

An aerial, black and white photograph of a city. A wide river flows horizontally across the upper third of the image. A bridge crosses the river, extending from the left side towards the center. The city is densely packed with buildings of various heights and shapes. In the foreground, there are several large, circular structures, possibly water tanks or industrial components. The overall scene depicts a complex urban environment.

FREEDOM VIC **VIC TEAM**

FOR URBAN

Village in the City transformation in Shenzhen China

FREEDOM VIC FOR URBAN VIC TEAM

Village in the City transformation in Shenzhen, China

Studio Design as Politics

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Cover:
Photograph of VIC in Shenzhen
(by the author)

Date: 06. 2011

Mentors:
Main mentor: Prof. Dr. Wouter Vanstiphout
Second mentor: Daan Zandbelt, Ir. D.D.

Acknowledgement

I am at most grateful to my mentors, Prof. Wouter Vanstiphout, Daan Zandbelt. Without their valuable inspiration, guidance and comments this thesis would not exist.

My gratitude goes to Samir Bantal (TU delft), Machiel van Dorst (TU delft), Lei Qu (TU delft), Chen Liu (Shenzhen Planning Bureau), Haoyan Wei (Chongqing University), Ye Zhu (Urban China), Yintian Zhang (KU Leuven) and all the classmates in the Design as Politics studio who have helped me with useful information and suggestions.

Above all, special thanks to my parents Zhang Xiuqing and Tang Zhongyao, and my closest friend Zhiyong Zhang, Lang Xu, Jue Wang, Jing Su, Jingya Wang. Thank you very much for your support and encouragement in those years.

INTRODUCTION

This graduate project is called “Freedom VIC for Urban VIC Team”, which is dealing with the Village in the City (VIC) transformation in Shenzhen China, focusing on the transformation of VIC (the “ghetto” area), in Shenzhen’s current society.

This project derives from the current situation that there are 251 VICs in the inner city of Shenzhen, and those areas are always be regarded as a negative place, “ghetto” place from official perspective. As a result, government always make “Top-down” transformation in VIC area which aims to improve the physical qualities in VIC but erase all the values of VIC.

Therefore, the project is aiming to find out better approach for VIC transformation by finding both the negative and positive values of VIC from social, physical and cultural aspects.

THESIS STRUCTURE

CHOSE

chose and describes the context of my ghetto

BREAK IT DOWN

dissect the ghetto in much more layers, show the position and problems in the ghetto

DESIGN

design my ghetto strategize my design

VIC in Shenzhen

Shenzhen – A fast magacity growing within 30 years
Two worlds in Shenzhen

VIC Observation

What is VIC?

VIC Growth Process

Official VIC Transformation

VIC's Physical Values

VIC's Social Values

VIC's Actors

Problem Statement

Aim

Project Objects

Freedom VIC

Vision

Tissue

Section

Public Private Relationship

The Build of Freedom VIC

Game Rules

Game Process

Game Result

Conclusion

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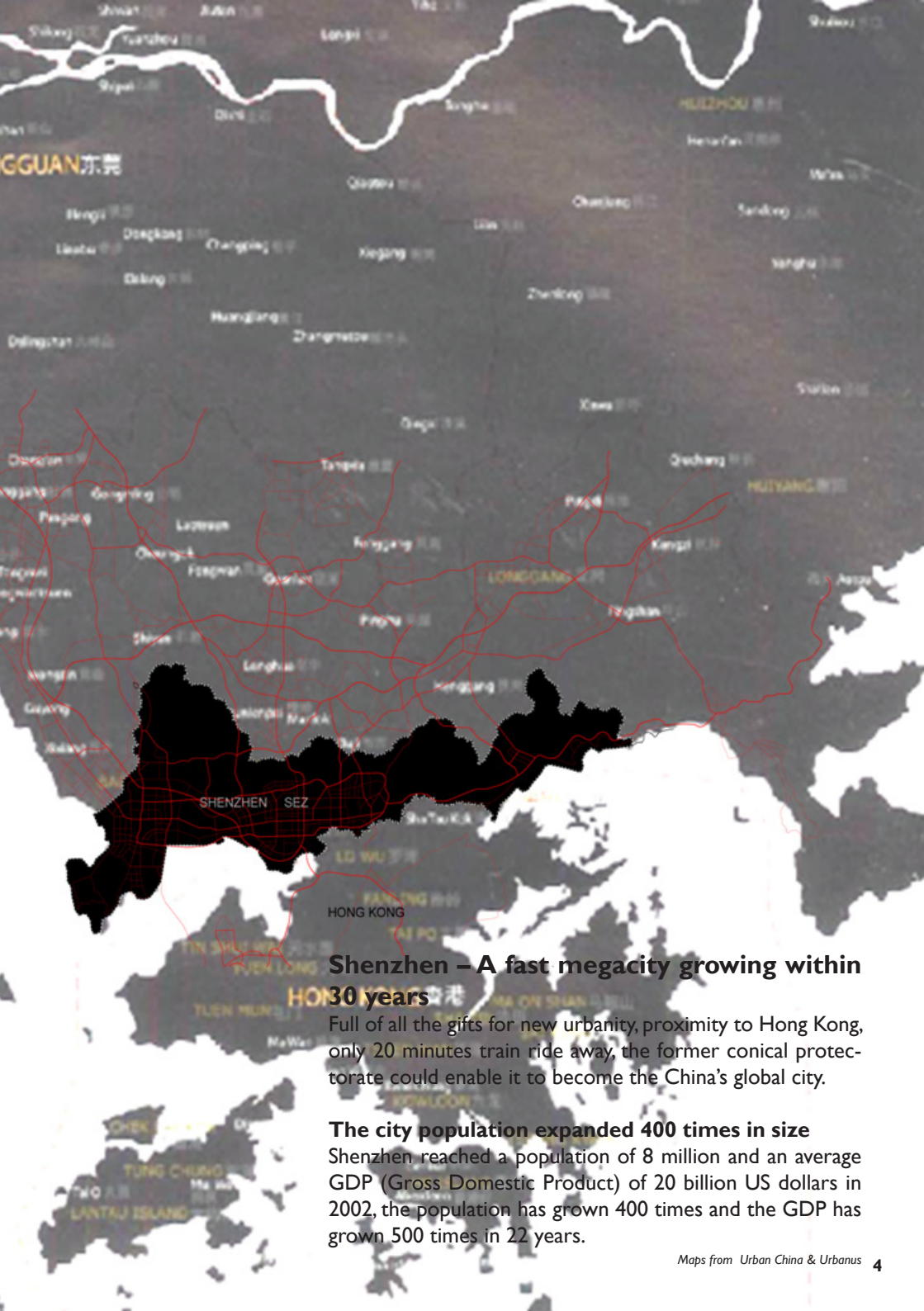
I.VIC in Shenzhen

LUC



phu



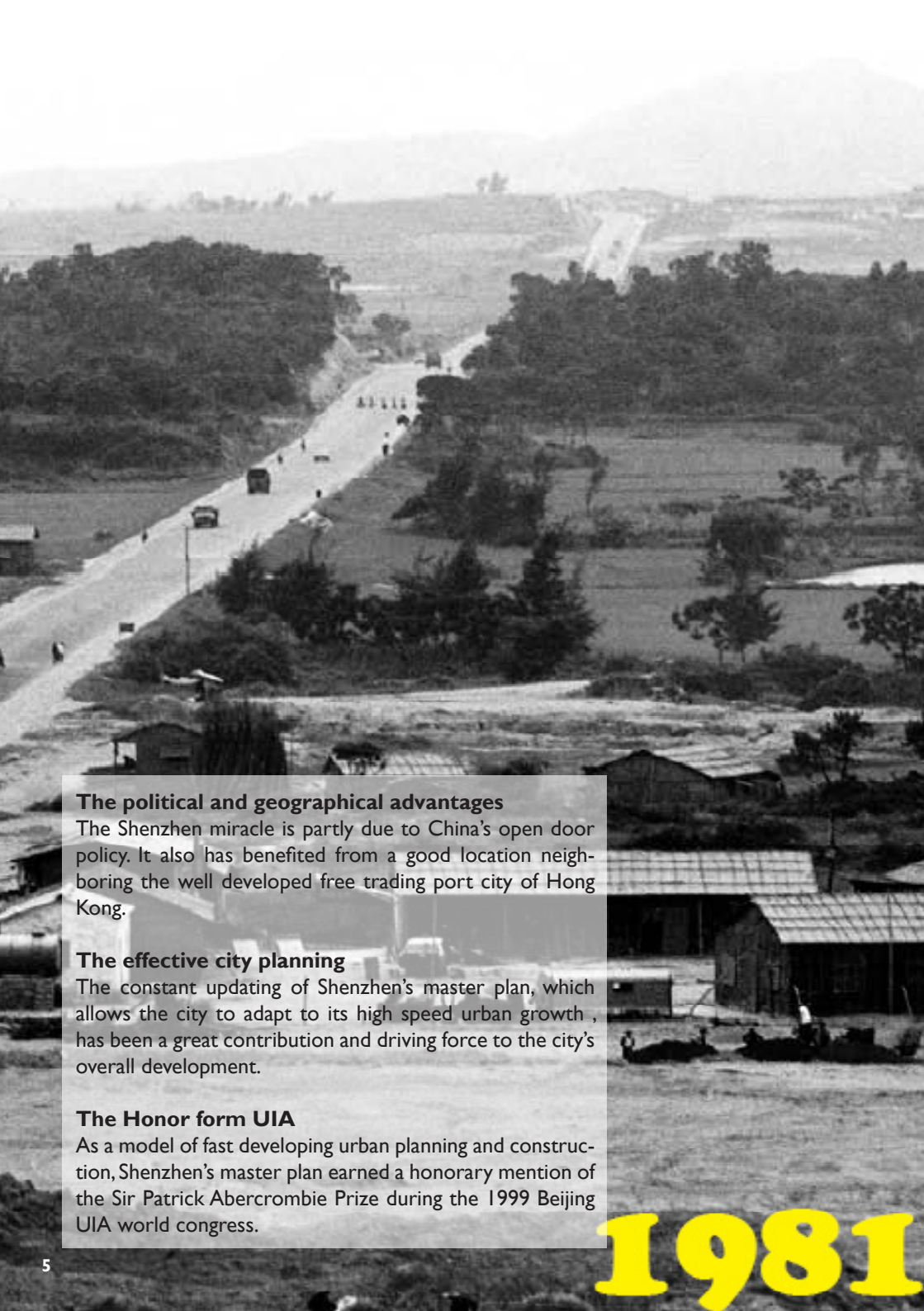


Shenzhen – A fast megacity growing within 30 years

Full of all the gifts for new urbanity, proximity to Hong Kong, only 20 minutes train ride away, the former conical protectorate could enable it to become the China's global city.

The city population expanded 400 times in size

Shenzhen reached a population of 8 million and an average GDP (Gross Domestic Product) of 20 billion US dollars in 2002, the population has grown 400 times and the GDP has grown 500 times in 22 years.



The political and geographical advantages

The Shenzhen miracle is partly due to China's open door policy. It also has benefited from a good location neighboring the well developed free trading port city of Hong Kong.

The effective city planning

The constant updating of Shenzhen's master plan, which allows the city to adapt to its high speed urban growth, has been a great contribution and driving force to the city's overall development.

The Honor form UIA

As a model of fast developing urban planning and construction, Shenzhen's master plan earned a honorary mention of the Sir Patrick Abercrombie Prize during the 1999 Beijing UIA world congress.

1981



SANYO

华强电子

广告位招租中
13316967868 13923874601

广东证券
GUANGDONG SECURITIES
六福

华强信息

都会电子城

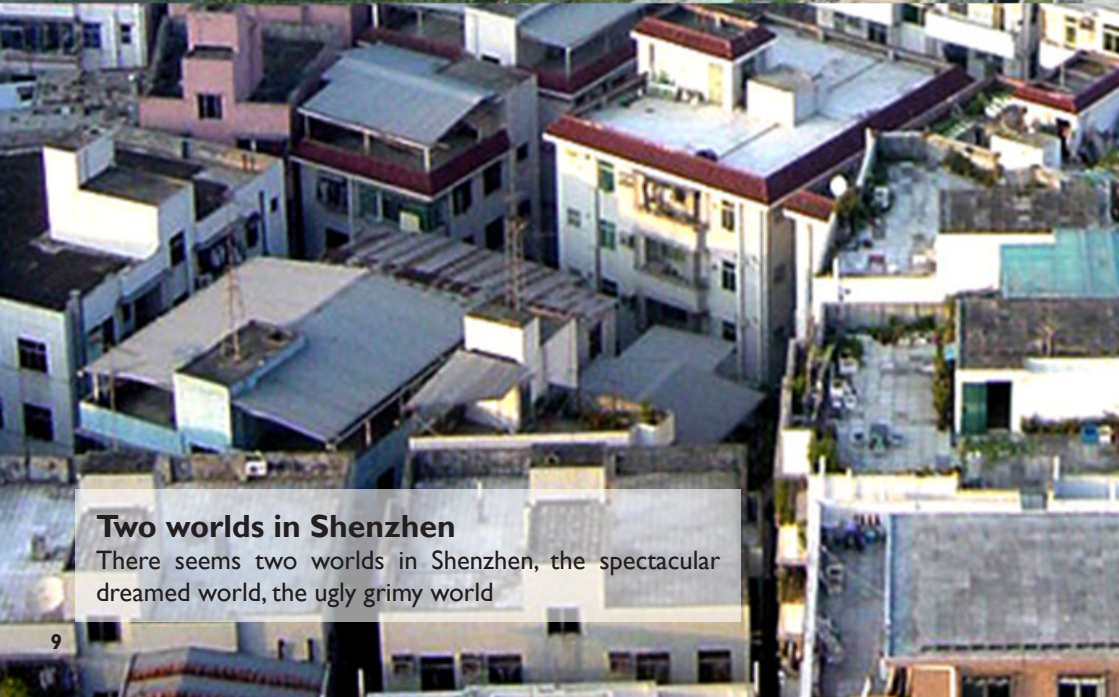
2005

Photos from Urban China



Shenzhen claim itself 55 million square meters of building within one year in 2003
compare to the situation in Netherlands it is
2X of the issued building area (27 million) in whole Netherlands in 2003
30X floor area of the entire long-term ambition of Amsterdam-Zuid Axis project





Two worlds in Shenzhen

There seems two worlds in Shenzhen, the spectacular dreamed world, the ugly grimy world





The spectacular world which roughly repeat the Soviet grids, and be filled up with all kinds of skyscrapers, which officially envisioned to produce a contemporary garden city before, while the other one irritatingly inject disorder to the surrounding make-believe city.





2.VIC Observation





What is VIC?

Geographic definition

Surrounded by skyscrapers of urban areas, VICs are characterized by anomalous dense fabrics. They are informal settlements, as original villagers “illegally” construct houses for the floating population that migrate from rural areas, looking for temporary job in the city without permits to actually settle there as “citizens”(Lin, 2007).



送全屋精美装饰

龍江
C 卡
園卡
印
063

紅劍美髮

承接冷氣工程 旧货买卖
修
电话: 2235761
向西二分店

娇云

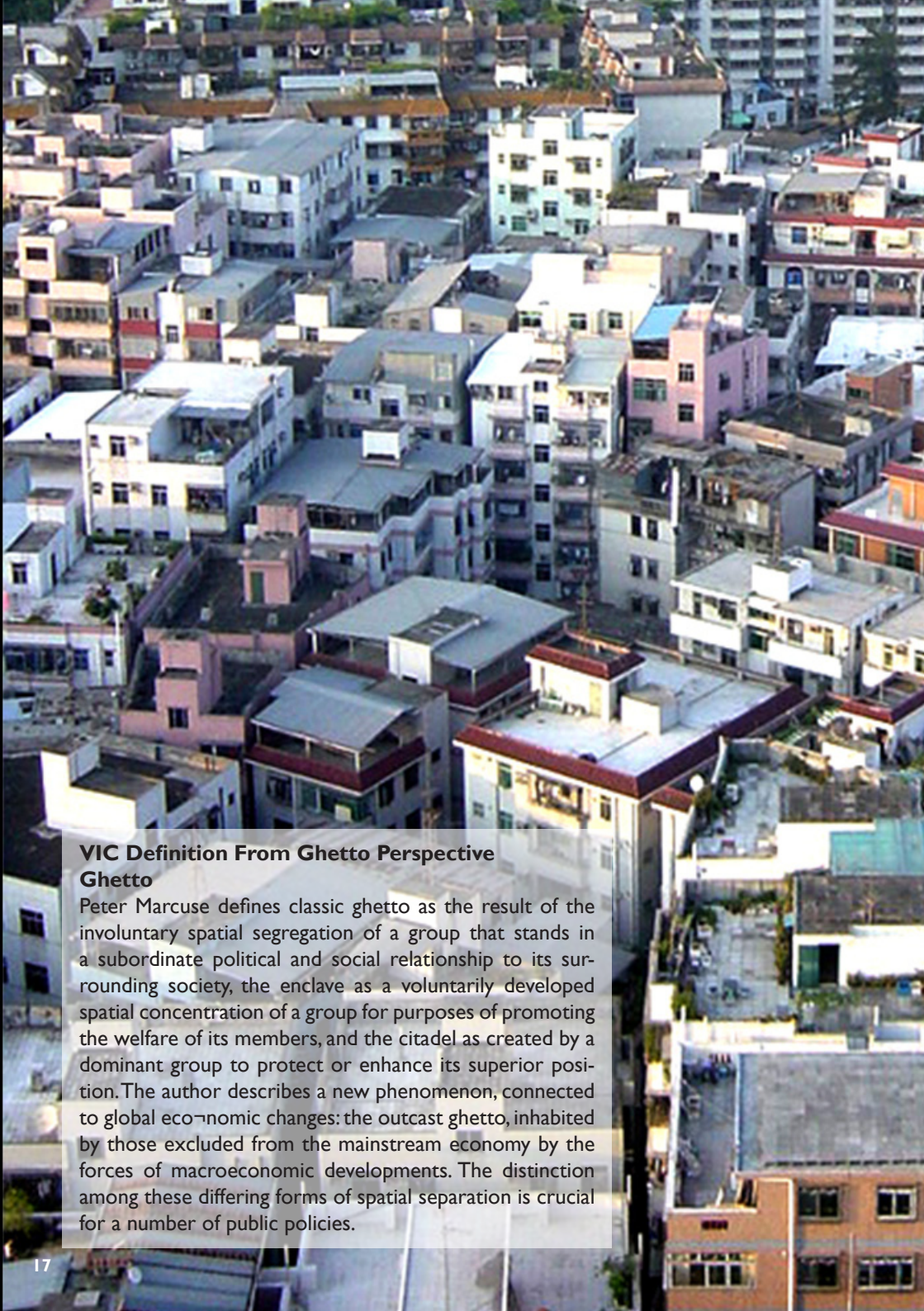
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揭陽糯米條
白切鴨

潮汕
小炒快餐店

Geographically, "Village In the City" (VIC) is a place characterized with anomalous dense fabric of spontaneous individual low-rise dwellings and surrounded by skyscrapers.

Photos from Urbanus



VIC Definition From Ghetto Perspective Ghetto

Peter Marcuse defines classic ghetto as the result of the involuntary spatial segregation of a group that stands in a subordinate political and social relationship to its surrounding society, the enclave as a voluntarily developed spatial concentration of a group for purposes of promoting the welfare of its members, and the citadel as created by a dominant group to protect or enhance its superior position. The author describes a new phenomenon, connected to global economic changes: the outcast ghetto, inhabited by those excluded from the mainstream economy by the forces of macroeconomic developments. The distinction among these differing forms of spatial separation is crucial for a number of public policies.

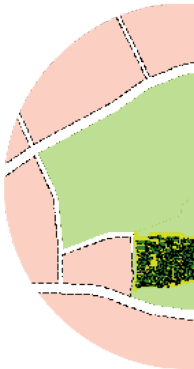
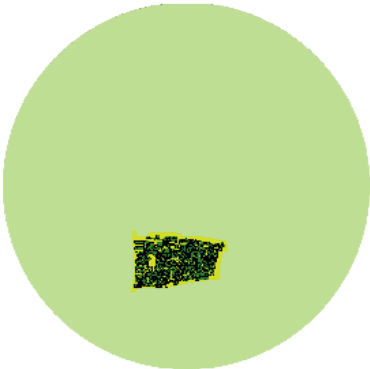
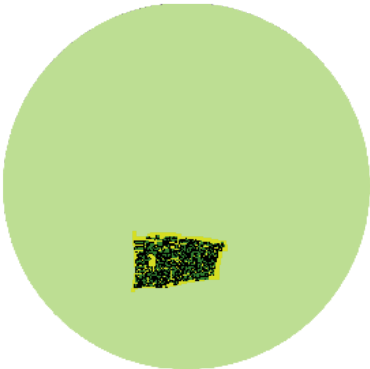
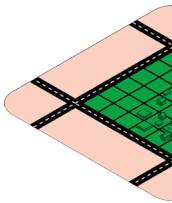
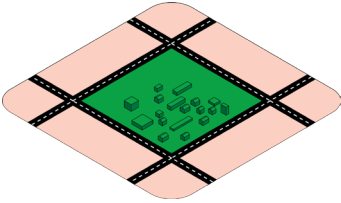
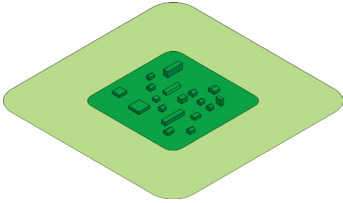


From Ghetto perspective

VIC is a poor densely populated post-rural area occupied by a low-income floating group linked together by economic hardships and social restrictions.

There are two important key words in this definition, “Post-rural area” and “low-income floating group” which spatially and socially characterize the VIC Ghetto. In the following chapter, I will elaborate more about these two words.

VIC Growth Process



1980 The 1st SEZ

All VICs were once a ‘stand-alone’ farming village, a spontaneous agglomeration of individual low-rise dwellings until 1980, Shenzhen became the first Special Economic Zone (SEZ). At that time, Shenzhen is still a small fishing village with a population only 20000 and 1500 are floating people.

1990 Land Reform Movement

The becoming of SEZ brought a lot of open policy to Shenzhen, in 1987, Shenzhen firstly had the Land Reform Movement, and land became a trading element which could be traded on the market. Since then, enormous farmlands were occupied by investors.

1995 Collective

As urbanization took place, the authorities needed to help villagers and purchase land at very cheap prices. Villagers become the owners of farmland, so they need to find a way to make money. In the meanwhile, Shenzhen got its first batch of foreign investment. The success architecture of the SEZ, began to attract more people to come.



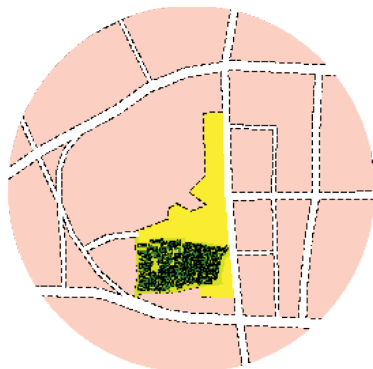
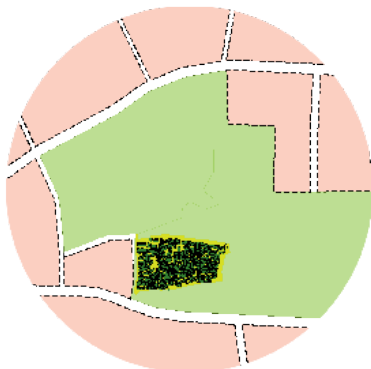
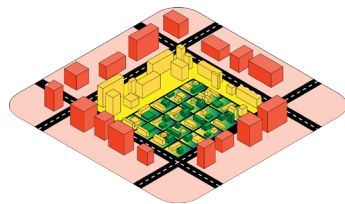
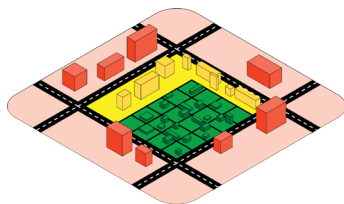
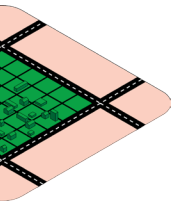
Normal Villagers



Villagers Lost Farmlands



Villagers Lost



Landownership

Touches the village, negotiate with the village to purchase their farm-land price. The village-villagers lost their land and were forced to change their living. The GDP of Shenzhen leaped in its history. Attracted by this first wave, more and more people came.

