

CHANGSHA: CONSTRUCTION CENTRAL



CHANGSHA: BASIC INFORMATION		World Rank	Similar To
Urban Area Population (2010)	2,750,000	128	Taiyuan, Rome, Dakar
Projection (2025)	3,725,000	123	Berlin, Seattle, Melbourne
Urban Land Area: Square Miles (2008)	160	220	Recife, Stuttgart, South Bend
Urban Land Area: Square Kilometers	410		
Density: Per Square Mile (2007)	16,100	359	Osaka-Kobe-Kyoto, Tianjin, Cordoba (Argentina)
Density: Per Square Kilometer (2007)	6,200		
*Continuously built up area (Urban agglomeration)			
Land area & density rankings among the approximately 850 urban areas with 500,000+ population.			
Data from <i>Demographia World Urban Areas</i> (http://www.demographia.com/db-worldua.pdf)			

10 February 2010

Changsha is the capital of Hunan province and one of China's most forward looking metropolitan areas. It is often said that China has three furnaces: [Chongqing](#), [Wuhan](#) and [Nanjing](#), an honor conveyed because of their incredibly hot and humid summer weather. The people of Changsha will tell you that China has four furnaces, with the fourth being Changsha and I can verify it. China's furnaces are indeed uncomfortable places if you, like most westerners, do not have the time to obtain a Chinese drivers license that would permit you to drive around in an air conditioned rental car. When touring one of the furnaces by foot and generally non-air conditioned taxi, each of the four furnaces are very hot. Mercifully, on the afternoon of my first day in Changsha, the weather cooled off unexpectedly, it rained and it remained comfortable for a few days.

The Setting: Changsha is located on the Xiang River, a major tributary of Chang Jiang (the Yangtze River). At Changsha, the Xiang River is approximately 0.6 miles wide (1 kilometer) and there is a series of narrow islands in the as the river flows by the middle of the urban area. The largest part of Changsha is on the east side of the river, however the urbanization spreads to the west as well, with perhaps one-third on the west bank. Changsha is located between Wuhan and [Guangzhou](#) and is the major stop on the new high speed rail line, which is the world's fastest. That line opened after our visit.

Changsha's layout is similar to that of [Taiyuan](#), capital of Shanxi. Like Taiyuan, the main railway station is well to the west of the river. The main east-west street ends at the station and continues to cross the river, where it becomes the principal street on the west side of the river.

Location: Changsha is well located in reference to other markets in China. China's expressway system, which will exceed the length of the US interstate system before too long, provides effective mobility to [Shanghai](#), [Hangzhou](#), Fuzhou, Wuhan and the [Pearl River Delta](#), the largest expanse of virtually continuous urbanization in the world. These urban areas are from 450 to 700 miles away (700 to 1,100 kilometers). As manufacturing labor costs rise on the east coast and as the interest in decentralizing activities and limiting the growth of coastal urban areas rises, urban areas such as Changsha are likely to prosper.

Big Plans: Changsha has big plans. The urban area itself is growing about as fast as any in China, with the possible exception of [Shenzhen](#) and [Dongguan](#). At the beginning of the decade, the core urban area had a population of under 1,500,000, which has since risen to over 2,750,000. By 2020, local officials project a population of 3,250,000. The core urban area is virtually surrounded by new suburbs, which are described below.

Changsha is cooperating with the neighboring Xiangtan and Zuzhou regions to the south to develop a regional high technology sector. The urban area of Xiangtan is 12 miles (20 kilometers) from the Changsha urban periphery and Zuzhou is 16 (26 kilometers) miles away. Both urban areas are also on the Xiang River. Xiangtan was also the birthplace and childhood home of Mao Zedong.

Also, typical of Chinese urban areas, there are large numbers of older multi-unit residential buildings arranged in rows. Chinese associates advise that such buildings were generally constructed in the 1980s and 1990s. Newer construction rings the core, with much higher rise residential buildings. One of the most distinguished features of the older urban area sections is a network of underground pedestrian street crossings, with entrances that look like Metro stops.

The Old Core: Like many urban areas, Changsha has both an old and a new business core. The main business core is approximately three miles (5 kilometers) east of the river. The main railway (Slide 6) and bus stations are located in this area (Slides 3-15). A new high speed rail station has been built to the south of the core.

