

Mesopolis

Opposition

The height of the building in China's cities is increasing rapidly, from a multi-story home in the 80s to a unified 100M high-rise apartment. The government and the public praised the modernity of closed high-rise communities and could not wait to move to high places, as if farther away from the ground, they could be separated from the lifestyles of the past – just as the glorious city of Le Corbusier pursues thorough cleanliness. Cutting. The government even announced that there are no slums in China because the old towns that represent the dirty and messy are the relics before the founding of the country, they have obtained the independent name - shanty town. Under this definition, it seems that the justice of the old city has been neglected, and the low-rise building has received little repair and maintenance in the past 50 years.

However, the migration of the residence does not mean the complete departure of the living place. After leaving the private territory of the high-rise apartment, the daily life of life still needs to be presented between the squares of the street, and the separation has not been successful. But the towering and low volume, the noisy streets and the barbed walls, the lanes with small stools and the closed security doors all declare the existence of opposition.

Control

Cities in China are not destinations for free migration. In the contemporary era, they represent the urban-rural dual structure under the control of the citizenship system. The urban citizenship is connected with the employment education medical pension system. Whether or not the city citizenship directly affects the individual's social rank. Large cities in the planned economy get more resources and form urban deserts around their own. Urban-rural duality is used as a tool for harvesting benefits in cities. The foundation for maintaining this system was land in ancient times but was translated into real estate in the current state of the land. Like the fetishism described by Marx, this space-identity narrative was established.

Metropolis

Driven by the desire for economic growth and the difference in urban and rural rights, the concept of land finance was born. At this time, land becomes the meeting point of economics and sociological attributes. Real estate is transformed from the carrier into the subject itself, and the city is also on the road of expansion and annexation. The population of Guangzhou has grown from a million in 1900 to 16 million today. Most of the growth occurred after 1949. Especially after the reform and opening up of the 1980s, the per capita urban area increased

with the economic growth. There are 7,900 high-rise buildings in Guangzhou, most of which are residential. A considerable part of them are distributed in the old city in the early years, overlooking the city in silence. This strong contrast is a monument to the development of China's metropolis.

Opportunity

Civil society organizations have always been sensitive in China, and the government tends to establish direct contact with individuals rather than through the community (from sources in Russian residential communities). This policy has led to the loss of maintenance of high-rise residential buildings. A large number of old communities have emerged and vacant. At the same time, historical districts have been difficult to use due to the neglect of half a century. Cities that have expanded on the macro scale have encountered ills. . After the land is supremely disillusioned, a new development model needs to be created, built on the old ruins and not as the Ottoman reconstruction.

If we discard the prejudice in value judgment and re-examine the scale difference of the city, we will find that there is a gap in mesoscale, which originated in society and materialized in space. Mesoscale is the way to suture wounds, and the healing power will appear on the high-rise residential renewals that have arrived and will continue to erupt. They are the core of the city's problems for half of Guangzhou citizens.

Represent

The three high-rise residential buildings in the renovation are in the Yuexiu District with strong commercial atmosphere. 38% of the residents in the district are engaged in commerce, and a considerable part of them do not have Guangzhou citizenship. The high-rise towers are used to replace the floor and change the layout of the house. Through the idle units, it becomes a commercial sky street every five floors, and introduces the lifestyle of the ground into the tower. At the same time, the common platform between the neighborhoods is added in the long slitting slits of the tower to reconstruct the characteristics of the small community. The elevator leads to the roof garden, returning the urban landscape that was originally occupied by the high-rise to the public.

Low-rise single-family houses allow for the splitting and merging of property, and long-term tenants receive the address needed for household registration, also the city has been updated.

MESOPOLIS

A bridge connect two systems







Rem Koolhaas: Great leap forward

Rem Koolhaas conducted a survey of the Pearl River Delta in the book of {The Great Leap Forward, a collection of essays recording and describing the territorial rapid transformation of Shenzhen and the Pearl River Delta}, and proposed the concept of exacerbated differences. Rapid urbanization is portrayed as the use of opportunities, accidental events, and tolerance for imperfections. In addition, he praised the freedom in the socialist market economy—an unpredictable freedom resulting from the parallel occurrence of various scales and functional projects due to the large entry of the state and foreign capital (Koolhaas, the chaos created by the infusion of state and Foreign capital signifies modernization at an unprecedented speed and scale. Seemingly absurd juxtapositions of activities happen in enclaves in every scale: cities of exacerbated difference, zones and blocks. With real estate designed less for occupation than for investment.) When there is huge market power, design and planning should be smooth and not resistant.



