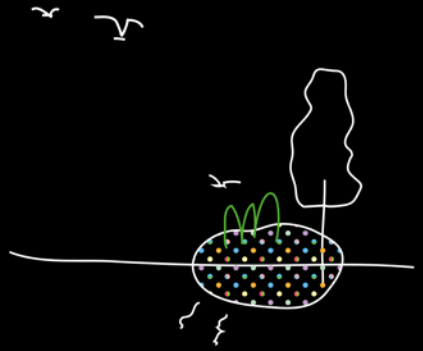


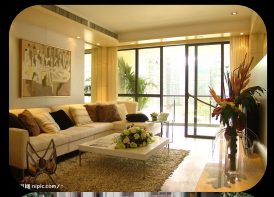
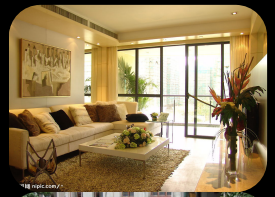
Temporary urbanism project in contemporary Beijing

Yuansheng Qiu, 4051076
Msc of Urbanism, In the Ghetto, Design As Politics | First mentor: Samir Bantal, Second mentor: Daan Zandbelt
2011.May.23rd



Contemporary Beijing

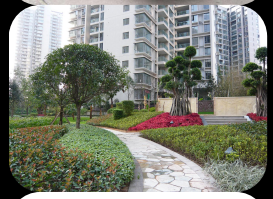
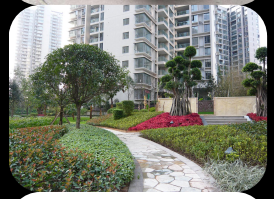
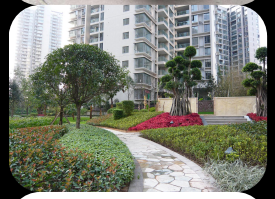
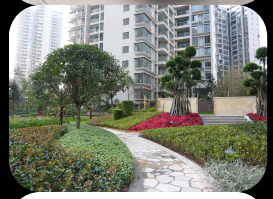
















就普通百姓來說，要買一套八十平米房子，以年收入一點二萬元來算，不吃不喝，要積攢五十年，終生爲『房奴』不足爲怪。
山野村人 作



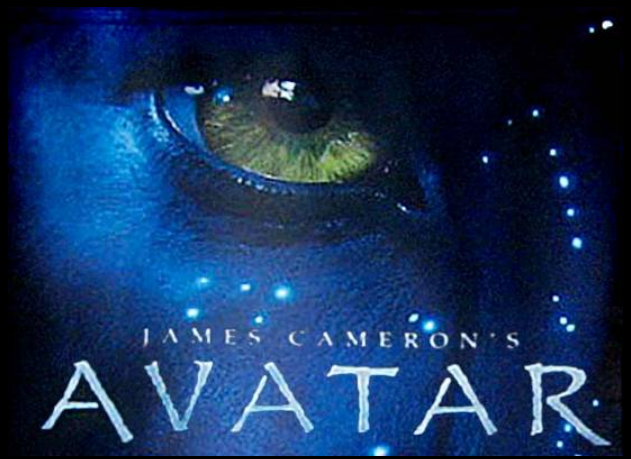


the 2011 Beijing Spring Real Estate Trade Fair on April 9, 2011


CCT






JAMES CAMERON'S
AVATAR

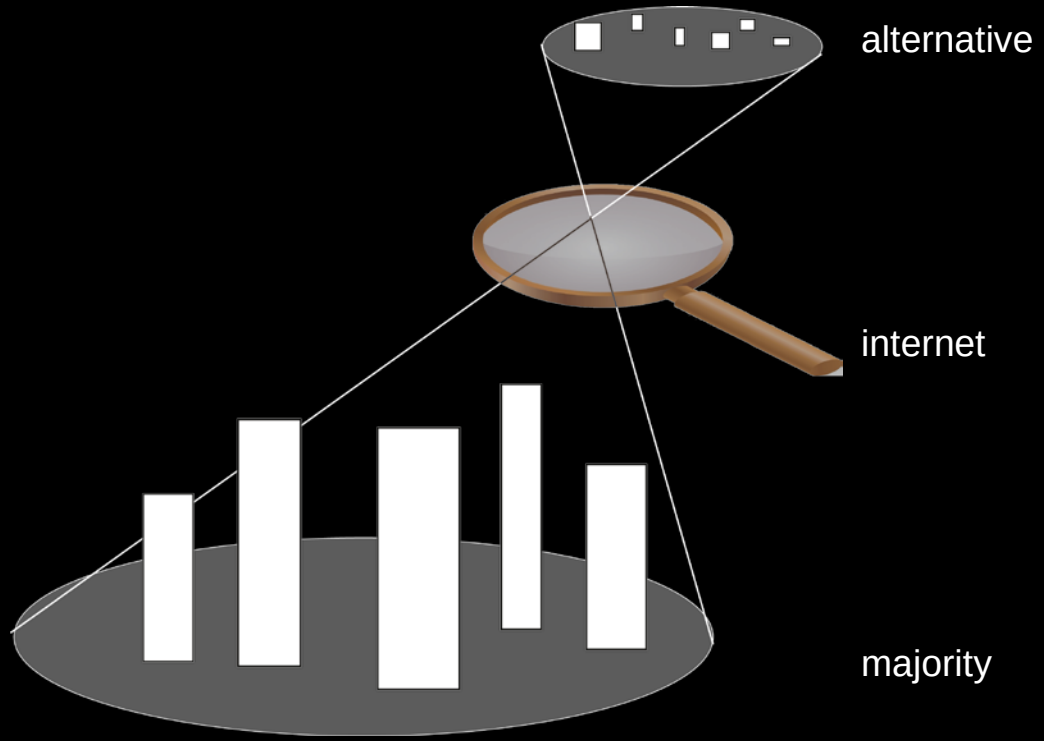
Do we hand over “the present” to the dream that is disciplined by others

Do we give up ‘dazein’ ?

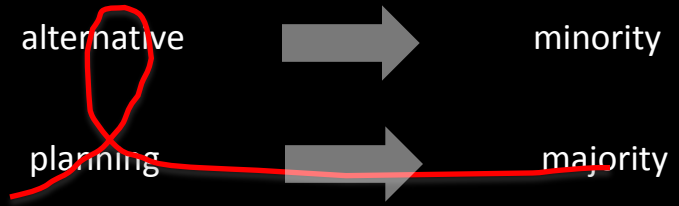
The potential for Chinese alternative living does exist

1. 1995 Yuan Ming Yuan
2. 2000 han dynasty fans
3. 2001-2007 798 art district
4. 2003 Tree village
5. 2004 Tang Jia ling
6. 2005 raying temple
7. 2008 letu
8. 2009 bishan Commue
9. 2010 egg house
10. 2010 “never learned how to land”




alternative
internet
majority

Planning is a media



The social wetland project

Systematize and legitimize
“squatting approaches”,
Enhance the confidence of the pragmatism
of alternative living.

Reclaim the dazein:

Alternative is “ here” and “now”

1 enable the social wetland
2 enrich the social wetland

Holiday	Everyday
The rich	The have-not
Beijing hukou	Rural hukou

Implementation:

1 Enable the social wetland
2 Enrich the social wetland

Where is the vacuum,
I can put the social wetland?

Vacuum

Social wetlands

Spatial

political

social

economical

Vacuum

Social wetlands

Spatial ☑

political ☑

social ☑

economical ☑



Enabled

Spatial political vacuum

The existing reference studying

Raying temple

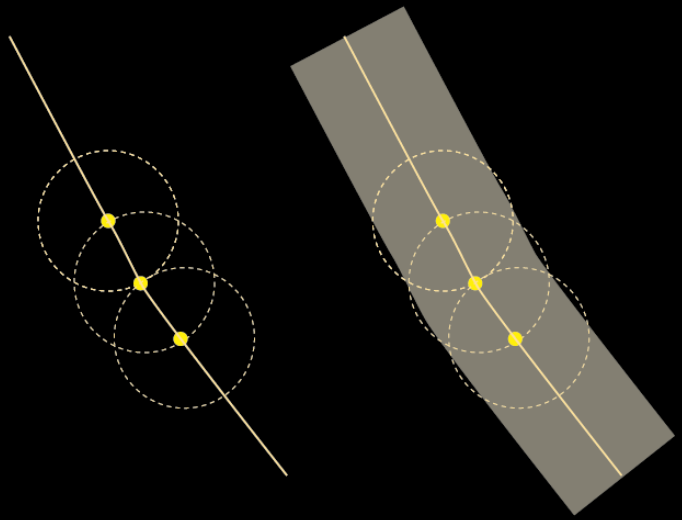


Spatial programmatic condition

- Public transportation (metro)
- Cheap housing
- On site freedom
- nature
- Urban function and public facilities

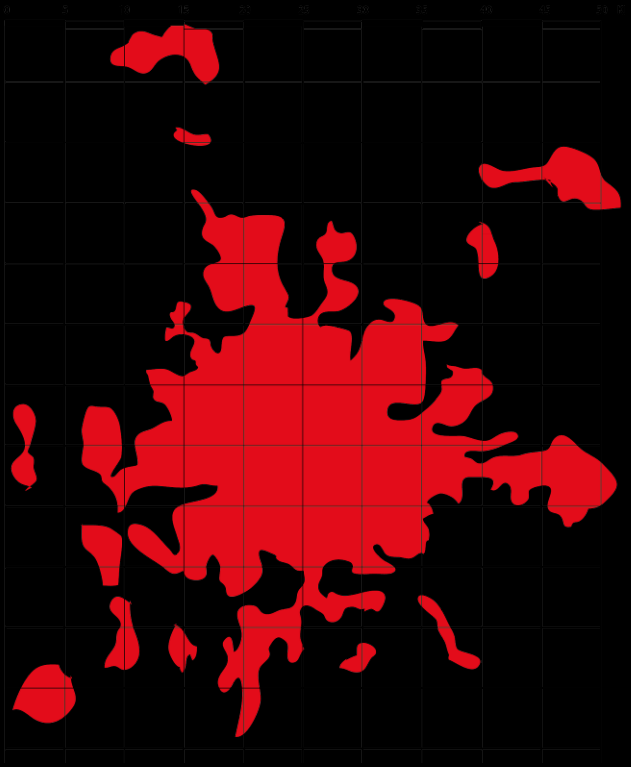
Conclusion: Where has the metro, but no/less centrality effects

