

## THE OVERVIEW OF NEW TOWN STRATEGY IN HANGZHOU

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**ABSTRACT:** After the adjustment of city administrative division in 2001, the urban space morphology of Hangzhou has been experiencing a special development period as a new metropolitan in China. Meanwhile, urban regeneration and construction activities are being arranged rapidly. Based on the master plan, how to effectively promote the urban development is a major task. Therefore, Hangzhou set forth the constructive New Town and Urban Complex strategy in 2008, hoping to effectively carry out the metropolitan urban space form. This paper mainly analyses the significance of New Town strategy and explains how new towns play the role in modern city development.

**KEYWORDS:** New Town strategy, Hangzhou, urban space form, classification, city function

### 1 BACKGROUND OF THE NEW TOWN STRATEGY

Hangzhou was once a city with an area of 683km<sup>2</sup>. Within the city, citizens call for life quality improvement, historical and cultural sites should be protected, economic and social development can't be stagnant, urban construction can't stop. However, it is difficult for such a small area city to load all these tasks. In March 2001, base on the strategic guidance of "protect the old city, build a new", Hangzhou government decided to merge surrounding districts and extend the urban area to 3068km<sup>2</sup>, which is considered as a historical change in the city's history. In space, West Lake was primarily the urban development center in the past and now the city center transfers to the Qiantang River. City structure turns from the original point-centered concentric pattern to a divergent axis-centered pattern and spatial resources suddenly become sufficient. As the expansion of city territory avoided urban developmental limitations, Hangzhou will face unprecedented opportunities and challenges because big urban structure change may bring lots of essential variations to the city development: For the upstream, there are multidimensional, intense and complex regional competitions. In the background of economy globalization, economic integration is inevitable. Hangzhou should actively play its important role in the Yangtze River Delta region (Yangtze River Delta region includes 8 cities in Shanghai and Jiangsu province and 7 cities in Zhejiang province) to gain a firm foothold. For the downstream, the city should properly utilize and distribute various resources in different regions so as to integrate the entire city and turn itself into a regional metropolis. With the continuous development, there will be new loading ways for spaces and additional functions. Thus, how to plan the space agglomeration in the area of 3068km<sup>2</sup> and hosts a series of social functions? Hangzhou applies a mode called "21 New Towns and 100 Urban Complexes" in which case, urban, new town and urban complex are three possessive levels in city morphology. The paper mainly focuses on the intermediate level — New Town strategy.

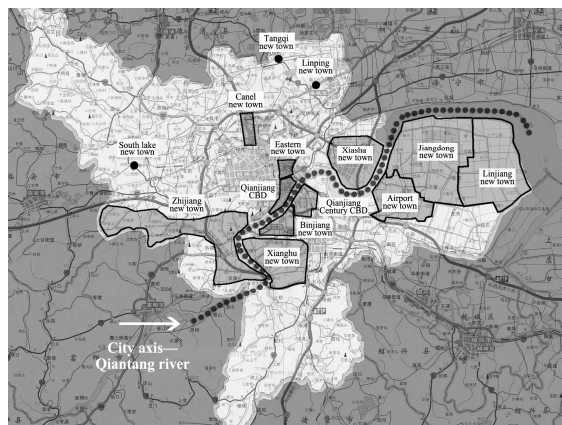
### 2 THE CLASSIFICATION OF THE NEW TOWNS IN HANGZHOU

There are totally 21 new towns in Hangzhou which are listed in Table 1 respectively. They are divided into two categories according to the geographical location: Those main fourteen towns located in urban area and those seven ones in county-level cities of Hangzhou. Thus, it can be seen that the construction takes into account the simultaneous development of the entire city, which is based on "Urban-rural Comprehensive Development" consideration. It is no doubt that a city can't develop healthily with concerns only on the urban area. In stead, the urbanization of suburban areas is quite an essential issue.

