

**Migrants, Urban Village, and An Open Community**  
**- A case of Yangji, Guangzhou, China**

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"I hereby declare that I am the sole author of this thesis. This is a true copy of the thesis, including any required final revisions, as accepted by my examiners.

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Massive migration is one the most significant phenomena of China's urbanization. In the thirty years since the "Reform and Open Up" policy began, Guangzhou, as the center of the Pearl River Delta, has experienced significant economic growth and urban expansion and attracted a vast number of migrant laborers.

Seen as the product of the rapid urbanization, urban villages accommodate the majority of migrants by providing low-rent housing, but at the same time they cause many social problems. Guangzhou's general approach to the redevelopment of urban village overlooks the serious issues migrants are facing and their demand of affordable housing. The reconstruction not only disregards the traditional village context but also drives the migrants away. Yangji village presents all characteristics typical of urban villages. It is located near the new center of Guangzhou and is currently being redeveloped.

With the aim of improving the migrants' standard of living and helping them gradually integrate into the city, this thesis proposes a new way to redevelop Yangji village in the urban context of Guangzhou by providing migrants with government-subsided low-rent housing and enhancing the potential for social interactions in the neighborhood. Taking into consideration the overall city development of Guangzhou, the benefits to all its citizens as well as the former village context and its population, the thesis proposes a design for an open community that is a mixture of different populations, functions, natural and historical elements.



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China's cities have been transformed by urban development since its "Reform and Open-up" policy of the 1970s. Based on the overall background of the massive migration in China caused by the prosperity of the coastal regions and the income gap between these regions and the less-developed inland areas, the thesis focuses on migrants' living conditions and issues, especially housing problems, in the receiving cities. Seen as a product of rapid industrialization and urbanization of Chinese cities, urban villages, which refers to the urbanized self-organized grassroots settlement of migrant low-rent housing, accommodate and provide the most affordable living to a large number of the migrants in urban areas who are excluded from social insurance, welfare, education and other services in the receiving city because of their **Hukou**\* status.

The thesis proposes an architectural approach to the redevelopment of urban villages in Guangzhou, one of the country's largest migrant reception cities, focusing on the migrants' current social circumstances, while bracketing the detailed mechanisms required to implement the proposal within the existing Chinese political and economic system. Situated in Yangji village, which used to be one of the most typical urban villages with migrant population of over 40,000 located right next to the new axis of Guangzhou, the design proposal introduces an open community within Guangzhou's urban context, provides government subsidized low-rent housing to migrants, but also mixes different population, functions, social and cultural services as well as natural and historical elements. The thesis also aims to enhance the potential of social interaction, improve migrants' standard of living and help them gradually integrate into urban society. Keeping in mind the overall development of Guangzhou, the proposal incorporates consideration for the migrant population, as well as the local landless farmers and other citizens. Besides increasing social fairness, the thesis aims to bring out the cultural characteristics of Yangji, which will amplify the sense and attachment of place to its residents.

\* **Hukou**

n. The legal instrument that registered under household, records and certificates residents' essential information.

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In order to provide an overall understanding of the background condition, the thesis is structured in three chapters that zoom in from the national situation of China to Guangzhou city to the specific site where the design is situated – Yangji village.

## Chapter 1

Migrant, refers to inter-provincial migrant in China, is a concept under the Chinese household registration system (**Hukou\*** system), which Implemented in the 1985 that limits job mobility and controls labor migration. The massive migration caused by the income gap between coastal areas and in-land areas has changed China profoundly, greatly influencing the economic, social, cultural landscape of China as well as Chinese traditional family living patterns and social values. This migration affects not only the urban areas but also the rural areas where most of the migrants come from, therefore, creating a migrant landscape.

Chapter one provides a background understanding of migrant population and migrant phenomenon in China, as well as issues migrants are facing in the receiving cities. The number of migrants from remote rural areas moving to more advanced coastal areas remains high and is still increasing. However, as the main working force that contributes the most to the urban revolution of Chinese cities, the migrants are in “an inferior political, social and labor market position” because of the Hukou system, which excludes them from social insurance, welfare, education and other services in the receiving cities.

## Chapter 2

Guangzhou being the economic, social and cultural center of the **Pearl River Delta\*** (PRD), is one of the major cities that attracts the most migrant population and a great case to understand migrant population and their issues in urban cities. Guangzhou’s labor-intensive secondary industry and the rapidly developing tertiary industry provides millions of job opportunities. As a fact, migrants make up 92% of Guangzhou’s working population.

### \* Pearl River Delta

*n. the expansive delta lands of the Pearl River at the South China Sea. It consists of Guangzhou, Shenzhen, Dongguan, Foshan, Zhongshan, Zhuhai, Jiangmen, and parts of Huizhou and Zhaoqing, has been the most economically dynamic region of the Chinese Mainland since the launch of China’s reform program in 1979. Adjacent Hong Kong is not part of the economic zone.*

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Being one of the biggest manufacturing centers of the world, Guangzhou is developing rapidly towards becoming a modern metropolis that will be the future home for many migrants. However, social segregation caused by where and how they live has become the foremost hindrance for migrants to integrate into the city.

Housing is the primary and fundamental issue for the migrants. Migrants live segregatedly in the receiving cities due to the expensive urban housing. Furthermore, they are excluded by government-subsidized housing system because of their **Hukou\*** status. The urban village emerged due to migrants' demand for affordable housing. Because of urban villages' undesirable physical landscape and the unsuitable land use, Guangzhou government announced a plan to redevelop 52 urban villages in its urban area. The thesis looks at urban villages as the product of rapid urbanization, evaluates both their advantages and disadvantages, and seeks a new way of redevelopment. Taking the migrant population into consideration, this chapter compares Liede village and Pazhou village's official redevelopment outcomes with their previous urban village community qualities. The governmental redevelopments, both of which took the **over-all redevelopment\*** method, not only erase the previous village texture but also drive migrants away and therefore increase social segregations.

### Chapter 3

The design proposal is situated in Yangji village, right next to Guangzhou's new axis. As one of the most typical urban villages, which hosted over 40,000 migrants and with a history of over 900 years, Yangji published its redevelopment plan in April 2010 and is now under reconstruction. Similar to the other redevelopment schemes, Yangji's over-all redevelopment will turn the area into a modern closed community consisting of villagers' relocation towers and commercial constructions that will in turn increase the housing price significantly, decrease the housing affordability and host a population completely different from before.

**\* Over-all Redevelopment**

n. the redevelopment method of urban villages in Guangzhou that demolish the entire villages and build up modern communities.

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Based on an understanding of the pre-existing conditions at Yangji, the thesis proposes to redevelop Yangji into an open community that mixes different populations, functions, natural and historical elements, and aims to embrace four elements: original village boundary, texture, openness, and mix. Aiming to benefit migrant population, the thesis takes into consideration the overall city development, creates a complex community that provides government-subsidized housing to migrants, which also benefits the former villagers as well as other citizens. The proposed project creates a community that accommodates migrants in the city while providing them education as well as cultural and social service. Consequently, the proposed design increases the potential interaction among different populations, decreases social segregation, helps migrants integrate into the city, thus, in the end contributes to the city development.

1. Cindy C Fan, *China on the Move: Migration, the state, and the household*. New York: Routledge, 2008, 1

2. Famous quote from Deng Xiaoping,  
一部分地区,一部分人可以先富起来,带动和帮助其他地区,其他的人,逐步达到共同富裕. "*Part of the region, some people can prosperous first, drive and help other regions, other people, and gradually achieve common prosperity.*", 1985,10,23

# Chapter 1

## The Migration Phenomenon

<b>1. Migration and the Urban Revolution</b>	<b>4</b>
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# 1. Migration and the Urban Revolution

**Migrant, which refers to internal migration or floating population in the People's Republic of China (PRC), is a concept under China's household registration system (Hukou\* system). It is generally refer to people, normally adults under childbearing age (demographically between 15 to 50 years old), who leave their original places of domicile, staying in a different place with the purpose of working and living.<sup>1</sup>**

## 1.1 The Hukou regime

Implemented in the late 1985, China's **Hukou\*** system (Chinese household registration system) limits job mobility and controls labor migration. To keep its 1.3 billion citizens evenly distributed, the Chinese Hukou system prohibits people from moving without government approval. Chinese population is divided into urban residents and rural residents depending on their place of residence. The national migration largely ceased due to the restriction of migration from rural to urban locations in the few years after 1985. While Hukou is an instrument to control migration, it also acts as an invisible wall for migrants living in the receiving cities. Migrants living outside their own household-registered location are in "an inferior political, social, and labor market position"<sup>2</sup>. They are excluded from access to social insurance, social welfare, health care, education and other social services in the receiving city. The Hukou regime influences all aspects of the Chinese society and economy especially the lives of migrants.



Fig1.01 Film Captions of "Last Train Home" Documentary film by Lixin Fan, 2009

## 1.2 The Urban Revolution

*“By ‘urban revolution’, I refer to the transformations that affect contemporary society, ranging from the period when questions of growth and industrialization predominate (models, plans, programs) to the period when the urban problematic becomes predominant, when the search for solution and modalities unique to urban society are foremost.”<sup>3</sup>*

*-- Henri Lefebvre, “The Urban Revolution”*

Since the late 1970s, China has taken on a development role that switched its focus from political struggle to economic development towards modernization. For the last three decades, China has transformed from a socialist model command economy to a social market economy through the “Reform and Open-Up Policy”. In famous quote by Deng Xiaoping, he says “It doesn’t matter if the cat is white or black so long as it can catch mice.”<sup>4</sup> By shifting the focus from political ideology to economic development, China has also legitimized a strategy of export-oriented industrialization, pursued through its Open-door policy consisting of: export-processing, special economic zones, and incentives for foreign investors. It has transformed from a mainly agricultural society to the “World’s Factory”. China has become the manufacturing base of industrial products worldwide. Labeled “Made in China,” these products have appeared in every corner of the world because of China’s cheap labor cost and “can do” attitude.

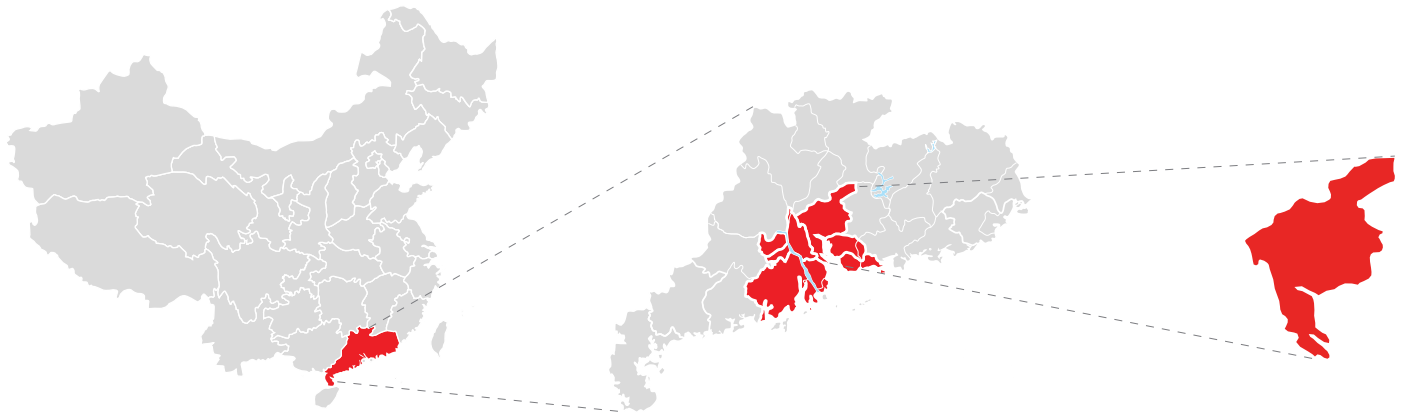
In parallel to the relatively cheap product output as the main force of the economic growth, Chinese cities have rapidly industrialized, especially in the Pearl River Delta (PRD) (Fig1.02) region known as the south gate of China. Seen as either a geographic region, an administrative division, or a financial region, the PRD acted the pioneer as well as the leader of the transformation, and became the region that was “prosperous first”<sup>5</sup>. Owing to the industrial transformation, the booming labor-intense secondary industry’s (mainly manufacturing industry), huge labor demand has attracted millions of people from all parts of China. The PRD has been and is still the hot spot for labor inflow.

