

# **The Impact Analysis of the Town and Country Planning Act 2008 on the Smart Growth of a small-sized Town in China:**

Case Study of Lianjiang Town Master Plan

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- **Introduction**
- **Background**
- **Theoretical Analysis**
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# Introduction

**Why?**

Background

**What is new?**

The main change

**Does it influence the urban space development way of Chinese cities?**

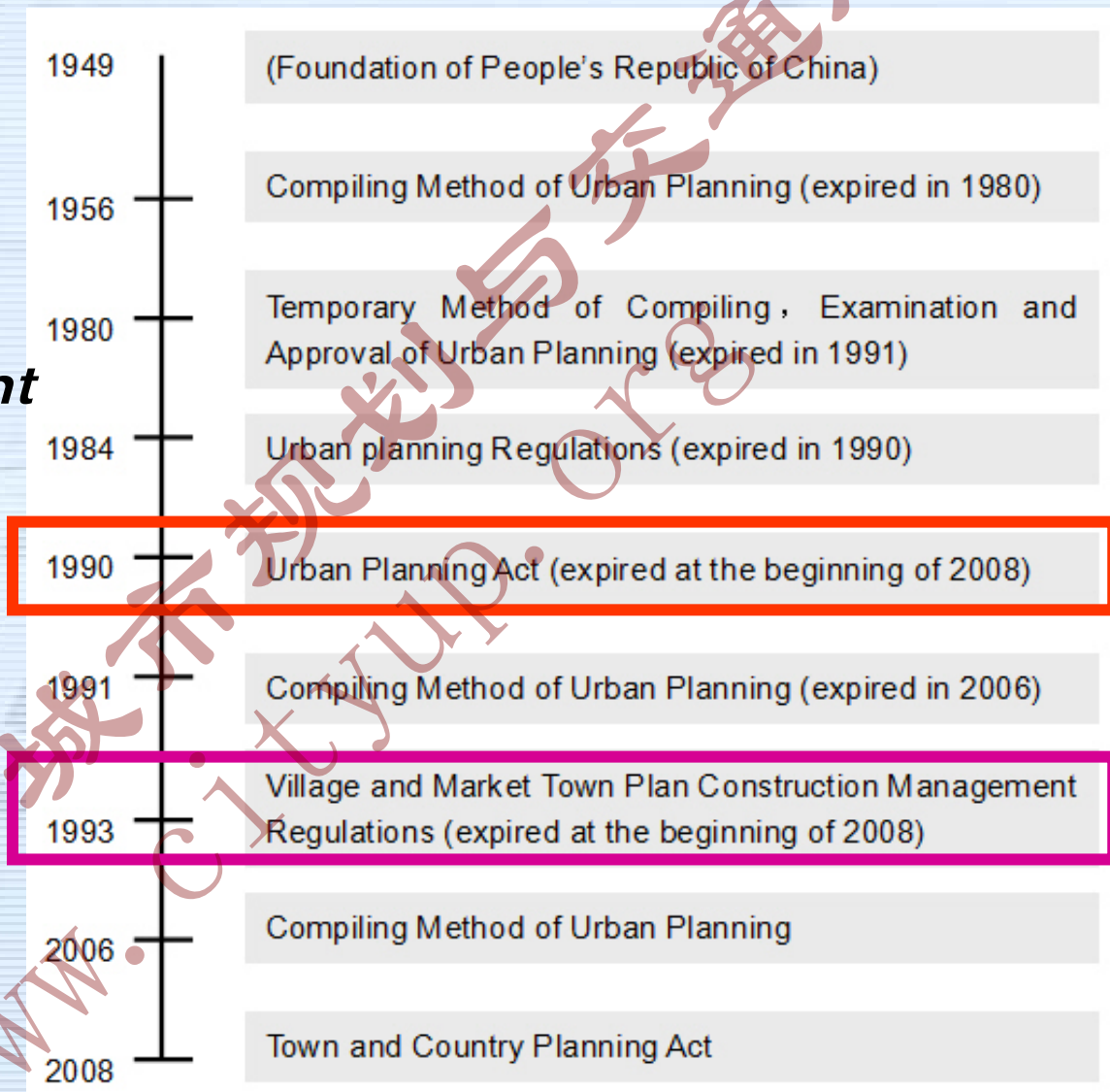
Theoretical Analysis: the new act's excitation effect on urban smart growth

