



Qingpu Dianshan Lake New Town

Credits

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Location	30 km from Shanghai
Population	437 300
Area	26,89 km – 53,8 including existing settlements and industries
Period of project	2002-2020



Fengsheng Bridge Zhujiajiao

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1. What is special about Qingpu Dianshan Lake new city?

Qingpu new town was designed in 2002 and by 2020 will have a population of 500,000 inhabitants. Currently called the "Lake Dianshan new town", this new town comprises two settlements and several villages. Some neighbourhoods were designed by foreign architects and some by young Chinese architects. However, unlike many of the other new towns around Shanghai, specific attention has been paid to maintaining the traditional identity of the urban fabric. This includes climate-sensitive features such as white walls to reduce summer temperatures, use of traditional craftsmanship and the integration of waterways and canals within the built environment. Nevertheless, the new city is becoming a blend of the traditional and the new. The new part is represented by the coexistence of 5 mono-functional sectors. The District Party Committee has elaborated a work plan with the District Government. They have focused on the integration of industrial and urban development. The integration of water within the built environment has been a priority for the new town development over the past few years.¹ In addition, the Shanghai metro line 17 is one of the significant projects of the future, linking Qingpu to the end of the line 2.

Qingpu New City (DianShanHu) was designated to grow from approximately 110,000 inhabitants to more than 500,000, according to the Master Plan for Shanghai (1999-2020). The Qingpu district was already famous for the old canal towns of Zhujiajiao and Qingpu and natural surroundings featuring many lakes.

¹http://english.shqp.gov.cn/gb/content/2013-01/14/content_541437.htm

The area is considered as the birthplace of Shanghai's history and culture. Zhujiajiao is an important tourist destination. Due to the extremely fast urban growth, many Chinese cities have become generic modern cities. In 2002 the responsible Qingpu authorities, set an ambitious trend. Unlike most other new developments around Shanghai, and elsewhere in China, they chose a development program that enhanced traditions and culture, to preserve and strengthen the area's identity. Without focusing on conservation or imitation, the priority was integrating existing (historic) villages, culture and landscape into the new development, and stimulating local craftsmanship and traditional materials in restoration and contemporary developments. Qingpu New City comprises two towns and several villages that are merged into a new master plan. Modern international influences are mixed with local culture. Qingpu is no longer just a suburb of Shanghai. The New City is an independent city with a strong identity within the Yangtze River Delta city group.

2. Planning Process(Policy-Plan-implementation)

Shanghai 9 new towns and 1 new city: Today the Shanghai area covers 1500 km² for a global population of 15 million in addition to 6 to 7 million commuters working in Shanghai and living elsewhere.

Since 2000 the government prioritized strategies to control the population growth. Ten new settlements have been designed in this context in 2000, and the government decided to design nine new towns and one new city to aggregate the spatial layout of the city. These new cities are a similar concept to satellite towns, and are new settlements created by the government. In addition, eco towns and eco-areas have been designed and implemented with more or less success.

Shanghai is a city in rapid evolution. In 1980 there were only 121 towers that were more than 24 meters high and none of them was higher than 100 meters. The current large metro network has been built in less than a decade.

Currently the objectives of the 12th year plan state: *“resource conservation and environmental protection must be further carried out”* and *“Shanghai shall take resource conservation and environmental protection as crucial issues in the transformation of development mode (...) Shanghai shall also develop recycling economy, popularize low carbon technologies and boost the coordination of economic and social development with population, resource and environment”*. The Shanghai region is also a place for pilot experience in terms of environment. The idea of the plan was to promote the concentration of population in medium-sized towns, propose high quality planning, construction and management, learn from foreign architectural features and build towns of distinctive style. The question of industry has been also central for the development of these new towns: for instance, the planning for Anting and Luchao Harbour towns has evolved into Anting-Luchao combined new city and Harbour new city based on vehicle manufacturing, harbour and equipment industry.

Renovation of the old town as the core of the new town: The old canal town of Qingpu has a history

that goes back much further than neighbouring Shanghai. As many as 5,800 years ago during the Songze culture this area was already inhabited. For centuries, this region was famous for its natural waterways, used for transportation. During the 1960s much of the old oval shaped center was destroyed and built over by standardized housing and small industries. Since 2002, the authorities of Qingpu New City chose for historic preservation of the old waterways and remaining old structures in addition to innovative new architecture. Since then contemporary Chinese architecture mixed with traditional influences has been used here to reconstruct the core function and identity of the oval shaped center. Parts of the old town were renovated and restored, sometimes in the vernacular Jiangnan style, and sometimes mixed with modern interpretations. Within the new town the oval shaped core with its infill forms a strong identity with links to the past, although most of the buildings are not older than two decades. Several architects were involved, including MADA s.p.a.m. who drawn up a master plan for the Bai Lian Qiao Zi Wan shopping district, a mixed-use complex with shops, restaurants, and entertainment, that functions as catalyst for urban change. Ancient relics of great cultural significance, like the old City God Temple, were partly reconstructed and successfully integrated in this plan.