Fig1.02 Geographic Situation of the Pearl River Delta

Fig1.03 Below Chinese Employment

*Significant difference shown on the amount of population from rural and urban area. After the prosperity of the secondary industry, the tertiary industry develops rapidly. The tertiary industry, mainly the service and education sectors provides job opportunities in urban build-up area and shows the urbanization of Chinese cities.*

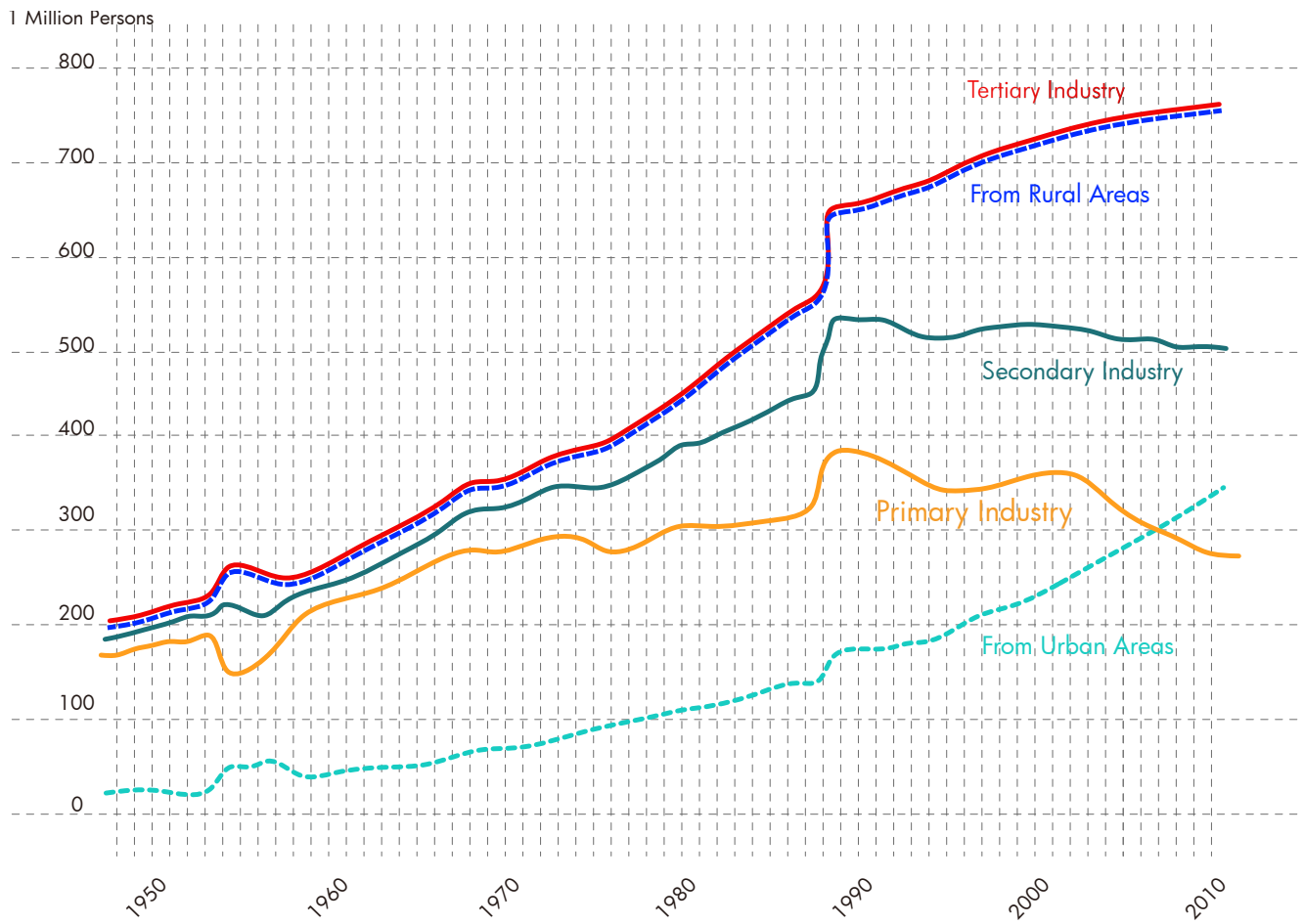




Guangdong Province

Pearl River Delta (PRD)

Guangzhou City



### 1.3 Migrant Phenomenon

The rapid surge of migration has been one of the most profound changes in China during the last 30 years. Official estimates of the migrant population up to the end of 2012 is over 263 million, accounting for 1/6 of China's population<sup>6</sup>. Due to slow development and lack of job opportunities in the inland area, a large number of migrants have flooded from the undeveloped parts of China such as the provinces of Fujian, Anhui and Guangzhou, into the coastal region, seeking higher economic incomes. In the 30 years since 1979, the urban population of China has increased from 440 million to 622 million, with approximately 340 million attributed to the net migration. "The volume of rural-urban migration in such a short period is likely the largest in human history."<sup>7</sup>

The number of the **New Generation Migrants\*** (NGM) has exceeded half of the total migrant population and is leading to a new trend of migrants<sup>8</sup>. Unlike the **Mangliu**\*<sup>9</sup> who rushed into cities in 1990s, the NGMs no longer considers money making as their only reason for migrating, but value more on their future development and are showing a more interests in settling down in cities. NGMs share a few characteristics, which are different from the past generations such as a younger migrant age, a variety of causes for migration and a stronger preference for big cities<sup>10</sup>.

The living pattern of NGM's has changed from survival to self-development. They expect to undergo improvements and to become permanent residents in the city. Over 70 percent of NGMs would prefer to settle down in big cities instead of following the old "**pendulum migration pattern\***", and 60 percent of NGMs keep the same job for more than three years<sup>11</sup>.

The NGM's migration influx has created "a family trend" which is different to the old generation. According

**\*New-generation Migrants**

n. Chinese: 新生代流动人口) migrants born after 1980.

**\*Mangliu**

n. (Chinese: 盲流) the aimless population influx that migrates from rural to urban areas unplanned.

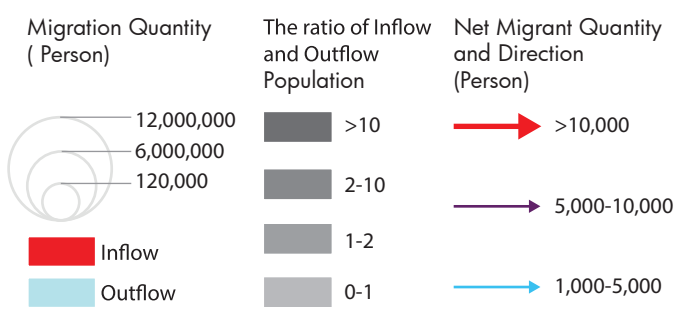
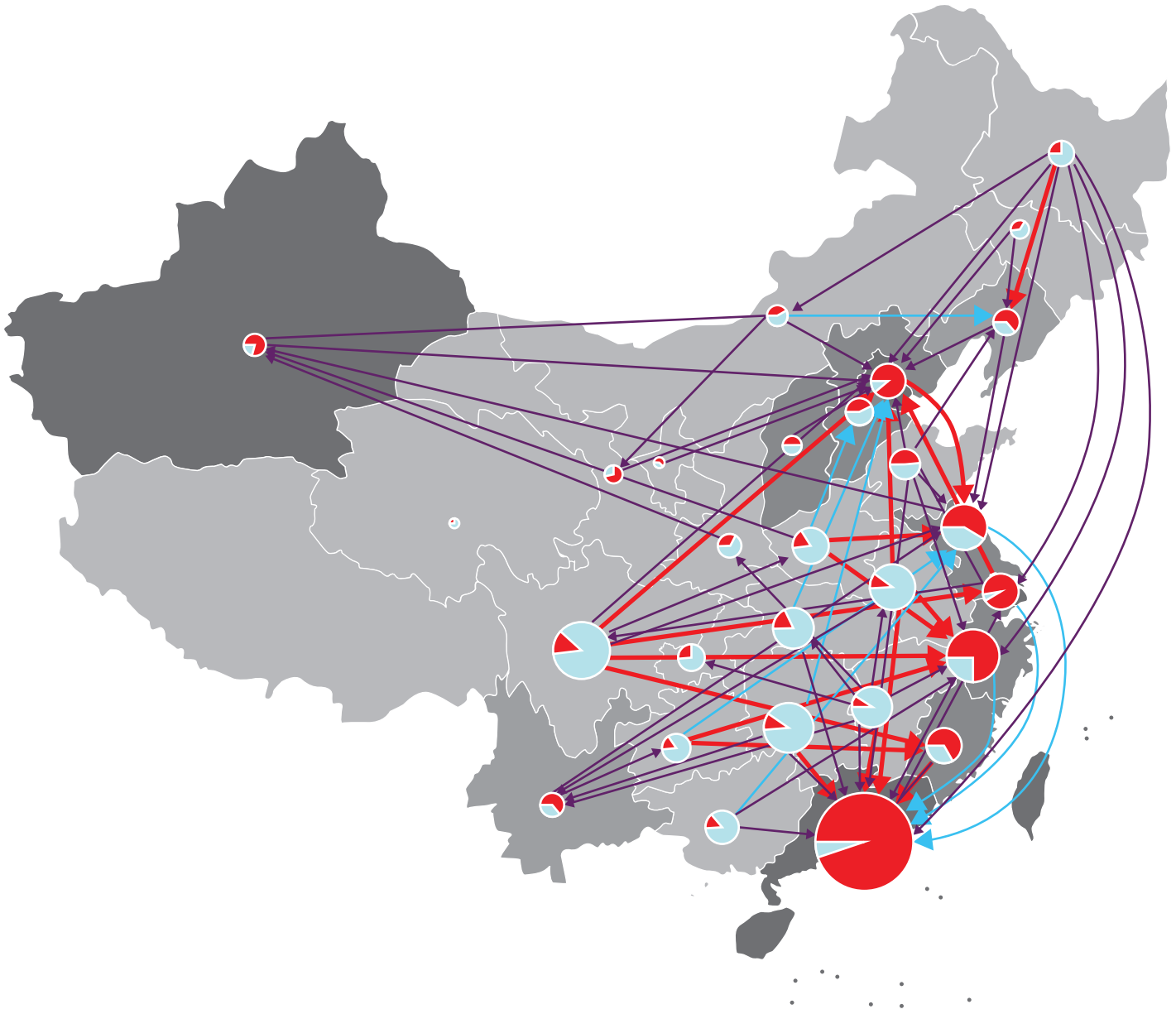
**\*Pendulum Migration Pattern**

n. the migration pattern of the old generation migrants that move back and forth between their hometown and the receiving cities.

---

Fig1.04 Migration Flow of the Year 1995-2000

*Population migrates from less-developed inland areas to coastal areas. Guangdong has been and is still the province absorbs one of the largest population influx.*



to statistics, over 70 percent of the migrant family members follow the migrant workers to move to the receiving city after they settle down. This family migration pattern keeps the traditional Chinese family living pattern, thus helps the migrants to gain a sense of happiness and belonging in the receiving cities.

Moreover, the steadily-rising income of the migrant population attracts migrants to stay in the receiving cities. According to statistic, the second industry, mainly the manufacturing and construction industry is still the main industry absorbing the migrant population. Additionally, the prosperity of the tertiary industry (also known as the service sector or the service industry), is attracting more migrants. The average monthly income of the migrant population has increased by 4.9% in the end of 2013 compared to the same time in 2012, and has reached 3,200 RMB (581CAD)<sup>12</sup>.

