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9-12 JULY 2018

URBAN TRANSFORMATION
and ‘New Style’ Urbanisation in China

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# Urban Transformation and ‘New Style’ Urbanisation in China

9-12 July 2018  
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## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Pages</th>
<th>Sessions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2</td>
<td>Keynote Sessions abstracts</td>
</tr>
<tr>
<td></td>
<td>Parallel Session abstracts</td>
</tr>
<tr>
<td>3-19</td>
<td><strong>SESSION 1</strong>: Tuesday 10(^{th}) July 2018, 10:40-12:20</td>
</tr>
<tr>
<td>20-35</td>
<td><strong>SESSION 2</strong>: Tuesday 10(^{th}) July 2018, 13:20-15:00</td>
</tr>
<tr>
<td>36-53</td>
<td><strong>SESSION 3</strong>: Tuesday 10(^{th}) July 2018, 15:20-17:00</td>
</tr>
<tr>
<td>54-71</td>
<td><strong>SESSION 4</strong>: Wednesday 11(^{th}) July 2018, 09:00-10:40</td>
</tr>
<tr>
<td>72-78</td>
<td><strong>SESSION 5</strong>: Wednesday 11(^{th}) July 2018, 11:00-12:20</td>
</tr>
</tbody>
</table>

**Conference Contact Email address:**  
UrbanChina2018@glasgow.ac.uk

**Website:**  
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English
Public Service Provision in China: has it risen to the challenges of urbanisation?
Jane Duckett (University of Glasgow)
China’s rapid urbanisation has created new challenges for public service provision, but how have policy makers responded to them? How have they balanced the demands of urbanisation with those arising from demographic, economic, social and political change? This lecture will discuss transformations in the provision of public services over the last two decades, consider the influences on them and assess the problems that remain.

Urbanisation in China: Processes, Driving Forces and Trends
Chaolin Gu (Tsinghua University)
This paper reviews China’s urbanisation process in stages and discusses the underlying driving forces for each period. From a historical point of view, China’s urban development can be divided into three main periods: the origin of early cities, development of the urban system, and urbanisation since 1949. Since 1949, China’s urbanisation has experienced four stages, and each has had very different driving forces: economic re-construction and industrialization led urbanisation (1949-77); economic reform and market-led urbanisation (1978-95); economic globalization and the global-local urbanisation (1996-2010); and the land economy led urbanisation (2010-). If these driving forces continue, by 2035, China will complete the process of urbanisation and become an urbanized society with more than 70% people living in cities.

Urbanising China: Challenging the Top-down Orthodoxy
John Logan (Brown University)
Urban development in China is strongly influenced by state policy in a context where even the emerging market actors are closely tied to government. The state role is reinforced by the absence of formal mechanisms for community participation in urban decision making and the limited citizenship rights of the large minority of urban residents who migrated from rural areas.
Increasingly, however, scholars are becoming aware of the complexities of a political system that involves many vertical layers of governance, competition between localities and an ever-changing balance between centralisation and decentralisation. In addition, scholars are looking more closely at how urban residents adapt to the constraints and opportunities of a situation that is imposed on them, and how they develop strategies for their own advancement within it. In these ways, research on urban China offers a reconceptualisation of state-centred theories of urbanism and urbanisation in the global South.
Housing privatisation and the return of the state: changing governance in China
Fulong Wu (University College London)

Housing privatisation seems to suggest a process of state retreat. However, this is not always the case in China. This paper examines an estate that is mixed with work-unit housing and municipal public housing to understand its changing governance. It is intriguing to observe that the state has had to return to this neighbourhood to strengthen its administration following housing privatisation, because the attempt to transfer responsibility to commercial property management failed. The neighbourhood governance, however, has transformed from one based on work-units to a government-funded administrative agency. The return of the state has been achieved through professional social workers, and it is struggling to operate, leading to the alienation and disempowerment of former state work-unit residents. The side effect of this approach to governance is that, through encouraging market provision and commercial operation which is not fully working, reciprocal activities are restrained. Since housing privatisation, the neighbourhood has deteriorated from a brand-new estate into an ‘old and dilapidated neighbourhood’ in less than 25 years.

New Technologies and Urban Development in China
Anthony G.O. Yeh* (The University of Hong Kong)

Urban development is highly affected by the level of economic development and economic structure of a country. China’s urban and economic development have been phenomenal in the last three decades which is unprecedented in the history of mankind. Since adopting economic reform and open door policy in 1978, China’s urbanisation has increased from 17.9 % in 1978 to 58.2% in 2017 and GDP from US$ 216.8 billion to US$ 12.92 trillion. It has become the world’s second largest economy after the United States. As a result, both the internal spatial structure of cities and regional urban system have been transforming rapidly, especially in the last decade. In addition to economic development, the internal spatial structure of Chinese cities and regional urban system have also been rapidly transformed by the recent development of new technologies. This paper will examine how future development of new technologies in production, information and communication, and mobility will affect the internal spatial structure of Chinese cities as well as their regional urban system.
Zhejiang Province and Hangzhou City region and the ‘Prime driver Companies’ of globalisation and technological development

John Shutt* (Leeds Business School, Leeds Beckett University), Huifang Cheng (Zhejiang University of Technology)

Much has been written about the leading role of Hangzhou City and Zhejiang province and the rapid growth and transition of the Chinese state from a socialist state to one embracing developmental and entrepreneurial state characteristics- actively promoting globalisation, economic development and urban growth (see for example Ye Han, Denis Wei 2012, Wei 2005, 2007). We have previously reported on our joint British council research programme between the two universities since 2009 (British council PMI2, Final report) and on developments in the Hangzhou economy (Shutt, J and Huifang C, 2009, 2012, 2013) and have recently published a book for the G20 of case studies on key Zhejiang Merchants companies in the City and Province. This paper focuses on identifying the key enterprises who are currently driving the provincial economy and looks at their role in making Zhejiang one of the most dynamic of provinces in China. Despite periodic economic crisis and stock market shocks, growth in Zhejiang appears to be accelerating. Hangzhou is being held up as a leading example of the growth of the high technology sector and the ability to build advanced services and advanced manufacturing and to this extent is set to continue to lead the transformation process in China. A thriving tourist and service sector sits alongside the high technology sector and Zhejiang has a strong private sector set of companies as well as leading State Enterprise- SOE’s- which need to continue to adapt and transform for a more competitive role and the adoption of Made in China 2025 new technologies in the 2016-2020 plan period. Rationalisation and restructuring and adaptation as outlined in the Made in China 2025 strategy published in May 2015, is a key component of the current policy environment.

Study on Network Structure Maritime Advanced Producer Services along the “21st Century Maritime Silk Road” Area

Liehui Wang* (East China Normal University)

In the process of globalisation, the MAPS has a positive impact on the construction of the urban network system of the countries or regions along “21st century maritime silk road” area. According to the Interlocking Network Model, using the statistical data of the distribution of 103 multinational corporations in 7 different
types of MAPS in 1054 cities the network structure MAPS is calculated. The main conclusions are as follows: 1) Most of MAPS are in the port cities, but some of MAPS are in the inland cities, especially in the capitals. 2) The hierarchical distribution characteristics of the MAPS network is obvious. Hong Kong, Singapore as the first level of the shipping service industry network, Beijing, Shanghai, Dubai belong to the second level, London, Sydney, Hamburg, etc. belong to the third level. The relative degree of the former 3 levels of MAPS is high, which occupies an important position in the network. 3) Correlation patterns of MAPS present “vertex” contact form. The MAPS network has formed a clear network hierarchy structure, and has formed saltatory “vertex” contact with Singapore, Hong Kong, Shanghai, Beijing as the eastern fulcrum, Dubai as the middle fulcrum, London and Hamburg as the western fulcrum. 4) The function characteristics of MAPS is prominent, and the functions are definite. London has a strong position in high-end MAPS, the advantages of the medium MAPS in Hong Kong are more obvious, Singapore ranks first in the field of low-end MAPS.

Urban Resilience against Terrorist Attacks in OBOR Countries

Yijing Li* (Peking University UK Campus)

The OBOR countries (countries involved in One Belt One Road initiatives proposed by China) have long been taken as “hot spot” arch regions for terrorism and terrorist attacks. In order to provide a comprehensive evaluation of regional safety resilience capability, this paper assessed the vulnerability in resisting terrorism in each involved country based on hazards-of-place model, explored the spatio-temporal pattern of terrorist attacks’ dynamic change since 1970, and further proposed forecasting suggestions on urban resilience capability building in relevant countries, with the aim to guarantee the regional coordinated development towards the realisation of One Belt One Road Initiatives.

The level of deterioration induced by terrorist attacks not only depends on subjective extreme thoughts from the terrorists, but also varies by different preparedness and vulnerability against terrorism in various societies. Because the occurrence for a successful terrorist attack should comprise 4 dimensions based on the theories in Geography of Crime, these are, motivated terrorists, targets, ideal timing and place, and lacking of guards or counter terrorism mechanisms. Vulnerability is hereby taken as the essential cause for terrorist attacks and core element for risk defences, and been testified by empirical studies in that, the detrimental impacts from terrorist attacks will be intensified if the targets has endogenous vulnerability both spatially and temporally. So it is necessary to take the vulnerability and resilience to terrorist attacks as research target, which helps to further explore our understanding of the nature of terrorism; in addition, they also play as the references for corresponding solutions and strategies on counter terrorism.

This research takes the 65 countries involved in China’s One Belt One Road Initiatives (President Xi Jinping, 2013) as study areas, aims to do analysis on the spatio-temporal patterns of terrorist attacks from 1970 to 2015, using the data mainly from Global Terrorism Database; to identify the underlying reasons and mechanisms for the development of the patterns, and finally to realize 3 goals on forecasting,
prevention and preparedness. Besides of the spatial data analysis such as hot spots analysis, burning time detection has also been utilized to detect the dynamic change of time series trends.

**Empirical studies on the spatial externalities of urban agglomeration in China—Based on a spatial econometric analysis**

Zhanyun Wu* (Chinese Academy of Social Sciences)

Based on the data of prefectures in China, this paper, by using spatial econometric techniques, empirically investigated the intensity and spatial heterogeneity of the externalities of urban agglomeration. The results reveal that China's urban agglomeration has significant pecuniary externalities and technological externalities, and the former effect is greater than the later. We also found that the externalities of urban agglomeration showed a remarkable spatial heterogeneity: cities in eastern region pose higher market potential and more significant spatial externalities, comparing with cities in central and western region. Furthermore, there exists an “∞” shaped relationship between city’s market potential and its distance to the large ports, which in accordance with the “core-periphery” pattern of urban system in the spatial economy.

**National Centre Cities: A Chinese urban policy puzzle**

Chris Hamnett* (King’s College London)

The National Centre Cities (NCC) is an important new strategy proposed by the Chinese government for urban development. The establishment of NCC in 2010 with an initial group of 5 cities and its subsequent extension to 9 cities raises an interesting question of what the NCC is for. What are they designed to do, what is their function? It is argued that in the absence of any clear official policy statement about the function and purpose of the NCC it is a policy puzzle which needs to be explained. Looking at the designation of NCC it seems that the cities chosen are among the biggest and most important cities in China but with regional spread. The policy is not just about population or economics but also about regional geography and politics. It is argued that analysis of official documents suggests they are part of an urban and regional growth pole policy for the economic modernisation of China. The paper also attempts to analyse the selection of cities designated at NCC by analysing the characteristics of the 20 most important Chinese cities in terms of their population, GDP, average income, economic structure etc. Economic importance, regional balance and political level of city can be put forward to explain the reasons behind the designation of the selected NCC’s.
Leninism and Local Interests: How Cities in China Benefit from Access to Provincial Leadership Bodies

Kyle Jaros* (University of Oxford)

A small but significant subset of China’s city leaders hold seats in the provincial party standing committees (PPSCs) that run China’s regions. Although this phenomenon is hardly new, existing scholarship provides conflicting interpretations of the governance function of such concurrent appointments. Some scholars view the presence of city leaders in higher-level decision-making bodies in China as a form of top-down control and co-optation, while other work sees concurrent appointments as a channel for the articulation of local interests. In this paper, we seek to adjudicate between these different views empirically by analysing the concurrent appointments of prefectural-level leaders to China's PPSCs. We distinguish two aspects of local outcomes – policy autonomy and distributive outcomes - which combine to differentiate between intergovernmental dynamics of control, co-optation, coordination, and concession. We use both case studies and quantitative analysis to assess how closely policy activism and resource allocation patterns across different cities in China fit these different models. Our analysis suggests that concurrent appointments operate variously as means of co-optation, coordination, and concession, but we find little evidence that concurrent appointments make it easier for provincial authorities to exert tight control over, or economically exploit, cities.

State Upscaling and Urban Growth in China: The Effects of Urban Administrative Level Upgrading

Jiejing Wang* (Renmin University of China)

This study empirically tests the state rescaling theory in Chinese context through examining the effects of urban administrative level upgrading on urban growth. We argue that urban administrative level upgrading can be observed as a state upscaling process that empowers upgraded cities to have better control over the surrounding low-level administrative units. The Chinese government has attempted to use urban administrative level upgrading as a means to increase urban growth. Using a quasi-experimental method that combines propensity score matching with difference-in-difference model, we thoroughly examine the effects of county- to prefecture-level city upgrading and county to county-level city upgrading on the growth of cities. The results confirm that county- to prefecture-level city upgrading has a ‘long-term’ effect on urban growth, whereas county to county-level city upgrading only generates a ‘one-time’ stimulus to urban growth. This difference may be because counties and county-level cities are at the same administrative level, whilst prefecture-level cities are at a higher administrative level compared with county-level cities and counties. The results indicate that China’s administrative division system, although restructured, remains hierarchical and level-based in
the post-reform period. We highlight the continuing strategic role of the Chinese state that has been stressed by establishing new scales and arenas and adjusting administrative structures to promote urban growth. This study contributes to literature on state rescaling in China by emphasising a concomitant trend of state upscaling process in the administrative restructuring previously characterised by power devolution or downscaling.

**Growth and Shrinkage in China’s Territorial Restructuring: A Study of Administrative Adjustment in Anhui Province, China**

Wanyun Ying* (University of Leeds)

With the deepening process of economic globalisation, the tensions between globalisation and territorial differentiation are increasing dramatically, leading to a ‘generalised explosion of spaces’. During this process, urban regions, as key geographical sites, are being radically redrawn in and through this multiscalar reconfiguration of capitalist spatiality. In this context, urban space in China has been reorganised tremendously with the designation of new cities and the constant adjustments of city boundaries since 1990. This process could be viewed as an institutionalised territorial restructuring that triggers the growth and shrinkage of urban geographical, social and economic space. My research will investigate the process of Chinese urban administrative readjustment and its effect on urban development.

**‘Top-down’ or ‘Bottom-up’? The Urbanisation Processes in the Beijing Metropolitan Area**

Qiujie Shi* (University of Oxford)

Two mutually exclusive urbanisation models have been proposed to explain the formation and expansion of metropolitan areas. The ‘top-down’ one stresses the dispersion of city residents into the peripheries while the ‘bottom-up’ one focuses on in situ industrialisation in the outer counties. This study argues that these two models are neither geographically incompatible nor temporarily unchangeable. By comparing the county-level structures of jobs and residents, the spatial expansion and urbanisation processes in the Beijing Metropolitan Area are examined. Results show that the spatial expansion of this area has continuously crossed the administrative boundaries since 2000, that the ‘top-down’ and the ‘bottom-up’ urbanisation models have changed iteratively from one to another in the maturing process of one outer county, that the ‘top-down’ one is more responsible for the recent spatial growth of this area while the ‘bottom-up’ one is more influential in its early expansion, and that these two models can be simultaneously found in different outer counties with varying distances to the city core. These findings indicate that either the ‘top-down’ or the ‘bottom-up’ urbanisation model should not be confined to a specific geographical region and a particular time period. More generally, the relatively narrow perception on urbanisation should be broadened to the acknowledgement of the co-contribution of these two models, albeit with varying extents, in shaping metropolitan areas worldwide.
Research on the structure and characteristics of Chinese Urban concern based on big data analysis

Jing Huang*, Lei Yang (Sichuan University)

The extent of Urban concern is one of the important dimensions of its influence. Based on the Internet search engine of Baidu index and big data analysis technology, a total of 39 cities in China, sub provincial cities, provincial capital cities and Hong Kong, Macao and Taiwan areas are searched for the key words. Calculating the frequency of key words in the corpus, we analyse and sort the influence of domestic concern change curve on city, which could describe the present situation, characteristics and spreading trend of domestic concern in the main cities of China. And then, we can get the direct intention of urban planning space, architectural allusions, etc., with indirect cognition of urban spreading.
Localising Community-building in Transitional Urban China: A Comparative Study in Nanjing, China

Ying Wang* (University of Southampton)

Neighbourhood governance is often treated as the micro-foundation of urban governance. Existing studies on neighbourhood governance in China are often based on the state-market dichotomy, where urban neighbourhoods are classified into consumer clubs driven by the market and administrative units strengthened by decentralised state apparatus (Wei, 2003; Li, 2017). This classification, however, is misleading as state and market are not mutually exclusive, but rather are cooperative with, and absorbing each other (Kang, 2007). Furthermore, it fails to take homeowners, as the major legal decision-makers in the neighbourhood, into consideration. This paper tackles these gaps from a new institutional economic perspective. Based on a recent case study in Nanjing with 51 interviews with neighbourhood-level stakeholders, a variety of neighbourhood governance innovation projects are examined in different types of urban neighbourhoods. Neighbourhood governance arrangements are classified by organisational relationships between the collective goods providers and collective decision-makers in the neighbourhood. Four types of neighbourhood governance arrangements are proposed based on how service providers and consumers are vertically/horizontally integrated, namely neighbourhood government, neighbourhood empowerment, neighbourhood management, and neighbourhood partnership. The differentiations in governance arrangements reflect not only variations in local socio-economic resources and policy implementation, but also issues in the everyday politics of neighbourhood, such as social network characteristics, local leadership style, neighbourhood power relations, and interpersonal relationships among local stakeholders. The systematic comparison of neighbourhood governance arrangements contributes to the general knowledge of community and neighbourhood governance from a geographical perspective, which is often neglected in the discourse of ‘community building’ in urban China.

Neighbourhood change, neighbourhood attachment and social participation in Chinese Cities – a case study of Chengdu

Liyuan Zhuang* (University of Glasgow)

China has been confronting rapid urbanization and an unprecedented urban development, which have greatly changed not only urban built environments and landscapes but also social relations and urban governance. Due to the transition toward a market economy, housing reform in Chinese cities has remarkably improved residents' housing consumption. However residential segregation and housing inequality are becoming increasingly obvious. The Chinese government controls the neighbourhood to maintain control and perform the political and social function. Although neighbourhood ties are less important as a social support,
they can help to generate collective interests and grassroots political movements. Therefore, neighbourhood emerged as a hot topic. In order to understand what neighbourhood actually means to the Chinese urban residents, it is necessary to examine the residents’ behaviour and attitude toward their neighbourhood and how they participate in social and civic activities in Chengdu.

