

TRENDS OF URBAN DEVELOPMENT PLANS IN HISTORIC AREA IN EAST ASIA

Nobuya Ueda ¹, Shigeki Sugita ²

¹ Mukogawa Women's University, Japan

² Nikken Sekkei Ltd, Japan

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Introduction

For the most parts of Asian cities in touch with the Silk Road, there sporadically exist the architecture and old urban areas worthy of the historical heritage. Since many cities in East Asia have been colonized and served as concessions, European culture is fused with their own indigenous culture to yield their own characteristic enchantment. On one hand, it is a fact that they were mostly vandalized or illegally occupied to an anomalous state through political and economic chaos for a long time. In such a circumstance, these historical cities continue a rapid economic growth; however, they are unavoidably yielding to the pressure of development under a slogan of improved efficiency in every sense. Despite there are a material movement of ameliorating urban congestion and inviting tourists at home and abroad, there are not a few citizens who choose to preserve the historic views and a traditional pattern of life. Thus, there is emerging a new movement of trying to make development and preservation coexist. Of course, such a movement slightly varies with the nation and the phase of "modernization." In the case of "advanced" countries, people in "developing" countries have already understood certain aspects of such movements as encountered in their own situation. In the case of historic cities, there is a strong indication that such movement should be put on the right axis toward proper development.

With such understanding in mind, the authors have collaboratively undertaken urban design for development of some historic cities. Now is the time for the designers to pore on the trend of challenges and modus operandi common to all these cities.

Objectives and Method

Our research objective is to ascertain whether certain patterns can be found in the approach on the urban design stage for development, innovation or conservation in the historic area and surrounding area. The research is developed through analysis and comparison on the basis of five projects undertaken by us. In a more specific way, client's project specifications and designer's proposals' aspects are closely studied to select the subjects for grouping and analysis [1]. In this connection, it should be noted that these projects are located in different places involving different time and spatial elements, and have their own prerequisites in normative [2] – aspatial [3] aspects, such as values and lifestyles. For the description and analysis in these aspects, our efforts are made to use objective things wherever practicable.

Definition of Historic and Development Areas

There are largely two cases, i.e. where the entire development area is or its sectorial part falls under the historic area (intra district = iTRA) and where the development area abuts on or lies next to the historic area (inter district = iTER) (See Table 1).

Case Study

The selected five projects are briefed as follows; being classified in tables 3 and 4.

1. Osaka Business Park Development Plan (iTER)
 - The vestige of the largest arsenal yard in Asia which was disposed of by the government after the World War II.
 - The property is located next to two large rivers symbolic of Osaka and to the historic premises of Osaka Castle.
2. Protection, Renovation and Development Plan in Xianmen(前門) Area, Beijing(iTRA)
 - There exist the largest “Hutong-Alleys” (胡同)¹ built in Ming Dynasty to provide a lodging place for the examinees for the national “Keju.” (科舉)²
 - The development plan was likely to hollow out the city’s urban axis from the Tian’anmen Square(天安門) to the Temple of Heaven Park (天壇公園).
3. Xi’an Dayanta - Pagoda(大雁塔) District Master Plan (iTRA)
 - Now with six million population, this city was once the capital of the Tang Period and served as the starting point of the Silk Road.
 - The pagoda was a symbolic tower belonging to the temple where the monks translated the Buddhist Bible they carried back from India.
4. Hanoi Lake Guom District Master Plan (iTRA)
 - Centered on a lake, there exist the urban communities formed in the 18th century and a French town district in the 19th century.
 - The historic remains have been ruined by expanded traffic volume and disorderly construction activities associated with the immediate economy liberation.
5. Jakarta Kebon Melati Master Plan (iTER)
 - This waterfront city was called Batavia, which once flourished together with the headquarters of the East India Company.
 - There have been expanded population and disordered ruins of urban environment.