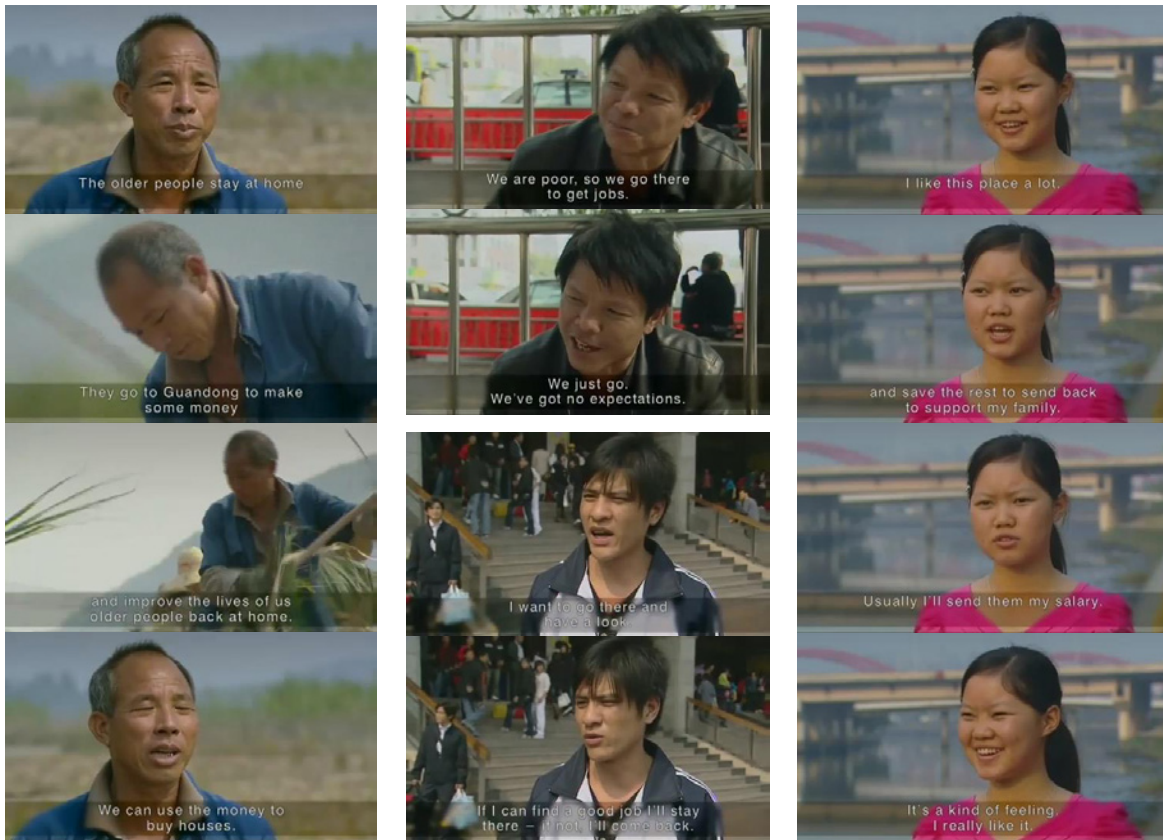


Fig1.05 Still Photographs of Documentary Film "The Big Smoke-China" 2009

## 2 Issues- To Float, or Be Left Behind

According to statistics, the migrant population reached 262 million in 2012. The total population of **provincial migration outflow\***, more than half of the **total migration population\***, was more than 163 million<sup>13</sup>. An increasing number of people choose to work in more advanced areas to leave their village and improve their economic condition. The outflow of family main work force has changed many rural families' labor distribution and caused serious social problems back in their villages of origin.

### 2.1 The Hollow Phenomenon

The **hollow phenomenon\*** is one of the social problems that emerged during China's modernization and urbanization. In some of the rural families, the disadvantaged people, mostly women, children and elderly are left behind by the migrant workers. Although under the family migration trend, restricted by limitations such as housing and education that migrants receive in the receiving city, it is impractical for the entire family to migrate at once. Therefore, many migrants have to leave without other family members to earn an income in cities, and a left-behind population forms. According to a study by the China Agricultural University, the left over population has reached 157million: 60 million left-over children, 50 million elderly and 47 million women .

The hollow phenomenon has become a serious social problem affects Chinese rural families. In contrast to the traditional Chinese family living pattern, the left-behind families face social and mental difficulties: the elderly cannot be supported by their children (Fig 1.16), women have to take over the responsibility of taking care of both the elderly, children and the family farm (Fig1.17), and the children cannot get the appropriate education. These problems will all lead to unhealthiness in the rural left-behind population physically and mentally, and furthermore, can result in social instability.

#### \*Provincial Migration Outflow

n. Migrants move out one province to another province.

#### \*Total Migration Flow

n. The overall Chinese provincial migration.

#### \*Hollow Phenomenon

n. the uneven age distribution after the outflow of work-age young adult in the rural families.

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Fig1.06 "Hollow Phenomenon"



Fig1.07 "The Watch from Mountain"

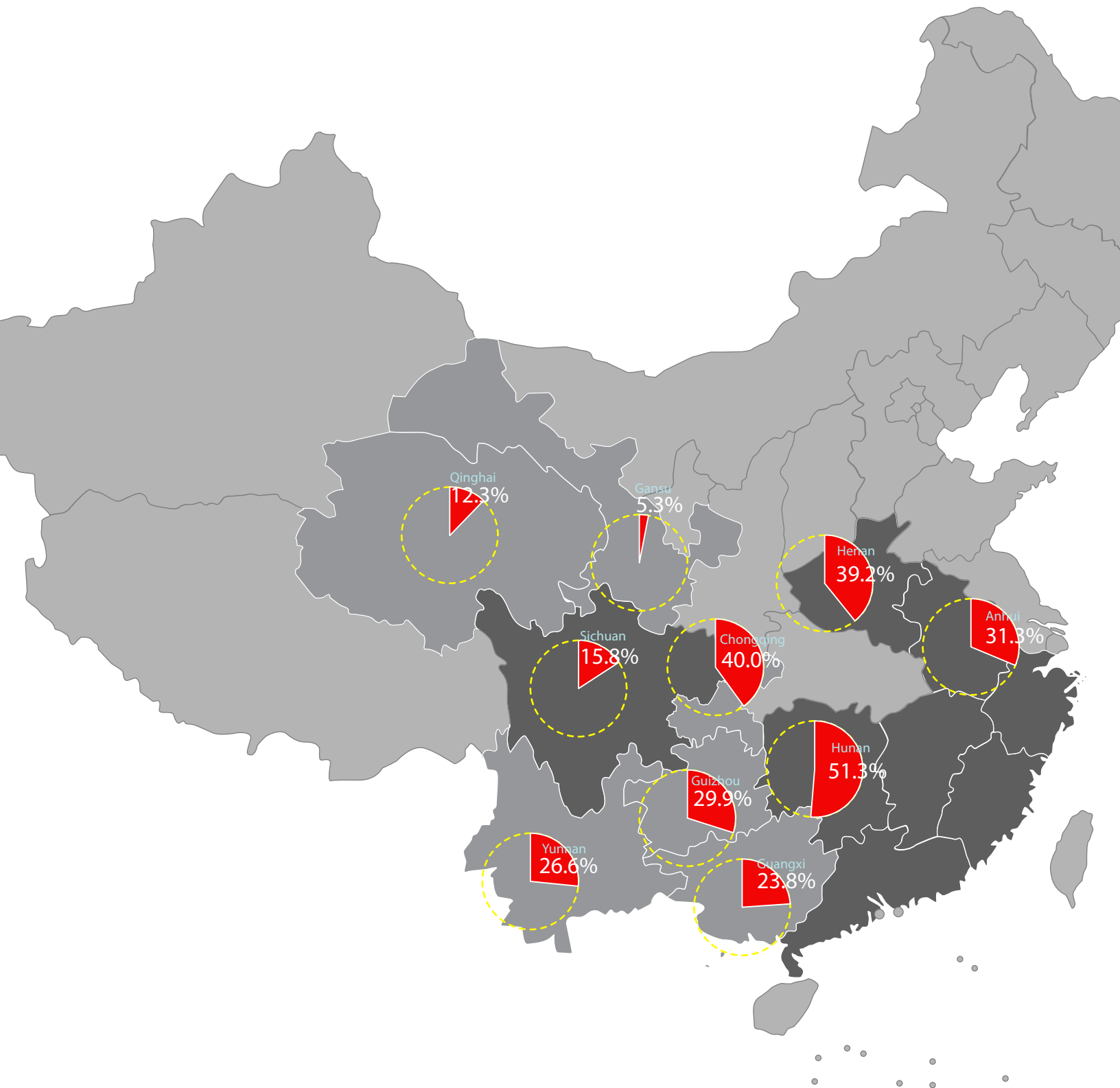


Fig1.08 The Percentage of Left-behind Children Among The Total Provincial Children Population





Fig1.09 Primary Care Giver of Left-behind Children

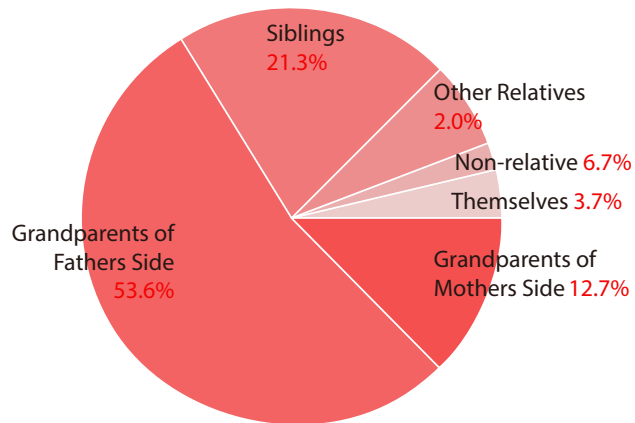


Fig1.10 Psychological Condition of Left-behind Women

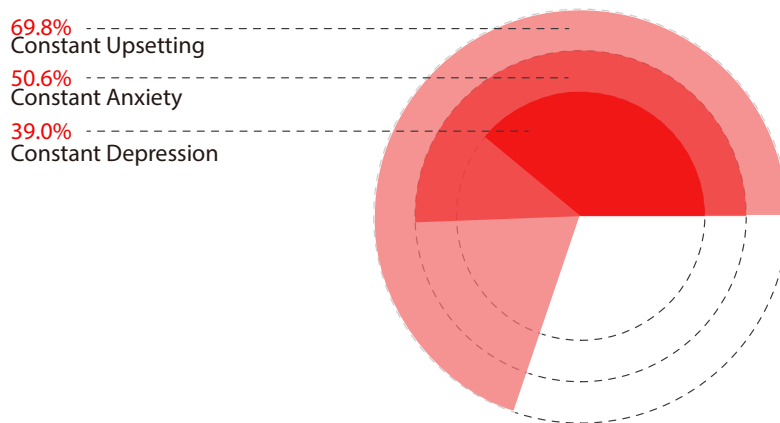
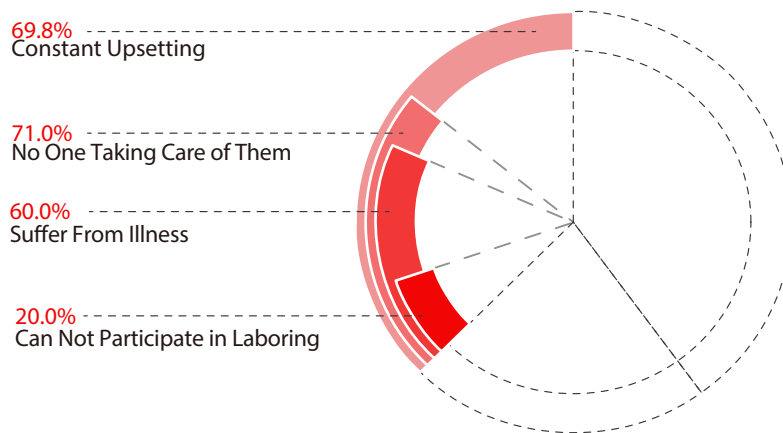


Fig1.11 Health Condition of Left-behind Elderly



## 2.2. The Migrant Children

Considered one of the most disadvantaged groups, **migrant children\***, are confronted with many difficulties when trying to integrate into the new environment. Because of their economic, cultural, and education differences with children lives in cities, some of the migrant children have problems with schooling, interpersonal relationships and mental health living in the receiving cities. In contrast to their parents, most of the migrant children have little experience of rural life, which results in a stronger desire of urban life and a higher social status. Considered “the generation that cannot go back”, the migrant children that grow up in urban environments, however are facing huge disadvantage on living, education, and opportunities of employment.

Foremost, education has become the key for migrant children to integrate into urban society in the receiving city. As discussed in the article “Can China Successfully Educate Its Future Workforce? ”, because of their limited access to public schools in the receiving cities, a large number of migrant children are receiving education at substandard elementary and middle schools such as Dexin School in Kunming, Yunnan. “With dirt streaking their faces and clothes, children shout and run around a

concrete courtyard that doubles as a playground at the Dexin School.” For migrant children in these schools “the result is frequently a subpar education that researchers say could harm the country in the long term. ” China has depended on urbanization to fuel its growing economy, but the migrant children are of increasing concern. For China to maintain superpower status, its workforce needs to be more literate and better educated. Reducing the educational gap between migrant an urban children is urgent.

