



Urban Regeneration in China

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China, globalisation and economic growth

- Population: 1.4 billion
- GDP: \$9.3 trillion
- GDP per capita = 84th
- Command/centrally planned economy (Communist since 1949)
- Market economy since 1970s reforms
- 2001-2010: GDP growth 10.5% (2013: 7.5%)

China urban issues

- Rapid urbanisation
- Rural to urban migration
- Affordable housing
- Attract FDI
- Megacities (over 10m)
- Infrastructure (transport and energy)
- Debt/borrowing
- Inflation



Chinese investment overseas, 2005-present

Investments and contracts, \$bns US

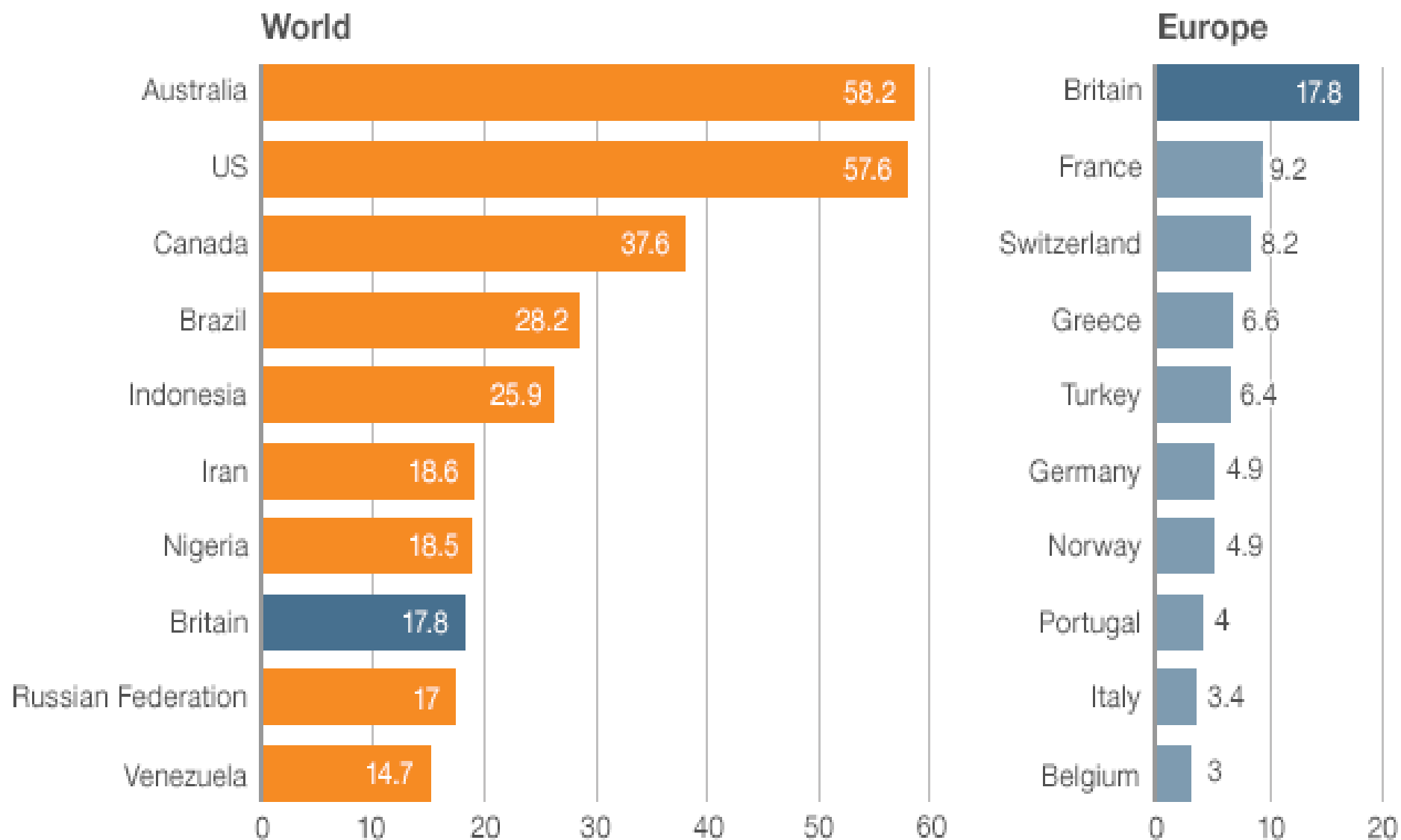


Note: 2013 data to June

