TOMORROW RURAL LAND

--VITALIZE CHINESE IDLE HOMESTEAD LAND THROUGH LONG-STAY RURAL LEISURE DEVELOPMENT
1. PROBLEMS

2. ANALYSIS

3. STRATEGIES

4. IMPLEMENTATIONS

5. REFLECTION
TOMORROW RURAL LAND

--VITALIZE CHINESE IDLE HOMESTEAD LAND THROUGH LONG-STAY RURAL LEISURE DEVELOPMENT

PROBLEMS

- Rural residential land
- Self-built by local farmers
- Idle phenomenon

ANALYSIS

IMPLEMENTATIONS

REFLECTION
Increasing housing price
• NONPROFIT ORIENTED RURAL CONSTRUCTION LAND

Ownership right: Rural collective
Using right: Local farmers;

Cannot be sold on land trading market;
No real estate developer

“3 RIGHTS RELATING TO RURAL HOMESTEAD LAND”
Rural leisure industry

Idle homestead land + Rural leisure industry

Homestead-based long stay rural leisure industry

Residential function + Leisure tourism function
TOMORROW RURAL LAND

--Vitalize Chinese idle homestead land through long-stay rural leisure development
Urban system
- Rural leisure industry
- Housing investment and management market
- Economic level
- Policy support
- Aging industry
...

Nature system
- Rural scenery
- Fresh air
- Landscape environment
...

Rural system
- Rural culture
- Rural product
- Homestead land
- Cropland
- Farmers' willingness
...

PROBLEMS ANALYSIS STRATEGIES IMPLEMENTATIONS REFLECTION
Existing situation

Nature system

Urban system

Rural system

Theoretical support
Main research question:

In order to vitalize Chinese rural idle homestead land through long stay rural leisure construction, what is the institutional framework, planning strategies and design principles from the perspective of integrated complex rural–urban–nature system?
PILLAR: POLITICAL & SOCIAL SUPPORT

‘BACKYARD GARDEN OF NANJING CITY’
PILLAR: POLITICAL & SOCIAL SUPPORT

START UP COMPANIES

MIDDLED AGED AND ELDERLY

Young family with children

YOUNG COUPLES

PROBLEMS

ANALYSIS

STRATEGIES

IMPLEMENTATIONS

REFLECTION
PILLAR: CURRENT RURAL LEISURE CONSTRUCTION

RURAL LEISURE TOURISM PROJECT—PROFIT ORIENTED CONSTRUCTION LAND

OFF SEASON: POOR MANAGEMENT
PILLAR: CURRENT CONSTRUCTION

PROBLEMS
ANALYSIS
STRATEGIES
IMPLEMENTATIONS
REFLECTION

TOLL
THE BRIDGE HIGHWAY
PILLAR: RURAL HOUSES

- Grow along riverbank
- Courtyard house, low density
- Small scale vegetable plots
- Fence barrier
- Strange building style
- Poor quality
PILLAR: RURAL CULTURE & RURAL PRODUCT

Artemisia selengensis
PILLAR: NATURAL LANDSCAPE

PROBLEMS

ANALYSIS

STRATEGIES

IMPLEMENTATIONS

REFLECTION
CONCLUSION 1

- Urban system
- Rural system
- Nature system

- Policy & Social Support
- Leisure facility construction
- Rural culture & history
- Rural product
- Natural landscape

- Rural houses

PROBLEMS
ANALYSIS
STRATEGIES
IMPLEMENTATIONS
REFLECTION
CONCLUSION 3

- **Urban System**
  - **Policy & Social Support**
  - **Leisure Facility Construction**
- **Rural System**
  - **Rural Houses**
  - **Rural Culture & History**
  - **Rural Product**
  - **Natural Landscape**

- **Nature System**

- **Problems**
- **Analysis**
- **Strategies**
- **Implementations**
- **Reflection**
1. PROGRESSIVE, MODERATE RURAL LEISURE CONSTRUCTION
2. HOMESTEAD ACUPUNCTURE VITALISATION

- Problems
- Analysis
- Strategies
- Implementations
- Reflection

- Rural houses
- Rural product
- Rural culture & history
- Natural landscape
- Policy & social support
- Leisure facility construction

Natural landscape
Leisure facility construction
Policy & social support
Rural culture & history
Rural product
Rural houses
3. PRESERVE AND PROMOTE DISTINCTIVE RURAL IDENTITY
1. Progressive, moderate rural leisure construction

2. Homestead acupuncture vitalization

3. Preserve and promote distinctive rural identity
2. Methodology Framework

Nature System
- Natural Landscape
- Rural Culture
- Rural Product
- Rural Houses

Rural System
- Idle, Abandoned Houses
- Building Design Accommodation
- Local Rural Life