In addition to education, migrant children tend to have behavior problems because of their unstable living conditions and lack of urban residential community. Most of the migrant children live with their parents close to the industrial district, in high density rental housing segregated from urban residential communities and other social infrastructure as well as cultural institutions. The lack of social integration also makes it hard for the migrant children to communicate with other children their age. In response to these problems, a community-based living environment could create the sense of belonging and the opportunities for communication that are needed for the migrant children to better integrate into life in the city.

**\*Migrant Children**

n. the children who follow their parents' migrate from economically and culturally backward areas to modern regions.

---

Fig1.12 Migrant Child "Fangfang" Having Trouble Enrolling School in Beijing



### 3 Migration Landscape

*“The concentration of the population goes hand in hand with that of the mode of production. The urban fabric grows, extends its borders, corrodes the residue of agrarian life. This expression, ‘urban fabric’, does not narrowly define the built world of cities but all manifestations of the dominance of the city over the country.”*

---- Henri Lefebvre, *“The Urban Revolution”*<sup>16</sup>

As described in the book *“The Chinese Dream: a society under construction”*, urban expansion depends on wealth and urban population growth, which is equal to a combination of natural population growth and migration. As the largest workforce of urbanization, migrant workers contribute the most to China’s speedy modernization. The sheer size of migrant flows has profoundly affected China’s development. Migration is rapidly reshaping the economic, demographic, and social landscapes of the Chinese cities and the countryside. Parallel to, and as a result of, the large labor inflow, China’s urbanization rate has been continuously increasing by 1.35% per year and has reached 51% in 2011 according to NBC statistics based on the **permanent residents**\*. If we calculated only the registered population, the urbanized rate would come to only 35%. That is to say, the migrant population plays a major role in China’s urbanization; it forms a unique landscape.

**\*Permanent Resident**

n. the children who follow their parents' migrate from economically and culturally backward areas to modern regions.



Fig1.13 "The Factory of the World. The Channel of the World."  
Documentary Film "Manufactured Landscapes", Edward Burtynsky



Fig1.14 View of Assemble Shop, Documentary Film "Manufactured Landscapes", Edward Burtynsky

*I started thinking, "Maybe the new landscape of our time, the one to start to talk about, is the landscape that we change, the one that we disrupt in pursuit of progress."*

*So it's another landscape; it IS a landscape. It's a different landscape.*

————— *Ed Burtynsky*

## 4. ENDNOTES

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## Chapter 2

### Guangzhou and the Urban Villages



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# 1. Guangzhou

## 1.1 The Pearl River Delta

Traditionally one of the food chambers of China, the PRD turned into the economic engine of China after the introduction of Deng's "Reform and Open-up" policy. Economically motivated, a massive exodus of migrants rush to the PRD because of the income disparity between the PRD and their hometowns, which are mainly north-west inland areas. The PRD turned into a region where government resources, financial support, infrastructure, and migrant population are concentrated, and this region has been most affected by modernization and global processes.

Guangzhou, the capital city of Guangdong province, has the third-largest migrant population and the largest provincial migrant influx in China. Known as the third-largest economy of China, Guangzhou is located at the geometric center of the PRD (Fig 2.01). Also being the social, cultural and political center of the region, Guangzhou benefited from the "Open-up" policy and government financial support, and has become one of the major metropolises of China. Due to the rapid development of the manufacturing industry and the huge demand for labor force, Guangzhou has become a hotbed for migrants seeking income. Along with this population growth, Guangzhou is also undergoing a rapid urban expansion and construction because of economic development. In the last 30 years, Guangzhou has enlarged its urban area seven fold and is transforming from an industrial city to an urban city. For migrants, Guangzhou not only means the possibility of earning a good income, but also opportunities to improve themselves.



Fig2.01 Original Household Registration  
Distribution of Migrant Population of  
Guangzhou

## 1.2 The Growth

*“If there is one thing that expresses the quintessence of contemporary Asia, it is number. This, of course, primarily relates to the population growth, migration from the country to the city, and the economy.”*

— Richard Koek, *“Re-embedding: counting Guangzhou: photographic walk through Guangzhou, China”*<sup>1</sup>

### 1.2.1 Population

Since the “Open-up Policy”, massive migration inflow has become the most significant phenomenon in Guangzhou. At the end of 2013, the number of **permanent residents\*** in Guangzhou reached 129 million, of which 83 million hold Guangzhou urban Hukou. Contributing most to the population growth of Guangzhou, the migrant influx is still showing a steady increase. The total migrant influx in Guangdong province accounts for almost 20 percent of the total inter-provincial migrant of China. The migrant population exceeded the permanent population in Guangzhou in April 2014, for the first time in its history according to Wang Xudong, the Director of the Guangzhou Personal Service and Administration of Migrant Population. He indicated that the registered migrant population was 6.867 million up to the end of 2013, but the actual number of migrants living in Guangzhou is approximately 8.37 million with the addition of non-registered residents shown at the latest statistics, which is two and half times higher than seven years ago.

According to the statistics based on the registered migrant population, **young-adults\*** make up most of the migrant population; therefore, they have become the major labor force of the city. In addition, among the 8.3 million permanent residents, more than 40 percent of the people hold Hukou from other provinces according to Wang. Therefore, the migrant population, especially the NGMs forms the key workforce of Guangzhou (Fig 2.08). Migrants from other provinces, who are mostly **rural-urban migrants\***, make up over 80 percent of the total number of migrants. The main sending places are all inland provinces, e.g., Hunan, Guangxi, Henan, Jiangxi, Sichuan and Hebei (Fig, 2.01). The migrant population is becoming better educated: over 10 percent of the migrants have an education level higher than college, and the number who has post-graduate degrees (Masters or PHDs) is roughly 10,000. Most migrants in Guangzhou have a high expectation of employment and self-development. They look for a stronger social identity and are willing to participate in the social management of the city.

**\*Young-adults**

n. people that ranges from 16 to 45 years old.

**\*Rural-urban Migrants**

n. Migrants hold rural Hukou and move to urban area.

Along with the development of the urban area, an improved urban traffic

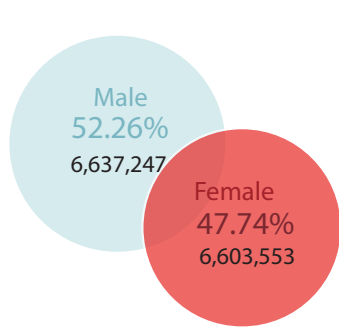


Fig2.02 Population Gender Composition of Guangzhou

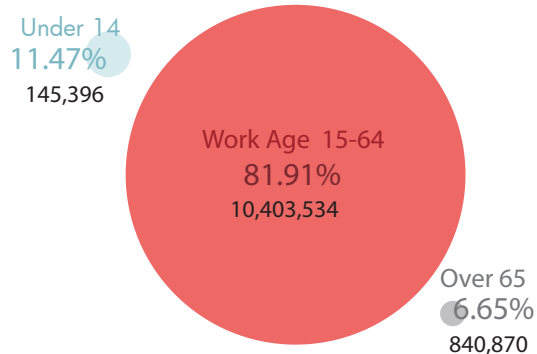


Fig2.03 Population Age Composition of Guangzhou

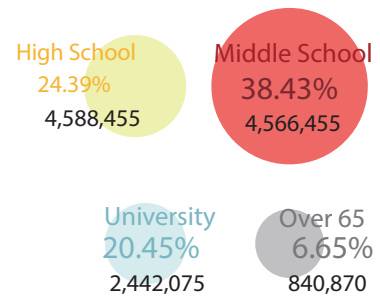


Fig2.04 Population Level of Education of Guangzhou

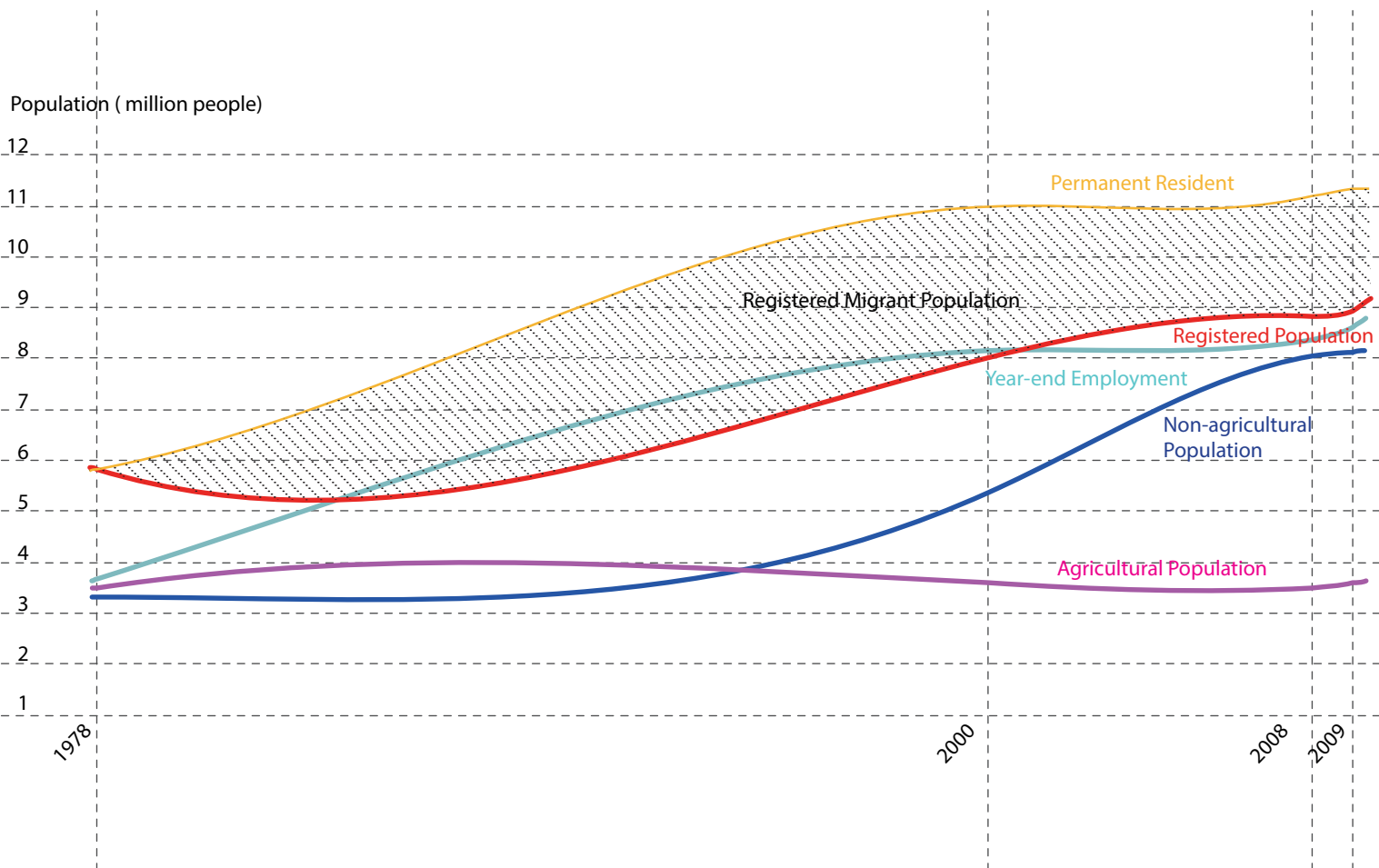
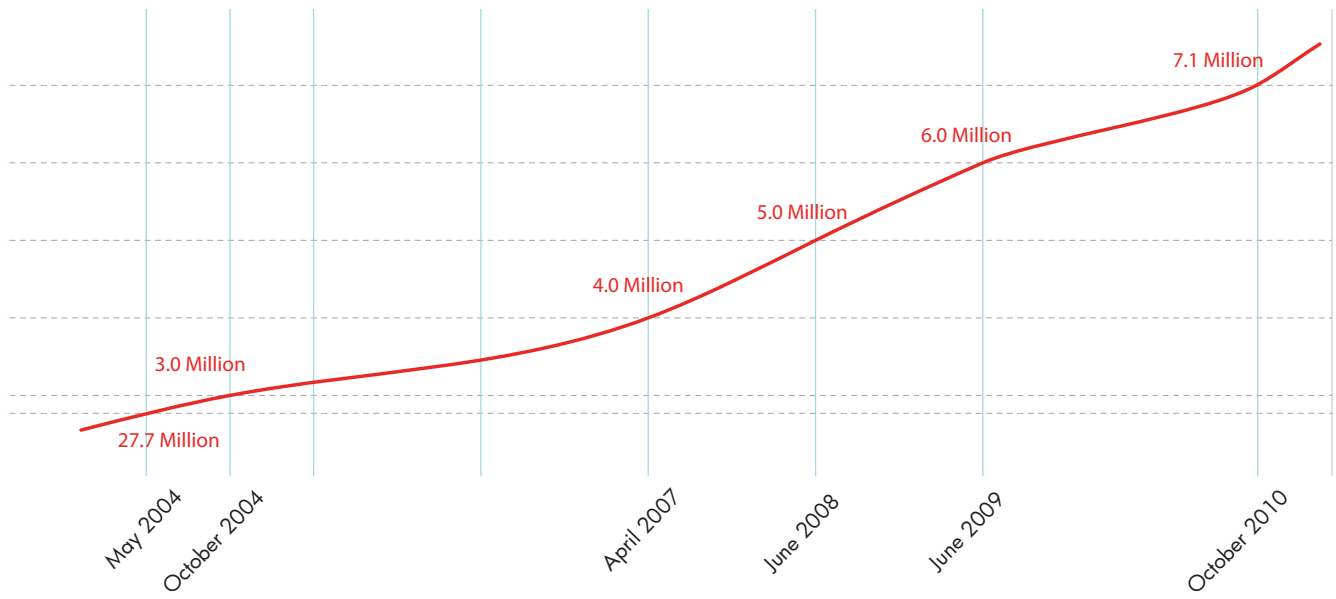
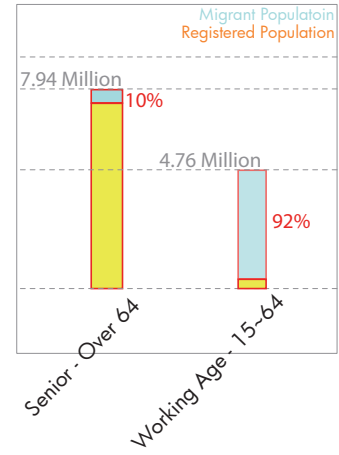
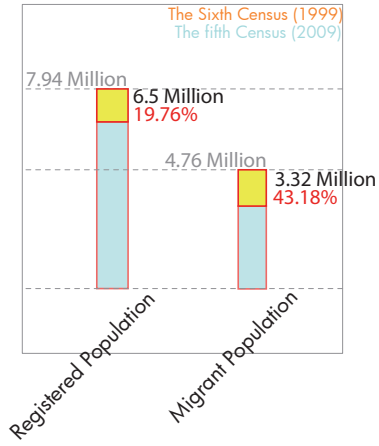
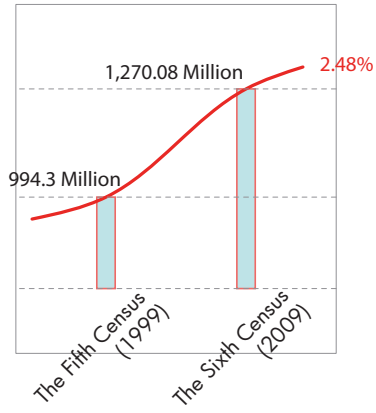