Source: Heritage Foundation

Top destinations for Chinese investment 2005-present

Investments and contracts, \$bns US

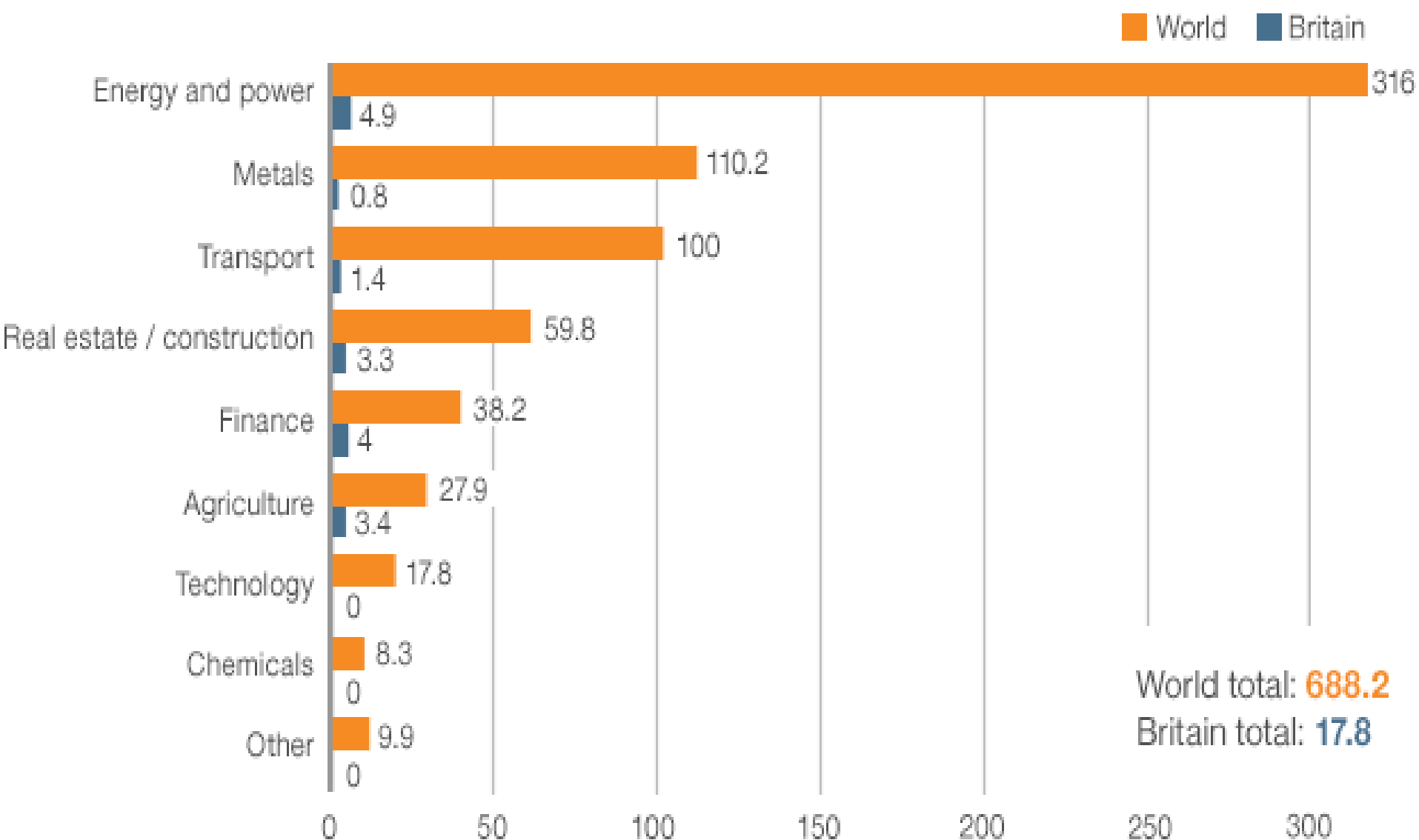


Note: 2013 data to June

Source: Heritage Foundation

What China invested in 2005-present

Investments and contracts, \$bns US



Note: 2013 data to June

Source: Heritage Foundation



Dongtan Eco City, China



Beijing: geography

- Population: 9m (1980); 21.2m (2014)
- Rapid industrialisation policy since 1970s
- Land and property market from 1980s
- Rapid economic growth: average 18% 1990-2009
- Service sector dominant since 1990s (retail, real estate, business services, science and technology)