In searching for the location



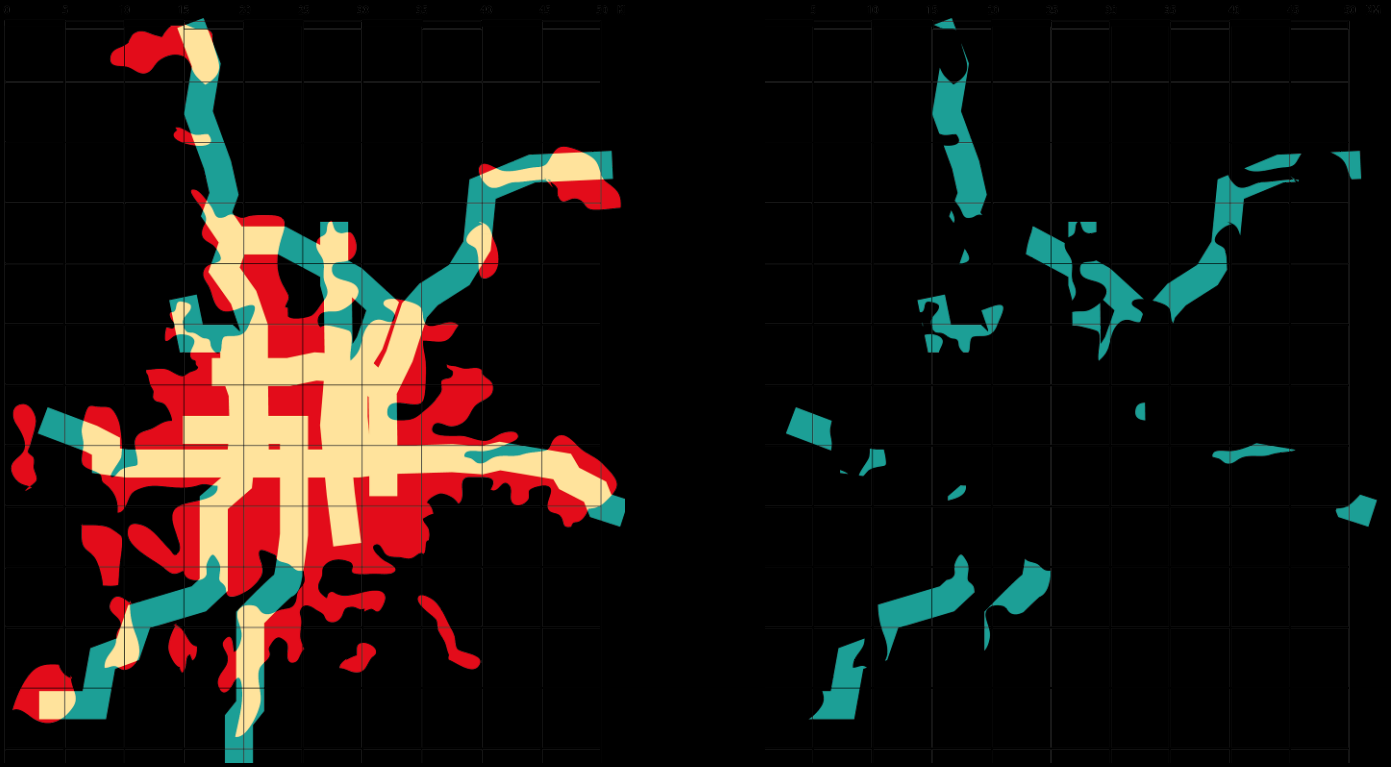


In searching for the location

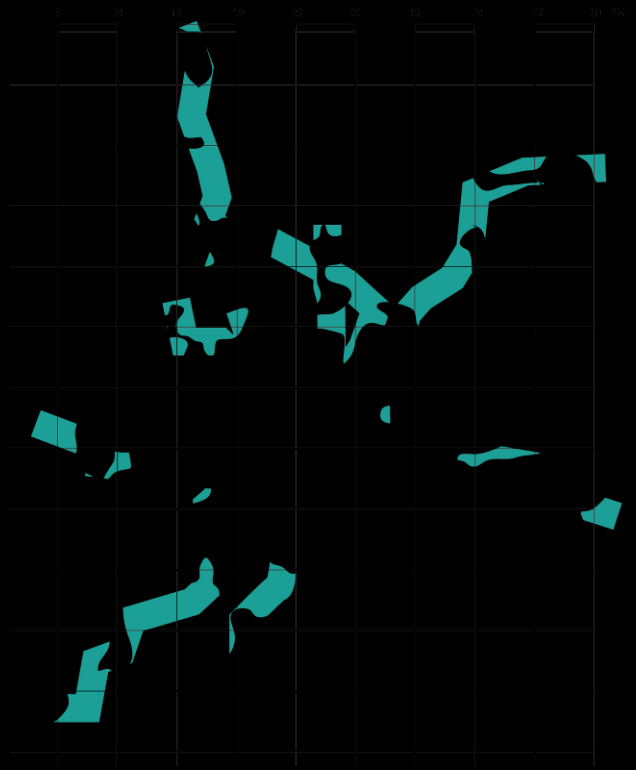


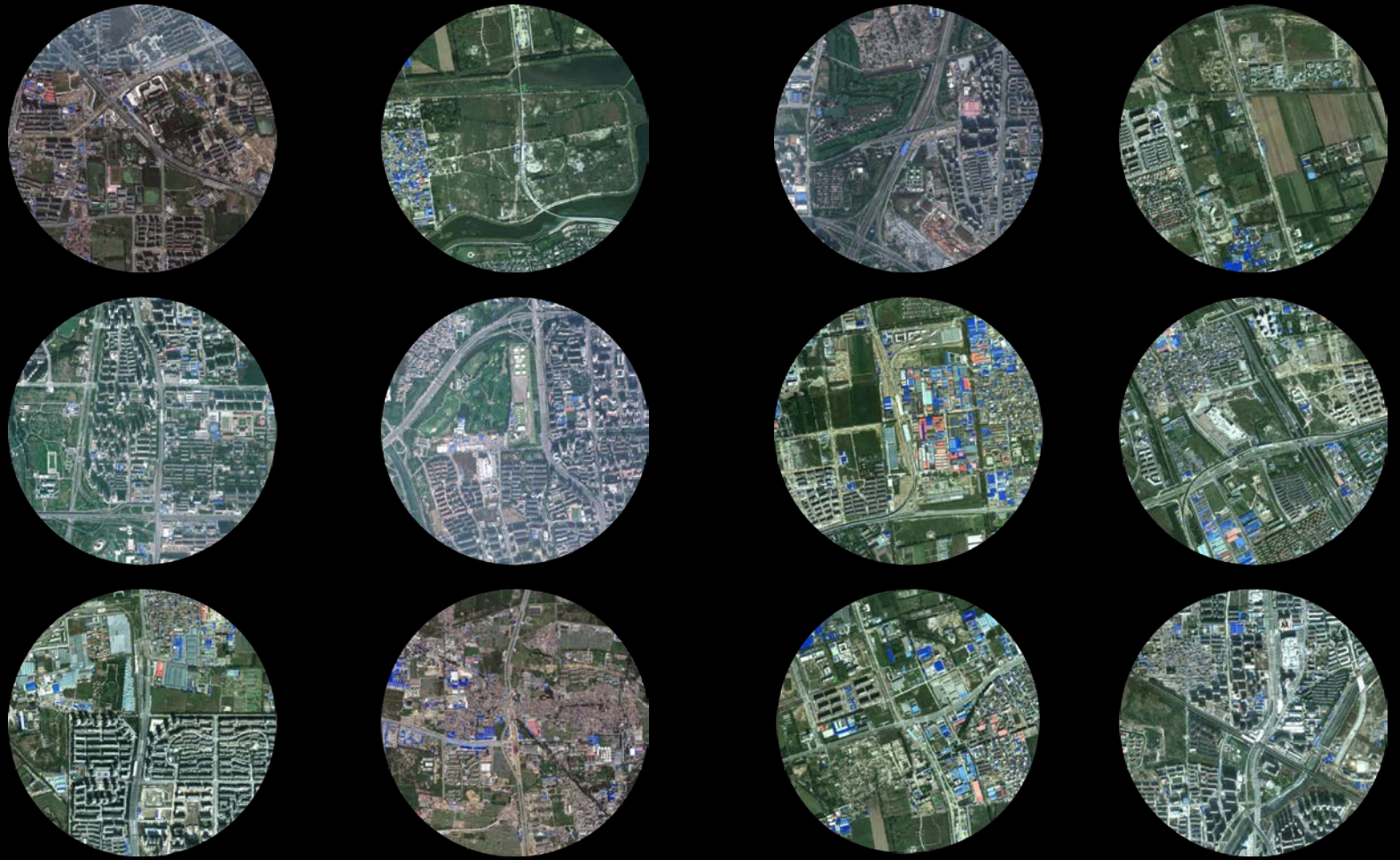


Metro suburbanized city

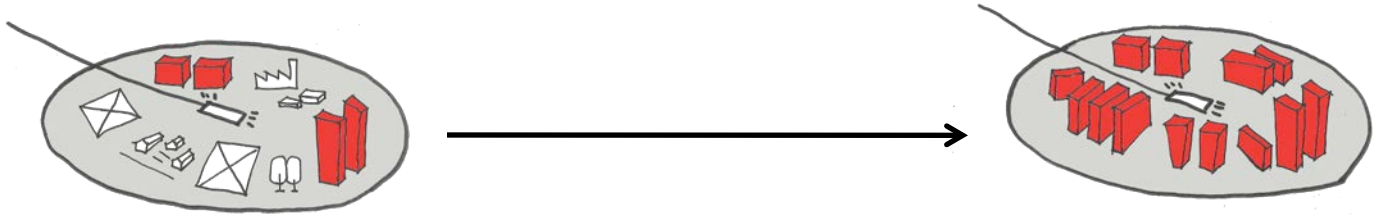


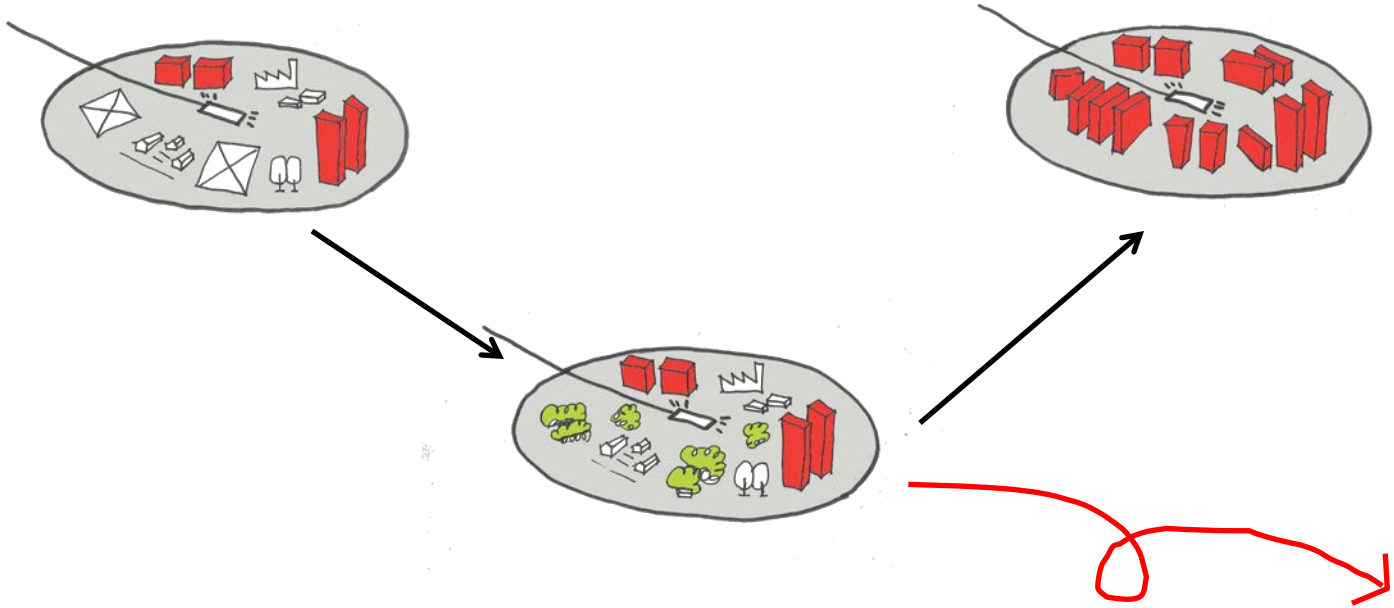




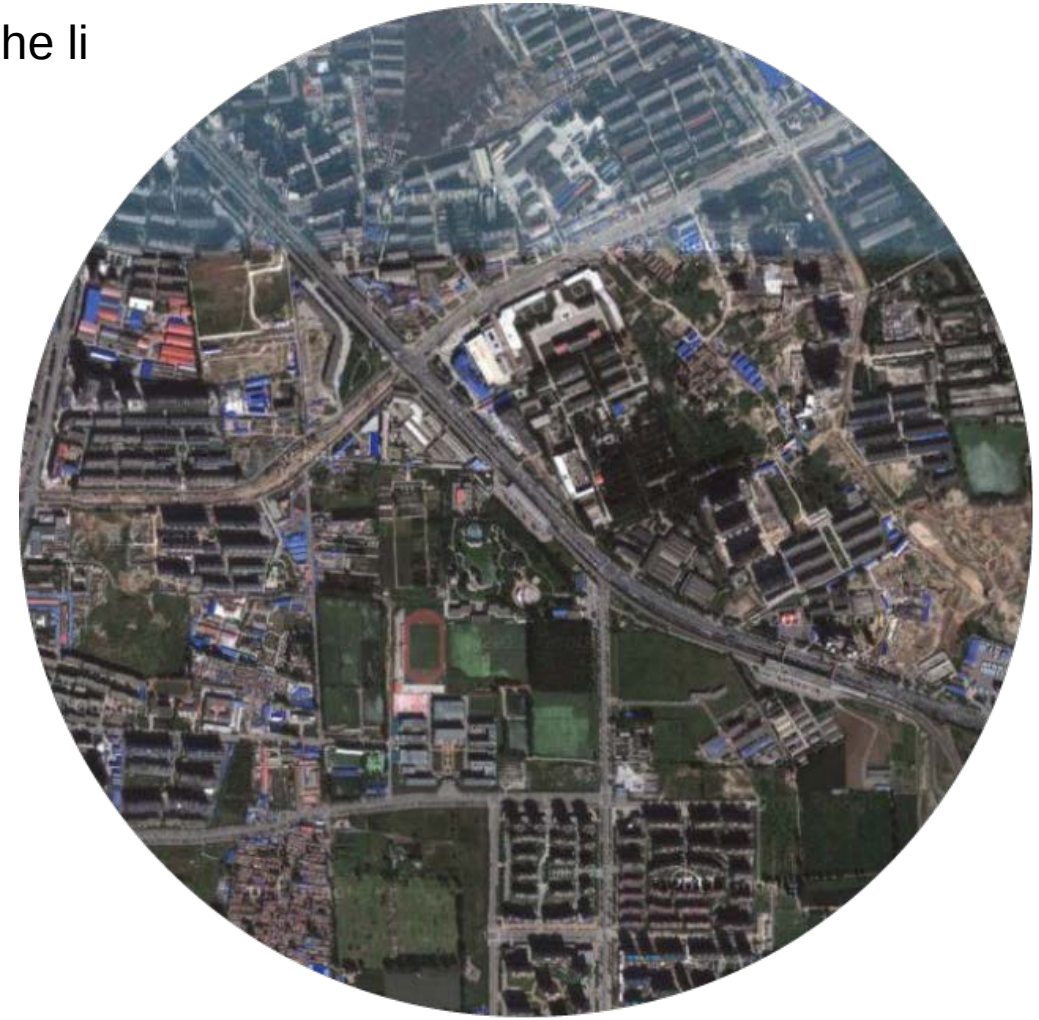


48 msc area 15000 hectare
Built-up new development 30 %
Voids: 30%
Infrastructure: 7%
Fragments: 23%

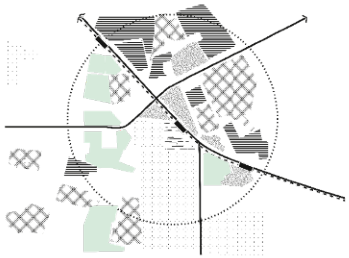
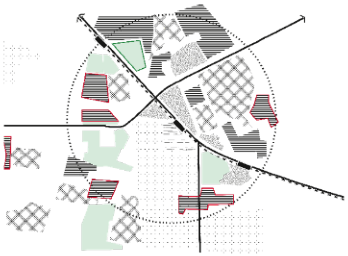


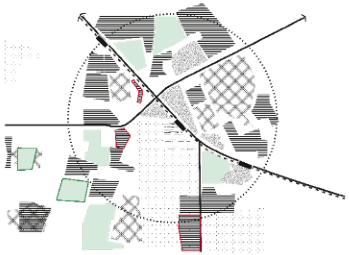


Study site - Lin he li



Mapping the changes of occupation from 2003 -2011

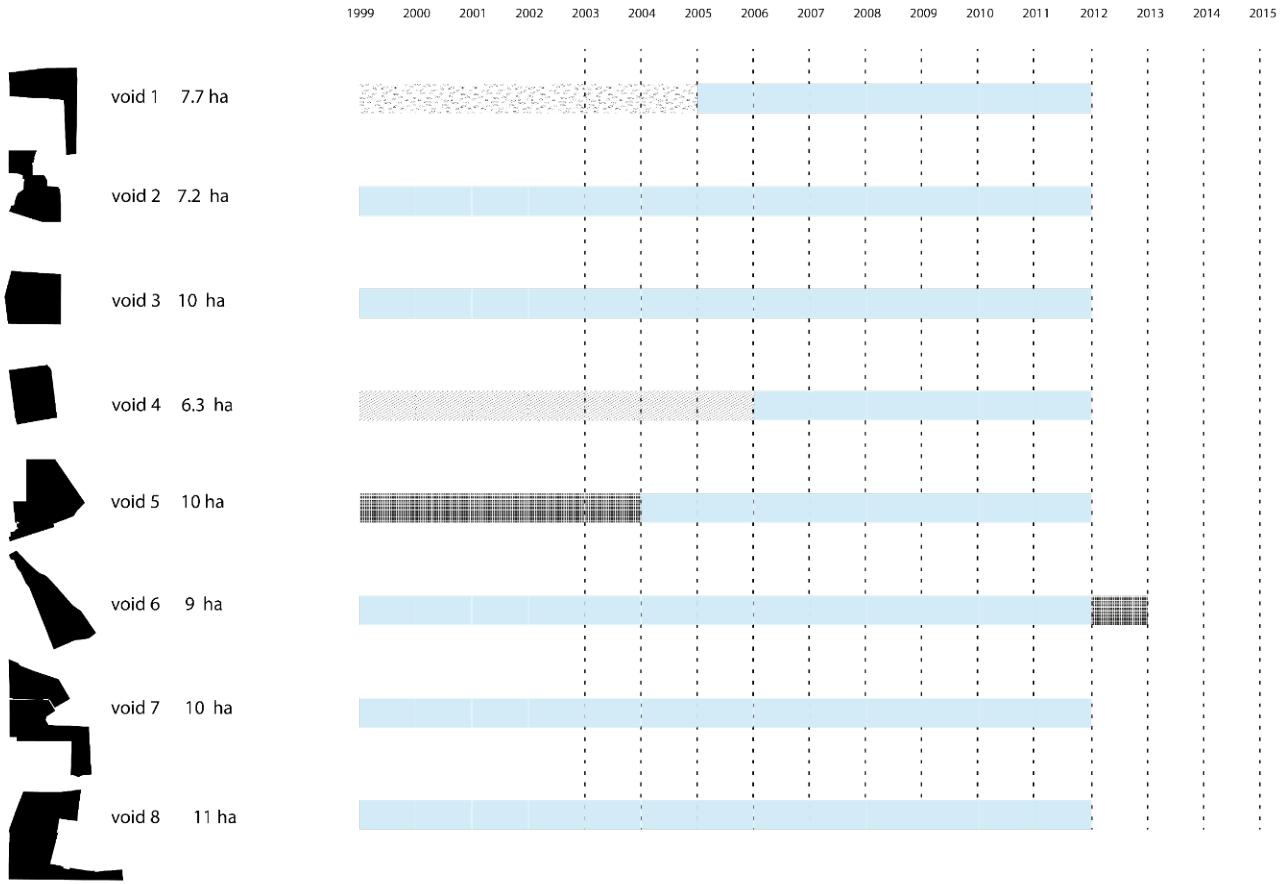







Voids existing from 2003 -2011



Law of unused land

《闲置土地处置办法》，已经1999年4月26日国土资源部第6次部长办公会议通过，现予发布，自发布之日起施行。

部长 周永康　　一九九九年四月二十八日

第一条 为依法处理和充分利用闲置土地，切实保护耕地，根据《中华人民共和国土地管理法》、《中华人民共和国城市房地产管理法》及有关法律、行政法规，制定本办法。

第二条 本办法所称闲置土地，是指土地使用者依法取得土地使用权后，未经原批准用地的人民政府同意，超过规定的期限未动工开发建设的建设用地。

具有下列情形之一的，也可以认定为闲置土地:

（一）国有土地有偿使用合同或者建设用地批准书未规定动工开发建设日期，自国有土地有偿使用合同或者建设用地批准书颁发之日起满1年未动

（二）已动工开发建设但开发建设的面积不足三分之一或者已投资额占总投资开发建设连续满1年的;

（三）法律、行政法规规定的其他情形。

第三条 市、县人民政府土地行政主管部门对其认定的闲置土地，应当通知土地使用者，拟订该宗闲置土地处置方案，闲置土地上依法设立抵押权的，还应通知抵押权人参与处置方案的拟订工作。处置方案经原批准用地的人民政府批准后，由市、县人民政府土地行政主管部门组织实施。

处置方案可以选择下列方式:

（一）延长开发建设时间，但最长不得超过1年;

（二）改变土地用途，办理有关手续后继续开发建设;

（三）安排临时使用，待原项目开发建设条件具备后，重新批准开发，土地增值的，由政府收取增值地价;

（四）政府为土地使用者置换其他等价闲置土地或者现有建设用地进行开发建设;

（五）政府采取招标、拍卖等方式确定新的土地使用者，对原建设项目继续开发建设，并对原土地使用者给予补偿;

（六）土地使用者与政府签订土地使用权交还协议等文书，将土地使用权交还给政府。政府应当依照土地使用权交还协议等文书的约定供应与其交还土地等价的土地。

对因政府、政府有关部门行为造成的闲置土地，土地使用者支付部分土地有偿使用费或者征地费的，除选择前款规定的方式以外，可以按照实际交款额占应交款额的比例折算，确定相应土地给原土地使用者使用，其余部分由政府收回。

第四条 已经办理审批手续的非农业建设占用耕地，1年内不用而又可以耕种并收获的，应当由原耕种该幅耕地的集体或者个人恢复耕种，也可以由用地单位组织耕种；1年以上未动工建设的，应当按照省、自治区、直辖市的规定缴纳闲置费；连续2年未使用的，经原批准机关批准，由县级以上人民政府无偿收回土地使用者的土地闲置费；满2年未动工开发时，可以无偿收回土地使用权；但是，因不可抗力或者政府、政府有关部门的行为或者动工开发必需的前期工作造成动工开发迟延的除外。

第五条 依照本办法第四条规定收回国有土地使用权的，由市、县人民政府土地行政主管部门报经原批准用地的人民政府批准后予以公告，下达《收回国有土地使用权决定书》，终止土地有偿使用合同或者撤销建设用地批准书，注销土地登记和土地证书。

第六条 市、县人民政府土地行政主管部门应当根据本行政区域内闲置土地的状况，依据土地利用总体规划、土地利用年度计划及各项建设对土地的需求，优先使用闲置土地。

建设用地能使用闲置土地的，必须使用闲置，不得批准占用农用地。对闲置土地利用未达到规定标准的地区，应当核减其下一年度农用地转用计划指标。

第七条 市、县人民政府土地行政主管部门对依法收回的闲置土地，应当重新明确用途、设定使用条件、确定供地方式，并向社会公告。

收回的国有闲置土地，应当采取以下方式利用:

（一）在土地利用总体规划确定的城市建设用地区内，应当按照土地利用总体规划和城市规划确定的用途安排建设项目或者其他临时用途；近期无法安排建设项目，耕种条件未被破坏的，可以组织耕种，不适宜耕种的，可采取绿地等方式作为政府土地储备。

（二）规划用途为农用地，耕种条件未被破坏的，应当恢复耕种；不适宜耕种的，应当改为其他农用地。

第八条 收回的集体所有的闲置土地，应当采取以下方式利用:

（一）在土地利用总体规划确定的村庄、集镇建设用地区内，应当用于本集体经济组织的其他建设项目；本集体经济组织近期无法安排建设项目的，可以由县级人民政府土地行政主管部门拟订置换方案，报上一级土地行政主管部门批准后，依法安排其他建设项目，并对原集体经济组织给予补偿。

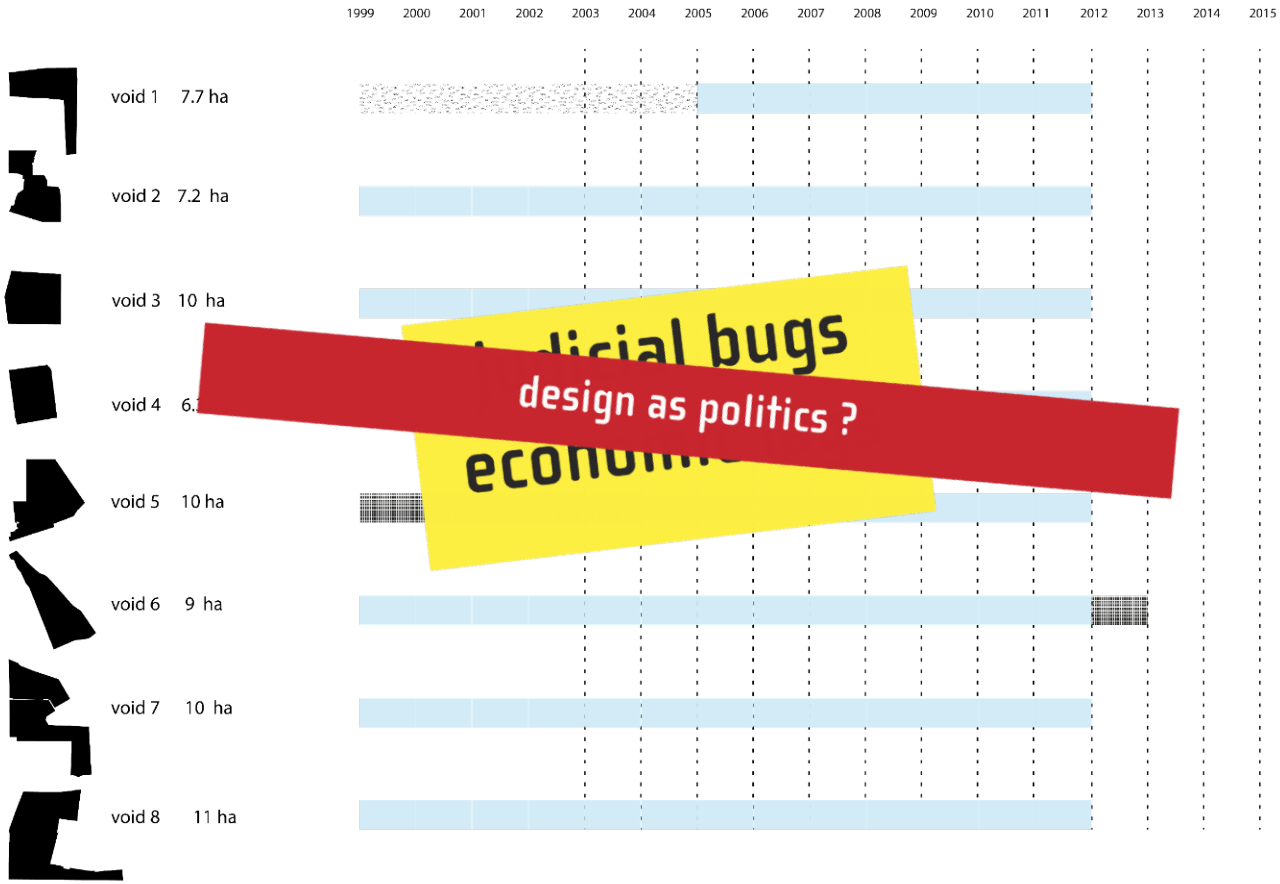
地，耕种条件未被破坏的，应当恢复耕
为其他农用地。

土地行政主管部门应当在地籍调查和土
闲置土地位置、面积等情况，建立闲置
土地宗地档案，绘制闲置土地分布现状图，监督跟踪其利用情况。

第十条 闲置土地依法处置后土地权属和土地用途发生变化的，应当依照有关规定办理土地变更登记，重新核发土地证书。

第十一条 本办法自发布之日起施行。

2-years shelf life
intensive land use


1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
void 1 7.7 ha
void 2 7.2 ha
void 3 10 ha
void 4 6.
void 5 10 ha
void 6 9 ha
void 7 10 ha
void 8 11 ha
design as politics ?

Action

Claim the temporary use of the voids in Metro Suburbanized City

Through both planning and bottom up improvisation

Why temporary

Midi festival 1 week living 100,000
Expo 6 months 70,000,000
Construction site housing every day in beijing
Tokyo metabolism 16 years
(Chinese market housing 70 years)

Reasons:

1 match with life cycle
2 efficient
3 easier to claim the land

So far

Spatial ☑

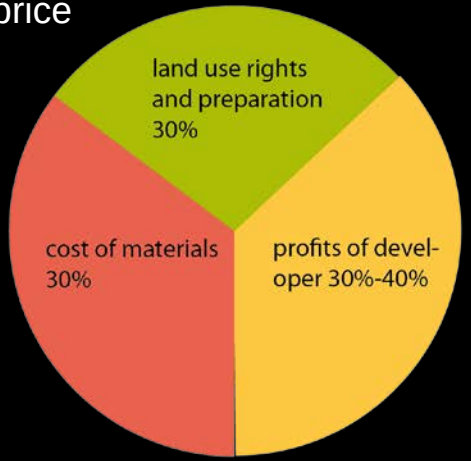
political ☑

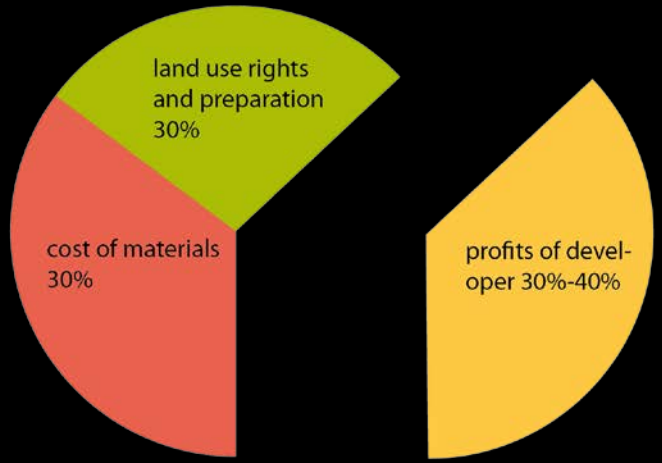
social ☐

economical ☐

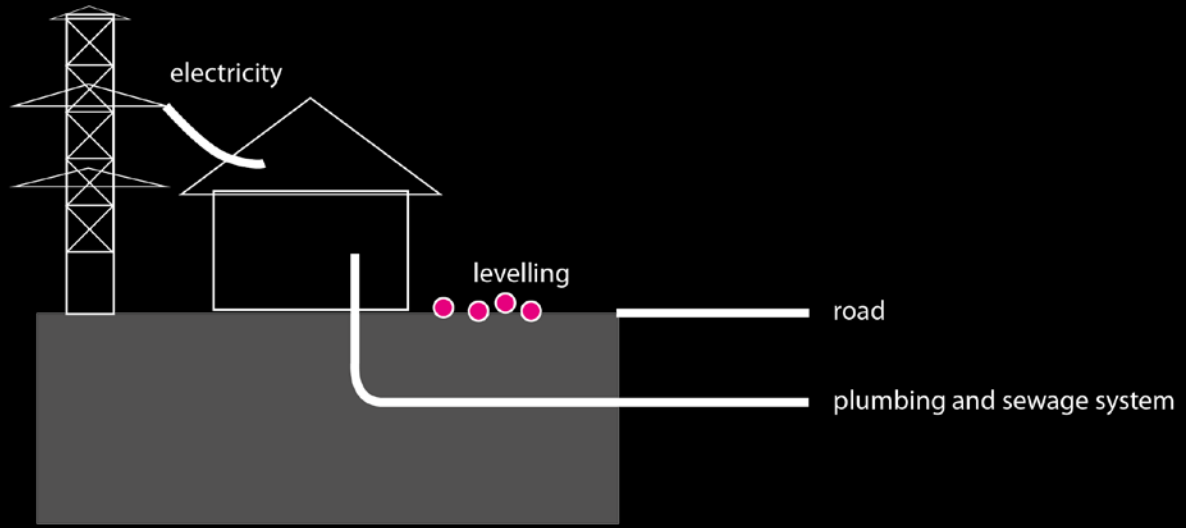
Economic vacuum

Housing price

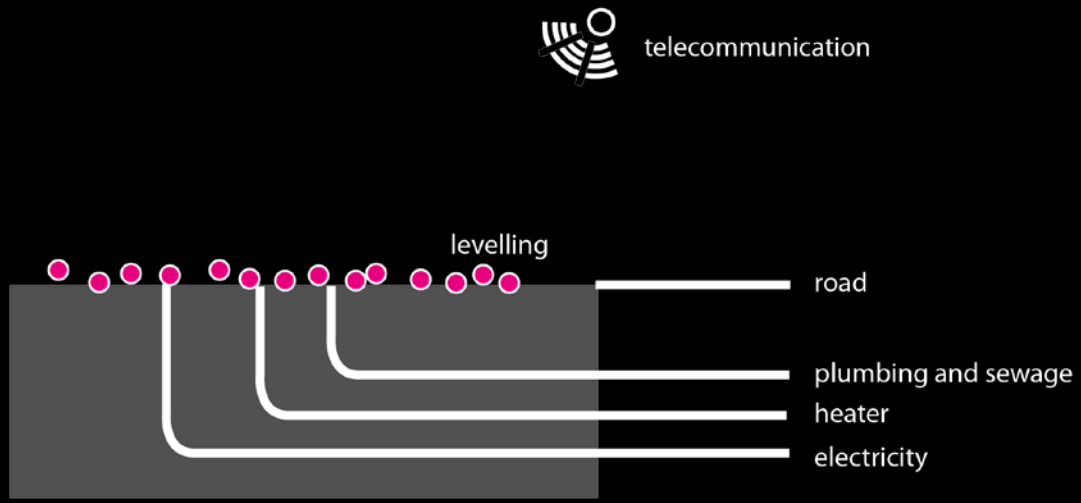


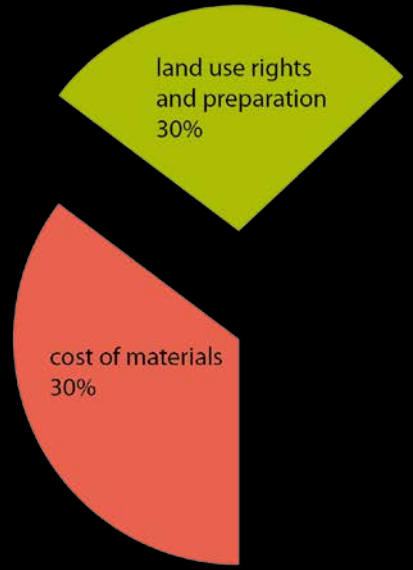

land use rights
and preparation
30%
cost of materials
30%
profits of devel-
oper 30%-40%