**Table 1 general information of 21 new towns**

Location	New town	Area (km <sup>2</sup> )	Status & Feathers	Population	Location	New town	Status & Feathers	Population
Downtown	Canal new town	7.3	Commerce & tourism	100,000	Vice city	South lake new town	Leisure and tourism place	60,000
	Eastern new town	10	City's new center with Services, tourism distribution, housing	170,000		Linping new town	Intelligent, casual and livable	100,000
	Zhijiang new town	40	Leisure resort, innovation center ecological demonstration base for middle-income groups	180,000		Tangqi new town	leisure and ecological land With historical and cultural heritage	80,000
	Binjiang new town	23	High-tech industry; set residential, business, shopping, entertainment in one	300,000	county-level city	Dongzhou new town	Modern industrial Park with sports and leisure, innovation and eco habitat	unknown
Vice city	Xianghu new town	17	Tourism, transportation, landscape, history and culture	150,000		Yangan new town	Environmental-friendly for vocation and housing	25,000
	Qianjiang Century CBD	22	Finance, trade, scientific research, exhibition, living, sports and recreation	160,000		Fuyang innovation industrial new town	Education and training, science and technology, culture, creativity, sports and leisure, eco-tourism, landscape and housing	210,000
	Xiasha new town	64	Integrated new town with industry, housing, technology, education, research	700 ,000		Qingshan Lake innovation new town	Key laboratory test base; set research, transformation, industrialization in one	60,000
	Qianjiang CBD	20	Hangzhou's political, economic and cultural center in the future	250,000		Feng-chuan south new town	Advanced manufacturing industries	205,000
	Linjiang new town	85	Scientific, technological, and ecological industrial new town with advanced manufacturing	560,000		Jingnan new town	Commerce and trade industry-led ecological new town	35,000
	Airport new town	49	Satellite city that relies on airport economy; set high-tech industries, airport industry, housing in one	50,000		Pingshan new town	tourism, housing, waterfront business, modern services	78,000
	Jiangdong new town	126	Industrial park mainly based on advanced manufacturing; set commerce, logistics, information, and housing in one	150,000				

The distribution of the urban-located new towns is shown in “Fig.1.” In the map, ten of them are located along the city axis, leading the whole city's progress.



**Figure 1** New town distribution in urban area in Hangzhou

### 3 THE SIGNIFICANCE AND NECESSITY OF NEW TOWN STRATEGY

Hangzhou government applies New Town strategy as a breakthrough point in attempt to promote the city's rapid construction. How actually dose the strategy function and whether the strategy is necessary? There are four primary contributors to the questions that interpret why Hangzhou has undertaken New Town strategy.

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### **3.1 Urban structural change & New Town strategy**

Hangzhou now consists of three districts that formerly belong to different regional levels. Two of them are originally county-level cities with a variety of rural issues. For example, in Xiaoshan district, industry and land have to be converted to urban properties. For this historical reason, the concerns of the districts varied among urban and rural issues and the city's spatial layout differed, even from the nature level. So it is impossible to run the city as a whole. In order to keep these areas developing at the same level of property, we need to set a guidance of a unified model to integrate the running idea and mode to fill the gaps around the development, so that different districts can be connected to each other and develop coordinately. For this historical reason, New Town strategy is one of the most effective powers to control the urban form in Hangzhou.

### **3.2 City's significant history and culture & New Town strategy**

Hangzhou is entitled of national-level historical and cultural city with its civilization of 8,000 years. As a historical and cultural city, Hangzhou has to bear a wide range of responsibilities including protecting the city's history as well as developing urban modernization required by the times. However, owing to the limited space in the former city scale, protection and development are mutual restrained to some extent: historical sites might be eroded gradually under city's construction, meanwhile, as long as there is the unreleased heavy burden, the city can't implement large-scale planning, which affects the effective development of the city in turn. After the area expansion, the responsibility of protecting and integrating the history and culture falls on the shoulders of new towns. By sharing and undertaking some of the functions of the old city zone, conducting "One Evacuation, Three Concentrations" strategy (which refers to evacuation of population; the concentration of construction to new district, of industry to industrial parks, of cultivated land to university town), the government are gradually transferring constructional burdens to the new towns. It helps to promote city structural adjustment and spare land resources for old city center to build a history-and-high-quality-oriented city in its true sense.