Fig2.05 Population Growth of Guangzhou



*Migrant population of Guangzhou experiences a sustainable growth, which makes up 92% of the work age population and is the main labor force of the city.*

Fig2.06 Left Permanent Population Trend

Fig2.07 Middle Comparison of Registered and Migrant Population Growth

Fig2.08 Right Percentage of Migrant Population in Different Age Group

Fig2.09 Migrant Population Growth of Guangzhou

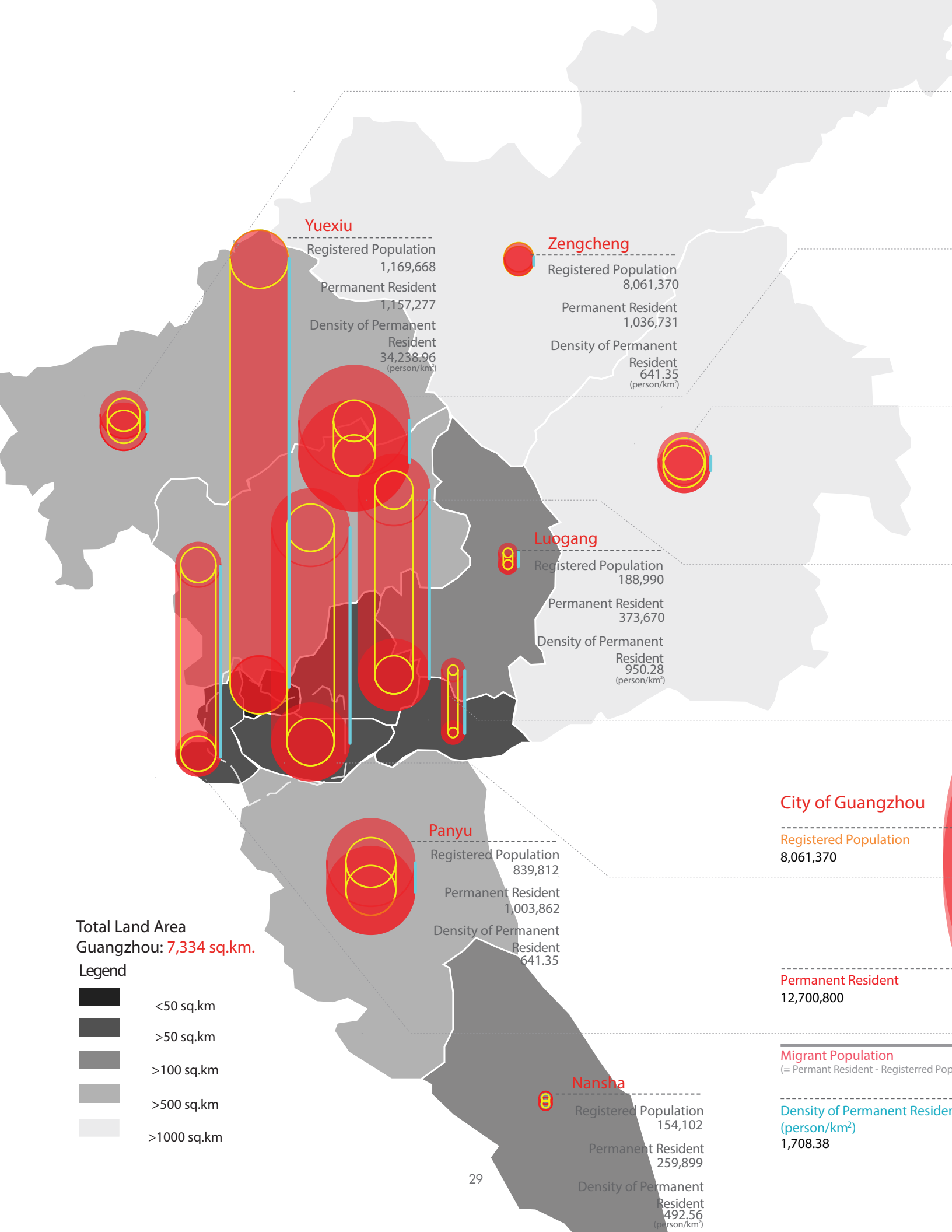
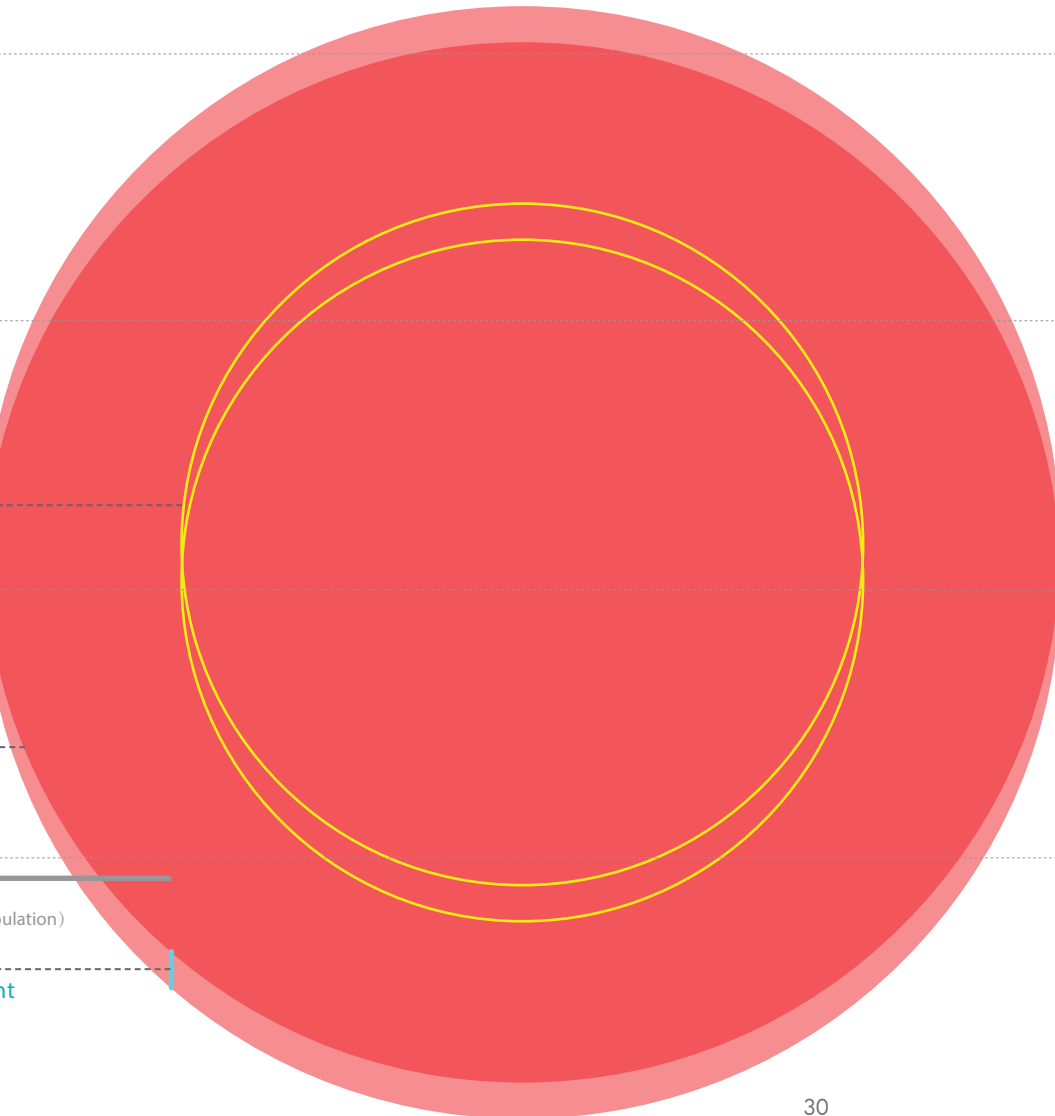




Fig2.10 Registered Population, Permanent Resident, and Permanent Resident Density Distribution of Guangzhou

Migrate population are largely distributed in the districts where are under rapid development like Tianhe, Baiyun, Haizhu and Panyu. On the contrary, the old center district, Yuexiu, has the least migrant population but the greatest density. Therefore, the size of the migrant population can, in an aspect, show the degree of develop strength.