The central aim of this paper is to critically examine the formation, function and internal dynamics of urban neighbourhoods in major inland Chinese cities during the process of market reform with particular focus on the relationship between residents’ neighbourhood attachment and social participation. This study will apply and evaluate the urban neighbourhood concept developed in the west in the Chinese context. In order to understand how neighbourhoods work and what they actually means to the Chinese urban residents, it is necessary to examine the residents’ behaviour and attitude toward their neighbourhood and how they participate in social and civic activities. The study will focus on inland regions where limited research has been carried out in this topic area and use Chengdu city as a case study.

This research is interpretative research in its epistemological position because it addresses the understanding of the social world through an examination of the people’s experience, and behaviour. Qualitative methods will be applied to examine in depth the relationship between neighbourhood attachment and social participation. Data collection includes interview with note taking and non-participant observation. I selected five different types of neighborhoods: a state-owned enterprise work unit (Dan Wei), a settlement neighborhood (Chai Qian An Zhi Fang), an institution work unit (Dan Wei), an old commercial housing (Jiu Shang Pin Fang) and a new commercial housing (Xin Shang Pin Fang). Thirty one residents from five neighbourhoods were interviewed during this time. In addition, 12 members of staff from two property management companies, the Street Office and the Chengdu Planning Bureau were interviewed.

**Moderate distance-seeker in China: Adaptive residential mobility based on perceived social distance**

Qiong He* (University of Amsterdam)

Social distance based on socioeconomic status is considered to be the main driving force of adaptive residential mobility. People basically move to reduce their social distance with their residential neighbourhoods. However, we have to acknowledge that it is the perception of social distance that matters when making residential selection decisions, as that is the reality experienced by people who live there. This paper elaborates on how people in different life stages make residential moves based on perceived social distance between their own social position and the social composition of the neighbourhood where they move from and move to. The study is based on an analysis of a community-level survey on mobility and housing selection performed in Nanjing, China in 2017. It is found that young people (18-40 years old) are more likely to move to create a positive social distance perception and feel moderately superior to neighbourhoods of destination in terms of social position. They are influenced mainly by showing-off housing consumption, which may help them to get married. Middle-aged people (40-65 years old) are less
sensitive to social distance. They tend to have a conservative housing consumption attitude and pursue negative social distance perception. When they feel moderately disadvantaged to other people, they think they are saving money, so as to prepare for death or disease of family members or just saving for retirement due to imperfect social security and health care institutional setting in China. Our findings offer new input for debates and policies relating to housing market regulation and social mixing.

Analysis of shared-living of centralized youth apartment: A case study of Beijing “YOU+ international youth community”

Yuexin Sun* (Beijing Forestry University)

In recent years, with the development of rental market, centralized youth apartment has developed rapidly. The main characteristic of these apartments is a new form of shared-living lifestyle that encourages people to communicate and form a closer relationship than traditional residence. The current research of centralized youth apartment mainly focusses on the analysis of economic investment and the expansion of the industry, the research on use evaluation and improvement strategy is blank. This paper taking “YOU+ International youth community” in Beijing as the research object, evaluate centralized youth apartments community culture by questionnaire and fuzzy comprehensive evaluation system, to find the core attractions for target group and the existing problems as well, and finally provide references and suggestions for the development of centralized youth apartment. The conclusion is that, although the living conditions are still the most important factors that young tenants take account, the shared-living lifestyle give tenants a closer community compared with the traditional housing, and this is the core attraction for them.
Housing assistance policy and its effects on the improvement of urban poor’s housing condition in Tianjin, China
Xinping Guan* (Nankai University)

The urban poor’s difficulties in housing is a worldwide problem and a lot of efforts have been made to relief urban poor’s housing difficulties in many countries. In China, housing assistance policy started from the later 1990s during the urban housing system reform. In the last two decades, the urban housing assistance policy has a graduate development and now there is a multi-tier housing policy for the urban poor and lower income families, in which the rental allowance is specifically for the urban poor with “double difficulties”. In the recent years, both central and local governments have paid a lot of attention to the urban housing issues, and a lot of resources have been invested in these areas, it is still to review the actual effects of these housing policy in relieving the poor’s housing difficulties. For this reason, a research project was done in Tianjin in 2016, which included a survey and some in-depth interviews with the urban poor who got housing allowance. In this paper, the main finding will be reported with relevant empirical data, the existed policy will be analysed and some policy recommendation will be proposed and discussed. According to the author, the current housing assistance can provide basic housing condition for the urban poorest, but it still should to enlarge the benefices, improve urban poor’s housing quality, and help urban poor to buy their own houses.

Housing Affordability in China
Li Sun*(University of Leeds)

Housing affordability is one of the major policy issues in urban China. It varies significantly among cities as cities grow and expand at a different rate. Policy making to address housing affordability issues requires in-depth understanding of the patterns, trends, and contributing factors of housing affordability among cities. This research is a cross-city analysis of housing affordability in China. It makes use of the land and housing survey data collected from a global sample of 200 cities by NYU Urban Expansion Program, Lincoln Institute, and UN Habitat. Among the 200 sampled cities, 32 are cities from mainland China—a country with the largest number of sampled cities. I served as the country coordinator for the 32 Chinese cities. In 2015 and 2016, the quantitative survey of housing affordability was conducted in each city. The questionnaire contains 117 questions. The housing sector was categorized in to four types: informal housing; public housing; formal private multi-family housing; and formal private single-family housing. This paper will present the main findings of 32 Chinese cities, including what are the shares of different housing types in Chinese cities? What are the house-price-to-annual household income ratio (HPIR) and the rent-to-monthly household income ratio (RIR) in each of the four housing types.
A Study on Spatial Differentiation and Influencing Mechanism of Housing Price in a Multi-centre Mountain City

Linlin Zhang* (Chongqing University)

With the continuous progress of urbanisation in China, housing prices have become a hot topic of increasing concern to governments, real estate developers, and urban residents. The spatial differentiation of interior residential prices in urban space is an important part of urban geography. There is already a lot of literature that proves that the city’s housing prices are spatially dependent and spatially non-stationary. The purpose of this paper is to study the law of spatial differentiation of newly opened ordinary residential houses in the 9 districts of Chongqing City, and to select 8 influencing factors based on the characteristic price model, considering the characteristics of the community itself, neighbourhood characteristics and location characteristics, so as to analyse the factors of price The effect of the difference in intensity. This article collects 408 newly-opened project housing prices in the 9th district of Chongqing’s main city from 2009 to 2017, and conducts an exploratory regression analysis. The spatial autocorrelation coefficient is 0.85, which proves the new opening of the 9th district of Chongqing’s main city. Residential prices have a significant spatial positive correlation. Then the spatial regression analysis was performed, and a gradual weighted regression, geographically weighted regression model (GWR) and spatial-temporal geographic weighted regression model (GTWR) were used for comparison. R2 was 0.35, 0.50, and 0.65, respectively. It is clear that the latter’s good of fit is better than the two other model.

Rural-Urban Migration, Housing Demands and their Changing Impacts on the Regeneration of Informal Settlements: A Case Study in Beijing, China

Wenhao Huang* (Cardiff University, Renmin University of China)

The frequent demolition of “urban villages” in China’s megacities has generated significant academic discussion, but few studies have analysed the large number of “rural-urban migrants” who live in informal settlements from the perspective of housing demands. This paper uses two representative surveys of Beijing, one in 2007 and the other in 2017, to: analyse the determinants of rural-urban migrants’ residential satisfaction and their impact; examine how rural-urban migrants’ housing demand has changed after the policies and programs of urban village reconstruction have been implemented; and determine how city governments should play a role in this implementation. Findings in both surveys show that high-quality public service related to housing is the most important factor for these rural-urban migrants. In both 2007 and 2017, the affordable services available to low income groups were inadequate in urban areas. At the same time, it was difficult for rural-urban migrants to obtain low-cost housing as a result of urban regeneration policies. The results of this comparative study are interpreted with reference to incrementalism, inclusive growth and space value of housing. Implications for urban governance and policy are discussed.
Possibilities and Limitations of Chinese Eco-City Development: Case Study of Sino-Singapore Tianjin Eco-City, China.

Yani Wu* (Cardiff University)

Nowadays, China is facing great challenges created by the rapid urbanisation as existing development pattern has resulted in extraordinary natural resources’ consumption. It is because of this unprecedented scale of urbanisation and corresponding environmental pressures that China has gradually begun to adopt eco-city concept, making most of cities being a global trend in which considerations of ecological and low-carbon development have been widely taken into both urban governance and city construction. It is obvious China has devoted significant political will and economic resources to the development of new-build eco-city planning projects, reflecting the government’s goal to build a ‘harmonious society’ in which environmental sustainability and social stability are mutually reinforcing. Under such development trend, existing issues and obstacles of Chinese ecological urban planning as well as its development possibilities and reform directions are worthy of attention for smoothly promoting eco-city construction. By analysing the case study of Sino-Singapore Tianjin Eco-City and using the qualitative research method (e.g. document analysis, field trip and in-depth interviews), this research intends to explore to what extent Chinese planning practices allow for the Western planning theory of ecological urbanism to adapt it to local circumstance. And it need to demonstrate why eco-city planning constructs a healthy, coordinated and sustainable environment for people. In conclusion, the overall research aim is to make an argument that low carbon eco-city model ought to be the mainstream planning approach to Chinese new-type urbanisation for dealing with challenges of rapid urban development. And planning process by considering people’s needs and impacts of human behaviours on urban development is an innovative approach to low carbon eco-city and to promote this development pattern.

Sustainability Transitions in China: The Impact Analysis and Current Challenges of Pingdi’s Low Carbon Project in the Township level of Shenzhen Municipality

Linjun Xie, Ali Cheshmehzangi*, May Tan-Mullins (The University of Nottingham Ningbo China)

It is often discussed that China is in transition to a low carbon economy, a form of sustainability transition aimed to address the domestic environmental problems and the global climate change mitigations. This transition is currently at its development phase and is partly operational in many pilot cases across the country, one of which is studied in this paper. This study is an overview of impact analysis of a major low carbon project in Shenzhen and the exploration of its current challenges for implementation and progress at the larger scale. The selected case study of this research is the flagship low carbon development in Pingdi Town, located in Longgang District of Shenzhen Municipality. The project is often regarded as Pingdi’s- or Shenzhen’s- International Low Carbon City (ILCC). In this study, we
evaluate two related factors of: 1) the role of ILCC at township level, as expected in its three phases of development; 2) the current challenges of scaling up the project, from development phase to promotion phase. As part of this evaluation, an impact analysis is offered by providing a comprehensive SWOT analysis of ILCC and its role at the township level. This is conducted to further explore the challenges of low carbon transitions that ILCC is experiencing and/or may eventually face en route to the next stage of development.

**Low-Carbon Development in Urban China: A New Multi-Level Governance Perspective**

Bing Sun* (The University of Manchester)

While cities play a pivotal role in governing global climate change, how low-carbon governance arrangements are operationalised at the local scale in China remains largely unexamined. This research attempts to rewrite a novel low-carbon governance story in Hongqiao Business District, Shanghai—the largest and the most well-known low-carbon district in China. Through developing a China-tailored Multi-Level Governance framework, it conceptualizes how regulatory governance (e.g. coercion, framework regulation, targeting, and technical regulation), enabling governance (e.g. pilot, consultancy, partnerships, and financial subsidies), provision governance (i.e. purposive services and projects) have been arranged for low-carbon development in Hongqiao. Also, the roles of actors at various scales are examined. Twenty semi-structured interviews are mainly based, while document analysis and literature review are used to offer contextual background and triangulation. Several key findings are achieved. First, Hongqiao has used a mix of governance modes (mainly regulation, enabling) and purposive tools to promote low-carbon development as part of a broader approach to improve local and regional competitiveness. Second, a governance arrangement is not fixed but seen as a temporary stabilisation, driven by specific agential and contextual factors. Third, the remaking of political authority and state governance has emerged in Hongqiao, from earlier ‘command and control’, structured ‘government’ toward multilevel ‘governance’ that draw on various resources to mobilize ideas, knowledge and practices. Fourth, local government actors tend to be more active than provincial and national actors, taking the lead to mobilize other actors across scales and sectors.

**Environmental Construction of Small Towns in China under the Guidance of Creative Ecology Concept**

Yan Huang* (Tsinghua University)

The focus of urban development in China has being shifted from large and medium sized cities to small towns and villages. Since China has suffered the pain of cultural damages through urbanisation, it is crucial to avoid the reoccurrence of this mistake in small towns. Therefore, the practical problem we are facing right now is how to reconstruct traditional local city and town cultures and textures while preserving buildings from different historical periods. Small town culture includes spatial textures, visual images, traditional elements, living customs, and daily experience, and is composed of both material and lifestyle. Here, ecological civilisation means a
sustainable cultural growth and change, a process of development, a remembered time and experience recorded by landscape’s annual rings. The concept of creative ecology is not simply to return to the original spatial texture and living contents. After all, in today’s world, economic technology and society are very diverse, so it is impossible to completely go back to the past. Creative ecology focuses on “the design of matter” and is not only subjected to the functioning of specific things that can be seen by human eyes, but also areas that cannot be captured by our eyes, like different events, thoughts, and experiences. By using a method similar to montage, we connect all kinds of conflicting elements with dramatic lines to create a state that originates from life, but is also different from life, therefore coming up with innovative and practical means and paths to facilitate small town environmental construction in China. The paper will be based on a case study.

Environmental gentrification: the comprehensive impact assessment of urban river restoration projects on adjacent residential community

Siqi Yu* (Nanjing University)

In post-industrial era, profound changes are taking place in the relationships between the city and its rivers. The transformation and restoration project of an urban river is not only an environmental remediation project, but also an approach to a large social, economic, and cultural benefits. Environmental gentrification theory comes from the theory of local public goods. In the process of choosing a house, residents will look for the community where the public goods provided accord with their own preferences and ability to pay and then classify themselves. As a result, environmental quality has become an important factor in living decisions. Various environmental factors are related with the quality of life and physical health and affected by the spatial distribution of places. There are geographical imbalances in the social distribution and the emergence of environmental gentrification. In this study, first I discuss why people think that improvements in environmental quality will promote gentrification. Second, questionnaires, statistical analysis and GIS spatial analysis tools are applied to assess ecological, economic and social values of the project, aiming to achieve a more objective and accurate quantified result. Finally, I discuss the impact on urban planning and urban policies. I find that urban river restoration projects will result in environmental improvement which will change adjacent residential community and the government should improve environmental conditions relatively equitably without exacerbating concerns related to gentrification and social justice.
De Facto congregationalism and Socioeconomic Mobility in Sri Lanka Immigrants Communities in Hong Kong

Liyuan Zhang * (The Chinese University of Hong Kong)

By offering a theoretical framework, the concept of De Facto congregationalism always helped scholars to understand the development of immigrant ethnic congregations. There are three major characteristics of the gathering which can be called De Facto congregationalism: First, rather than an ascribed status, the membership is an achieved status. Second, the activities always been immediate and the chance of face-to-face contact can be high. Third, the laity plays an important role in the staffing and working in congregation. This research provides descriptions of a Sri Lankan Buddhist congregation in Hong Kong which was found in 2016 and further attempt to describe the mechanics of congregationalisation by discussing how members of the community formed their religious organisations. By anthropological observations, interviews and interpretations, this paper suggest that the traditional religious culture preservation was the original attention of the congregation’s founding, and the culture preservation is the key function of this congregation. However, it also served an obvious function of expressing and promoting socioeconomic mobility. Besides, the change in function of congregation mainly caused by the wage-oriented immigrant environment in Hong Kong for Sri Lankan immigrants.

The Chinese and European migration systems compared: mobilities, citizenship and the rights of workers

Adrian Favell* (University of Leeds)

There is beginning to be discussion about what China might learn from Europe, in terms of policy and politics, as China becomes a nation of immigration – at both high and low ends of the labour market. However, a much more pertinent comparison can already be made between internal labour migration systems within China and Europe. This comparison has been blocked by a familiar conceptual blindspot exaggerating differences between internal and international migration (King and Skeldon 2010). Understood instead in terms of spatial mobility and freedom of movement (and its restriction), a very interesting comparison can be set up between the economic logic and effects – and political reactions – of massive rural to urban mobilities in Chinese urban development, and the East-West mass metropolitan migration system of workers in the EU since the accession of CEE countries in 2004 (see also in economic geography, Ming et al 2014). In both, systems of local registration, rights and benefits have struggled to cope with the consequences of regional economic integration and urban growth, with varied political reactions across policy makers and publics in different locations. The presentation will explore the conceptual parallels between the Chinese and European migration systems. It will argue how, just as some Chinese cities and regions are now adopting measures to limit or marginalise migrant labour despite economic growth, some European
countries – notably the UK after Brexit – are seeking to re-impose the “hukou” of national citizenship on demand-led labour mobility which previously enjoyed the free movement rights of European citizenship.

**Development, Education, and the Urban Integration of Rural Migrants in Interior China**

Christine Wen* (Cornell University)

My paper examines the ways private migrant schools in interior China simultaneously serve as pathway to urban integration and contribute to widening social inequality along the migrant-local divide. The central government, by way of the New Urbanisation Plan of 2014, has tasked emerging interior cities with integrating migrant population. Using the case of Guiyang, a provincial capital, I 1) highlight the conflict between national and city development objectives of extending citizenship rights to migrants and the realities of service delivery for migrant dependents on the ground; 2) explain the functions of private schools in migrant communities beyond education and the ways they contribute to segregation and marginalisation; 3) demonstrate how migrant parents navigate the institutional constraints in their children’s schooling and make decisions about settlement. I argue that China’s urbanisation strategy of integrating migrants in central and western cities may encourage migrant settlement, but the over-reliance on informal provisions of critical services for migrant dependents as a stop-gap measure (such as through private schools) undermines urban integration. Furthermore, this problem is particularly severe for cities in poorer provinces which absorb a large proportion of disadvantaged intra-provincial migrants lacking the means and options for either upward mobility or exit. By drawing on in-depth ethnography of migrant experiences in China’s developmental context, my research offers insights into the causes and mechanisms of social inequality that arise from rapid urbanisation.