Of course, the government is a staunch supporter of this theory, both in terms of social form and spatial narrative. In the ten years before China joined the WTO, the government led the transfer of low-end industries in a large number of developed countries to become the main logic of economic development. By organizing a large amount of labor to enter the city to support the development of labor-intensive industries, the rapidly increasing foreign population has produced a serious urban-rural duality. On the other hand, through the transfer and development of large plots, the chain of investment-building-land asset appreciation continues to move forward.



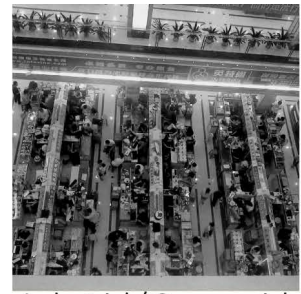
Administration



Commercial Street



Industrial / Commercial



Industrial / Commercial



CBD



Logistics



Central Park



Commercial Housing



Urban Village



Urban Village



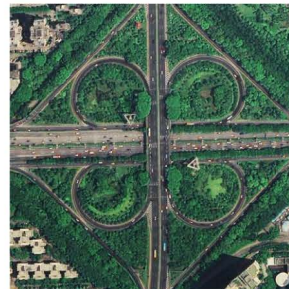
Danwei Housing



City Border



City Border

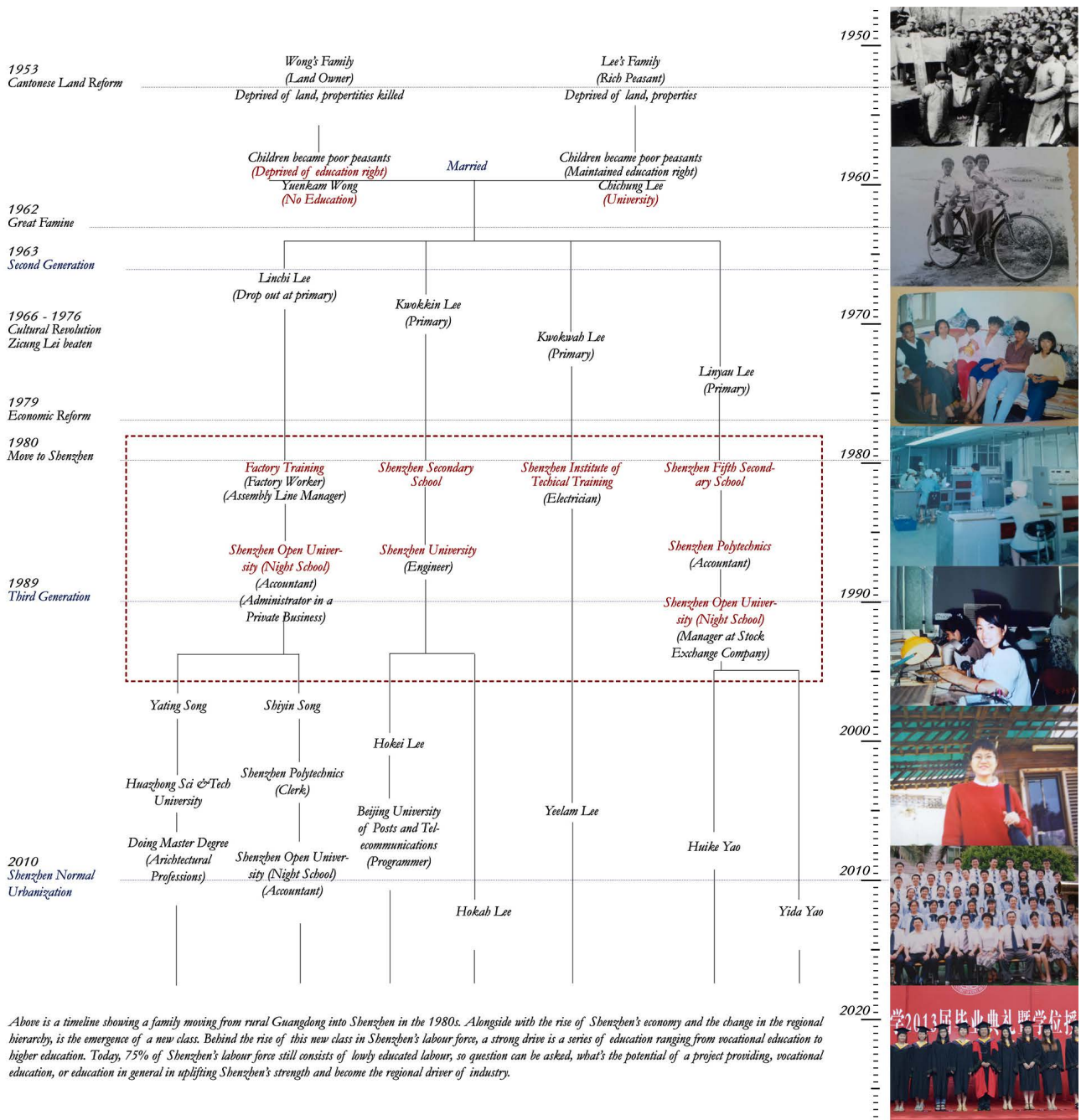


Transport



Agriculture

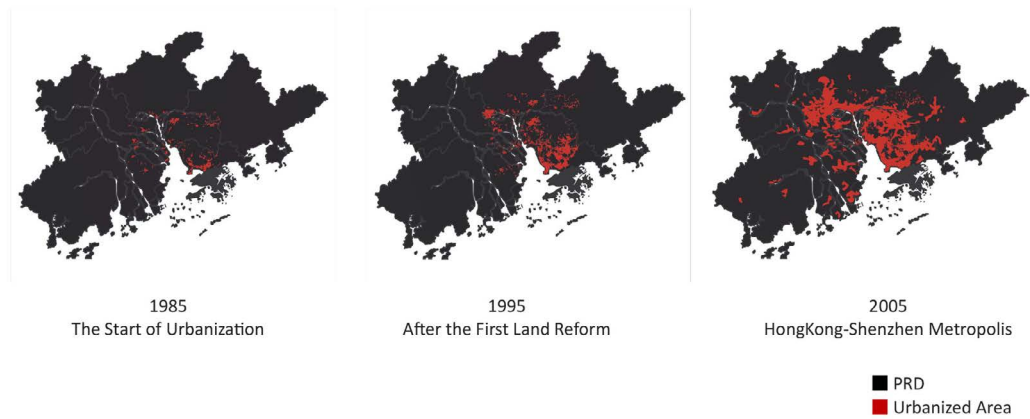
