



## **Shaping the Bund: Practice of Urban Planning in the Shanghai British Settlement, 1843-1943**

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Shanghai Bund is the world famous urban landscape marked by the waterfront promenade, the grand European style edifices, and the luxury department stores, which represents the glory and splendor of the city in the early twentieth century. Established in 1843, the Bund was also the first British Settlement in China, and had acted as the British Empire's colonial experiment in the East Asia in the following century-long period. This paper intends to reveal the actual process in planning and building the Bund, and to tease out the roles played by the various parties in this process.

This paper will examine the practices of the four major urban plans implemented in the Bund Area by the colonial municipal council in 1853, 1863, 1906 and 1925, respectively. The principal target of these plans was to expropriate land from the private property owners, reorganize the irregular lots shaped in the early years of the Settlement, and superimpose a perfect city gridiron according to the "Grand Model" of British colonial city. However, with the racial segregation system being broken in the late nineteenth century, the property owners had gradually changed from the pure British to the rather diverse social groups, ranging from the European and North American arrivals, overseas Chinese to the immigrants from the other provinces of China. These various social groups organized resistance to the government land expropriation, developed various modes of land use pattern on their properties, and erected buildings according to their cultural behaviors, civil traditions, and institutional interests.

This paper will point out the two major parties in shaping the spatial characteristics of the streets, lots and building fabric in Shanghai Bund. One is the top-down urban planning dominated by the colonial authority, the other is the bottom-up private-led development promoted by the various social groups of property owners. The conflicts and confrontations of the two parties actually distinguished the Shanghai Bund from the "Grand Model" of British colony, and also from the colonial cities in other parts of the world.

**KEY WORDS:** Urban form, urban process, colonial Shanghai.