**Migrants’ Settlement Intention in the Yangtze River Delta, China**

Yu Chen* (University of Sheffield)

Millions of Chinese migrants have moved from the countryside to cities to seek job opportunities and better life. Most of them choose to return home ultimately, with the average stay in the city being seven years (Meng, 2012). To facilitate further urbanisation, especially with the new policy shift from ‘land-based urbanisation’ to ‘people-oriented urbanisation’, it is important to examine the determinants of migrants’ settlement intention in cities. Previous studies have primarily focused on the impacts of individual-level factors, such as demographic and social-economic characteristics. The features of local context are largely neglected. Drawing on data from the Migrant Population Dynamic Monitoring Survey in the Yangtze River Delta in 2015, this paper fills in the above gap by examining the impacts on migrants’ settlement intention of contextual features in different cities, including the city size, employment structure, wage level and consumption patterns, while controlling for individual-level characteristics in a multilevel framework. The study is important in informing policies aimed at facilitating migrants’ settlement at destination.
Population Migration and Urban Growth in China
Hongjian Su*, Houkai Wei (Chinese Academy of Social Sciences)

Population migration is the core micro foundation of urban growth for the developing countries that are experiencing rapid urbanisation. This article studies China’s urban growth through employing an urban growth model including the indexes of immigration potential and comprehensive utility. The results show that urban system keeps being optimized with the growth of China’s city size in the process of rapid urbanisation. The immigration potential index can well explain the differences of urban growth in different cities, and the decomposition of immigration potential index shows that the contribution of the population size at the based period to urban growth is greater than that of the population size weighed by distances between local and other regions. Income level and urban environment can also contribute to urban growth through influencing comprehensive utility, but the impact is slightly lower than that of immigration potential. The dummy variables of urban administrative level and coastal cities can also promote urban growth.
SESSION 2: Tuesday 10th July 2018, 13:20-15:00

2A Regional development 2 - Sir Charles Wilson 201 (LT)
Chair: Zhifeng Wang

Competitiveness and Sustainability of China’s mega city-region
Fan Zhang* (East China Normal University)

With the acceleration of urbanisation in China, the spatial form of mega city-regions has emerged. The State Council has issued a series of planning and takes the mega city-regions as national and regional growth poles and main spatial form to promote urbanisation. This paper firstly reviews the developing progress of mega city-regions and proposes that metropolitan area is the basic unit to define mega city-regions. Based on five indicators, this paper uses the data of the fifth national census to identify 13 mega city-regions with a minimum population of 10 million in 2000. Then, this paper proposes a multi-index evaluation system to calculate the competitiveness of 13 mega city-regions. The chosen indicators come from the perspective of population size, economic development, transport accessibility, integration in global economy and development of science and education. The result shows that there are great disparities in competitiveness across different mega city-regions. Yangtze River Delta, Pearl River Delta and Beijing-Tianjin-Tangshan are the top mega city-regions with the highest level of development and have significant global influence as well. Chengdu-Chongqing in west China and coastal regions such as south-central Liaoning and Shandong peninsula belong to the second tier of mega city-region which has relatively strong national influence. Remaining regions belong to the third tier which only has limited regional influence. Moreover, the competitiveness of a mega city-region more likely depends on the advanced functions of its core city. Finally, this paper particularly concerns about the sustainable development of China’s mega city-regions by exploring the relations between sustainability and competitiveness from the perspective of energy consumption, sewage discharge and expansion of built-up areas.

How Efficient is the Urbanisation Process in China?
Yitian Ren* (Chongqing University, The Hong Kong Polytechnic University)

The rapid urbanisation progress in China has been consuming vast amount of resources, and the conflicts between limited resources and urbanisation development has intensified. It is therefore essential to pursue efficiency in urbanisation process in order to save resources whilst continue the urbanisation development. As world’s largest developing nation, China will continue its urbanisation process in the coming future, it is important to understand the efficiency of current urbanisation process and implement proper measures to improve the quality of urbanisation development. This study employs a set of input-output dimensional indicator system from a holistic perspective, considering both desirable and undesirable outputs. Super-efficiency Slack-based Measure model and DEA-based Malmquist Production Index are applied jointly to investigate
urbanisation efficiency and dynamic changes of urbanisation efficiency in China during 2006-2015 at provincial level. The results show that the overall urbanisation efficiency in China during the surveyed period is relatively low, though an improvement has been achieved. The good performers include Hainan, Tianjin, Beijing, Guangdong, Jiangsu, Shanghai, whilst Shandong and Hebei have achieved significant improvement on urbanisation efficiency during the surveyed period. And the bottom players are Xinjiang, Yunnan, Sichuan, Guizhou, Henan and Jiangxi. The results suggest that provinces with well-established social economies are found to be more efficient during the urbanisation process. It is also discovered that there are significant variations on urbanisation efficiency performance between different regions in China. East China is much more advanced in urbanisation efficiency than Central and West China, and Southwest region presents the poorest urbanisation efficiency performance.

High-speed rail network development and winner and loser cities in megaregions: The case study of Yangtze River Delta, China

Lei Wang* (The University of Manchester)

Compared to the era without high-speed rail (HSR) services, HSR network development has significantly improved inter-city accessibility in megaregions. However, what is contentious is whether the major infrastructural network investment has created an uneven landscape of winners and losers. Using a door-to-door approach to integrate inter- and intra-city travel times, this paper simulates the changes in regional territorial and population accessibility, spatial equity, as well as associated winner and loser cities resulting from HSR network development in the Yangtze River Delta, China. The pattern for regional territorial accessibility of the HSR network shows a core-periphery structure like the conventional rail (CR) network and also highlights greater accessibility values of corridors and enclaves. HSR network development improves regional territorial accessibility by 23.4% on average in the region, significantly lower than the average change percent of inter-station travel time saving (51.2%). HSR network development has a minimal effect on decreasing the disparity of territorial accessibility but leads to an obvious decrease in the disparity of population accessibility. Seven types of winner and loser cities are found according to their net winner population and stations location. Poor access to the city centre from HSR stations is a common problem for many cities in the YRD, and more integrated development is needed for future HSR planning and construction.

Examining the inter-city logistics connection network in China by online long-haul route market

Zuopeng Xiao* (Harbin Institute of technology, Shenzhen)

Logistics connection is one of important aspects that reflect inter-city flow spaces. Nevertheless, few are such studies due to the difficulties in collecting logistics connection data. The new-emerging webpage data collection methods successfully address this problem along with a growing number of logistics service providers conduct businesses and open their route network on some logistics middlemen
platforms. Using this webpage-based approach, this study collects long-haul logistics routes on Cainiao logistics market (http://56.1688.com/), the largest online logistics marketplace in China. With over 5,000,000 piece of data records, this research aims to visualize the inter-city logistics connection landscape in China. The busies routes, the logistics centrality, connectivity and other indicators are to be investigated by this dataset. The new trends are summarized. In addition, this research intends to briefly examine “how geographical factors affecting the inter-city freight transport interaction”. Understanding how China’s long-haul transport network works everyday is beneficial for making smart and sustainable region planning and policy.

Does State-level New Area Matter Local Economic? A Test Based on The Perspective of District and County

Zhifeng Wang* (Central University of Finance and Economics)

State-level new areas are comprehensive functional areas approved by the State Council to undertake the major national strategic tasks of development and reform and opening up, and they are also important growth poles for radiation-driven regional development. Based on the perspectives of districts and counties, this paper uses panel data from 148 districts and counties between 2010 and 2015 to study the effect of state-level new areas on industrial agglomeration, technological innovation, and industrial structure by using the difference-in-difference model, to show the impact of state-level new areas on local economic development. The empirical results show that: First, the approval and establishment of state-level new area can promote industrial agglomeration and technological innovation in the region, and have unobvious optimisation on industrial structure. Second, the effects of the state-level new areas on industrial agglomeration, technological innovation and industrial structure are not only within the state-new areas but also widely radiated to surrounding districts and counties. Third, becoming state-level new areas is of great significance to the urban new-areas waiting for approval. Once approved, the location entropy of the industrial will increase by 0.65, the TFP will increase by 0.6%, and the ratio of output of secondary and tertiary industries will decrease by 0.02.
How the state builds cities: an analysis of the role of urban investment and development companies in Shanghai

Paul Waley* (University of Leeds), Yanpeng Jiang (University of Hong Kong)

A common feature of urban projects in China is the establishment by government of what are commonly called Urban Investment and Development Companies (UIDCs) to manage the projects on behalf of government. The literature, however, is largely silent on the development-related activity of these state interventions in the urban terrain, with discussion largely limited to their financing activities. Our paper from which this presentation is drawn responds to this lacuna in the literature by presenting a close-up analysis of one of these state-owned companies, Shanghai Shenhong Investment and Development Co., Ltd, the organisation that undertook the development of Hongqiao, the new transport and business hub in the west of Shanghai. We present a picture of the ways in which this state-owned company, in common with other UIDCs, ‘disguised’ itself as a private firm in order to borrow funds on the market and the manner in which it oversaw a host of other state-owned companies, all of them involved in this city-building project. By drawing attention to the primacy of state-owned companies in the execution of China’s urban projects, we challenge those readings of contemporary urban restructuring that draw on straight-line narratives of neoliberalisation and financialisation. At the same time, we recognize that the state here is ultimately working to create what it sees as the most favourable environment for business in a form of “state entrepreneurialism” (Wu, 2017).

Borrowing for Urban Development in China: Past, Present and the Future

Fenghua Pan*, Fulong Wu, Fangzhu Zhang (University College London)

Financialisation describes the increasing importance of finance in society at varied scales, including the urban and regional level. In China’s context, financialisation of urban development has been reflected by the growing use of new financial tools to borrow for urban growth. This paper examines different types of borrowing activities of local government and the consequence of rapid accumulation of local government debts. The financialisation of China’s economy driven by the opening and reforms of the finance sector has enabled local governments to borrow in a variety of ways. Fiscal decentralisation, regional competition and the cadre system for government officials have together speeded up the financing activities of local governments. The local government has mainly applied the local government financing platform (LGFP) as the financing body to borrow from various channels. The land owned by the local government is the major inputs of the LGFPs and the future revenues of selling the land has enabled LGFPs to borrow from banks or capital markets. Using different ways of borrowing of local governments seems a try and error process and experiences a roller coaster change ending up with stricter regulation and even restriction from the central government due to the high risks and other problems related to the financing activities. Due to the limited land
resources and the gloomy prospect of the real estate market in Chinese cities, local government will need to finance through other stable income, such as local tax or profits generated by the particular urban project itself rather than selling land. Some new financial tools, such as the private-public-partnership (PPP), have recently been advocated by the central government for local government to finance for urban development, while it remains to be seen whether it will work properly. We conclude that, in addition to innovation of financial tools, fundamental institutional reforms, such as those in fiscal system and cadre system of the country, are more important to establish a sound and sustainable way of financing for local government.

The Rising Private Urban Growth Machine: Private Production and Operation of Cities in the Contemporary China

Yongli Jiao*, Yang Yu (Renmin University of China)

As the spatial cluster of all kinds of common goods, a city can be regarded as a special product which has different ways of production and operation. For a city, the key of success is to find its efficient business model which decides the way of its growth. Since its market reforms began in 1979, the predominant business model of providing common goods has been government-led, supported by the state ownership of urban land and land finance, which shaped the traditional way of urban growth in China.

However, in the past decade, there is a new profound transformation of urban growth model from government-led to enterprise-led, which has witnessed the emerging private market-oriented city operators. Recently, “private city operator” has become a new fashionable term which indicates a brand-new principal-agent relationship in the Chinese urban governance structure never seen before. Different from common real estate developers, such private city operators get deeply involved into mega-scale urban development and establish a long-term close public-private partnership with local governments, integrating and optimizing all the resources in a city or even a region. They take charge of urban planning, land resettlement, infrastructure construction, industry planning, investment attraction and the provision of common goods. In other words, the traditional core functions of municipal governments have been largely contracted out and the significant Neoliberal turn in the Chinese urban governance structure has become more evident.

In the new model, China Fortune Land Development Co., Ltd (CFLD) is undoubtedly the earliest and most successful private city operator which takes charge of over 90 cities with the total area of 4300 square kilometres. Founded in 1998, the enterprise group has now grown up to a business giant with an annual net profit of billions of dollars. In terms of business scale, the private production and operation of cities is rare in the world. The key of the business model is a series of institutional innovations gradually learnt from practices, so-called “CFLD Model”. Based on New Institutional Economics Theory, this paper develops a Macro-Contract-Structure (MCS) theoretical framework to analyse the delicate contractual arrangements and explain why the new model is more efficient than the traditional one. We have spent over six months in collecting and perusing many contractual documents and making in-depth interviews with key figures from CFLD, municipal governments and
related enterprises and residents in order to answer the following two questions: (1) how and why the new for-profit model of city operation emerged; (2) how the new principal-agent relationship between local governments and private city operators is sustained. Our theoretical hypothesis is that a private city operator as an alternative to local government plays a more efficient role in producing cities which can reduce the transaction costs by improving the contractual structure.

Towards Entrepreneurial Managerialism: The Local Practice of “Hut House Area” Renovation in Post-socialist China

Yi Jin* (The London School of Economics and Political Science)

The transformation from managerialism to entrepreneurialism (Harvey, 1989) has been widely regarded as a key feature of local politics from the Global North to the Global South in the neoliberal era, China is no exception (He and Wu, 2005; Shin, 2009). However, keeping the label as a socialist regime, the central state in China has devoted a lot of resources to a nationwide project since 2010, aiming at renovating “Hut House Area” in urban areas and improving living conditions for the urban poor. Under the double pressure of accomplishing the “Hut House Area” renovation project as required by the central authority and promoting local economy, the local state in China has strategically taken advantage of this opportunity to overcome fiscal restrictions and fulfil its redevelopment ambition. This paper will explore the local practice of “Hut House Area” renovation in a medium sized city in Western China. Rather than reflecting a thorough shift from managerialism to entrepreneurialism, the local practice is better to be called “entrepreneurial managerialism”. It is entrepreneurial in terms of its purpose, whereas the nature of this project as provision of social welfare and the mobilisation of socialist legacy all highlight its managerial aspect. This paper seeks to advance the current debate on neoliberalism in post-socialist context.
Heterogeneity of public participation in urban redevelopment in Chinese cities
Lin Zhang* (Utrecht University)
China now has an urgent need of urban redevelopment, but social conflicts within urban redevelopment have threatened social stability. Public participation in urban redevelopment has been formalized in China in order to alleviate these conflicts. Current research suggests that the implementation of related policies is heterogeneous in Chinese cities. Yet, a systematical analysis of the heterogeneity of public participation in urban redevelopment in Chinese cities is lacking. A better understanding of this heterogeneity may help explain why it is easier to practice public participation in urban redevelopment in some cities but it is difficult elsewhere. Participatory China now has an urgent need of urban redevelopment, but social conflicts within urban redevelopment have threatened social stability. Public participation in urban redevelopment has been formalized in China in order to alleviate these conflicts. Current research suggests that the implementation of related policies is heterogeneous in Chinese cities. Yet, a systematical analysis of the heterogeneity of public participation in urban redevelopment in Chinese cities is lacking. A better understanding of this heterogeneity may help explain why it is easier to practice public participation in urban redevelopment in some cities but it is difficult elsewhere. Participatory planning is a style of governance, this article uses three dimensions of governance (participant features, institutional features, and features of policy content) as a framework to contrast public participation in urban redevelopment in Beijing and Guangzhou. Results show that public participation in urban redevelopment in Beijing and Guangzhou are similar in terms of participant features and features of policy content, but one institutional feature - informal rules of interaction- differs in the two cities. The general public can better give its voice in urban redevelopment in Guangzhou than in Beijing because its informal rules of interaction are more democratic.

Public participation in urban planning since 1990 in China: from the perspective of city transformation
Limei Zhang*(Nankai University)
Ancient China has lots of brilliant thoughts of constructing cities, which spread to nearby countries. But It hasn’t developed on the contemporary age. The wester urban planning thoughts and theories support China nearly 800 million population migration to cities. “Public participation” as one of the classical urban plan theories from the west country, was introduced to China in the early1990s. And it was widely applied in the urban planning practice. This paper traces the literature from 1990 to now, to search the background, procedure and the situation that “public participation” faced and will faced, integrally. Based on the literature analysis, the paper points out that the political and economic regulation transformation is the main factor to initiate city change. The city built for the empire changed to the
Citizen Participation, Urban Public Service Performance Perception and Trust in Government: the Logical Turn of People’s Livelihood Politics in China

Jinyun Guo*, Xiaoping Jiang, Na Yang (Sichuan University)

Enhancing public service performance is regarded as the main way to cultivate citizen’s trust in government, based on the traditional performance research hypothesis that improving the public service quality can improve resident satisfaction, thus strengthen citizen’s trust in government. With the subject consciousness strengthening among urban citizens nowadays, it’s not efficient for government to solve citizens’ demand for democracy depending on improving people’s trust by performance improvement inside the government. It may result in ‘performance paradox’, which means high public service performance with low trust in government. This paper tries to explore the function of citizen participation and public service supply in cultivation of people’s trust in government, shifting the research focus from government interior to citizens standard. This paper tries to discuss the following questions based on over 1200 valid questionnaires carried out in Chengdu. 1. What’s the relationship between urban public service performance and citizen’s trust in government? 2. If citizens’ participation in fundamental public service supply will change people’s public service performance perception, thus change their trust in government? 3. How citizen participation influence people’s trust in government? In conclusion, this paper expects to give some advice on improving public service supply and citizens’ trust in government by researching above problems.
public governance. Though this cooperation in China between is in the primary stage, their strategic and collaborative partnership will be well established in the cognitive development spiral if they can stick to bi-directional construction under the guidance of public interests. In a word, dialogues and communications themselves are not utopia, but utopia is born out of free and equal dialogues and communications.
Urban Village in the Global Discourse: Diverse Interpretations under the Same Label
Chuan Wang* (University of Edinburgh)

In recent years, ‘urban village’ has become an emerging topic in the urban research of informal settlements in the Global South. Particularly in the literature about Chinese urbanisation, it is widely used to refer to the unique phenomenon of encroached villages within the expanding cities. However, the investigation of the global academic discourse uncovers that ‘urban village’ is a label used in diverse contexts: ethnic enclaves in American cities since the early 1960s (sociologist Herbert Gans and his followers), new models of community development to combine the best of the urban and the rural in the Anglosphere since the late 1970s, and informal settlements within cities in the Global South since the later 1990s. This research uses the research methods based on lexical semantics to uncover how this label is employed in such dissimilar cross-disciplinary, cross-cultural and cross-linguistic contexts. This study first uses semantic transparency to probe the oxymoronic word-formation of urban village. After tracing three threads of urban village in the global academic discourse, this study summarises similarities and differences of various connotations of the urban village label and builds up their connections with the help of cross-cultural and cross-linguistic analyses. Moreover, this research maps a conceptual structure of urban village according to Libben’s frame semantics to further reveal how this label migrates between ethnic enclaves, new community models and informal settlements. This research aims to open up a new forum to rethink the knowledge exchange between the Chinese and global discourses in the field of urban studies.

Village in the city redevelopment and rent sharing: A case study of Guangzhou, China
Him Chung* (Hong Kong Baptist University)

This paper seeks to portray the sharing of ground rent in a newly redeveloped neighbourhood, and to rethink urban redevelopment and socio-spatial changes in Chinese cities. Urban redevelopment in China is considered by scholars as state-led. This discourse has provided a very important explanation to spatial changes in urban China but its social impact is not fully explored. Whilst conventional studies highlight the brutal impact of state-led redevelopment on displacement and dispossession, in fact there are groups at the lower level of the social ladder being able to negotiate for their housing rights and reap a share from the profit stemmed from redevelopment. In the context of China’s state-led redevelopment which the government sets the rules of games, such a situation suggests redevelopment involves a social engineering project. The redevelopment of Yangji will be used as a case study. Yangji is one of the 45 villages-in-the-city in central Guangzhou. Redevelopment has boosted Yangji’s land value and thereby ground rent as the rent gap theory suggested. Housing allocation and persistence of land use right allow
native villagers (both individually and collectively) to share the potential ground rent with a developer and Guangzhou government. This paper investigates the way that such a rent is shared. Particular focus will put on native villagers: how do they capitalise and share the potential ground rent that derived from redevelopment? It shows redevelopment is a redistribution process in urban China. Through this story, this paper shows a unique Chinese experience of urban redevelopment.