Analysis and Findings

Table 4 is as re-assembled from Tables 1 through 3 from a different angle. In Table 4, development or conservation is categorized into largely three groups; however, the preference orders neither in Osaka and Jakarta nor in Beijing and Hanoi are strictly categorized. Though the Xi’an Plan was commenced with an eye to protect Dayanta - Pagoda from disordered development in the surrounding area, it is categorized in the midway for the reason of the current project scheme being rather newly developed, except for the existence of the north-south axis which connects the current CBD and Pagoda.

Table 1: List of Projects

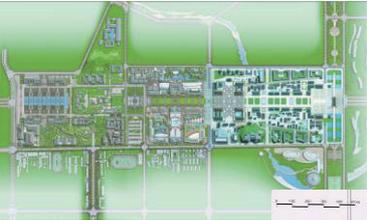
<ul style="list-style-type: none"> • Project Name • Key Plan (1:50000) 	<ul style="list-style-type: none"> • Client 	<ul style="list-style-type: none"> • Scope of Service 	<ul style="list-style-type: none"> • Present Status as of 2011
<ul style="list-style-type: none"> • Osaka Business Park Development plan 	<ul style="list-style-type: none"> • Form of Appointment 	<ul style="list-style-type: none"> • Major Functions 	
<ul style="list-style-type: none"> • Osaka (26ha) • Plannig Period 1969-1976 	<ul style="list-style-type: none"> • Development Comittee (Private) • Nominated 	<ul style="list-style-type: none"> • Master Plan • Detailed Master Plan • Office • Hotel • Commercial • Cultural • Park 	<ul style="list-style-type: none"> • Construction Completed
<ul style="list-style-type: none"> • Protection Renovation and Development Plan of Beijing Qianmen Area 	<ul style="list-style-type: none"> • City Government (public) • Nominated Competition 	<ul style="list-style-type: none"> • Master Plan • Office • Hotel • Commercial • Cultural • Residential • Park 	<ul style="list-style-type: none"> • Study Stage
<ul style="list-style-type: none"> • Dayanta- Pagoda District Master Plan 	<ul style="list-style-type: none"> • Urban Development Company (public) • Nominated 	<ul style="list-style-type: none"> • Master Plan • Hotel • Commercial • Religious • Cultural • Plaza 	<ul style="list-style-type: none"> • Partial Construction by Investors after Preliminary Building Design(16ha)
<ul style="list-style-type: none"> • Lake Guom District Master Plan 	<ul style="list-style-type: none"> • City Government (public) • Nominated Competition 	<ul style="list-style-type: none"> • Master Plan • Office • Hotel • Commercial • Shophouse • Cultural • Institutional • Park • Car/Bicycle Park 	<ul style="list-style-type: none"> • Study Stage
<ul style="list-style-type: none"> • Kebon Melati Master Plan 	<ul style="list-style-type: none"> • PT Trisarana Sumbaga (private) • Nominated Competition 	<ul style="list-style-type: none"> • Master Plan • Detailed Master Plan • Office • Commercial • Cultural • Residential • Park 	<ul style="list-style-type: none"> • Suspended at Preliminary Building Design Stage

Table 2: Pictures and Drawings

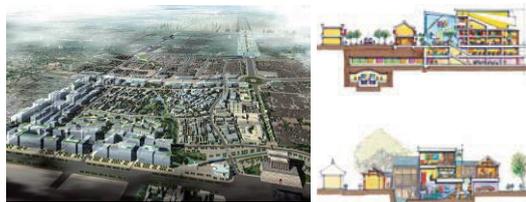
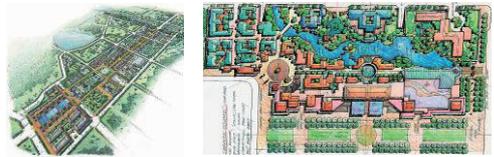
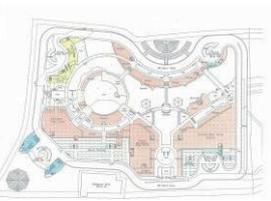
Project Name	Site Condition	Design Proposal	Detailed study/ Implementation
<p>Osaka Business Park Development Plan</p> <p>Osaka</p>			
<p>Protection, Renovation and Development Plan of Beijing Qianmen Area</p> <p>Beijing</p>			
<p>Dayanta-Pagoda District Master Plan</p> <p>Xi'an</p>	 		
<p>Lake Guom District Master Plan</p> <p>Hanoi</p>	 	  	
<p>Kebon Melati Master Plan</p> <p>Jakarta</p>		 	