2000 Mass Migrants

The following 5 years, Shenzhen came across its enormous migrants. Migrants contribute a lot in Shenzhen GDP development, in the meanwhile, the VIC villagers found opportunities in migrants. The ex-villagers began to grow “houses” rather than “crops”. They cooperate with investors to build illegal constructions and supply cheap renting houses to Migrants.

2010 SZ-HK Metropolis

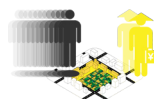
After 10 years, the growth of GDP in Shenzhen went steadily, however, the migrants increased more dramatically. The latest statistics from Shenzhen Statistics Bureau shows that the floating population in Shenzhen reached 6487600, almost half of Shenzhen’s population, and 85% of them are living in VIC areas.



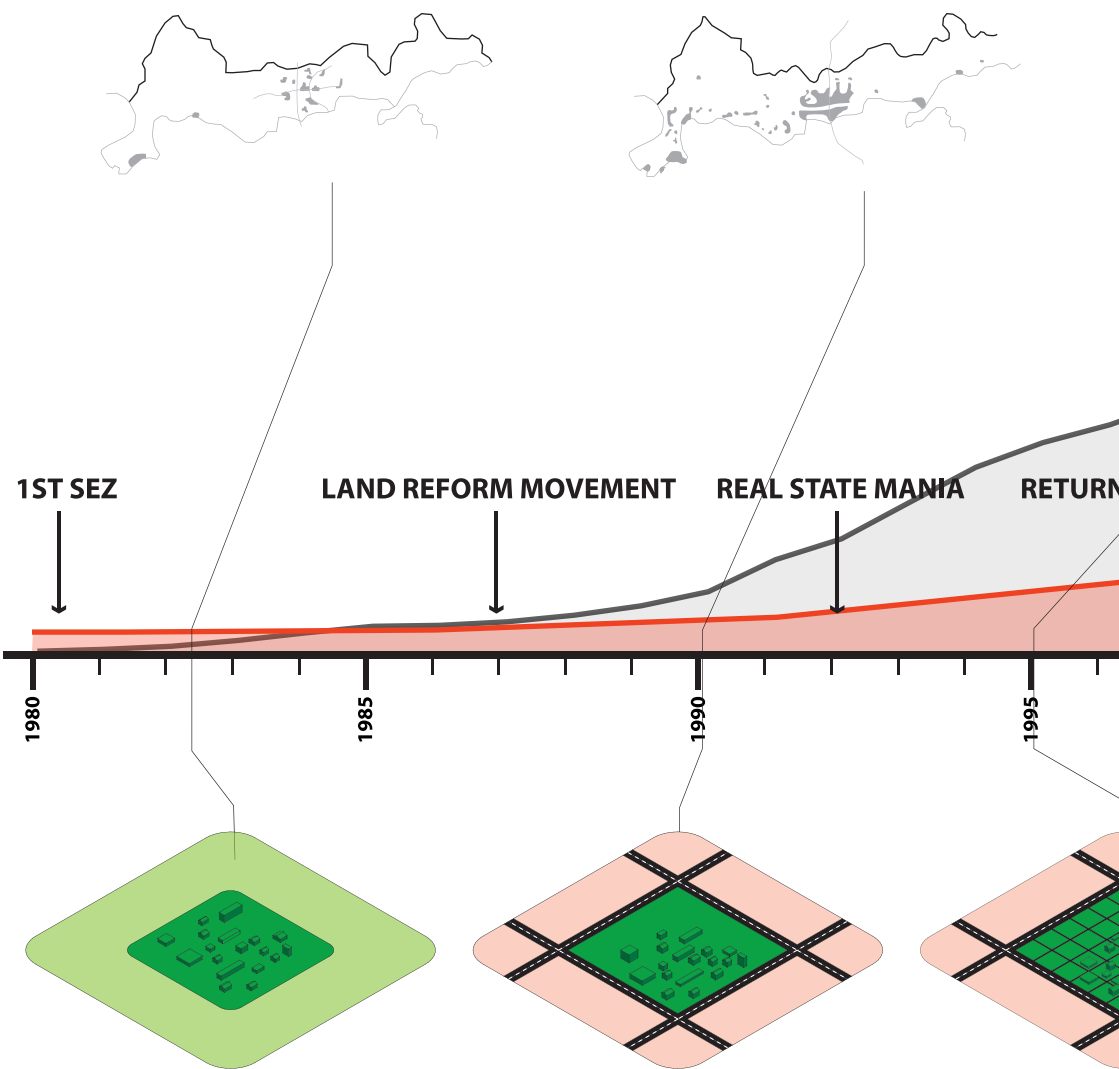
Original Farmlands

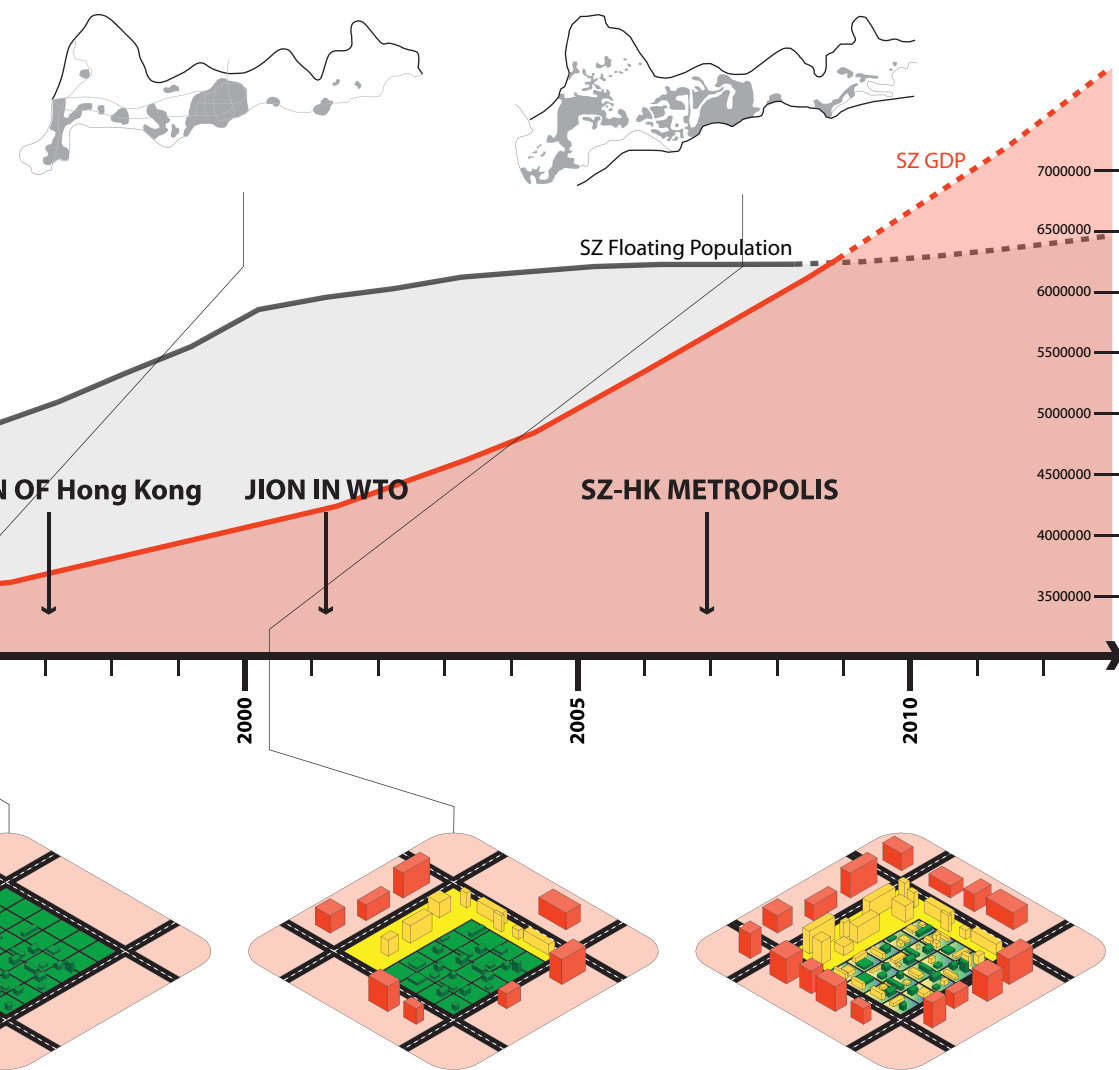
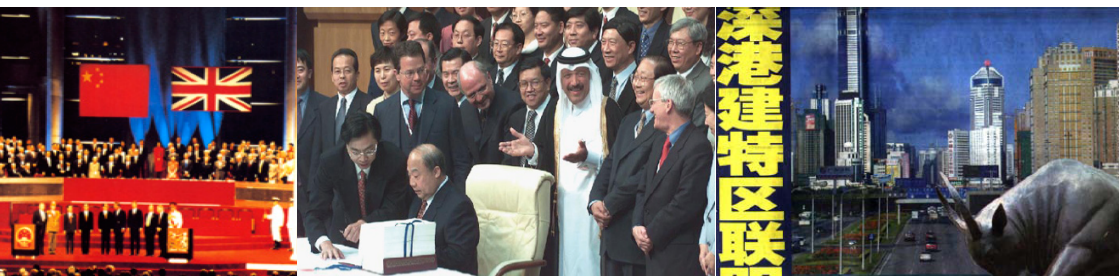


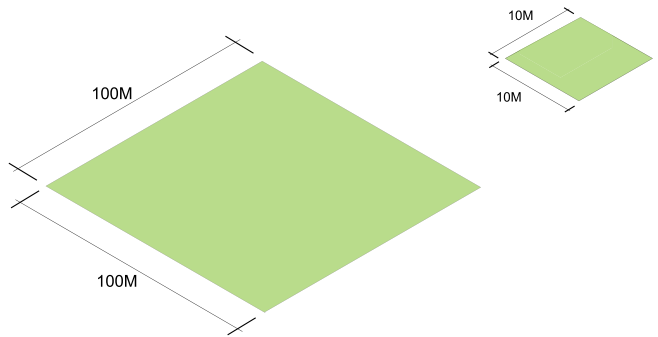
Cooperate With Investors



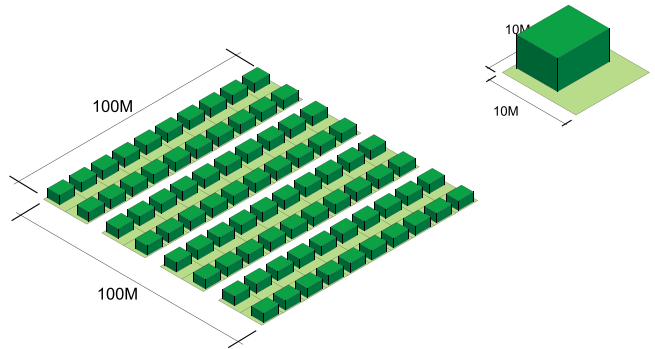
New Play Role







Housing -based land plot



$$\text{FAR} = 1.2$$

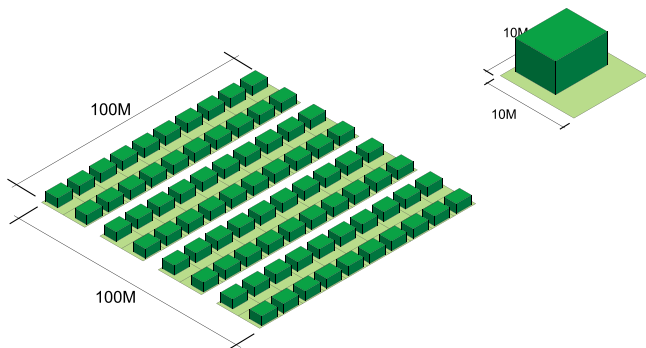
Probable building on HBL plot

Collective Landownership

The occupied farmland became the city area; however, the left were still village area which means the left village area should still follow the collective landownership. The occupied farmland became the city area; however, the left were still village area which means the left village area should still follow the collective landownership. So here comes the “**Post Rural Area**”, a rural area surrounded by city, and still following the collective landownership.

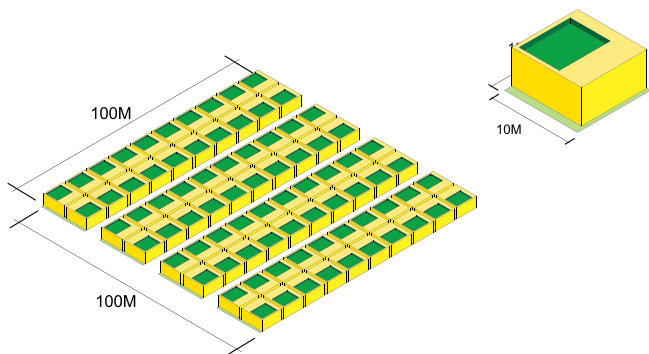
According to Shenzhen VIC land regulation, every family would get a 10 * 10 plot for their own use to build their own house, however, it is forbidden to make any commercial profit from it.

If we take 100 * 100 as an example, according to the Shenzhen Building Law, the maximum Floor Area Ratio (FAR) should be 1.2.



$FIR = 1.2$

Probable building on HBL plot



$FIR = 4$

Illegal constructions by villagers

Illegal Constructions

In order to get the maximum profit from the left land, ex-villagers took up all the undefined empty spaces, and filled it up with illegal constructions, and make the FAR reached 4, which is the FAR for high rise communities in China.

Official VIC Transformation

In Shenzhen, the government encourages the developers to take part in the VIC renewal. For them, the issue of VIC is an urgent problem to solve, because the VIC standard is still far below the Shenzhen Garden city standard. The government even made a special department in the Urban Planning Bureau which only deals with VIC renovations.

However, it is not easy for a developer to get involved in a VIC renovation project, because of the huge amount of land compensation fee which has to be given to the collective. In this case the project failed to meet the high relocation fee, so that the financial towers which could not be built as planned.

This planning would completely replace the current Caiwuwei cheap housing. There are 3 towers for the collective relocation: luxurious residential, hotel, office and commercial.

Shenzhen demography is composed mainly by the floating population, whose amount is far more than the registered population. There is a high demand of cheap housing in the city centre. The VIC serves as a starting step for the floating population to make a career in the city. Without the VIC serving as the cheap housing in the city centre, we assume that it is difficult to move forward.

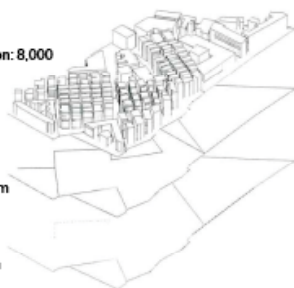
CaiWuwei 2005

Cheap housing rent population: 8,000 people

Building total floor area
Collective: 129,207 sqm

Land use right
Collective: 100% = 45,485 sqm

Land ownership
State: 64% = 29,022 sqm
Collective: 36% = 16,463 sqm



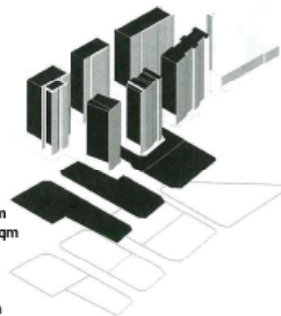
CaiWuwei planning

Expensive housing rent
Population: 1,233 people

Building total floor area
Private: 247,000 sqm
Collective: 73,000 sqm

Land use right
Private: 55% = 25,122 sqm
Collective: 17% = 8,183 sqm
State: 28% = 12,180 sqm

Land ownership
State: 100% = 45,485 sqm







Starting from 1995, VIC transformation has already begun for 15 years. In those plans, VICs were always erased by the office and residential towers, which is perfectly matched the point where the government think it qualified for Chinese global city.

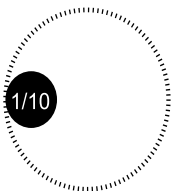


The official tabula rasa transformation only aims to improve the physical quality, erased the **existing values** and social qualities of VIC, and lack of consideration of **local needs**

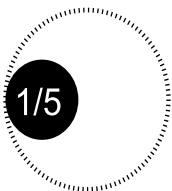
Sources from Berlage Institute VIC research

VIC's Physical Values

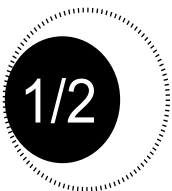
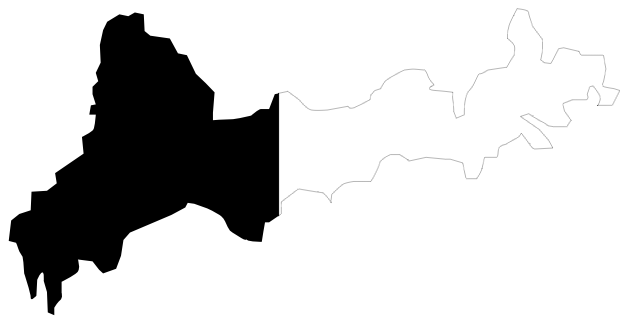
Density



Foot print



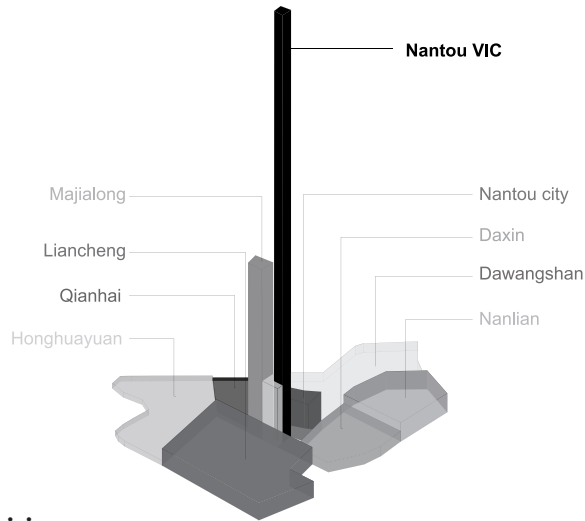
Building Area



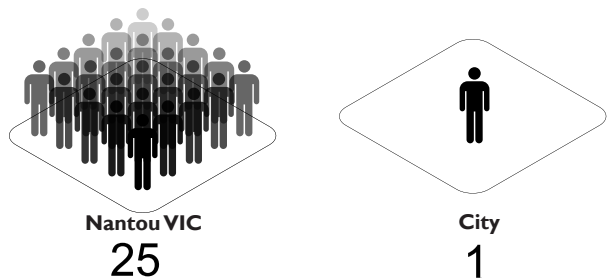
Population

VIC is a very dense area differs from the surrounding city. It occupies 10 percent of Shenzhen's Floor Area, 1/5 of Shenzhen's Construction Area, and 50% of Shenzhen's Population.

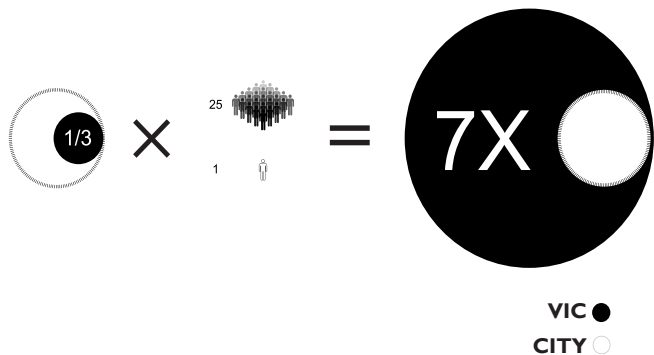
Nantou VIC FAR map



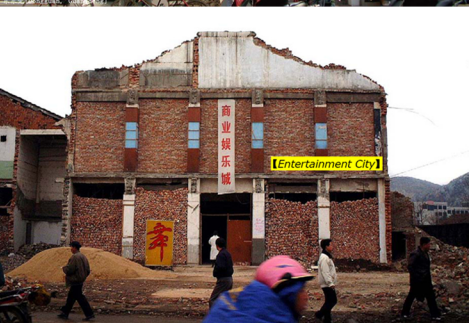
Population density comparison



Economy Potentiality

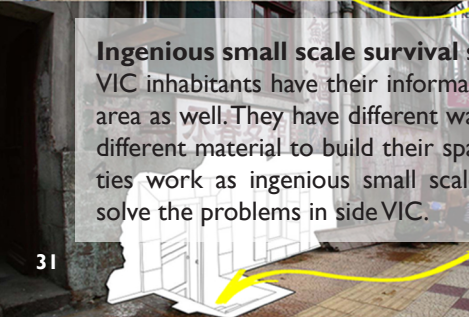


Taking Nantou VIC for example, the FAR number is much larger than the normal city neighborhoods. Its population is even 25 times than normal city area.
The average income of VIC inhabitants is only 1/3 of normal citizens. However, if we take VIC population into account, the economic potentiality of VIC is even 7 time of normal city area.



Ingenious small scale survival solution

VIC inhabitants have their informal way to survival in VIC area as well. They have different way to use the space and different material to build their space. All those informalities work as ingenious small scale survival solutions to solve the problems in side VIC.