**Does the influence really emerge?**

A case study

# Background

***The New Situation of Chinese Socio-economic Development Impels the Birth of Town and Country Planning Act***

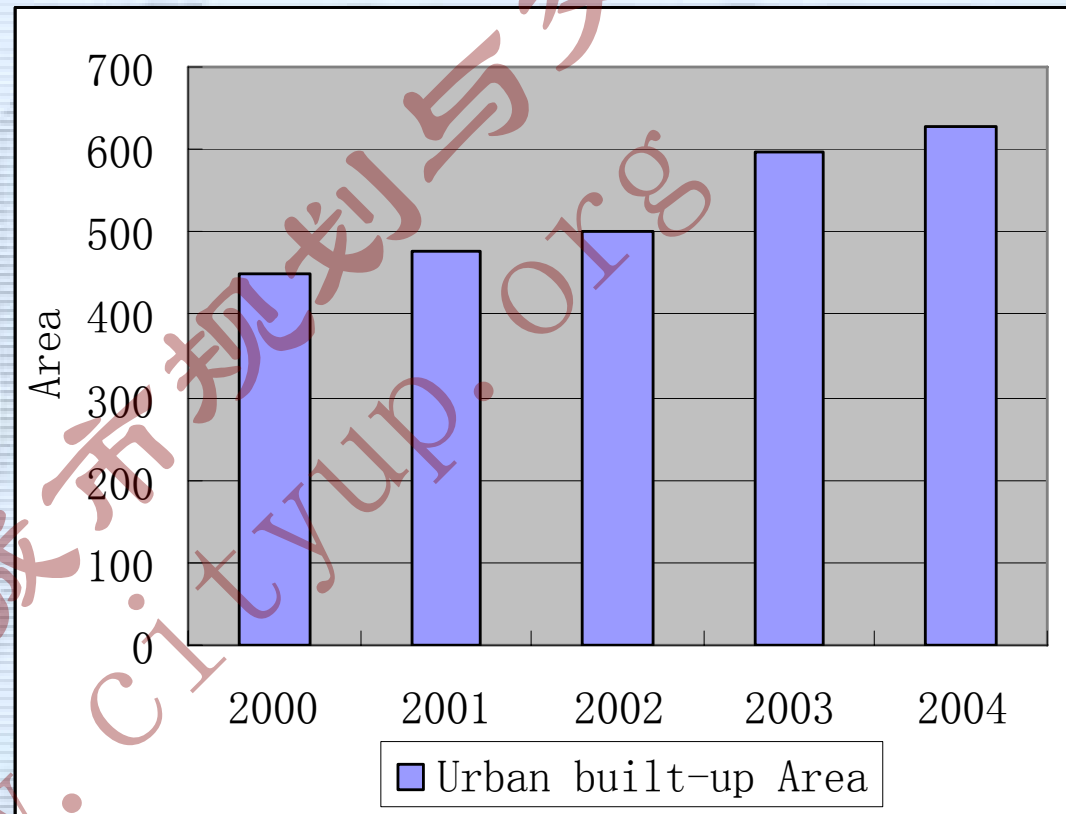


**Figure 1: History of Chinese urban planning legislation**

Resource: drawn by author

# Background

***The Fast Expansion of Chinese Town and Country's Constructive Land Needs More Restrict Supervision***



**Figure 2: Urban Growth in Fujian Province (2000-2004)**

Data Resource: Annual Statistical Report of Chinese Urban Construction 2000-2004

# Theoretical Analysis: the new act's excitation effect on urban smart growth

## *Main Differences of the New Act*

### ***1 Great changes in the legislation thought***

- Highlights the public policy attribute of town and country planning
- Emphasizes the planning management as more important work
- Establishes new system of town and country planning
- Embodies the public participation and respects public will
- Strengthens the supervision of People's Congress

