Chinese megacities are among the fastest growing urban areas in the world. This is specifically true for the rapidly developing regions on China’s Eastern Coast. The greater metropolitan regions surrounding Shanghai, Guangzhou and Tianjin have undergone dramatic changes. Once primarily industry-based economic areas, they have today transitioned into integrated towns where, hundreds of thousands of Chinese people live.

This volume offers detailed insights into urban-industrial development of the Tianjin region. The author introduces the constellations of actors framing and negotiating urban visions and playing their role in the decision-making of the planning and implementation processes. The fascinating and contradictory urbanization processes of two development areas in Tianjin’s coastal region, the Tianjin Economic and Technological Development Area (TEDA), and the Sino-Singapore Tianjin Eco-city, are documented and analyzed using a wide range of information sources including locally published texts, planning studies and interviews.

A Mandarin speaker with experience as a practicing architect in China, the author presents a unique portrait of the complex inner workings of urban governance in China. Shared reflections from concerned stakeholders and the conclusions drawn are of interest not only to architects, developers, and urban planning officials; they are accessible to anybody seeking insights into power geometries in China.

Urbanization of the Earth (ISSN: 0944-422X)
Urban geography is a lively and almost unlimited field of research. Supported by its neighboring disciplines such as demography, sociology, economics and technologies of construction, urban planning and politics, traffic management and communications, it seeks to recognize trends and principles, and with regard to the future, to facilitate structured action. Entitled “Urbanization of the Earth”, this series provides a platform for critically investigating a crucial junction in the relationships between man and the Earth. Humans as individuals or society as a whole have proved to be a powerful force for shaping the surface of the Earth, almost equalling natural phenomena. Many more urban phenomena await study and analysis – generating a great deal of material, at least for further studies within urban geography and the observation of this lively interface between humans and their environment.
Iris Belle, From Economic Zone to Eco-city?

Contents

1 Introduction: China’s economic development zones and eco-cities ............................................. 1

2 Researching drivers of urban development ............................................. 7

2.1 Economic and sustainable development ............................................. 7

2.2 Entrepreneurial urban governance ............................................. 20

2.3 Collecting and structuring information and opinions ............................................. 28

Research design • Open-ended in-depth expert interviews • Techniques and strategies for analysing data

3 Decision-making and urban space creation at TEDA and Tianjin Eco-city ............................................. 36

3.1 Formulating project visions ............................................. 37

TEDA vision • Tianjin Eco-city’s vision • Opinions about the visions

3.2 Constellation of main actors ............................................. 41

Constellation of main actors at TEDA • Constellation of main actors in the Tianjin Eco-city project • Comparing the constellations of main actors

3.3 Location choice ............................................. 54

Location choice and national development strategy • Political and economic importance: TBNA as China’s third growth pole • A challenging environment for test-bedding eco-technologies • Land ownership status • Comparing the location decisions

3.4 Urban planning decisions ............................................. 62

China’s legal system of urban planning • Planning TEDA: formation and growth of a new town • Planning Tianjin Eco-city • Opinions about the planning process

3.5 Land and real estate development ............................................. 93

Actor constellations in land and real estate development • Leasing out land for development

3.6 Commissioning design, engineering and construction ............................................. 101

Commissioning a design • Preparing for and executing the construction

3.7 Governance episodes and urban sustainability ............................................. 107

4 Analysis of governance mechanisms ............................................. 110

4.1 Hierarchies ............................................. 111

Hierarchy of Chinese state bureaucracy • Hierarchies among State-owned Enterprises • Effects and limits of hierarchies

4.2 Networks ............................................. 122

Bilateral relations between states • Private relationships • The Communist Party of China • Joint ventures and networks of businesses • Other types of cooperation: contractors and collaborations • Effects and limits of networks

4.3 Markets ............................................. 140

Land and real estate markets • Infrastructure and urban space solutions • New market niches: creating demand for new products • The economic capital flow model of TEDA and Tianjin Eco-city • Effects and limits of the market

5 Evaluation of the governance systems at TEDA and Tianjin Eco-city ............................................. 157

5.1 Legitimacy and Voice ............................................. 157

5.2 Strategic vision ............................................. 160

5.3 Performance ............................................. 162

5.4 Accountability ............................................. 165

5.5 Fairness ............................................. 166

5.6 Rule of Law ............................................. 167

5.7 Potentials and conflicts of the governance systems ............................................. 168

6 Concluding remarks ............................................. 170

7 Epilogue ............................................. 178

8 Appendix ............................................. 180

9 Bibliography ............................................. 189

10 Index ............................................. 195

Order form

I (we) order from

Gebrüder Borntraeger Verlagsgesellschaft mbH, distributor / Auslieferung: E. Schweizerbart’sche Verlagsbuchhandlung (Nägele u. Obermiller), Johannnesstr. 3A, 70176 Stuttgart, Germany; Tel. +49 (0) 711/351456-0, Fax +49 (0) 711/351456-99, order@borntraeger-cramer.de, www.borntraeger-cramer.de

Ex. Iris Belle, From Economic Zone to Eco-city? Urbanization of the Earth 13 978-3-443-37016-9  € 44.80

name: _______________________________ address: _______________________________

date: _______________________________ signature: _______________________________

Prices subject to change without notice