[Riverbed Cropland]



荒地 (Cropland)

河床 (Riverbed)



石墙 (Stone Wall)

City Wall House



[Entertainment Center for Old]

[Corridor]



Universal Flags



[Newspaper Wall/News Wallpaper]



阳台 (Balcony)

阳台 (Balcony)

“空中花园”为何难上居民楼



[House with AD Screen]



[Ancestral Temple Tai Pui Tong]



Photos from Urban China

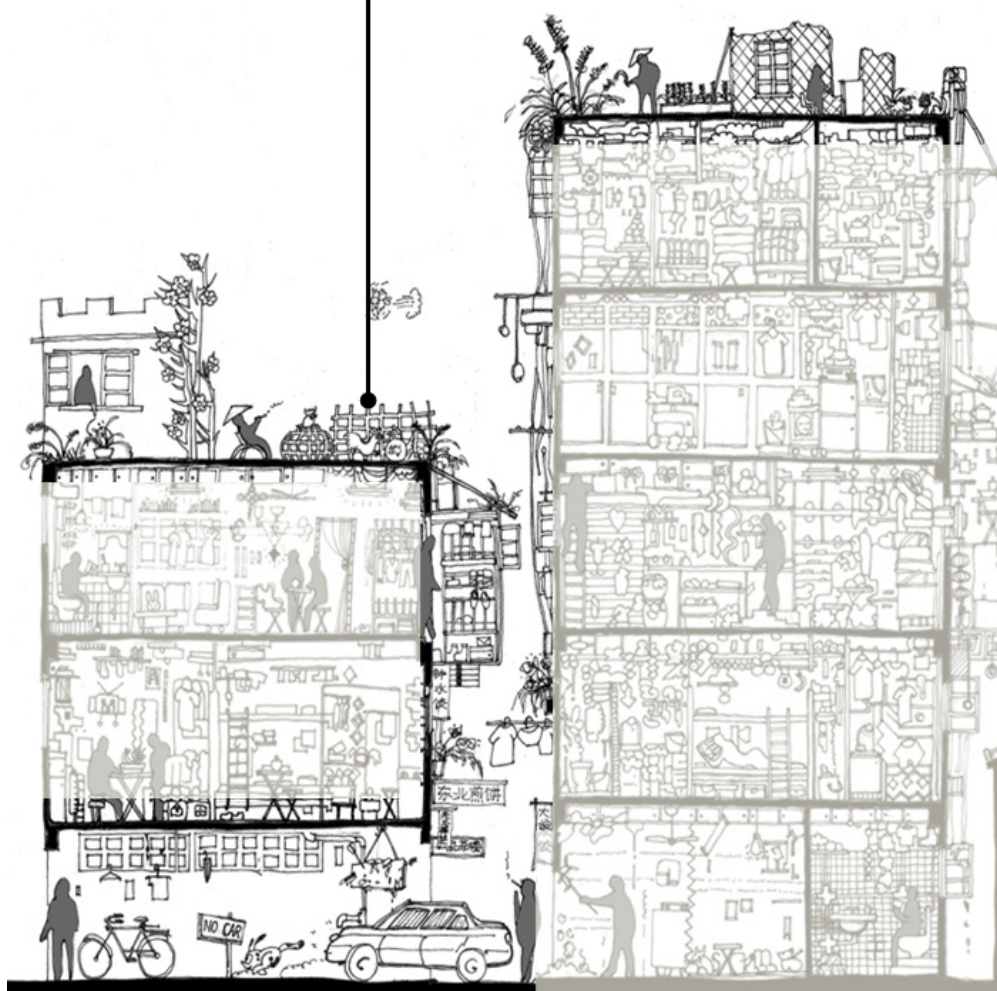
[Street Kindergarden]

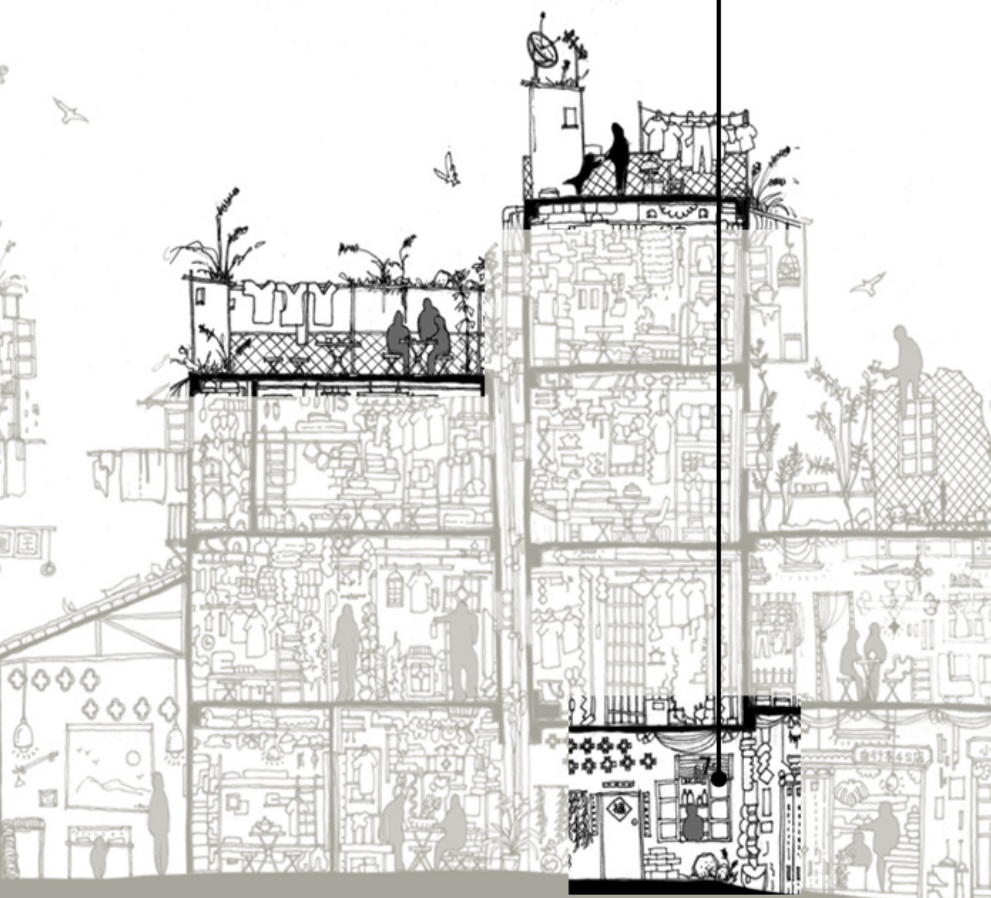
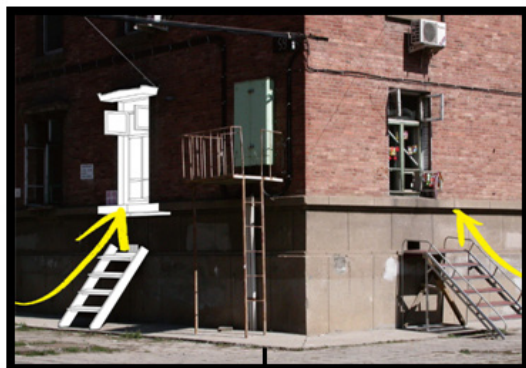


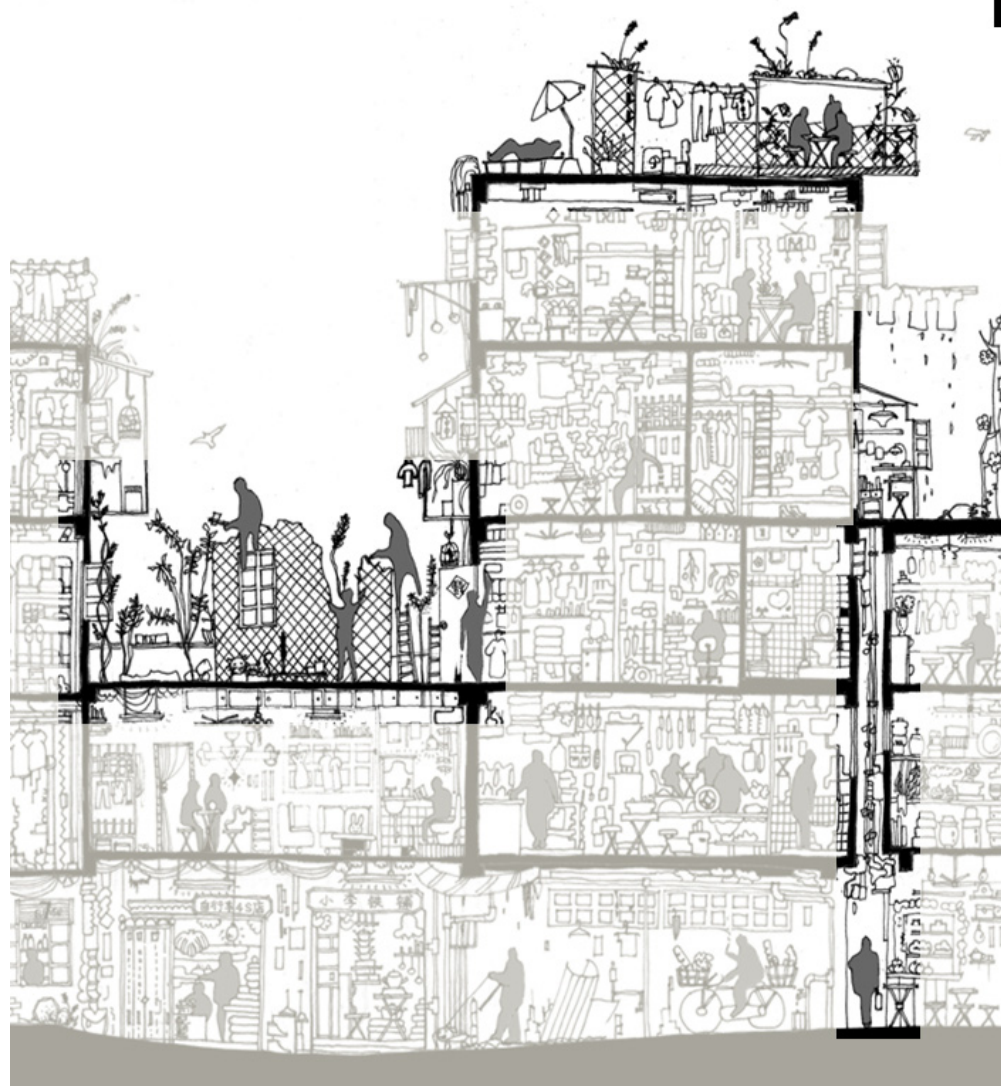
A Place Full of Diversity & Vitality

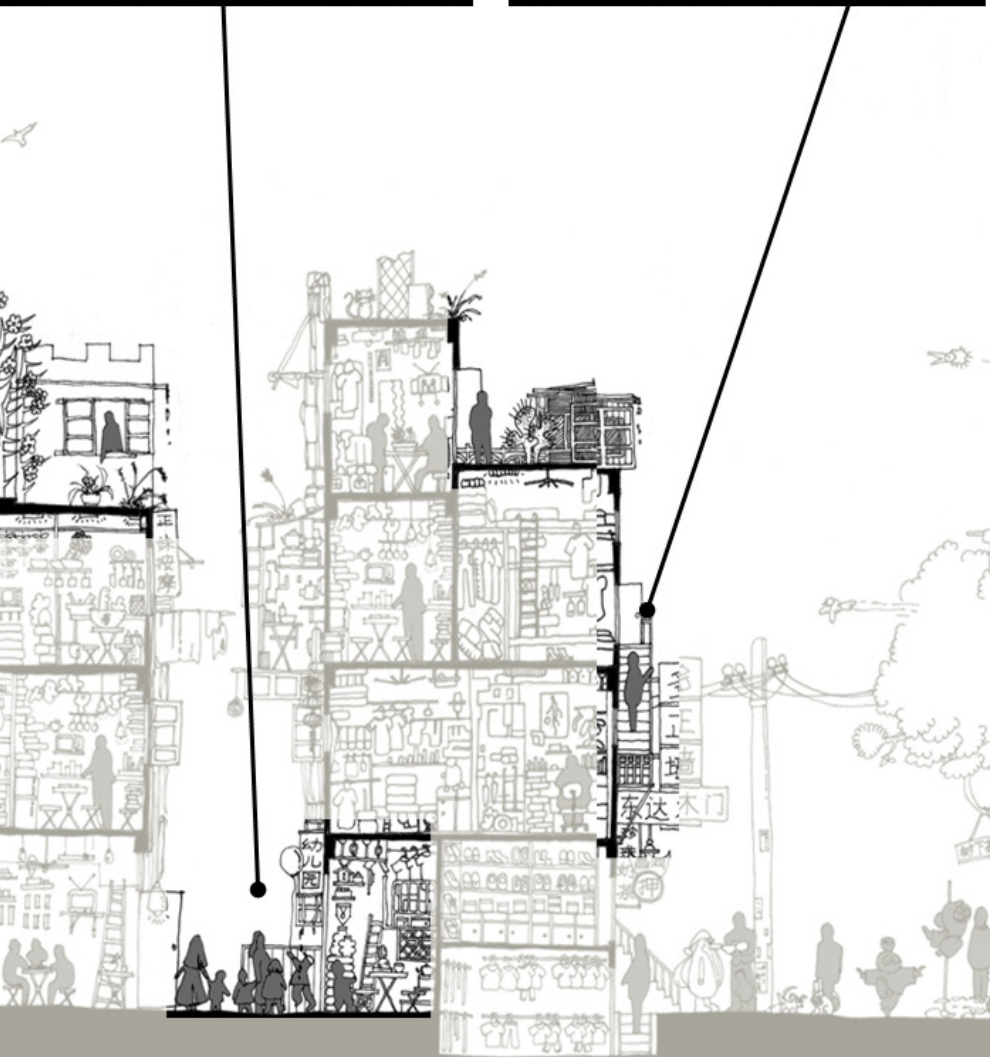
Paradoxically, the impression of VIC was one of human scale, a feeling of place and space missing in the surrounding make-believe city. Some of those places even busier than the city centre in the weekends.

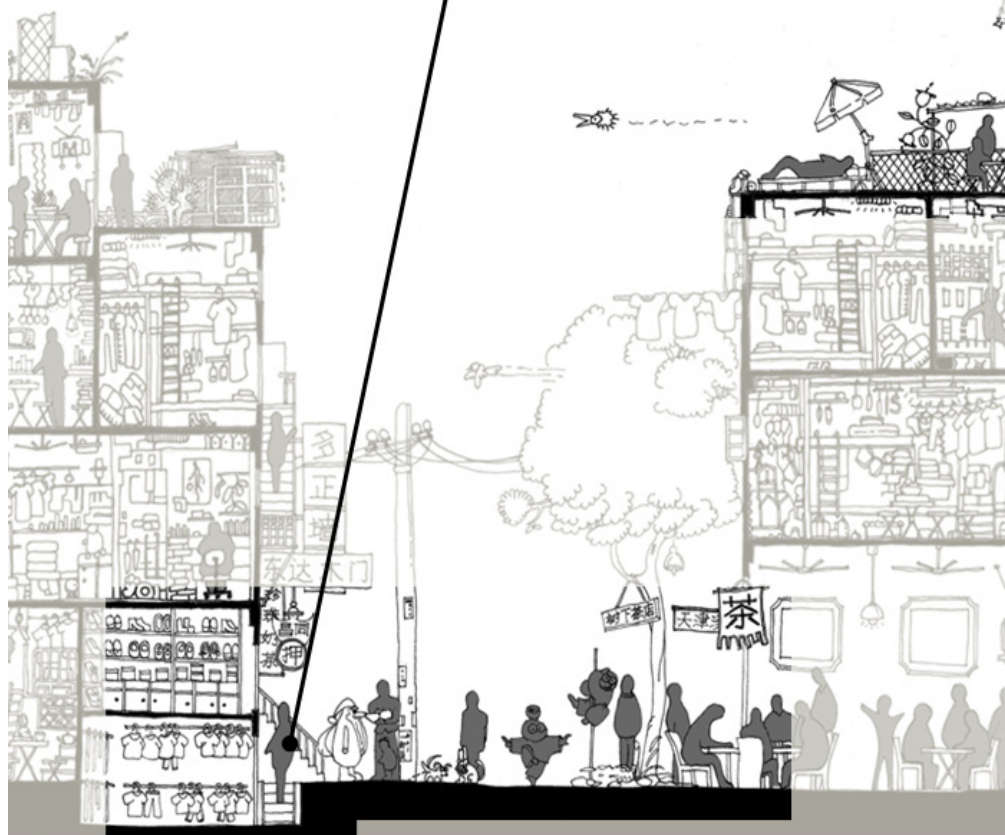


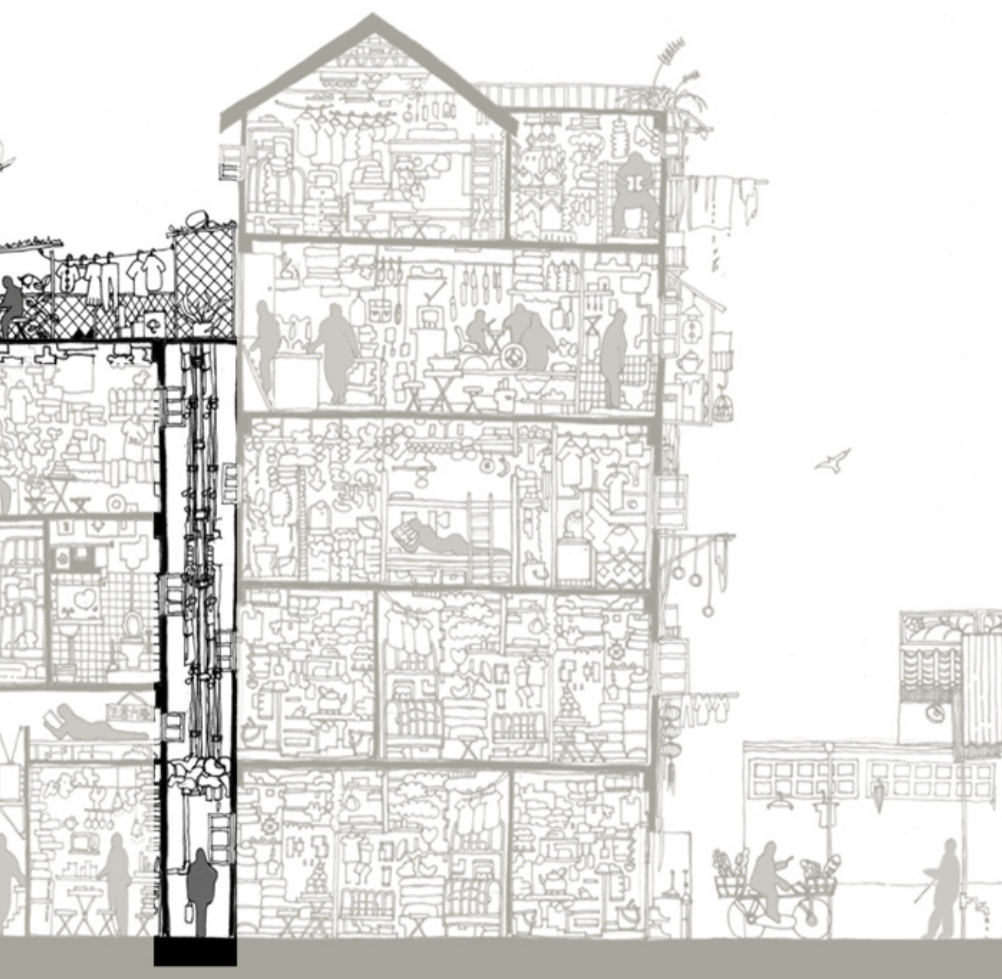












VIC's Social Values- FP



We need cheap housing

5.
Buy a Villa

4.
Rent out the
small unit



3.
Buy a small
unit



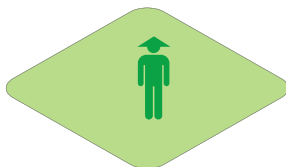
2.
Rent cheap
housing in
the VIC



1.
Coming from
rural area

The Gateway For FP

FP(Floating Population) coming to the city, start their life in the city. They usually follow the same track: Coming from rural area; Rent cheap housing in VIC; Buy a small unit; Rent out the small unit; Buy a villa. Most of them stopped in the second step, earn some money, and come back to where they come from. Only some tough ones come to the further steps. Therefore, VIC works as the "Gateway" for FP to start their life in the city.



1

VIC ex-villager



15

VIC floating people

13%



high educated low income people

87%



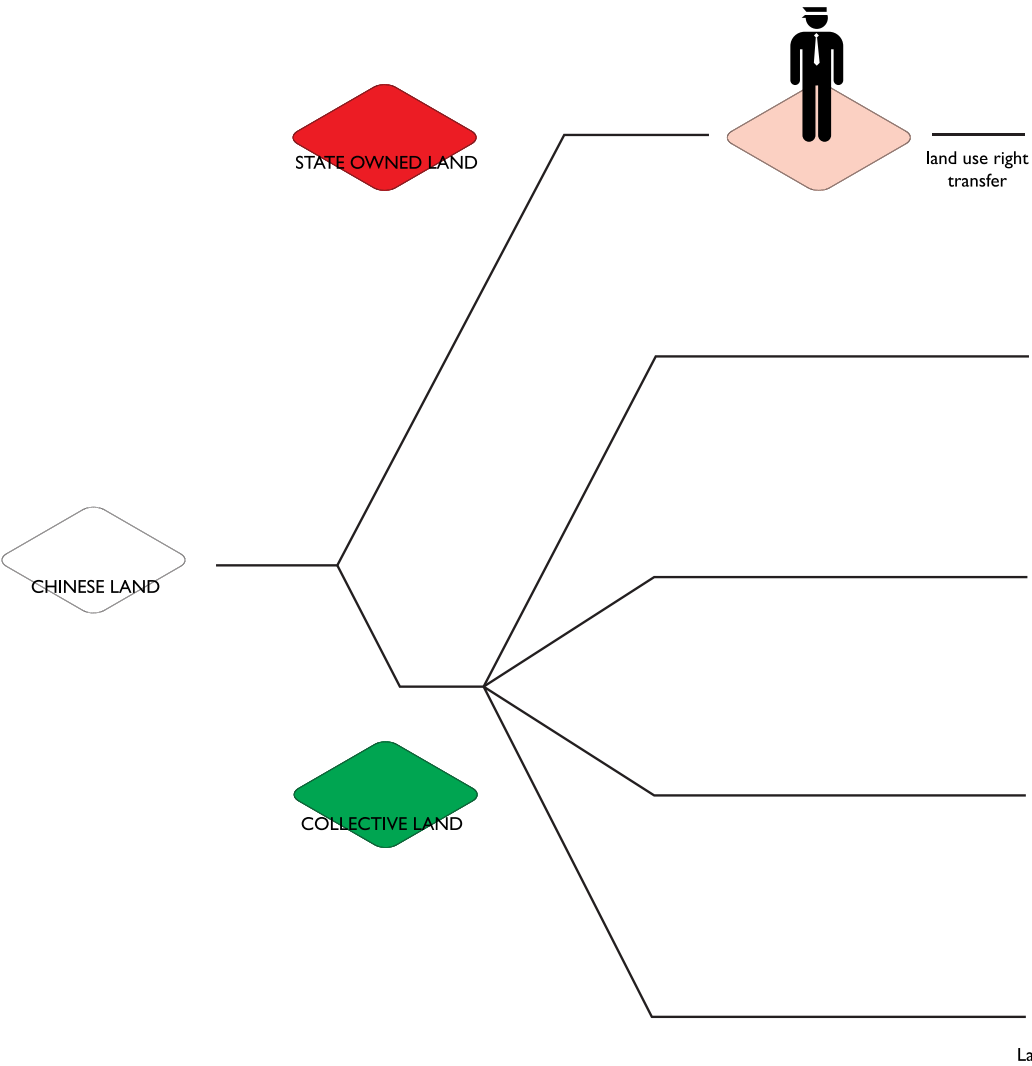
rural migrants

VIC Inhabitants

The VIC inhabitants generally composed by two groups: the Ex-villagers, and the Low income floating group. The population of Floating group is 14 times of Ex-villagers. **Low income floating group**, is a group of people looking for temporary jobs in the city, but without permits to actually settle there as “citizens”. 13% of the low income floating population is high educated low income people, and 87% of them are rural migrants.