### Huadu

Registered Population  
661,915

Permanent Resident  
945,053

Density of Permanent Resident  
974.24  
(person/km<sup>2</sup>)

### Baiyun

Registered Population  
831,899

Permanent Resident  
2,222,658

Density of Permanent Resident  
2,793.02  
(person/km<sup>2</sup>)

### Conghua

Registered Population  
578,718

Permanent Resident  
593,415

Density of Permanent Resident  
300.54  
(person/km<sup>2</sup>)

### Tianhe

Registered Population  
770,597

Permanent Resident  
1,432,431

Density of Permanent Resident  
14,870.04  
(person/km<sup>2</sup>)

### Huangpu

Registered Population  
199,740

Permanent Resident  
457,930

Density of Permanent Resident  
5,034.96  
(person/km<sup>2</sup>)

### Haizhu

Registered Population  
952,804

Permanent Resident  
1,558,663

Density of Permanent Resident  
17,241.85  
(person/km<sup>2</sup>)

### Liwan

Registered Population  
709,263

Permanent Resident  
898,204

Density of Permanent Resident  
15,198.04  
(person/km<sup>2</sup>)

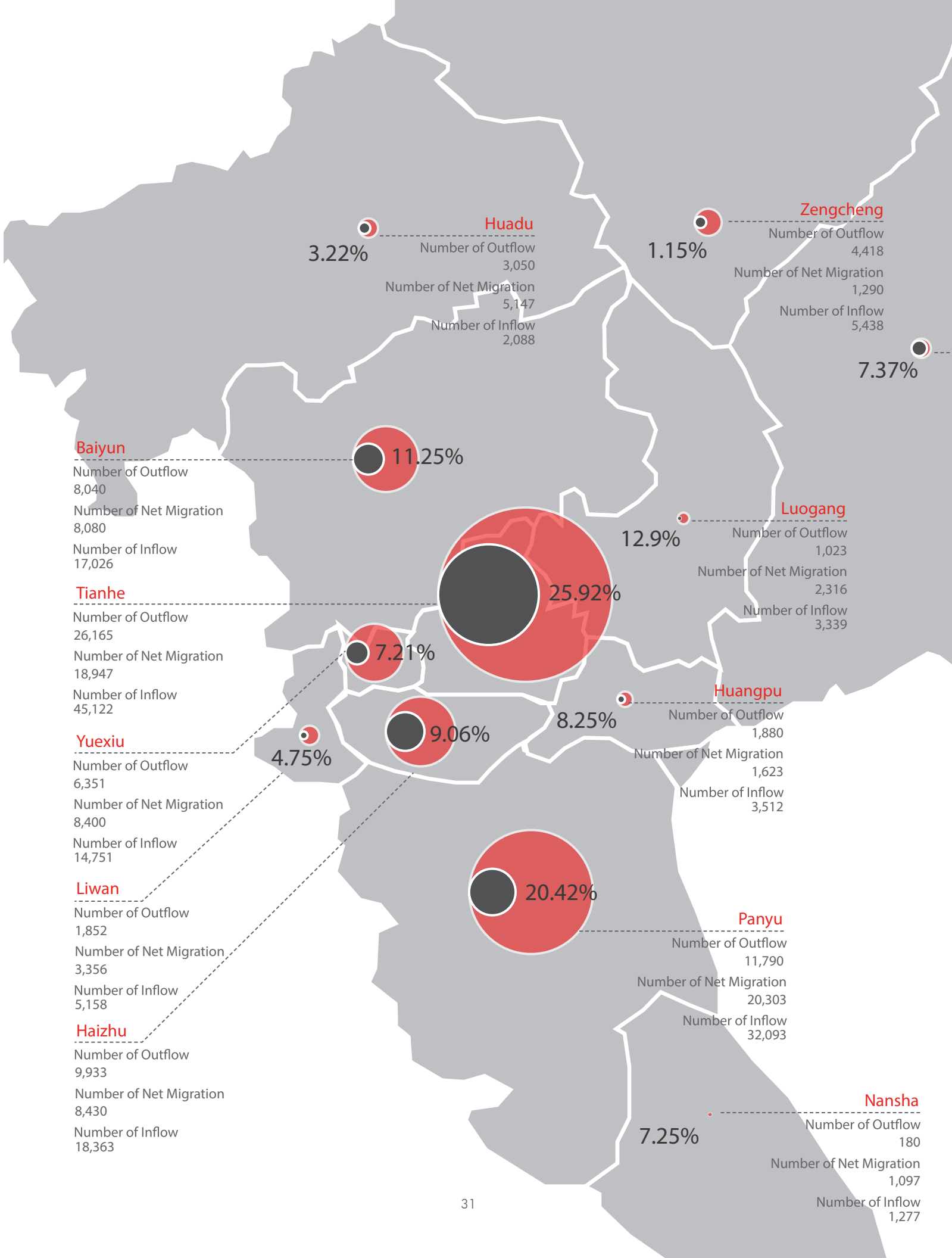
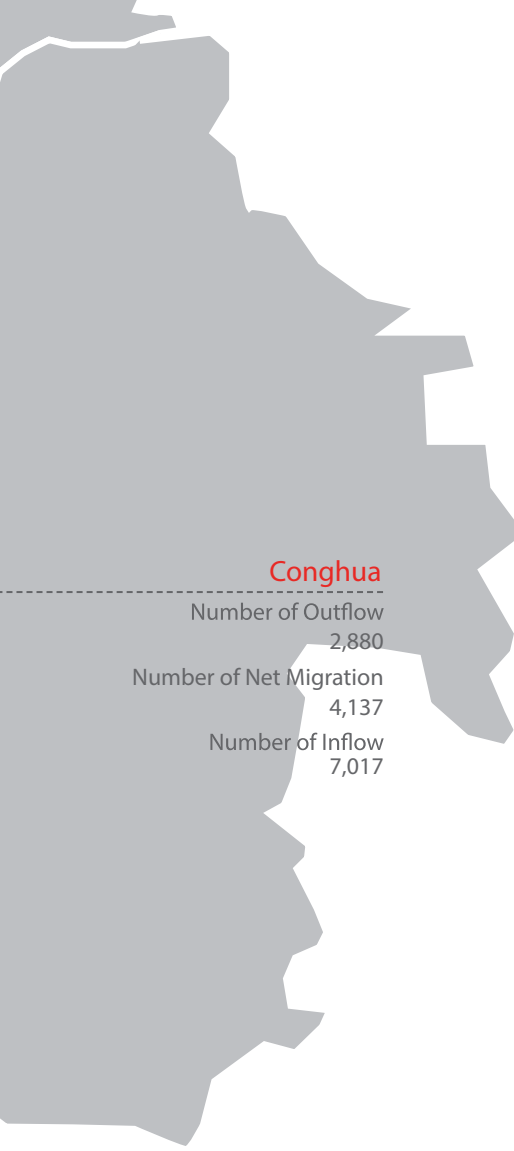


Fig2.11 Migration Flow of Guangzhou

*Tianhe, the new center district of Guangzhou, has the largest migration flow and the largest migration influx among all districts since the huge demand of workforce for the rapid urbanization.*

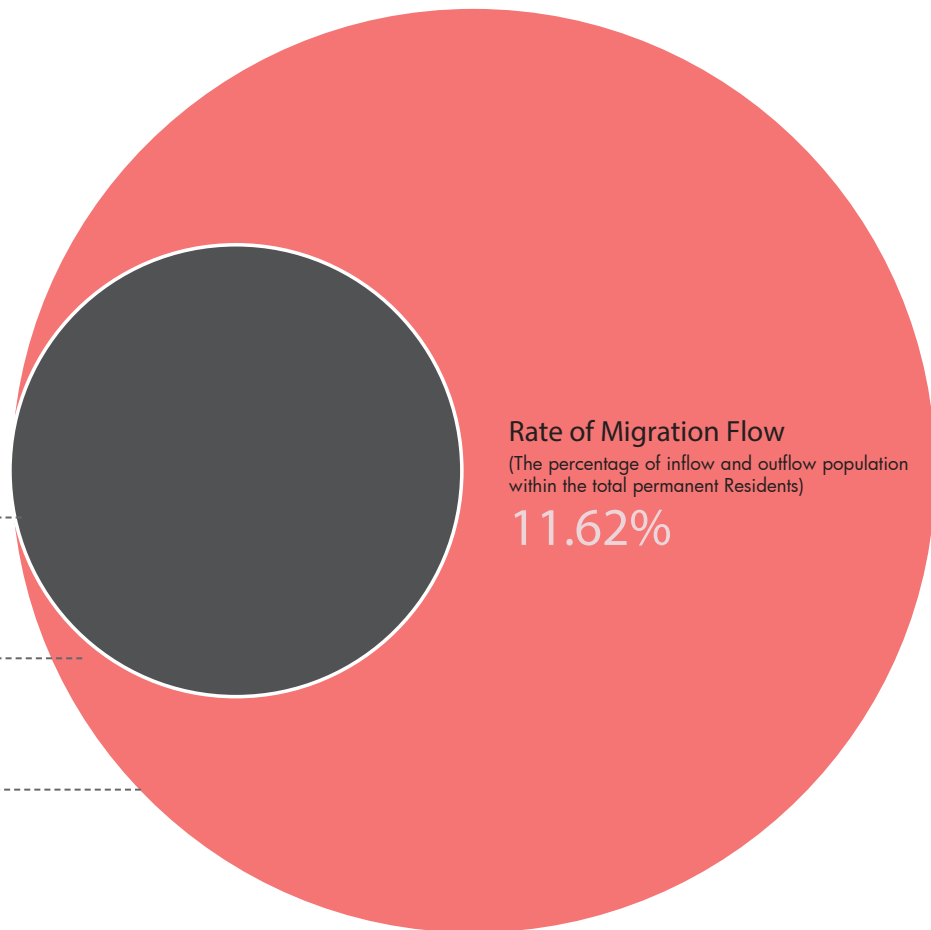


**Guangzhou Urban Area**

Number of Outflow Population  
70,255

Number of Inflow Population  
80,976

Number of Total Migration  
145,804



## 1.2.2 Industrial Transformation

Guangzhou, traditionally a merchant city, has long been recognized as the southern gateway to China and one of the earliest established economic centers on the southeast coast. It enjoys a much more favorable accessibility than other cities with respect to ocean transportation and trade links to foreign investments. With the development of a market economy, four special economic zones were established in southern China; the capital city of Guangdong province, Guangzhou was one of the 14 “open coastal cities”, and as a result it turned from a “consumption city” to a “production city”. Because of its export-orientated economy and prosperous secondary industry, mainly manufacturing and construction, Guangzhou has grown significantly and provides enormous job opportunities that absorb 40 percent of the urban work force (Fig. 2.14) and have raised the standard of living to a “**moderately well-off\***” level<sup>5</sup>. Under the top-down forces of development, migrants from inland areas were attracted to the labor-intensive secondary industry.

Giving way to the forces of marketization and globalization, Guangzhou is now experiencing an economic transformation from the dominance of secondary to tertiary industry. On June 16, 1992, the Central Committee of the Chinese Communist Party and the State Council jointly enacted “The Resolution to Speed up the Development of The Tertiary Industry.”<sup>6</sup> Because of the prosperity of the tertiary industry, mainly service, real estate, and education, other than working in manufacturing factories, over 60 percent of the migrant labor force works in the so-called “service industry” and more likely live in the urbanized area where these service facilities are concentrated.

**\*Moderately Well-off Level**

a Chinese concept of a middle-level of the people's material and cultural life

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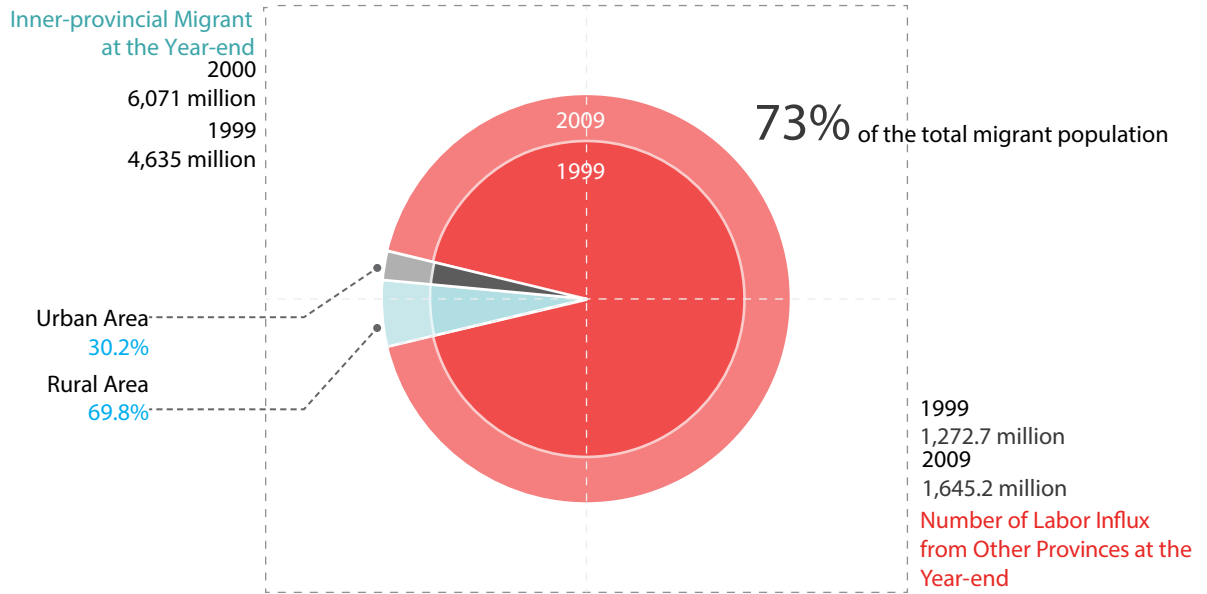