The New Core: The newer business center is near the river and includes a number of modern high rise buildings (Slides 16-32). However, even with the new construction, the development is sparse enough that there is a considerable amount of older construction in the area.

Also, typical of Chinese urban areas, there are large numbers of older multi-unit residential buildings arranged in rows. Chinese associates advise that such buildings were generally constructed in the 1980s and 1990s. Newer construction rings the core, with much higher rise residential buildings.

The New Suburban Developments: Changsha is ringed by new towns and new development, in a way that is impressive even for China. Major developments are found in virtually all directions. All of the developments have the wide grid of streets that are typical of new developments in China.

The Northeast: Xin Ma is a new development to the northeast and is composed principally of residential buildings and shopping centers (Slides 33-40). The residential buildings are from 20 to 40 floors and there is considerable land yet to be developed. There is also a large number of villas --- single family detached housing --- that cannot be accessed except through security. Overall, the new development in the northeast will cover approximately 30 square miles (90 square kilometers).

The North: Lao Xia is a smaller area of new residential to the north, along the east bank of the Xiang River (Slides 41-50). This more linear development includes a major university. This development will cover about 10 square miles (25 square kilometers) and the density of completed development is less than that of the northeast development. Many residential buildings are approximately 40 floors and one development contains so many large towers that it resembles the Marina area of Dubai (Slides 48-49), though the architecture is less diverse. This area has villas to the northeast.

The West: Hexi is a development of considerable size to the west, across the Xiang River (Slides 51-61). There are new civic buildings on the northern fringe of this development. Much of the additional development is high-rise residential, with buildings of up to 40 floors. This development covers about 14 square miles (35 square kilometers) and the density of completed development is similar to that of the northwest. There are also villas in the area.

The South: Mun Yun is to the south, on the east side of the Xiang River (slides 62-74). This development covers 25 square miles (60 square kilometers). This area has high rise residential buildings, many mid-rise residential buildings and large commercial centers. There is still plenty of land to be developed, with many of the high-rises surrounded by substantial empty space. The logo for this *Rental Car Tour* is taken from the new southern development (Slide 63), which catches much of the essence of current urban China --- cars, high rises and construction cranes. There are also villas on the eastern edge of this development.

A Leading Urban Area: The extent of development and new construction in the Changsha urban area appears to be greater in proportion to the urban area than elsewhere in China. Changsha's vision may be the most aggressive in the nation.

Cities in China ([Urban Definitions](#))

Analysts are often confused by the "city" terminology used in China. No "city" illustrates this more than the municipality of Chongqing, by virtue of its overwhelming size and population, the vast majority of which is rural (not urban). Cities in China are regions.

The following, from our article in *NewGeography.com* elaborates on the term "city" and misunderstandings surrounding it (Source: <http://www.newgeography.com/content/001076-on-cities-ghg-emissions-apples-oranges>).

Whenever someone starts talking about "cities," it is best to ask what they mean. The word "cities" has so many meanings and is subject to such confusion that I generally avoid using it.

"Cities" might be municipalities, such as the city of [New York](#) or the ville de Paris.

Cities could be urban areas (urbanized areas or urban agglomerations), which are the urban footprints one observes from an airplane on a clear night.

- *"Cities" could be metropolitan areas, which are labor markets and are generally larger than urban areas, because people commute from rural areas (outside the urban footprint) to work in the urban area.*
- *In nearly the entire world, with the exception of China, urban areas and metropolitan areas are larger than municipalities.*

Or, “cities” could be used in the sense of Chinese prefectural, sub-provincial or provincial level cities, which tend to be far larger than any reasonable definition of a metropolitan area. Nearly all of China is divided into cities, in the same way that most of the United States is divided into counties.

These Chinese “cities” themselves often contain county level “cities” that are separate from the principal urban areas.

These differing definitions of municipalities make any international comparison of these entities difficult and often misleading. The ville de Paris represents barely 20 percent of the [Paris](#) region. The “city” of Atlanta represents barely 10 percent of its metropolitan area. The “city” of Melbourne represents only 5 percent of its metropolitan area. Yet, other “cities” are larger than their metropolitan areas, such as Chongqing, China, which has at least five times the population of its genuine metropolitan area (the “city” covers an area the size of Austria or Indiana). The city of San Antonio, with its vast stretches of suburbanization is surely not comparable to the city of Hartford, which is dominated by an urban core.