Legend

- Motorway
- Major road
- Major street
- Minor street

6th ring road

5th ring road

4th ring road

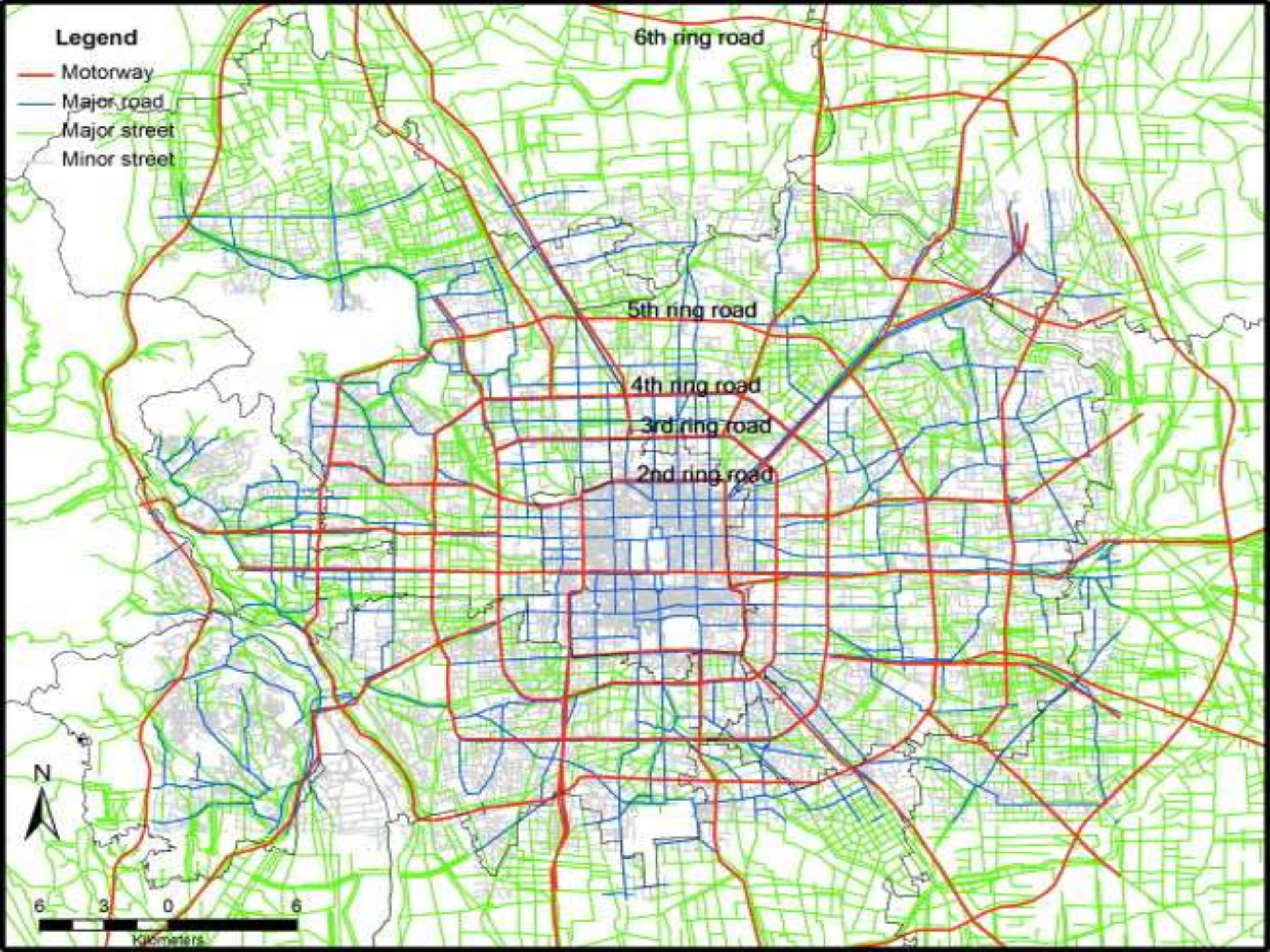
3rd ring road

2nd ring road



6 3 0 6

Kilometers



北京城区交通规划图 Beijing Urban Traffic Plan



Beijing: urban challenges

- Strong growth and change from low-end manufacturing to service-oriented economy
- Increase in population, production, consumption, mobility (largest consumer of cars)
- Population 21.2m (forecast was 18m by 2020)
- Pressure on jobs, housing, transport, welfare
- Urban poverty
- Air pollution, fresh water shortage, insufficient waste treatment

Beijing: urban challenges

- Climate change; reduction in rain
- Shift from public welfare to private sector
- Over-reliance on export; dependence on FDI
- Housing, transport pressures in centre (4.8m motor vehicles; x10 since 1990)
- Disappearing heritage (Hutong)
- Lack of clear, systematic development







