Contents

Part I  Introduction

1 The New Urban Area Evolution ........................................... 3
   1.1 Concept of the New Urban Area and Its Basic Features ....... 3
   1.2 The Course of Development ........................................ 8
   1.3 The Motive of Development ....................................... 14
   1.4 Patterns of Development ......................................... 18
   1.5 Term explanation ................................................. 19

2 Relevant Theories on New Urban Area Development ............. 23
   2.1 Garden City Theory ............................................. 23
   2.2 Satellite City Theory .......................................... 24
   2.3 Organic Decentralization Theory .............................. 27
   2.4 Theory of Urban Agglomeration Economies .................... 28
   2.5 Urban-Rural Integration Theory ............................... 29

3 Literature Review of New Urban Area Theory in Contemporary China ......................................................... 31
   3.1 Comprehensive Studies .......................................... 31
   3.2 Classified Studies .............................................. 33
   3.3 Theoretical Studies Touched upon in Some Works .......... 35

4 China Has Stepped into the New Urban Area Age ............ 37
   4.1 New Urban Areas Settle in Almost Every City in China .... 37
   4.2 Flying Urbanization: A Catalyst for the Construction of New Urban Areas .................................................. 38
   4.3 Development of New Urban Areas: Basic Means to Promote Urbanization .............................................. 42
   4.4 Achievements and Problems in New Urban Area Development of China ..................................................... 46
## 10 New Urban Area Marketing

- 10.1 Important Marketing ........................................ 101
- 10.2 Marketing Strategies and Tools ............................ 103
- 10.3 Focus on Image-and-Brand Shaping ....................... 104
- 10.4 Marketing Subjects .......................................... 104
- 10.5 Target Customers ........................................... 105
- 10.6 Case Study of Hong Kong’s Flying Dragon Marketing .... 105

## Part IV On Planning

### 11 Four Principles of New Urban Area Planning

- 11.1 New Urban Area Planning Is Politically-Oriented ........ 111
- 11.2 Economy as the Basis for New Urban Area Planning ...... 113
- 11.3 The Human Being as the Core of New Urban Area Planning .................................................... 114
- 11.4 Ecology as an Urgent Issue for New Urban Area Planning ............................................................. 118

### 12 Ten Elements Concerning New Urban Area Planning

- 12.1 Location of the New Urban Area ............................. 121
- 12.2 Geological Condition ........................................ 122
- 12.3 Resources Condition ......................................... 123
- 12.4 Space Hinterland ............................................... 124
- 12.5 Development Demands ....................................... 125
- 12.6 Neighboring Cities .......................................... 126
- 12.7 Investment and Financing Capacity ....................... 126
- 12.8 Industrial Development ...................................... 127
- 12.9 Regional and National Demand ............................. 127
- 12.10 Cultural Heritage ........................................... 128
- 12.11 The Truth About Ghost Town in Angola ............... 128

### 13 Functional Balance of New Urban Area Planning

- 13.1 New Urban Areas and Old Urban Areas .................... 131
- 13.2 Comprehensiveness and Singleness ........................ 133
- 13.3 Industry and Residence .................................... 134

### 14 Spatial Structure of New Urban Planning

- 14.1 Group Urban Expansion and Suburbs Sprawl ............. 135
- 14.2 Plate Structure and the Others ............................. 136
- 14.3 Large Communities ......................................... 137
- 14.4 Urban Complexes ............................................ 140
- 14.5 Wedge-Shaped Green Land ................................ 148
15 New Areas Urban Designing ............................................... 151
15.1 Urban Design of High Importance .................................. 151
15.2 Urban Planning and Design, Urban Architectural Design .... 152
15.3 Design Contents .......................................................... 154
15.4 Design Formulation Methods ......................................... 154
15.5 Design Execution and Implementation ............................. 155

16 Guide for New Urban Area Planning and Designing ............... 157
16.1 Guidelines ................................................................. 157
16.1.1 The Route of New Urban Development Technology ....... 157
16.2 Working Procedures ..................................................... 158
16.3 Main Forces .............................................................. 160