However, in the socialist market economy, only capital has freedom, and the individual face of participating in the Great leap forward is ambiguous. When the labor force is introduced into the city in large quantities, it does not enjoy the protection and welfare of the city. The identity of the government through the household registration system has created a large number of low-human rights labor supply to participate in the economic construction chain. At the same time, after the completion of the mission of the labor force, they are allowed to return to the home city, exempting the cost of social security in the big cities.



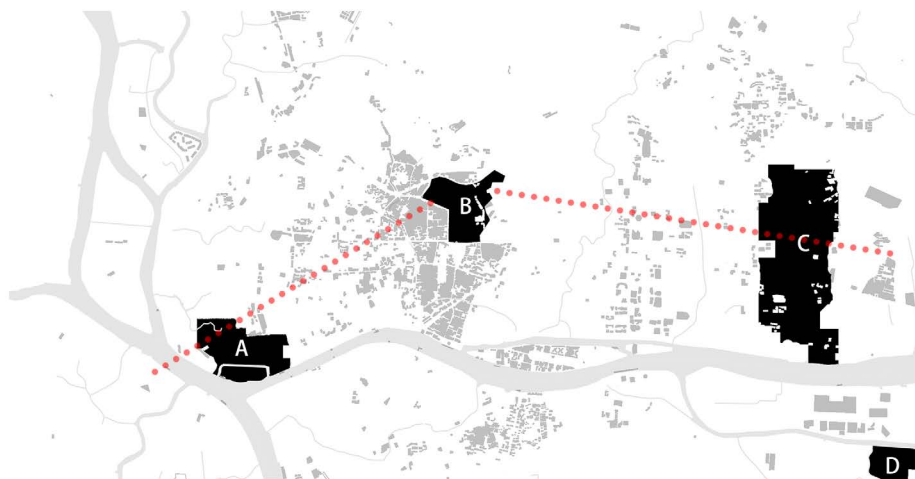
Above is a timeline showing a family moving from rural Guangdong into Shenzhen in the 1980s. Alongside with the rise of Shenzhen's economy and the change in the regional hierarchy, is the emergence of a new class. Behind the rise of this new class in Shenzhen's labour force, a strong drive is a series of education ranging from vocational education to higher education. Today, 75% of Shenzhen's labour force still consists of lowly educated labour, so question can be asked, what's the potential of a project providing, vocational education, or education in general in uplifting Shenzhen's strength and become the regional driver of industry.