Any genuine comparison of “cities” must be at the metropolitan area or urban area level. These definitions both represent the city as the organism it is, rather than simply the happenstance of municipal boundaries. Of course, comparisons must be either between metropolitan areas or urban areas to be valid. It will not do to compare metropolitan areas with urban areas; they are as apples and oranges. Moreover, there are no international standards for delineation of metropolitan areas, which makes metropolitan comparisons more complex.

[Description of the Series](#)

[The Megacity Book](#)

[World Urban Areas: Population & Density of All Urban Areas over 500,000](#)

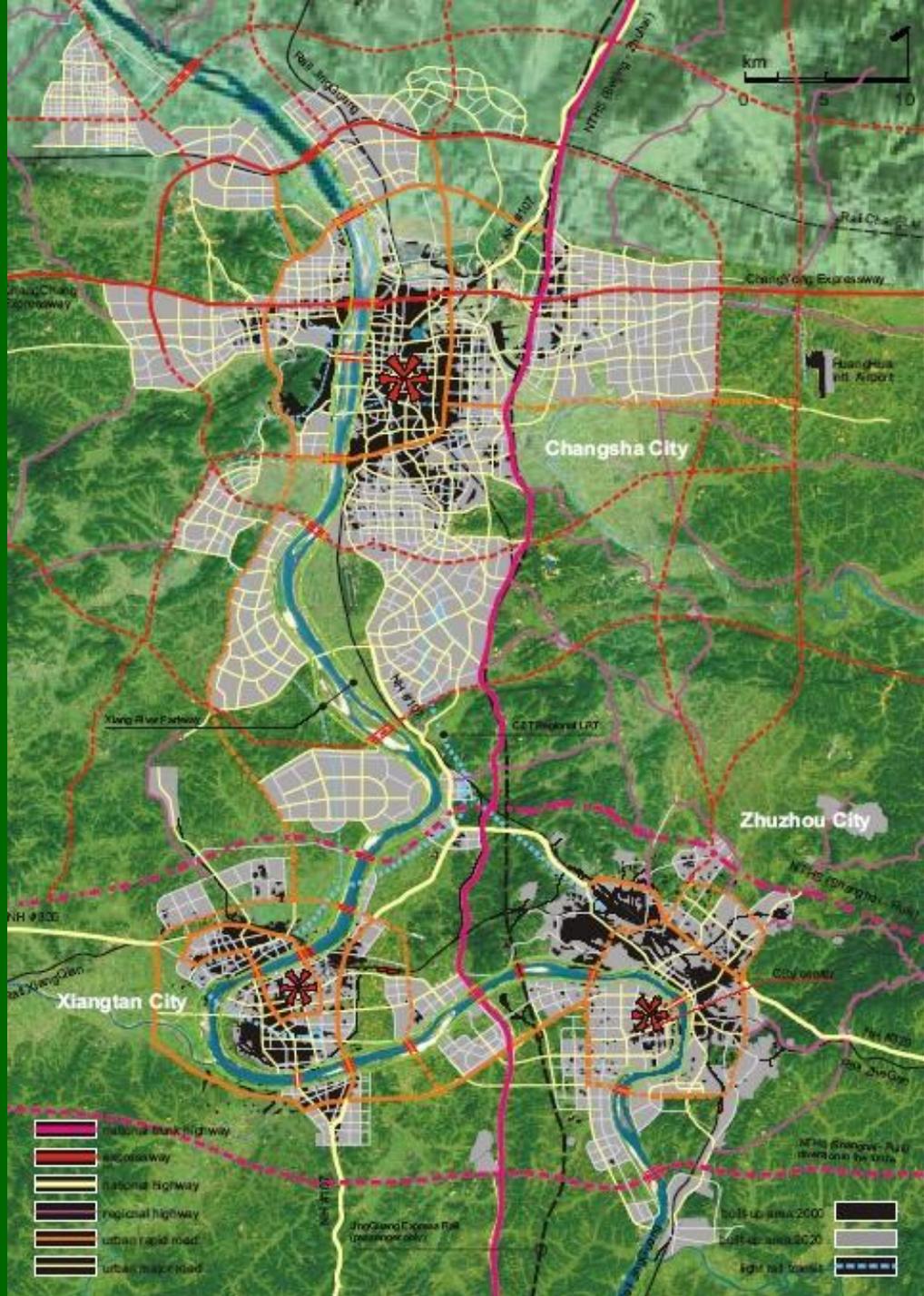
<http://www.rentalcartours.net>

<http://www.demographia.com>

<http://www.publicpurpose.com>

DEMOGRAPHIA





CHANGSHA RENTAL CAR TOUR



The Old Core



廣告工作室

