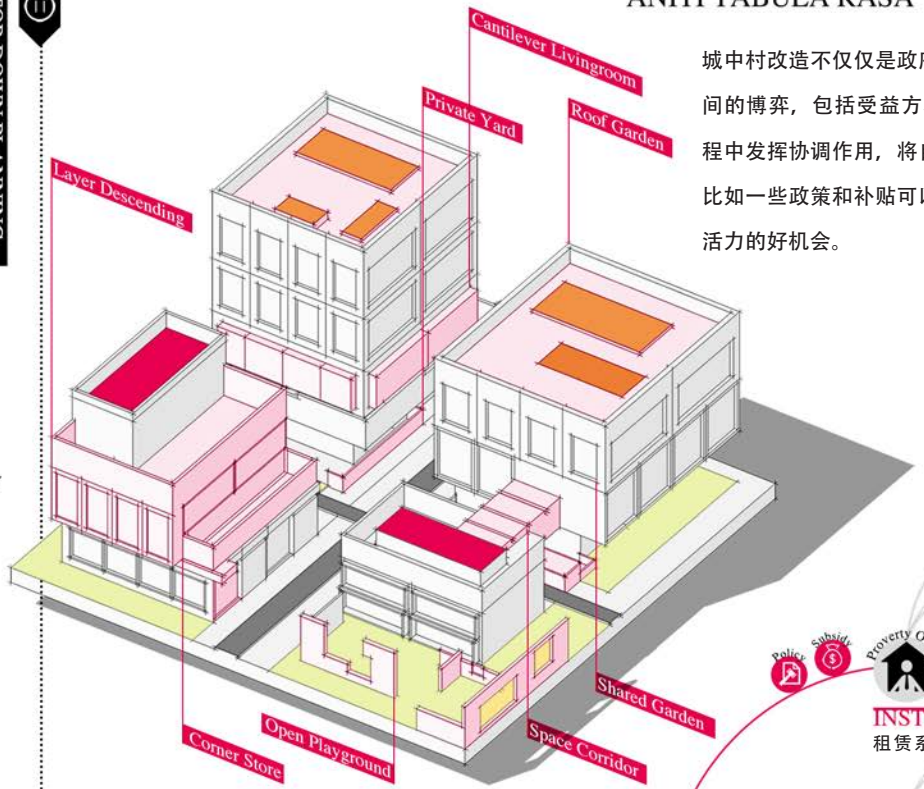
From the point of view of social resilience, stopping the 'tabula rasa' approach in VIC regeneration is a wise choice, which could reduce the cost of demolition compensation and motivate self-organised redevelopment. According to the spatial analysis above, people are capable of controlling their living environment and take full advantage of the resources they have access to.

## 设计原则和利益相关者的参与方式 DESIGN PRINCIPLES & STAKEHOLDERS INVOLVED

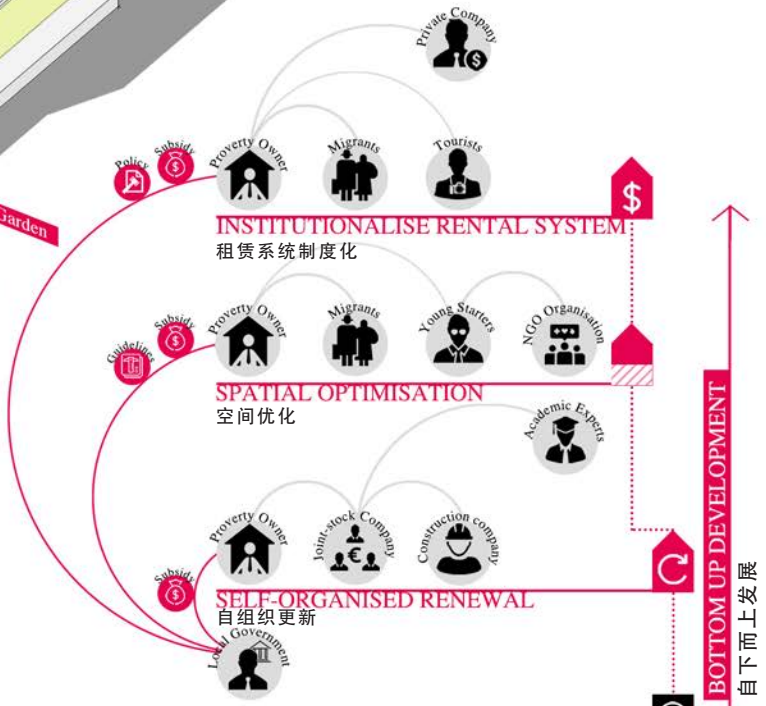
自上而下的规划 TOP-DOWN PLANNING

### ANITI TABULA RASA 停止拆除重建

城中村改造不仅仅是政府与村民之间的谈判过程，而是所有利益相关者之间的博弈，包括受益方和让利方。 从这个意义上讲，规划应该在整个过程中发挥协调作用，将自上而下的规划措施与自下而上的发展结合起来。比如一些政策和补贴可以鼓励村民改善自己的房屋，这同时也是增进社区活力的好机会。