Xiayang Lake Landscape and Cultural Facilities: Xiayang Lake is in the east part of Qingpu New City. It forms one of the thematically new center zones, with public facilities. Around the artificial new lake, a wide range of public facilities has been created, varying from several museums and a library to schools and a kindergarten. Also, the historical museum of Qingpu is located here. Further from the lake, a specific Youth Center, designed by Atelier Deshaus (a Shanghai-based architect office) meant to accommodate extracurricular activities for the area's growing youth population. This includes a two-story library, a gallery, dance studios, a rooftop pavilion, an outdoor amphitheatre, an auditorium, classrooms, and open-air courtyard.

Architectural Quality: Several young Chinese architects were invited and received the opportunity to design public buildings, bridges and facilities for Qingpu New City. By combining local materials and techniques with international influences they recognized and strengthened local culture and identity. A range of promising Chinese designers has realized remarkable buildings here. Qingpu New City (and later also neighbouring Jiading New City) became a nursery for contemporary Chinese architecture. Many of these projects have been published internationally. Also, a series of museums have been built (for example the Zhujiajiao Museum of Humanities & Arts) to emphasis the area's historic importance and identity.

Historic landmarks: Shang Duli/Zhujiajiao is a characteristic water town with the Fangsheng Bridge as main highlight (1571, Ming dynasty). Gondolas nowadays ply the canals amid cargo ships. The narrow streets are crowded with day-trippers from Shanghai and with tourists from other provinces or neighbouring countries. Since Zhujiajiao is gradually being absorbed into Qingpu New City the local municipality, (advised by UNESCO among others), sought for strategies to protect and develop the old canal town. Shangduli Leisure Plaza is an addition that reintroduces a small-scale methodology with

respect for local identity, inspired by local traditions and in line with the historical context and Jiangang culture, but in a contemporary way. A selection of local Chinese architecture practices, Atelier FCJZ, Atelier Deshaus and Mada s.p.a.m. have designed here a complex for shopping, hotels and service flats. The historically sensitive, high-profile site made the plaza important to both the architects and the developer. All parties involved made significant compromises during design and construction phases that spanned eight years, which is extremely long in contemporary China. Nevertheless, the result may be a milestone in China's recent urban development. The project maintains the atmosphere of the old town through a reinterpretation of traditional courtyards, narrow streets and passages.

Functional zoning. The area of Qingpu new town is approximately 58.5 square kilometres. The plan is divided into 5 zones or sections: East, Centre, West, Lakeside and Industrial. East section is a planned large residential community that supplies housing and support services. The centre section or zone includes a civic centre, a financial centre, a commercial and entertainment centre and other public services. The West Section is a cluster of administrative, conference, trade, business and other high-end services. The Lakeside Section is a unique landscape designed with ancient town characteristics and lakeside landscape features. The lakeside Section is an area dedicated to industries including new materials, biomedicine, electronic information, advanced major equipment, software and information service industry. The industrial section is an area dedicated to industries including new materials, biomedicine, electronic information, advanced major equipment, software and information service industry

The Industrial section: 1 park and 3 zones: The region of "one park, three zones" has been built into a high-tech industrial base for biomedicine, new materials, software and tech services. "One park" refers to Shanghai Qingpu Industrial Park, established in 1995 with a planned area of 56.2 square kilometres. After 17 years of development and construction, the management service system, infrastructure and supporting functions have been increasingly strengthened to face the new requirements of economic development, in 2010, the original Shanghai Qingpu Industrial Park was divided into the newly founded Shanghai Qingpu Industrial Park (municipal-level), Shanghai Zhangjiang Hi-tech Industrial Zone-Qingpu Park (national-level) and Shanghai Qingpu Export Processing Zone (national-level) run separately with the aim of forming a new pattern of joint development with clear division, clear industry layout and improved functionality. As of 2011, the Shanghai Qingpu Industrial Park has introduced 600 foreign-funded enterprises, including 500 companies and 60 industry leading enterprises.