Table 3: List of Major Subject and Theme

Project Name	Background <ul style="list-style-type: none"> • Values • Social structure • Institutions 	Physical		
		Fuctional <ul style="list-style-type: none"> • Land Readjustment • Land-use plan • Road/Infrastructure 	Spatial <ul style="list-style-type: none"> • Volume,Height,Wallline • Massing,Allocation • Open-Space, Landscape 	Visual <ul style="list-style-type: none"> • Historical Reference • Mode,Style • Landmark, Vista- Line
Osaka Business Park Development Plan Osaka	<ul style="list-style-type: none"> • Old Capital • Osaka Castle • Water and Rivers 	<ul style="list-style-type: none"> • New Structuterization by through Axis and 5 Superblocks • Business Activities Related Functions 	<ul style="list-style-type: none"> • Walllines and Building Height Control • Volume Reduction toward Riverfront • Open space-Bonus incentive System • On –Site Walkway Network 	<ul style="list-style-type: none"> • Unified Roadside Trees • Guidelines to Color, Signage and Landscaping,
Protection, Renovation and Development Plan of Beijing Qianmen Area Beijing	<ul style="list-style-type: none"> • Keju • Ming Dynasty 	<ul style="list-style-type: none"> • Conservation – Oriented Zoning • Function-based Land-Use Plan • Fire-Protection Zoning • Traffic Plan including LRT 	<ul style="list-style-type: none"> • Vertical Use of Inheriting Siheyuan (四合院)³ • Underground Use • New Store Floor Addition behind Quinmen Avenue • Green-Water Park • Centralized Building Services Sysytem 	<ul style="list-style-type: none"> • Hutong-alley Morphology • Streetscape of Quinmen Avenue in Early 20th C • Fabulous style of Early 20th C Buildings
Dayanta- Pagoda District Master Plan Xi'an	<ul style="list-style-type: none"> • Chinese Buddhism • Tang Dynasty • Changan(長安) 	<ul style="list-style-type: none"> • Tourism-oriented Zoning • Vehicular Movement • Mini-Transport 	<ul style="list-style-type: none"> • Dayanta Pagoda-North Water Plaza • Dayanta Pagoda-South Walkway and Plaza • Semi-enclosed Changan's Fang(坊)⁴ System • Water Channel • Wallline/ BuildingHeight 	<ul style="list-style-type: none"> • Scale and Patterns of Historical Zhuque Avenue(朱雀大路) • Tang Style Façade • Desert vs Oasis • Clear Vista to the Pagoda
Lake Guom District Master Plan Hanoi	<ul style="list-style-type: none"> • Millenium Capital • French Culture • River Hongha (紅河) 	<ul style="list-style-type: none"> • Conservation-Oriented Zoning • Reallocation of Building Volume • Man-Vehicle Hierarchy Reissue • Subway-EV shuttle-Cyclo System 	<ul style="list-style-type: none"> • Underground Use • Height and Frontage Control • Physical/Visual Improvement of Shophouses and French Quarter • Conservation and Improvement of Traditional Passages • New Piazzas 	<ul style="list-style-type: none"> • Traditional Shophouse Façade • French/French Colonial Façade • Vista-Lines to Opera House and Cathedral
Kebon Melati Master Plan Jakarta	<ul style="list-style-type: none"> • Batavia • Water and Canals • Mosques, Churches 	<ul style="list-style-type: none"> • Two Ultra- large Superblocks • High Volume Ratio • Multi-Functional and Autonomous Complex Including Vehicular Circulation and Building Services Sysytem • Lake Improvement 	<ul style="list-style-type: none"> • Podium-Tower Composition • Roof Garden atop of Horizontal Podium • Curve-Lineal Canal for Amusement and Customers Movement • Lakeshore Terrace 	<ul style="list-style-type: none"> • Radiant Allocation of Vessel-Imagery Office,Hotel and Residential Towers • Shade,Flowers, Waterfall and Void Space

