

China's urban revolution: globalization and urban development in transitional markets

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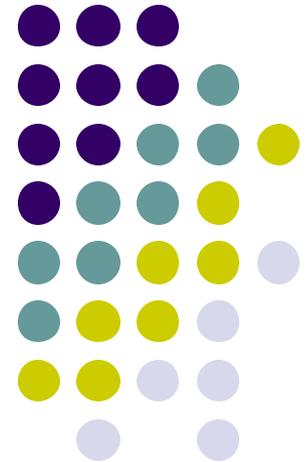
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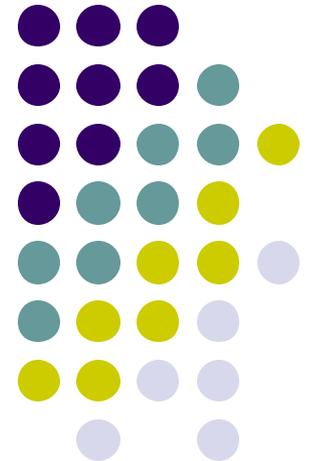
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9th Annual Lecture of Globalization and World Cities Study
Group and Network (GaWC), at Loughborough University

15th January 2007



1. China's urban revolution





Construction near Shanghai's Xingtandi
(‘New Heaven and Earth’)



Poverty neighbourhoods, high-rises and
failed office building in Kunming



北京太阳城

太阳城

Beijing Sun City



Sports-led property development, Olympic Sport Centre, Nanjing



Leisure-led property development
Nostalgia and Nightlife, "1912", Nanjing



Arts-led regeneration:
Great Tang Dynasty Garden, Xi'an



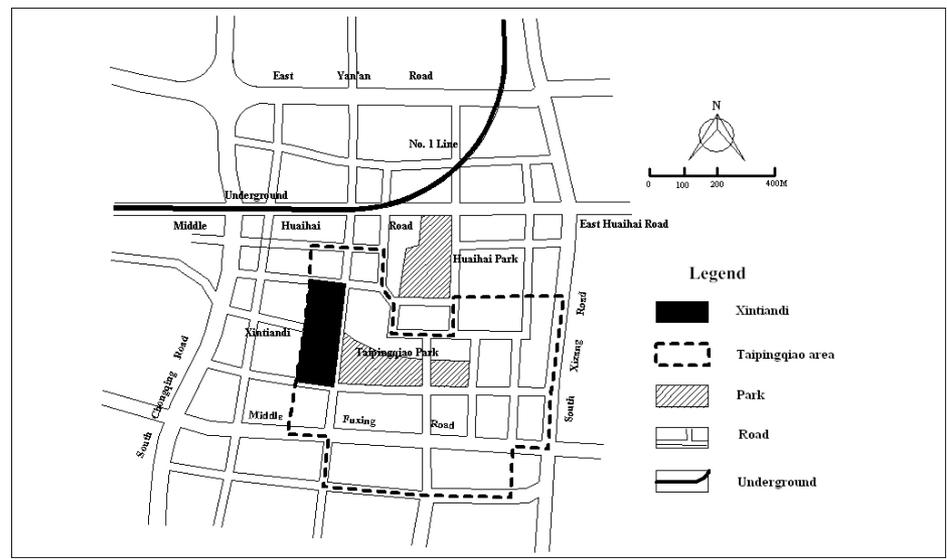
SOHO现代城







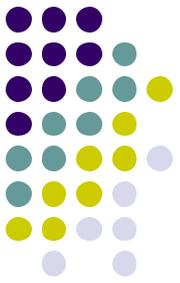
Xintiandi (“New Heaven on Earth”) in Shanghai