**Diversification of Urban Villages and Social Change in Northeast China- a Case Study of Siping**

Dong Liu* (Kings College London)

Rapid urbanisation process in China is accompanied with formation of various types of urban villages, which involves drastic social change. However, most of the research is conducted in developed regions or in mega cities and lack of holistic focus. Former studies are either phenomenon focused - cross-sectional research along the formation of the urban villages, or social group focused- research focus on the component of the social groups in the changing neighbourhood. This paper is to fill in the gap by analysing social variability in urban villages and its determinants in post-reform era. The key argument of the paper is that urban villages in one city are diverse and villagers’ social change is subject to timing, location and the urban development projects they involved with. Findings of this holistic study suggest that although homogeneity can be found in each village, social change of the villagers varies due to the diversification of the urban villages where both ‘winners’ and ‘losers’ can be found. The underlying elements that played a key role in the social change has the potential to contribute to future policymaking because they bridge up the social change and urban development projects holistically and logically.

**Spontaneous Renovation of Informal Settlements in Beijing - A Case Study of Shuangquanpu village**

Tian Sun*(Beijing Forestry University)

Informal settlements can make up for the lack of public policies and provide income source for land-lost peasants, which is an indispensable part of urban and rural housing system. City villages are the most typical informal settlements in China. This study took Shuangquanpu village, which located in Beijing, as an example. This study conducted two same surveys in 2010 and 2014 through questionnaire survey and field survey, in order to explore the spontaneous removal process of informal settlements through continuous follow-up survey of the same place. This study collected the basic information of tenants such as age structure, marriage and childbearing conditions, income conditions and rental demands, as well as the physical environment conditions such as the overall outdoor environment, commercial and public service facilities and indoor environment. Then compared the results of the two years, find out the changes and analyse the reasons. The result shows that informal settlements have a positive tendency of spontaneous renovation: the living environment gradually meets the needs of tenants. However, the power of spontaneous renovation is not balanced: Some parts of settlement that householder own property rights, especially the indoor environment, are changing.
quickly while the public parts change slowly. The existence of informal settlements has some rationality. The government can pay attention to community construct and management in informal settlements and guide them to carry out effective spontaneous renovation.

**A Study on Poverty Alleviation and Development Planning in National Concentration Contiguous Poor Areas**

Guoping Xiong*, Shengnan Li (Southeast University)

Poverty has always been an important topic of global development, China is the largest developing country in the world as well as one of the countries with the largest population of poverty, the absolute poverty population is scattered and concentrated, concentration is becoming the main characteristic of poverty, poverty alleviation and development have entered a new stage of integration of regional development and poverty alleviation. Take the 11 concentrated contiguous poverty-stricken areas established in China as the research object, determining poverty characteristics, revealing the mechanism of poverty, as the poor eco-environment, the weak infrastructure, the backward industry development, etc. The paper puts forward some countermeasures, such as carrying out precise poverty alleviation, promoting industrial poverty alleviation, strengthening the livelihood of the people, improving the infrastructure and protecting the ecological environment.
Green infrastructure for China’s new urbanisation: a case study of greenway development in Maanshan

Fangzhu Zhang* (University College London)

In order to come to terms with the growing centrality of environmental issues in urban development, many municipal governments in China have recently placed their bet on the creation of extensive systems of greenways. Empirical assessments of the implications of these new green infrastructures become necessary to clarify their contribution to the needs of Chinese cities to green themselves both symbolically and materially. Based on a questionnaire survey with local residents and on-site observations in the city of Maanshan, China, this paper reveals differentiated performances of greenways in three environment-related realms towards new “human-based” urbanisation. The provision of greenways helps promote public perception in urban liveability and encourage active travel, however, some fragmented routes and poor publicity undermine the capacity of greenways to promote the development of local tourism based upon local environmental amenities.

Can green belt policies secure quality green space in growing cities? The case of Chaoyang District in Beijing

Lu Sun* (University of Copenhagen)

A main goal of green belt policies is to provide and secure nature areas or agricultural land surrounding or neighbouring urban areas. Beijing’s first green belt goes back to the 1950s, but was employed as an approach to constrain urban growth and improve the environment in Beijing since 1990s. The first green belt was built between the third and fourth ring roads from 1993 to early 2004. It soon encountered intense pressure from urban growth during that economic take-off period. A second green belt is now built between fifth and sixth ring roads. In 2013, the municipal government in Beijing started a pilot project in Chaoyang District, to explore new approaches to respond to the disordered development in the green belt area. This paper investigates the ten years development up to 2013, by registering and analysing the actual land use changes in this period, with a focus on different green space categories. The result shows that the amount of green land use kept almost the same as before, which means the green belt didn’t create extra green spaces. The share of parks increased in the green belt areas. However, commercial operation was also found in the green belt, resulting in the increase of golf courses and built-up areas. Based on these changes, we analyse the effect of the policies in relation to the original planning goals and discuss the relation between city policies and the implementation at the local level and their role for securing nature areas and green space.
Green Infrastructure Assessment across Different Neighbourhoods in the Beijing Metropolitan Region
Wei Zheng* (The University of Manchester)
Green infrastructure (GI) and their multiple functions have been widely discussed across various disciplines. Currently, urban policy agendas emphasise more on the promotion and planning of GI in both urban and urban-fringe areas for moving towards an ecologically-led urbanisation model. Despite of acknowledging the multi-scalar nature of GI and the importance of all scales by scholars, there has been a distinctive lack of research focusing GI at the neighbourhood scale. Neighbourhood, as the scale where new development and redevelopment take place, plays an important role in improving green infrastructure planning. Therefore, this paper aims to examining and comparing the status quo of GI across different types of neighbourhoods in Beijing. Unlike most GI evaluations which were very environmental and ecological-driven, the assessment involves both subjective and objective evaluations by considering residents’ satisfaction, spatial indicators, and researcher’s criterion-based field assessment. Nineteen neighbourhoods in Beijing that represent various types of neighbourhoods under the rapid urbanisation process (inner metropolitan neighbourhood, outer metropolitan neighbourhood, and urban village) were selected as the case studies. The results show the problems and variations of GI provision in different neighbourhoods and can offer planners and policy makers some insights for decision-making of urbanisation.

Research of Neighbourhood Green Space Renewal in Central Area of Beijing
Sijie Wang* (Beijing Forestry University)
This research focuses on a neighbourhood which is constructed in mid-late of the last century in central area of Beijing. The renewal and redesign are necessary for neighbourhood green space in this area recently as the existing green space, which is low in quality and connectivity, neither matches the residential demands nor enrich the ecological benefits. Therefore, this research considers the local neighbourhood green space as a whole renewal plan and proposes to redesign it by three mainly innovative strategies. Firstly, it increases the accessibility and decrease the distance for the residents to reach the nearest green space by conforming the existing fragmental space in whole neighbourhood area. Secondly, it connects each green space by banded green space along streets which forms a cyclic ecological network eventually such as the blood capillaries of neighbourhood. Thirdly, it reconsiders the characteristic function of each groups of green space area by blending in surrounding land use. By these methods above, this research is aimed to motivate potential space and residential quality in old neighbourhood by renewing the existing neighbourhood green space and creating a lifeful green space system.
The second generation migrants in urban China: A comparative study and implications for urban future
Tao Liu*(Peking University)

China’s massive rural-to-urban migration has undergone for more than a generation since the early 1990s. At present, more than 60 percent of the 245 million internal migrants without hukou transfer were born after 1980. They may be the first or second generation in their family to leave hometown for a better job and life. Against this background, the traditional definition of new generation migrants based on their birth year is no longer suitable for examining the inter-generational differences among migrants. We proposed a new definition of second generation migrants based on the migration experiences of their parents. Their features in migration preferences, job quality, social integration, and future life plan were then compared with their counterparts of the same cohort, which contributes to the identification of their particularities in these aspects and to the examination of several theoretical hypotheses. Results show that those migrants whose parents had the experience of working outside their home county before their initial migration tend to go out earlier in life course and further in distance; their jobs are neither more stable nor better-paid than those obtained by the first generation migrants; they have less intention and opportunity to integrate into urban local society because their predecessors, such as parents, relatives, and fellow townsmen, have formed a migrant social network in destinations. However, they are more likely to maintain optimistic attitudes to career development and urban life in the future. Implications of these findings for China’s urban future are discussed at the end.

Neighbourhood cohesion under the influx of migrants in Shanghai
Zheng Wang* (University of Sheffield)

This study explores the current neighbourhood cohesion in Chinese cities and how it might be affected by the influx of migrants. Our multilevel analysis is based on a 1420 sized household survey conducted in Shanghai in 2013. The results reveal that the influx of migrants does not generate all negative results contrasting existing literature where migrants tend to reduce cohesion in the neighbourhoods. Neighbourhoods with a higher share of migrant residents between 20 and 50% have the strongest cohesion potentially because local residents have adjusted to their migrant neighbours. Neighbourhood cohesion is also stronger in migrant-dominated enclaves with more than 50% migrants as migrant residents may have formed their own in-group community. Comparatively, local-dominated neighbourhoods are still adjusting to the gradual influx of migrants and therefore residents tend to have lower levels of social solidarity, sense of belonging and informal social control. Nevertheless, the strongest deterrent of cohesion is the prospect of displacement and lack of resources since low-income areas and traditional courtyard neighbourhoods, which face demolition and redevelopment, have the weakest cohesion.
The Effect of Neighbourhood Social Ties on Migrants’ Mental Wellbeing in Chinese Cities
Ye Liu* (Sun Yat-sen University)
Existing literature on migrants’ mental wellbeing in Chinese cities has highlighted the crucial role of social ties, yet the pathways by which social ties influence their mental wellbeing remain poorly understood. Using Guangzhou survey data and multilevel linear regressions, this paper examines the extent to and ways in which migrants’ social ties with neighbours enhance their mental wellbeing, with a particular focus on the distinction between the main effects and buffering effects of their neighbourhood ties. Results from multilevel models reveal that neighbourhood ties enhance migrants’ mental wellbeing in a direct manner, but no evidence shows that neighbourhood ties lessen the negative impacts of neighbourhood deprivation. Results also illustrate that the association between neighbourhood ties and mental wellbeing is stronger for locals than for migrants. This paper contributes to our understanding of migrants’ mental wellbeing by disentangling the positive effects of their social ties with neighbours and investigating the role of migrants’ neighbourhood ties in relation to stress arising from neighbourhood deprivation.

Creating Urban Network for Social Interaction and Migrant Integration in China
Jiayi Jin* (Northumbria University at Newcastle)
The problem field of the research concerns modern cities in China, with Shenzhen as a particular case. At this moment, public space is not actively helping the integration of migrant groups in the city of Shenzhen, due to two main problems. The first problem has a spatial dimension, while the second problem is related to the social dimension of space.

Lower class migrants in Shenzhen are facing socio-spatial segregation, which limits the opportunities for them to improve their living situation. In addition, the Shenzhen government currently does not actively address to this issue. This study offers an alternative approach on migrant integration and the redevelopment of urban villages, aimed at the use of public space. By creating a network of public space and activating the specific places in this network, the social interaction between different inhabitant groups will increase.

According to various literature, social interaction can form a basis in stimulating the integration of the migrant population in an area. Social contact can help in finding opportunities to climb up in the cities hierarchy and improve one’s living situation. The aim of this research project is to create a system of places in which specific places embody a sense of place, in order to stimulate public social life. This should improve the social interaction and thereby help the integration of the migrant population in Shenzhen.
Innovation-based urbanisation: evidence from 270 cities at the prefecture level or above in China

Lachang Lyu* (Capital Normal University)

With the rapid development of knowledge economy, a number of important shifts are emerging in urbanisation pattern across the world. Traditional urbanisation concept is hard to interpret these changes. Urbanisation needs to turn from the population flow between rural and urban research to high skilled migrants flow among cities and regions. Against this background, we propose a concept of innovation-based urbanisation. Based on this concept, this article describes the effect of high skilled migrants and cultural diversity on urban innovation in China. Based on the sixth census data of 270 cities in China in 2010, this study calculates the index of cultural diversity of each city and analyses the spatial structure of high skilled migrants and cultural diversity in China. Then we measure the extent to which high skilled migrants and cultural diversity improve urban innovation, with a method of regression analysis, the results are obtained as follows: (1) Innovation urbanisation based on highly skilled migrants flow is the important driving force for Chinese urban development, especially for eastern coastal cities and provincial capital cities. (2) Highly skilled migrants and cultural diversity do have demonstrated positive effect on urban innovation output. (3) Urban cultural diversity has negative spatial spillovers, which means that enhancement of cultural diversity in a certain city would have a negative effect on urban innovation output of adjacent cities. These conclusions have policy implication for urban innovation and urban development, as well as urban innovation planning.

Developing inclusive urban innovation districts in Shanghai: the case of Yangpu District

Yawei Chen* (Delft University of technology)

The rise of the so-called Urban Innovation Districts (UIDs) has shown a recent “urban turn” of knowledge location in the Western countries. Not only sub-urban knowledge hotspots are being urbanized but also innovation activities are increasingly concentrated in traditional urban fabric. Some grew organically round certain anchor institutes, others emerged through regeneration programs in traditional industrial districts or through private-led regeneration program. Policy makers welcome the rise of UIDs as they offer space where innovation, economic development and urban regeneration together. For Chinese cities with strong state intervention, it is interesting to explore how UIDs in Chinese context are developed and to what extent the state accommodates various UIDs developed with bottom-up initiative. In this paper, I examined how the concept UID has been developed
The main questions raised are: 1. How is innovation accommodated in urban regeneration process of traditional urban districts? 2. What strategies have been explored to create sustainable innovation ecosystem? And 3. What role can the local government (agencies) to play in facilitating innovation, entrepreneurship as well as attracting and retaining talents in UIDs?

The Relationship between Firms’ Productivity and Highway Expansion: Evidence from China.
Jiangteng Zhou* (University of Glasgow)

From 1990 to 2010, China’s total highway length has increased by 300%, expressway has increased from zero to more than 100,000 kms. This paper aims to investigate road construction effects from firm perspective, with newly constructed geographical dataset. The rapid road expansion means there are great amounts of firms sequentially linked into expressway system, those firms with easier access to expressways can save transport costs and time consuming, have higher efficiency than others as well. However, most existing studies focus on roads’ aggregate influence, few studies combine firm-level dataset and geographical road dataset together, which is the main contribution of this study. This study uses total factor productivity (TFP) to indicate firms’ efficiency, deflated by 2-digit industry price indexes by province. The traffic condition is indicated by the nearest line distances of each firm to expressways. The baseline regressions show that, from 2001 to 2007, firms’ productivity is negatively affected by these distances, under a series of controls, e.g. ownership, firms’ age, road network density, size effect, location effect, time fixed effect, and firm-level fixed effect. In addition, I also construct several instruments to make robust check and find consistent results. These instruments are based on historical roads in Qing Density, and land cover information.

Locality and Muslim Economies in Urban China
Connor Malloy* (University of Duisburg-Essen)

This paper addresses the interplay between economic activity the social reproduction of Muslim communities in urban China. Research on China’s Huimin ethnic group and Islam in China has, by in large, overlooked the significance of the economic field in facilitating ethnic and religious practices, as well as actors’ involvement, through socioeconomic activity, in reshaping key concepts and norms. This is surprising given the degree to which qingzhen (Halal) influences Muslim business activities. Moreover, Muslim economies, economies that are organized according to localized principles of Islam, play an important role in facilitating Islamic lifestyles, in terms of diet, dress, leisure, education, and employment.

Currently, both the state and local actors are involved in reshaping these localized principles as they relate to economic activity, through regulation, which certifies what products, services, and businesses are qingzhen; and entrepreneurship, which adapts and extends the concept of qingzhen to new social and economic spheres, respectively. The approach used to address this scenario draws from Appadurai’s (1996) “Production of Locality” which engages the internal and external dynamics at play in maintaining and adapting communities, specifically between local actors and
the state. Additionally, entrepreneurial activity is viewed through the lens of “risk”, as actors are themselves engaging opportunity and uncertainty as they assume responsibility and authority in redefining community institutions. This paper aims to contribute an alternative approach and new insight to ethnicity and community in urban China by focusing on the rationales and strategies with which Hui Muslim actors reconstitute a locality through socioeconomic activity.

The Spatial Distribution and Mechanism of City Shrinkage in the Pearl River Delta based on night-time light data

Siru Ren* (Sun Yat-sen University)

As the representative of the “growth miracle” since 1978, the Pearl River Delta has provided numerous prior experience and lessons for China’s economic modernisation and rapid urbanisation. The average annual growth rate of GDP from 1979 to 2016 exceeded 15%, and the level of urbanisation increased from 16.3% to 84.6% during the same period. After the international financial crisis in 2008, the Pearl River Delta has emerged a new spatial phenomenon in which both general growth and partial contraction coexist at the same time, which is totally different from the development track since the reform and opening up. This paper uses night-time remote sensing images to identify the regions where the Pearl River Delta has grown and contracted, and further uses the economic census data of 2008 and 2013 to analyse the changes in industrial types and industrial output values of the growth and contraction regions in order to explore how the changes of industrial structure effects the growth and contraction of the city. The study found that: (1) The independent innovation of enterprises and the guidance of government policies have promoted the rapid development of emerging industries, and the types of industries in the growing regions are more diverse and the economic resilience is stronger; (2) The environmental regulation of local governments is important for the transfer of pollution-related enterprises. (3) The elimination of “demographic dividends” will lead to a gradual increase in labour costs, and indirectly reflected in the regional industry turnover.
Land-use changes and land policies evolution in Chinese urbanisation processes

Jing Wang*(Wuhan University), Xiaoxiang Zhang, Xing Ge (Hohai University)

Research on the linkage between land-use changes and land policies in the process of industrialisation and urbanisation has received increased attention in recent years. The present study was conducted to analyse the undergoing dynamics for Chinese land policies and land-use changes based on reliable land-use data and to develop a thorough understanding of the historical drivers and pathways of land-use changes and China’s deep-seated land issues, as well as the social, political and economic factors involved. The results showed that land-use changes were linked closely to shifts in government land policies and socio-economic development in China. The evolution of land policies in China was the result of a path-dependent process, which included the reform of land use system, the economic development environment as well as a policy-making process that responded to short-term land development. The results also indicated that there have been considerable achievements regarding the land use system and land management in China. However, Chinese economic growth overly depended on investments as well as land finance, which were uncoordinated and unsustainable. The changes in land use were also the outcomes of the land policy failure. There is still a pressing need to reform land policies for more efficient and effective utilisation of limited land resources; develop a trade-off and synergy among urban development, agricultural production and ecosystem preservation; differentiate land-use policies; allocate market-oriented land resource; and establish a national macro-control mechanism in collaboration with a coordinated land-use policy and basic legislation.