神洲动力
CHINA'S POWER

电动车电池超市



新电动车配件批发

电话: 410337 5124912 地址: 车站南路912号

冠虹塑窗配件

五金 塑钢门窗气动、电动、手动加工设备零配件
中空玻璃密封胶条、彩水晶贴片及辅料
长沙车站南路910号 电话: 0731-2605025 6379003

合
Allor

防盜

地址



万怡酒店



严禁
机动车
驶入
行人
入口



肯德基















长沙银行
BANK OF CHANGSHA





胶系列
腻子胶系列
工程胶系列
上海康达化工有限公司

CIBC
渣打银行
WING
←

EVER 墙纸
永恒
0731-2254958

BCS
长沙银行
BANK OF CHANGSHA

三湘南湖
家居建材

各种家居建材广告

CHANGSHA RENTAL CAR TOUR



The New Core



红灯时，允
许车辆调头

88

康乐中心 中国八里 Cottage













食品原料

卓卓超市

秀发乱了

一次性用品

经营：一次性餐具系列、筷子、盆、塑料碗、一次性手套、胶鞋
地址：福庆街2号 电话：232

总汇
新布、牙签、梳子、
一次性纸杯、纸碗等
3508489809

皖A R4248



长宝1667

滨江绝版大宅

现房倾情热售

41501111

长宝1667



中国农业银行
AGRICULTURAL BANK OF CHINA

和府

中国邮政储蓄银行
CHINA POST SAVINGS BANK

ICBC





4A-CB438



给你看
财富名片
84919
双公园地
84886288
去访业

伯明汉国际英语学校
BIRNBY INTERNATIONAL ENGLISH SCHOOL

海东青大厦
汇智装饰

60



華天

國華都 King Field

82338888

上海立写
电动车

招募全省乡镇
创业先锋店

请认准“上海立写”