The division of identity - observation from the family perspective

In the past 20 years, the urban area of Guangzhou has increased by nearly 10 times. In the context of the state-owned land, a large number of land for sale has been carried out through the auction of large plots, which has spawned numerous giant urban isolated islands. In addition, this investment and planning-driven land development model led to duplication of investment and waste, during which the Guangzhou CBD moved twice – both of which brought a boom in urban construction.



Pearl River Delta City Expansion



CBD area of Guangzhou is moving after 1980s. First is in Liwan(A), the historical center. In 1990s, it moved to Taojin(B). After 2000, Zhujiang New Town(C) became the new business center.

Following the movement, the commuting distance was increased more than three times than in 1980s.

CBD Movement

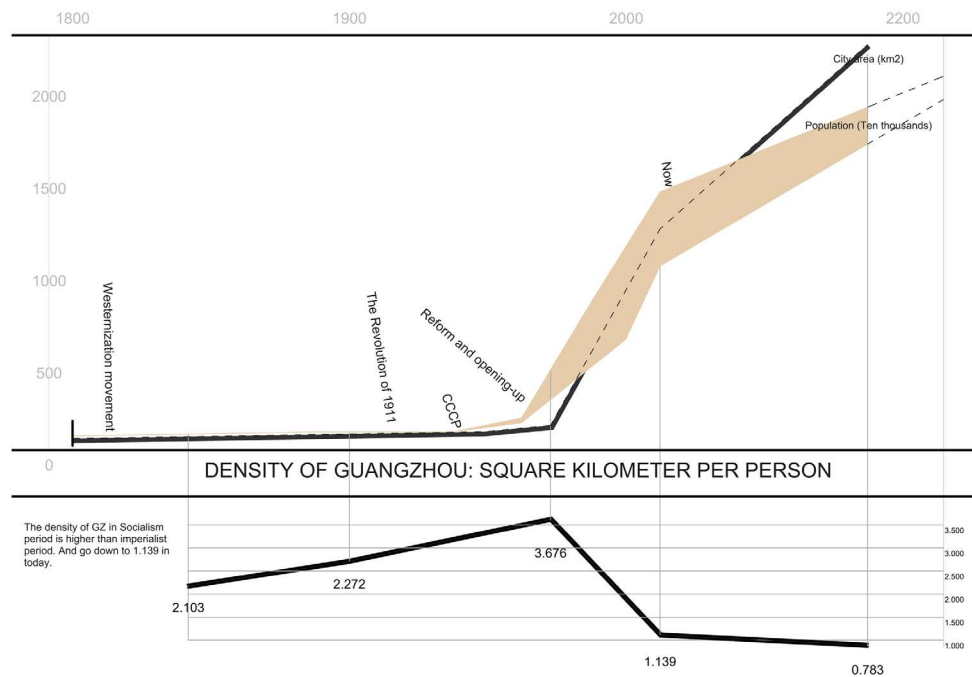


The commuting distance is 8.8km one way in average, it required 2 hours for commuting everyday.
Home-work proportion

Increasing commuting distance

Low-cost, extensive large-scale land development has caused the biggest problem in the future development of the Pearl River Delta: land shortage. Shenzhen, a megacity close to Hong Kong, has exhausted all the land that can be developed in just 30 years.

However, the utilization rate of land in this development mode is actually quite low. The number of people per square kilometer in the urban area built in Guangzhou has dropped by 60% compared with the planned economy.