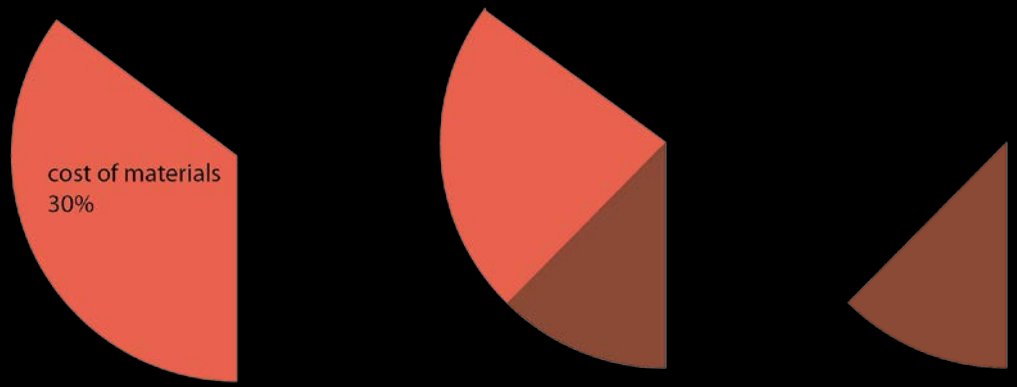
3 connections 1 levelling



5 connections 1 levelling




land use rights
and preparation
30%
cost of materials
30%


cost of materials
30%

materialization

		size (m)	price (euro)	who can afford it (income per month)
bus		11× 2.5 ×2.7	0	0
double decker bus		12 × 2.5 × 4.5	0	0
long bus		18 × 2.5 × 2.7	0	0
truck		9 ×2.5×2.7	3000 €	<50 € sharing
container		6 × 2.6 × 2.8	0.6 € /day	<20 € sharing
inflatable		/	/	/
arch shelter		/	2.5 € /m2	<20 € sharing
prefabricated movable house		1k =1.8 × 2.7	20 € /m2	<20 € sharing



Monthly income: 0





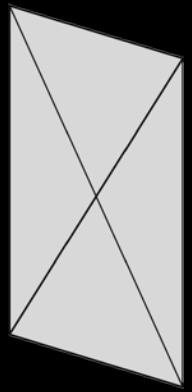
Monthly income: <20 euro

Materialization

prefabricated
movable house



1k =1.8 × 2.7



20 € /m2

<20 € sharing

6 people 2 days self-built 3K × 10K
10 years useful time

Social vacuum

Give and take



Government:
Intensive land use
Social cohesion
Solving housing program
City image



Developer:
Good reputation
Raise land value



Citizen:
Public facilities
Recreation
Safety and belonging needs



Intentional communities

→ Intensive land use
Social cohesion
Solving housing program
City image(?)

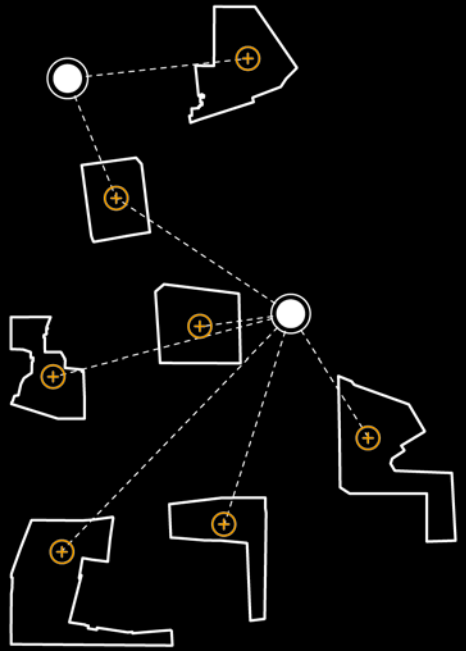
→ Good reputation
Raise land value (public sphere and facilities)

→ Public facilities
Recreation
Safety and belonging needs

→ Through planning

Plug in

Activate the anode

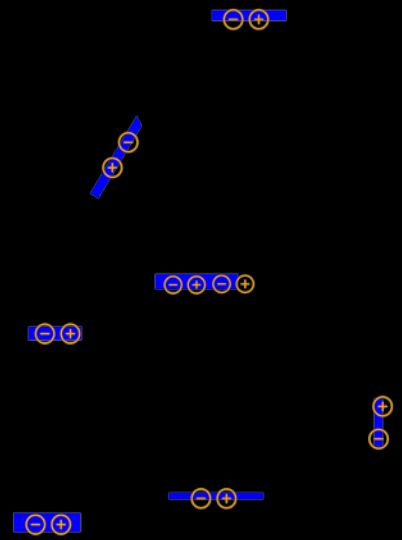


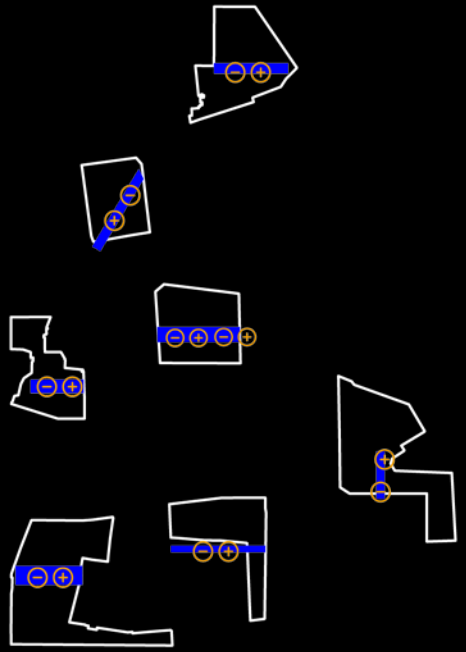
Magnetic field between anode and cathode





Bands adsorb anode and cathode



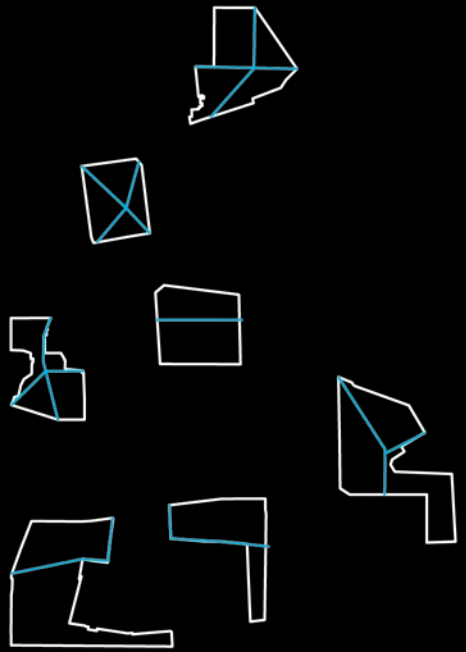


?

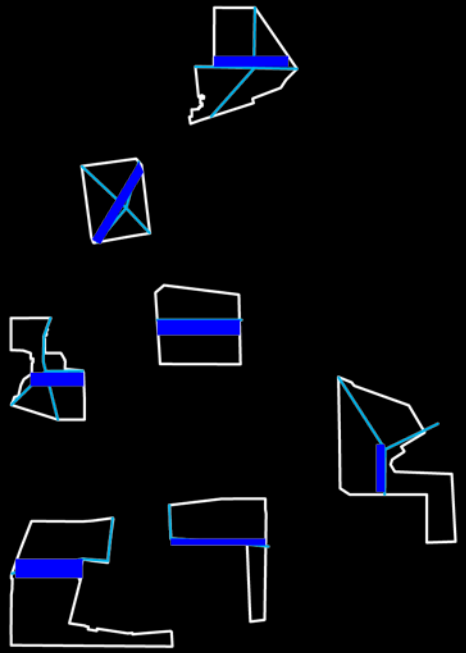
Daily route shortcuts finding



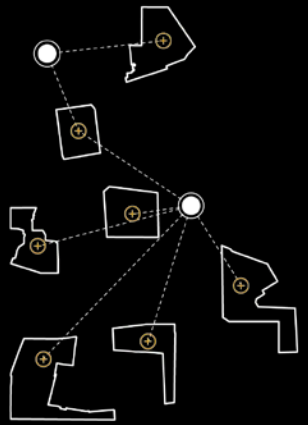
Structure of voids



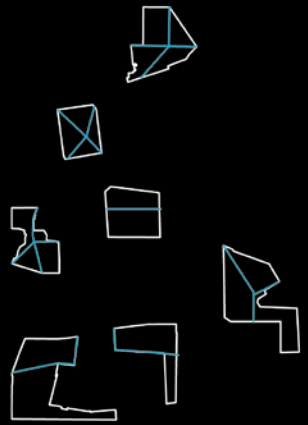
Band combine with the shortcuts



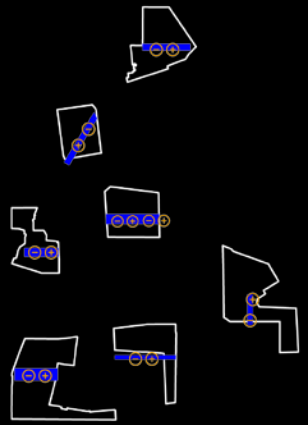
scale



City



district



neighbourhood

Social wetlands

Spatial ☑

political ☑

social ☑

economical ☑

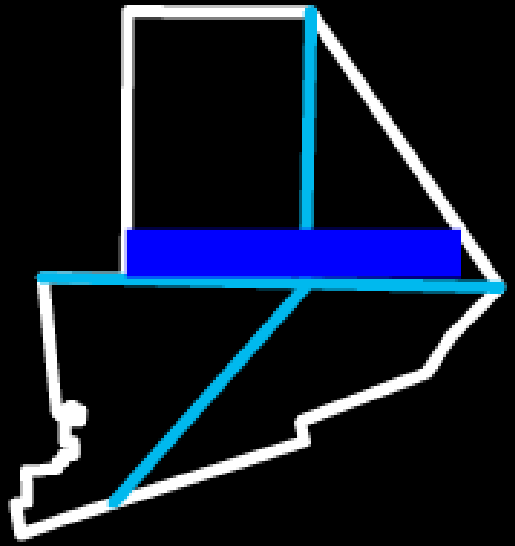


Enabled

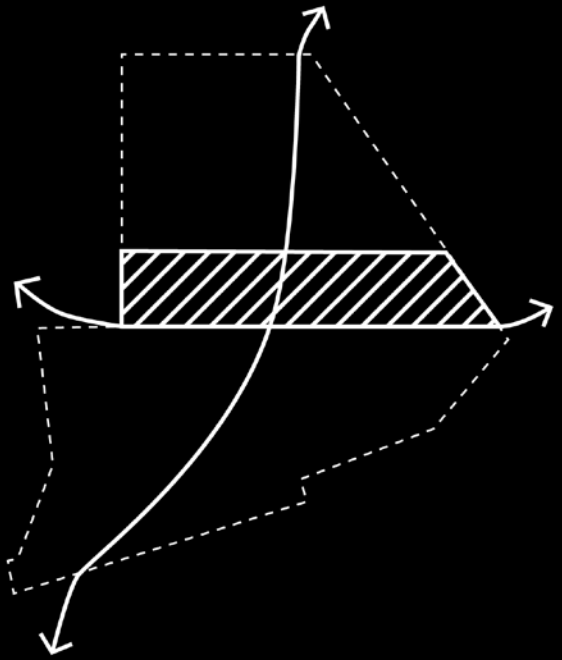
Implementation:

1 Enable the social wetland
2 Enrich the social wetland

Zoom in one void



Zoom in one void



1 Biological diversity of Ghettos


prototype
reference
potential population
1000 people
spatial form
Christiania
Yaam
Ruigoord
Post-student
Young works
jounalist
novelist
musician
hippies
citizens
Previous villagers
Animal lovers
vegetarian
artist
Craftsman

Land capacity

FAR 0.55 according to 2003 village condition

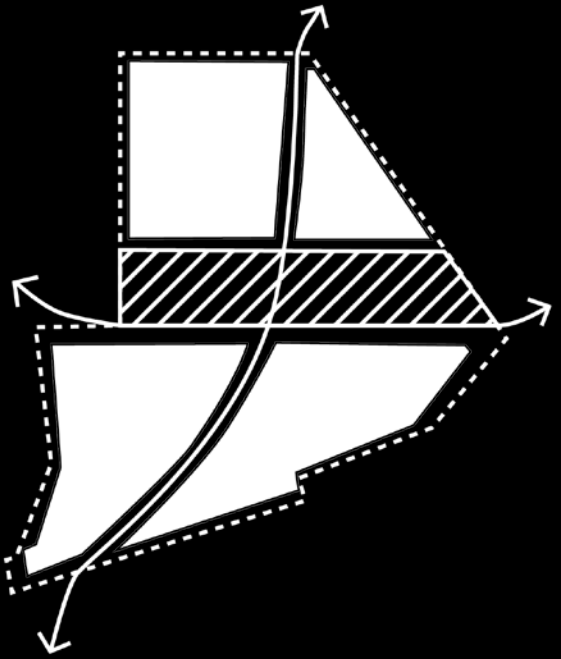
Li Yuan Village demolish from
1994 end in 2005
1170 hu
1734 residents
agricultural population 634
Non-agricultural population 1100