# Theoretical Analysis: the new act's excitation effect on urban smart growth

## *Main Differences of the New Act*

### ***2 The legal strength of urban planning management is more powerful***

- Perfects the administrative management procedure
- Regulates the planning modification
- Makes claim compiling unit's qualification
- Supervises and restricts the administrative power
- Establishes the system of law accountability in urban planning



## Theoretical Analysis: the new act's excitation effect on urban smart growth

### *Analysis of the Possibility that Small-sized City Adopts Smart Growth Strategy Urged by the New Act*

- The compilation of urban master planning should take the national economic development planning as foundation and link up with the general land use planning
- Clearly define the district scope where is forbidden, limited or suitable for urban spatial construction
- Shall not set any development zone and new urban district outside the urban constructive land scope defined by master planning



Theoretical Analysis: the new act's  
excitation effect on urban smart growth

***Analysis of the Possibility that Small-sized  
City Adopts Smart Growth Strategy Urged  
by the New Act***

- Only after getting the License for Construction Planning, construction units can go to the land management department of local government above the county level to apply for land. The department will allocate the land after the approval of government above the county level
- Planning management department shall not make any planning license if the construction is outside the constructive land scope which is defined by the urban planning

Theoretical Analysis: the new act's  
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***Analysis of the Possibility that Small-sized  
City Adopts Smart Growth Strategy Urged  
by the New Act***

- In addition to the above, under the guidance of the new act, the present Compiling Method of Urban Planning makes claim many compulsory contents of urban master planning results, including urban planning district scope, controlled construction zone, urban constructive land scale, as well as the use intensity control etc. All these mentioned are related closely to the urban spatial growth.

## Theoretical Analysis: the new act's excitation effect on urban smart growth

### ***Analysis of the Possibility that Small-sized City Adopts Smart Growth Strategy Urged by the New Act***

- The new act especially emphasizes on the limited conditions and controlled content of new district construction and development on the urban master planning layer; it indirectly encourages city to make full use of existing infrastructures and carry on compact, efficient planning and construction.
- The new act urges people to give careful consideration to “leap-forward development”, protects the effective implementation of master planning through the strict examination and approval procedure of planning and construction.
- So we have reasons to believe that the new act will fundamentally avoid the phenomenon that many small-sized towns construct large-scale “image projects” under the excuse of “improve city’s image to attract investment”, prevent individual local government leaders to intervene and change urban planning arbitrarily, eliminate the situation of “one term of leadership, one planning” and “one term of government, one newly developed area”.

Objectively, all these mentioned above will promote Chinese small-sized towns discard traditional ideas of “stimulates the economic development by large-scale construction of new urban district” and transfer to consider efficient, centralized and compact spatial development model.