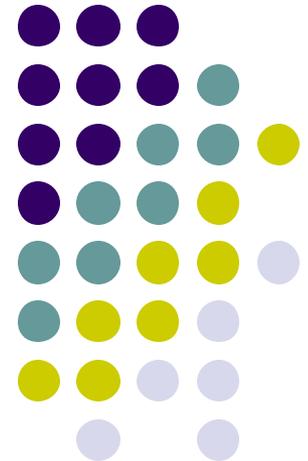


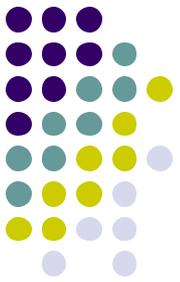
Some generic elements



- CBDs or financial streets
- Bar streets and nigh-time entertainment place
- Boulevard and magnificent city squares
- High-tech parks or development zones
- Migrant enclaves ('villages in the city')
- Gated communities in exotic styles

2. The factor of globalization



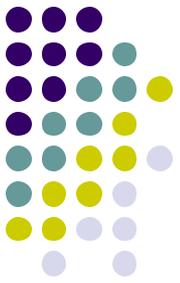


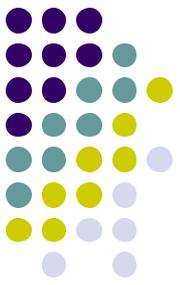
A driving force

- Open door policy since 1978
- Phenomenal growth of FDI
- Special Economic Zones (SEZs), Economic and Technological Development Zones (ETDZs), open cities, ...
- WTO membership 2001

...mediated by the state

- Globalizing Shanghai: the state project
- China-Singapore Suzhou Industrial Park





Western architectural motifs

- Globalization, post-modern urbanism, ‘McDonaldization’?
- “The Orange County, Beijing!”
- Foreign gated communities
- New urbanism neighbourhoods





Watermark Longbeach

水印长滩

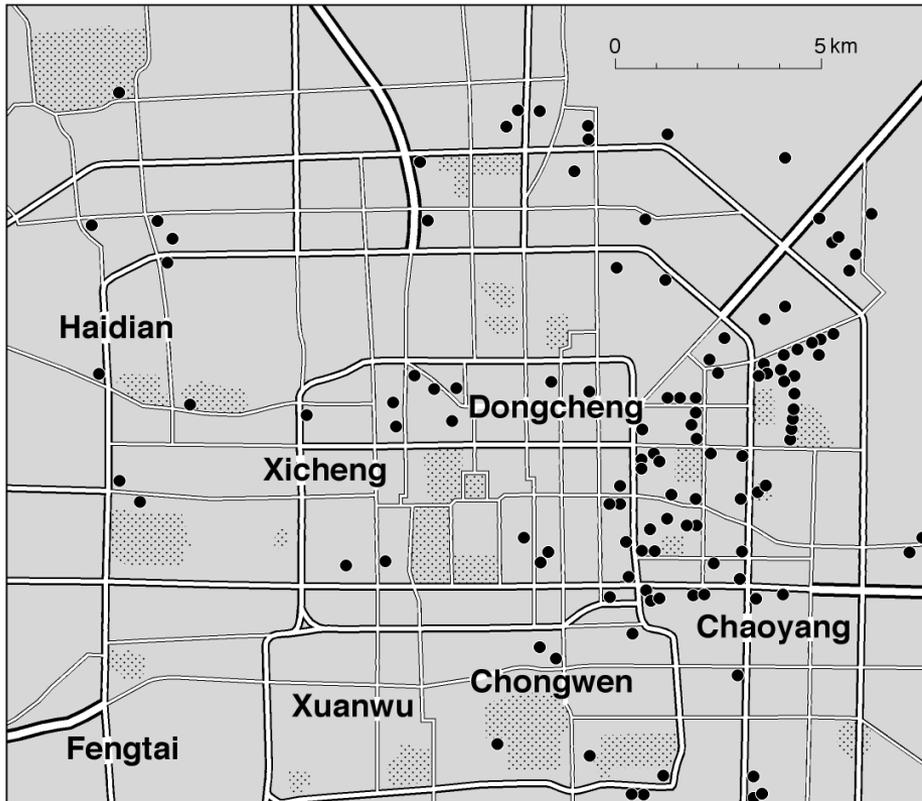
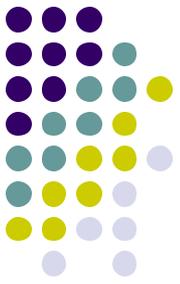