Urban Land, Property Structure, Polycentric Governance

Zhongguo Xu* (Zhejiang University)

There exist both “Common Tragedies” and “Anti-common Tragedies” among urban land use issues in China. Why does these problems happen? How to cope with them? These research questions have not been well studied yet. This research develops an analytical framework to explore the social-economic mechanism of common tragedies and anti-common tragedies within the field of urban land use. Furthermore, we define the property right structure of urban built-up land under the circumstance of state-owned urban land administration system. The result shows that land is suitable for multiple uses, which would produce diverse goods and services. The property right of a piece of land will be defined as private right, community-owned right and state-owned right respectively based on its outputs: private right ↔ private goods or services, community-owned right ↔ quasi-public goods or services, and state-owned right ↔ public goods or services. The applied governance mode will be fit for different land characteristics, that is polycentric governance mode.
Comparative Institutional Analysis on Three Land Governance Structures in Rural China: Government Domination, Market Mechanism, and Self-organisation

Chen Shi* (University of Hong Kong)

In order to promote a more inclusive urbanisation and more coordinated development of urban and rural areas, land development right (LDR) of rural land has been separated from collective ownership and commodified in urban land market. The existing literature has suggested that the direct government intervention has dominated China’s land governance through a highly centralized system. However, empirical evidence has shown that this newly-“created” land property right appears to provide an opportunity for stakeholders other than the state to compete for the great land value and trigger the emergence of diversified approaches in organizing land development projects in rural China, which can be summarized as government-led model, market-based model, and self-organisation model. Facing these ‘alternative methods’ to transfer the LDR in China, a significant question arises that why the land development projects are organized in different ways in socialist China.

To answer this research question, this study follows Willamson’s alignment hypothesis (1996) and argues that when governing land projects, government intervention, market mechanism, and self-organisation have their own advantages in lowering transaction costs, such as incentive intensity, administrative controls, flexible informal institutions, internal information completeness, external information completeness, and financing capacity. Further, this study explores the most ‘economical’ institutional arrangements under the specific combination of material conditions (including factor specificity, uncertainty, frequency and project size), community attributes (heterogeneity of villages and the development level of villages), as well as institutional environment (including property right register system, financial regulation, and institutional tradition).


Tianren Ge* (Tongji University)

Based on the literature of growth politics theory in urban China, researchers in this area has provided more evidence to understand the difference and complexity of Chinese urban growth model by using case studies or comparative approaches. In the existing literature, the factors of land financing policy and social change has not been fully taken into account and the evolutionary mechanism of urban growth politics has not been examined more carefully through a long-term research. This paper argues that growth politics itself has changed from totalistic model to pluralist model through an interactive learning mechanism among growing different interested parties by using a case from Beijing over more than twenty years which is more typical for understanding change of traditional local politics. We propose that the central government attempts to control urban expansion and financial or social risks by using not only land or housing policy but also financing policy which plays a very key role in forging such a complicated and dynamic growth politics, in which
the central government, city government, bankers, developers and original land users and new property owners has been evolved gradually. We focus on the land financing policy and its influences on the evolution of growth politics in urban China and try to develop and integrate urban growth theory into a changing authoritarian institutional framework, although there is much more work to do in the future.

The Growth and Shrinkage of China’s rapidly urbanising areas in the Perspective of Property Rights: A Case Study of Dongguan in the Pearl River Delta

Jiayi Deng* (Sun Yat-sen University)

Foreign investment and local governance have created rapid urbanisation in the Pearl River Delta since reform and opening up. And Dongguan is the most representative case of the ‘exo- urbanisation’ model. However, the financial crisis in 2008 caused a huge impact on the economy of Dongguan and a new spatial phenomenon has emerged. Overall growth and partial shrinkage taking place at the same time. As China’s economy has entered to a state of New Normal, the shrinkage during the process of rapid urbanisation has led to a heated discussion. In this paper, we use NPP-VIIRS night-time lighting data and satellite remote sensing image to explore the spatial distribution characteristics of growth and shrinkage in Dongguan. Combining the current land use of the city with the survey data of village and township industrial parks, we try to analyse the reasons why growth and shrinkage happens in the area with Rapid Urbanisation from the viewpoint of property rights.

The results showed that: 1) Under the influence of regional industrial cooperation and a single property right which means mostly land-using property rights belong to the country, the growth area of Dongguan City is mainly concentrated in ports, cross-border cooperation areas, and key support areas for national policies; 2) The complex and decentralized property rights increase the cost of conversion for village industrial parks, the technological progress and industrial upgrading are difficult to promote. Therefore, the shrinkage always occurs in the mixed areas of industrial parks and urban villages.
How Residential Sorting Shapes Accessibility Poverty in Urban China: Case Study of Guangzhou Using a Time-Geographic Measure

Zifeng Chen* (University of Hong Kong)

During last three decades, residential mobility and the resultant residential sorting has profoundly transformed the residential landscape from the dominance of homogeneous danwei compounds into a more fragmented pattern with diversified neighbourhoods. Instead of a clear separation between decayed inner cities and wealthy suburbs, residential sorting in Chinese cities has resulted in a distinctive pattern of residential segregation. Spatial distribution of the low income population is relatively dispersed across central-city neighbourhoods and suburban communities. In this context, low income population in Chinese cities do not homogeneously experience low service accessibility as prevalent in Western cities. Rather, there may exist prominent intra-group inequality of accessibility among low income individuals, and a careful examination is needed to identify the specific “victims” of accessibility poverty during the residential sorting in urban China.

We thereby perform a case study of Guangzhou. Based on the first-hand data derived from a residential mobility and activity diary survey in 2017, we attempt to measure the space-time accessibility of 500 samples who live in different types of neighbourhoods cross central-city and suburban areas, using a time-geographic measure. By modelling the causal effects of socio-economic and residential-related attributes on individuals’ space-time accessibility, we preliminarily identify that migrants who face obstacles in accessing formal housing, as well as low income local residents who involuntarily moved to suburbs for subsidized housing, tend to experience accessibility poverty, which implies a need to improve suburban public services and to enhance the qualities of dilapidated traditional housing in central-city neighbourhoods.

Social Infrastructure Development in Chinese Central Cities: Case Study of Tianjin

Xuan Sun* (Nankai University)

As a combination of the activities to satisfy the physical and mental demands in daily life, the social life greatly determines the wellbeing of residents in many aspects. In the last decades, China have experienced unprecedented changes, and over half of the population moved from rural areas to cities. While the economy has been greatly improved, the quality of the residents’ social life is not correspondingly enhanced. Along with the social contradictory aggravating, more and more attention is given to the social infrastructure development and utilisation recently. Tianjin is one of typical central cities of China that have dominant advantages in economic and social fundamentals and development policies. Through data visualisation and analysis, we introduce and discuss the social infrastructure development of Tianjin over the last 10 years and its multi-level impacts on the social life of residents. (1)
According to the historical reports of the Chinese city statistical yearbook, the social infrastructure development in the last decade is summarized. (2) By comparing the spatial distribution of 25 types of social infrastructures at the city level, the service capabilities are described from different perspectives. (3) Based on the measurement of spatial accessibility at the level of neighbourhood, the influences on the daily life of residents are explored and assessed.

The Walkability Measurement and Optimisation Study Based on Daily Service Facilities in Winter Cities
Yuwen Lu* (Nanjing University)

Walking is the most important and ecological mode of daily transportation, as the main walking destinations of residents’ activities, daily service facilities plays an essential role to improve local people’s health, living conditions and life quality. Therefore, measuring walkability based on daily service facilities has been catching increasing attention. In China, 44.6% of the country, mostly located in high latitude and altitude areas, the walkability to daily service facilities is often qualified by cold weather. In this paper, the primary objective is proposing an integrated walkability methodology “walk score”, which based on the network analyst to evaluation the proximity to daily service facilities during the winter and normal seasons. We undertook a case study in the central districts of Harbin that includes Nangang, Daoli, Daowai and Xiangfang districts, during winter and normal seasons. Based on the integration of Harbin’s Internet data, GIS datasets and social investigation to calculate the winter assessment, we discussed walkability on 9 types facilities by distinguishing the difference of climate. The results showed a negative relationship between walkability and hostile cold environment which confirm our hypothesis that the extreme climate conditions have discouraged the walkability. The results of walkability can be used in the optimisation strategy of walkability in winter city, and to promote the sustainable development of the city and the improvement of winter walkability.

Stratum differentiation, Spatial agglomeration and Unequal Public Services-Empirical Research from Xi’an
Feng Lan* (Xi’an University of Architecture and Technology)

With the current trend of social stratification and the polarisation of urban space, the social equity issues arising from the unequal distribution of public service facilities resources among different classes have become increasingly prominent. From the perspective of stratum differentiation, taking Xi’an as the research object, based on the spatial data of population and public service facilities, this study uses Point Density and Kernel Density Estimation to characterize social space attributes, and establishes the logistic regression to explore the impact of public service resource allocation on stratum differentiation. The results show that the characteristics of current social spatial differentiation in Xi’an are significant, and the dominant class occupies the priority of high-quality public service resources; unequal spatial distribution of public service facilities aggravates social stratification, and its influence on the differentiation of social space and the solidification of
classes cannot be ignored. Therefore, improving the ability of residents, especially vulnerable groups, to access public service facilities is the important ways for the government to promote social equity.

Making Public Resource Accessible to Underserved Populations in Urban Village

Xiaowan Zhang* (Anhui University)

Urban villages (UVs), presenting as overcrowded, and dwellers residing under substandard living conditions, have emerged as a result of China’s dual land ownership arrangement and urbanisation (He, Liu, Webster, & Wu, 2009). Developed from rural settlements, UVs contribute to a distinction in the allocation of public resources to different social groups, especially between citizens and UVs’ residents. Public resources, such as public infrastructure and social services, have been poorly provided in these areas. The majority of residents in UVs are low-income, migrant workers. Unfortunately, the needs of these tenants for a fine living environment have not been sufficiently incorporated in cities’ urban planning policies. Along with the urbanisation process, gentrification have evolved, and those tenants are even gradually losing their living space. General approaches to transforming UVs nowadays, overlook the fact that UVs are derived from diverse demands combined from a range of interests from stakeholders. The purpose of this study is to explore how to make public resources accessible to underserved populations in UVs. More specifically, it examines the usage of recreational, educational and medical resources by UVs’ residents, using case study of two urban villages in Beijing and Shenzhen. My primary findings suggest that, in the planning process of recreational facilities in UVs, policymakers have considered only the needs of the landlords, while neglecting the fact that the majority users are in fact migrant tenants. One policy implication of my research is that incremental planning of UVs that incorporates the need of urban migrants is necessary during the process of urbanisation.
Exploratory Practices of Urban Renewal in Shanghai, China: Processes, Actors and Performances
Yue Gao* (Shanghai Municipal Administration of Planning and Land Resources)

The collision between development objectives and limited land resource has been a critical context for most of the metropolis of China. Shanghai as a typical municipality facing the pressure proposed “minus growth in construction land and optimisation the urban structure” in the new Master Plan 2035 issued in 2016, which officially emphasized the future development is transforming and there was not a single plot increased in residential construction land since 2016. The development trend is transferred to base on optimizing instead of expanding and accordingly the “Community Spatial Micro-regeneration” became the theme while exploratory practices are in need to search for alternative approaches to achieve the goal.

Caoyang Community and Tangqiao Community are two typical cases as the earliest planned and formed community in their region, respectively locate in the Puxi and Pudong of Shanghai. Both of the cases took public participation as a significant approach from conceiving the plan to realisation qualified and experienced design institutions were invited whilst result in significant differences. Through in-depth case study of these two micro-regeneration practices, this research will compare the differences in between, focusing on regeneration processes, decision-making negotiations and socio-spatial performance among others. Possible new mechanisms of community regeneration, residents-space relationships and neighbourhood social values will be further disused in a critical perspective.

Flexible development entity in urban regeneration: The old factory regeneration in Shenzhen
Yuqi Zeng* (National Taiwan University)

This paper explores the mechanism of urban regeneration in China by examining the old factory regeneration in Shenzhen. It pays specific attention to the role of the foreign-capital enterprise. Through an in-depth study of the manufacturing site whose land use right was purchased from village collectives in the early 1980s, the paper reveals that the foreign-capital enterprise’s flexible networking capability and active obedience to the state are vital to the success of urban regeneration, despite the fact that the urban regeneration in Shenzhen has an innovative system which gives the development rights to de facto land users. In a departure from “Shenzhen speed,” this project has spent 8 years. Since the factory was set up, the foreign-capital enterprise has established a good political and business relationship to obtain up-to-date information about the master plan and development strategies. Moreover, it sophisticatedly deals with the land interests held by village corporations, deliberately selects potential developers and introduces the third-party agency, agilely reacts to government visions and gain supports, and gradually relocates the factory to inland city. By tracing the process of the old factory project,
this paper attempts to elucidate the story by indicating not only the innovative system but a flexible development entity with relational supports embedded in the existing historical context are both pivotal in the mechanism of urban regeneration. Furthermore, the factory relocation is in line with the state’s New-Type Urbanisation Plan as well as Shenzhen’s economic reconstruction, creating prospective opportunities to upgrade in the global commodity chains.

Social-Economic Characteristics of Housing Renovation in State-owned Reclamation Area Shantytowns in Jiangxi Province
Guoqing Li* (Chinese Academy of Social Sciences)

After the Global Financial Crisis in 2008, social housing projects became the first and foremost important task of expanding domestic demand. The scope was extended to shantytowns in reclamation areas, which account for about 7% of the total amount of shantytown housing. The reclamation farm of Jiangxi province was established just 60 years ago. Many of them are located in mountainous areas or remote areas near rivers. The workers are decentralized cadres, demobilized officers, young intellectuals and the jobless. The housing in the residential areas was dilapidated and transportation is not convenient. In 2009, the Jiangxi Land Reclamation Administration Office adopted the policy “people to be concentrated in reclamation headquarters, industries to be clustered into parks, agriculture to be modernised, in order to create the three-way structure of new city, modern industry park and tourist scenic area, to promote the new style urbanisation”. Different from the industrial and mining shanty town areas, the regeneration of reclamation areas is conducted in rural settings. The construction of infrastructure, the reformation of property rights of shantytown housing, the follow-up management of residential areas and the improvement of living environment are still long-term tasks.

Co-Production in Urban Renewal on Rural Collective Land in China-Case Study of Guangzhou, the Pearl River Delta
Huang Huang* (Technische Universität Berlin)

“Urban Renewal” instead of “Urban Expansion” is becoming the keystone of urban development and planning for the metropolitan regions in eastern China. It is under multilayered pressure, among which the rigid restriction on newly increased construction land-quota issued and monitored by the central government, and industrial transformation required by both the globalisation and internal urbanisation process are the most major and direct propellers since the global financial crisis in 2008. The Pearl River Delta (PRD), positioned at the frontline of this transformation, is compelled to face the “legacies” from the former phase of urbanisation in the area and promote renewal practices on rural collective land that spatially embedded as urban fabrics. The interfaces between urban and rural space, management institutions, uneven laws, cultures and human-land relationships among others intensively lay in this region, while traditional planning practices resulted in more and more failures during the renewal process. Family or clan has gradually revealed as a stronger representative social force and became one undisputed actor in urban renewal for its proper ownership on rural collective land.
Given the apparent co-production behaviour observed in the rural urbanisation processes in the PRD, little research has examined these prevalent renewal processes through the perspective of co-production. Aims at fulfilling the voids in the area, the research contributed in the empirical study with co-production theory, exploring and distinguishing the contextual and motivated differences embedded in the PRD, and more importantly, analysing the trends of co-production in urban renewal in China.

Impact of Urban Renewal on the Jobs-housing Relationship of the Natives in Old Town — A case study from Shi Ba Ti, Chongqing

Chunjiang Chen* (Chongqing University)

The urbanisation in China has reached a high level of 58.52% in 2017, thus urban development style will transform from urban expansion to urban renewal in near future. This study aims to analysis the impact of urban renewal on the natives’ employment and jobs-housing relationship. The natives are the residents who have lived in old town for a long time and have to relocate before urban renewal construction. This paper investigates their residential locations, workplaces and living environment before and after relocation through a survey of the natives in Shibati, which is a typical urban renewal community in Chongqing, China. Then, with the support of geographical information system (GIS), the changes of natives’ jobs-housing relationship are quantitatively analysed by several indicators, including commuting mode, commuting cost, commuting time and distance. Besides, the natives are classified into two groups according to whether their jobs have been changed. In addition, this paper researches the disparate impact of urban renewal on different natives’ commuting and jobs-housing relationship. Finally, the result displays that most natives resettled from the urban centre to the periphery of the city because of urban renewal construction, and natives’ jobs-housing relationship deteriorated after relocation, and the native with different occupation and different income have different job accessibility after urban renewal.
The countervailing effects of urbanisation on water use: A panel analysis of 286 cities in China, 1990–2014

Yan Wang * (Nankai University)

Drawing on the political economy arguments and the ecological modernisation theory, this study conceptualizes urbanisation as an intertwining process of population concentration and land use intensification, and examines the extent to which these two dimensions of urbanisation influence water use at the local level. Panel data for total water use, per capita water use, and water use efficiency are analysed using random effects and fixed effects panel regression models for 286 Chinese cities from 1990 to 2014. The findings suggest that population concentration and urban land use have countervailing effects on water use and per capita use, while both improve water use efficiency. The results confirm the inner tussle within urbanisation, and imply that small and medium-sized cities with smaller population size and intense land use show potential for sustainable water use.

The SD modelling and simulation of China’s urbanisation based on water resource

Qiwen Cao* (Tsinghua University)

China’s urbanisation has been currently developed rapidly. Although the controlling elements of economic and social development are still playing important roles, the situation that water resources playing a dominant role in production, living, and ecology has become increasingly apparent. Based on the Chinese urbanisation system dynamics (SD) model, this paper correlates and expands the main controlling element of water resources with the original model from the perspectives of water supply, demand, and water environment, in order to accomplish the multi-scenarios simulation of water resources utilization in Chinese urbanisation. The results show that, firstly, the Chinese urbanisation SD model linked with water resources has great simulation effect and operability, according to the system stock-flow test and sensitivity analysis. Secondly, in the integrated and coordinated development scenario with water-saving agriculture, water-saving industry, high domestic water demand, high ecological and environmental water demand, and high reclaimed water utilisation, the Chinese urbanisation in 2050 will require 678970 million m³ of water resources in total. The balance of water supply and demand could be accomplished. Thirdly, the integrated and coordinated development scenario is conductive to the saving, efficient, and sustainable water resources utilisation, and can promote high-quality socio-economic development. And it should be the only way for China’s new urbanisation in the future.
Individual Resilience to Urban Flooding: A People-Disaster-Place-Society Framework

Weifeng Li* (University of Hong Kong)

As an emerging concept in urban planning and management, resilience is widely accepted as a metaphor, theory, set of capacities and measure for disaster risk reduction (DRR). In this era of climate change, the increase in urban flooding events in terms of frequency and intensity is calling for a more resilient built environment. Nonetheless, the substantial life and property loss caused by urban flooding might not be a pure result of a vulnerable physical environment - social factors, especially the individual attributes and capacities, could have pivotal roles to play in the resilience discourse as well. In light of this, this research investigates the relationship between individual resilience capacity against urban flooding and community management, endeavouring to identify place-responsive measures for building resilience to urban flooding. We first establish a theoretical framework for the concept of individual resilience capacity against urban flooding. The individual resilience capacity of the target study area, Gongming (GM), a sub-district of the Chinese city of Shenzhen, is then evaluated. Through regression analysis of a Hierarchical Linear Model (HLM), the individual and community determinants of individual resilience capacity are identified. This supports the analysis of the key factors limiting individual resilience capacity and the formulation of corresponding recommendations. The findings indicate the lack of individual resilience capacity is attributable mainly to 1) limited disaster awareness, 2) immature and loose social networks and 3) poor physical environment. These factors have resulted in their distorted perception to and inadequate understanding of disaster, place and society (People-Disaster-Place-Society).