Part V Development and Construction

17 The Basic Principles for Development and Construction .......... 165
17.1 Human-Oriented .......................................................... 165
17.2 Adhering to Principles and Respecting Originality .............. 166
17.3 Environmental-Friendly and Low-Carbon ......................... 166
17.4 Properly Advanced and Scientifically Organized ................. 167
17.5 Intensive Management and Frugality ............................... 167
17.6 Strive for Excellence to Ensure High Quality .................... 168
17.7 Development and Construction in Accordance with the Law .. 168

18 Subjects and Models ....................................................... 171
18.1 Government as the Leader and the Organizer ...................... 171
18.2 Market Operation with the Leading Role of the Government .. 172
18.3 Society and Market as the Major Role with Governmental Support 173
18.4 Market Operation with Cooperation Among Governments from Various Countries ............................. 173

19 City Operator ................................................................. 175
19.1 Qualities of City Operators ............................................ 175
19.2 The New Urban Area Calls for City Operators .................... 177
19.3 City Operators Should Support the Government ................. 177
19.4 City Operator Should Rise to the Challenge ...................... 178
20 The Development of Construction Sequence

20.1 Influence of Investment Capacities and Benefits .......................... 181
20.2 Influence of New Urban Areas Types ......................................... 182
20.3 Influence of Space Layout ....................................................... 184
20.4 Respect for the Regularities for Land Exploitation
and Utilization ........................................................................... 185
20.5 Three Urban Development Modes:
    TOD, SOD, and AOD .................................................................. 187

Part VI Investments

21 Characteristics of New Urban Area Investments .......................... 191

21.1 Enormous in Amount and High in Intensity .............................. 191
21.2 Long in Duration ...................................................................... 191
21.3 Distinct in Phases ...................................................................... 192
21.4 More Room for Government Regulation ................................... 193

22 Grasping New Urban Area Investment Strategy ....................... 195

22.1 A Government-Led, Strengthened Co-ordination ...................... 195
22.2 Market-Oriented and Diversified Financing ............................... 197
22.3 Supervised Legally, Risk-Controlled ......................................... 197

23 Investment and Financing Strategy for New Urban Areas ....... 201

23.1 Government Strengthening Investment
and Financing Platforms .................................................................. 201
23.2 Enterprises Actively Investing in New Urban Areas .................. 203
23.3 Expanding the Investment and Financing Channels ................. 209

Part VII Industry

24 Role of Industry in New Urban Areas ................................. 213

24.1 Establishing and Boosting the City ........................................... 213
24.2 Bringing Wealth and Promoting Business ............................... 214
24.3 Gathering Popularity ............................................................... 215

25 Industry Positioning and Agglomeration ............................ 217

25.1 Scientific Industry Positioning .................................................. 217
25.2 Comprehensive Industrial Planning ....................................... 221
25.3 Stress on Industrial Innovation to Grab High-End Industry .... 224
25.4 The Traditional Industry Should Be Transformed,
    Updated, and Upgraded ............................................................... 226
26 Industry and City Integration ........................... 229
   26.1 To Guide with Planning, and Unify Policies ............ 229
   26.2 To Carry Forward the Synchronous Development of Industry and City ................................. 232
   26.3 To Find a Suitable Method for Improvement .......... 233
   26.4 The Process and Experience of the Industrial-Urban Integration of Irvine in America ...................... 234
   26.5 Development from Development Zone to Industrial-Urban Integration ........................................... 235
   26.6 The Practice and Exploration of Irvine’s Industrial-Urban Integration ........................................... 236

27 Industrial Talent ..................................... 241
   27.1 Industrial Development Demands a Large Number of Talented People ........................................... 241
   27.2 To Have an Original and Creative Culture ............ 242
   27.3 Rich University Industry Cluster Is Needed .............. 243
   27.4 Favorable Policies, High Wages, and Benefits .......... 243
   27.5 Social Environment Should Be Tolerant ................. 244