foreign gated communities



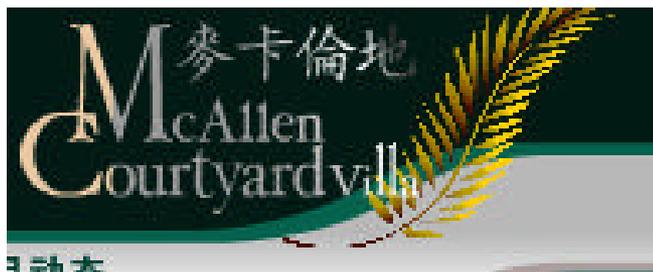


新城市主义

新学院派 别墅

继承传统学院派原创的核心精神，融合传统学院派建筑

◎最新工程进度◎



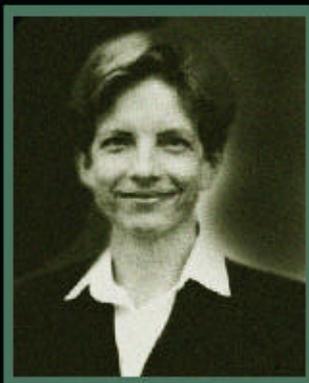
美国DPZ建筑设计事务所

∴ DPZ

∴ MSI

∴ GD

∴ 设计历程



国际知名的建筑大师伊丽莎白女士创建，每年在全球仅着力推出少量的作品，多次获得美国建筑师大奖和优秀城市设计大奖，其首创并领导的“新城市主义运动”，被纽约时报评价为“美国近50年来最重要、最具规模的建筑运动”，DPZ事务所亦被该报称为“20世纪领先的建筑设计公司”，代表作品——佛罗里达海滨城，被时代周刊列为“十大设计成就之一”。

“麦卡伦地”规划主笔人：伊丽莎白女士，美国迈阿密大学国际建筑学院院长。

重塑“麦卡伦地”无异于研究一门独特的综合艺术，将建筑与自然、美学与艺术全部吸纳，在这里，你能够享受一个人的私密、独属，一个家庭的和谐、恬静，一对邻里的融洽、沟通……一切进行得如此自然、美妙，于是，我们感到了生长于这里的快乐与优越。

——伊丽莎白女士

The origin of the project name



I name this project as 'McAllen'

---Elizabeth

案名起源

……窗外的一切让我难忘，平静的温榆河，笔直的林荫路，一望无际的麦田，高大的原生树，……，眼前的一切让我兴奋，无意间思绪带我回到了美国得克萨斯州的麦卡伦小城：高大的棕榈树，成片的绿地，满街的豪华跑车，鳞次栉比的都铎式洋房，……。眼前的这片土地对我而言充满了未来，这里也将因未来而荣耀。

我为眼前的项目命名“麦卡伦地”，希望她也如同大洋彼岸的那座小城一样，为人们提供梦寐以求的生活享受。……

——伊丽莎白

[注解：麦卡伦城是位于美国南部得克萨斯州的小镇，以其优美的自然景观和独特的地理位置吸引了众多富翁们的垂青，并迅速由一个名不见经传的小镇发展成为一个富豪的聚集地，被誉为“富人的后花园”，城内高大的棕榈树、成片的绿地，满街的豪华跑车，鳞次栉比的都铎式洋房，绝不输给任何美国的繁华小镇。]

VENICE WATER TOWNHOUSE

威尼斯花园



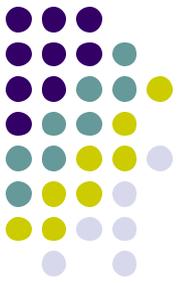


21/04/2002



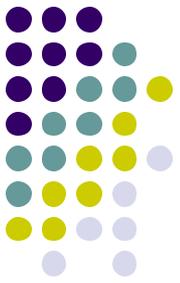
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Globalization provides possibility...