Spatial Planning of Wind Environment of Cities in Qinling Mountain River Valley Based on the Evaluation of Ventilation Potential

Xiangming Cao* (Xi’an Jiaotong University)

With the acceleration of urbanisation in China, the problems of urban climate change are becoming more and more serious. At present, urban wind environment planning is highly valued in the process of the new urbanisation in China. In relation to current studies of the urban wind environment in the Qinling mountainous area, cities in the area are usually affected by prevailing winds: including mountain-valley winds and river-land winds. This paper takes Shangluo city as a unit of analysis which is located in the Qinling Mountainous area of Southern Shaanxi province. Based on the theory of urban roughness, the paper selects 7 urban morphology indexes with the highest degree of correlation with surface roughness: the average building height, building density, green space ratio, frontal area index, open space ratio, water density and floor area ratio. Through quantitative analysis and the utilization of various indexes by GIS spatial analysis method, the paper divides the ventilation potential of districts in Shangluo city; specifically the paper divides the ventilation potential into 5 levels (ultra-low, low, medium, high, and ultra-high), so as to discover the inner relationship between urban mountains, river spatial structure, architectural layout and ventilation environment. On the basis of the ventilation potential of districts and the demand of the urban master plan and design of
Shangluo city, this paper puts forward a proposal for the spatial planning structure of the wind environment in Shangluo city, which combines urban climate function areas, ventilation corridors and ventilation nodes.

**Governance and Cooperation in the Delivery of ‘Sponge City’ Policy**

Xidong Cao* (Cardiff University)

Urbanisation and climate change are two main focus in environmental field in the 21st century, which both have adverse impacts on environment. As one of the most severe effects and outcomes resulting from the combined impacts of climate change and urbanisation, the degradation of the urban water environment has badly influenced the world, including China. As responses to the threats due to the degradation of the urban water environment, China released a series of policies and programmes in the area of pollution control and remediation and flooding control, mainly including the Water Pollution Prevention and Control Action Plan (“10-Point Water Plan”) and Sponge City Programme and its supportive policies. However, reports show that the outcomes of these policies and programmes in some cities did not meet the expectation. From the aspect of environmental governance and collaboration theories, based on a case study method, this paper analyses the reason behind the deficiency of Sponge City policy and the fragmentation in the project delivery, and aim to build a cooperation and coordination mechanism that can be applied in and benefit for the delivery and governance of Sponge City Programme.
Peripheral Modernities: Urbanisation and Modernity in Chongqing
Asa Roast* (University of Leeds)

This paper explores the rapid urbanisation of the Chinese megacity of Chongqing through a twenty-month ethnographic study of its periphery. The ‘Chongqing Model’ laid out an experimental local policy programme which sought to rapidly expand the city through large scale infrastructure projects, urban restructuring and investment in allegedly ‘neo-Maoist’ egalitarian state projects which sought to escape the path dependence of neoliberal urbanisation in other Chinese cities (Lim, 2014; Bo, 2009). Rapid urbanisation led to an extensive spatially fragmented peri-urban landscape blending spaces of formality and informality, rural and urban economic function. Displaced ‘urbanised’ farmers, rural migrant workers in public housing, re-housed slum dwellers, illegally farmed state-owned land and luxury housing developments were all brought together within a small geographic area on the city’s periphery. This paper draws upon the history of Chongqing’s urban planning and observations from long-term ethnography based around public housing estates to illustrate how various communities within the city’s peripheries were privileged or disadvantaged by successive interventions of planning and policy resulting in a spatially and socially fragmented urban periphery, and considers the latent injustices and tensions resulting from this rapid change in light of the Chinese state’s reinvigorated project of authoritarian modernisation.

Spatial-economic restructuring in suburban Beijing: the impact on rural migrants and their living environment
Miao Qiao* (University of Manchester)

Large cities under rapid growth often draw on a huge number of rural migrants who are in hopes of finding better life opportunities. Since the reform era in the 1980s, total population in Beijing, China’s capital city, has grown from 9 million in 1980 to 21.7 million in 2016. At the moment, it is estimated that there are about 5 million rural migrants in Beijing. Rural migrants who usually participate in low-payment jobs are concentrated in ‘urban villages’, an informal housing market created by China’s unique system of dual land ownership. In the last decade, spatial-economic restructuring processes in Beijing have a profound impact on rural migrants and their living environment. This paper reviews key policies of spatial development in Beijing and examines their impacts based on empirical studies of three urban villages. This paper argues that urban villages emerge as suitable niche locations for migrant because of its low-cost housing, good transport access, and convenient daily life; however, government-led urban development projects have been pushing rural migrants further out to the urban peripheries and squeezing their living spaces through cracking down informal renting. Drawing upon lessons from the experience of other large cities, this paper also highlights key challenges to large cities in China to deliver its New Urbanisation agenda.
Governing mega projects in China: a case study of Lingang New Town in Shanghai

Jie Shen* (Fudan University)

The decentralisation of urban governance in post-reform China has led to the increasingly significant role of the local state. Tensions among governments at various levels poses a major challenge for governing mega-projects. Based on a detailed case study of Lingang New Town in Shanghai, this study examines governance innovations and challenges for the development of the project. Through reviewing the administrative changes in Lingang New Town, it identifies a range of actors at multiple levels, as well as a set of innovative governance institutions. However, the resultant territorial fragmentation has in turn hampered the implementation of the project.

A Discussion on the Arise of Characteristic Town in China with the Theory of Discourse

Yiyan Duan* (Nanjing University)

The widely-spread application of Characteristic Town in recent policies of China derives not only from the institutional factor, but at the same time, from the factor of discourse. This paper reviews series of policies in the history of Characteristic Town, and discusses the logic of its spread from the perspective of discourse, using the case of Zhejiang Province. While the emphasis on economic growth originating from discourse of “developmentalism”, the Central Committee has started altering the guidelines to Scientific Development and social transformation. In this context, Characteristic Town is one of those new policies with “neo-developmentalism”, which meets citizen’s rights for social livelihood as well as for diversified culture just in time. Moreover, with the standpoint of Historical Materialism, this paper still holds the viewpoint that its dynamic mechanism should rest on Production of Space, making Characteristic Town have significant affection on series important policies of China such as sustainable development and land use in urbanisation. The discussion of this paper will give a brief outline of the history of Characteristic Town and try to conduct the exploration of the deep dynamic mechanism for a certain political arise in the government’s urbanisation development.

Bulldozing for business: State-led dispossession in the contested spaces of Shanghai’s western outskirts

Yanpeng Jiang *(University of Hong Kong), Renfeng Ma (University of Leeds)

In this paper we link one of the largest urban projects in China, the construction of a new business and transport hub on the western outskirts of Shanghai, to debates about primitive accumulation in order to both to illuminate the story of urbanisation in China but also to attempt to refine our understanding of these events in terms of globally circulating theories. Hongqiao, the focus of this study, lies in the west of Shanghai and is one of the largest urban construction projects that China has yet seen. We then move onto a consideration of how the Hongqiao experience relates to circulating ideas about accumulation by dispossession and primitive
accumulation. We note in the first place that Shanghai enjoys a special place in the ‘icono-topography’ of state-led modernisation and urbanisation in China (Wu 2003; Cartier 2015). In first place, it sets out to challenge and extend our understandings of urban change as encapsulated in concepts such as primitive accumulation and accumulation by dispossession (Stream 1). Secondly, it relates to the second stream. Not only does it detail the story of the displacement and relocation of local residents on the outskirts of Shanghai, but it attempts to explain them in terms not of private capital but of an all-powerful party-state bent on moulding its citizenry through an ultimate exercise in biopolitics. Finally, the paper speaks directly to the third stream, engaging with an egregious example of displacement via accumulation by dispossession with its attendant violence and its legitimating script of modernisation.
Spatially Rebalancing China Manufacturing Industries? A Spatial Dynamic Analysis of Regional Industrial Development

Yiwen Qiu* (University of Cambridge)

Reducing regional disparities has become one key concern for policy makers given current imbalanced economic development in China. The significance of manufacturing industries can be reflected in the fact that their output now accounts for almost one third of the total and will continue to contribute primarily to economic prosperity in the long term. This article is aiming to examine the spatial dynamic relationship between local and neighbouring industrial development across Chinese cities over 15 years. Spatial and temporal dependence has been widely considered within a range of disciplinary areas, and urban planning field is no exception. Fundamental to such spatial dynamic perspective, micro, meso and macro interactions and their combinations provide the mechanism for studying the complex adaptive city-region system. The recent development of spatial econometrics technically enables the estimation of the relationship across time and space not only to forecast the economy with a dynamic component but also to distinguish different sources of spatial dependence. The integration of spatial heterogeneity and temporal dynamics can help shed light on what kinds of connections between cities are displayed, the extent to which they can accelerate or impede regional prosperity, and how their spatial implications can help rebalance the economic geography. While space and history matter, place-specific factors also appear to have an important bearing on economic development.

Regional differences of China’s Insurance Industry: demand difference or supply difference?

Manqi Jiang *, Dafei Lu (Nankai University)

Socialism with Chinese characteristics has entered a new era, accompany with this, the major social contradictions have changed to the contradiction between the growing demand for better life and the unbalanced development of the people. Solving all kinds of unbalanced development problems is the core issue of China’s future work. The insurance business is a special estate in the modern economic system, the unbalanced development of regional insurance industry will not only aggravate the imbalance of regional economic development, but also not conductive to format an orderly market competition pattern and effective decentralisation of insurance business risks. On the basis of combing the relevant literature, this paper carries out three research work: first, from the perspective of historical data, using the Tel coefficient and other tools, it shows the consistency of the difference between the insurance difference and the regional economic
difference. Second, from the direct and indirect effects of different factors on the insurance industry and regional differences, a Blinder-Oaxaca decomposition model, which includes insurance industry and regional economic differences, is used to explain the causes and trends of these differences in the parameters. Third, through empirical and data analysis, we give policy recommendations on how to narrow regional differences. The innovation of this article is: combining the difference of China’s insurance with the difference of economic development, exploring the change of regional insurance gap in the process of economic gap change, deepening the study of the relationship between insurance industry and economic growth.

**Intergovernmental competition for economic development and multiple CBDs in a transitional Chinese city: A case study of Changsha**

Yiming Wang* (University of Bristol), Ying Xu (Hunan University)

Classic urban economic models such as Burgess (1925) and Alonso (1964) explain why the agglomeration of business activities tends to take place in the city centre, hence CBD (Central Business District). However, the recent development of Chinese cities, in terms of urban form, seems to increasingly defy the classic monocentric models by featuring a distinctive spatial configuration of multiple business centres in practice. To explore the gap between theory and practice, this paper analyses the geomorphology of commercial property development in Changsha as a large provincial capital city in inland China. We find that the emergence of multiple business centres in Changsha is mainly attributable to the competition between local district-level governments for economic development opportunities in general and capital investment in particular. Specifically, different urban districts subordinate to the city of Changsha have been competing to attract commercial investment, by offering competitive incentive policies such as locally designated central business districts, establishment of specialized investment attracting organisations, monetary incentives, special administrative service provision, and unique policy privilege or political support. Apart from its practical policy implications, our study of Changsha is intended to shed some renewed theoretical insights into the evolving urban form in China from a holistic political economy and public choice perspective.

**Did Urbanisation Promote Economic Growth of Developing Countries? An Evidence from Cross-national Data During 1990-2012**

Jie Huang*, Jianjun Chen, Xingmin Yin, Wenzhi Chen (Hangzhou Dianzi University)

Urbanisation is not only driven by economic growth, but also affects the development of the economy, in turn. The past experience of the developed countries and many research results have proved this point. But the situation in the developing countries is not entirely consistent with the conclusions. If the relationship between urbanisation and economic development is uncertain, can the policies of urbanisation in developing countries play an effective role in promoting economic growth? In this paper we select 67 countries and use Harbeerger method to estimate the initial capital stocks, highlighting the differences in how capital used in different countries. On the basis of TFP estimations, we take the rate of
urbanisation and primacy as the main variables and design a SYS-GMM model to analyse the impetus of urbanisation to the economic growth. In particular, we use dummy variables to control the situation of developing countries and developed countries, thus enhancing the explanatory of the model to urbanisation policies in developing countries. The results show that, for the developed countries, the primacy has a stronger role in promoting economic growth, while for the developing countries the rate of urbanisation means more. This differentiated result implies that, when countries with large gap on regional development, like China, make policies of urbanisation aimed to promote the economic growth, they should fully consider the diverse level of economic development, rather than “one-size-fits-all” strategies. Thus, the controversy on big cities or a series of small town should be taken priority could be quelled.

**Exploring the influence of industrial restructuring on urban growth and shrinkage: taking the Pearl River Delta as an example**

Shali Zheng* (Sun Yat-sen University)

Since the reform and opening up, the Pearl River Delta, as the representative of China’s “growth miracle”, has been at the forefront of China’s economic modernisation and rapid urbanisation. After the international financial crisis in 2008, there was a new spatial phenomenon that the general growth and partial shrinkage coexisted in the Pearl River Delta. At the same time, with the advance of globalisation, the industrial structure of the Pearl River Delta region is undergoing a transition from large-scale production of Fordism to flexible manufacturing. In this context, does the change in the industrial structure affect the growth and shrinkage of cities in the area? This paper examines the spatial distribution of urban growth or shrinkage and the changes in industrial type from the scale of town unit (Zhenjie) and district unit (Quxian) in Pearl River Delta, exploring the combination between the changes in night light values and the changes in industrial output values, using the DMSP data and economic census data. Taking Chang’an Town in Dongguan as an example, a shrinking analysis framework based on industrial restructuring was constructed.

The study found that: (1) The Pearl River Delta region is generally growing and partially shrinking, with growth mainly clustering within the Pearl River Delta, shrinking in the periphery; (2) While shifting to flexible manufacturing, the matching between industrial restructuring and the innovative abilities of enterprises causes the growth and shrinkage in the Pearl River Delta. In this way, industrial restructuring affects the growth and shrinkage.
Spatiotemporal analysis of land use change dynamics in a rapidly developing district of Chongqing, Southwest China in relation to land use policies

Tingting Xu* (University of Auckland)

Timely monitoring and analysis of land use change is important to manage land resources effectively and to rectify defective land use policies, especially in rapidly urbanising areas. This research examines the annual land use change in the Liangjiang New District of Chongqing to assess the impact of land use policies on the detected changes and to determine the effectiveness of the policies by analysing the spatial pattern of newly urbanised areas. Results show that urban areas in this district expanded from 230 to 354 km² between 2009 and 2014, to which farmland made the largest contribution of 95 km² (76% of total). Prior to the establishment of the district in late 2010, the urban area grew at 13% annually because land use policies encouraged chaotic, wasteful, and profit-motivated development. This rate declined drastically to 4% during 2011-2012 as a direct response to changed land use policies. They stabilized growth at approximate 7% over the subsequent years after the correction of the previous flawed land use policies. Both global and local Moran’s I index indicates a relatively tight clustering pattern of the new urban area, 70% of which was confined to industrial zones and the duty-free port. These findings suggest that the government’s objective of building a compact urban area with different functional zones has been achieved successfully.

Identifying the relationship between urban land expansion and human activities in the Yangtze River Economic Belt, China

Yaolin Liu*, Yanfang Liu (Wuhan University)

Although extensive studies have investigated the characteristics and patterns of urban land expansion, the coupling between urban land expansion and human activities has been neglected. This paper explores the relationship between urban land expansion and the scope of human activities in the Yangtze River Economic Belt of China during the period of 1995–2015 based on Landsat and nighttime light remote sensing data. Overall, a coupling exists between urban land and the scope of human activities at the scales of the metropolitan area and the urban agglomeration. On the one hand, the degree of match between urban land and the scope of human activities has an upward tendency with time. The scope of human activities outside urban land is associated with the magnitude of urban land, and the land within the scope of human activities outside urban land changed more intensely in developed areas. On the other hand, a coupling between newly increased urban land and the scope of human activities was proven by calculating the degree of match and identifying three urban land expansion types based on the location relationship. This paper argues that although the degree of match increased and the dominant type of urban land expansion transformed from outlying to backfilling, the problems of disorderly expansion of urban land and imbalanced development of the spatial
The 2018 International Conference on China Urban Development

distribution and scale structure still exist. The results can be used to formulate reasonable policies and planning and to promote the regional integration and coordinated development of urban land and human activities.

**Does Plan Matter? The Effects of Land Use Plan on Construction Land Regulation**

Yuefei Zhuo* (Zhejiang University)

Evaluating the efficiency of land use plan is one of the key challenges in the field of land use planning and management. But how is the spatial efficiency of land use plan in China? This research question has not been well studied yet. Therefore, this research establishes a general framework to measure the spatial efficiency for land use plan in China. Specifically, we first introduce the Standard Distance and Standard Deviational Ellipse to explore the spatial pattern of construction land use change. Then, in order to assess the impact of land use plan on construction land use change, this research adopts Geo-Detector to analyse the spatial variation of geospatial strata. Finally, it finds that land use plan is strongly correlated with construction land use change. In other words, land use plan can efficiently influence the construction land use change in the spatial sense.

**Novel Mix Degree Indices for Vector Land Use Pattern: Based on the Contiguity and Compatibility**

Hongyu Zheng* (Zhejiang University)

Land use mix has been regarded as one of the key themes in sustainable urban development. Despite an increasing research interest on this topic, study on its quantification has been not so mature. Most of the measures have limitations in capturing the characteristics of land use mix. There were few studies to quantify the externalities among different land use types. Thus, this research develops a two indices, namely VMDI (Vector Mix Degree Index) and WVMDI (Weighted Vector Mix Degree Index), to measure land use mix degree based on contiguity and compatibility. By taking Guangzhou as a case, this research applies to measure the mix degrees for the central area of Guangzhou. Then, a series of spatial statistic methods are used to explore the spatial pattern of land use mix in Guangzhou. It concludes with implications of various land use mix pattern and its insights for land use planning and management.