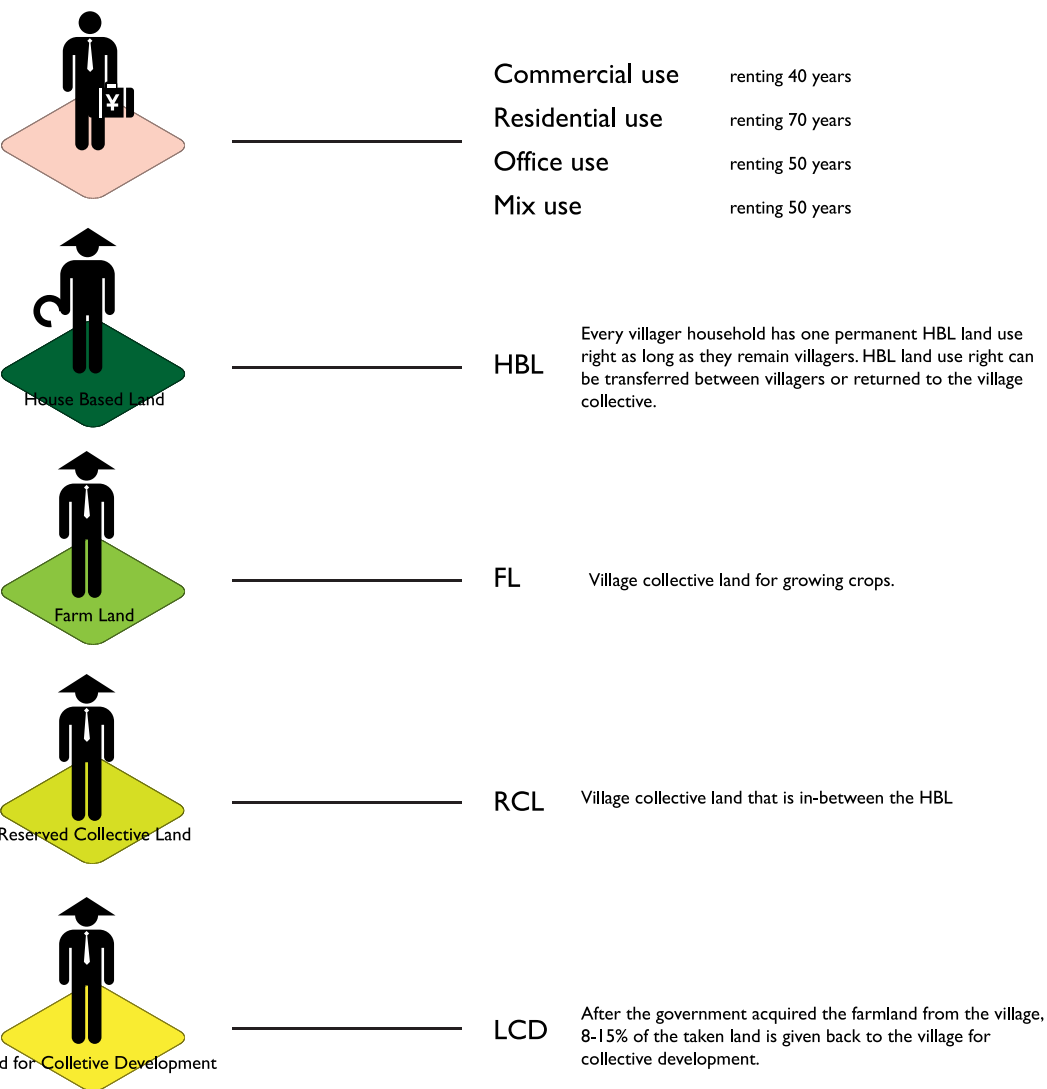
Sources from Urban China & Berlage Institute VIC research

VIC's Social Values- Villager



Chinese landownership

In china, all the lands are belonged to the whole country, but government helps to take care of them. The lands are divided into two types: the state owned land and the col-
lective land. Normally, the urban land is owed by the state, where the land use right is transferable to developers with different time limits according to the programs. On the



other hand, the rural land is owned by the collective, with different uses which covers the Housing-based land (HBL), Farm Land (FL), Reserved Collective Land (RCL), and Land for Collective Development (LCD).

This created the dual land management between urban and rural. This is also the differentiation of VICs from slum areas.

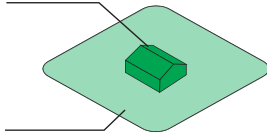
BUILDING OWNERSHIP

Land ownership
Land use right

BUILDING OWNERSHIP
Individual

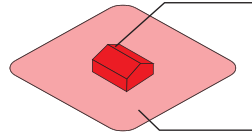
LAND USE RIGHT
Can not be change or transferred

TYPE
House Based Land
Farm Land
Reserved Collective Land
Land for Collective Development



Rural Area

land ownership: collective-owned
no time limit



Urban Area

land ownership: state-owned
leased within a time period

BUILDING OWNERSHIP
Individual

LAND USE RIGHT
leased with in a time period
can be change or transferred

TYPE
Commercial 40 years
Residential 70 years
Office use 50 years
Mix use 50 years

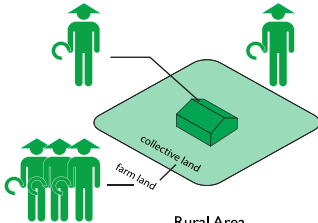
2

BUILDING OWNERSHIP

Land ownership
Land use right

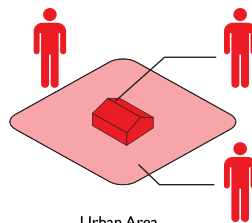
Building
Individual

Land for Collective
Development
Farm Land



Rural Area

land ownership: collective-owned
no time limit



Urban Area

land ownership: state-owned
leased within a time period

Building
Individual

Land use right
Individual 70 years

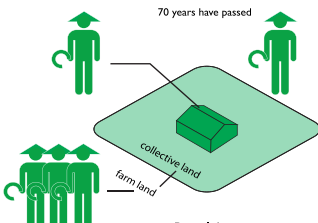
3

BUILDING OWNERSHIP

Land ownership
Land use right transfer

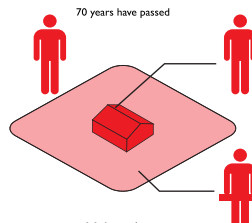
Building
Individual

Land
Collective



Rural Area

land ownership: collective-owned
no time limit



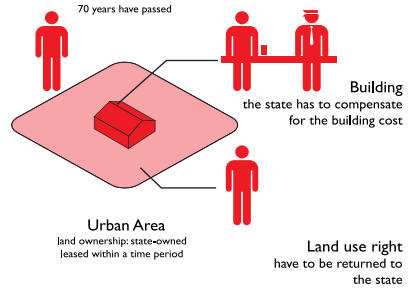
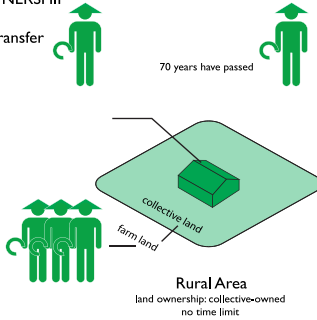
Urban Area

land ownership: state-owned
leased within a time period

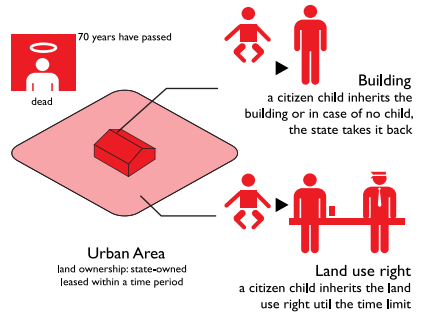
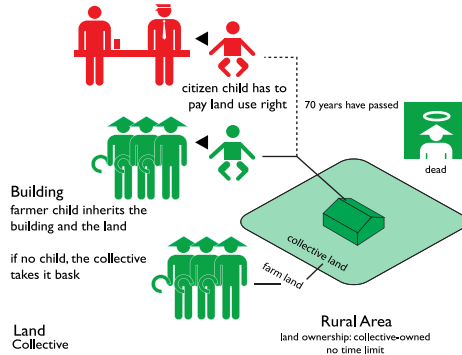
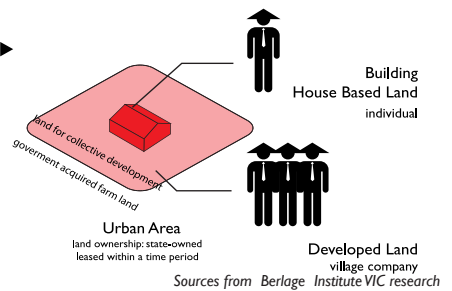
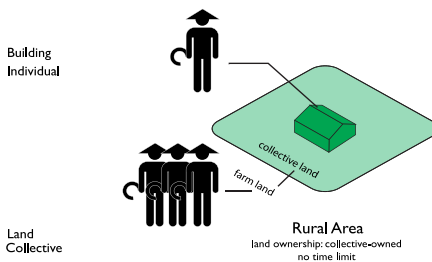
Building
Individual

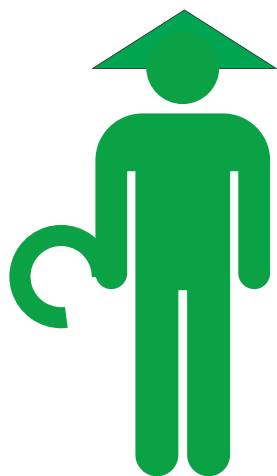
Land use right
have to be repaid
for extension

BUILDING OWNERSHIP

Land ownership
Land use right transferBuilding
IndividualLand
Collective

BUILDING OWNERSHIP

Land ownership
Land use right transferVILLAGE IN THE CITY
LAND TRANSFERRING



Farmer

A farmer can change
citizen by city hall

Buying a house in
Military service
University education
Land ownership transfer

Villager's Identity Transfer

VIC's transformation is a non-architectural process, but it does influence the transformation mechanisms of the ViC. The government recently pronounced all ViC villagers to be 'citizens', meaning that the state wants farmers to lose their constitutionally guaranteed land rights in order that the current contradictions and tensions of urban development can be dissolved. Such a decree implies no farmland, no job and no possibility of operating a business, nothing for farmers to hand down to their sons.



change his/her identity to a
registration

the city

ion
transferring

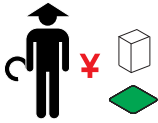


Citizen

It looks as though the government is seeking in this way to bring the transformation of the ViC under control. It is a matter of great importance for all parties, because it defines the limits of the land operation. In the past, villagers switched status in order to improve themselves by marrying a citizen, attending university, and so on . which could have positively influenced the future of China. But the reality today is that the villagers are subject to the political identity being thrust upon them in order to deprive them of their rights.

Sources from Berlage Institute ViC research

VIC's Actors



the satisfaction research about VICs houses from Villagers



Floating population has no demand for change because:

- 1) Comparing the living condition of their own house in rural area. VIC is much better in terms of infrastructure.
- 2) Since VIC is not the permanent place to live, they don't care much about the environment.
- 3) They have no other choice for VIC is the only place in city they afford to live. Since change always needs to invest money, after renovation, they can not afford this place anymore.



Government wants to involve because:

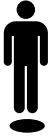
- 1) The physical condition of VIC is a shame for political achievement.
- 2) The low efficient land exploitation. If use the HBL to develop other programs as commercial or industry. Government can get more tax and land exploitation change fee.
- 3) Large uncontrolled floating population brings a lot of social problems.
- 4) Degenerated villagers are the hidden trouble of society.

The difficulty for government to involve is the money. Since the compensation for HBL and villagers' house is a huge amount of money. For majority Guangzhou's VIC (large area, extreme high density), it is impossible for government to pay this money.



Citizens need new houses. The land price in SZ, makes houses like a big burden for them.

Government has limited social houses.



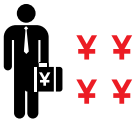
the satisfaction research about VICs houses from Floating Population



Villagers are not interested because:

- 1) Majority of villagers are not live in VIC anymore.
- 2) They don't have other work skill. House renting earns a lot of money.
- 3) They don't have foresight due to poor education.

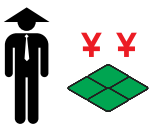
They want to change only when they are sure they will not lose any money in the process of renovation and after reconstruction they can easily earn more money.



Developer is interested in the high land value of VIC

The difficulties for developer is

- 1) Negotiating with so many villagers is very difficult.
- 2) The compensations for house and land use right fee are too big.
- 3) Government don't trust them. Because in order to get balanced profit, the FAR need to be much higher than existing condition to meet the cost, which is very difficult to achieve better living condition.



Village organization want to improve the enviroment because they know cheap house rent is not the most profit way. Better environment can bring more profit.

The advantage of Village organization is :

- 1) Negotiation is not difficult, since villagers have stakes in the enterprise
- 2) Goverment trust enterprise and willing to give some preferential policy
- 3) Since the land use right still keep in village, enterprise only need to pay the compensations for house.

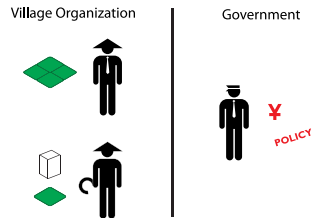
The only difficulty is the starting mondy is still a big amount of money, the village enterprise need to be quite rich.

VIC's Actors in Different Phases

Phase 1

Dual land ownership system and dual authority management

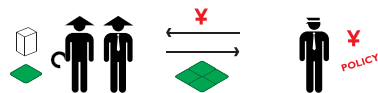
- No connection , no game



Phase 2

Infrastructure connection, VIC still have some farm land.

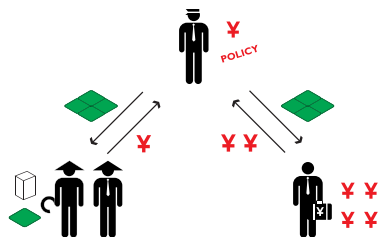
- Government reclaim some farmland, negotiation happen. Government much more stronger. Village lose farmland with little compensation.



Phase 2

Infrastructure connection, VIC still have some farm land.

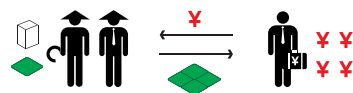
- Government reclaims come farm land, sell to investor. Through this process, government earns a lot.



Phase 2

Infrastructure connection, VIC still have some farm land.

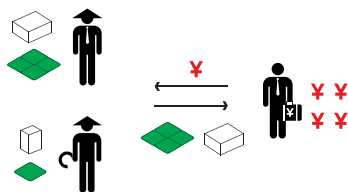
- Villager and investor realize it's unfair. They directly negotiate with each other. Negotiation process educated villagers.



Phase 2

Infrastructure connection, VIC still have some farm land.

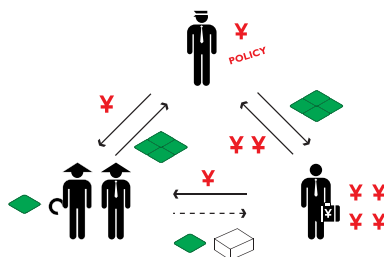
Villagers realize sell land is not the most profitable way. They began to cooperate with investor or build buildings to rent to investor.



Phase 2

Infrastructure connection, VIC still have some farm land.

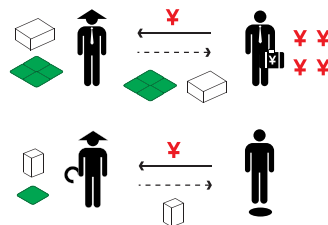
Government aware itself out of the game. Then Government set law. Land use right transfer must through government. In return, government will leave 8-15% farm land as LCD (land for collective development) and more compensation.



Phase 3

VIC have no farm land. LCD and HBL are fully occupied by buildings.

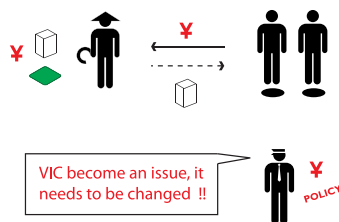
-After reclaim all farm land, government feel no profit anymore and drop out from the game. Village organization and villager play different game. Floating population enter the game.



Phase 3

VIC have no farm land. LCD and HBL are fully occupied by buildings.

-Lacking efficient administration, villager extrude their house to extreme density. Large amount of floating population enter VIC without management. Poor living condition and high crime rate force government have to intervene to change the condition.



Conclusion of problem description

Although aroused by the historical problems in Chinese landownership, VIC accidentally acts as a shelter and gateway for FP, works as a solution for enormous FP in the reality that most Chinese big cities are lack of social houses.

Moreover, the existing social and physical qualities also show us that VICs are valuable on many aspects we could learn from to create a vitality & diversity high density living place in future.

The VIC transformation is accompanied by a new human life profile in China. This is a non-architectural process, but it does influence the transformation process, but it does influence the transformation mechanisms of the VIC. The government recently pronounced all VIC villagers to be 'citizens', meaning that the state wants farmers to lose their constitutionally guaranteed land rights in order that the current contradictions and tensions of urban development can be dissolved. Such a decree implies no farmland, no job and no possibility of operating a business, nothing for farmers to hand down to their sons. They could be termed the victims of urbanization.

Problem statement

The government's "Top Down" development & transformation rules only aims to improve the physical quality, erased the existing values and social qualities of VIC, and lack of consideration of local needs.

Aim

Find the value and qualities of VIC; promote and enlarge those qualities in order to improve VIC's physical qualities as well as satisfy local needs

Project objects

Therefore there are basically two brief objects of this project.

First is to **make a design of future VIC**, which take the existing values and qualities of VIC, reinvent and rearrange them, to satisfy the local freedom needs.

Second is to **make connections to current reality**, which aims to connect the “bottom up” oriented design with the “top down” planning system, as the current top down planning system lack of consideration of local needs, this goal is like to build a bridge to the future VIC’s beautiful dream.

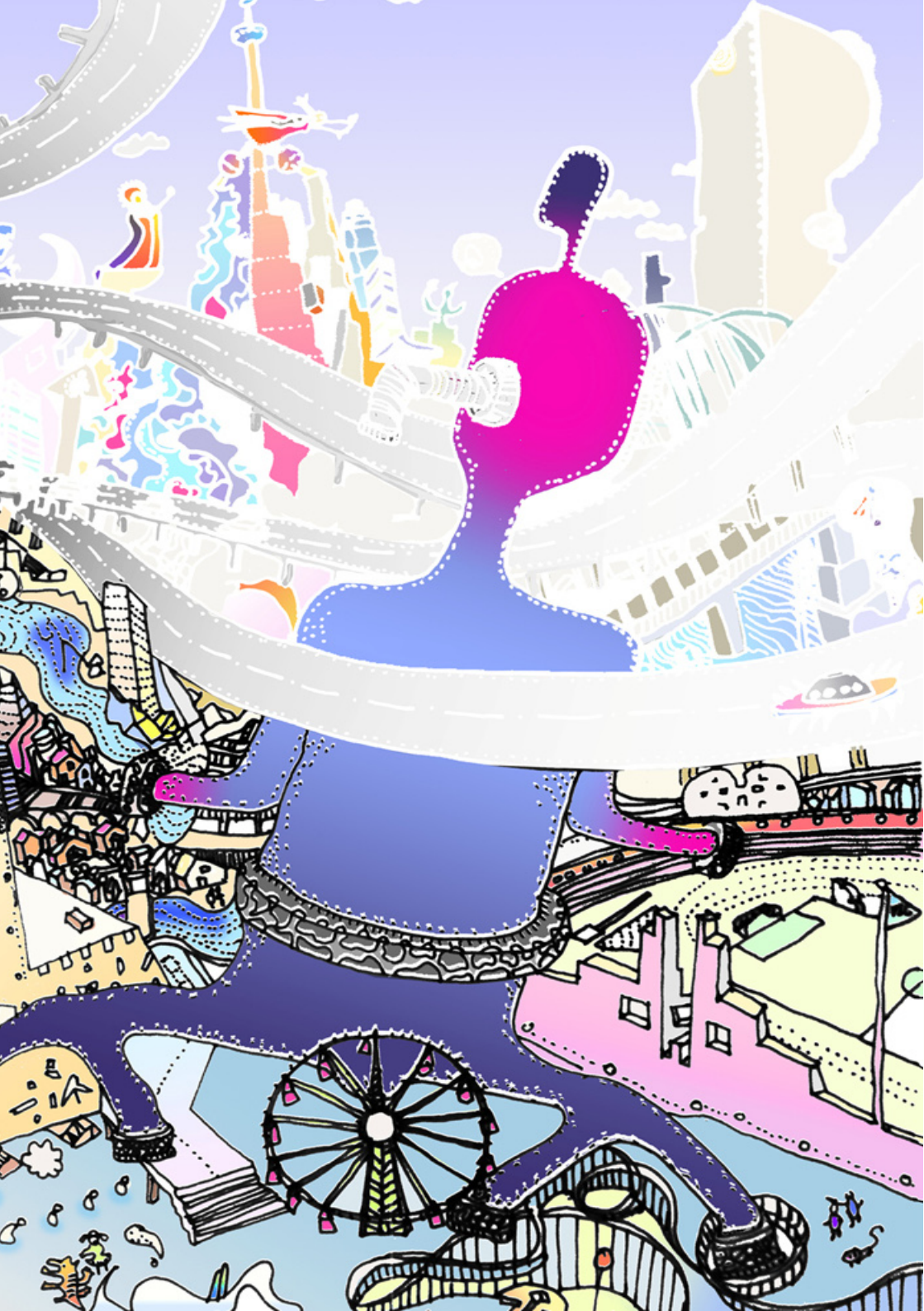
VICT I M

VICT TEAM

So my idea is turn the urban **VICTIMs** into
urban **VIC TEAMS** by giving them **POWER**
to create the future **FREEDOM VIC**