- e.g. transplanting landscapes
- To turn this into reality (construction of the Orange County) depends on local politics
 - Real estate market
 - Product innovation

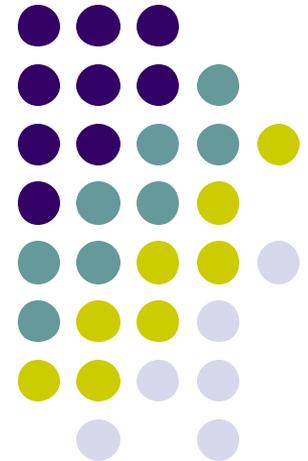
Globalization acts as a catalyst factor

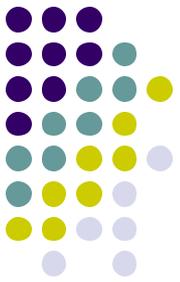


- The way in which the space is treated: the city reconceptualised:
 - at the right time,
 - a large pool of low-cost labour, maintained by the social order.
- A change in politics: boosterism

3. Space as 'fix'

From state-led industrialization to
urban based accumulation

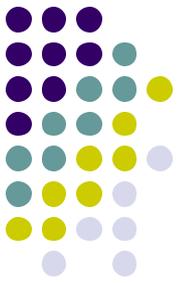




Space as capital outlet

- High saving rates, high investment rates
- Over-accumulation
- High pressure for capital outlet
- The city is at the centre of accumulation strategy
- ...leading to space competition, or land enclosure: development zones, university towns

Social implication



- Landless farmers
- Land related corruptions
- Marginalization

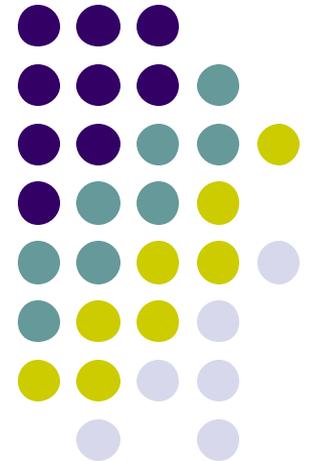


Mr. Ren Zhiqiang, the CEO of Huayuan Corporation:

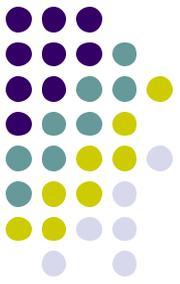
“I only build for the rich.”

“The poor should be segregated from the rich.”

4. Relevance of China's urban revolution: theories and implications

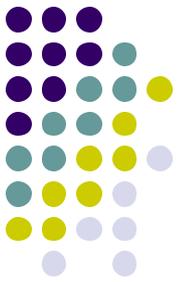


Theories related to China's urban transition



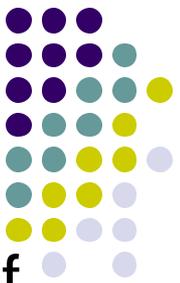
- Modernization: economic structure, urbanization
- dependent theory: the world system
- The developmental state: NIEs, export-oriented growth
- post-socialist transition: marketization / power persistence

Their strength and weakness



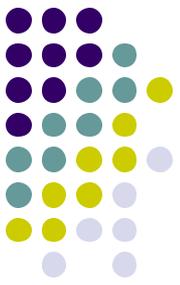
- Modernization: the change in economic structure (urbanization); ‘naturalise’ the division
- Dependency: the global economy; historical root (semi-periphery); migrant enclaves beyond rural and urban inequalities
- Developmental state: the role of state but in an economic view; entrepreneurial rather than ‘developmental’
- Post-socialist transition: history of socialism but not post-; path-dependent, path-breaking

