

New Urban Area Development within a confined Territory Experiences of Sustainable Development in Hanoi

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The cities in Vietnam are experiencing rapid urbanization, are they share a common problem of high population concentration in the urban centre. The paper aims to explore the evolution of the New Urban Area concept and its adaptation of Hanoi within a restricted territory. In order to link the New Urban Area development of Hanoi in the context of Hanoi urban region, the paper is divided in two parts. The first part examines the rationale of intensive New Urban Area within the Hanoi itself. The second part broadens the New Urban Area development of Hanoi into the neighboring areas of Hanoi city in an attempt to explain why the extended highly speed urban development with Hanoi as the core has been ineffective due to trans-national political barriers, and differentiated levels of economic development.

1. Intensive New Urban Area Development in Hanoi

New Urban Area in Hanoi has an agriculture origin. Almost those areas are apart of Hanoi suburb in the years of 1980s of XX century. Compared to the apartment areas in Hanoi like Kim lien, Trung tu, Giang vo, Thanh cong ...of Hanoi in the yeas of 1970s-1980s, the New Urban Area built from 1994-2004 in Hanoi are higher in standard and comfort than those built at the late of 1980s and 1990s for the working class.

Had New Urban Area been developed in Hanoi in the pre-Independence War in Vietnam, the settlement, by imagination, would be quite identical to those build in Malaysia or Thailand about 1980s. Obviously, technological advancement, in particular the transport progress of the Doi Moi policy, had made New Urban Area development outside Hanoi's Central Area in its outlying agricultural zones more ready to application of modern construction technology and introduction of facilities serving the high-rise apartment building.

From Estate Precincts to New Urban Area Concept

The New Urban Area concept came rather late from ASEAN countries and some theories of New Urban Area from developed countries to Vietnam. The Master Plan of Hanoi was approved in 1991 and completed in 1993. In

this Plan, two new towns, Linh Dam and Dinh Cong were proposed.

Having inherited the spirit and core value from the 1991 Diagnostic Survey of Hanoi, the 1993 Master Plan's emphasis remained with Central Area Redevelopment where more than 80% of the population lived. Giving little consideration to the decentralization, the Master Plan's recommended redeveloping the Central Area into many self-sufficient precincts, to be provided with community facilities such as schools, open spaces, community centers and clinics. With no commitment to a massive public housing programmes, planning efforts were primarily concentrated on providing a limited numbers of housing estates within and adjoining the Central Area's new housing estates to meet the acute housing shortage. Concomitantly, the possibilities for a comprehensive redevelopment of the Central Area were left open for future action plans.

New Urban Area Concept Adapted to Hanoi Context

The adoption of the the Doi Moi policy marked a drastic change in planning directions by decentralization and building of new town.

a. Centralized Decentralization

At the eve of the implementation of the 1990 Doi Moi policy, Hanoi was still predominantly non-urbanized, distributed into four major land uses, each taking up about one-quarter of the Hanoi city follow:

- Fully urbanized zone (mostly residential, much of which was commonly referred to as 'slums and squatters' in proximity to the Central Area);
- Institutions and special uses (military bases, university areas and other government buildings, housing and industrial estates)
- Agriculture lands
- Undeveloped lands

b. Tenement housing blocks

When the Housing Management Bureau was created in 1993 to take charge of public housing provision, 'tenement housing' of the built housing environment in the new housing estates became a norm. Apart from the inner city land scarcity and small old city arguments, the tenement development model was justified for a few practical reasons. Firstly, there was

an immediate need to resettle the squatters and slum dwellers following demolition of their shelter in the Central Area with new residences in the vicinity. Relocation sites far away from their place of work were unpopular due to long commuting distance and additional costs involved.

Secondly, low-density also mean high capital costs and loss of residential rate able values in term of property taxes. Logically, new buildings including residential in the prime sites in the Central Area would be more justifiable by intensive development and higher densities.

Thirdly, the rapidly rising population with an annual growth rate of 7-8% in the early of 1980s would have convinced the authorities that intensification would be a priority task to meet the long-term demographic demand for housing, even the rate might slow down later.