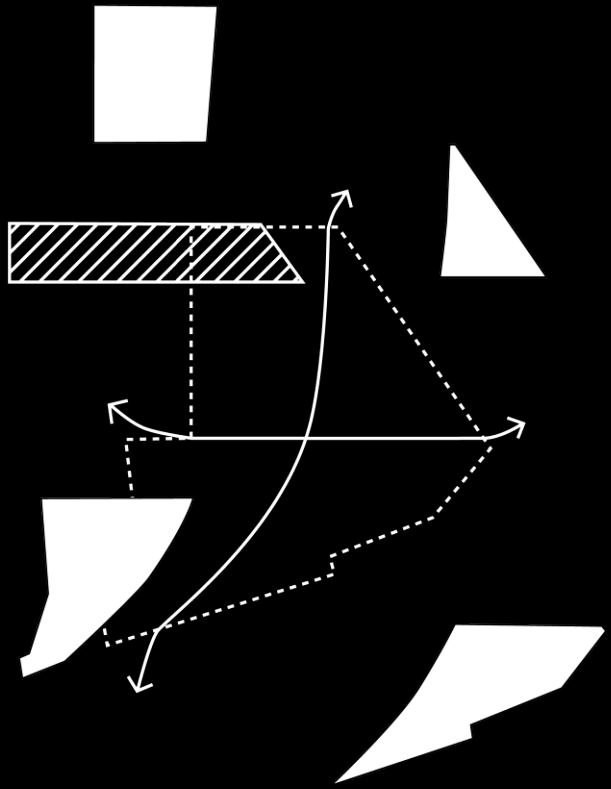
Social wetland of Li Yuan
2000 maximum residents



2 Spatial diversity of ghettos

Plug-in plan as spatial pre-condition





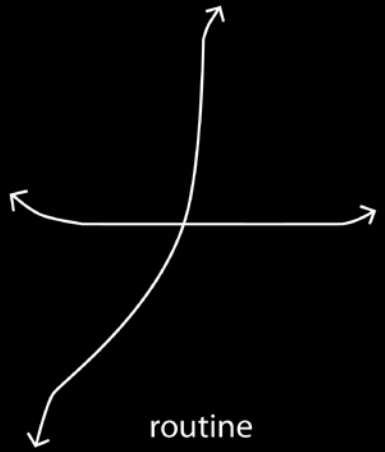
Spatial characteristics



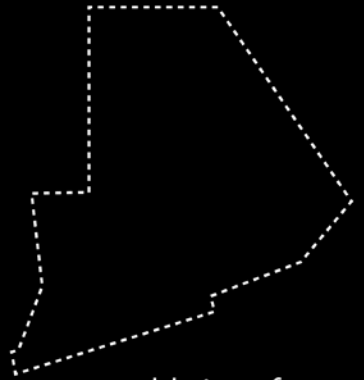
intentional communities territory



public function band

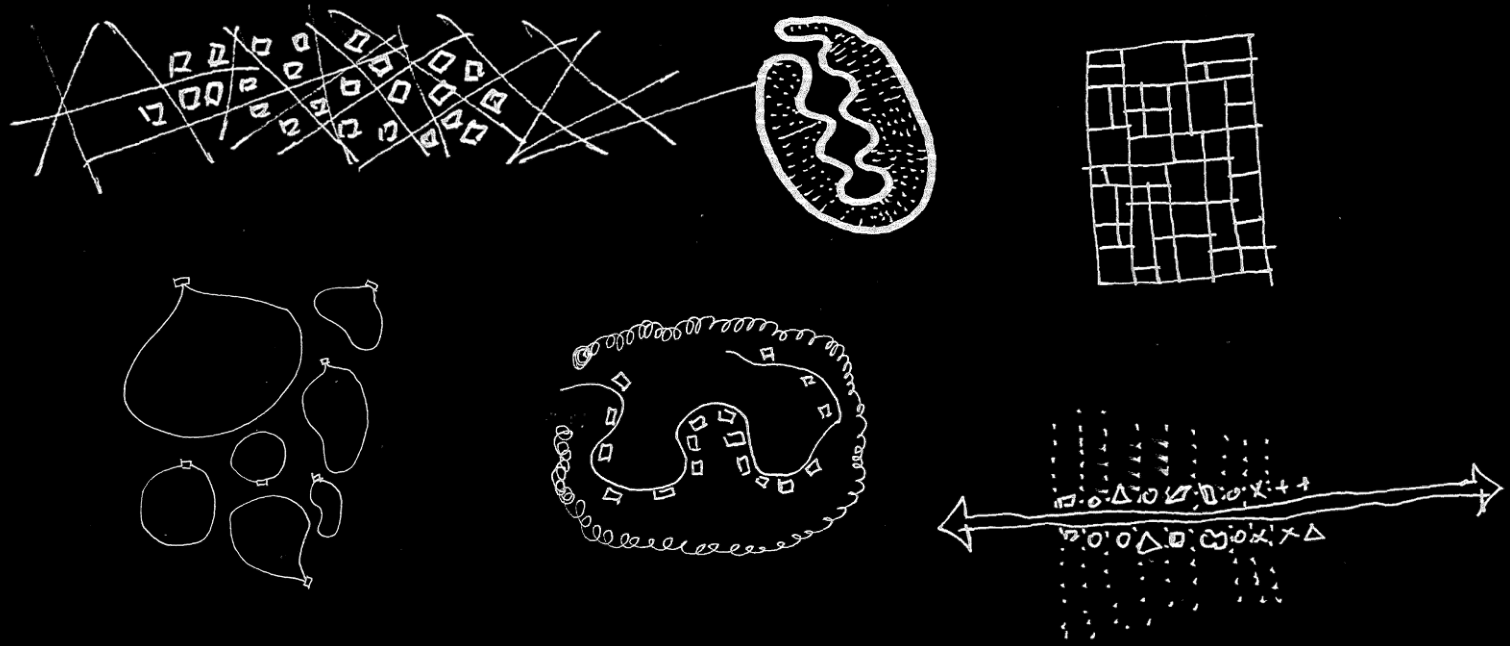


routine



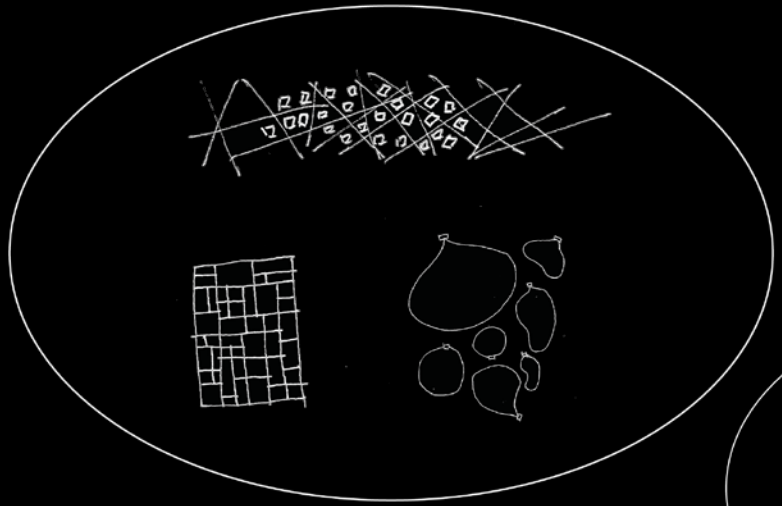
permeable interface

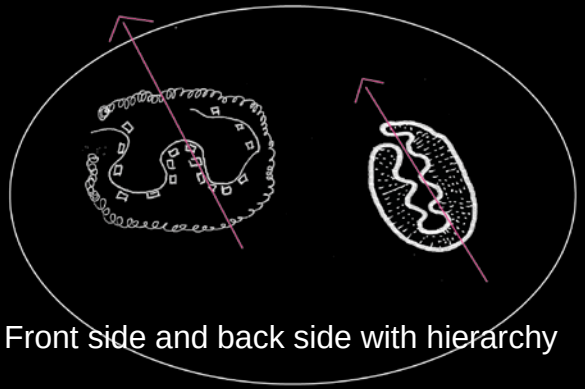
Spatial program



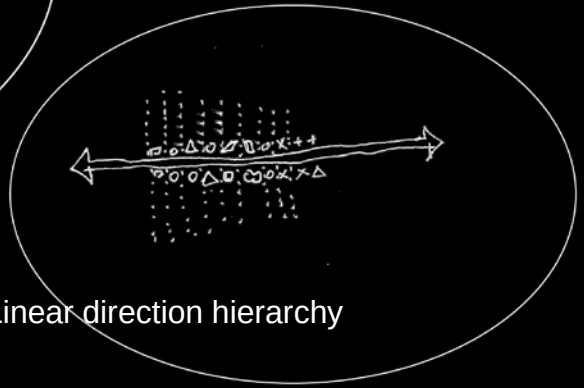
Spatial characteristics

Loosing less hierarchy





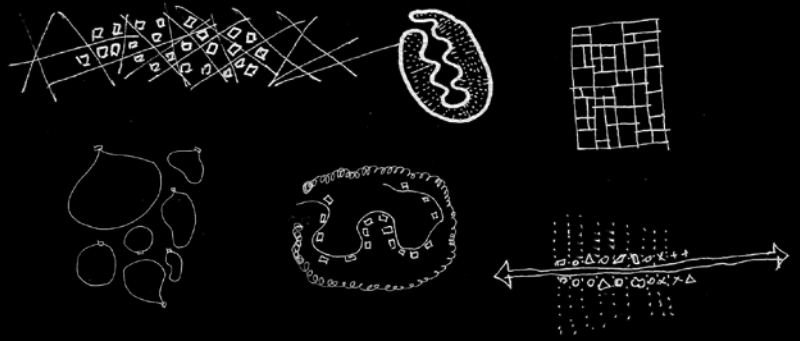
Front side and back side with hierarchy



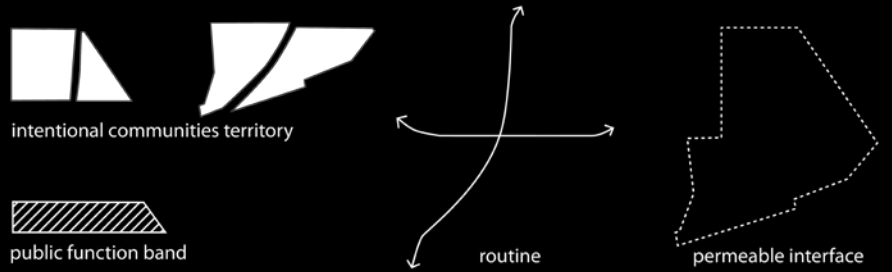
Linear direction hierarchy

Adapting and growing in

Species with spatial characteristics

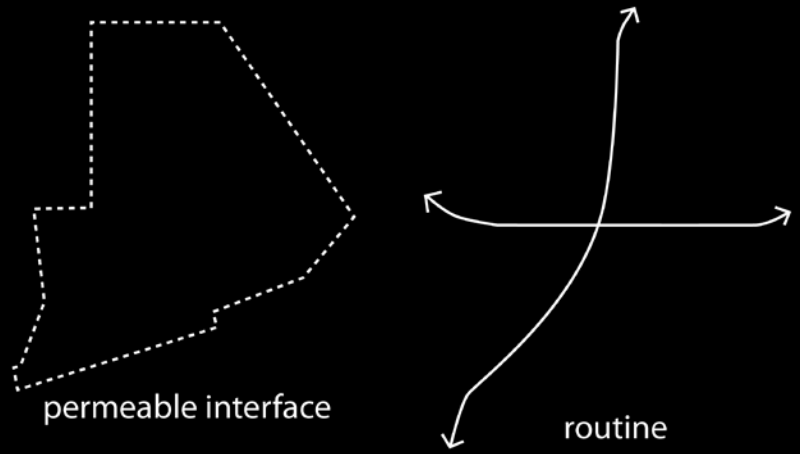


Environment with characteristics



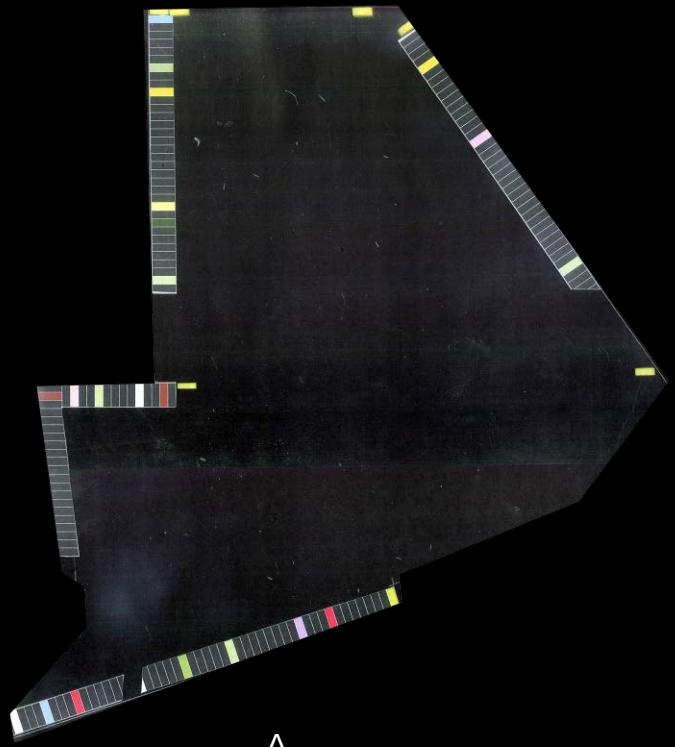
Nature system:
Achieve diversity and complexity through simplicity