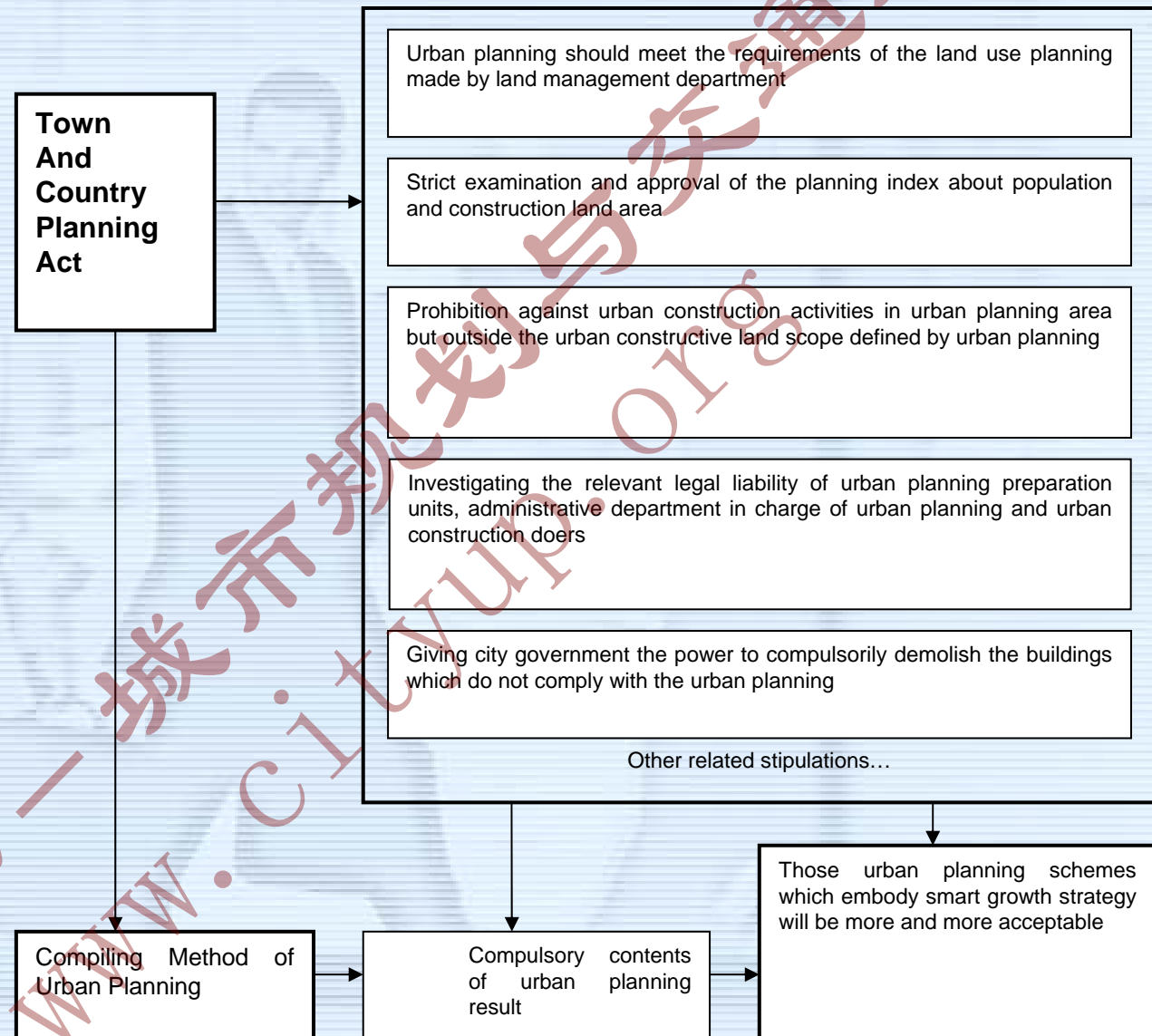
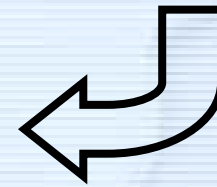
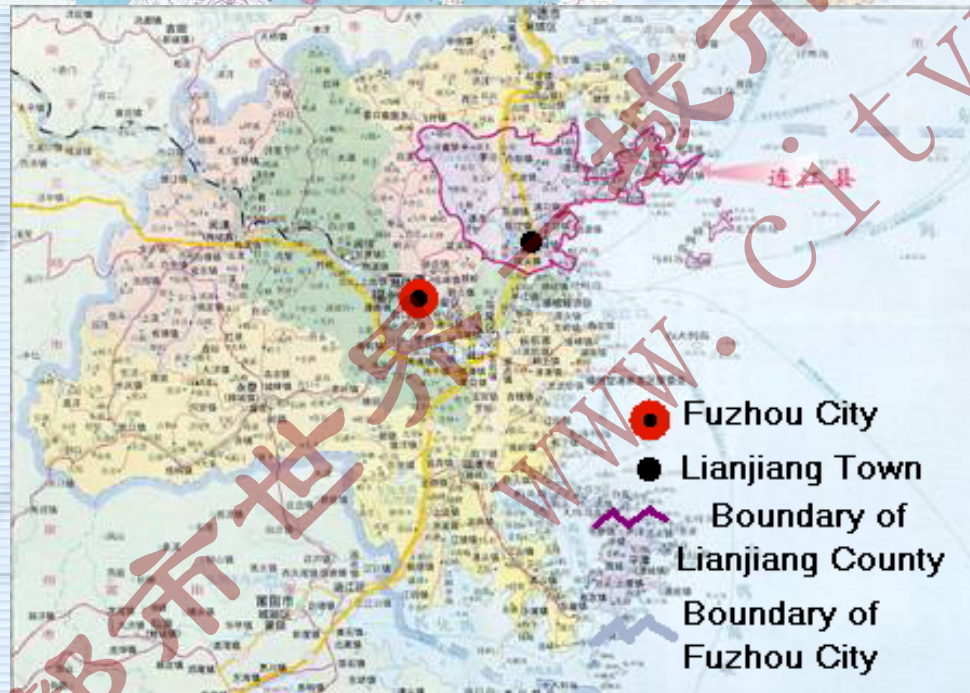