Urban System
- Land Policy Adjustment
- Rural Leisure Industry
- Long Stay Rural Leisure

Facility Construction
- Facility Construction
- Policy Support
- Implementations

Strategies
- Analysis
- Problems
- Reflection

Facility Construction
- Wetland Environment
- Yantze River Delta
- River Course

Policy Support
- Infrastructure Improvement
- Local Service Industry
- Local Diet Experience

Rural Houses
- Accommodation Design
- Household Traffic Service
- Eco-Friendly Living Environment

Rural Culture
- Farming Skills
- Story of Bagua
- Natural Experience

Rural Product
- Characteristic Vegetables
- Crops, Aquatic Product

Natural Landscape
- Characteristic Agricultural Products Brand Promotion
- Moderate Exploitation

Implementations
- Logistics
- Nature Landscape Trail

Analysis
- Infrastructure Improvement
- Local Service Industry
- Local Diet Experience

Reflection
- Farming Skills
- Story of Bagua
- Natural Experience

Problems
- Characteristic Agricultural Products Brand Promotion
- Moderate Exploitation

Strategies
- Analysis
- Problems
- Reflection

Reflection
- Farming Skills
- Story of Bagua
- Natural Experience

Problems
- Characteristic Agricultural Products Brand Promotion
- Moderate Exploitation
ISLAND SCALE

A green, native, inclusive, rural island, with various of rural leisure development modes for urbanite to escape from urban hustle and bustle.
MESO SCALE

Long stay rural leisure development connects tightly with natural, rural and urban system. A harmonious, symbiotic, systematic organization.
HOMESTEAD SCALE

Small and beautiful authentic rural characteristic affordable strong social interaction
strategies
problems
analysis
implementations
reflection
rural
houses
rural product
rural culture
& history
policy & social support
leisure facility construction
rural product
natural landscape
Leisure facility
construction
A

B

PROBLEMS

ANALYSIS

STRATEGIES

IMPLEMENTATIONS

REFLECTION
Spot 1:
1. Near Jianghe river course belt which has local characteristics and natural beautiful landscape.
2. High density of idle rural houses, and dense population.
3. Near the future Heyan highway entrance which will bring good accessibility.

Spot 2:
1. Near the Heyan highway entrance and dike road, which has a good accessibility.
2. Qili village once spontaneously developed small scale homestead based rural leisure industry. We can still find development foundation here.
3. Qili village is close to the southwestern wetland park and Yangtze river upstream.
PILOT PROJECT 1

1. Detached house
2. Cropland
3. Public space
4. Shared courtyard
1. Detached house:

4. Quadrangle courtyard house:
1. Detached house:

- FSI: 0.5-1.0
- Building density: <30%
- Height: <12m
- Room for accommodation: >2, room for rent: < 6
- The advising tenants: The elderly + Young couples

4. Quadrangle courtyard house:

- FSI: 0.6-1.3
- Building density: <30%
- Height: <12m
- Room for rent: < 8
- The advising tenants: The elderly + Young family with children + Start up companies
1. Detached house
2. Public activity center
2. Cropland
4. Shared courtyard
2. Public activity center:
   - Each neighborhood should have a public activity center
   - Served as decentralized service center: include rural catering, rural product logistics site, handicraft classroom, neighborhood activity space, experiential consumption shops etc. function

3. Rural cropland:
   - 5% cropland: self planting and picking use
   - Adopt vegetable plot per household: 30m²
   - Building Coverage Ratio: <10%
   - Crop rotation fallow area 1:1:2:1
   - Encourage ‘shared farm’ development mode
     Share product
     Share cropland
     Share project
     Share resource
2. Public activity center

3. Rural cropland
1. wetland park
2. entrance square
1. Wetland park:
   - Building Coverage Ratio: <5%
   - Wetland planting allocation: 5:2:3

2. Entrance square:
   - Buffer zone: >10m
   - Each pilot project should have a tourism center: 50-100m distance to highway entrance
Policy goals and objectives:
Policies exist to ensure, in a given situation, that people will behave in a way that is predictable, advisable and in the best interests of the organization and the person.
COMPLEX CITY STUDIO

POLICY

?=?

SPATIAL DESIGN

PROBLEMS ANALYSIS STRATEGIES IMPLEMENTATIONS REFLECTION
Mature and reflection stage, 2024-2026

Preparatory stage, by 2020

Planning and basic construction stage, 2020-2022

Core construction and management stage, 2022-2024

Mature and reflection stage, 2024-2026