Building New Urban Area within a Fix Container

For almost 10 years from the implementation of the Master Plan released, land use planning of Hanoi was base on a projected population of 4 million. This figure was the highest estimate from the three fertility rates used in preparing the Doi Moi policy time. The three population sizes projected for 2010 were 4, 3.4 and 2.7 respectively. Thus, four million was adopted as a basic for planning with provisions to cater to any additional future land requirement as it would be easier to scale down than to scale up at a letter stage.

In terminology, "new town" was not use to designate high-density residential areas in the Master Plan in 1993. In planning concept, these high-density zones are linked by transport corridor to three purposed major employment Rings: the first ring is old central of Hanoi, inside of De La Thanh -O Cho Dua-Kim Lien – Dai Co Viet- Tran Khat Chan streets; the second ring boundary of Lang-Truong Chinh-Dai La-Minh Khai streets and the last is under construction: link Noi Bai Airport to Thang long bride, Pham Van Dong-to Phap Van port. The first ring was to have intensive developments focused on commercial, political areas and residence houses. As to the industrial zones, much was projected on heavy and labour-intensive industries in the North of Red river (belong to Dong Anh and Gia lam), give the difficulties in the projection of high technology at that time.

The Master Plan in 1993 became Hanoi's planning blueprint, guiding its physical development until today. Over ten years, 15 new towns have been built in Hanoi, providing a total of about 100 units of tenement housing for nearly a million people or 25% percent of the population. The spatial spread of new towns has been gradual but far-reaching. Nowadays, new towns have unfolded outwards racially from the south toward the west, north and west.

Through a series of the development programmes, the pace of expansion matched that of economic and

commercial growth rather than population growth. Physical infrastructure of high standard was provided correspondingly in each phase of development, as this was perceived to be crucial in support of modernization of facilities and housing program drive. There are a lot of new towns, where tenement land here takes up more than 70% land use for housing land, were built in response to rising demand in an increasingly affluent society. The commercial centre provides basic services, rather than employment. The old Central area of Hanoi in the traditional core has retained dominance in the higher-level services and employment. Moreover, the continued vertical intensification in the Central Area to maintain a strong downtown core has reduced the role of new towns as self-contained.

2. Experiences of Development for New Urban Area in Hanoi.

Urbanization of urban regions has been injected with growth impulses as globalization accelerates in the last 15 years. While the scope and extent of the process may have differed from place, spatial efficiency on terms of infrastructural, trade links and manpower flows is a key determinant leading to an efficiency achieves a high level, linkages between the dominating core city and its subordinated hinterlands will undeniably be strengthened. But in fact, there is no specific well-defined concern and targeting for low-income housing in new town. Housing standards are over simplified compared to the existing diversity of housing. The Hanoi people needs for housing cannot be satisfied with only a few types of dwellings. It is very difficult to fit these needs into a few categories because they depend on the household's origin, size, age, income generation activities. Needs are personal and individualistic and they evolve over the household's lifetime.

Tenement houses solely cannot satisfy them, nor solely can sites and services, dormitory, or row-house.

There is great and urgent need to provide regulations that allow the combination of all these typologies within the city. Standards should be further developed to promote and control housing diversity. Diversity in the access to the housing finance, the typologies, the sizes, the level of finishing, the possibilities for extensions, the densities, the mode of occupation, the dwelling life duration, ect. Standards should provide legal conditions for people to have a greater choice.

Concluding Remarks

New Urban Area development in Hanoi was an imported implementation of urban morphology physically and functionally readapted to meet industrialization drive and a political mandate of modernization. Universal provision of affordable public housing using New Urban Area as a conceptual framework has been effective enhancing the

living standards of the populace. However, the process of Hanoi development efforts for survival had witnessed a break-off from its conventional core-periphery relationship with its direct hinterlands. The outcome is a strong modernism-based hinterland and relatively weak direct and geographically contiguous hinterland. Consequently, it is noteworthy to highlight that the situation of a direct core-periphery relationship that exists between Hanoi and its semi-rural/rural hinterland.

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