DESIGN PROPOSAL
Design Proposal
The plan for Jiagang Cun
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New part of the village

Park

Farmers market

Sektion Farmers market
Design Proposal

Plan over residential part

- Backyards
- Roof top Garden
- Alleys
- Roof top Garden
Design Proposal
Plan over Community Garden

Area for composting

Planting container 3M x 5M

Yeyuan Road
Design Proposal
Plan over Community Garden

Utility house

Plot

Possible entrance for this residential area.
Design Proposal

Sections

Section of Yeyuan Road

Section along the residential part in the east

Section of the community garden
Design Proposal

Perspective over the Community garden along Yeyuan Road
Design Proposal

Perspective over the Farmers market
In the redevelopment of Jiagang Cun the existing buildings are replaced with new houses because of the poor condition of the old buildings. The new residential areas are based on the characters found in the existing village. The new residential area is placed at in the east part. The area is designed with 11 meters wide streets, alleys in different sizes from 2.5 meters to 5 meters. The buildings will have up to three floors. Along the streets and alleys most of the houses have a courtyard in different sizes. The courtyards offers the villagers the possibility to practise container gardening. The courtyards also creates a big variety and connects to the existing village. The bigger residential houses in the new village will have been designed with flat roofs to create the possibility to practise rooftop farming.

In the area Yeyuan Roads extension to Kazimen Street will be 22 meters with bicycle lanes on both sides and pavements. This wide continue on Yeyuan Road until the intersection with Maidelong Road. In the rest of the village the streets except the street that runs thru the commercial area will be 11 meters wide.

In the areas south of Yeyuan Roads extension will be developed for commercial use. The buildings will be designed for having rooftop farming. The design integrates the Nanjing Planning Bureaus plans over Jiagang Cun in this way.
Comparison, Conclusion and Discussion
Comparison and Conclusion

There can be three stakeholders that would be given benefit of the Nanjing Planning Bureaus proposed plan over the area. These are the local government of Nanjing, the developers and the landlords (Pu Hao, 2011). By this proposal the developers would be able to develop the whole area where Jiagang Cun is situated for commercial activities without regarding the village or the urban agriculture. The local government of Nanjing would earn money on signing land-use rights and land leasing contracts with the developers and only pay for the development of arterial roads and systems. In the proposed plan the land-use zones are big, allowing big plots. This follows the principals of contemporary spatial planning in China where the local governments earn more on leasing bigger plots to the developers. The landlords would get an economic compensation for their houses. The economic compensation that the landlords (the villagers that own the houses in Jiagang Cun) would get in this case is unknown, but the redevelopment of the village could cause harm in their social situation, due to relocation.

Unfortunately it has not been possible to establish a dialogue with the Nanjing Urban Planning Bureau, so the motifs for the plan are obscured.

My proposed plan differs in the following aspects:

- A development based on the existing environment and character of the village
- The villagers have the possibility to continue their lives in the village
- The urban agriculture is kept and developed
- Instead of labelling the entire area for commercial activities the area is given a mixed land-use; residential areas, park, commercial areas, farmland, community gardens
- Public space, a park is established in the village
- The creation of the Farmers market
Comparison and Conclusion

- Provides the villagers with housing within Jiagang Cun

These are my arguments for my design proposal:

The interest of the existing local inhabitants of housing and sustenance (work opportunities).

By keeping and developing the urban agriculture within Jiagang Cun the opportunities and possibilities for the villagers to improve their lives are strengthen. There possibilities to secure the basic need of food, and opportunities in economic profits by selling their harvest. The Farmers market creates an organised market place that can create even more jobs (eventual in other businesses like restaurants and production).

The preservation and development of existing social relations within the community

In the proposed comprehensive plan over Jiagang Cun there is no area for residential use, the villagers would have to move somewhere else. This could harm the villagers social situation, as they could risk to lose long-standing family relations and find themselves in a situation where they do not feel that they belong in the society and where they don't recognise there daily life. It is a fact that relocating people from their neighbourhoods can cause social problems for them. Dave(2011) describes that social sustainability relates to the feeling of belonging to something and the feeling of being a part of the neighbourhood, the sense of security, and social cohesion. According to Campanella (2008) relocation can make the relocated feel that they don't belong to something. This is prevented and solved by developing two residential parts in the village. The level of facilities that also affects the level of social sustainability, are low in Jiagang Cun today and by building new houses and gather the buildings into these two areas it is increased. By designing the residential areas in a way that relates to how they are placed today creates an atmosphere that relates to the village of today.

The creation of a neighbourhood that carries local, traditional, characteristics in terms of urban agriculture, low-dense housing and Farmers market.