VIC regeneration is not only a negotiation process between the government and villagers, but a game among all stakeholders involved, both beneficiaries and the ones that compromise. In this sense, planning should play the coordinating role in the process, by integrating top-down interventions with bottom-up initiatives. For example, policies with subsidies can encourage villagers to reconstruct their own properties, offering a great opportunity of building vital neighbourhoods at the same time.




鼓励小规模更新 ENCOURAGING REGENERATION

## 开放社区的设计流程

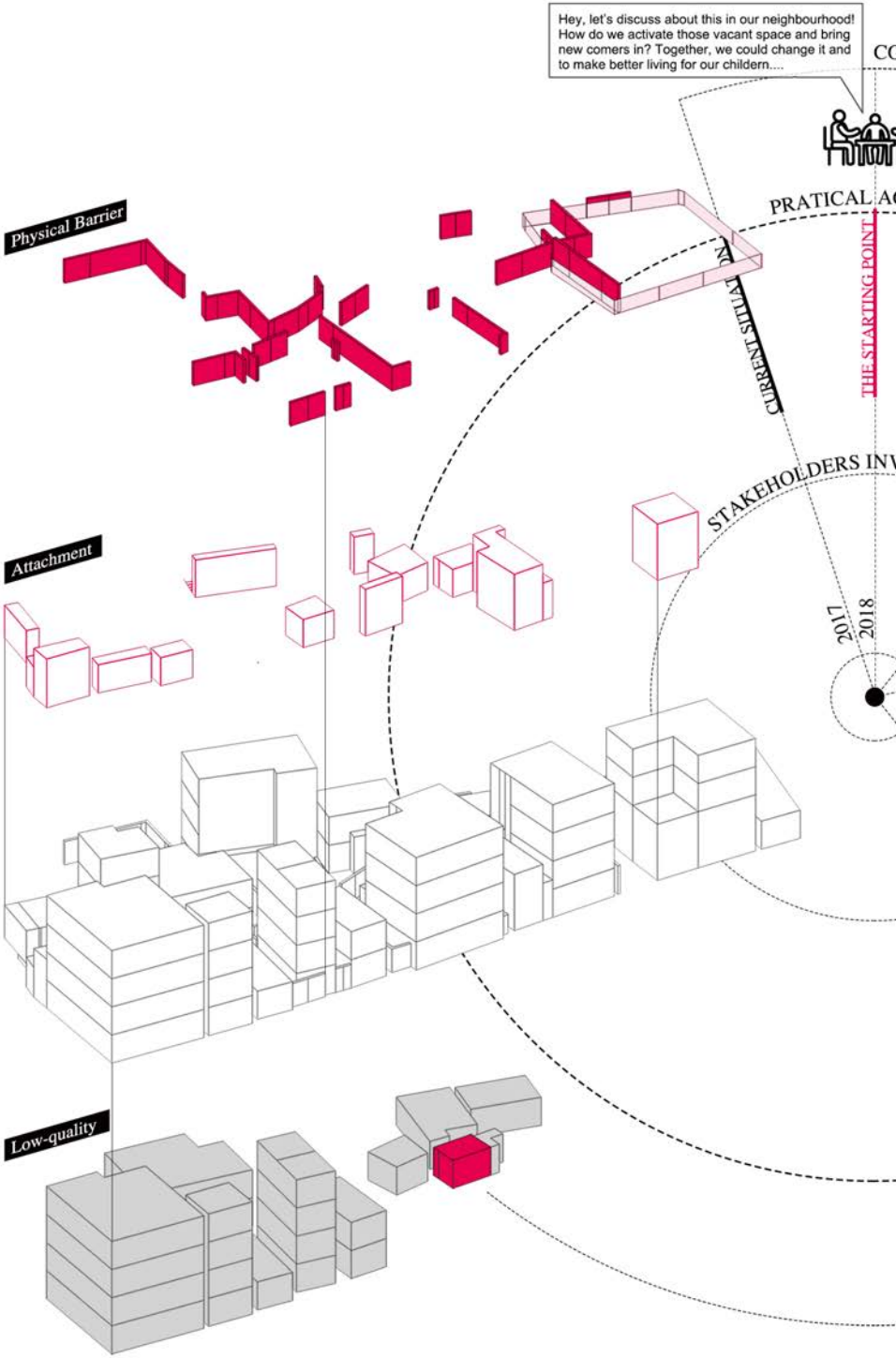
本设计主要针对具有成为开放社区潜力的地段，试图创造出面向城市新移民的共享空间，并营造出私密与开放空间之间的过渡。实现开放社区的三个主要步骤如下：