3. Freedom VIC

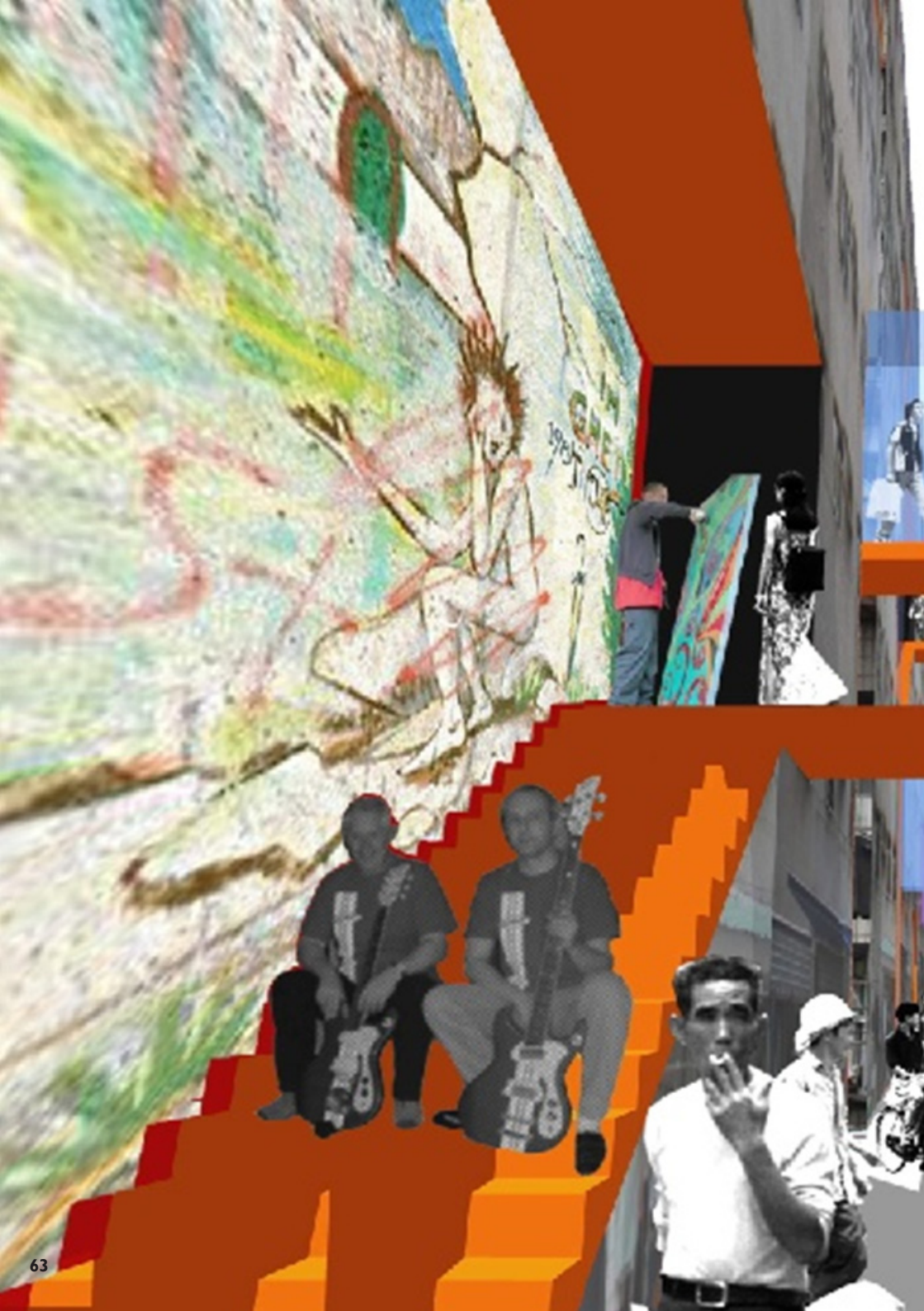


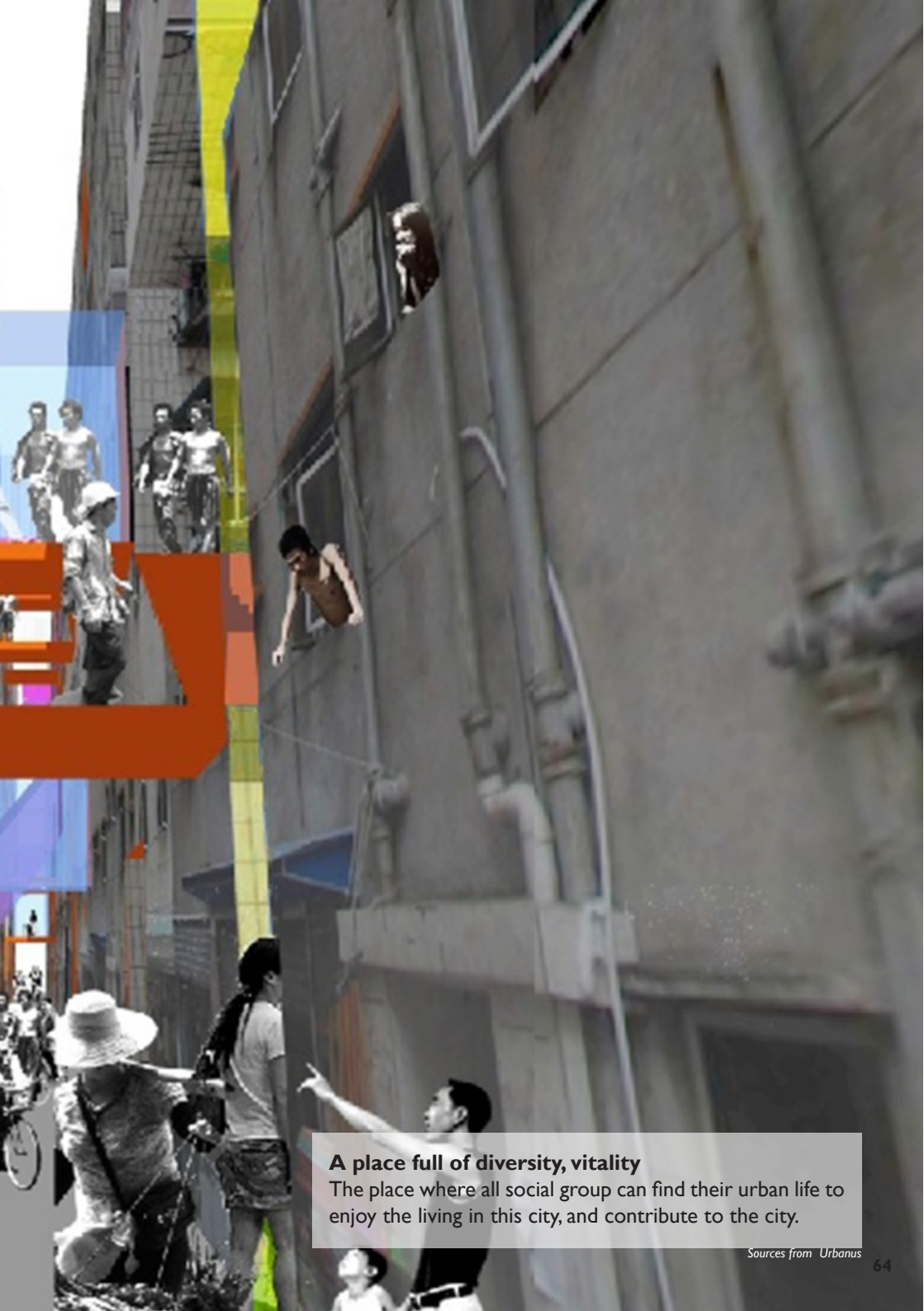




A Place Full of Mixture

The future VIC would be the place where the old meet new, big scale meet small scale, poor meet rich, FP meet local people, city meet village.





A place full of diversity, vitality

The place where all social group can find their urban life to enjoy the living in this city, and contribute to the city.

POINTS OF INTEREST



Small street & short blocks

Mixed scale

Various street life


Social group diversity

Self-organization

**Buildings vary in age,
condition and use**

High dense population

DEPARTURE



Criminal dead end place
Over exploitation
Lack of public space
Disorder traffic system
Irresponsible place
Lack of social housing

The points of departure describe the quality I want to keep and avoid to achieve the Freedom VIC. This is like gene therapy. You keep the valuable gene; remove the gene which has disease in, and then you replace it with health gene.

FREEDOM

needs new

aims to create

for

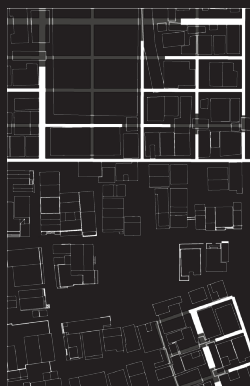
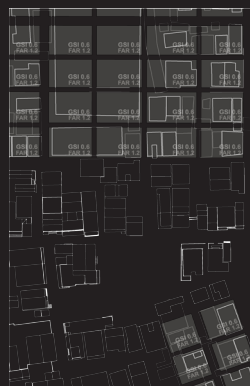
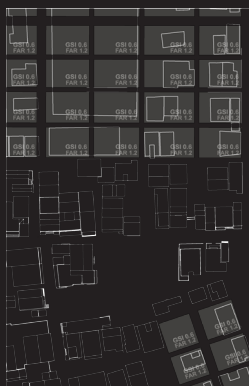
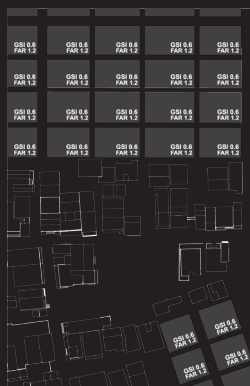
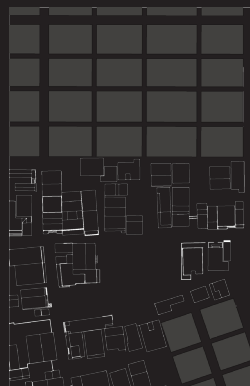
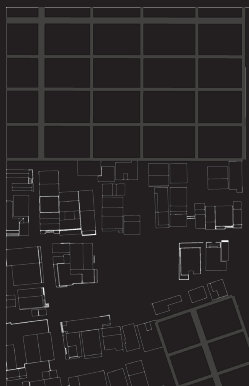
VIC T

OM VIC rules which ate freedom or TEAM

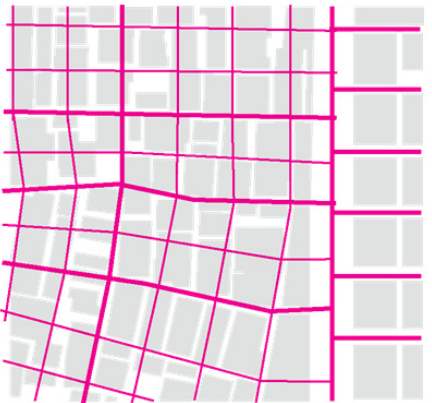
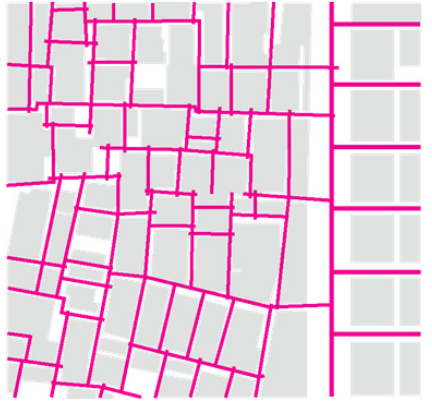
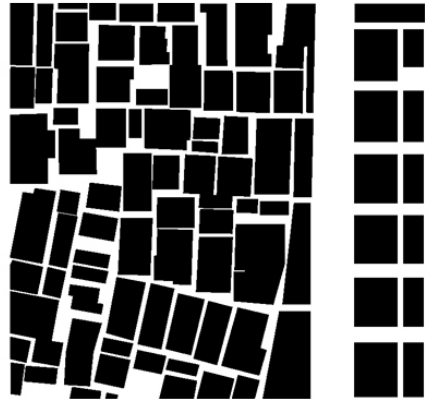
In order to keep the GOODs and avoid the BADs on the lists of Points of Departure, the Freedom VIC's vision needs new rules to guarantee its qualities.

TISSUE

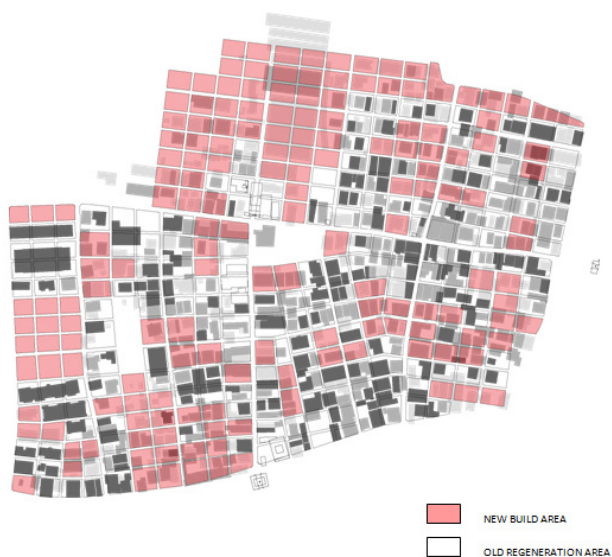
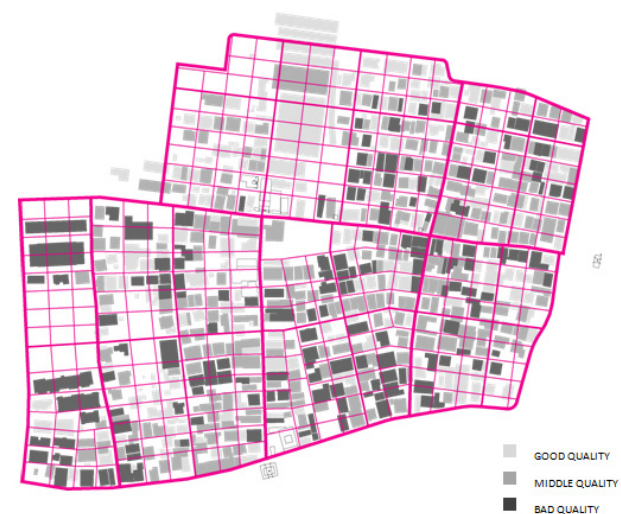
Tissue is the basic pattern of previous VIC. Base rules on the tissue, can make corrections on original VIC, remove the dead ends, and generically improve the VIC's physical quality. In the meanwhile, based on the original VIC tissue-grids, the public and private relationship will be proposed to avoid irresponsible spaces and new development method would also be proposed to fit in different building scales, and different way of cooperation.



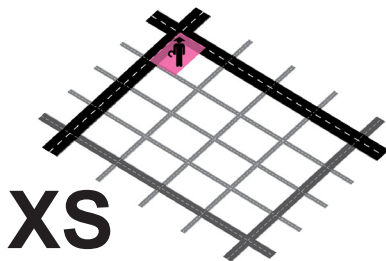
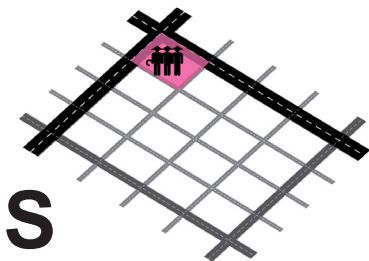
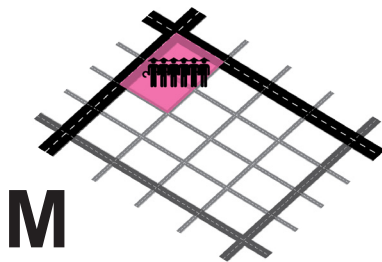
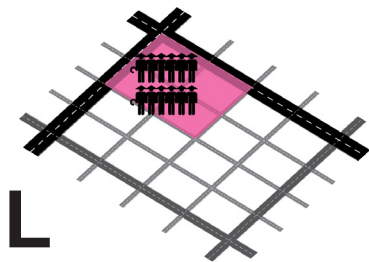
The previous VIC building rules by government based on the grids of 10m*10m, and only use FAR and GSI to control VIC's physical building quality, results a lot of undefined spaces which was occupies by villagers illegal constructions aims to produce more profit to rent cheap house to FP. Those illegal constructions then destroyed the planned grids pattern, and produce a lot of dead ends which later becomes the criminal and garbage dumping places.



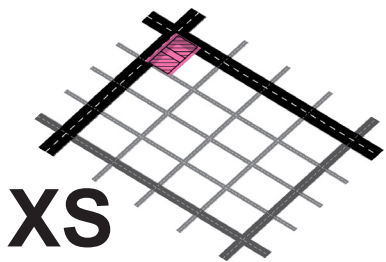
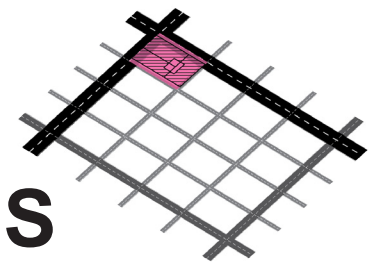
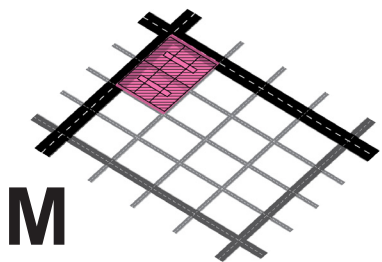
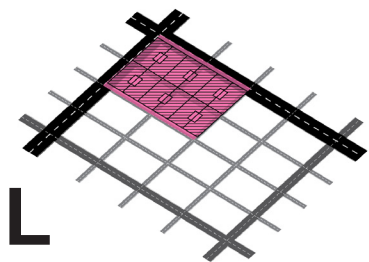
The points of departure describe the quality I want to keep and avoid to achieve the Freedom VIC. This is like gene therapy. You keep the valuable gene; remove the gene which has disease in, and then you replace it with health gene.



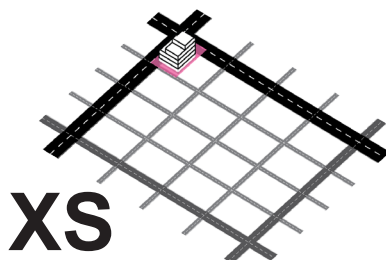
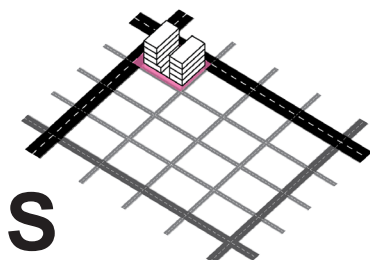
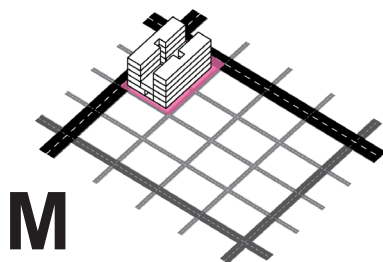
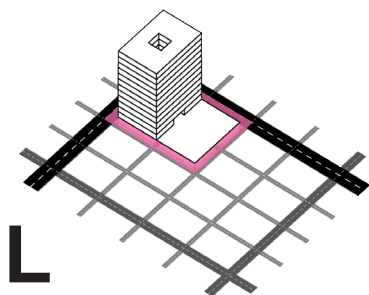
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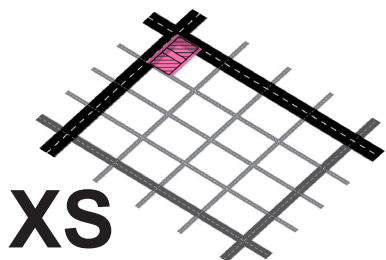
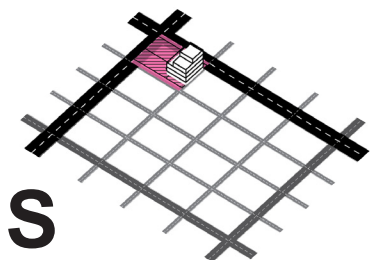
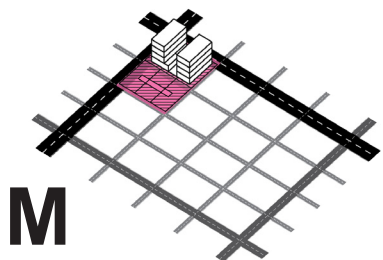
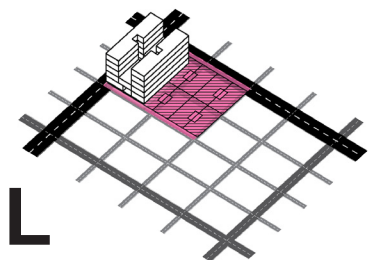
Cooperate Group Size