Fig2.12 Migrant Influx Comparison of Year 1999 and 2009

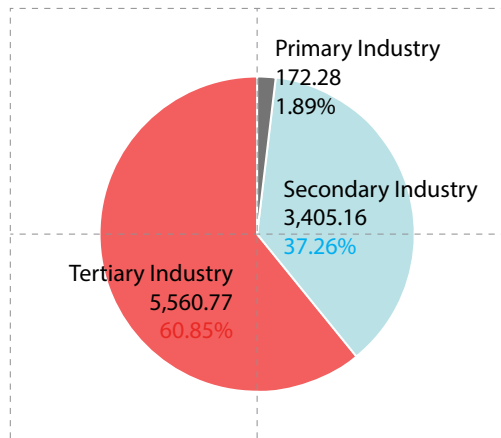


Fig2.13 Gross Domestic Product of Guangzhou In 2009

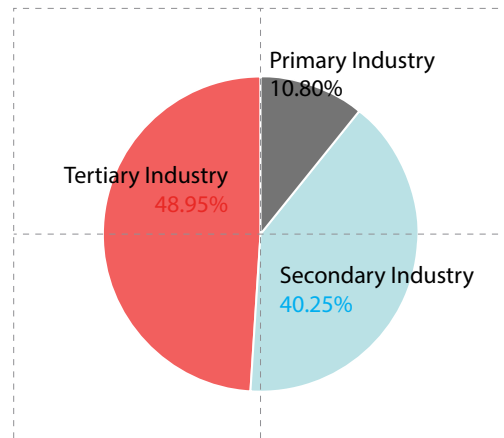


Fig2.14 Employed Persons of Different Industries

*The tertiary industry is taking more proportion of the industrial development. It marks the increasing urbanization level of Guangzhou, and provides more working opportunities in urban build-up area.*



### 1.2.3 Urban Landscape Transformation and Expansion

One of the fastest growing cities in China, Guangzhou's urban area is expanding because of the population increase, which is resulting in the demand for housing, transportation and more infrastructure as well as other social, economic and cultural facilities.

- Guangzhou Urban Sprawl

Guangzhou urban land area was first built through "layer-by-layer" growth and later axial growth<sup>7</sup>. From 1995-2002, the built-up area of Guangzhou increased by 161.1km<sup>2</sup>, at an annual average rate of 23 km<sup>2</sup>. The planned urban area increased to 990 km<sup>2</sup> at the end of 2011, and it will keep expanding according to the "Guangzhou Urban Comprehensive Planning (20011-2020)" to roughly 1310 km<sup>2</sup>.

- The New Central Axis

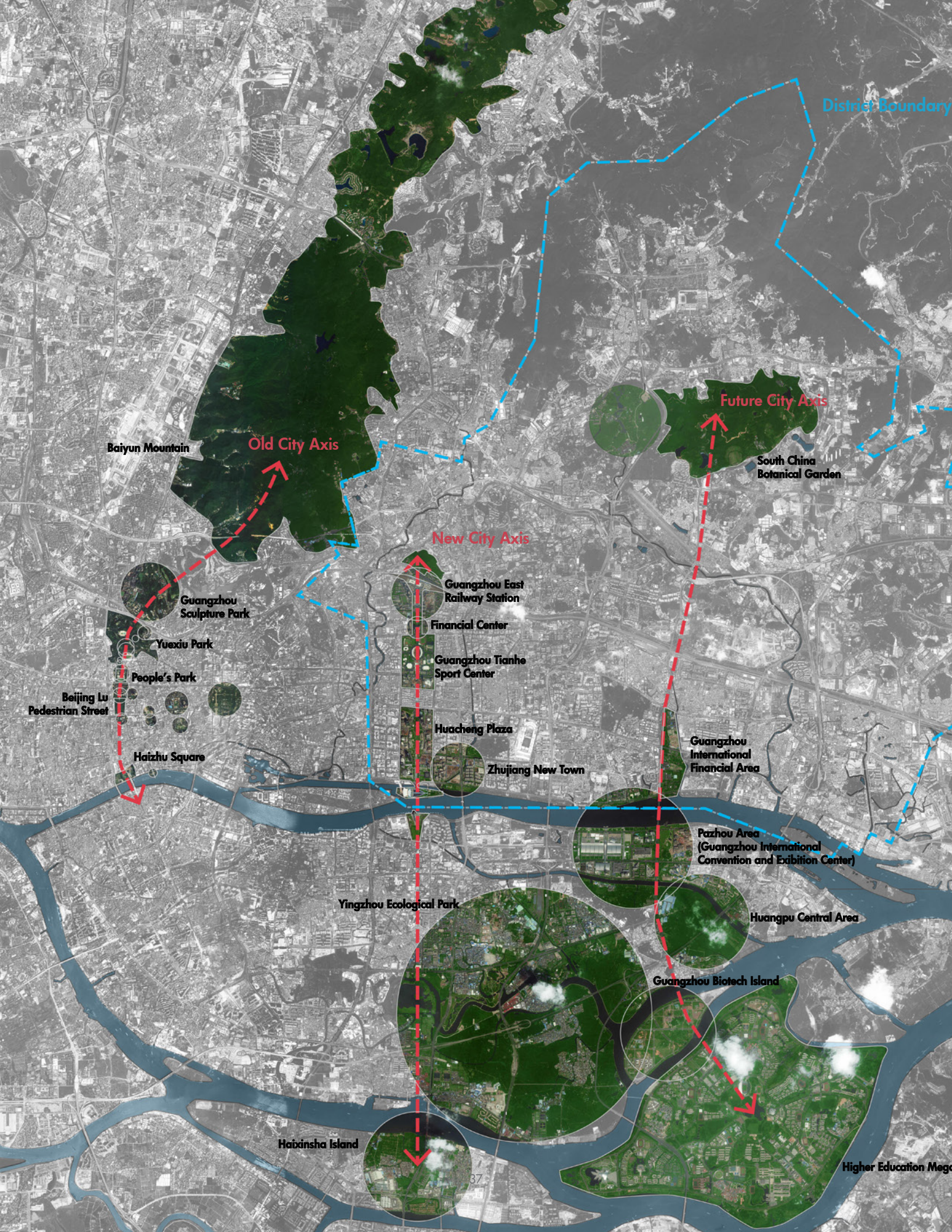
Guangzhou urban expansion leads to urbanization from the old city-core, which is referred to now as the Yuexiu, Liwan and Haizhu Districts, to the new central axis, the Tianhe District. Not like the so-called "traditional axis" (Fig 2.16), the new city axis no longer consists of mainly governmental and historical buildings but transportation infrastructures, financial and commercial centers as well as cultural and social facilities (Fig 2.18). Aiming to become one of the international metropolises, the functionality of the new axis reflects its characteristic of mobility and its future focus on economic development.

- Urban Transportation System

system is necessary to facilitate the expansion of urban land use and has in turn become one of the driving forces of urban expansion . Guangzhou has an advanced transportation system including inner ring roads, viaducts and the highway systems supporting the mobile population. The rapid expansion of the subway system supports the urban sprawl of Guangzhou as one of the main transportation systems of residences. Aiming to upgrade the urbanization level, link the rail transit system of the PRD and cater to the demand of Residents' rapid life pace, Guangzhou subway has opened nine lines at a length of 260 km and has plans to open up to 15 lines in 2020 (Fig 2.33-2.35).

Fig2.15 Guangzhou TV and Sight-seeing Tower





District Boundary

Baiyun Mountain

Old City Axis

Future City Axis

South China Botanical Garden

New City Axis

Guangzhou Sculpture Park

Guangzhou East Railway Station

Yuexiu Park

Financial Center

People's Park

Guangzhou Tianhe Sport Center

Beijing Lu Pedestrian Street

Haizhu Square

Huacheng Plaza

Zhujiang New Town

Guangzhou International Financial Area

Pazhou Area (Guangzhou International Convention and Exhibition Center)