第一步：鼓励面向主要街道的房屋业主开放首层空间，通过减免税款的方式吸引小型商业进入社区。第二步：允许业主加建房屋最多至4层，同时促进广州城中村租赁系统制度化。

## DESIGN DIAGRAM OF OPEN NEIGHBOURHOODS

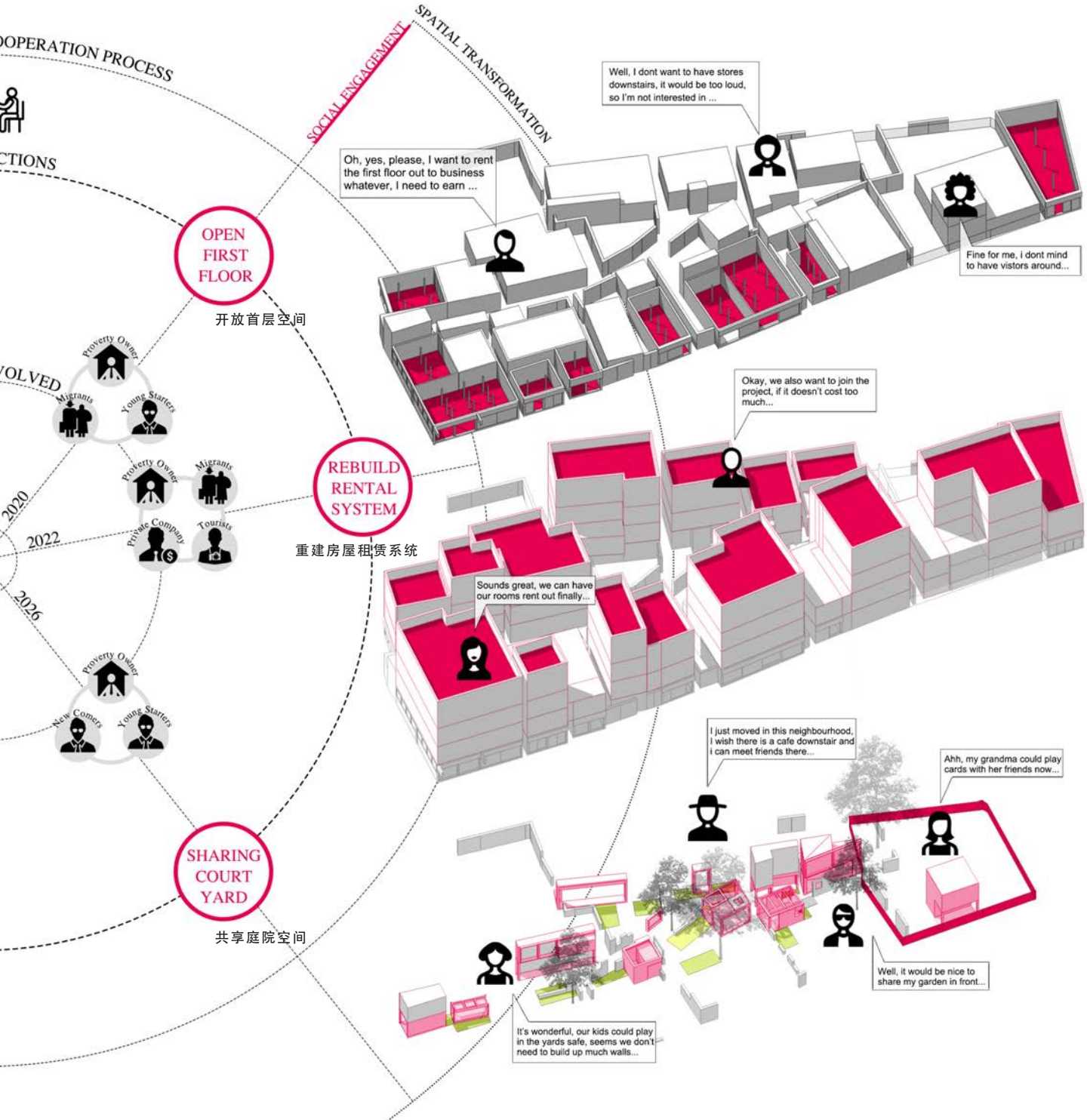
Targeting neighbourhoods with potential collective space, this design intervention tends to form a transition between privacy and openness in a sharing space for new comers. Three main steps to implement the project as it follows:

Step One: encourage the owners whose houses are facing the main street to open the first floor, inviting small businesses into the neighbourhood with a reward of tax reduction. Step Two: allow the property owners to rebuild their houses up to 4 floors, institutionalising the rental system of urban villages in Guangzhou.