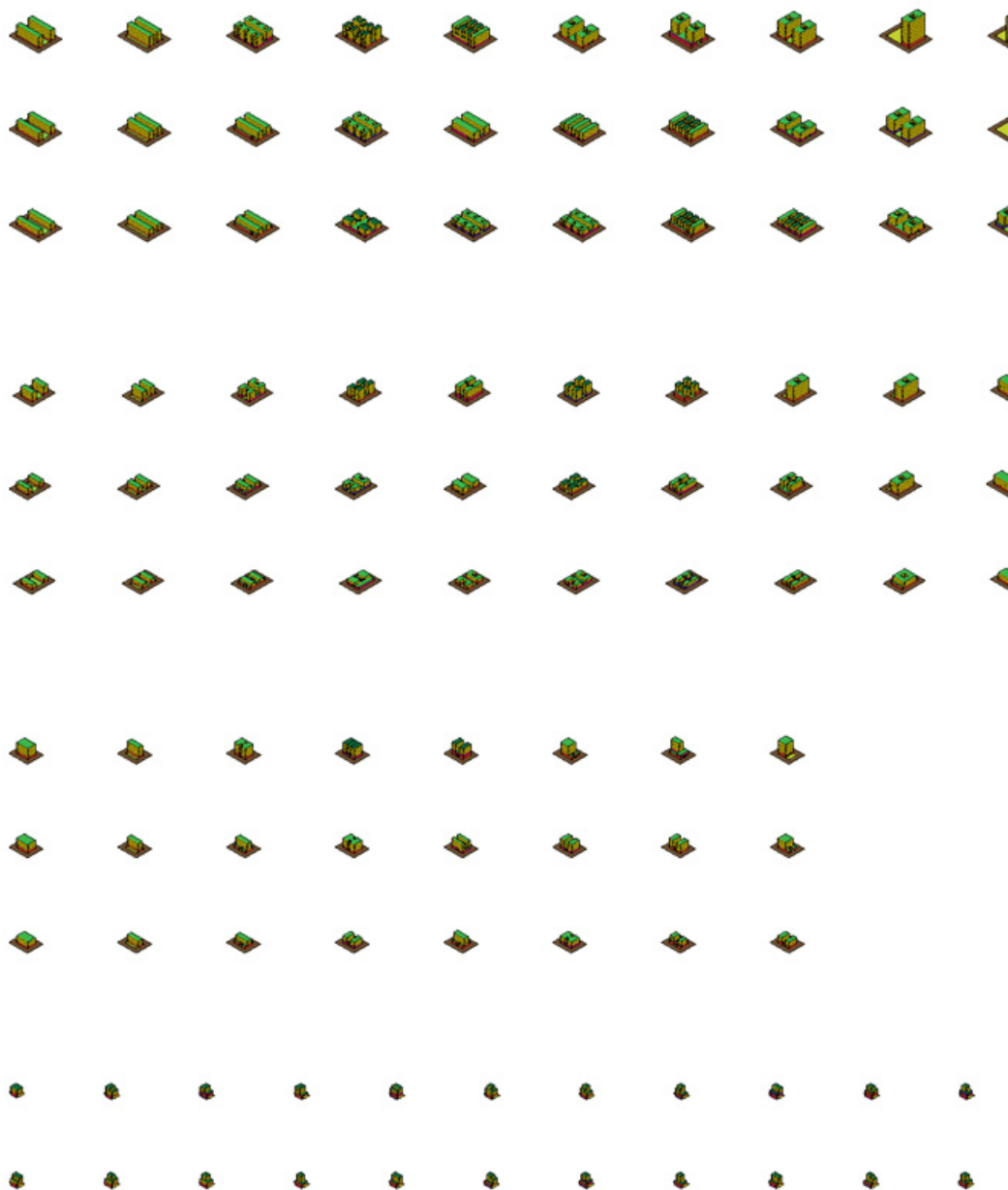
Building Parcel



Building Scales



Mixed cooperating method



residence
office/SOHO

commercial/retail
small workshop

parking

public park
semi-public



L



M



S

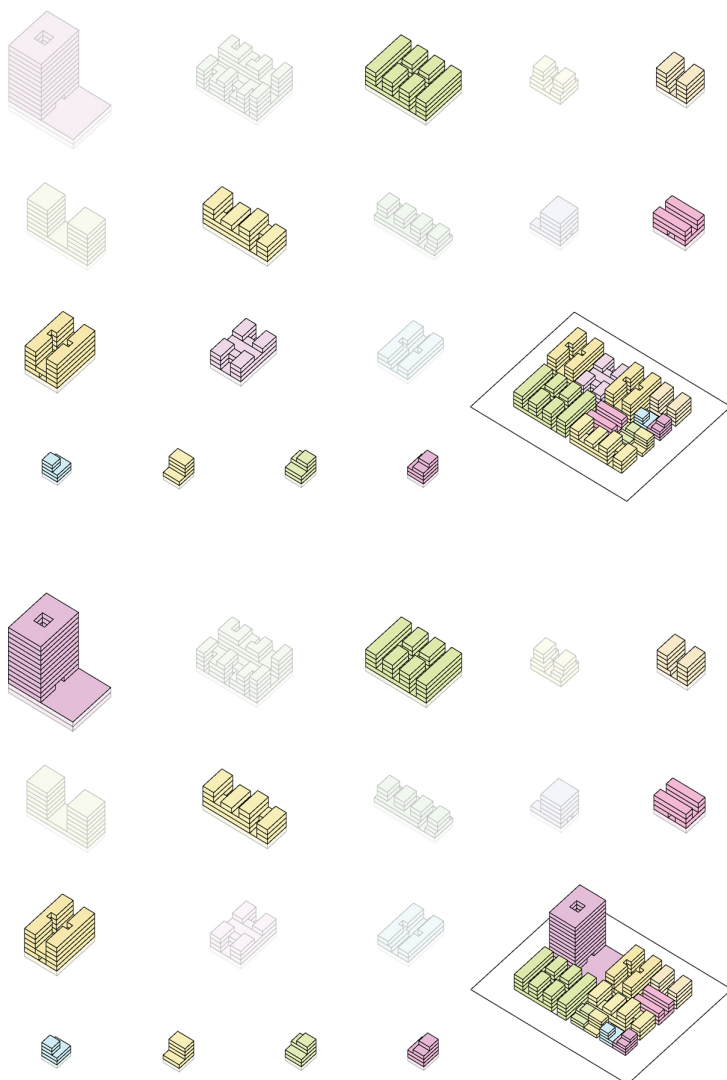


XS

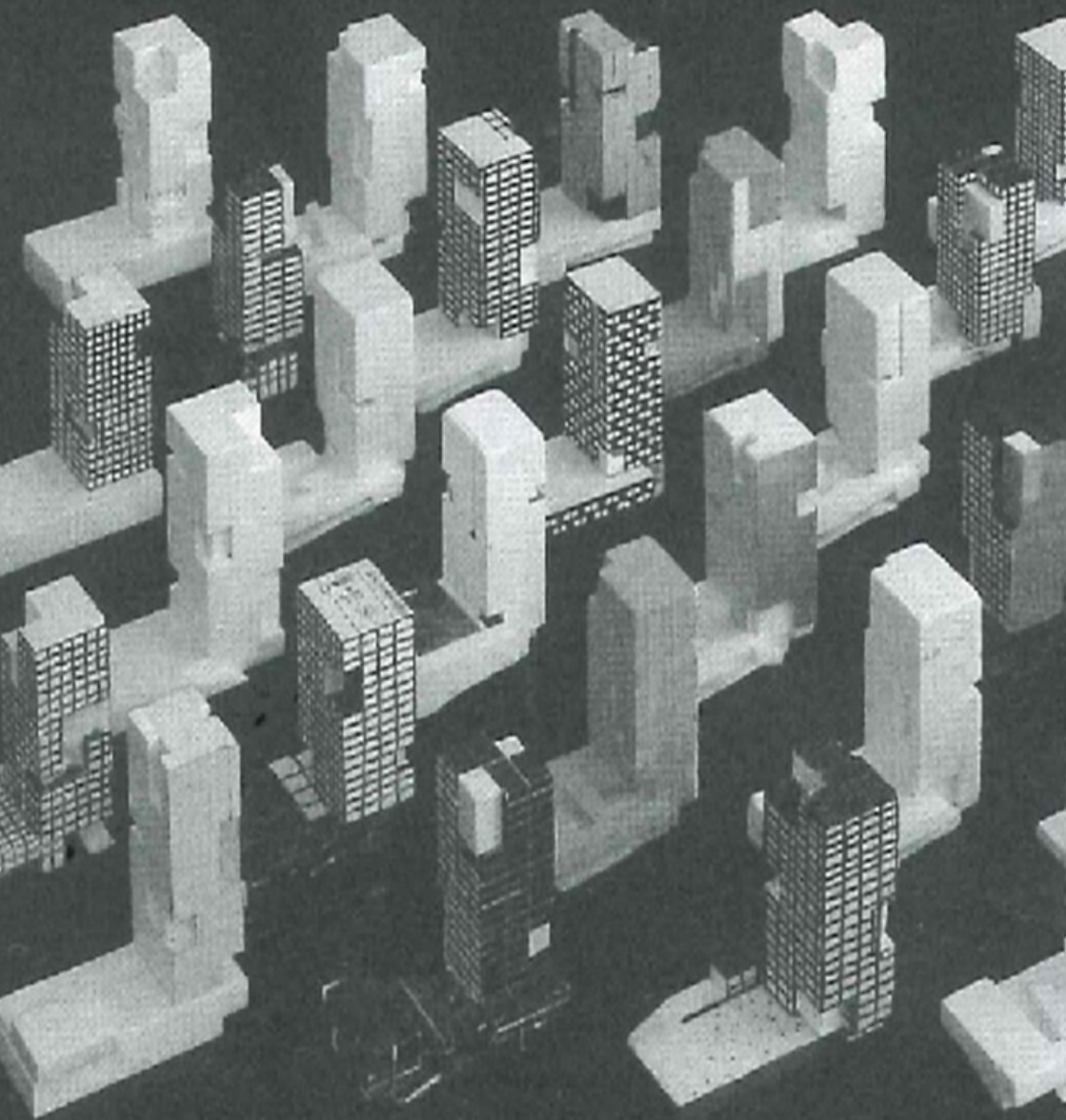


collective roof garden
private garden

collective roof garden
private garden



New development based on tissue, can also supply opportunities to create mixture of different typologies and styles in order to maintain the VIC's diversity and vitality.

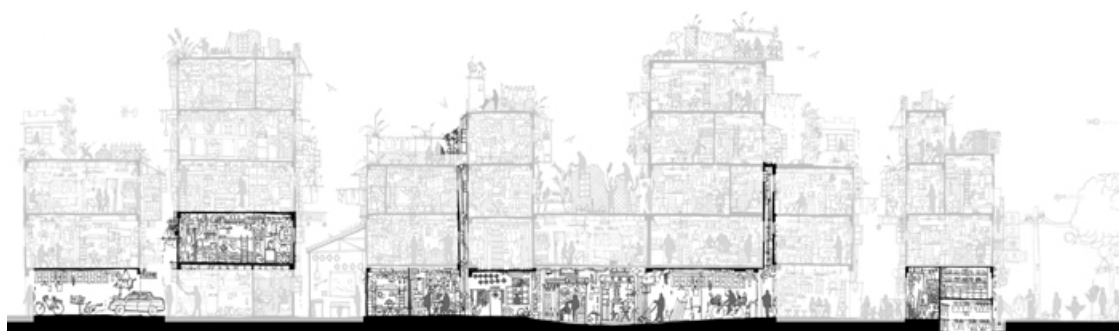
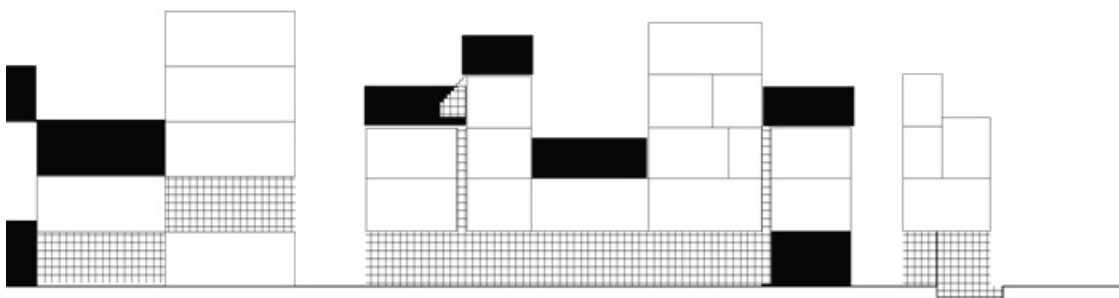


SECTION

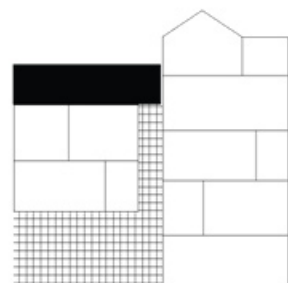
Individual initiative compact using on the section is one of the characteristics we of previous VIC. It is the dimension which villagers used to create their “freedom” development. Rules based on the sections aims to reorganise the disordered public and private relationship in original VIC as well as propose these individual initiative compact using in Freedom VIC.



We found plenty of individual initiative compact using on section in previous VIC observations. It's one of villagers professional field created by themselves under the condition of VIC's high density living.



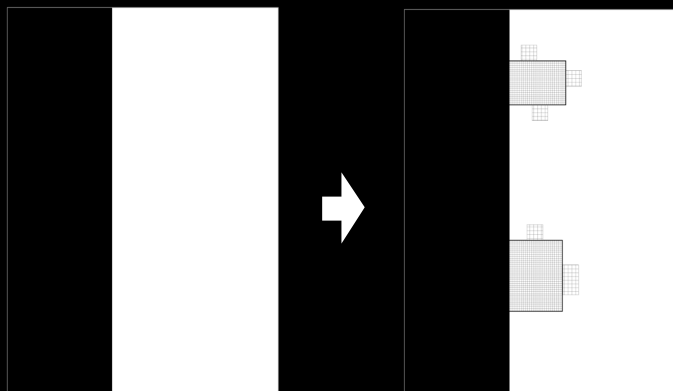
public
private
undefined place



The original unorganized individual initiative compact using always result a lot of undefined places which later come into the criminal and garbage dumping places.

Public Private Relationship

The private public relationship needs to be redefined and reorganized in order to propose individual initiative VIC solutions.



3rd Space

Propose the cooperation between Villagers and Government to provide more **public space** (training centre, public library, etc.) in VIC in order to integrate different social groups and improve VIC spacial qualities.

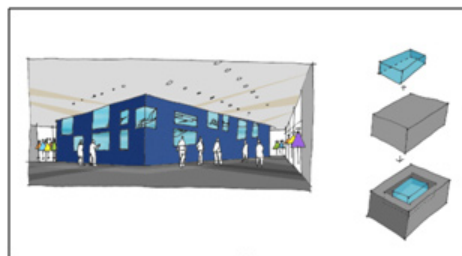


limited Space

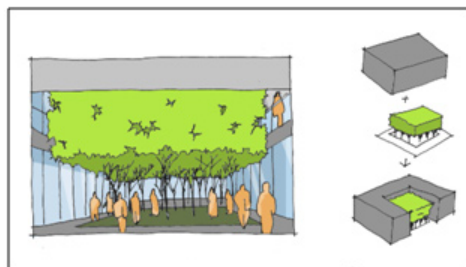
Propose the cooperation between Villagers and Developers to provide commercial public space (shopping, restaurant, etc.) in VIC in order to supply the needs of different social groups.

Create two steps, 3rd Space and Limited Space from Public to Private in order to propose and reorganise cooperation between different related stakeholders.

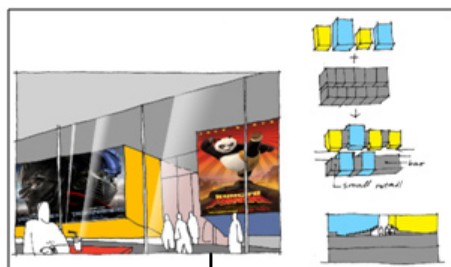
3rd Space



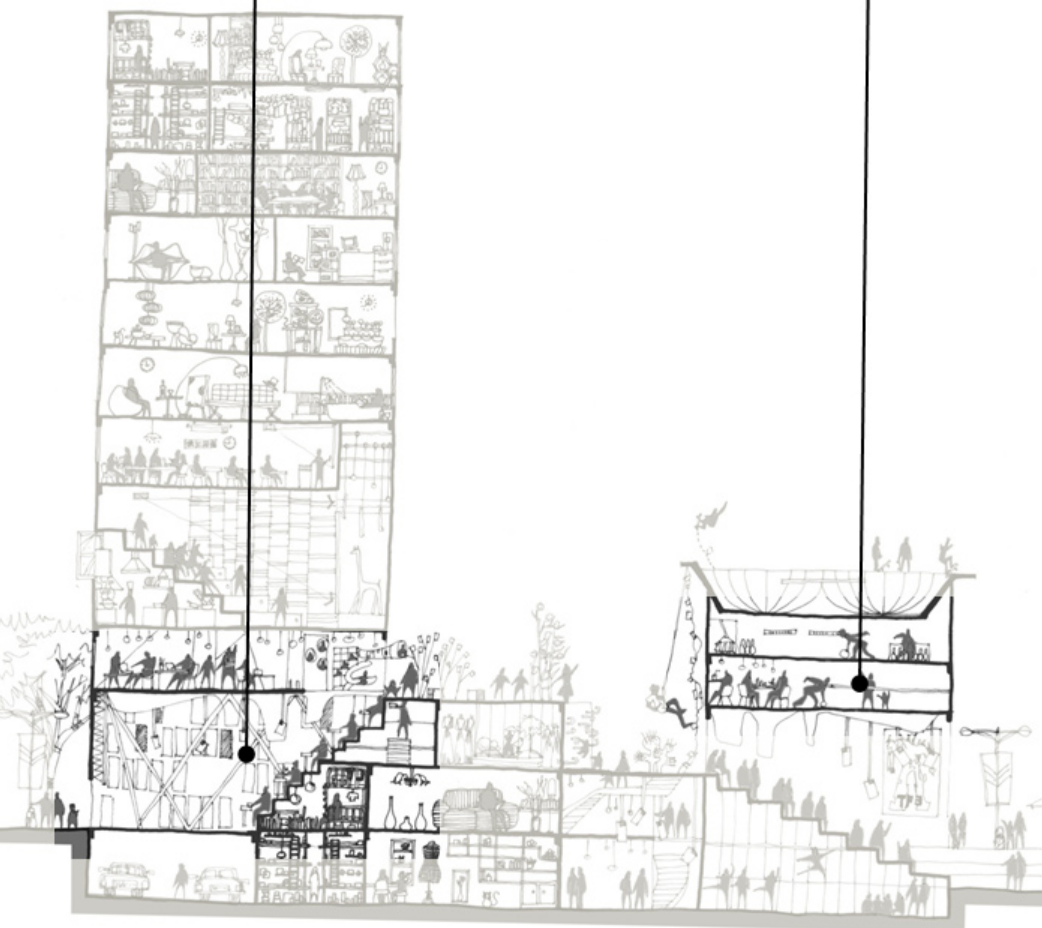
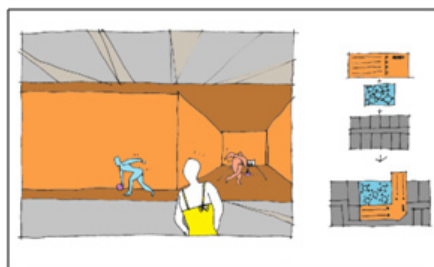
limited Space



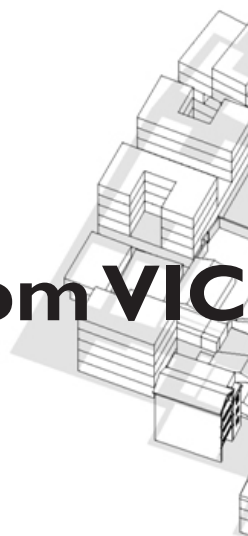
limited Space

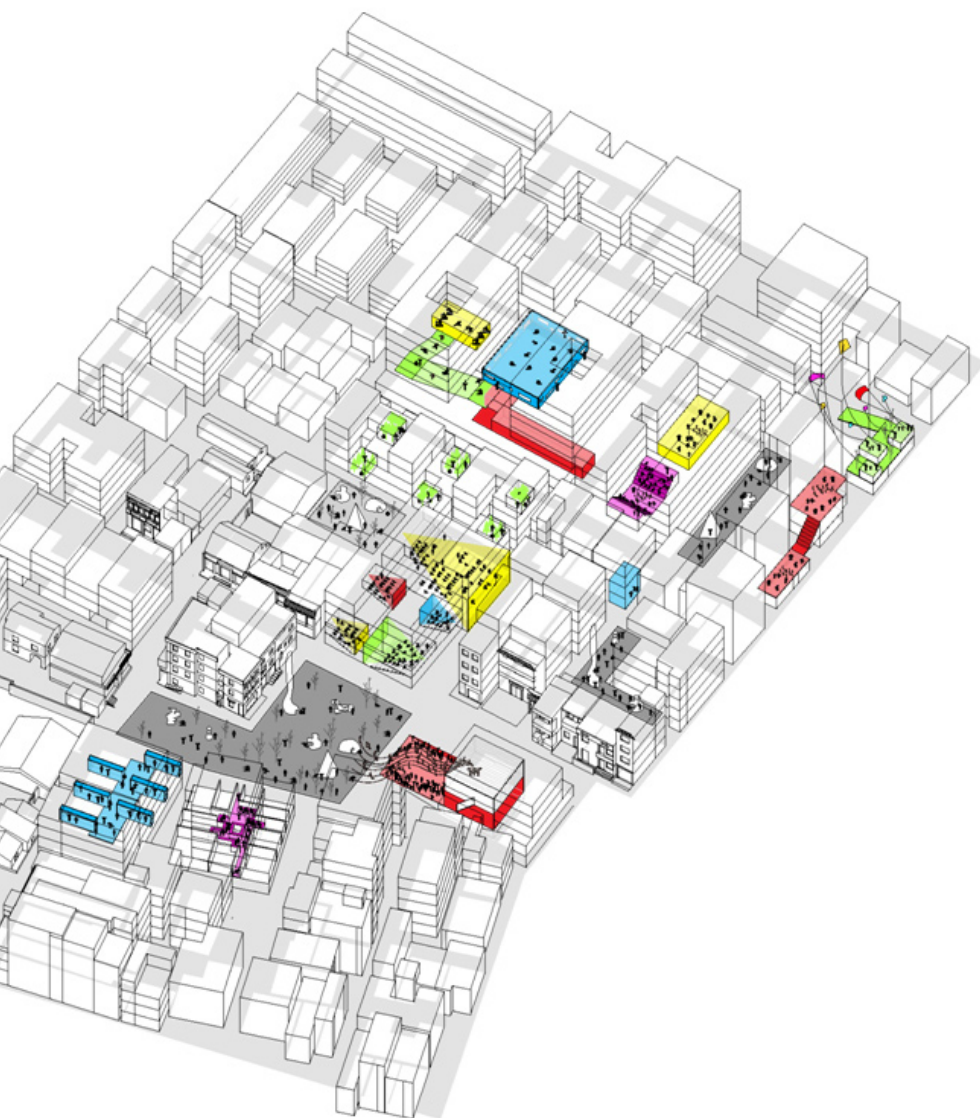


3rd Space

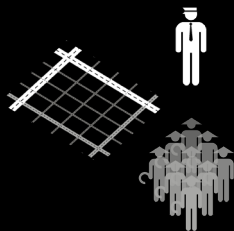


4. The Build of Freedom VIC



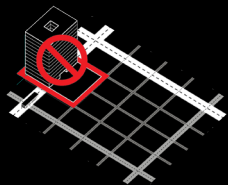


Game Rules



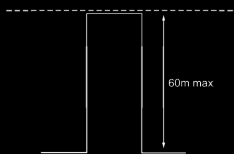
Grids Responsibility

Government will be responsible for maintain the main grids; and Villagers be responsible for maintain the sub grids to avoid irresponsible places



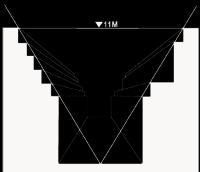
No Cross Main Grids

The buildings can not cross the main grids in order to maintain original small streets and blocks form in VIC



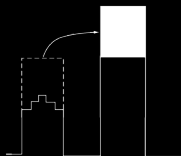
Average Height Limitation

The average VIC building height needs to be under 60m, in order to avoid the over exploitation



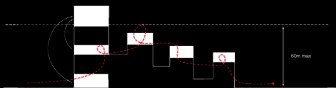
Historical Street Height limitation

The buildings along the historical street needs to be under 11m, in order to make historical conservation and keep the spacial quality of historical street



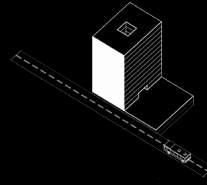
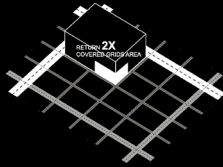
Development Right Transfer

The development volume can be transferred between different Villagers in order to maintain the high dense population and promote self-organization



Bonus

If public space was built along the public accessible route, you can get building bonus on top, in order to propose individual initiative on section

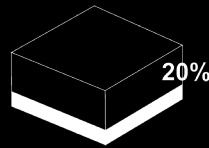


Sub Grids Exchange Public Space

The sub grids can be covered, but by return the same area of public space in order to **propose mixed scales** and **avoid the lack of public space**

Parking Along Main Grids

The buildings with underground parking need to be located along the main grids in order to **avoid traffic disorder** in VIC



Housing Program Percentage

The program percentage of Housing should be 20%-60% to maintain the **program and street life diversity** in VIC

Parking Along Main Grids

The buildings with underground parking need to be located along the main grids to **avoid the lack of social house** and keep **social group diversity**

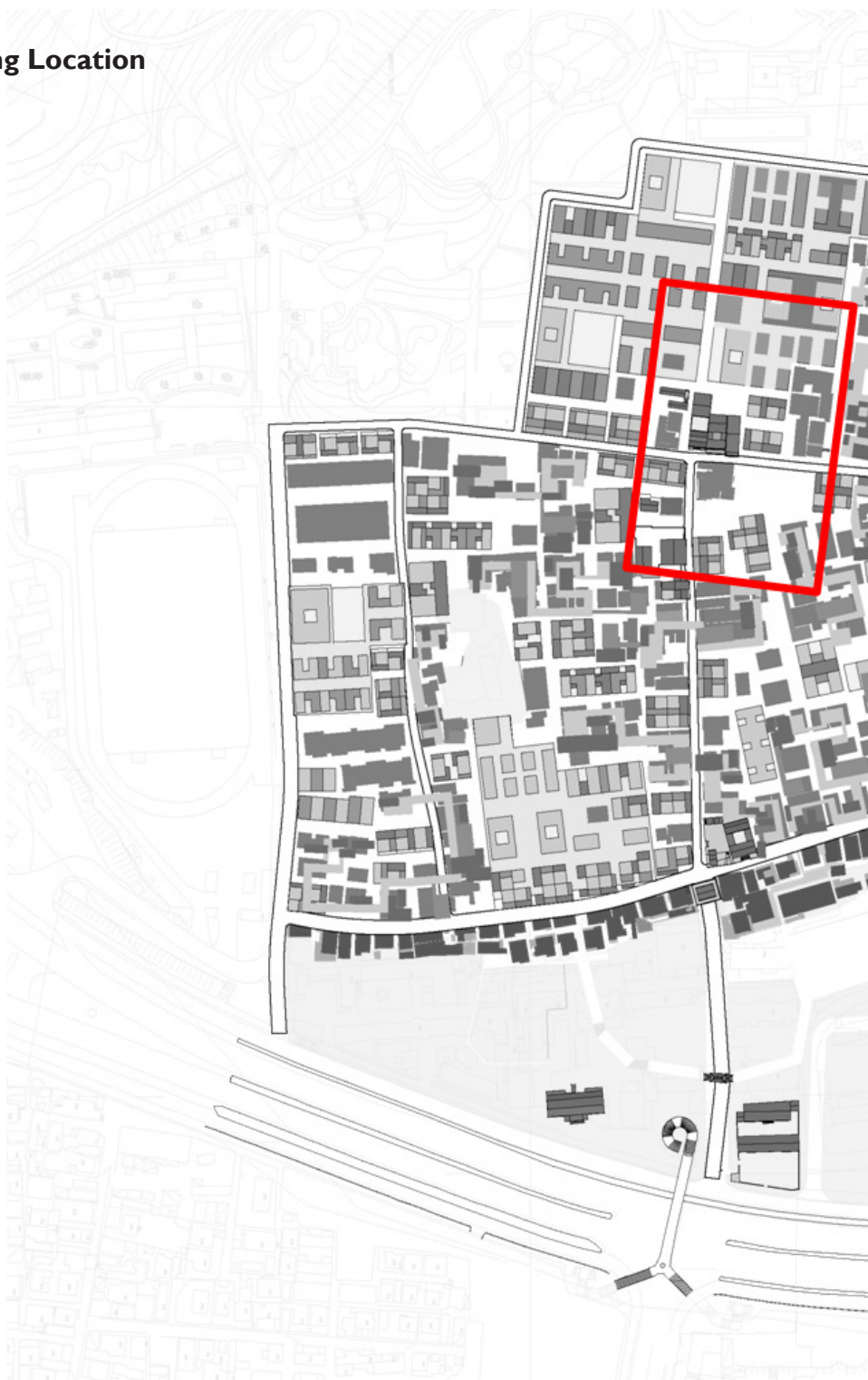
POINTS OF DEPARTURE



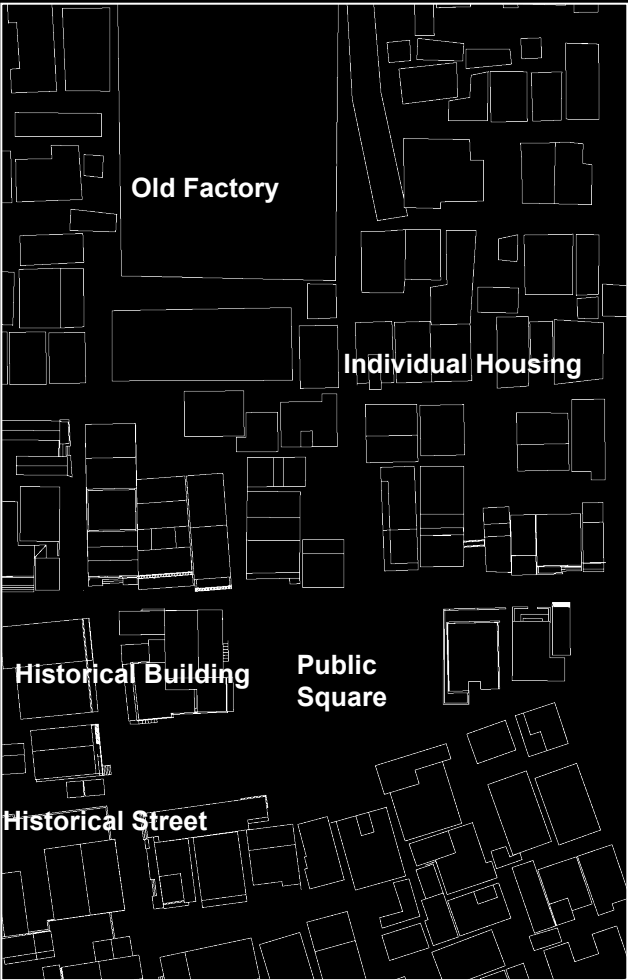
Small street & short blocks
Mixed scale
Various street life
Social group diversity
Self-organization
Buildings vary in age, condition and use
High dense population