创业加盟热线
0731-82864222

东塘中央

普天之下，王居中央

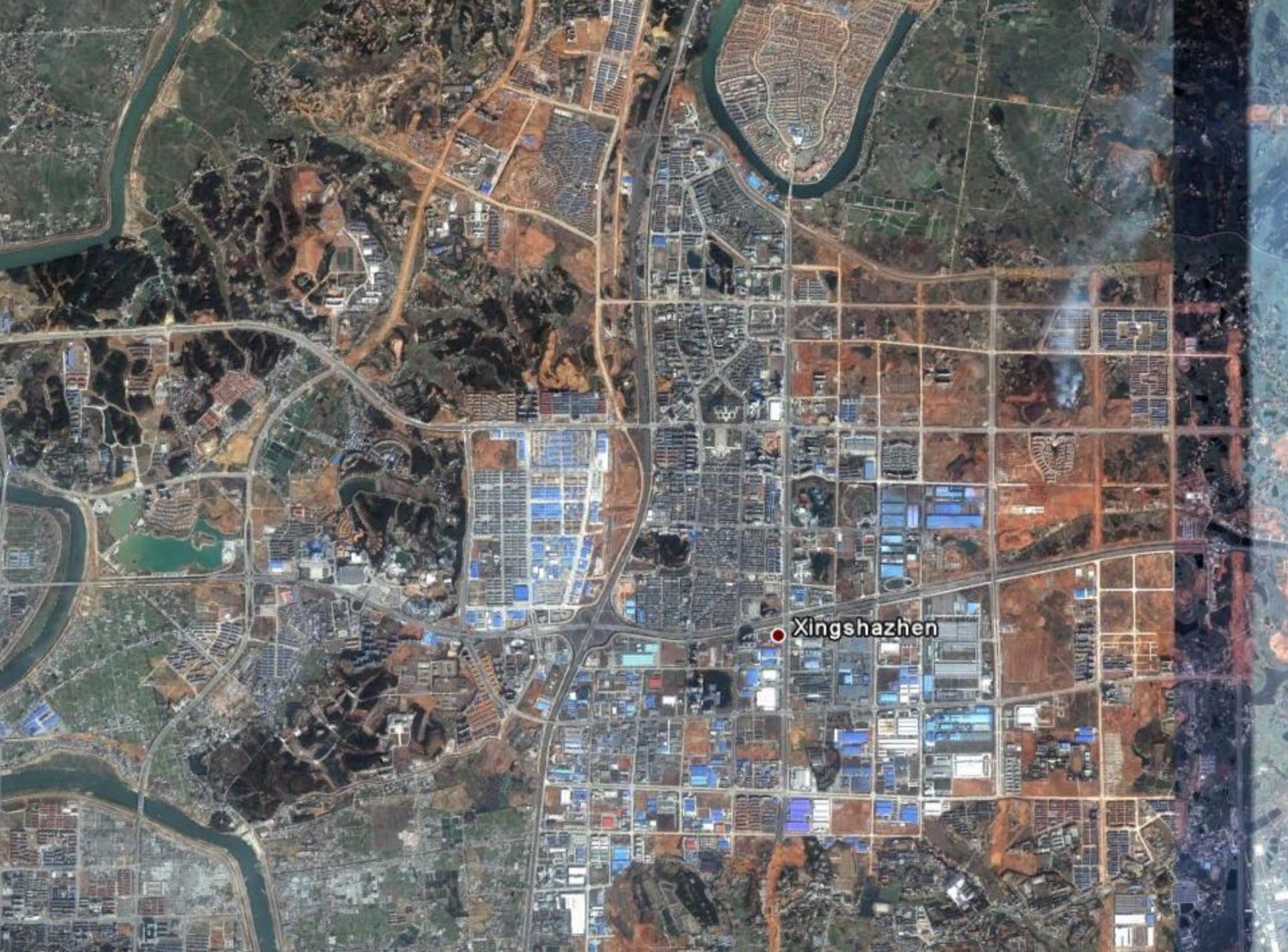
纯板150~198m²阔景大宅
建约2.2 品牌物业·豪宅管家 82338888



CHANGSHA RENTAL CAR TOUR



Northeast (Xin Ma)