开放社区营造步骤

Three main steps to create open neighbourhoods


OOPERATION PROCESS
CTIONS
SOCIAL ENGAGEMENT
SPATIAL TRANSFORMATION
OPEN FIRST FLOOR
开放首层空间
REBUILD RENTAL SYSTEM
重建房屋租赁系统
SHARING COURT YARD
共享庭院空间
OLVED
2020
2022
2026
Proverty Owner
Migrants
Young Starters
Proverty Owner
Migrants
Private Company
Tourists
Proverty Owner
New Comers
Young Starters
Well, I dont want to have stores downstairs, it would be too loud, so I'm not interested in ...
Oh, yes, please, I want to rent the first floor out to business whatever, I need to earn ...
Fine for me, i dont mind to have vistors around...
Okay, we also want to join the project, if it doesn't cost too much...
Sounds great, we can have our rooms rent out finally...
I just moved in this neighbourhood, I wish there is a cafe downstair and i can meet friends there...
Ahh, my grandma could play cards with her friends now...
Well, it would be nice to share my garden in front...
It's wonderful, our kids could play in the yards safe, seems we don't need to build up much walls...

第三步：在社区内部创造和谐的共享半公共空间，对贡献出私有空间的业主给予补贴。

总而言之，这种方法为想要改善生活的人们提供了选择，主要是年轻人。 它旨在为广州过渡时期的弱势群体维持一个负担得起的生活环境，从而体现城中村在居住方面的价值。

Step Three: promote a cohesive sharing semi-public space within the neighbourhood, and give subsidy to owners who contribute to the project with privately owned space.

To summarize, this approach provides choices for people who want to make a better living, mainly young starters. It aims at maintaining an affordable living for vulnerable groups during the transitional period in Guangzhou, which brings about the meaning of housing in VIC.

开放社区透视效果图

Impression of the sharing space in open neighbourhoods

# 结　语

# EPILOGUE

中国的城市化是一个持续的过程，导致拥有大量移民的城市地区在出现并逐步转型。怎样才是有效的规划和设计策略，最终可以将中国类似深圳这样的城市推向更具包容性，宜居和活力的城市愿景？这个问题的答案对于不同城市而言可能会有所不同，因为它们各自正处于工业化和城市发展的不同阶段。对社会经济条件，城市形态和城市治理之间相互关系的深入理解能够帮助我们回答这个问题。总的来说，中国城市正在经历一个城市发展的范式转变。越来越多的城市开始重视现有建成区的更新改造，而不再只关注于建设大规模的新城／新区。城市更新为提高宜居性和城市活力提供了机遇，有望为城市居民生活和工作提供更好的场所。然而，这一愿景只会在规划过程具有足够包容性的情况下才会发生。这本书关注于城中村，但内容却超越了这一现象本身。它涉及到了新的规划设计方式，试图更有效地整合深圳的物质环境和社会条件。它讨论了促进以人为本和以自然为基础的城市化的新型城市发展模式。这将意味着不仅会对弱势群体而且对所有城市居民的生活带来实质性的改善。

Urbanization in China is an on-going process that leads to formation and transformation of city regions with large numbers of migrants. What are effective planning and design strategies that could ultimately move Chinese cities like Shenzhen towards a more inclusive, liveable and vital city scenario? Answers to this question may vary between cities, which are at different stages of industrial and urban development. A good understanding on correlations among socio-economic conditions, urban form and governance can help unlock the question. Generally speaking, Chinese cities are experiencing a paradigm shift on urban development, focusing more and more on regeneration of existing built-up areas than construction of new towns/districts. Urban regeneration brings opportunities to improve liveability and urban vitality, making better places for people living and working inside cities. This, however, can only happen when the planning process is inclusive. The book focuses on urban villages, but looks beyond the phenomenon. It identifies new ways of planning and design to more effectively integrate the physical character of Shenzhen with its social conditions. New models of city development that promote people-centred and nature-based urbanization are discussed. This will mean real and material improvement to the lives of not only vulnerable groups but all city-dwellers.