What's new in China's urban revolution

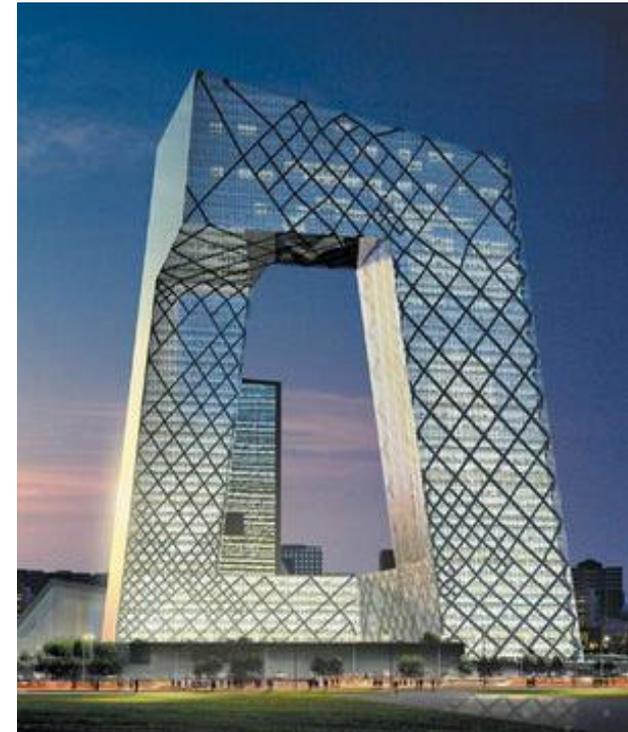
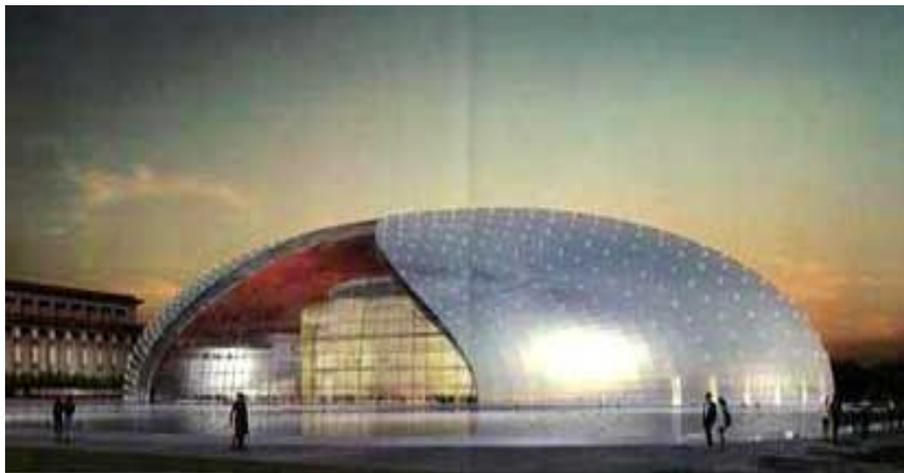


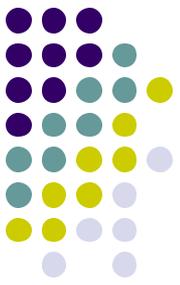
‘[pulling all these threads together], we see a picture of ‘advanced’ market-oriented urban growth in transitional China. Such a mode of regulation is profound shift from the ‘developmental’ state, which emphasizes the use of industrial policies to guide national economic growth in late industrializing countries, to the ‘entrepreneurial’ city, which commodifies ‘place’ as a space commodity. Along with such a shift is the changing role of the state itself, from resource manager to market actor. The ‘legacies’ of state socialism define many of the parameters of market engineering, and the development of a fully-fledged market society is facilitated by the high capacity of ‘political mobilization’. It is the distinctive combination of ‘path-dependent’ politics and a vibrant market economy that demands future scholarship.’ (Wu, F., Xu, J. and Yeh, A.G.O., 2007) *Urban Development in Post-Reform China: State, Market, and Space*. London: Routledge.

China becoming the test ground for global 'urbanism'



- Urbanism, globalism (Neil Smith 2002)
- The creative city
- The eco-city
- New-urbanism





Implications for the world

- Reshaping the regulatory regime: capital-labour relationship worldwide
- Environmental challenges: e.g. global search for energy
- Potential pool of labour and transnational migration
- Value-added goods and products
- Emerging consumer market