Intra-Asian Urbanism and Sustainable Urban Spaces

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Intra-Asian Urbanism

- The emergence of “master planned developments”, “satellite cities”, “urban new towns”, “new urban areas” at the urban fringe of Asian cities
  - What kind of urban future (and presence) these developments present?
  - What kind of lifestyle that are being fostered in these urban landscapes?
  - In what way these developments relate to our declared intention to build a sustainable urban future?
Kolkata West
THE BEST PLACE TO LIVE IN KL.
INDISPUTABLE®

Recipient:
THE EDGE
Property Excellence Awards 2015

Open For Sale

Launched Project

Recent Awards

Casaman
World Silver Medal
FIABCI PRIX D'EXCELLENCE
Investor: Central Trading & Development Corporation, Taiwan
Planners: Skidmore, Owings & Merrill Lpp, San Francisco, USA
Architects: Koetter Kim & Associates, Boston, USA
Kenzo Tange & Associates, Tokyo, Japan
Starlake Westlake Hanoi

Investor: Daewoo E&C
Project area: 186 ha
Population: 24300 people
Phase 1: 2010-2019
NUAs Policy Vietnam

– Reinforcing state control
  • Planned projects approved by local authorities
  • “integrated urban areas with technical infrastructure, social infrastructure, residential areas and other services… with specified functions that comply with the approved urban development plan”.

– Large scale

– Mobilisation of private capital
  – ”Land for infrastructure” policy
Modernist Planning

• Planned, “integrated” development
• Order and control
  – “The buildings need to be uniform, harmonious and orderly” (Circular 15/2008/TT-BXD, III.3b).
• Functional land-use zoning
• Planners as visionary
Hanoi New Urban Areas
Ciputra Hanoi International City

“the most elite residential township”

394ha
50,000 habitants
Investor: Ciputra Group
ParkCity Hanoi

Investor: Perdana
ParkCity Group

77 ha
5700 housing units
Homogenous landscape
Order and control
Playground Rules & Regulations

1. Playground hours: 8AM-6PM daily.
2. For young children only. Children under 10 years of age should be accompanied by an adult.
3. Please use the trash receptacle properly. Do not leave food or beverages in the area.
4. Pets are NOT allowed inside the playground area.
5. Misuse of the facility will result in loss of privileges.
6. Surfaces may be HOT. Footwear is strongly recommended.
7. No alcoholic beverages or drugs are allowed.
8. No glass containers or breakable objects are allowed in the play area.
9. No BALL GAMES, RUNNING, or THROWING OBJECTS.
10. Hanging of clothes or towels in trees, walls, structures, or stone benches is prohibited.

1. Giờ chơi: 8 giờ sáng 8 giờ tối
3. Rác thải phải được thu lại và được bỏ lại chỗ an toàn hoặc không uống tỏa ra.
4. Vật nuôi KHÔNG được phép vào.
5. Nghiêm cấm việc sử dụng các thứ tạo ra tiếng ồn.
6. Để mắt bàn chơi có thể nóng.
7. Không được phép mang đồ uống gây nghiền vào khu vực sân chơi.
8. Không được phép mang đồ chơi vào khu vực sân chơi.
10. Nghiêm cấm việc treo quần áo, các thiết bị đồ chơi, hoặc ghế đá.
Selling a lifestyle

“The prestigious living starts from here...”
“The Link is a celebration of all that is good in life. (...) a living environment that is unparalleled. Everything you need for your quality lifestyle is at your doorstep (...) Premier lifestyle awaits you...”
“The target group was people with this specific need, that is, people with money”
(interview with a staff of the management board)
"Evelyne Gardens - ParkCity Hanoi was designed for absolute safety with a modern, lighted safety wall system. The single entrance is guarded 24/24, combined with access control systems with electronic tags, effectively prevent any intrusion by strangers".
Exclusionary

• “Walking in this area you do not have to see the wastes and dirt in the surrounding.”

• “…it is great to live in a clean, unpolluted environment, a spacious living environment that is hygienic, green, clean and beautiful… (...) the flowers, they are always in good care, when the flowers withered they are immediately replaced. This makes me feel that I live in a fresh environment.

   (34 years old female resident)

• “I think the majority of the neighbours here are nice people, not those who cause troubles…”

   (37 years old male residents)
Changes in neighbourly relationship

• I had better neighbor relationship in my old living area. Here each family is to its own. We don’t know how other people live their lives, we only live our own independent life; we almost do not have any contact with the neighbours (34 years old female residents)

• “In the old place, I can have dinner with my neighbor and it is a lot more closed relationship. Sometime we have drinks together, men come to my house drinks beer together because we have friendship with neighbor. In this place, we only know each other”.
Urban qualities

– Street life and social interactions
– Urban diversity
  (Jacobs 1961, Whyte 1980)
– Citiness: Intersection of differences
  Sassen (2000)
– Urban 'porosity': interpenetrations of public/private, interior/exterior, old/new, sacred/profane, work/play and permanent/transient
The Lively City

- Human dimension
- Dense
- Soft edge: where building and urban space meet
- Safe city
- City at eyes level

➢ *Life in the city is a self reinforcing process*

- Gehl (2012)
Street life as an urban quality
Mixed use and diversity

– Variety of built form/housing types
– Varieties of functions
– Mixed population
– Social activities/interactions

(Jacobs 1961)
Cityness

- Intersection of differences
  - Sassen (2000)
- Self-organisation/Informality
  - Roy (2009)
Built environment and social sustainability

• ‘Social usage’ experience
  – connected and permeable
  – mixed use
  – Safe
  – ‘identity”’

• ‘Making place’ experience
  – accessibility, inclusiveness
  – high residential density
  – good maintenance
  – sense of place
  (Dempsey 2011, Bramley and Power 2009)
QUESTIONS?

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