**Development Control and Allocation of Development Rights: The Case of Shanghai**

Tiancheng Cai*, Bo-sin Tang (University of Hong Kong)

Separation between state land ownership rights and transferable land use rights fuels a rapid growth of spontaneous, bottom-up development initiatives in many mainland Chinese cities. A spatial planning and development control system has evolved to regulate urban land development. Under this system, governments from the central to the district level have strived to exert their influences on urban land transformation, while synchronizing a vibrant and orderly property market. A key
research question is about how the development control system has divided land development rights among different government authorities and land users, and its consequences.

This paper aims to examine the evolution and repercussions of China’s development control system, which is conceptualized as an institution in the allocation of land development rights. Based on the combination of property rights theory, organisational theory and agency theory, this study explores the logic and dynamics behind the institutional reforms of development control system in mainland China. Empirical findings are drawn from Shanghai to evaluate the effects of these reforms on the development control system. This study concludes that a higher efficiency of the planning control has been achieved through integration of the planning and land management authorities and regularisation of the development control procedures. But, there seems to be little improvement in terms of compliance of planning permits with the planning conditions. Also, it seems to make little difference whether the projects are reviewed by the municipal planning authorities or their district-level subordinates. Policy implications arising from these findings will be presented.
The Effect of Education Capitalisation on Urban Life Satisfaction: An Empirical Analysis Based on the 2016 China Livelihood Survey

Xuxin Mao*, Yunlong Huang, Qi He (University College London), Hongchuan Wang (Tsinghua University)

The social resource scarcity is identified as one side effect of fast economic development and societal integration. The behavioural research under this background has been considered as a key to studying the alleviation of social division. As one of the scarcest resources, education has been demonstrated affecting Chinese people’s life choice through making them pay premium in housing to get access to communities with high-quality schools. We propose instead that, to most household with limited financial budget, achieving all expensive objectives are at odds when all the good social services seem especially limited. As a result, households with school aged children are forced to make comprehensive decisions, sacrificing certain objectives to accomplish others. These decisions are not only pitting one group against another but also impacting on different public groups in bigger social aspect. In order to explore the social effects of education capitalisation in various aspects, this research took a deep analysis of more than 50,000 Chinese urban citizens regarding their local wellbeing satisfaction based on the 2016 China livelihood survey of Development Research Center of the State Council. We try to interpret modern people's wellbeing from their subjective perspective, i.e., whether people have been facing dilemma in choosing among education resources and other good social service resources. If so, in what aspect and to what extent does Chinese citizens are willing to compromise the satisfaction of other facets of neighbourhood in order to access better education.

For the happiness of our family: link residential relocation and life satisfaction of spouses in the households

Donggen Wang* (Hong Kong Baptist University)

Many studies have been conducted about the relation between residential mobility and life satisfaction, while the majority are based on observations of individuals. However, a relocation decision may consider and balance the needs of different family members, thus the influences can vary across the members. This paper addresses this gap by exploring how residential relocation can affect spouses’ satisfaction changes, while controlling the impact of changed residential environments, personal and households’ attributes. Based on a two-wave questionnaire survey conducted from 2011 to 2013 in Beijing, this study investigated residents' assessment of various life aspects (i.e., family life, travel, housing, community, health and social relations) after relocation, and also overall life satisfaction both prior to and after moving. Based on the observations of households, the results show that male household heads are slightly more satisfied
The Determinants of Residential Satisfaction in an Affordable Housing Neighbourhood in Peri-urban Shanghai

Xiaofan Jin* (King’s College London)

As a response to the state’s policy of developing large-scale affordable housing to improve the housing environment, the municipal government of Shanghai ambitiously set out its target of developing 1 million affordable housing units in the 12th Five Year Plan. This paper focuses on the largest affordable housing neighbourhood development in peri-urban Shanghai as a case study – Huinan Affordable Housing Neighbourhood, which is designed to accommodate 170,000 residents after completion. The development covers four different types of housing and each of which targets different groups of residents, they are 1. Economic and Affordable Housing for people having extremely difficult financial and living conditions, 2. Relocation Housing for displaced residents moving from central urban areas, 3. Relocation Housing for local former villagers who lost their home and land through land acquisition process of the current development and 4. Commercial Housing which is converted from relocation housing through negotiation between the developer and local government. The paper aims to explore the characteristics of different types of residents living in this neighbourhood and changes of life before and after relocation based on their experiences. It examines how expectations and attitudes of relocation differ among various groups of residents. Also it aims to examine and compare the extent of residential satisfaction and analyse vital determinants of satisfaction level through resident’s in-depth interviews and questionnaires.

Study on the Generation Difference of Residents’ Parking Demand in the Internet Age

Donglang Yang*, Yundi Huang (Xi’an Jiaotong University)

With the improvement of people’s living standard and the increasing number of motor vehicles, the parking problem of big cities in China is becoming more and more prominent, which causes great inconvenience to residents’ work and life, and even leads to disputes and causing social problems. At the same time, with the change of China’s population structure, the age structure of car owners has also changed greatly. Up to 2016, the proportion of China’s post-90s new car owners has reached 18.1%, which will become the main force of the future car
consumption. While the new generation owners and the old generation owners have great differences in their ideas and needs. In order to achieve equalisation of public services and ensure equal opportunities and equal results, parking and land management must consider the different characteristics and needs of car owners. This study using the survey data of Xi’an city in Shaanxi Province, analyses the intergenerational differences of car owners’ trip characteristics, consumption concept and parking demand in the Internet age, aims to provide reference for future land management, parking management and public service supply.
Rise and Fall of Anti-growth Coalition in Heritage Regeneration: The Case of Hubei Village in Shenzhen

Weibin Liu*, Ting Shi (Shenzhen University)

Low grade heritages in Chinese city are increasingly threatened by the property-led urban redevelopment. However, the role of anti-growth coalition in such context is largely under-examined. This study endeavours to explore two research questions: 1, which members make up the anti-growth coalition? and what roles are they playing? 2, in what way do they fight against the pro-growth coalition? what is the result? The study firstly examines literature on growth machine theory and urban heritage regeneration to develop a tentative analytical framework. Then Hubei village in Shenzhen, a typical low grade heritage neighbourhood, is selected as the case study site, on which the author employs the methods of on-site observation, key person interview, power map and etc. to analyse the life cycle of anti-growth coalition which can be divided into four stages: formation, proliferation, climax and dissolution. Two major findings are identified: Artists and architects, especially those work within the mechanism (tizhi), have played important role in mobilizing social forces and providing professional urban regeneration knowledge running counter to the powerful pro-growth coalition, and the campaign succeeded in partially expanding the conservation areas and pressurizing the government to initiate the ordinance design for low grade heritage protection in regeneration. However, due to the absence of local residents, most of which are impoverished tenants, and the fail in lobbying for the integrated regeneration proposal, the anti-growth coalition to protect Hubei village dismantled on its own after some concessions were strategically made by the pro-growth coalition.

Struggle of Traditional culture in Times of Modernisation and Economic Development in Tibet: The Comfortable Housing Project as a Catalyst

Jianxia Lin* (University of Leeds)

China has long been known for its great endeavour to stimulate the modernisation and economic development in Tibet Autonomous Region. Certain social changes have ensued and the convergence of Tibetan traditional culture and value is one of the most concerned. As a result, the body of literature on the relationship between modernisation of Tibet and Tibetan cultural tradition has been growing. Some scholars warn about the fact that the speed and magnitude of economic development in Tibet have diluted Tibetan traditional culture and puts its survival at risk. Others, on the contrary, believe that neither modernisation nor economic growth has harmed Tibetan’s adherence to their tradition, whereas the culture has prospered because of the improvement of people’s live standard. This research attempts to answer the question whether the modernisation affects Tibetan’s continuity to their social, linguistic and religious traditions by utilizing the Comfortable Housing Project as a microcosm of the modernisation process in Tibet. 80 percent of rural households in Tibet Autonomous Region have been involved in
the Project during its implementation from 2006 to 2013. It is premised on the idea that upgrading rural housing can bring the people better lives and can eventually facilitate the modernisation of Tibet. To examine the possible influence of the Project on local communities’ cultural practice, this research is going to conduct investigation in the Village Norgyong. Through the lived experiences of the villagers through the Project, this project explores how and to what extent does resilience practices through which Tibetan traditional culture survive and is reinvented in the background of a modernizing Tibet.

**From Cultural Symbols to Everyday Life: Space Patterns of Traditional Villages along Mabiyu Valley**

Xin Wang* (Beijing Jiaotong University)

The traditional village is the carrier of local history and culture, as well as the space of everyday life, where the place and behaviours are integrated. Within the course of understanding villages, the connection between local cultural symbols and specific living phenomena is an important way of linking the past and present. Based on study of traditional villages along Mabiyu Valley, the religion, military defence, culture and education and other elements will be examined, summarizing the spatial forms of villages’ daily life. There are dozens of settlements, eight of which have been entitled “Traditional Chinese Villages”. Firstly, Mabiyu Valley is a subset of Mount Yunqiu culture circle. Villages there hold a number of similar symbols, such as Zhonghe Festival (Chinese National Intangible Cultural Heritage), the legend of the Li Shimin defeating enemies, anecdotes of Lvxian Ancient County and so forth. However, the symbol is more like tourism interpretation, which is far away from the real life. Secondly, individual performance will constitute the built environment by aggregating process. Thus, everyday life characteristics of each village should be examined, which would express more details and facts. Besides that, the traditional village is not an independent unit without connections to the grand narrative, but interrelated and hierarchical clusters. Through religious beliefs, cultural and educational communications, defence facilities and so on, those settlements grow into a community of regional cultural characteristics.

**Everyday Life Practice in Historic District Conservation: A Case Study on Local Residents’ Public Participation at Shijia Hutong Museum in Beijing, China**

Yu Qiao* (Durham University)

Heritage value is a commonly recognised perspective to study historic buildings, which also gets legitimatised both ideologically and practically, making old buildings well preserved in the contemporary scarce urban space. However the complexity of interactions between local community and conservation planning interventions is worth further studying, especially in a Chinese transitional urbanisation context. As a research proposal, the paper shows an expected study on a heritage community with strong planning interventions through the lens of local residents’ everyday life practice, in order to explore how a space for negotiation is created and is used, with possible potential conflicts behind. The study is expected to be done at Shijia Hutong (史家胡同) inside the Southern Dongsi Historic District (东四南历史文化
保护区) of Beijing, with conservation planning completed in 2012. In addition to building preservation, the planning encourages public participations in the process, with activities held at the Shijia Hutong Museum, a historic building renewed as a space for the participatory conservation trials. Centring on the space, the research plans to apply ethnographical methods to study how the local residents react to the planning intervention by practice, and archival study (or life-long history interview as alternative) on official constructions and personal experiences to study why they make such practices. The research is expected to offer a chance for reflecting on urban planning from a human perspective, and taking ‘hutong’ as living community in the heritage value discourse.

**How the city in the city for old work units sustain a new urban life? With three case studies in Beijing**

Yan Gu* (Technical University of Munich)

After more than 70 years’ development in urbanisation, the urban fabrics of Beijing has been expended and renewed in a big extent. But the pattern of city in the city (take CIC for abbreviation) for many old work units keep its fabrics and structures which also sustain the new urban life in nowadays. Could these CICs be integrated into the urban public environments and maintain their spatial vitality? As being criticized for the segregation between inside and outside the work unites after 1980s in China, has it been changed for creating a more opened environment to all the public according the mixed-functional transformation of CICs from those decay enterprises? And how the mixed land use contributes to a new vivid urban life style especially when it is also companied with the problem of spatial segregation?

In a new perspective to access the problems above, urban heat map will be utilized to detect the active population in selected CICs. With the research on real people in real places within real time, some unusual phenomena about selected study cases in Beijing will be revealed. The corresponding research on people’s activity, spatial openness and mixed land use will bring a more comprehensive understanding on the CIC of work unit and its transformation in urban Beijing.
The Spiritual Civilisation and Guangzhou’s New Focus on Public Space
Ryanne Flock* (Free University Berlin, Goethe University Frankfurt)

While scholars and governmental leaders alike agree on China’s “urban revolution” as a positive and inevitable step into a modern and wealthy future, worries about its sustainability and the dwindling social cohesion arise as well. Surprisingly, the core of urban space and belonging – public space – is mainly ignored in these discussions. In theory, it is supposed to be a common resource, the means of urban communication, participation, and a well-functioning urban society. The rare scholarship on urban public space in China often emphasizes that it either does not exist due to lacking democracy or: is a space for mere political representation mainly found at Tiannamen Square; is nowadays essentially of economic importance demonstrated by new public spaces for consumption and entertainment; or that open space as part of urban life is ignored by city governments until today.

This paper adds to this discussion and contradicts these arguments, taking the southern metropolis of Guangzhou as a case study. Based on fieldwork conducted from 2011-2014, complemented by the analysis of yearbooks, statistics, local chronicles, laws and regulations, news papers and propaganda material I will show:
1) A growing interest of the Guangzhou city government on everyday public space since the mid 1980s and in the context of “Constructing a Spiritual Civilisation”; 2) The re-interpretation of this formerly ideological thought work campaign as a city development campaign; 3) The growing importance of public space as a political, governmental resource, i.e. as a mean of image production, citizen education and patriotic modernisation.

Soundscapes of Square Dances in Chinese Cities: a case study of managing activity sounds in public urban spaces
Jieling Xiao*, Andrew Hilton (Birmingham City University)

In the last decades, square dance has gained popularity in Chinese cities for physical exercise and entertainment to enhance urban living. The performance and rhythmic music of square dance bring ephemeral and repetitive changes to the cityscapes. However, the rapid growth of square dances also brings difficulties for the management authorities. The general Administration of Sport of China has required local authorities to better manage the dancing groups, space use as well as the noise generated. Managing activity sounds in public urban spaces is challenging and under exploration. In metropolitan cities, like Beijing and Shanghai, square dance was banned in certain areas to deal with the noise compliance. This paper aims to investigate ways of designing and managing soundscapes created by square dance in public urban spaces. It took a case study method and looked at two square dance groups in a county level city in China (Lichuan), where square dances are still less controlled or guided by the local authority. The two groups dance at two typical locations for square dancing: the riverside promenade (designed for such
activities to happen) and the front area of a commercial complex (not designed for such activities to happen). Onsite observation and acoustic measurement were taken before and in the square dance. In-depth interviews were taken with one volunteer from each group as well as the head of local sports and culture bureau. The results were discussed in line with current urban noise control policies and using Ranciere’s ‘aesthetic regime’ concept.

Assessing the Quality of Underground Public Places in Beijing CBD area: The Diversity Indicator

Jie Zhou*, Yue Tang, Tim Heath (University of Nottingham)

Underground space has become a more significant public realm for densely built urban areas, where people communicate with each other, exchange ideas, do business, go shopping, and study or simply display city life and activities. As such, there is a necessity for a more systematic urban design approach in order to assess the quality of underground public places, which may ensure and obtain the production of high quality public realms in such environments. Current literature shows that assessment criteria for traditional public places have been identified which could have major impact on underground spatial design, including: accessibility; orientation and legibility; spatial proportions; connectivity with the outside; natural and artificial lighting; materials and colours; noise level; and air quality; etc. However, there is the lack of an integrated research approach to debate the fundamental elements, key factors as well as the propriety of the criteria, particularly for underground public places rather than those above ground. Hence, the aim of this paper is to explore the key theories, such as those of PPS (Project for Public Spaces), which helps to develop a matrix of qualitative assessment criteria for underground public places that focus on four areas: accessibility and safety; activities; comfort and function; and social sustainability. The paper also aims to quantify the assessment criteria and provide objective measurements, which may help to improve the quality of the underground public realm through urban regeneration activities. Through the case study of Beijing CBD underground public realm around the metro stations, it also aims to support the design of new underground spaces in China, particularly around new metro stations in other cities.

A Comparative Analysis on the Influence of Public Open Space on Land Use Developments Using a Regional Planning Support System Model in Chicago and Shanghai

Si Chen*, Le Zhang, Brian Deal (University of Illinois at Urbana-Champaign)

This research compares the impact of public open space on residential development patterns in the cities of Shanghai, China and Chicago, Illinois, USA. We include both historic data analysis and projected development patterns under hypothetical open space scenarios using the Land use Evolution and Assessment Model Planning Support System (LEAM PSS) developed at the University of Illinois at Urbana. We look at the relation between the accessibility to dedicated open space (both walking and driving) and residential land use change probabilities and potential densities. Most related studies use only existing historic data to analyse the impacts of open
space on urban areas. With the LEAM PSS, we are able to apply spatial statistical modeling techniques to probabilistically derive land use patterns for 2000-2010 under varying open space spatial configurations and compare outcomes with actual development and open space patterns. For density, we use a linear regression model to analyse how land use density is statistically related to open space accessibility over different time periods. We use this work to calibrate LEAM input variables and variable weights to reflect the influence of parks on future development patterns under different settings. By comparing outcomes in our 2 study cities, we explore the similarities and differences in the spatial configuration of open space in USA and China. This study will help planners to understand the specific influences of open space on city development patterns in both developing and developed countries and provide a basis for improved open space strategies for future urban developments.

Spaces for the Everyday: Mapping Parameters for Liveable Streets in Contemporary China
Sheng Song*, Florian Kossak (University of Sheffield)

In view of the existing problems in contemporary Chinese cities, this paper focuses on the concept and mechanism of liveable streets during the development of urbanisation. Since 1996 until now, generally seen as rapid growth period for urban expansion in China, old streets and alleys have been disappearing together with urban vitality and diversity, caused through the construction of super large-scale projects. Traffic engineering dominates street forms in newly-built districts while the needs of pedestrians are undermined. The hierarchy and width of streets are defined and designed by the traffic volume and speed. There is little recognition and description of streets as places for urban public life in a void of effective design guidelines in the city planning. The conflict between traffic and daily life on streets become more and more serious in Chinese cities.

This paper is part of a research concerned with the quality of Chinese streets and neighbourhood public spaces. It is taking Nanjing and five distinct neighbourhoods as its case study. Concretely, it will demonstrate how a set of interrelated mappings, diagrams and spatial drawings can be used in a socio-spatial analysis for liveability parameters of streets and its public spaces. These mappings include investigations into form, morphology, scale, time, the forms of activities. The aim of this paper is to produce a mapping-based, transferable methodology through which Chinese public spaces can not only be analysed but one can also engage transformatively in the creation of liveable streets within existing and newly planned urban settings.
Yuan Yuan* (Nanjing University)
Huge gap between urban and rural areas in China has always been one of the social problems during the process of urbanisation. Since the early 2000s, an increasing number of theoretical and empirical studies have discussed on the association between urbanisation and urban-rural income gap in China, yet limited consensus has been achieved so far, which makes it difficult to formulate appropriate policies. To identify publication bias and find out the variables that cause such differences and reveal the effects of urbanisation on the urban-rural income gap (URIG) in China, we originally adopt an approach based on systematic literature review of 32 studies and meta-regression analysis (MRA) of 85 direct effect-size estimates in 26 empirical literature. Studies reviewed tend to report negative effects based on a simple vote count of 32 studies. Our findings indicate that heterogeneity sources in primary studies include variations in urbanisation and URIG indicators adopted by primary studies, fiscal expenditure structure, agriculture development with policy support, human capital, characteristics of datasets, publication year and sample size. Besides, the publication bias of primary studies is non-significant statistically. As it is the first time that MRA has been applied in relationship between urbanisation and URIG in China, we provide this study not only for conclusions we drew therein before, but also for further discussion.