Environment A , B

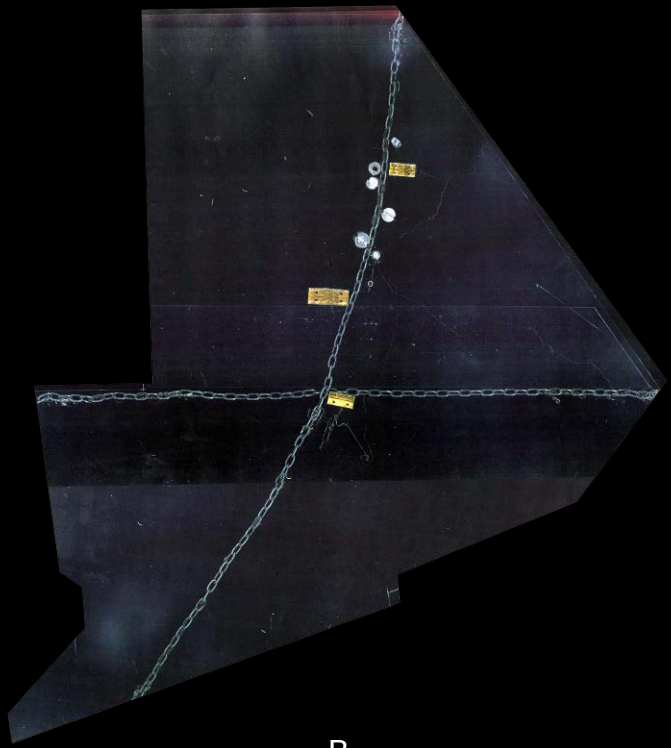


A A

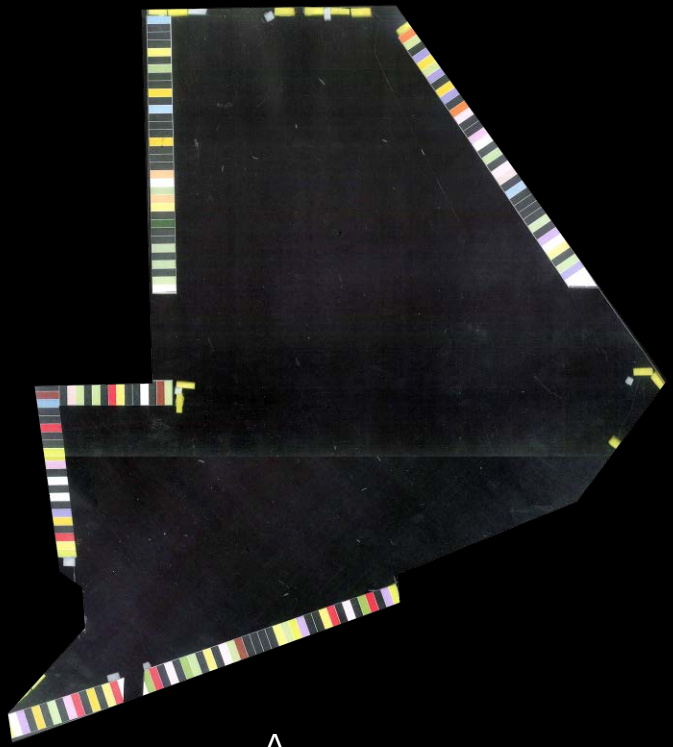
Adapting and growing process simulating
A, B



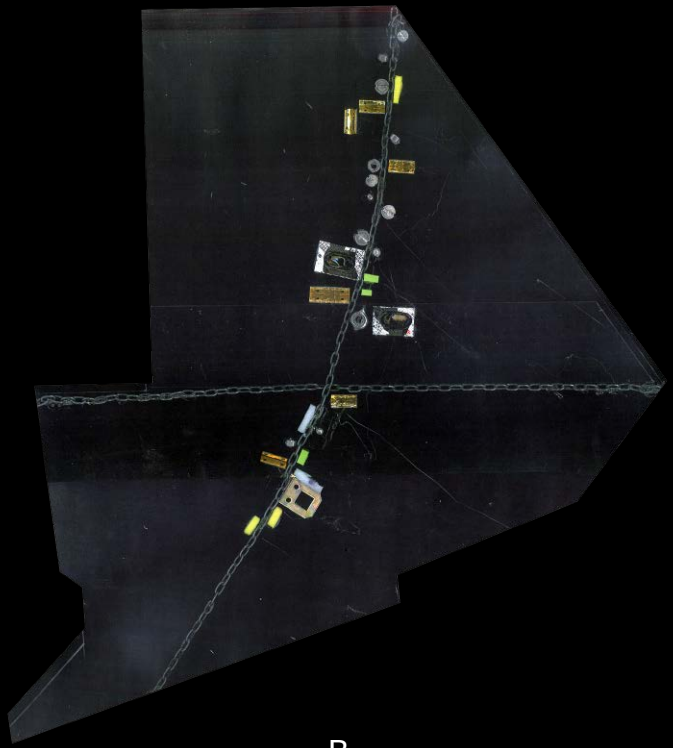
A



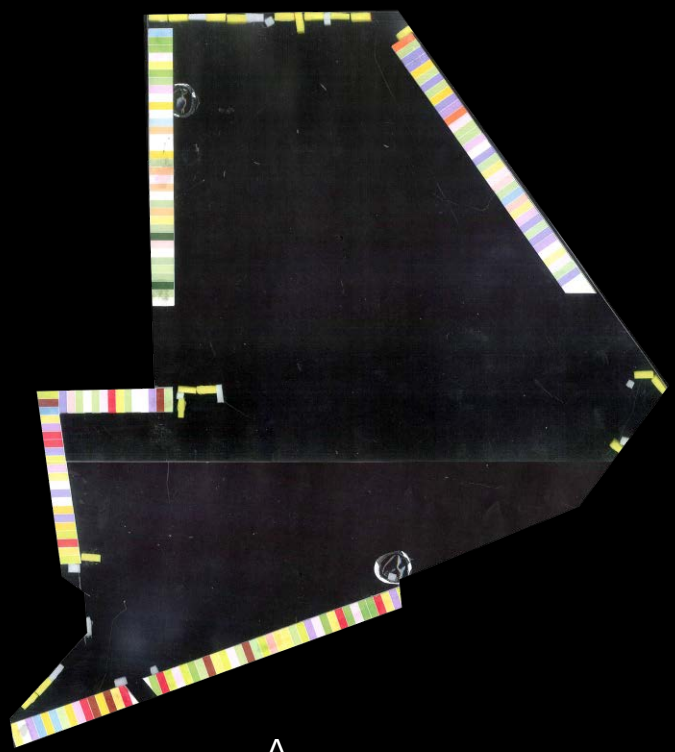
B



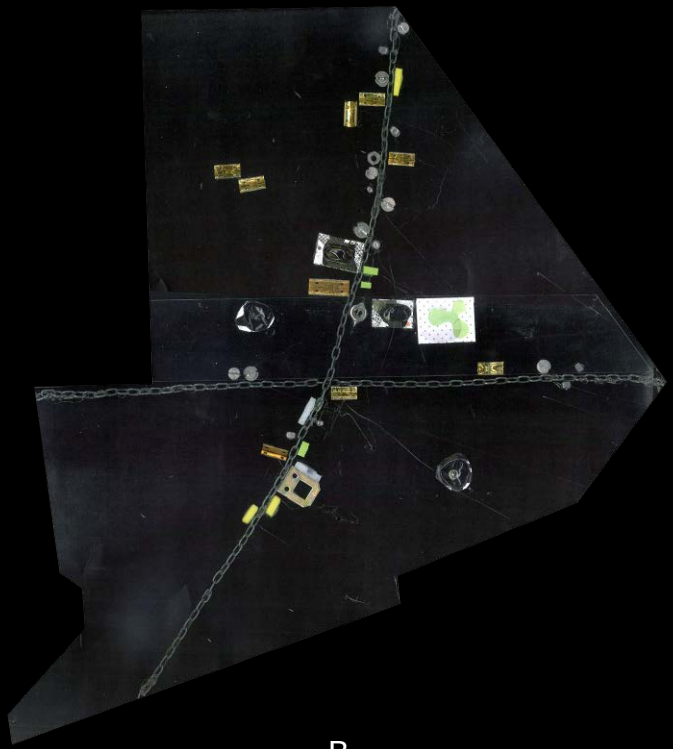
A



B



A



B



intentional communities territory

C

D

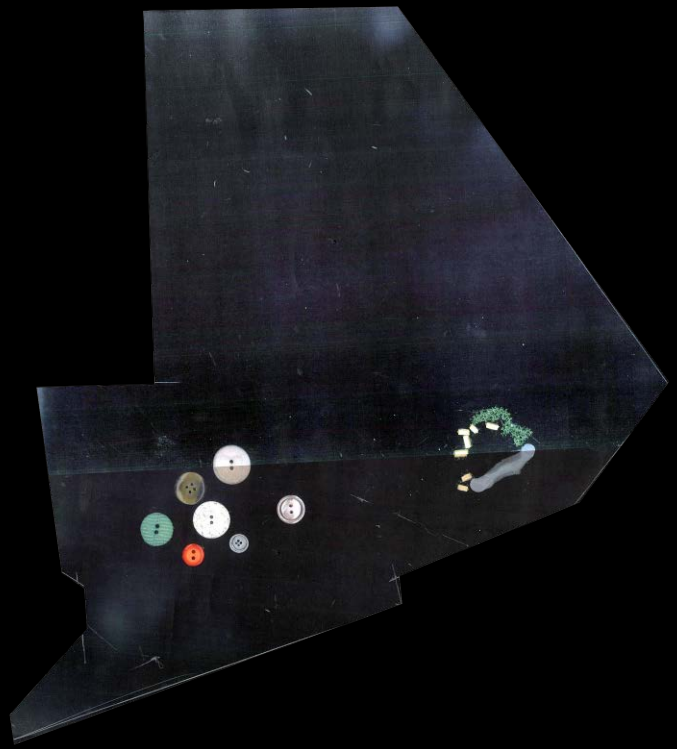
Environment C,D,E



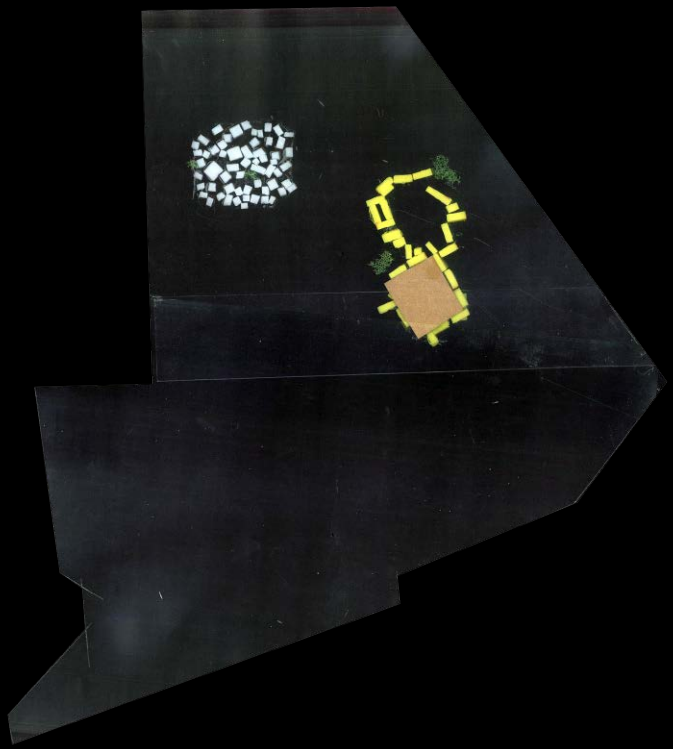
public function band

E

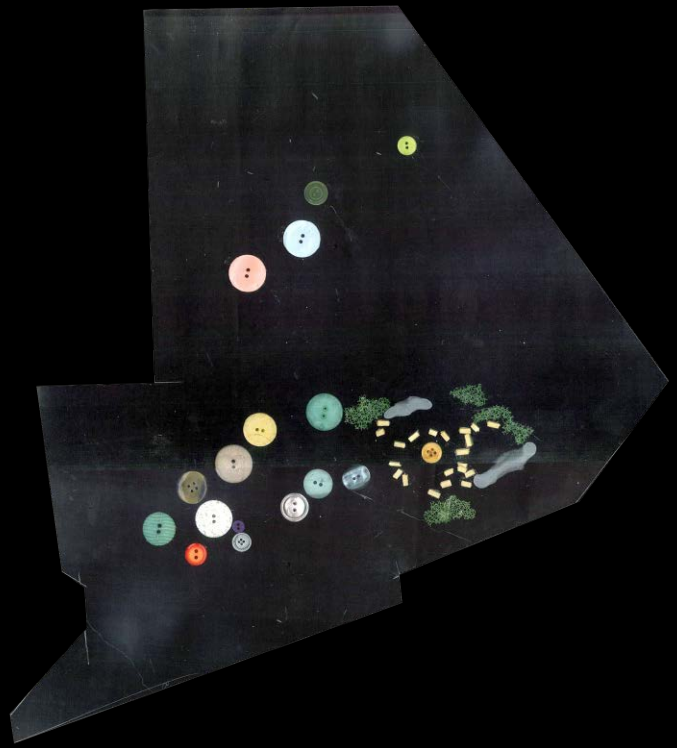
Adapting and growing process simulating C,D,E