Part VIII On Cultures

28 The Cultural Connotations of New Urban Areas .......... 249
   28.1 Culture Is Inspiring ........................................ 249
   28.2 Urban Culture Is Colorful .................................. 249
   28.3 Connotations and Elements of New Urban Culture .... 251

29 Cultural Development of New Urban Areas ............... 255
   29.1 Retaining Its Historical and Cultural Heritage ........ 255
   29.2 Highlighting Local Characteristics ........................ 259
   29.3 Old and New Urban Areas Complementing Each Other 260
   29.4 Adept in Borrowing and Creative in Absorbing ....... 261
   29.5 People-Oriented and Spirit-Molding ...................... 262

Part IX On System and Management

30 Comprehensive Management System in New Urban Areas ...... 267
   30.1 The Connotation of the Comprehensive Management System ..................................................... 267
   30.2 Comparison of Several Models .............................. 268
   30.3 Creation and Adjustment of the Comprehensive Management System .............................................. 270
31 **System Planning of New Urban Areas** ......................... 273
   31.1 To Implement the Unified Planning System .................. 273
   31.2 Planning System Stresses the Division and Combination of Management Responsibilities .......... 275
   31.3 Comparison of Planning Systems .......................... 275

32 **Development and Construction System** ......................... 277
   32.1 Government Arranged Type ................................. 277
   32.2 Type Dominated by the New Urban Area .................... 278
   32.3 The-Government-and-the-New-Urban-Area-Jointly-Built Type ........................ 278

33 **Urban Management System** ................................. 279

**Part X On Policies**

34 **Land Use and Compensation Policy** ............................ 283
   34.1 Land Acquisition and Compensation Are a Big Issue .... 283
   34.2 Land Supply Must Be Scientifically Determined ............ 285
   34.3 Incentive Mechanism of Land Supply Should Be Established ........................................ 286
   34.4 Land Must Be Used Intensively ............................ 287

35 **House Requisition, Compensation, and Resettlement Policy** .... 289
   35.1 House Requisition, Compensation, and Resettlement Are of Great Significance .................. 289
   35.2 Compensation and Resettlement Policy Should Be Based on Family Numbers .................... 290
   35.3 Other Compensation and Resettlement Policies ............ 291
   35.4 Compensation Should Be Combined with Housing Settlement . 292
   35.5 Let the Allocation Houses Become Commercial Houses ..... 292
   35.6 A Tide of Divorce Appears in Guiyang ..................... 293

36 **Social Security Policy** .................................. 295
   36.1 Give an Urban Identity to the Landless Peasant .. 295
   36.2 Actualize Policies of Social Securities ..................... 296
   36.3 Ensure Landless Peasants Have a Stable Income .......... 296

37 **Development Policy** ..................................... 299
   37.1 Plan Scientifically and Advance Step by Step ............ 299
37.2 Release the First-Level Development Market of Land According to the Plan .................................. 300
37.3 Encourage the New Urban Area and Control the Old One . . . 300

38 Investment Policy ............................................................... 303
38.1 Policy Is a Resource and Fund ........................................... 303
38.2 Enact Investment Policy Scientifically ................................. 304
38.3 Implement Investment Policy with a Focus .......................... 305

39 Population Policy ............................................................... 307
39.1 On the Policy of Realizing the Multiplication of Population in the Central Suqian City in 5 Years ...... 309
   39.1.1 To Increase Population via Investment ......................... 309
   39.1.2 Increase the Population to Start Businesses and to Be Employed ........................................ 309
   39.1.3 Increase School Enrolment ........................................ 310
   39.1.4 Increase the Population to Shop and Entertain .......... 311
   39.1.5 Increase the Urban Living Population .................... 311
   39.1.6 Clarify Targets and Responsibilities .......................... 311

40 Fiscal and Taxation Policy .................................................. 313
40.1 Implement the Independent Financial System ....................... 313
40.2 Implement a Favorable Tax Policy ...................................... 314
40.3 Insist on Low Charge Policy ............................................. 314
40.4 Zhuhai Hengqin New Area Implements a More Favorable Policy Than that of the Special Economic Zone ........................................ 315