Research on Rural Settlement of Eight-courtyard Neighbourhood Unit Design in China
Zhichun Yu* (Xian Jiaotong University)
Nowadays in China rural areas, on the one hand, there are self-constructed and renewed traditional villages and settlements, and on the other hand, the new houses, villages and communities are planned, designed and built, but all of them exposing the problems of disorder and dullness of rural residence. This article found through the speculation on the composition and combination of the traditional Chinese residential folk dwellings and the existing rural residence, the courtyard form and pattern is changed, and the combination of the new houses is changed from the perspective of settlements. The feasible solution is forming new rural settlement through building space combination as a means to sort out the level of space, establishing a spatial order, to distinguish inside and outside spaces, to strengthen neighbourhood interaction, to shape the transitional spaces and flexible boundaries. Then from a case study of rural settlement of Eight-courtyard residence in Baishui County, Shaanxi Province, research the new style of rural residence method and neighbourhood unit design. The meaning of habitat lies in “gathering”, the building of communion begins with the selection of suitable living units, “Eight-courtyard Neighbourhood Unit”. Furthermore the determination of scale, the purpose of remodelling neighbourhood relations, the creation of courtyards through
space combinations and boundaries, with all of above to create meaningful forms of rural settlement.

**A Study on Development Characteristics of Spontaneous Community Gardens in Beijing**

Ye Liu* (Beijing University of Civil Engineering and Architecture)

As China’s urbanisation process continues, the size of cities and towns becomes larger, and the separation of urban and rural areas becomes increasingly notable. As a result, the agricultural production area is further away from consumers. That means the food mile increases, and food safety is accordingly out of control. Urban agriculture is the production within city, which provides residents with local and seasonal products, effectively alleviating the relevant problems. Based on the investigation of spontaneous community agricultural gardens in Beijing, the gardens’ geographical location, spatial connections between farmlands and the buildings, and the relationship between farmlands and growers will be examined. Under the conditions of current policy, the gardens are often located in the community and surrounding areas and dominated by residents. Additionally, the development characteristics will be explicitly discussed, including agriculture planting types, appropriate locations, and relationship with the public activities. At last, the development strategy of contemporary Chinese community gardens will be clearly defined.

**Study on Rural Spatial Organisation Model Based on Catchment Unit in Central Poverty Stricken Mountainous Area: A Case Study of Changyang Tujia Autonomous County, China**

Jie Qiao* (Durham University)

The poverty-stricken mountainous areas in central China are one of the key areas to take targeted measures in poverty alleviation. The characteristics of this area are man-land relationships inconsistency and eco-environmental vulnerability. The conflict and fragmented relationship between human settlement space and ecological space have impacted the integrity of the spatial system and functional system of rural areas in the process of rural construction, which makes it difficult for local government to take targeted measures in poverty alleviation. In this background, we use catchment unit to reorganize the rural geographic space, promote the restoration of its functional systems, improve efficiency based on the catchment geographic characteristics in the poverty-stricken mountainous areas. Supported by rural planning in the background of pro-poor tourism, we aim at coupling and integrating rural human settlements and ecological space as an accurate way to help the poor in the region and promote its sustainable development in an effective way. Our study focuses on two aspects: (1) Basic unit research: Construct the basic unit model of rural space organisation according to the functional characteristics and structural principle of catchment unit; (2) Sub-regional unit research: Based on the catchment unit and characteristics of its development factors, analysis the spatial organisation modes of sub-regional development units across rural administrative boundaries. By exploring the regional rural space
organisation theory for rural planning methods innovation, our project tries to help the local government in mountainous rural area to take targeted measures to assist the poor.

The Symbiotic Model of Urban Agriculture and Industrial Park in China’s Rapid Urbanization Area: Practice form Chongqing, China

Lina Han* (Chongqing University)

The rapid urbanization in China has led to the transformation of a large number of suburban agricultural land into urban land, where agricultural production is replaced by industry and services, and landless farmers are forced to pour into the city to engage in non-agricultural work that they are not skilled in. The purpose of this study is to explore a more profitable model of urban agriculture development to enable an efficient symbiosis between the industry and agriculture and realizing the harmonious integration of migrant workers into the city. Based on the theory of industrial ecology, we established the coupling system model of material, industry and population. In this model, the roof of the factory buildings provide a sizable space for urban agricultural production. The complete infrastructure in industrial parks can promote the development of high value-added agriculture considerably, and landless farmers would manage to continue with agricultural production which they are expert in. Then, we selected Yubei Airport Park, Chongqing, as a case to apply this model. The interaction between material, industry and stakeholders is analysed, and the corresponding economic output value, ecological benefit and social function are measured, which proved the expediency and necessity of the superposition development model of urban agriculture and industrial park to exist in urban environment system. And that will be an important step in the move towards a more sustainable urbanisation.
Linking polycentric urban development with economic and environmental performance of Chinese cities

Xingjian Liu * (The University of Hong Kong)

“Urban polycentricity” has become both an empirical reality and a normative policy objective. This rising interest has resulted in a blossoming scientific literature, but very few studies have examined if and how urban polycentricity unfolding at different geographical scales affects the urban economy and environment. Taking up this empirical challenge, in this paper we systematically examine how polycentricity at intra-urban and inter-urban scales is related to economic productivity and environmental outcomes in Chinese cities. We use an extension of the Cobb-Douglas function to evaluate urban-economic performance based on labour productivity in individual cities, while fine-grained population data are used to measure intra-urban and inter-urban polycentricity. Furthermore, carbon emission of urban residents is approximated by various data sources. We find that intra-urban monocentricity and inter-urban polycentricity tend to be associated with higher levels of labour productivity. Additionally, there is a positive interaction effect between intra-urban polycentricity and inter-urban polycentricity on labour productivity. We also find that there is an agglomeration spillover effect where smaller cities tend to benefit more than larger cities. As for the relationship between carbon emission and urban form, our analysis confirms the relevance of the scale at which polycentricity is measured. The paper concludes with an overview of possible policy implications and possible avenues for future research.

Can Multi-centric Development Respond to “Urban Syndrome” of the Mega-city in China: Case Study of Xiamen

Fengqing Li* (Shanghai University)

China is observed sustainable dynamic of megacity development whilst suffering notable “urban syndrome” including traffic jam, air pollution and insufficiency of affordable housing among others. Contemporarily, the multi-centric development is taken to be a major planning approach to respond to this dilemma. However, the practices of multi-centric in megacities may not expectantly achieve the original objectives. Thus, based on the deduction of “Housing-traffic Cost Balance” (Alonso W., 1964) and “Commute Efficiency-Land Use Dispersal Triangle” (Brochie, 1984), this research proposed the coupling analysis approach of “Jobs-home Dispersal and Traffic Pattern” index. It aims at illustrating the performance of multi-centric urban structures and clarifying the misunderstandings between “muti-centric” and “monocentric” urban form. It was further implemented in consulting the Master Plan of Xiamen (2017-2035) to verify the findings. Visum modeling, traditional consensus, and location-based service big data traced by mobile phones are the
main methods applied. The primary contributions of this research are, first, explained that the extent of jobs-home dispersal behind the land use and different modes of transportation commutes determine the commuting efficiency rather than ‘multi-centric’ urban form. Second, the proposed approach of “Jobs-home Dispersal and Traffic Pattern” index can be applied in the measurement and visualisation of the real performance of the urban spatial structure and then further consulting for significant issues such as the land use plan adjustment and the major urban infrastructures and public facilities siting among others.

Discourse of Polycentric Development in China’s Spatial Planning: A case study of Tianjin
Weikai Wang* (University of Glasgow)
Polycentricity has been regarded as an ideal urban structure to achieve more sustainable and balanced development. It has become a normative agenda in spatial planning over decades. This idea has been also widely adopted in China’s urban planning system, especially for large cities. Beyond spatial scales, polycentricity should be differentiated by context and locality. Few critical research has been conducted considering China’s transitional context. This research carried out a scale discourse analysis to explore the nature of the polycentric practice in urban planning by using Tianjin as a case study. Through analysing how the discourse of polycentricity has been constructed and modified in Tianjin’s master plans since 1949, this paper concludes that the formation of this discourse is a power-laden process, although it captures some new trends of urbanisation. The discursive practice of polycentricity in planning incorporated distinct development principles in different phases and made its meaning convergent to the ideal polycentricity proposed in the Western context. However, the discursive practice of polycentricity in Tianjin’s planning involved multiple scales and strong state intervention. During this process, inter-scale power relations have continually reshaped this discourse and its content. The vision of polycentricity is too ambitious to achieve and leads to fragmentation ironically. In addition, the conflicts between power and rationality hinder the implementation of this strategy.

An Urban Big Data Enabled Framework for Structural Examination and Performance Evaluation of Polycentric Cities
Qiwei Ma*, Zhaoya Gong, Anrong Dang and Changcheng Kan (Tsinghua University)
Examining the polycentric structure of cities and understanding its implications are crucial issues to urban planning and management. With the ongoing ‘new style’ urbanisation in China, the study of these issues is particularly vital and timely. This paper presents a holistic and big data enabled framework to integrate the examination of urban spatial structure and the ex-post evaluation of the structural impact on city performance. The framework is characterized by following distinctive features that set it apart from existing work. It takes a data fusion approach for multiple sources of urban big data to incorporate both human activity flows and spatially distributed urban services. Accordingly, a dual-centrality measurement is proposed by combining network-based and density-based measures to account
for both functional and morphological polycentricities. To further extract central places based on the new centrality index, a bottom-up approach is introduced, which enables the varying sizes of centres instead of arbitrarily defined spatial or administrative units. Last but not least, a confirmative model is devised to evaluate the impacts of polycentric structures with the account of both interactions between and the public service capability of centres. The proposed framework is then applied to two representative megacities, Beijing and Shanghai, to demonstrate its applicability and validate its efficacy. Comparison is conducted to gain a better understanding of the impact of urban spatial structures on city performance with the consideration of local and regional factors, which may in turn better inform decision makers and guide the formation of more efficient planning policies.
Space-Related Epidemic Diseases and Urban Design in Contemporary mega cities

Yu Li* (Beijing University of Civil Engineering and Architecture)

The transformation of human disease patterns and the development of preventive medicine have aroused the attention on the influence of ‘Urban Space’ towards ‘Health’ in public health area since 1980s; while simultaneously the failure of modernism and many health issues caused by urbanisation have also brought universal reflection on architecture. Under such background, the combination of ‘Diseases’ and ‘Urban space’ has become a new branch in architectural theory and practice.

Under the rapid urbanisation in contemporary times, chronic diseases including obesity, Mental Illnesses and Respiratory diseases for which the leading risk factors are Urban space and lifestyle among urban citizens have become increasingly severe. This paper study the relationship between ‘Urban Design’ and ‘Diseases’. Three questions would be attempted answered in the paper: Is urban space the core factor influencing human health? What is the mechanism and approach of such factor? What can be done to improve and raise the quality of urban space so as to achieve the goals of ‘Disease Preventing’ and ‘Health Promotion’?

The research is presented on the basis of the following related discourse and practice of designing and renovating material space as well as creating the healthy city. These are established from the study of architecture influenced by the development of public health in the past 30 years or even the last decade and from the angle of medicine and through the method of architecture. Firstly in the paper the existing domestic and international research about the influence of urban architectural space on health is rearranged and then the developing form of Healthy city Theories is built up. The paper then thoroughly summarizes 3 affecting mechanisms of urban architectural space on human health, establishes the relationship between ‘Space-Related Illnesses’ and ‘Urban Disease Predisposition Space’ and on such basis concludes three correlated strategies to solve Urban Medicalisational Architectural Issues. Eventually related issues about Healthy city Theories and Practice are unearthed through the comparison between China and western countries, in the expectation of providing theoretical support for preventing related diseases and promoting urban space quality.

Toward a Healthy City- Current Situation, challenges and Countermeasures in China

Jingjing Shan* (Chinese Academy of Social Sciences)

The 19th National Congress of the Communist Party of China has made the decisions of promoting the construction of Healthy China, while strengthening the construction of Healthy City is the main focus of the construction of Healthy China. This paper first summarizes the current situation and foundation of the
construction of Healthy City in China, and then points out that although the Healthy City construction in China has made significant achievements, it still faces severe challenges such as medical and health services lag behind the social needs, the quality of residents’ physical constitution and life is not high, social gap between rich and poor and dual structure is serious, all kinds of “city disease” take place frequently. Finally, Based on these facts, this paper puts forward some suggestions and countermeasures to promote the development of Healthy City: strengthening the top-level design, creating a healthy environment, improving health services, fostering healthy people, constructing a healthy society and strengthening health support etc.

Challenges for Healthy City Development in the Greenest City of Nanning: Health Risks from Electric Motorbike, Medical Advertisements in Streets and Physical Exercise in Parks

Jianquan Cheng* (Manchester Metropolitan University)

China has been facing health challenges due to increasing environmental degradation. To respond to these environmental changes, the central government has launched a national imitative on ‘Healthy China’ in 2016, which aims to improve people’s quality of life. This has called for urgent theoretical, methodological, technical and empirical studies of healthy city as more and more residents will be living and working in cities. However, there has been insufficient study on residents’ perceptions of environmental health risks at city level, which might be related to their commuting, physical activities and medical advertisements. In this paper, we aim to provide quantitative evidence on these issues and challenges from three aspects: commuting and travelling by electric motorbike, health-related advertisements in the street, and physical activities in parks by using mixed methods of data collection, data analysis and modelling. Nanning city, the capital of Guangxi region and the greenest city in China, is taken as an example due to its large-scale users of electric motorbike (>2 million), a massive coverage of medical advertisements in streets and all-year comfortable weather for popular physical activities in many parks. We also discuss emerging environmental injustice related to these issues and potential solutions from planning, governance and education.
The spatial-temporal politics of blue skies in contemporary Beijing
Shiuh-Shen Chien* (National Taiwan University)

In recent years, the skies over Chinese cities have been surprisingly blue and clean during major political events. Such blue-sky phenomena took place during the 2014 Asia-Pacific Economic Cooperation Summit (Beijing), the 2015 National Military Parade (Beijing), the 2016 G20 Summit (Hangzhou), and the 2017 One Belt, One Road Summit (Beijing). None of these instances was mere coincidence. Indeed, the temporary deliberate modification of grey skies to blue has become a regular feature of mega-events in China against a backdrop of widespread concern toward the county’s severe air pollution. This politics of blue skies deserves more academic attention than it has received to date. Looking specifically at instances in Beijing, this paper analyses sky governance as a process of “volume politics,” where the making of environments engages time and space to generate specific and uneven outcomes. From this perspective, this paper argues that China is able and willing to perform blue skies as a temporary spectacle timed and placed for mega events. This is achieved through concerted political and social mobilisation calibrated to adjust the temporal structure of the greater Beijing city-region by shutting down factories and construction sites, forcing people to take holiday, prohibiting driving, and other means. Sky spectacles can be seen as a new expression of state capacity toward environmental governance. However, stark contrasts between temporary blue spectacles and Beijing’s notorious brown skies exacerbate political tensions around the environmental authoritarianism of the Chinese state and suggest the dilemmas of spatial and temporal manipulations in sky governance.

Evaluation and Optimisation of Former Residents’ Spatial Benefits induced by Urban Renewal Based on Spatial Justice
Yulin Zhou* (Cardiff University, Chongqing University)

In urban renewal, the local government generally excludes the former residents from new planning for excessive pursuit of spatial economic benefits. with meagre financial compensation, the former residents are forced to move outside, which triggers various social problems such as gentrification and residential isolation. The resettlement and compensation standard is generally based on the local values of the houses at the time of demolition, but ignore the spatial benefits by the housing’s spatial attributes. The theory of spatial justice requires the protection of residents’ fairness in spatial benefits and their democratic choice of space. However, in China, urban renewal implemented in recent years showed spatial injustice. We surveyed the former residents in Hualongqiao area, Chongqing. Their spatial benefits before and after urban renewal, in 2008 and 2018, were spatially quantified and compared, and three types of resettlement and compensation modes (monetary compensation, on-site resettlement and off-site resettlement) are involved to analyse their impact on former residents’ spatial benefits. The results showed that the former residents who have resettled places far from city centre enjoyed far less spatial benefits in
10 years after renewal than others who have resettlement on site, mainly reflected in housing premium and accessibility to public facilities. The reduction of spatial benefits caused unbalanced distribution of urban renewal benefits among different resettlement and compensation modes in spatial dimension. Based on spatial justice, the optimized resettlement and compensation mode and standard are proposed to achieve multi-dimensional and balanced improvement of the former residents’ spatial benefits.

**Expanding Homeownership and Rising Housing Inequality: The Impact of the Hukou Stratification and Class Division in Transitional Urban China**

Qiong Wu*(University of Connecticut)

Urban housing in China has shifted from a socialist welfare benefit to a private asset during the recent process of housing reforms. While recent housing reforms in China have led to a dramatic rise in homeowners, there has been a growing recognition of the homeownership gap. Housing inequality has been well studied, but little attention has been paid to individual homeownership and the impact of hukou system and class structure in transitional urban China. Using the 2010-2013 Chinese General Social Survey, I apply fixed-effects logistic regressions and sheaf coefficients estimations to investigate the effects of the hukou stratification and class structure on individual homeownership. I conceptualize the hukou stratification in three dimensions and construct a class framework by linking the market transition debate with Wright’s class theory. The findings reveal that the hukou stratification plays the most crucial role in determining the chances of being a homeowner. The findings indicate a mixture of state and market mechanisms shaping the homeownership gap.

**Measuring regional (provincial) education inequalities in China**

Lili Xiang* (University of Leeds)

Due to the decentralisation of the education system, disparities in educational opportunity, provision and performance have increased in China and since 2005, several policies aimed at reducing these inequalities have been implemented. In order to monitor the impacts and effects of current policies, a new multidimensional index, the Index of Regional Education Advantage (IREA), has been proposed underpinned by Amartya Sen’s capability approach which has been adapted to provide a framework for use in the context of Chinese education development. We outline why a measure based only on actual attainment (how the system functioned, “functioning”) or a measure based on input resources (which need “converting”) in both dimensions is unable to capture issues of context and past history in enabling people to realise their true abilities. Thus education equality has been conceptualized and evaluated beyond the ‘basic’ measures, and the capability approach has been applied as the framework to provide a theoretical basis for the measurement of educational disparities. This study challenges the conventional patterns of spatial inequality, provides a different ‘way of looking’ at education inequalities in China and explains how they have evolved over a selected time period for which data are available from different sources.