C



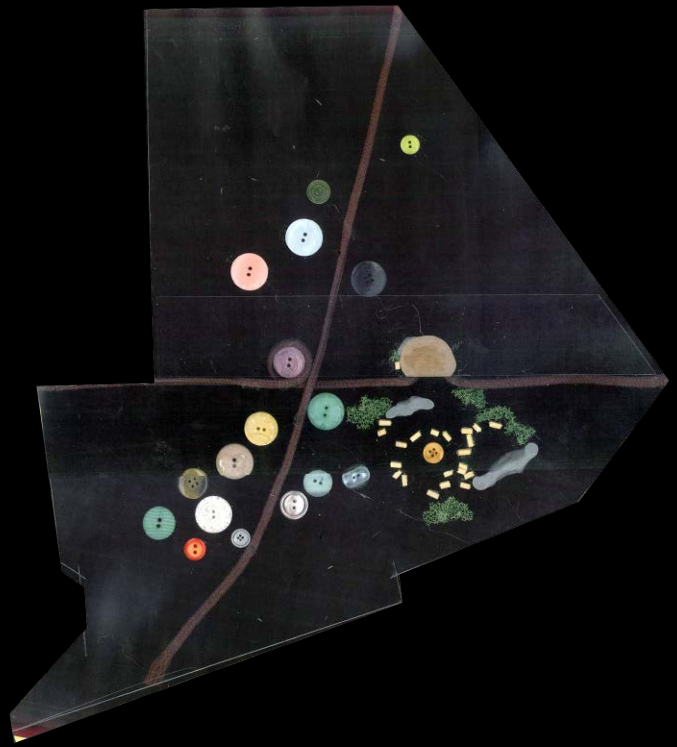
D



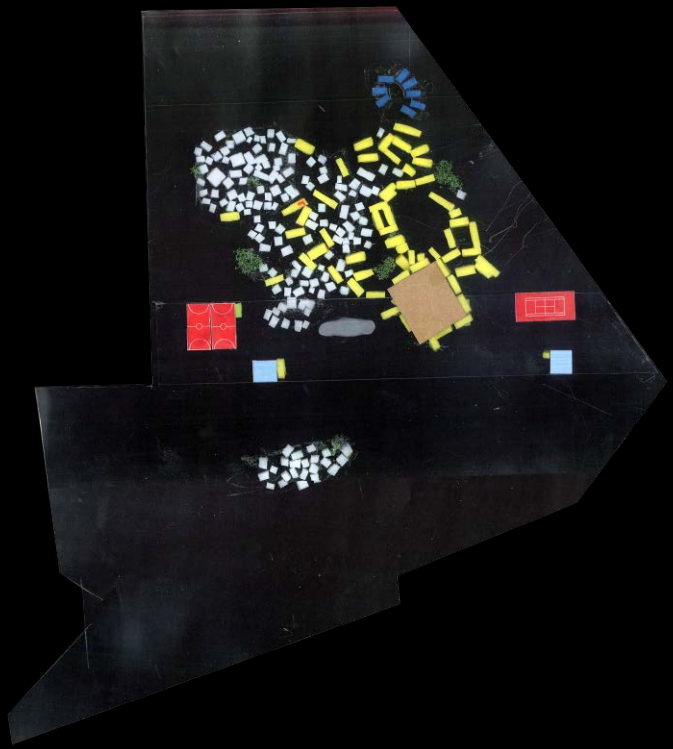
C



D

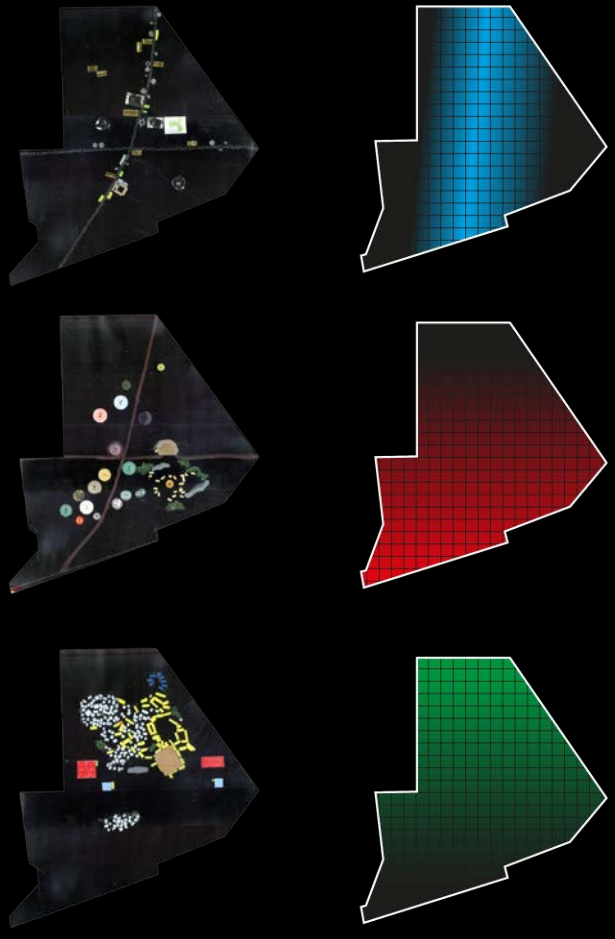


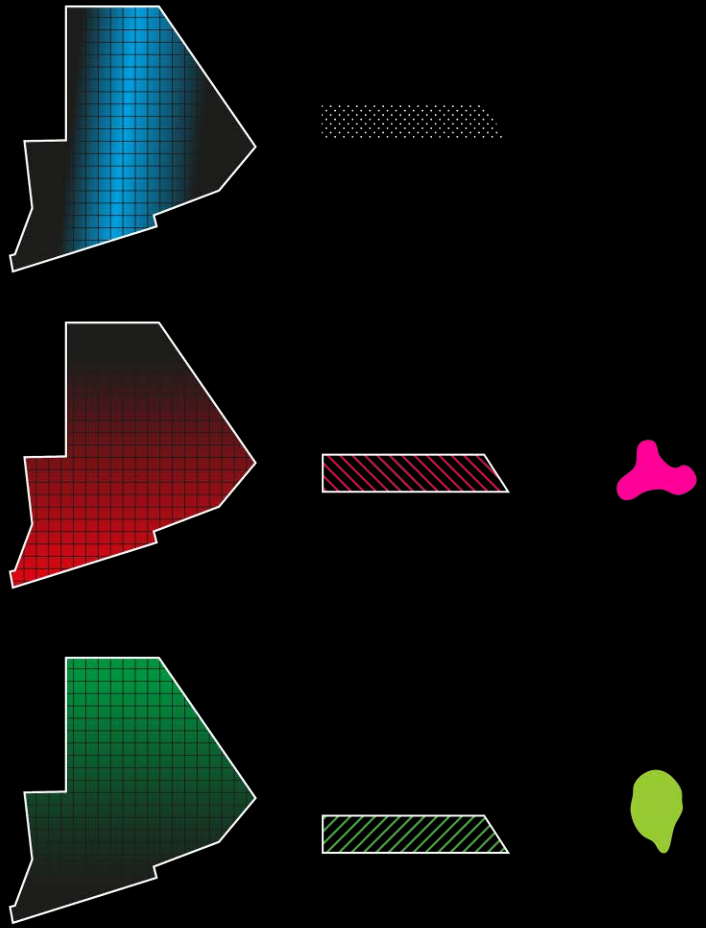
C, E

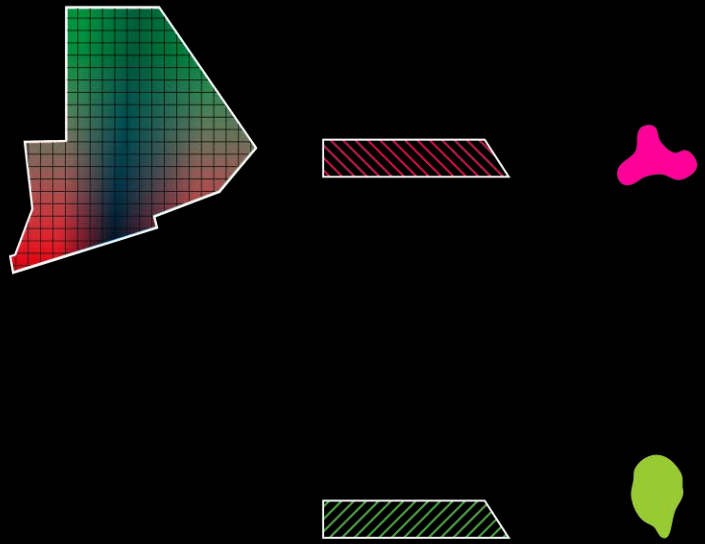


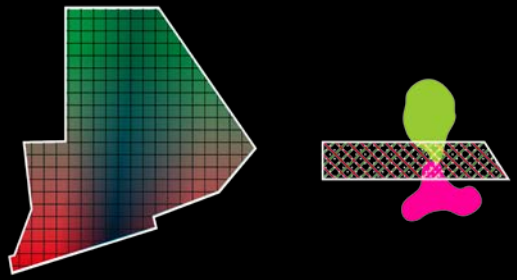
D, E

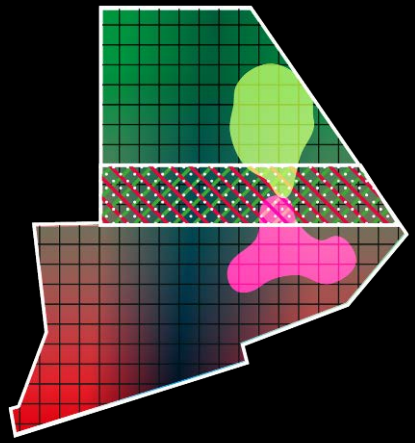
Overlap all the processes











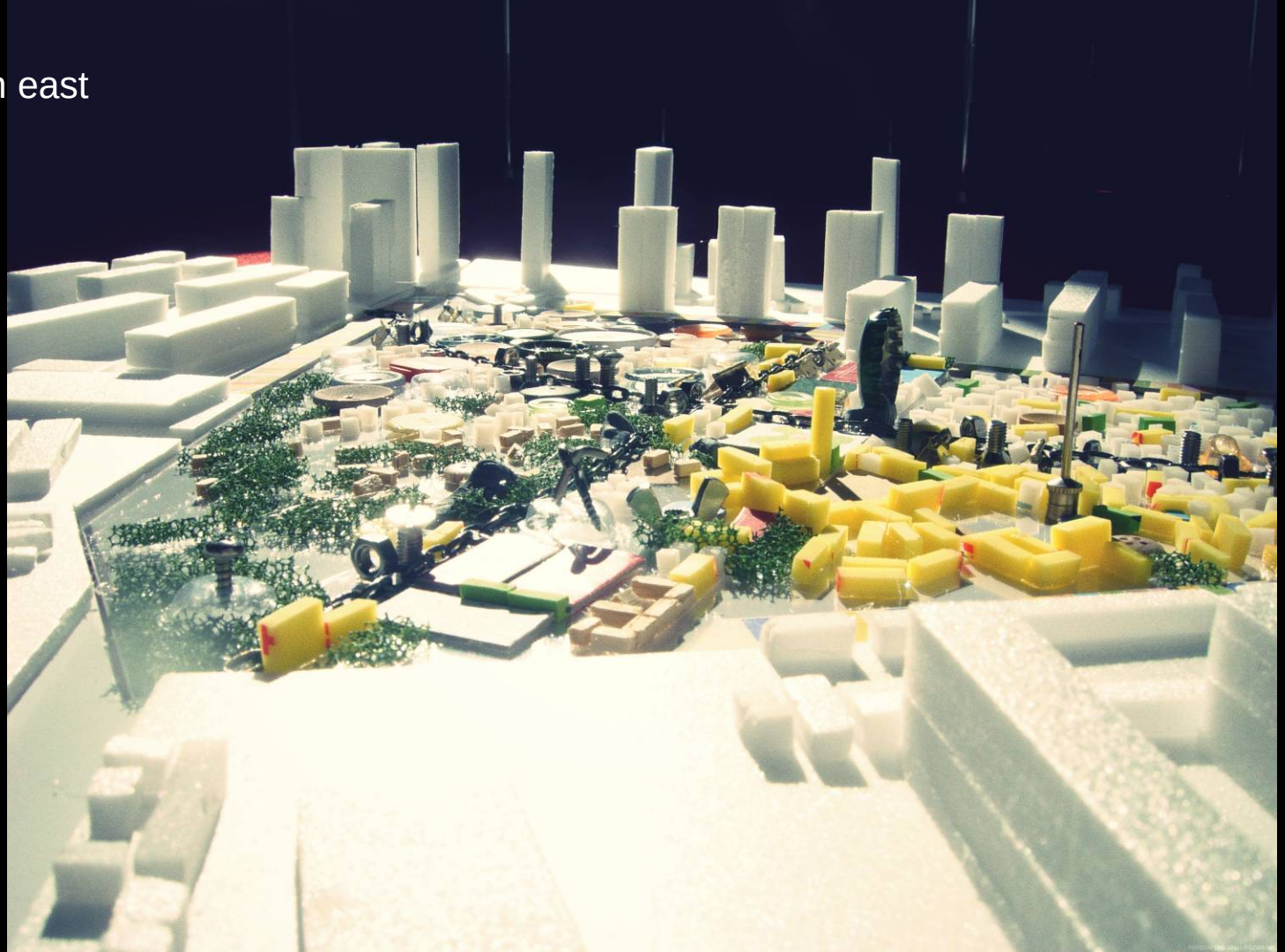
Overlap all the processes



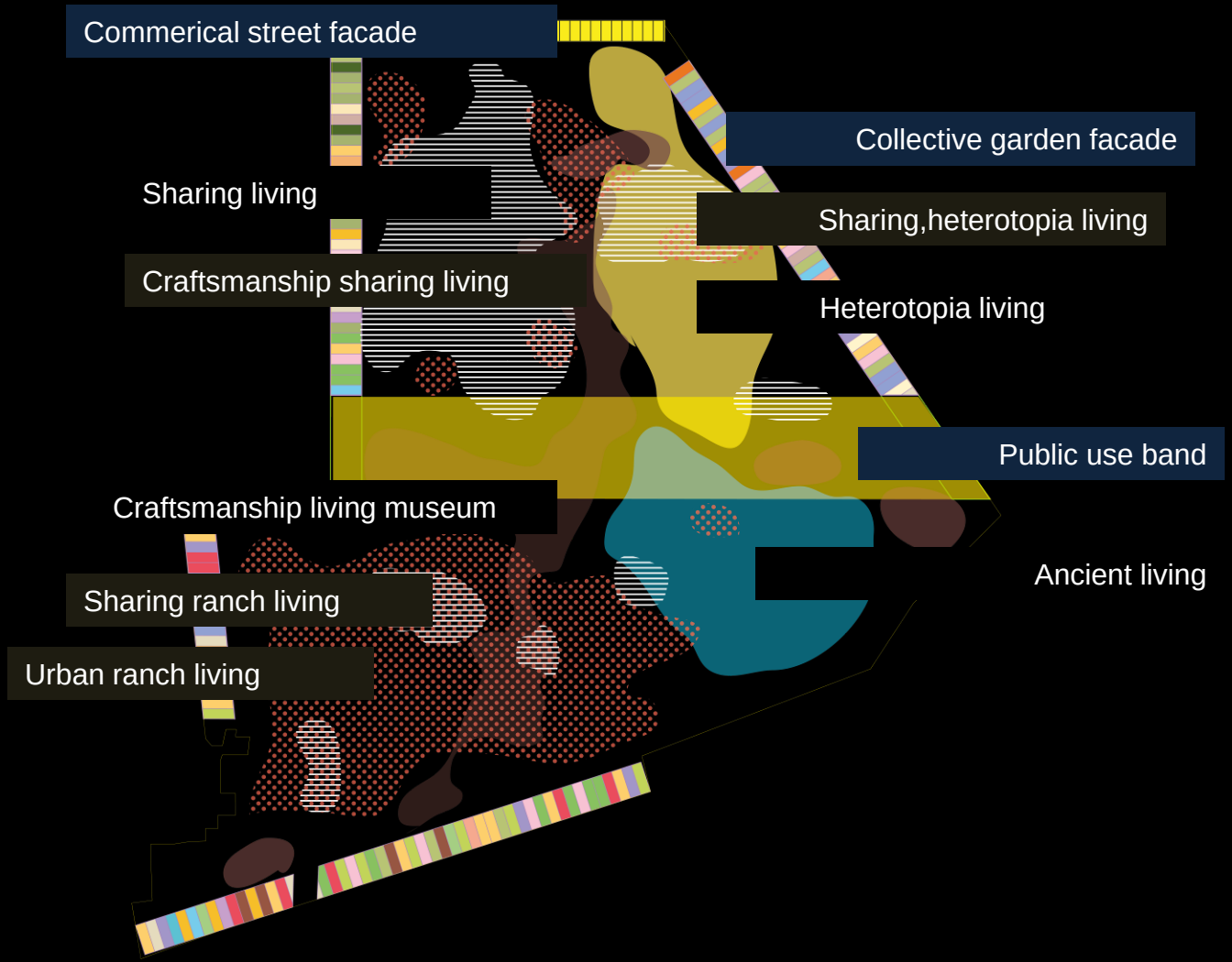
View from West-south

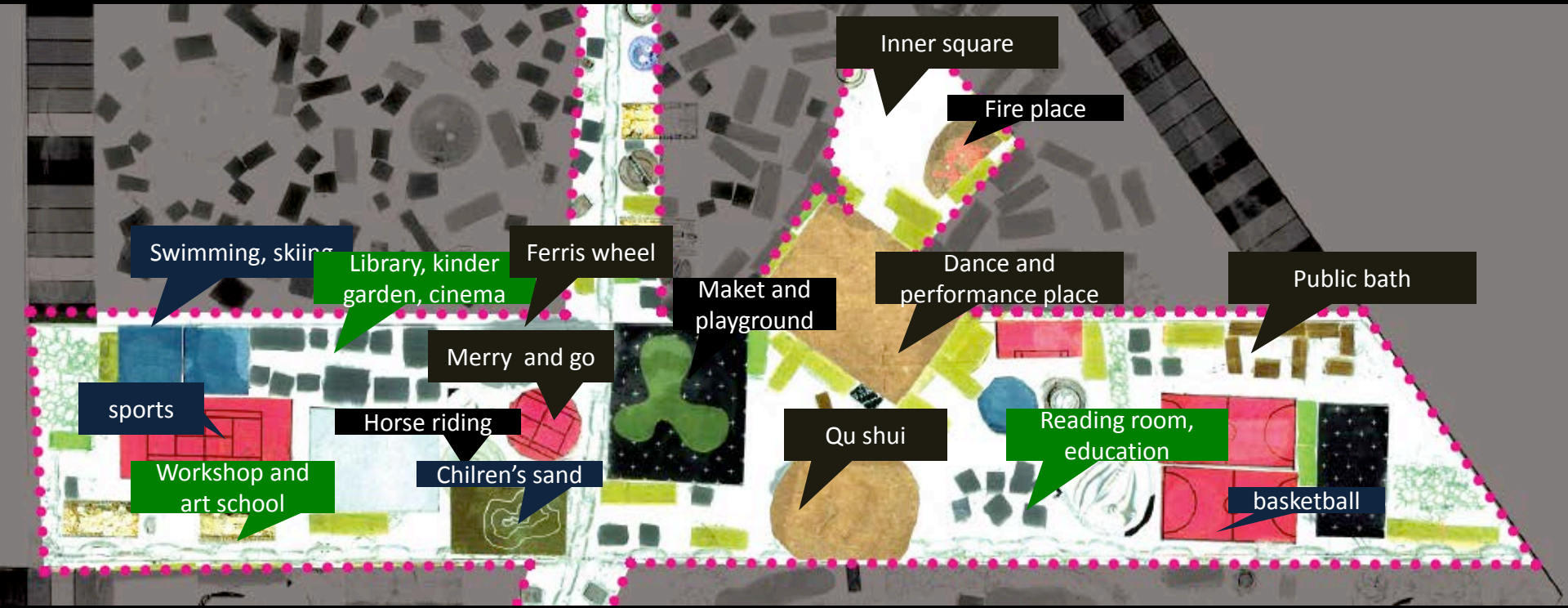


View from east



Master plan


Commerical street facade
Collective garden facade
Sharing living
Sharing,heterotopia living
Craftsmanship sharing living
Heterotopia living
Public use band
Craftsmanship living museum
Ancient living
Sharing ranch living
Urban ranch living


Inner square
Fire place
Swimming, skiing
Library, kinder garden, cinema
Ferris wheel
Maket and playground
Dance and performance place
Public bath
Merry and go
sports
Horse riding
Qu shui
Reading room, education
Workshop and art school
Chilren's sand
basketball



Ordinary people

Ancient ranch living

Liu 33
IT company









Sharing / self-built living


Dai 25
