Temporary urbanism project in contemporary Beijing

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2011.May.23rd
Contemporary Beijing
Imagination and belief is losing
the 2011 Beijing Spring Real Estate Trade Fair on April 9, 2011
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”
Planning is a media

Reclaim the dazein:
Alternative is “here” and “now”

Holiday
The rich
Beijing hukou

Everyday
The have-not
Rural hukou

The social wetland project

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

1 enable the social wetland
2 enrich the social wetland
Implementation:

1. Enable the social wetland
2. Enrich the social wetland
Where is the vacuum,
I can put the social wetland?
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
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

void 1  7.7 ha
void 2  7.2 ha
void 3  10 ha
void 4  6.3 ha
void 5  10 ha
void 6  9 ha
void 7  10 ha
void 8  11 ha
《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，未按土地使用权出让合同规定的期限和条件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）土地有偿使用合同或者建设用地批准文件规定的动工建设日期满1年未动工建设的；

（二）已动工开发但开发建设用地面积不足已批准总面积的三分之一或者已投资额占总投资额未达到百分之二十五，超过1年未继续开发的；

（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，要求该宗闲置土地在规定期限内办理有关手续后继续开发建设。

第四条 在规定期限内，土地使用者按照要求完成开发的，继续办理有关手续后继续开发建设。

（一）政府采取招标、拍卖等方式确定新的土地使用者，对原项目继续开发建设，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有偿转让协议等合同，将土地使用权有偿转让给政府。政府应当根据土地使用权有偿转让等合同的约定，给予土地使用者相应补偿；

（二）按规定用途为农用地，耕作条件未被破坏的，应当恢复耕种；

（三）对国家征收的，由市、县人民政府依法处置；

（四）对闲置土地有偿转让给其他单位或者个人的，由市、县人民政府按照有偿转让合同的规定收取土地出让金；

（五）对未缴纳土地使用权有偿使用金的，由市、县人民政府收回土地，按照有偿使用合同或者建设用地批准文件的规定收费。
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 developer: 30%-40%
- Land use rights and preparation: 30%
- Cost of materials: 30%
- Profits of developer: 30%-40%
3 connections 1 levelling
5 connections 1 levelling
cost of materials
30%
<table>
<thead>
<tr>
<th>Materialization</th>
<th>Size (m)</th>
<th>Price (Euro)</th>
<th>Who can afford it (Income per month)</th>
</tr>
</thead>
<tbody>
<tr>
<td>bus</td>
<td>11x2.5x2.7</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>double decker bus</td>
<td>12x2.5x4.5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>long bus</td>
<td>18x2.5x2.7</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>truck</td>
<td>9x2.5x2.7</td>
<td>3000</td>
<td>&lt;50 € sharing</td>
</tr>
<tr>
<td>container</td>
<td>6x2.6x2.8</td>
<td>0.6 /day</td>
<td>&lt;20 € sharing</td>
</tr>
<tr>
<td>inflatable</td>
<td>/</td>
<td>/</td>
<td>/</td>
</tr>
<tr>
<td>arch shelter</td>
<td>/</td>
<td>2.5 € /m²</td>
<td>&lt;20 € sharing</td>
</tr>
<tr>
<td>prefabricated movable house</td>
<td>1k = 1.8 x 2.7</td>
<td>20 € /m²</td>
<td>&lt;20 € sharing</td>
</tr>
</tbody>
</table>
Monthly income: 0

Monthly income: <20 euro
Materialization

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

prefabricated movable house

1k = 1.8 × 2.7

20 € /m²

<20 € sharing
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
Post-student
Young works
Journalist
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

intentional communities territory

public function band

routine

permeable interface
Nature system:
Achieve diversity and complexity through simplicity
Environment A, B
Adapting and growing process simulating A, B
intentional communities territory

C

D

public function band

E

Environment C,D,E
Adapting and growing process simulating C,D,E
Overlap all the processes
Overlap all the processes
View from east
Ordinary people
Ancient ranch living
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