Criminal dead end place
Over exploitation
Lack of public space
Disorder traffic system
Irresponsible place
Lack of social housing

Testing Location

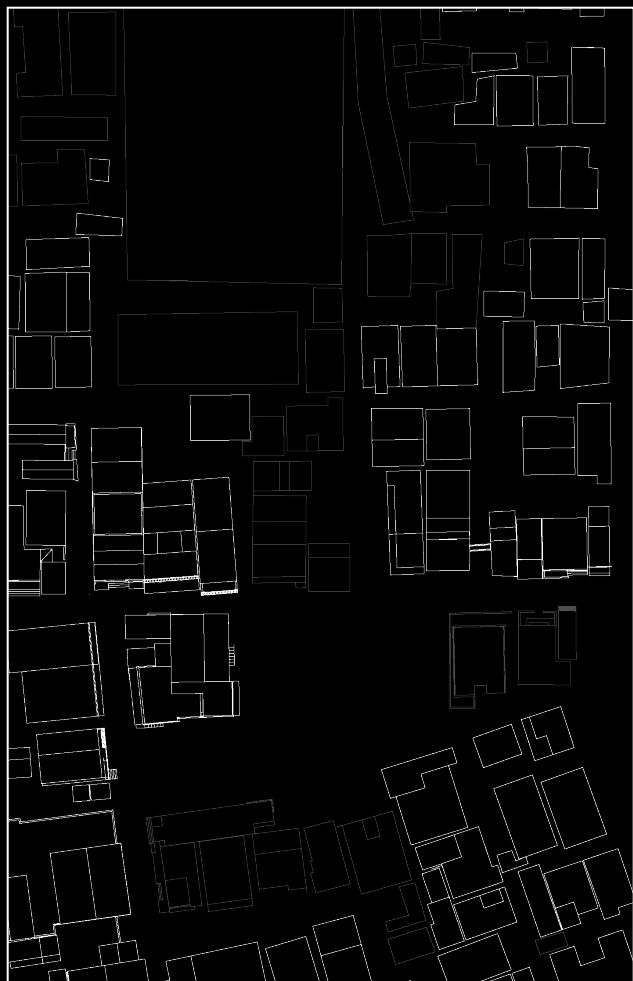






Original Situation

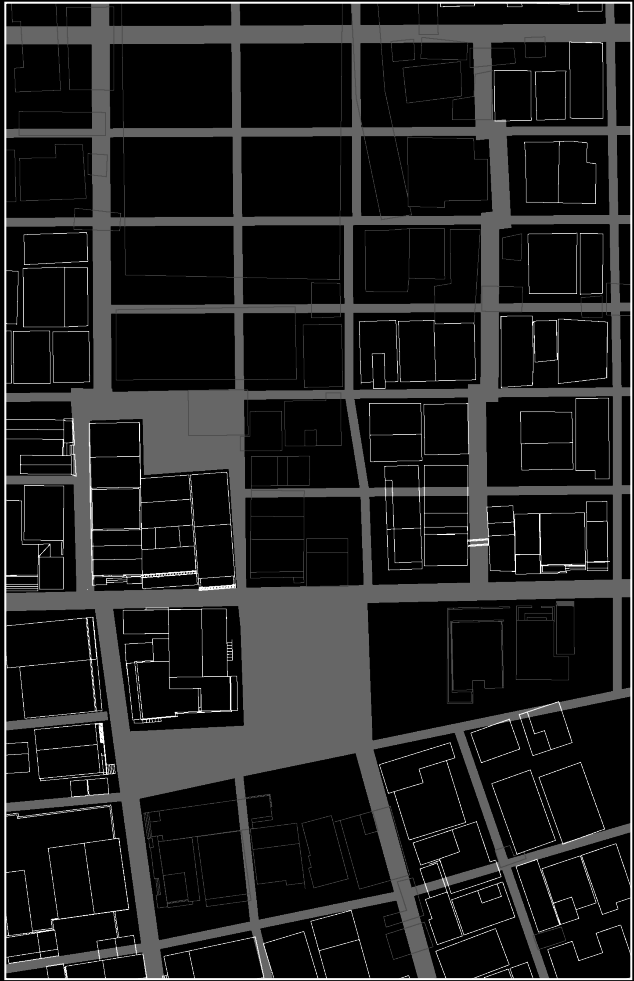
The testing field is located in the centre of the VIC, contains a public square in the at the crossing of historical street, with a lot of individual Villagers houses surrounded the his- torical building, and an abundant old factory at North



Good
Bad

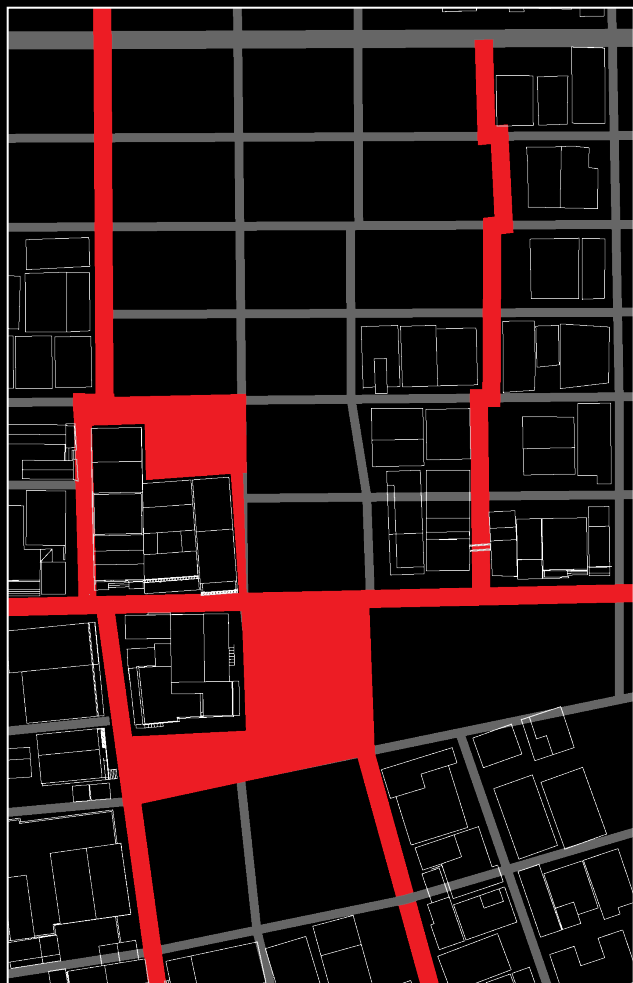
Building Quality Evaluation

The building quality evaluation defines the buildings to be kept and demolished, it was made by Shenzhen government divided the existing building into Good (historical buildings and the buildings can still last for 20 years) and Bad (low quality and fire hazard buildings), according to the current situations of existing buildings.



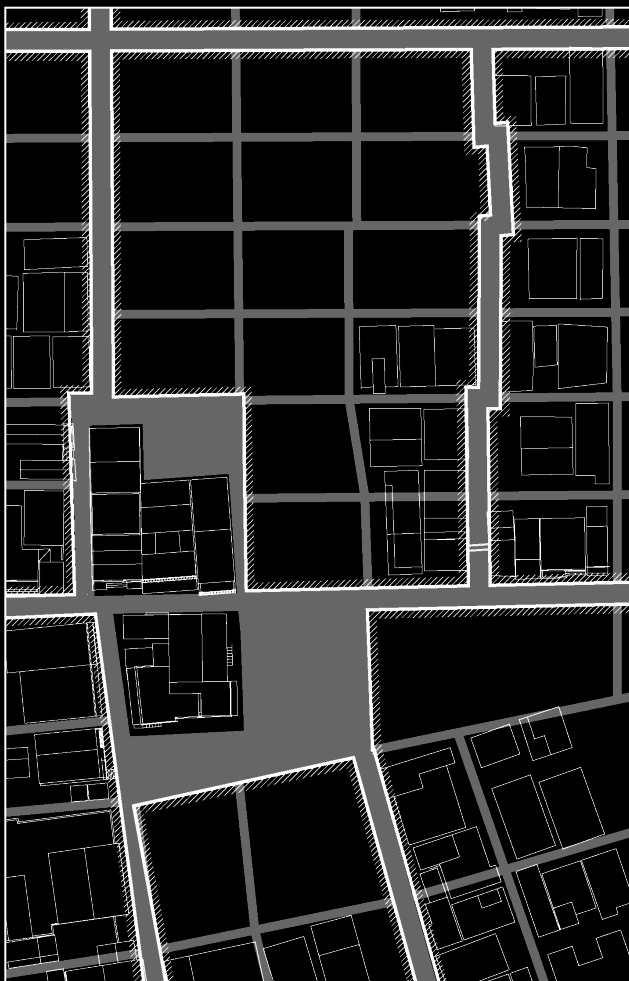
Tissue Fitting

Adjust and fit the healthy tissue into VIC's existing morphology



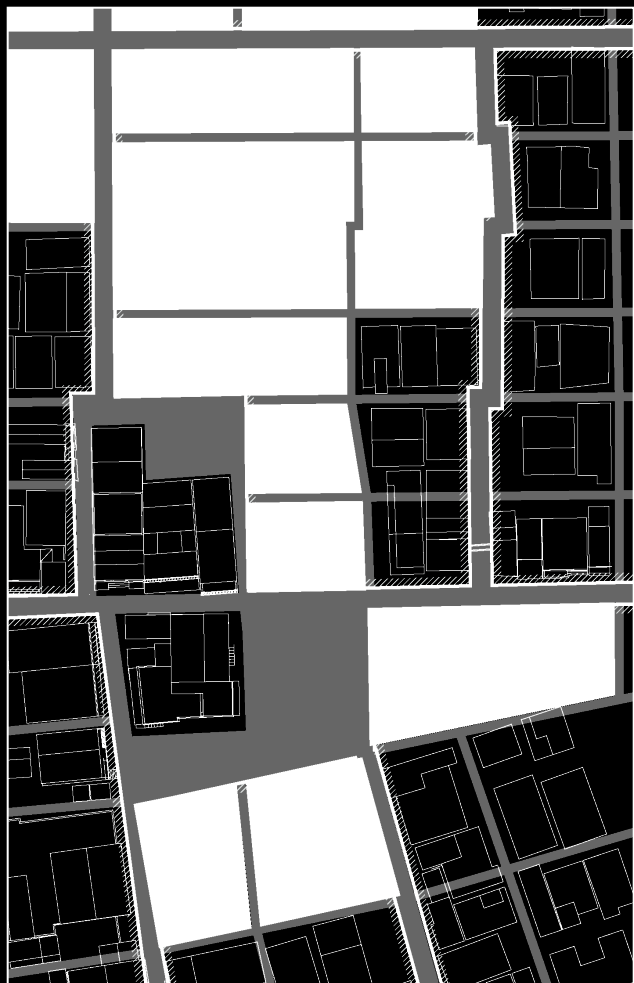
Define Responsibility

The Government will be responsible for the building and maintaining of Main grids in the tissue, and the Villagers will be responsible for the building and maintaining of Sub grids collectively.



New Building Rules

High rise and underground parking need to be along the Main grids and Public Square, and linking to public space.



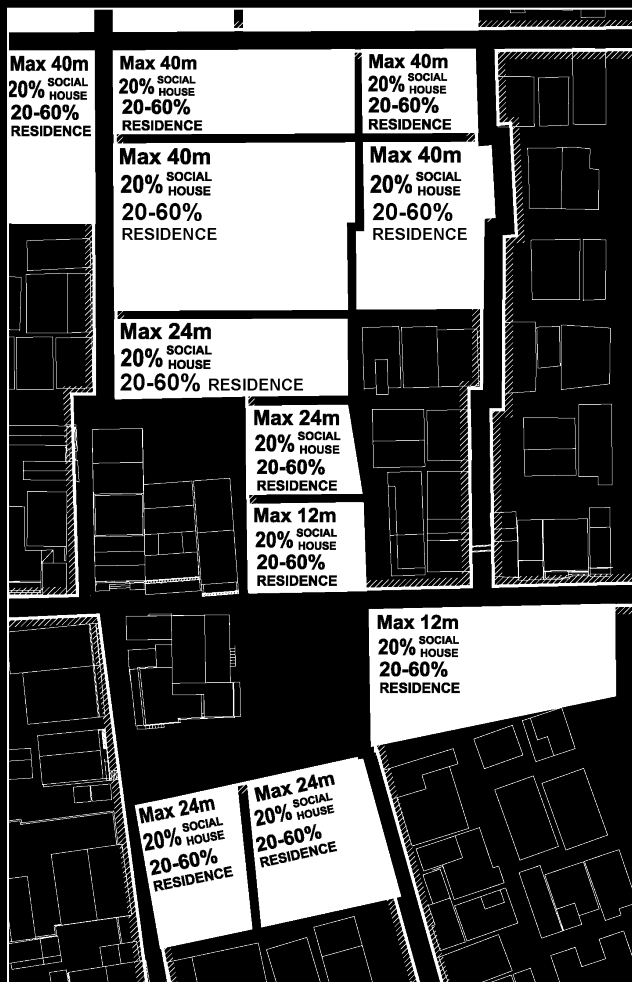
Villagers Cooperation

Villagers can negotiate and choose their collective group by themselves, to decide the final plots



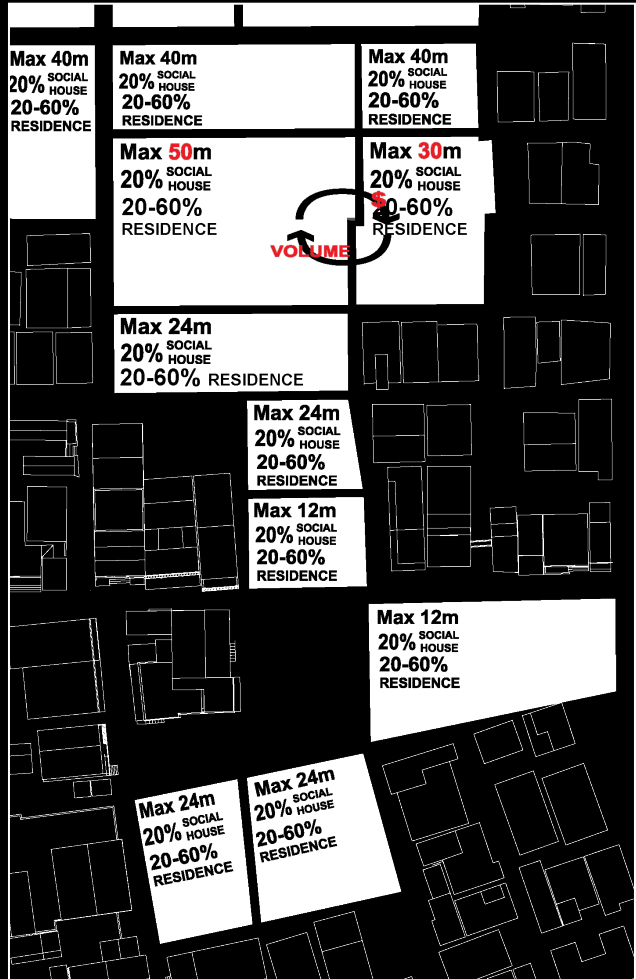
New Development

The VIC's new buildings varies in different scales, typologies and styles, according to Villagers decisions



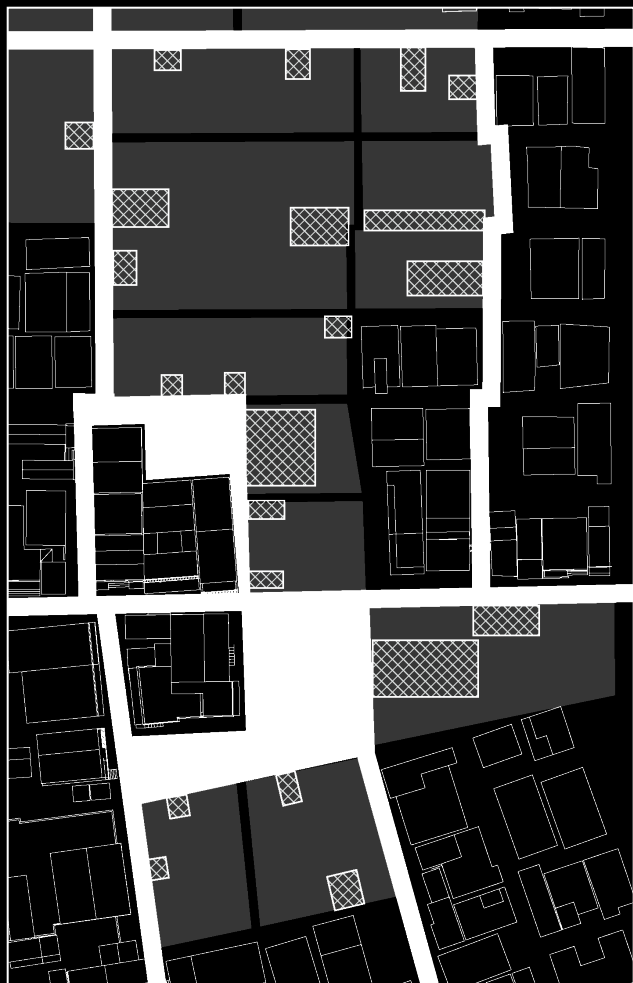
Height & Program Requirement

The new development needs to satisfy certain requirements, the height limitation, housing program percentage, and social housing percentage.



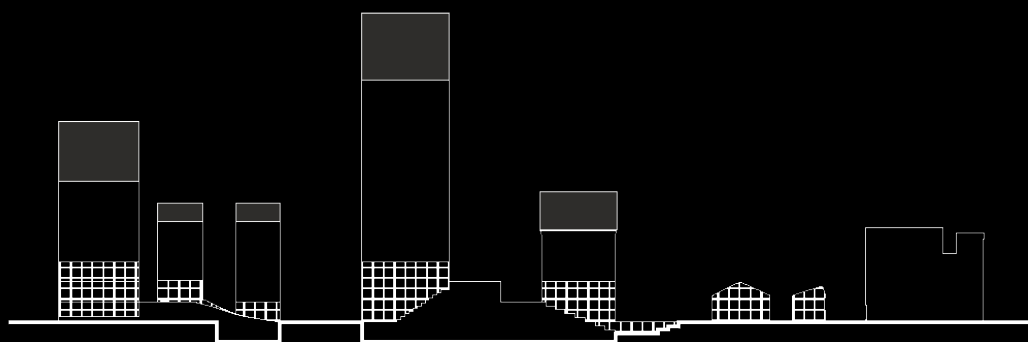
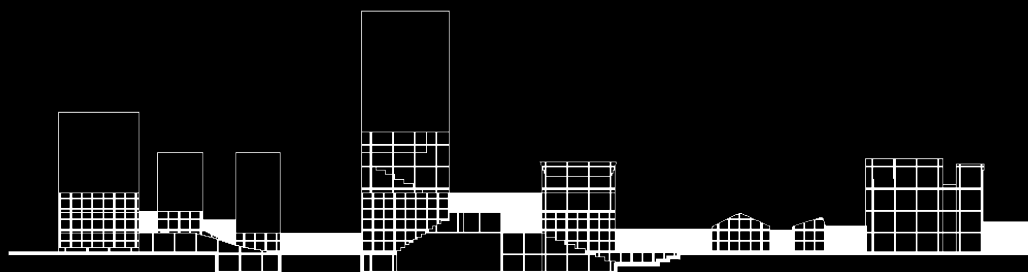
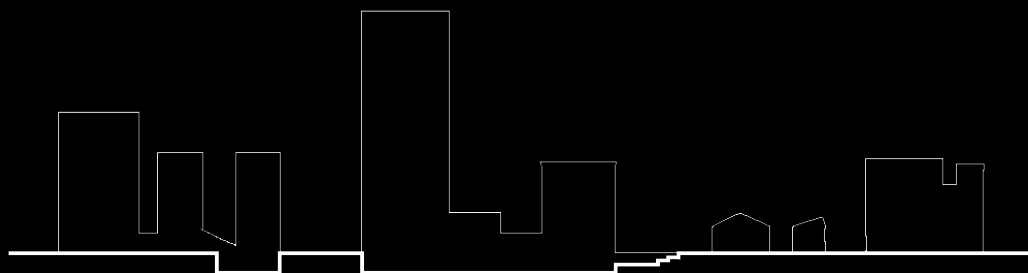
Development Right Transfer

The Villagers can also transfer their development right to their neighbors



Public Space Link in

The Villagers will cooperate with the Government to provide public space in order to get Bonus, and then all interior public space will be linked with the open public space.