### **3.3 Urban space form & New Town strategy**

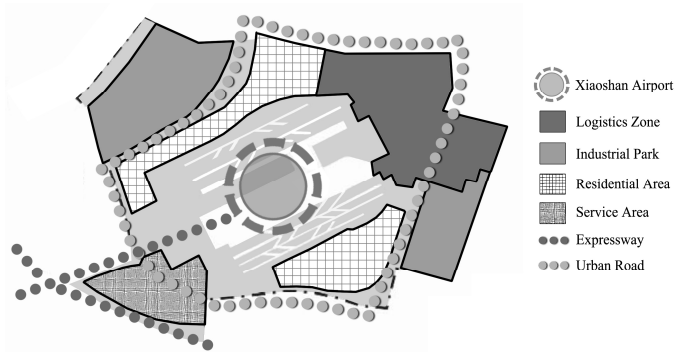
Since the reform and opening up in China, different development zones played a China-specific role in promoting the country's economic development efficiently. In Hangzhou, there are national-level, provincial-level and municipal-level zones. They arise from the original intention to get rid of the limitation of urban management inertia under planned economy and escape from the old concept of the original model, hoping to find out new models for urban construction and inject new energy into the city through conducting experiments on development zones. At that time, those development zones are secondary-industry-oriented areas mainly based on industrial accumulation and production activities through technology, economy and industry. After several years' growth and run-in with the cities, development zones have obtained their own industrial and constructional machinery and formed a network with the city which includes roads, bridges and employment distribution. From the general consideration, development zone is a typically appropriate breakthrough in urban construction, for that it could be a good carrier and quick start point that mature enough to run the new urban plan. It is a mode called "a selected spot to promote the work in the entire area". Binjiang new town is originally a high-tech industrial park zone. Through the continuous implantation of the new features, it has gradually developed into a multi-functional town that focuses on high-tech industry resources, housing, business, shopping and entertainment etc.

### **3.4 Urban function systems & New Town strategy**

Before territory expansion, Hangzhou is almost overloaded and could adopt new functions or be restructured within a large-scale. Now, in the enlarged city, social properties become more complex and diversified, new urban functions and systems require update and enrichment. In this case, new towns can act as bearing bodies that organize those functional movements just like intermediates charging point-mode constructions on large tracts of urban land. Once the urban functions are settled, new towns are activated and the characteristics are formed simultaneously. For example, Qianjiang new town is plan as a CBD with high-rise buildings everywhere and government offices, commercial and public venues are all brought together here. Thus, this place will develop into the heart of the city, just along the city axis of Qiantang River.



**Figure 2** Qiangjiang CBD master plan



**Figure 3** Airport new town

Besides, due to the change of the city territory, completed infrastructure and supporting facilities will be available and original urban transportation needs will surely increase greatly. Therefore, the transportation network should be readjusted to a higher class in order to meet the demand. Based on Xiaoshan Airport, the surrounding area is developed into a comprehensive airport new town that mainly serves as a center of airport, expressway transportation, logistic and some other significant industries.

Rely on the city requirements, implanting additional functions in new towns ensure the complement of the city systems and restructuring of the new towns. In short, New Town strategy has a two-way effect at this point.

#### 4 CONCLUSIONS

In the period of city territory expansion, New Town strategy injects impetus to the urban progress with a point-to-area effect of leading the city's integration and will exert a far-reaching influence in urban development. How can new towns probably operate specifically? It depends on the urban complex that set up largely in new towns. Aside from accelerating Hangzhou's progress, new towns also define the growth center for 100 urban complexes. It is new town that plays a connecting role as driving force that inevitably guard the city construction activities orderly and efficiently under special development circumstances.

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