41 Designing, Enactment and Implementation of Policies .......... 317
41.1 Designing Policies ......................................................... 317
41.2 Enactment of Policies .................................................... 318
41.3 Implementation of Policies .............................................. 318

Part XI On Patterns

42 New Urban Complex .......................................................... 321
42.1 Cause and Impetus for Development ............................... 321
42.2 Principles Deserving Attention ........................................ 322

43 New Administrative Urban Area ......................................... 325

44 New Industrial Urban Area .................................................. 327
## Contents

45 New Eco-City, Low-Carbon New City, Low-Carbon Eco-City, Sun City ................................... 331

45.1 About the New Eco-City ......................................................... 333
45.1.1 Main Features ................................................................. 333
45.1.2 Efforts Needed in Planning and Construction of New Eco-City ........................................ 334
45.1.3 Issues Deserving Attention and Solution from the Nation in Planning and Construction of the Eco-City ......................................................... 336

45.2 About the Low-Carbon New City ........................................... 337

45.3 About the Low-Carbon New Eco-City ....................................... 340

45.4 About Sun City .................................................................. 341

45.5 Curitiba, Low-Carbon City in Brazil ......................................... 343

46 New Urban Area of Science and Technology, City of Science ........ 345

46.1 Developmental Course of Science City ....................................... 345

46.2 Main Features of Science City .................................................. 346

46.3 Creativity in Promoting Science City ........................................... 348

47 New Educational Urban Area, University Town .......................... 351

48 Waterfront New Urban Area ...................................................... 355

49 Seafront New Urban Area .......................................................... 359

49.1 Notion of New Coastal Urban Area ............................................ 359

49.2 Development of Coastal Cities ................................................. 359

49.3 Development Features of Seafront Areas .................................... 360

50 New Airport Urban Area ............................................................ 363

50.1 Studies and Functions of New Airport Urban Area ..................... 363

50.2 Development Situation of New Airport Urban Areas .................. 365

50.3 Planning and Development of New Airport Urban Areas ............ 366

51 New Skytrain Urban Area .......................................................... 369

51.1 An Important Phenomenon in the Development of New Skytrain Urban Area ......................... 369

51.2 About the Planning of New Skytrain Urban Areas ...................... 370

51.3 To Build Upgraded New Skytrain Urban Areas .......................... 372

51.4 Top Ten New Cities with Highest Investment Value in China—Announced in 2012 ..................... 377
Part XII  Future and Appeal

52  Future of New Urban Area .................................................. 387

52.1  The New Urban Area Will Become the Main Form and Basic Urban Pattern of Urbanization in Developing Countries. ........................................... 387

52.2  The New Urban Area Will Take on a Colorful Characterized Aspect ........................................ 388

52.3  The New Urban Area Will Develop with a Higher Speed, More Efficiency, and a Better Image ............... 391

52.4  A Trend for New Urban Development Will Be Green, Environment Friendly, Intense, and Intelligent .... 392

52.5  Cultural Construction Will Be Valued in New Urban Areas ......................................................... 393

53  Appeal of the New Urban Area ................................................. 395

53.1  Strengthening Macro Research and Scientific Guidance ................................................................. 395

53.2  Strengthening Territorial and Regional Planning ............................................................................. 396

53.3  Highlighting Legal Protection and Policy Guidelines ....................................................................... 397

53.4  Developing New Urban Areas, and Renovating and Improving Old Urban Areas .......................... 398

53.5  Keeping Constant Innovation and Originality .................................................................................. 399

53.6  Enhancing Learning, Instruction, and Training .............................................................................. 400

Postscript ...................................................................................... 405

Newspaper Resources ................................................................. 407

Website Resources ......................................................................... 409

A List of Related Links .................................................................. 411

Bibliography .................................................................................. 413
The New Urban Area Development
A Case Study in China
Shao, Z.
2015, XXXV, 417 p. 42 illus., Hardcover
ISBN: 978-3-662-44957-8