Figure 3: the New Act Makes Smart Growth Strategy Welcomed

Resource: drawn by author



# Case Analysis: the Master Planning of Lianjiang Town



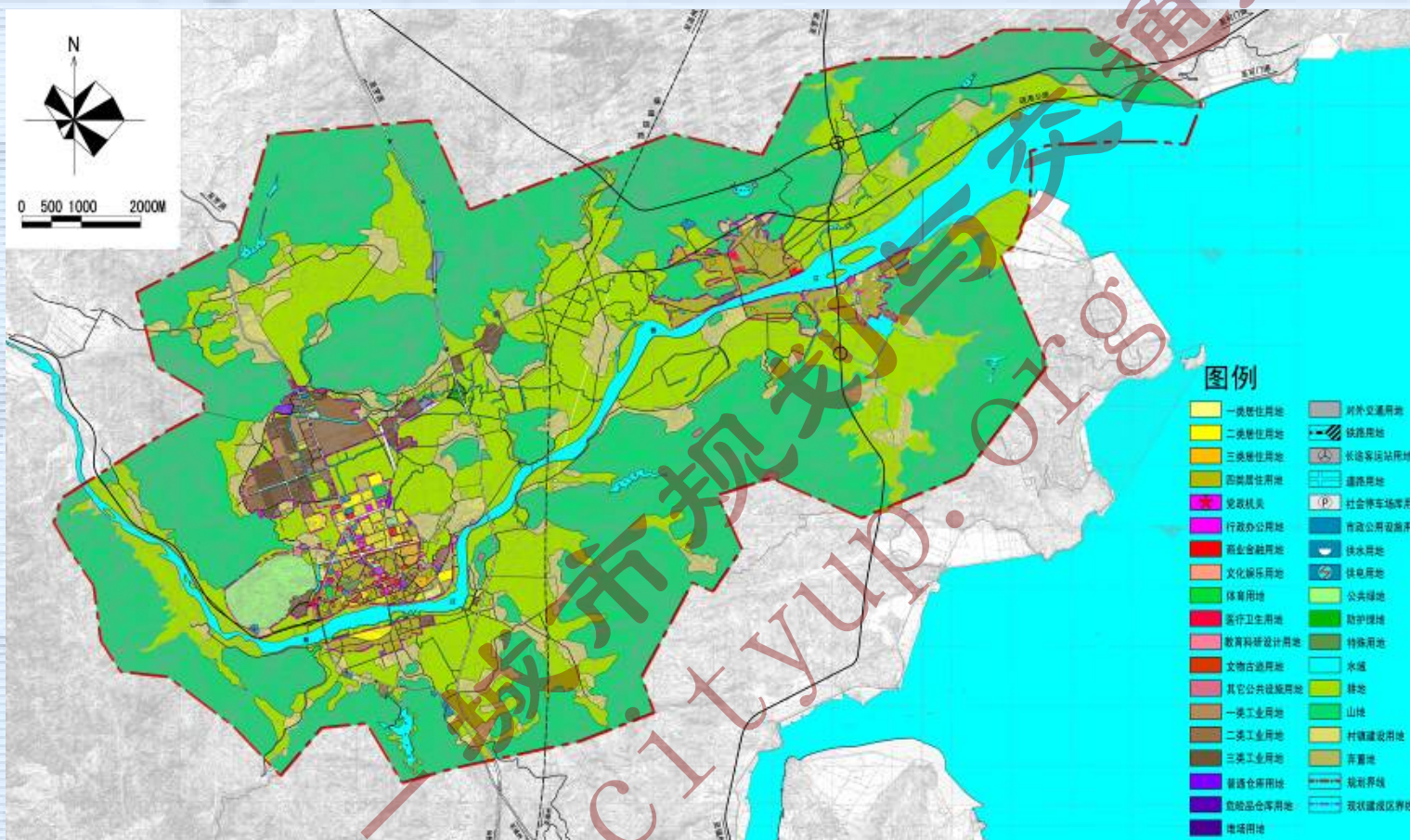
## Brief introduction of Lianjiang Town's master planning compilation process

