

**Reflections and Improvements on Zoning/Development Controls
Shenzhen, China**

UNC DCRP Land Use Workshop Class

PLAN 823 Fall 2019

Tuesdays 12:30-3:00pm

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Office Hours: Thu 1:00-3:00pm or by appointment

Goal

The goal of the DCRP Land Use workshop in Fall 2019 is to help the City of Shenzhen in China with background research and proposals that will enable the city to evaluate and improve its *land development controls*, its version of zoning.

According to the Chinese Urban and Rural Planning Act (has been in effect since 1 January 2008), the Chinese urban planning system consists of two tiers: the master plan and the detailed plan. The top tier is the master plan that outlines the general land use pattern of a city. Another tier, below the master plan, is the detailed plan, which deals with areas that face immediate development or are specified in the master plan. The detailed plan is composed of the *detailed development control plan* and the urban design and parcel-based detailed construction plan. We are tackling the detailed development control plan (i.e., zoning) in this workshop.

According to the explanatory note (Ministry of Construction, 1990, p. 48), the purpose of a detailed development control plan is: to suggest controls, such as area of land parcels, land use types, plot ratio and site coverage, building density and height limits of buildings, ratio of green space, major entrances and car parking, setback of buildings, public facilities, and utility lines and pipes.

Our client is the Shenzhen Land Resource and Planning Bureau. Our work products will be used by the client to improve the quality of land developments and to provide more amenities in the city.

The workshop will be on proposing methods to improve zoning and evaluate zoning for a small area in Shenzhen, China. The workshop has the following tasks:

- (1) Perform research on how cities worldwide set “right” parameters such as FAR (density), land use mixture, and other amenities during zoning process. An interesting request from the client follows: Look for global cases where land use type is not strictly regulated. The idea is that when the land developments are not harmful to health and public interests, the regulations should allow for flexible transition from the originally regulated type to market desired use. (Later, I will show the North Huaqiang in Shenzhen as an example, where land uses have changed from industrial, to commercial, then to creative industrial/office use.)

- (2) Look for cases where up-level requirement (such as hazard mitigation zones) can influence zoning stipulation.
- (3) Collect cases from a variety of global cities (London, NYC, LA for examples) to see how zoning codes change when cities evolve and redevelop. Look for cases specifically regarding how to ensure green/park area, transportation infrastructure, and other human-oriented amenities so that when land developments are densified, amenities are still sufficient. Understand how zoning and other tools can be used together in the above cases to ensure adequate services and infrastructure capacity when zoning changes incurred higher densities; Demonstrate what kind of incentives or regulations can be used to ensure the amenities by using semi-public, private, or underground spaces.
- (4) Perform impact analysis after zoning changes for the selected small area in Shenzhen, China (this part also has Chapel Hill City Council as a joint client since the council would like to see the part of impact analysis results);
- (5) Propose and carry out a method of evaluation of zoning, for example, what indicators can be used to evaluate the development outcome and how to calculate these indicators. Search for cases regarding the set of indicators that can be used to evaluate whether a development project is “good”.

Workshop Expectation

Students are expected to devote approximately 10 hours of work per week to the project outside of class time. All students are responsible in managing the writing process for their section of the final report to be submitted to the client.

We will usually meet between 12:30pm and 3:00pm to have “check-in” meetings on Tuesdays. During “check-in” weeks, the client, the instructor, and the students are expected to have discussions on the assigned tasks.

Collection of documents from various sources and phone interviews with city officials for a range of international cities will be part of the class, but with an eye towards efficient use of time and resources. Expense will be reimbursed.

Grading

Students will be graded based on the individual reports and presentations (80%) and class participation/discussions of work (20%).

It is important to remember that your primary responsibility is to your classmates and our client, not me as an instructor—think of the instructor as a facilitator in this process. The workshop is to set up as a client-based project where the student team essentially acts as a semester-long consulting team.

Deliverables

The whole class is responsible for writing a report of professional quality that will be presented to our client at the end of the semester. In addition, students, either as individuals or as teams, will be asked to give professional presentations throughout the semester. The students and the instructor will compile and coordinate all sections of the report. Typically, our compiled final workshop report will be around 200 pages in length (this includes appendices, figures, maps and supporting documents).

Tentatively, we will accordingly plan our class the following way:

Part 1: Information Session (Aug 20)

Week 1 (Aug 20) Brief Introduction

- Students read the background information
- Instructors narrow down the project scope with the client

Part 2: International Cases: basic information (Aug 27 – Sep 10)

In this section, we work on collecting international cases. Each student will select two cases from the following list of cities and submit a report of case studies. Any good nomination for cities not on the list are also welcomed. In addition, all students will work together and fill a summary table for case comparison.

Type of City	Examples
Large (>5 million)	New York, Tokyo, New Delhi, Shanghai
Median (1-5 million)	Los Angeles, Chicago, Boston, Vienna, Curitiba,
Small (<1 million)	Seattle, San Francisco, Stockholm, Amsterdam

*For each individual, this section final report is about 10-12 pages, 12pt, 1.5-line spacing. **This report is due on Sep 10.** The report should be in single line spacing format and have the following points.*

I Background of the city (1-2 pages)

II Case Studies (3-5 pages per project)

We will discuss with the client on the detailed content to be included in the report to describe the following:

- Case location and basic information
- Zoning information
- Stories behind making the zoning controls

Week 2 (Aug 27) Check-in section

- Instructors finalizes the list of cases and content with the client

Week 3 (Sep 3) Working session

- Q&A

Week 4 (Sep 10) Presentations

- **Report Due**

Part 3: International cases: Techniques of making zoning (Sep 11 – Oct 1)

*In this section, students will summarize the current prevalent techniques from cases. The section final report is about 5 pages, 12pt, 1.5-line spacing. **This report is due on Oct 1.***

We will discuss with the client on the detailed content to be included in the report to describe the following:

- Software programs used to make zoning

Week 5 (Sep 17) Working session
Information collection

Week 6 (Sep 24) Working session
Information collection

Week 7 (Oct 1) Presentations
• **Report Due**

Part 4: International cases: Techniques of evaluating zoning (Oct 2 – Oct 15)

*In this section, students will summarize the current prevalent techniques from cases. The section final report is about 5 pages, 12pt, 1.5-line spacing. **This report is due on Oct 15.***

We will discuss with the client on the detailed content to be included in the report to describe the following:

- Evaluating zoning

Week 8 (Oct 8) Working session
Information collection

Week 9 (Oct 15) Presentations
• **Report Due**

Week 10 (Oct 22) Feedback session

Week 11 (Oct 29) Revisions submitted

Part 4: Application (Oct 30 – Dec 3)

*In this section, students will apply the summarized techniques from case studies to the practice of a small area in Shenzhen. Students will make 2-person teams, for each team, the section final report is about 10 pages, 12pt, single line spacing. **This report is due on Dec 3rd.***

Week 12 (Nov 5) (Project working session)

Week 15 (Nov 12) (Project working session)

Week 16 (Nov 19) Initial Presentations

Week 17 (Nov 26) Feedback session

Week 18 (Dec 3) Presentations

* ***Final report due.***