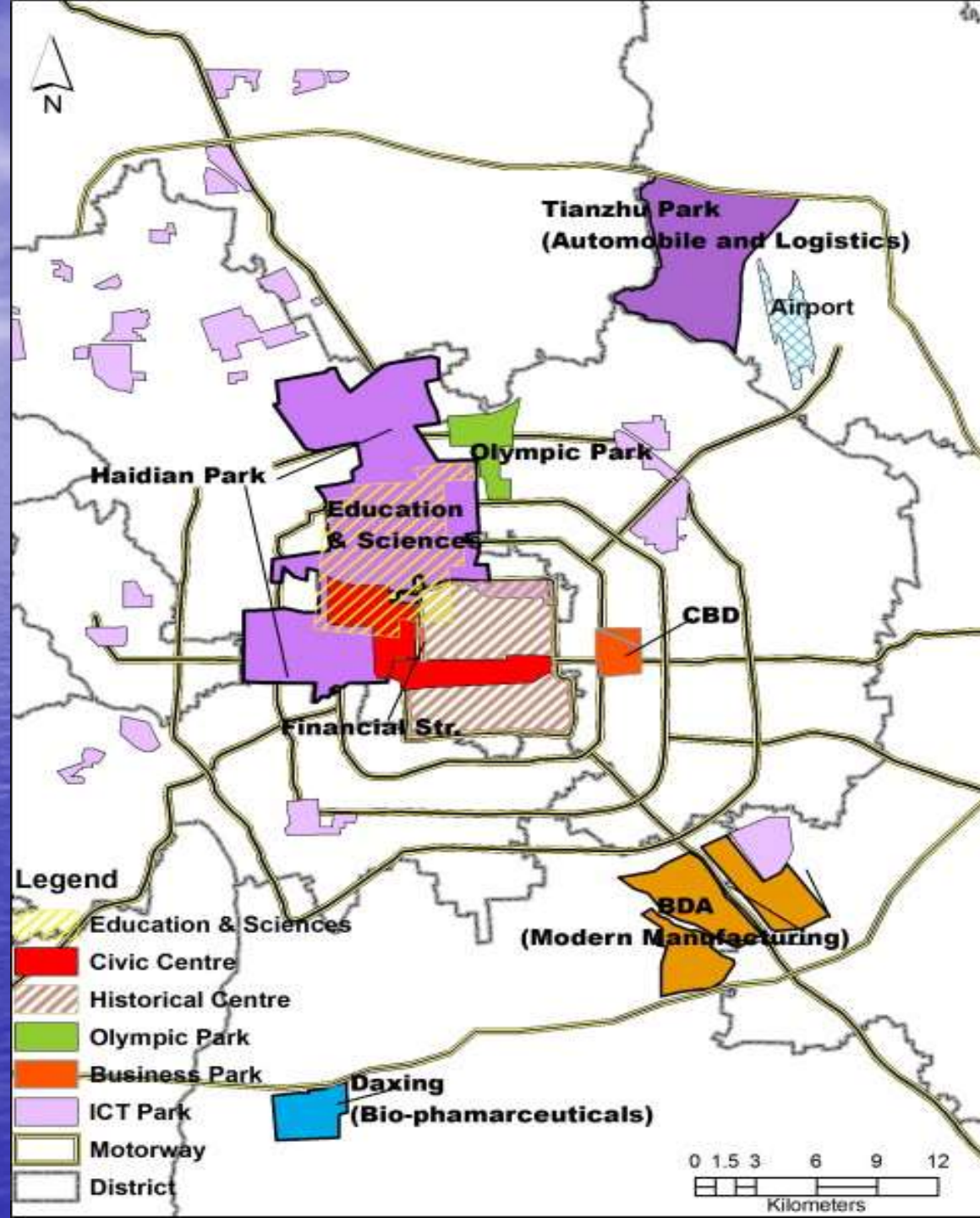






Beijing: responses to urban change

- Economic clusters for high-end services
- Multi-centres (e.g. Olympic Park)
- Sustainable development strategy
- Traffic management (car use policies; public transport)
- Aim: world/global city status



Urban regeneration in China

- Regeneration since economic reforms of late 1970s
- Cultural revolution (1966-1976): urban landscape undesirable/development stagnated
- Critical urban problems
- Shanghai 1980: urban regeneration major government policy; 23 city centre sites
- Beijing 1990: 25% inner-city dwellings severe deterioration

- Beijing and Shanghai: large-scale redevelopment
- Unsafe building reconstruction) and shanty clearance
- 1980s: Land reform and housing privatisation
- 1990s: local government responsibility for urban redevelopment
- Private sector involved; real estate boom; foreign investment; urban regeneration
- 2000s: commercial regeneration; private developers

- 2010s: urban regeneration the dominant theme for local government in China; done by the private sector
- Lack of property/economic rights
- Prestigious urban space; property; displacement; gentrification
- Similarities to UK model?

北京市规划展览馆
BEIJING PLANNING EXHIBITION HALL











北京照相馆

中国建设银行
China Construction Bank

swatch



Example: Guangzhou



Ghangzou





Example: Shenzhen