GZ population is growing fast in the recent hundred years.
 Even the government want to slow down the increasing speed, still has 400,000 people move in every year (from 2010-now)

Capital-oriented and large government formation of new urban centers, where geographical location is prevalent with potential capital growth, and large commercial giant plots have been developed. Second, because the state does not need to provide housing and welfare for migrant workers, the construction of new social welfare facilities driven by capital tends to be rich. Existing urban parks, better schools and other public facilities near the plot have been developed into high-priced properties and privatized through sale. In the past decade, urban transformation in industrial transformation, labor upgrading, social mobility and vocational education has received particular attention. On the one hand, social mobility has accelerated the commercialization of urban space. As the migrant workers partially completed the accumulation of original capital, they gathered in the city center to fight for opportunities. On the other hand, most migrant workers gather around business centers for opportunities. Most of them work in labor-intensive electronics companies or service departments. In order to get closer to work and work longer, workers are squeezed into high-density housing with minimal living standards (low-cost residential and old residential units provided by overcrowded urban villages), providing minimal social services. These spaces provide an “affordable” space for



After endless raising the density of the city, every square meter has its own business function, the public space disappears from the city.

marginalized migrant workers, which is indispensable for urban manufacturing and services. China's urban marginalization has less to do with income poverty, and more is that immigrants are isolated from cities by depriving them of welfare and urban rights without citizenship. Contrary to Western "high-poor communities", these neighborhoods are closely related to mainstream urban society through the labor market, and poverty is not a major problem, as the minimum wage for migrant workers is usually higher than the urban unemployment insurance allowance.

This life complex is self-generated in the remaining urban space, alongside the high-investment commercial development. This dualistic landscape belongs to the same system and forms part of the market-oriented privilege - mainly higher-skilled, more educated residents enjoying the space for commercial development, and another part of the population being marginalized. Urban conflicts and conflicts lie in the state's inability to provide basic welfare to migrants, especially education. Migrant workers who were laid off during the market reforms in the 1990s found new positions in private enterprises through a series of self-financing skills upgrading courses (night schools, vocational training institutions, etc.) or from their own micro-enterprises. By 2008, 98.5% of enterprises in the Pearl River Delta were small and micro enterprises (SMEs), accounting for 65.2% of GDP. Along with the self-upgrading of large-scale labor, a new class of consumers has emerged. These basic services are vital to labor production. By changing the top-down development logic, they can complete the process of becoming urban dwellers by changing and developing new business models.

It is in this context that this proposal attempts to rethink the relationship between planning, business development and the provision of social welfare, and to discuss potential new urban development. The project is not to accept the power of marketization, ignore the inherent abuse of mobile capital and short-term benefits, but to seek re-regulation, to give the labor behind the neglected economy, and to imagine different future growth cities. The relationship between business development and social welfare will rethink public infrastructure as an alternative to the mega-architectural logic of urban intensive and regenerative.





Skyscrapers hidden the landscape.

Before, there was river - low rise buildings - mountain, now the natural context could not be appreciable.

UPSTAIRS



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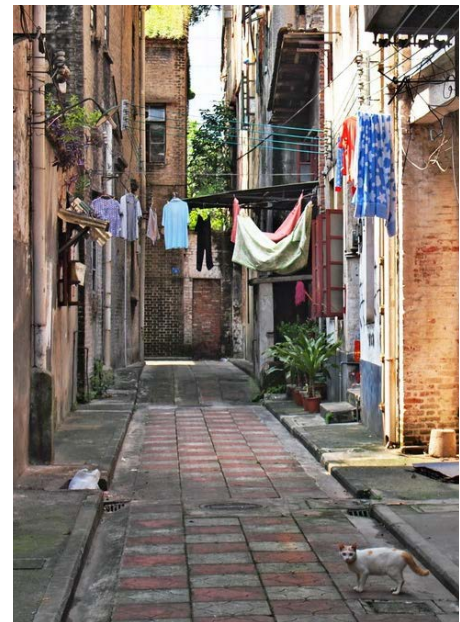
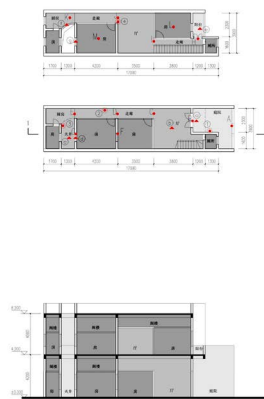
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Sunlight

Heat

Urban Heat Island

Soft Surface

Hard Surface

Auditory

Visually

Tactile

SENSORIAL

Social Class

Locals

Migrations

Youth

Middle age

Elder

Age

Time