Xingshazhen









在尚都花园城出现之前, 星沙没有CBD
尚都新品, 10月启航, 2千最高可抵20000元
84015898/888

LOTUS
易初莲花

LOTUS
易初莲花





CHANGSHA RENTAL CAR TOUR



**North
(Lao Xia)**



















CHANGSHA RENTAL CAR TOUR



**West
(Hexi)**



Leifengzhen













热 88 售

汽车修理





长顺花江肉老店

洗车修车补

火补

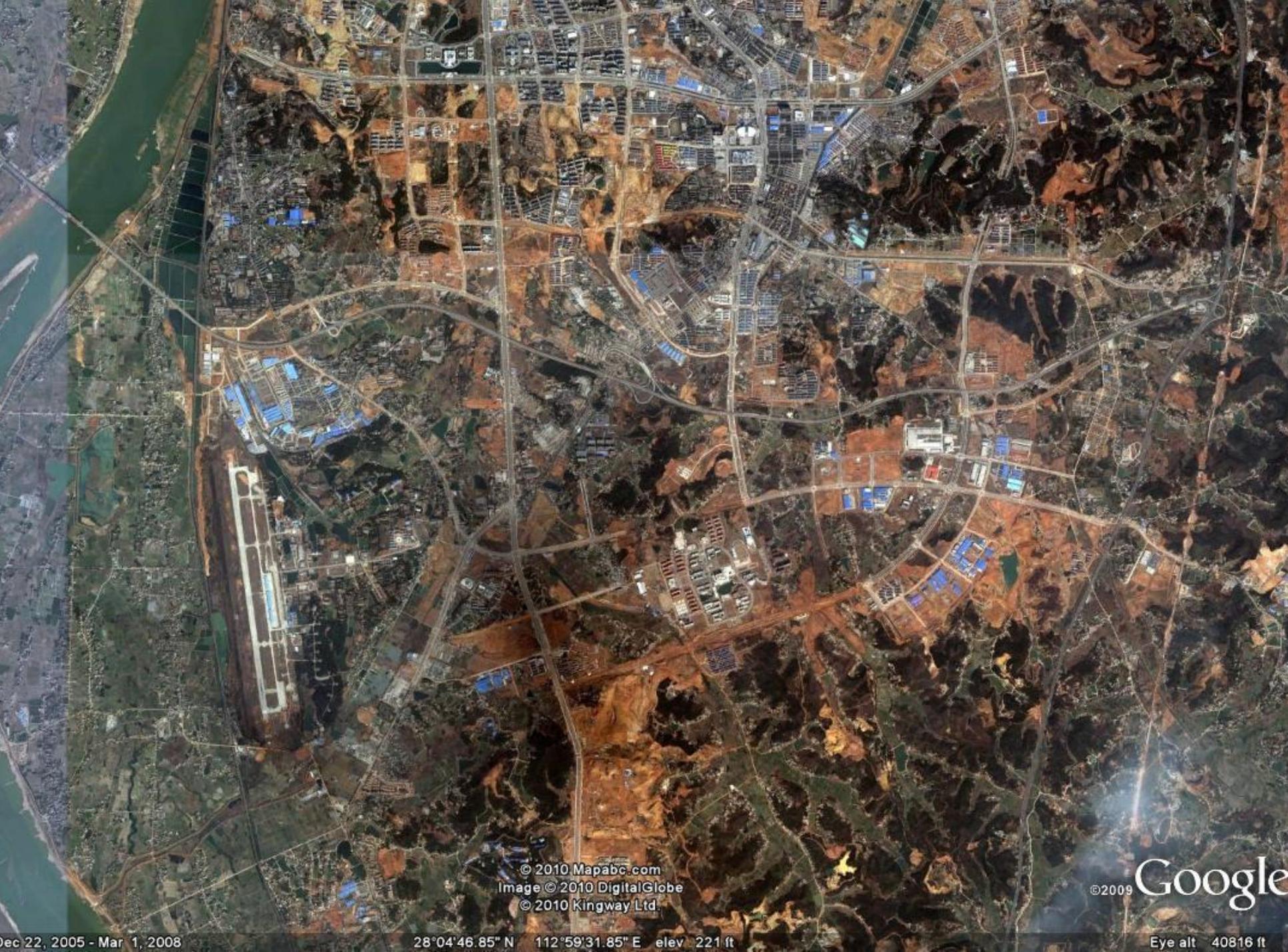




CHANGSHA RENTAL CAR TOUR



South (Mun Yun)



© 2010 Mapabc.com
Image © 2010 DigitalGlobe
© 2010 Kingway Ltd.

©2009 Google

Dec 22, 2005 - Mar 1, 2008

28°04'46.85" N 112°59'31.85" E elev 221 ft

Eye alt 40816 ft



145

看男科·到
长沙东方男科医院
24小时
男科咨询专线 88686666

18142

#B K2866

#A 6Z687

加快推进岳麓山风景名胜区综合整治工程
实现景区环境的持续优美和资源的永

岳麓山风景名胜区综合整治指挥部

在景区内迁范围内租赁
一切责任自行承担



新芙蓉 (国际) 家居广场

NEW LOTUS LIVING PLAZA

0731楼市会周末平价楼盘集市

中致集成家居旗舰店

緣廷居家具 EDENO FURNITURE

sansin 森盛家具 sansinfurniture

中致家购

FIONA 菲奥纳

新芙蓉 新品类 新生活

3360元

新家居时代 家居博览会



清扫2公司









红星建材交易中心



红星国际星城

通程(控股)商业广场
通程国际大酒店
已入驻本项目

SOHO国际
热销中
T: 5683858

10 YEARS OF BRIGHT LIMITLESS POSSIBILITIES OF FUTURE
通程级甲级商务 一席尊天下
通程国际甲级商务 一席尊天下
通程国际甲级商务 一席尊天下





公共卫生间
Public Toilet
→