Table 2: Basic Data of Lianjiang Town's urban growth (2000-2005)

Year	Population	Built-up Area (square kilometer)	Per Capita Built-up Area (square meter)
2000	60952	5.8	95.16
2001	68069	6.28	92.26
2002	68985	6.8	98.57
2003	70525	7.8	110.60
2004	72452	8.32	114.83
2005	77973	9.05	116.07

Data Resource: Lianjiang Town's master planning 2006-2020





**Figure 5: Existing Land-use Map of Lianjiang Town (2006)**  
Resource: Lianjiang Town's master planning compilation group



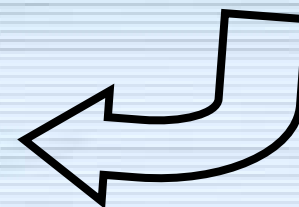
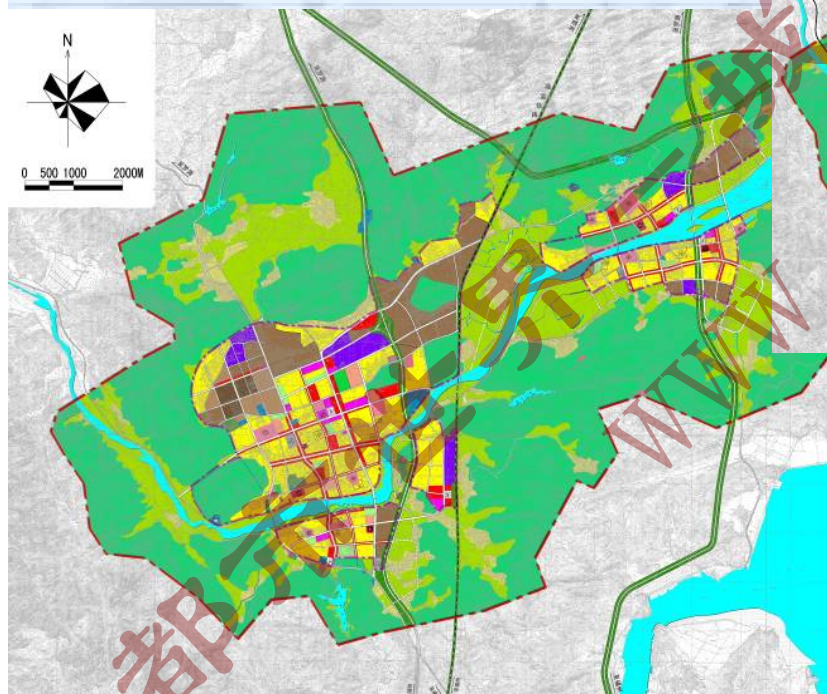
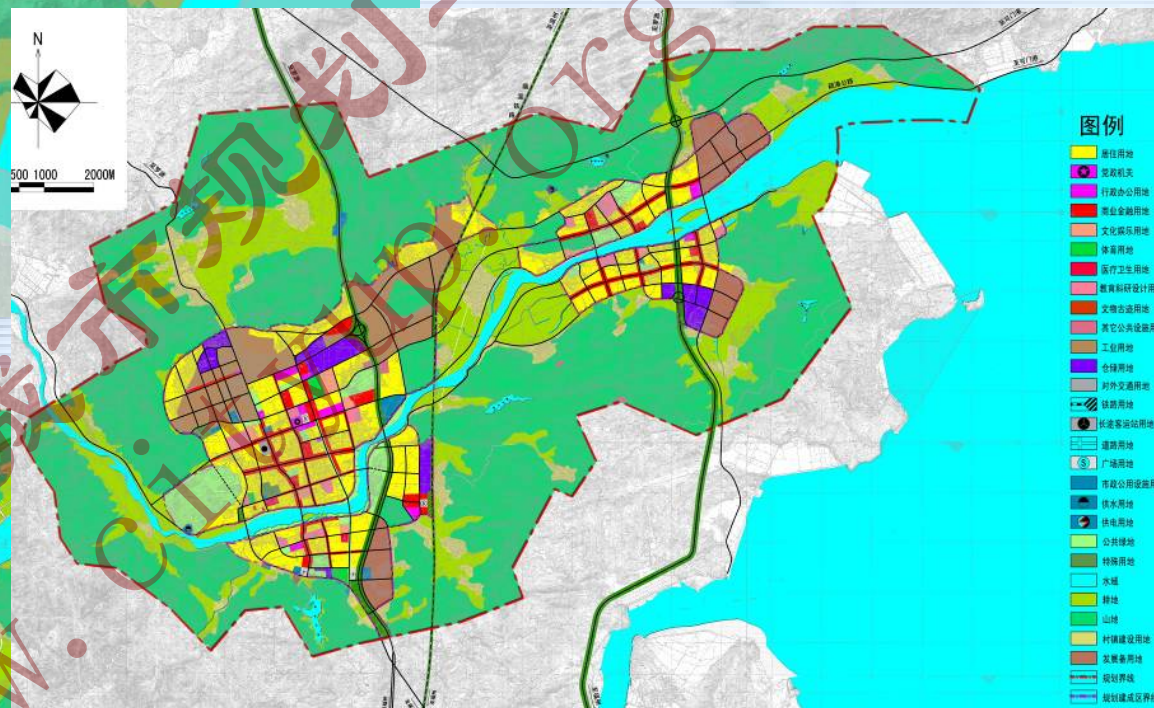
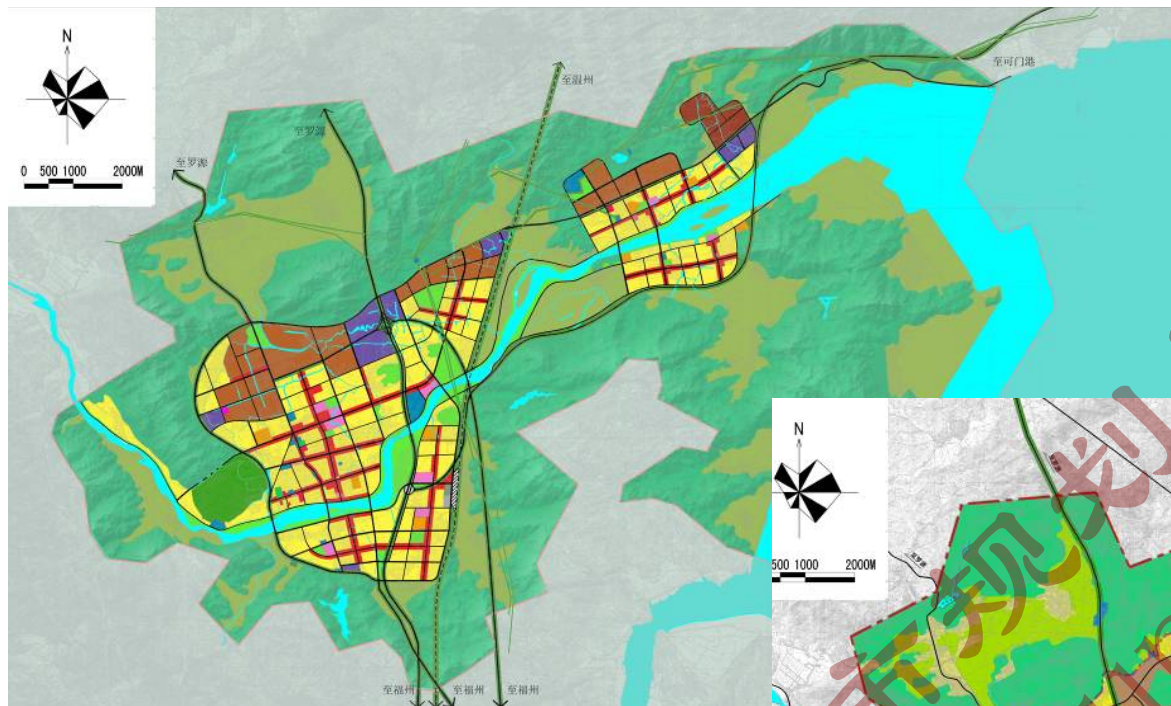