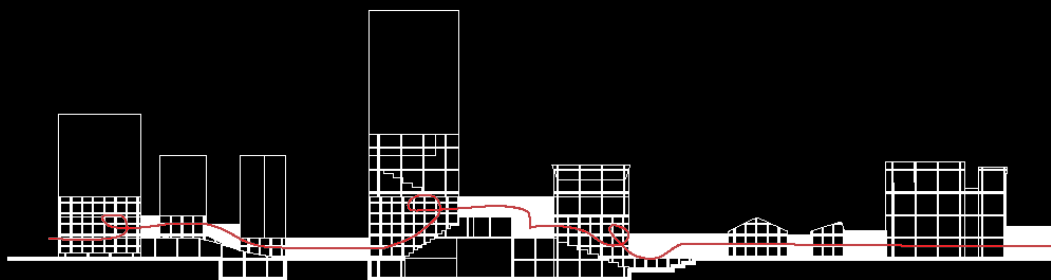
Public Space Link in

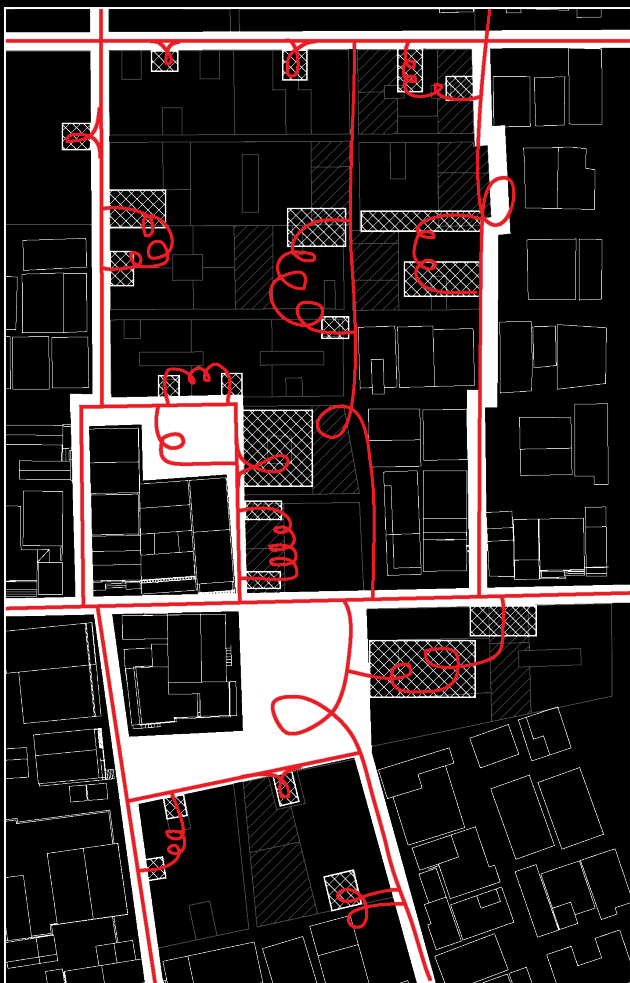
The Villagers will cooperate with the Government to provide public space in order to get Bonus, and then all interior or public space will be linked with the open public space.

Game Result

Divers 3 Dimensional Routes

The new VIC provides all kinds of functions in urban life, to satisfy the needs of different people, and provide a meeting place for different social groups.

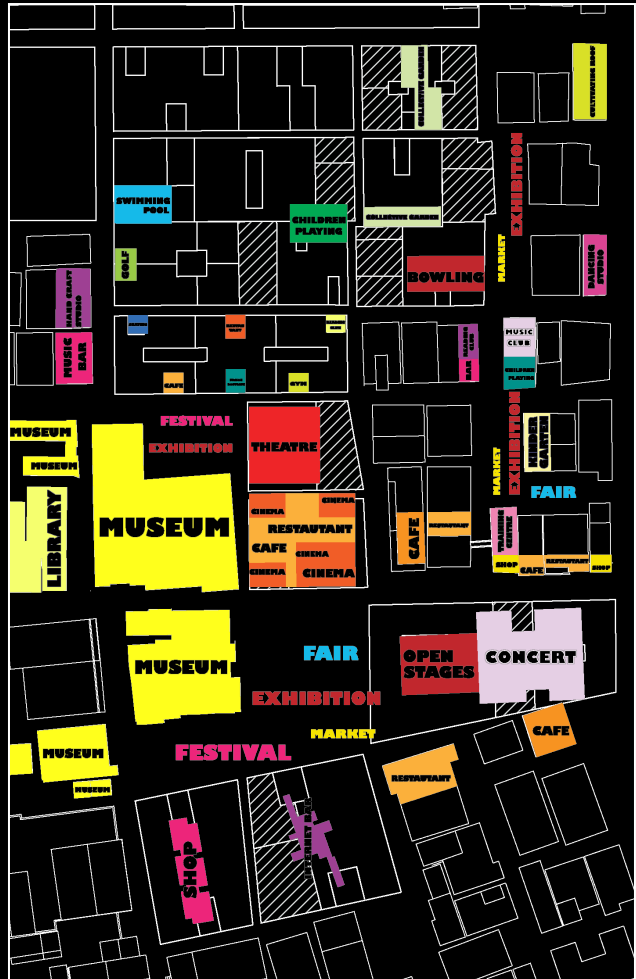




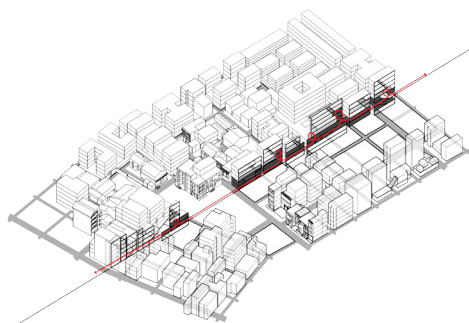
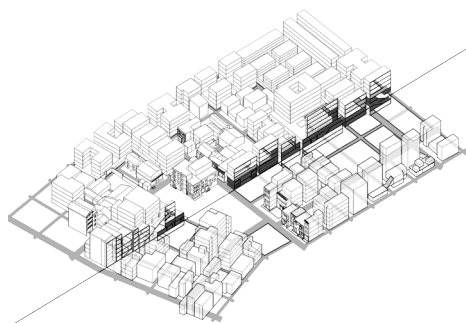
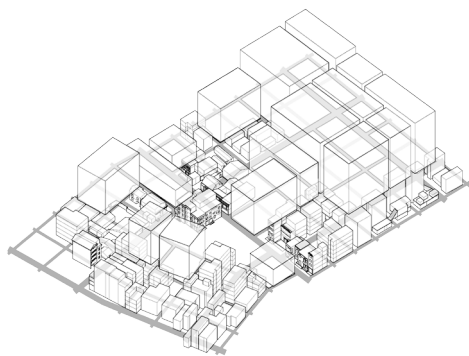
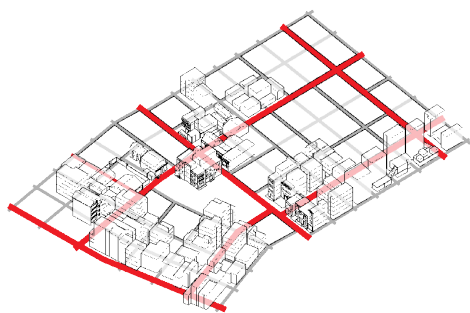
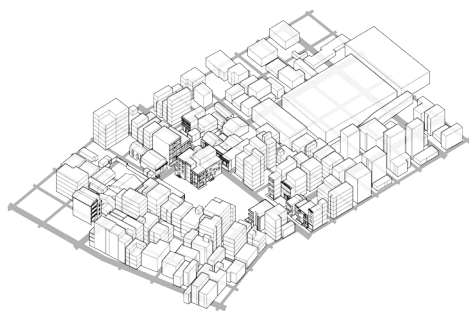
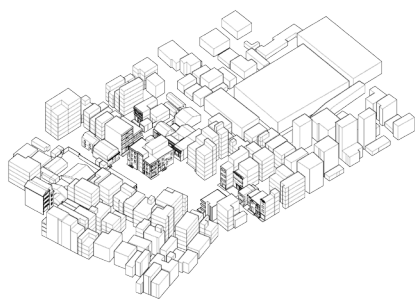
Divers Funtions

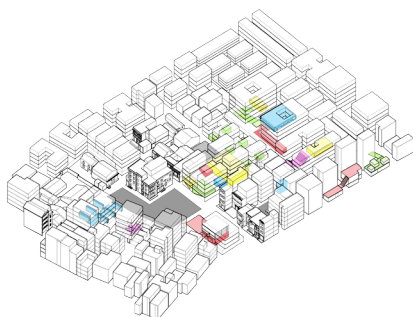
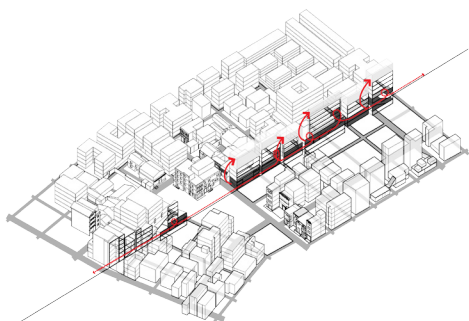
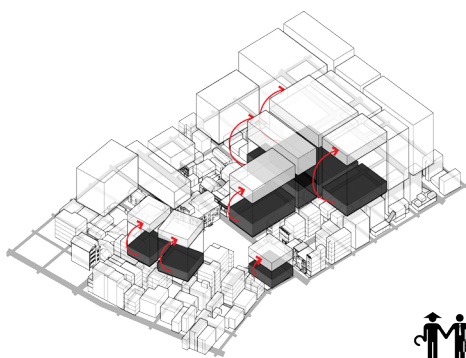
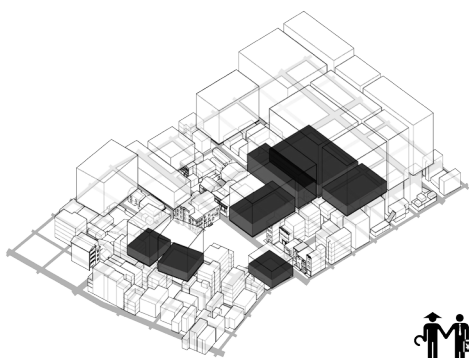
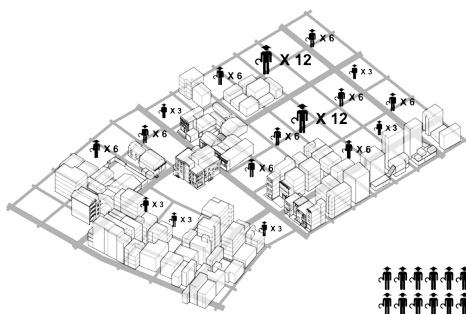
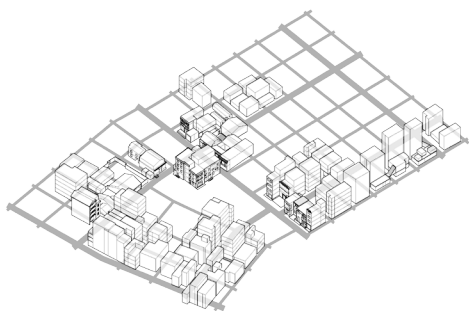
The development volume can be transferred between different Villagers in order to maintain the **high dense population** and promote **self-organization**





Process in 3D

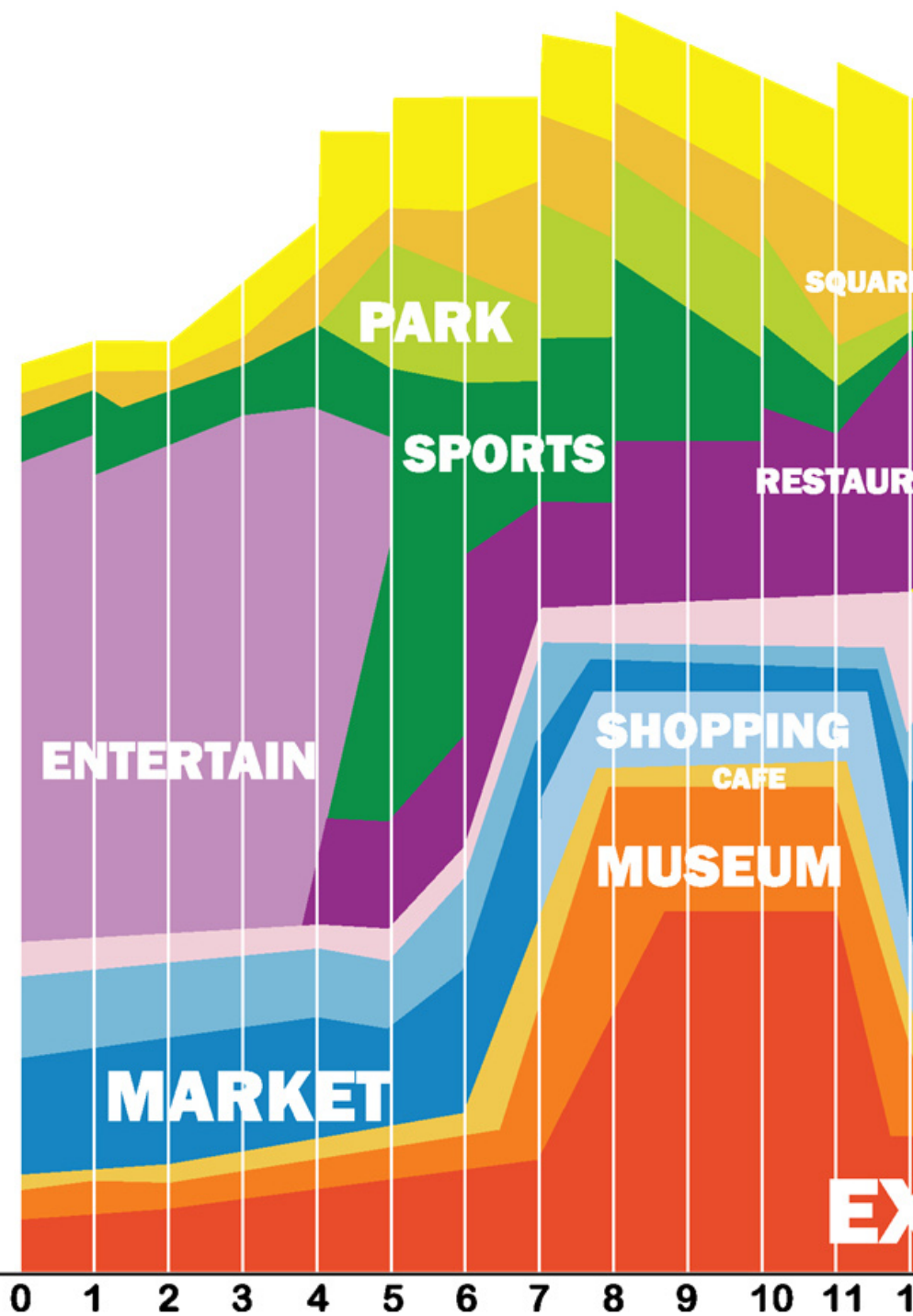


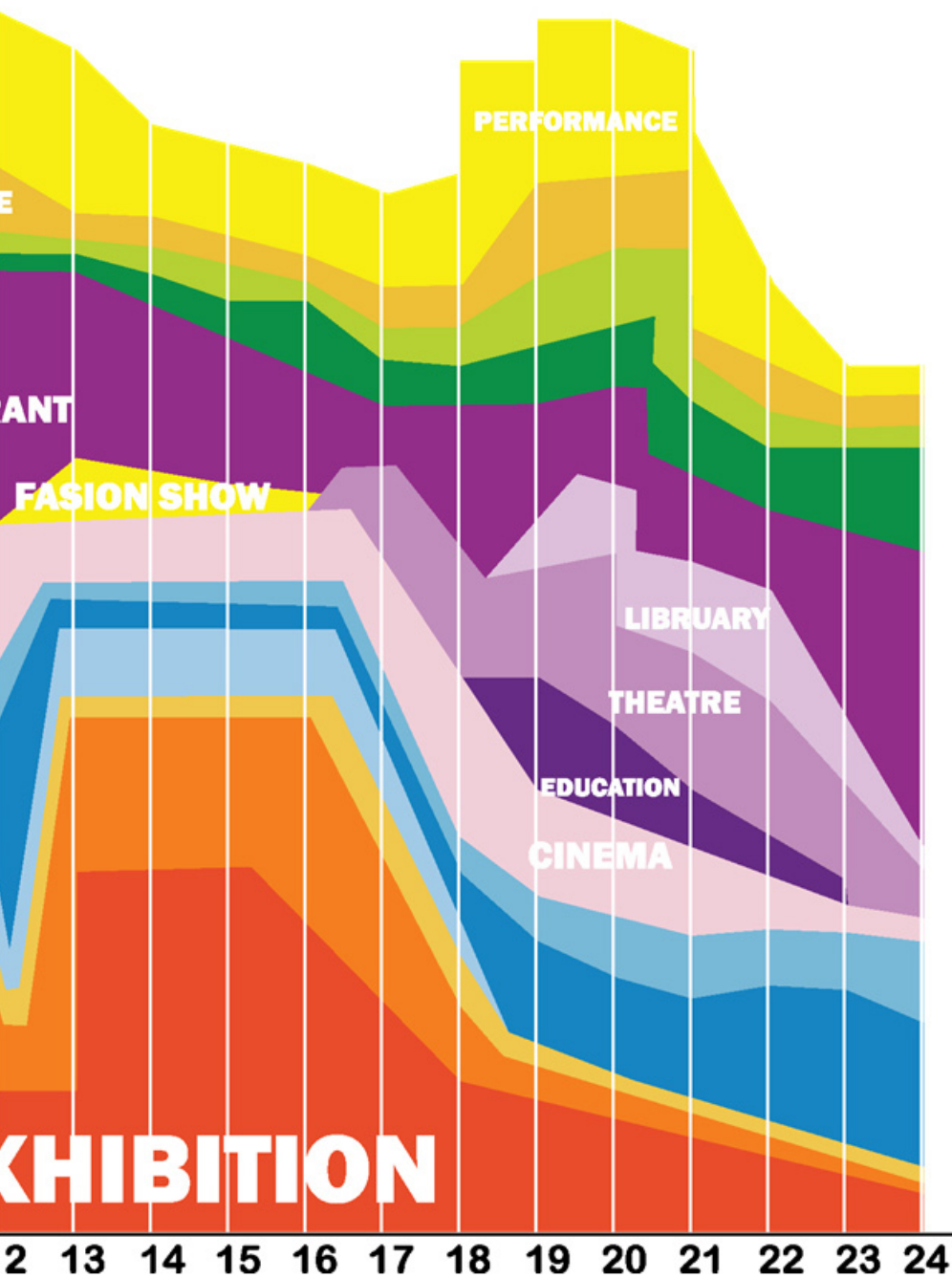




Divers Events & 24 Hours Maximum Use

New VIC will be a place which can hold all kinds of events, and a dynamic place in 24 hours.







Land Owner

follow the

MARKET TREND

under the

LOCAL AUTHORITY

Stakeholder Relationship

All kinds of stakeholders could be involved and satisfied by the new development of VIC.



Labor Force

cheap RENT HOUSING
low LIVING COST



Normal Citizen

VIC's DIVERSITY & VITALITY
good location RENT HOUSING



Policy Maker

VIC under CONTROL
historical area CONSERVATION



Money Holder

change VIC area into URBAN
FUNCTIONS

TIES

5. Conclusion

This project is triggered by the government “Top-down” VIC transformation rules which ignored the VIC’s value and local needs.

The transformation of VIC is accompanied by human life profile change in China. This is a non-architectural process, but it does influence the transformation process. With the government official plan, Villagers will be forced to have the “citizen status” upon them to deprive them of their rights be termed into urbanization victims.

In order to resisting on this, villagers extrude their houses rent them to floating population, the former penniless farmer becomes wealthy landlord. It is the outcome of a “win-win” situation, in which a large amount of cheap living space is created.

Then the reactions of resisting becoming victims accidently give a good answer for 8 million floating population in SZ. Therefore, once VIC was erased, this answer was erased as well.

It indicates the problem is that, the current VIC transformation rules is lack of consideration local needs and freedom.

So the goal the project is to find the value and qualities of VIC; promote and enlarge those qualities in order to create a “FREEDOM VIC”.

The “FREEDOM VIC” stands for the VICs which maintain the VIC’s value and qualities as well as can give freedom to local users.

It’s about how to make urban rules by learning form game rules which aims to create freedoms for the inner city VIC transformation.

In this project, RULES was set up for main the valuable VIC quality and avoid the negative qualities might happen in future. FREEDOMS was what derives the rules, was the destination the rules are aiming at.

Freedoms always accompanied by rules, so on the way to become a freedom island, it always comes the question to find the balance between Rules & Freedom. This is also what I've learned by doing this project, in the urban development and planning discourse, specific freedom only comes along with specific urban rules. The way to seeking suitable rules weights the same, even more as the way to seeking the freedom in VIC transformation. Therefore, the work of me, as a urban planner in this project is to **observe and imagine the beautiful fabulous freedoms in VIC's future while line this beautiful vision with the current reality, to create a "carrier structure" which could make this vision realistic.**

Come back to the Chinese context. A country defines itself economically as "one country two systems" also proves to have these two faces in urban development.

On one hand, cities with millions of inhabitants constructed almost literally according to the design models: demonstration of total control, astounding efficiency and incredible energy. At the same time, there are improbable examples of morbid growth in urban development which suggest the exact opposite: absolutely no control, guidance or design from "higher up", purely pragmatic interventions.

This plan is intended to make a connection in between, which is to make urban rules take into consideration of freedom, and to keep the existing quality, promote and enlarge it to solve urban problems.

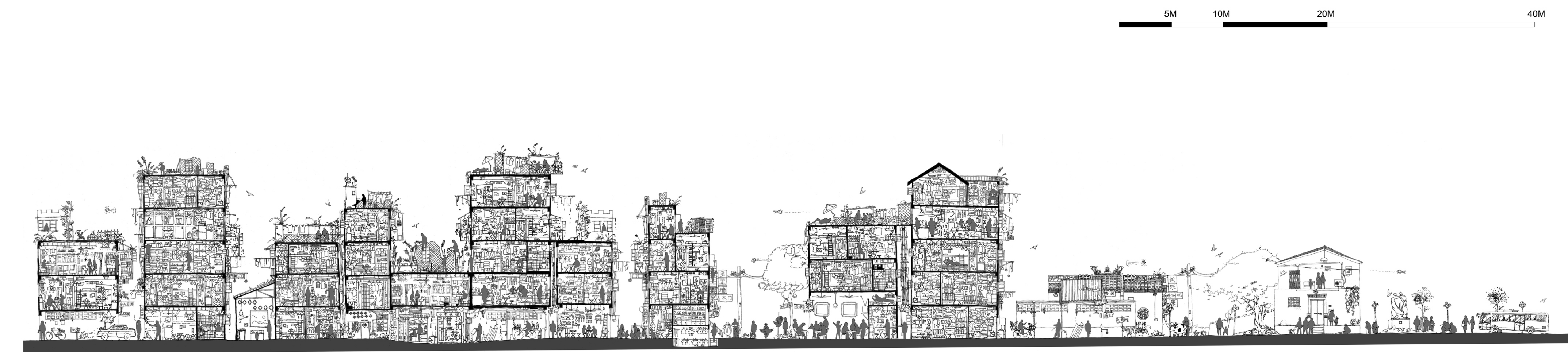
Those ideas behind the project are not only can be used in VIC transformation of SZ, but also contribute to the transformation in all other large scale Chinese cities, giving not only the majority favour but all kinds of sub-culture group (the "ghetto" group) a place to live, a place to lead their life and be able to contribute to the city.

"Freedom VIC" might be a start; we can get a "Freedom China" in the end.

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Original VIC Section



Freedom VIC Section