Mentioned earlier it is important that people feel that they belong in the society and by developing Jiagang Cun out from its existing character and improve it the villagers get a new accommodation that is based on the environment they have a connection to.

The creation of publicly accessible areas for recreation and urban agriculture serve a wide part of the city, and support social interaction.

Jiagang Cun, as many other urban villages lacks any public space which affects the villagers possibilities to connect and interact with each other and also make it harder for them to interact with people from surrounding areas. In the design proposal several new areas are designed to solve this problem. The community gardens, the Farmers market and the park in the area will all create possibilities for social interaction and collective activities. In the community gardens urban farmers from all over Nanjing can grow and harvest crops together and this can lead to meetings and social interaction between different parts of the Nanjing society. In the Farmers market the villagers and other urban farmers can sell their crops to people from other parts of Nanjing, the park has the function as a recreational spot in the village.

The contribution of sustainable land-use to the city fabric: Garbage recycling, eventual effects on the micro climate, green cover, water treatment etc.

Urban agriculture can have a positive effect on the ecological environment; it can cut down the effects of air-, ground- and water- pollution and the micro climate. With a Farmers market in Jiagang Cun the need to transport the crops to other parts of Nanjing for selling is no longer needed, this can also reduce...
the emissions. In one of the community gardens space for composting garbage is created, this create an opportunity for the urban farmers in Jiagang Cun to use compost as bio-fertilizer. This also reduce the problem with garbage within Jiagang Cun in some extend. Waste water can also be used and reused by filtering it through plants. The effect would be a better environment for the villagers and the social situation in the village.

The development of some parts of Jiagang Cun for commercial land-use

With the design proposal the government of Nanjing still can lease land to developers for commercial activities, though not in the same amount as in the purposed plan from Nanjing Planning Bureau.

My conclusion is that the villagers in Jiagang Cun would have more to gain in terms of their social situation by develop the village with the design proposal based on the current situation in the village.
Discussion

That urban agriculture is an important part to create sustainable cities for the future is clear. But how to implement it in the cities and develop it in the cities that already have urban agriculture is not so clear. Mougeot (2006) claims that it would be wrong to develop and zone land for urban agriculture as a permanent land-use though it would be unrealistic considering eventual land value increases. But at the same time Mougeot writes that it is important to use planning as a tool to strengthen urban agriculture and that planners start to see the opportunities of land that already exists in the cities in a more creative way and involve more professions in the planning process. My thoughts are that it is a strange and a “thinking inside the box” argument of Mougeot to claim that it would be wrong to zone land for urban agriculture as a permanent use. There is an economic aspect in keeping the urban agriculture and make it permanent for urban dwellers that depend on it as a source of food and income. As the food production moves further and further away from the cities it causes that the prices increase, something that mostly affects the poorest city dwellers. To have urban agriculture in the cities also creates better opportunities for the urban population to eat more vegetables and fruit.

In the case of Rosario, Argentina the municipality saw the potential in opening up the city’s parks and green areas for urban agriculture. In this way the parks and the green areas don’t only function as a place for recreation, they are also places where people can produce food. When designing new areas and developing of existing areas it is important that the local governments open their eyes for the potential for urban agriculture in them. In the design proposal many of the buildings are designed for rooftop gardening, and the community gardens function not just as a place where people can grow crops, the aim is that they will function as places that create social interaction between inhabitants of Nanjing.

Urban villages in China are also something that in many cases are neglected by planners and officials in the cities. As with urban agriculture the urban villages in first hand serve the poorest groups in the Chinese cities giving them a possibility to live in the cities due to low rents. The urban villages have in many cases social and environmental problems, but by neglecting them and see demolishment of them as the only solution is not the right way to deal with them. Migrants living in them are in a way the reason why the Chinese cities have had the possibility to grow in the vast speed they’ve done. A demolishment of these urban villages can in a negative way affect the people living in them in terms of their social situation. Something needs to be done to improve the lives for urban village dwellers. I agree on and I definitely believe that urban agriculture can be one part in that process.

Cities develop and changes during time and in this process it is easier to move on people that belong to weaker groups in the society. The population in the urban villages and they that have urban agriculture as a way of living often belong to these groups.

As educated in spatial planning, urban agriculture was a subject that I hardly had heard before during my education, I think that one of the reason is because I’ve got my education in a country that is considered to be “modern”, where it is not considered as something suitable as a activity in our cities. But I think that the developed countries have to start to adopt urban agriculture in the planning process and be aware of the impact it can have on the cities. Urban agriculture do not just benefit the people that practise it, it can affect the cities in many ways, ecologically, economically and socially.