Table 3: Change of the planning index about urban construction land area in different rounds

	Year	Planning Index (Unit: 10 thousand square kilometer)		
		Population of Planning	Urban Construction Land Area	Per Capita Urban Construction Land Area
The second-round planning scheme	2010	20.5	19.5	95
	2015	25	26.2	105
	2020	30	33.2	110
The fourth-round planning scheme	2010	20	19	95
	2015	25	25.3	100
	2020	30	31.7	105
The fifth-round planning scheme	2010	20	20	100
	2015	24	25.2	105
	2020	30	30	100
The Final planning scheme	2010	19	17.1	90
	2015	23	20.6	90
	2020	28	23.8	85

Data Resource: Lianjiang Town's master planning 2006-2020

Note: the urban planning scope contains the original county town and two close townships at the lowest level.



## Conclusion

- The implementation of the Town and Country Planning Act will strongly promote the foundation of town-country integrated system, so it is of great significance in the history of Chinese urban planning.
- As for the impact on urban spatial growth, the new act will be a very strong regulation of the urban space scale because it makes many clear, restrict and detailed stipulations aiming to the urban disorderly expansion from almost all the aspects including planning compilation, planning management, planning implementation etc.

# Conclusions

- The effect of the new act will be more obvious in small-sized towns where the legalization and law enforcement are relatively weak. In particular, urban space grows fast in most of Chinese small-sized towns at present, but the planning compilation, management, examination, supervision and implementation are much more non-standard than those of bigger cities. As the most direct effect on urban spatial growth, the new act can put a stop to illegal construction outside the planning area scope and unserious scale forecasting of urban spatial development. Namely in the planning period, urban growth will happen within a defined boundary and the constructive land area can not be arbitrarily expand. Therefore, the paper holds that the Town and Country Act will prompt Chinese small-sized towns to pay more attention to using and optimizing existing urban space resource and consider smart growth strategy.

# Thank you

- Thanks for the help from my supervisor, Dr Wang De and the Lianjiang Town's Master Planning Compilation Group