Table 4: Classification of Project Contents

Aspects Conceived	More Development-oriented Project ←————→ More Conservation-oriented Project				
	Functional Aspects	Building Type, Height, Coverage Ratio, Traffic Infra-structure, Promenade	Building Type, Traffic, Infrastructure, Roof-Garden, Intra-Traffic System	Culture and Tourism-Oriented Facilities, Walkway, Mini-Tram	Building Type, Soho, Addition to Siheyuan, Centralized Building Services, LRT
Visual Aspects	Castle*, River*, Wallline	Canal*, Ship Morphology, Water, Massing, Water-use	Dayanta-Pagoda, Chanan's Fang System, Tang Style Façade, Wall line, Water-Plaza	Hutong, Siheyuan, Quinmen Style, Green-Waterpark	Lake Guom, Shophouse Façade, French-style Façade, Height and Frontage
	Osaka	Jakarta	Xi'an	Beijing	Hanoi

* Items outside the project boundaries

Based on the foregoing analysis, trends in these urban design cases may be found as follows:

1. Trends as viewed from the Development-Conservation axis
 - For those cities where historical buildings, establishments or settings are sparse, they are naturally development-oriented, with efforts driven to setting up urban “functions”. Simultaneously, they tend to create their own distinctive “visual” environment by taking natural elements, such as rivers and water, to their advantage (O, J)
 - For those cities where traditional modes of living and buildings are abundant, they are apt to make efforts to conserve them. Then, they tend to introduce new “functions”, while keeping the modes intact and sometimes they try to uphold the “visual” elements, including facades. (B, H)
2. Trends as viewed from the Functional-Visual axis
 - In every case, it seems that improved functions are ranked top. For the “development”-oriented cities, characteristic are the improvement in intra-traffic and higher-density land use. For the “conservation”-oriented cities, characteristic are the improvement in tourism functions, monumental walkways, and mall-like shopping streets. (X, B, H)
 - As for the improvement in a visual aspect, building height and setback restrictions are commonly observed. In the cities of sparse historic relics, but strongly “development”-oriented, it is not rare that a brand-new visual image is introduced in a habitants’ mode of living. In the cities tending to preserve the “conservation”, it is not rare that restrictions are imposed on the frontage of buildings. (J, H)

What is demanded of us is to reappraise the indigenous history and nature likely to be lost in the urban development and make them serve for modern urban functions and urban landscape. As described above, the authors have verified alternative judgment of the conservation or development having not yet employed in rapidly developing Asia.

Notes

1. The traditional foot-pass created by the group of Siheyuan
2. The imperial examination system in historic China
3. The traditional courtyard house
4. The traditional wall system surrounding the city block

References

- [1] Frampton, K. et al. (Ed.), *Nikken Sekkei - Building Modern Japan 1900-1990*, Princeton University Press, 1990.
- [2] Rapport, A., *Culture, Architecture, and Design*, Locke Science Publishing, 2005 (Translated into Japanese by Oono, R. et al., *Bunka ,Kenchiku, Kankyo Design*, Shoukokusha, 2008.)
- [3] Foley, D.L., An Approach to Metropolitan Spatial Structure, *Explorations into Urban Structure*, pp. 21-78, University of Pennsylvania Press, 1968.