Post-student
Ant group

Zhang 23
Retire from the army
Finding job now…



Li and Wang
Servers in central government









Performance place

Mei 32?
Raying temple member
Noise producer



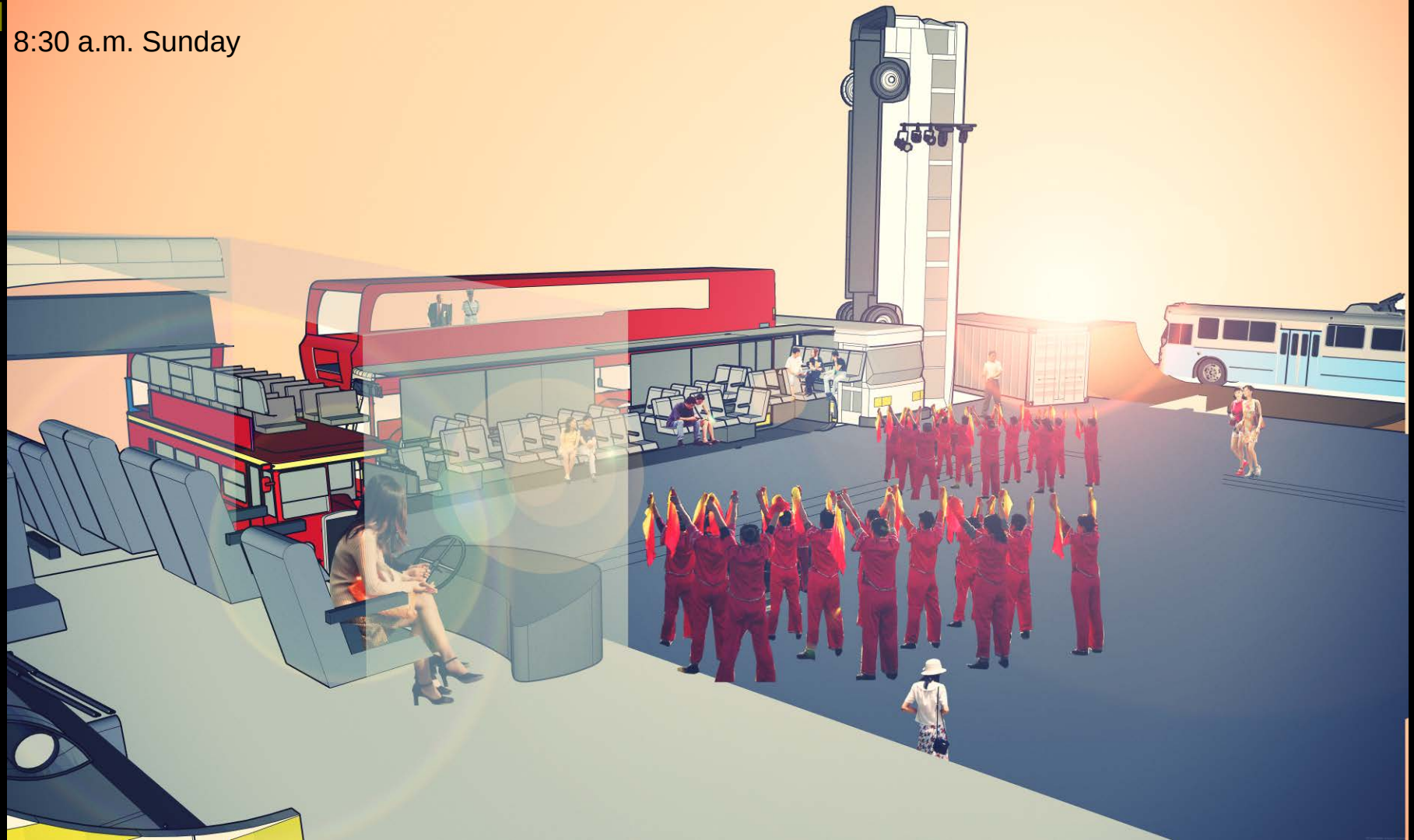
Zhao 45
Garden implements shop owner






9:00 p.m. Saturday

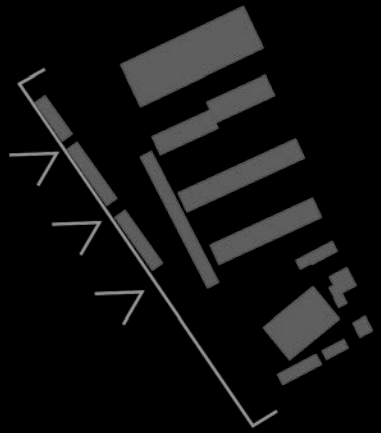
8:30 a.m. Sunday

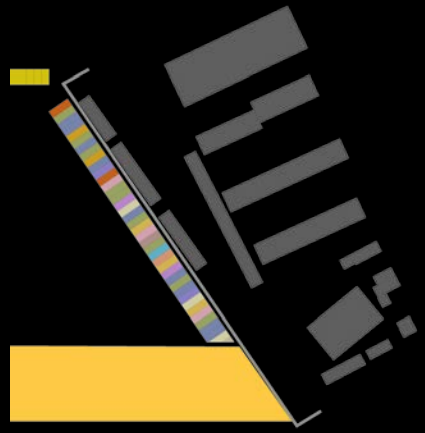


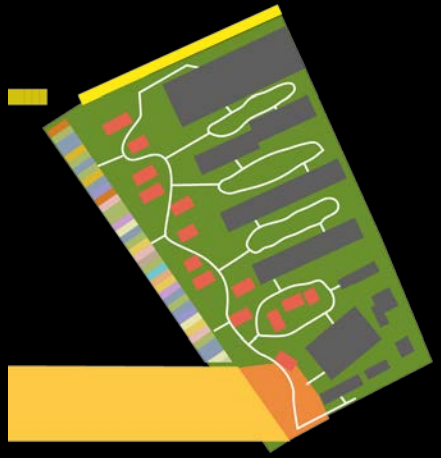
The result will transcend the short time

1 social effects
2 continuous territory of next metro suburbanized city
3 on-site effects

Contextual plan







7 steps for ordinary people to start their alterative living

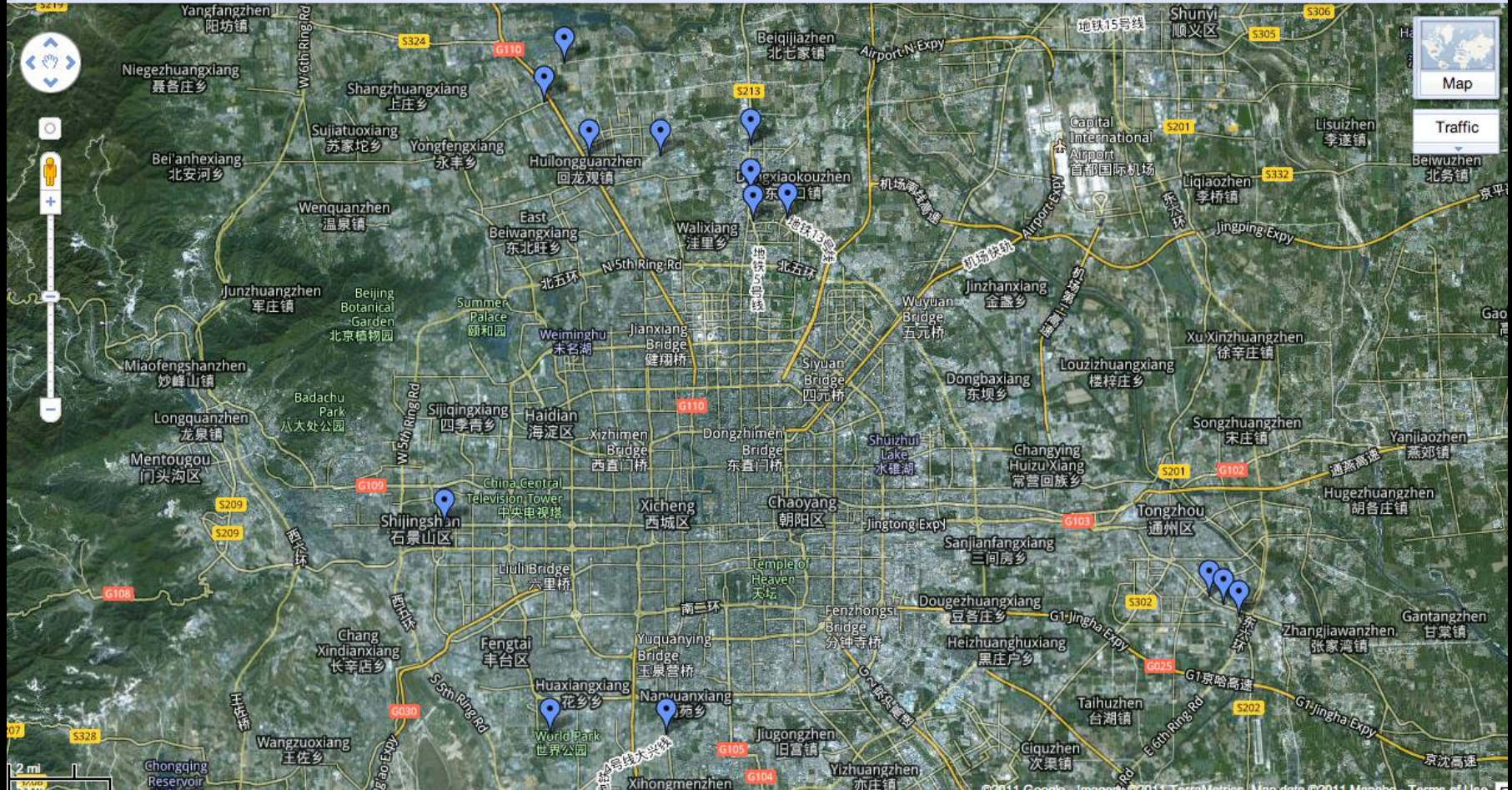
1 go to Msc to find several possible location
2 go to website Douban find like-minded, form the ic
3 go to architectural and planning associates to find a designer help you to negotiate with all stakeholders
4 designer will help to plug-in (enable) the most suitable location
5 move into and start new life

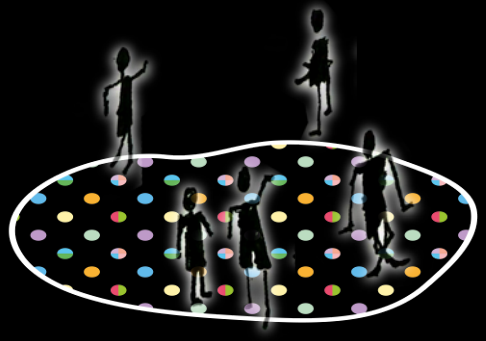
Google maps

metro suburbanized city, alternative living, Beijing

Search Maps

View in Google Earth | Print | Send | Link





END