3. Lessons

New Town versus old Town's regeneration: Paradoxically, it may appear at first more difficult to regenerate historic centres, than to create new towns. One interesting case of regeneration is the one of Zhujajiao site containing houses to be removed because of an elevated road. But in evaluating the relative benefits of the new town master plan, the costs of buildings maintenance should be fully accounted. In spite of challenges, the value of Zhujajiao historic renovation is clear: It has become the main highlight of

Qingpu-Dianshan Lake New Town. When private developers control the town's operational rights, policy risks and social disputes emerge. In evaluating this case study, we should keep in mind that 60 to 80 rural villages disappear in China every year, due to rapid urbanization. This leads to the replacement of old towns unique landscape by generic high-rise buildings. Preserving historic viewsheds is undoubtedly a challenge. However, Qingpu is a compelling model of integration between new, old architecture and urban design. "Preservation and repair should be guiding principles" but rules for regenerating historic ones are needed.

Monofunctional Zoning: The old town and lakeside zones are the main highlights of Qingpu new town. The industrial zone is monofunctional and lacks a coherent urban design. The transportation connections between the different zoning areas rely only partly on public transportation. Despite its potential to play an active contemporary role, planners must build expertise to better envision the historic town centres as integral city districts. Instead of isolated historic districts surrounded by high-rise buildings, they can and should play a central role in configuring a dynamic contemporary city. Its success will rely on carefully conceived land use management. The minimising spatially-segregated, ad-hoc functional areas are spatially segregated and not simultaneously planned. Another factor concerns governance as local authorities require structure capable of long-term investment and commitment.

Transportation and Commuting: The businesses and industries located within the industrial zone come originally from the district of Shanghai. The supply of highly educated and qualified workers is insufficient in the area. Looking to the future, the district of Qingpu should remain nimble to pursue emerging industries. It should consider developing high education facilities within the city to strengthen suitable job opportunities and to attract high level workers to settle in the area

Culture and environmental protection: Culture and environmental protection have an important role to play in the development of the city Historic buildings, and landmarks and cultural offerings, have become the flagship of Qingpu tourist development. Cultural centres like the "Opera Water Town" offer cultural and tourist attractions. In 2003, a developer invested 300 million RMB for a pipe network water treatment because the old town had no sewage treatment in the past. 100% of the water is now treated and 100% inhabitants have access to drinkable water. In 2005, they began using energy efficient material solutions, to preserve birds' habitats and ecosystems.

Research, Education and Health facilities: Currently Qingpu offers 43 preschool education institutions, 70 primary and secondary education institutions, 49 adult education institutions, 2 universities. Qingpu has 333 medical and health institutions at all levels in the district. Fudan University Affiliated Zhongshan Hospital and Qingpu District Chinese Medicine Hospital are hospitals incorporating medical treatment, teaching, research and prevention. The new town invested in education, health and research as part of the sustainable development policy.

Green and protected areas.? The lakeside tourist leisure area has a total area of approximately 200 square

kilometres. The area covers 21 natural freshwater lakes including Dianshan Lake, creating a landscape of ecological, low-carbon lakeside industry, utilizing Shanghai's unique natural water resources. This area relies on green ecology, with leisure, tourism, eco-living and business conferences as its core functions. There is a Wetland Country Park, a protected area of 20km², which has been classified as one of five green belts around Shanghai. Part of this wetland will be developed for leisure and business activities. Combining economic development and environmental protection remains a real challenge.

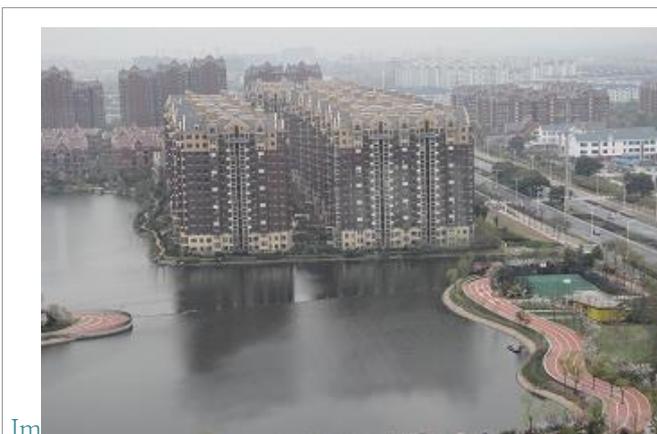
Environment versus economic development: The green areas and parks may be threatened by economic real estate development and hotels. The industrial park contains largely non-polluting industries reducing the threat of air pollution. Finally, the mass transit public transport system enables the restriction of car traffic. Pedestrian sidewalks and paths are designed in most residential areas, but not in the industrial zone.



The Wetland Country Park~© Pascaline Gaborit



Dianshan Lake New Town Industrial District
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Dianshan Lake New Town Industrial District
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Waterway- historial part of the city
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4. Reference

- Identify the literature, research reports, Internet sites, etc. that were referenced during the case study.
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