Yingzhou Ecological Park

Huangpu Central Area

Guangzhou Biotech Island

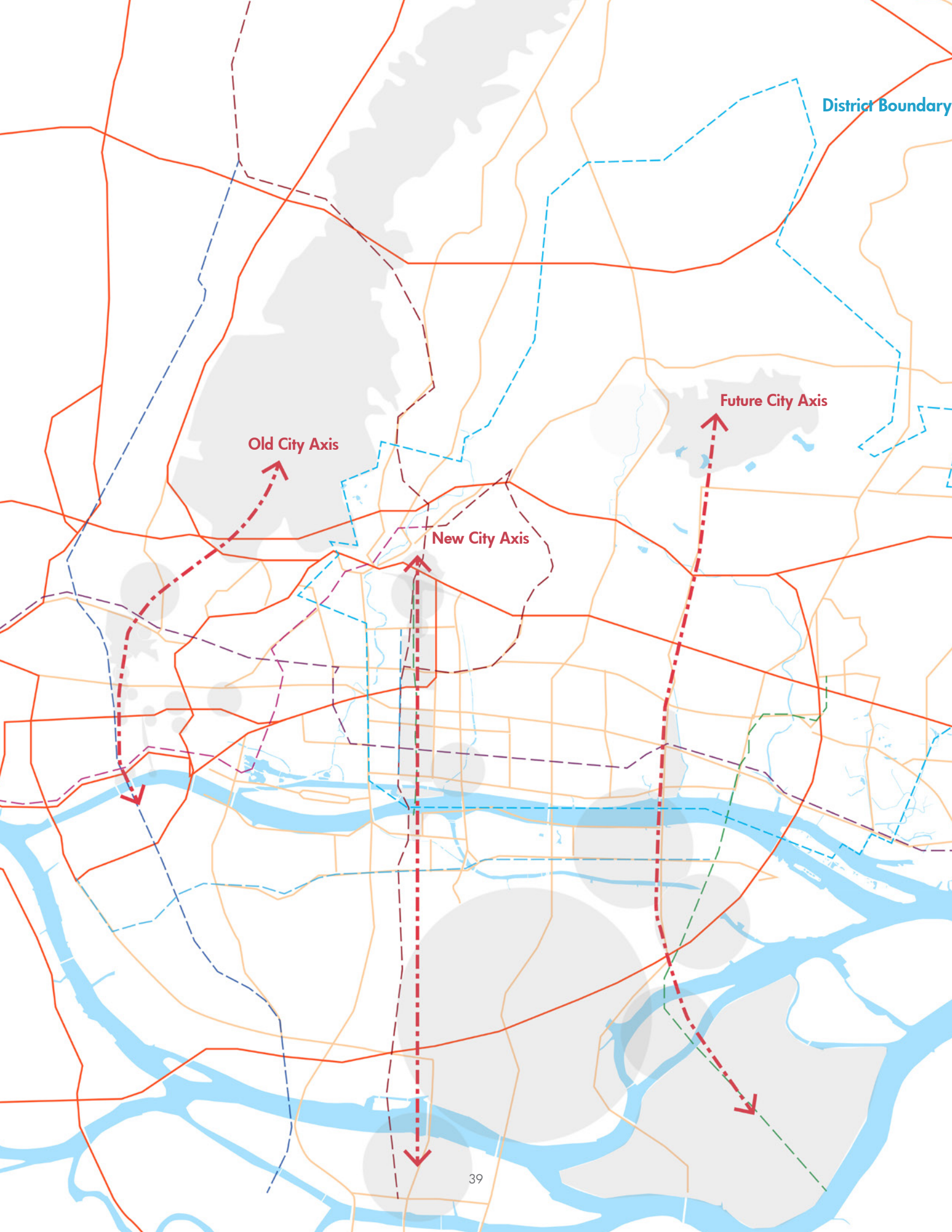
Haixinsha Island

Higher Education Mega





Fig2.16 Guangzhou City Axis and Important Components



District Boundary

Old City Axis

New City Axis

Future City Axis

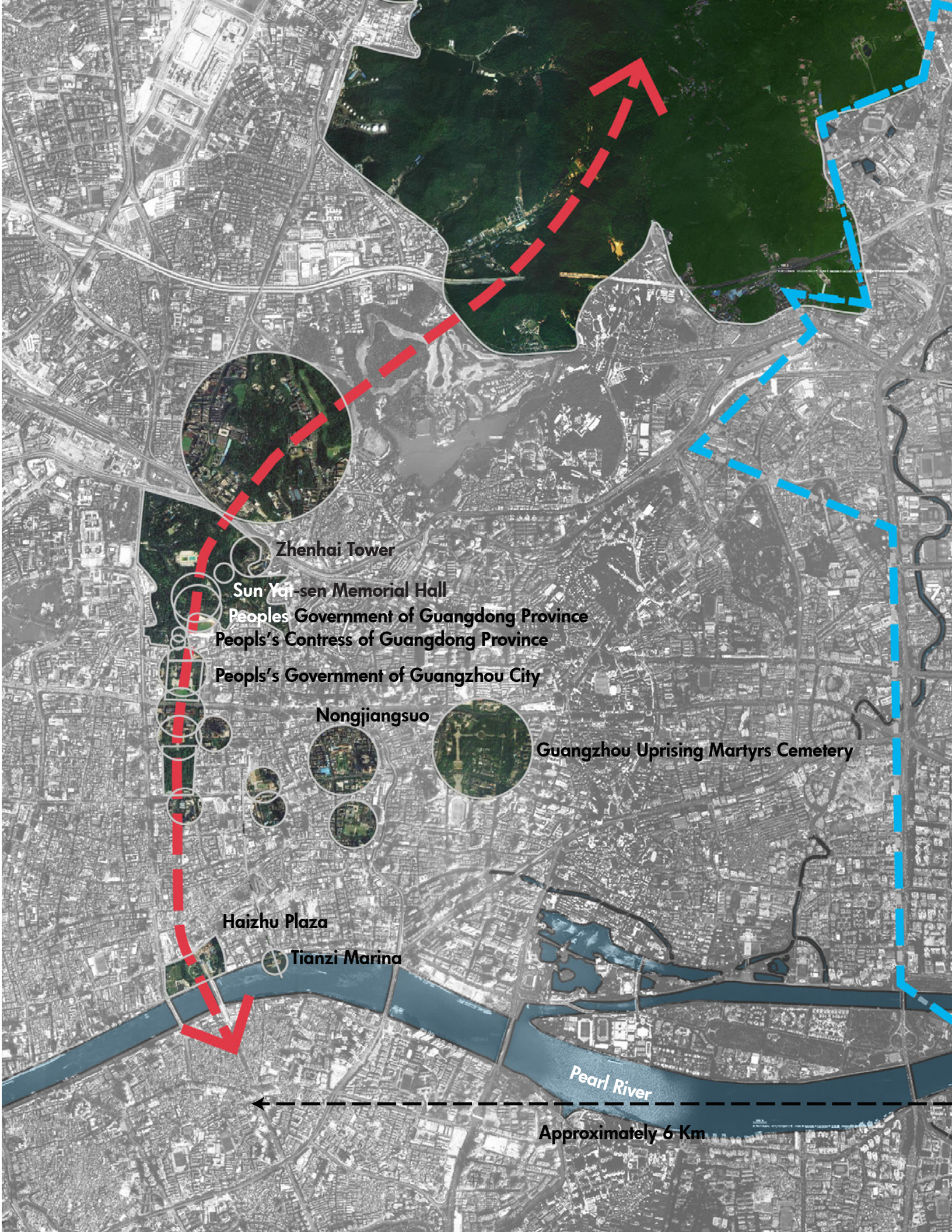




- Major Highway
- Main Road
- Subway Line1
- Subway Line2
- Subway Line3
- Subway Line4
- Subway Line5
- Subway Line6
- Subway APM Line
- Subway Line8

Fig2.17 Guangzhou City Axis and City Transportation System





Zhenhai Tower

Sun Yat-sen Memorial Hall

Peoples Government of Guangdong Province

Peopls's Contress of Guangdong Province

Peopls's Government of Guangzhou City

Nongjiangsuo

Guangzhou Uprising Martyrs Cemetery

Haizhu Plaza

Tianzi Marina

Pearl River

Approximately 6 Km





Guangzhou East Railway Station

Guangzhou Citic Plaza

Guangzhou Tianhe Sports Center

Huacheng Plaza

Liede Village

Haixinsha Island

Guangzhou TV and Sight-seeing Tower

Fig2.18 Old-New City Axis Transformation

- 1. Guangzhou International Finance Center
- 2. Guangzhou East Center
- 3. Guangzhou Second Children's Palace
- 4. Guangzhou Library
- 5. Guangzhou Opera House
- 6. Guangdong Provincial Museum





Fig2.19 Guangzhou TV and Sight-seeing Tower and Haixinsha Park



Fig2.20 Right Office buildings at the North Bank of Pearl River

Fig2.21 Left High-rise Buildings at the North Bank of Pearl River

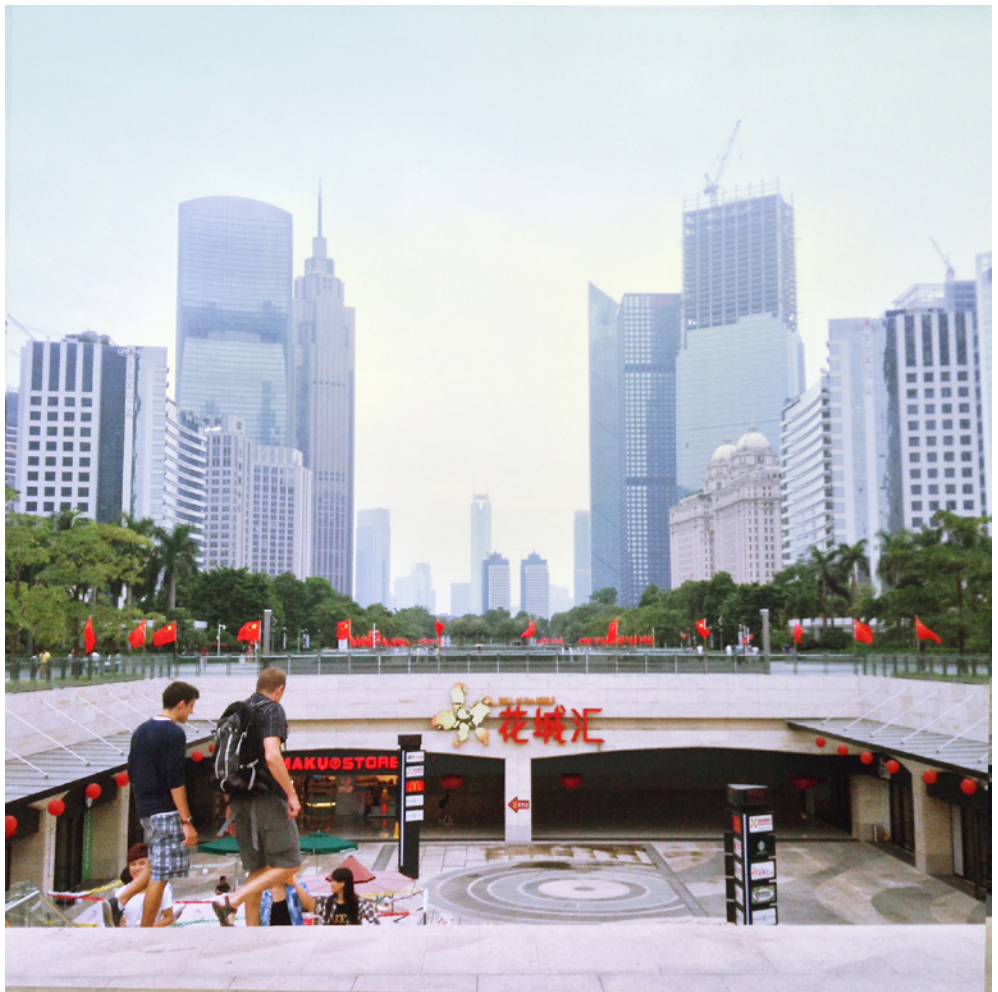


Fig2.22 Huacheng Plaza



Fig2.23 South Bank of Pearl River





Fig2.24 Guangzhou East Railway Station



Fig2.25 Ticket Hall of Guangzhou East Railway Station





Fig2.26 View from the Plaza of Guangzhou East Railway Station



Fig2.27 Top Waiting Room of Tianhe Coach Terminal

Fig2.28 Middle Ticket Hall of Tianhe Coach Terminal

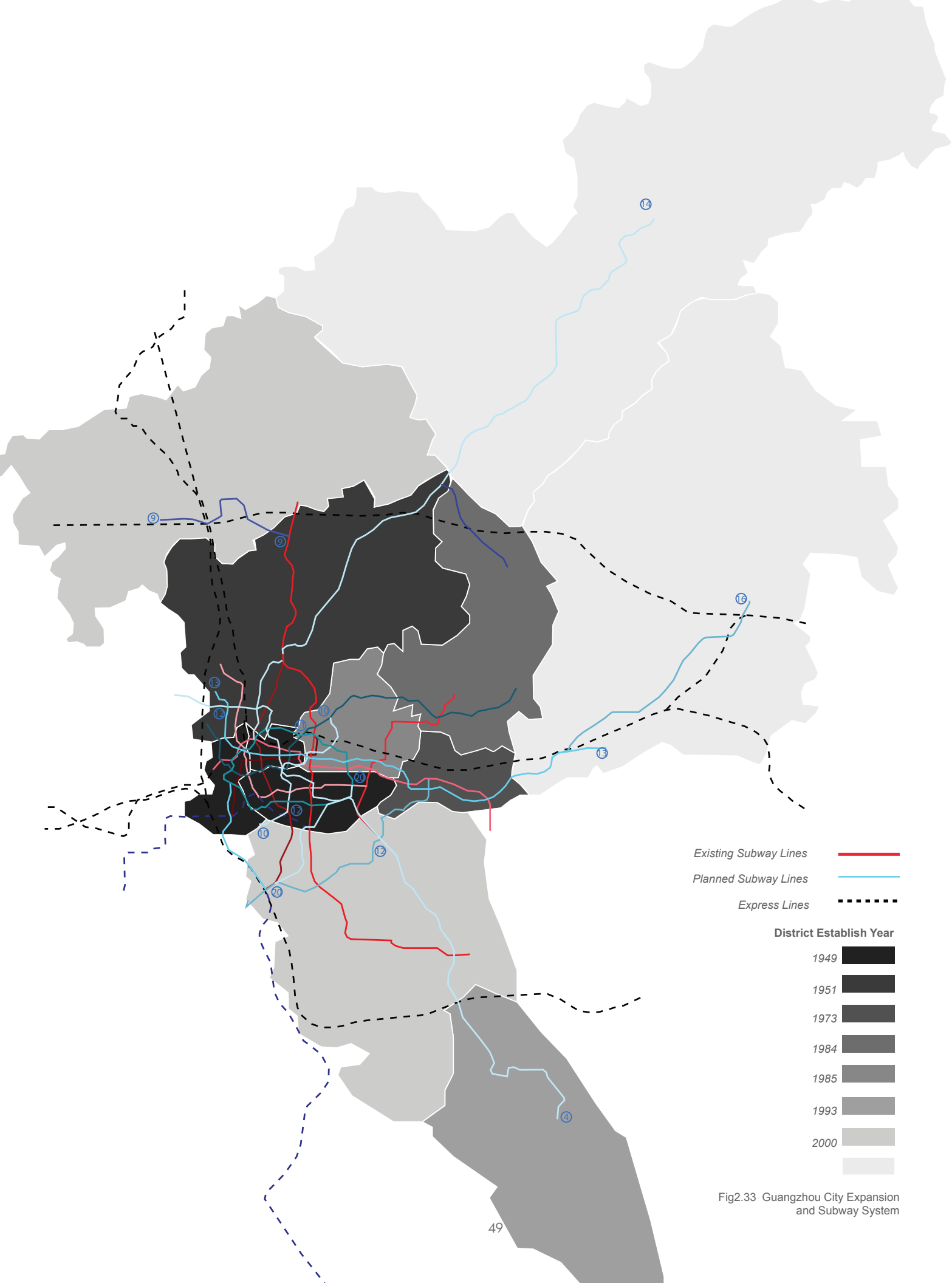
Fig2.29 Below Subway Stop of Tianhe Coach Terminal



Fig2.30 Top Subway Stop of Zhujiang New Town

Fig2.31 Middle Information Board of Subway

Fig2.32 Below Rush Hour in Guangzhou Subway



Existing Subway Lines



Planned Subway Lines



Express Lines



District Establish Year

1949



1951



1973



1984



1985



1993



2000



Fig2.33 Guangzhou City Expansion and Subway System

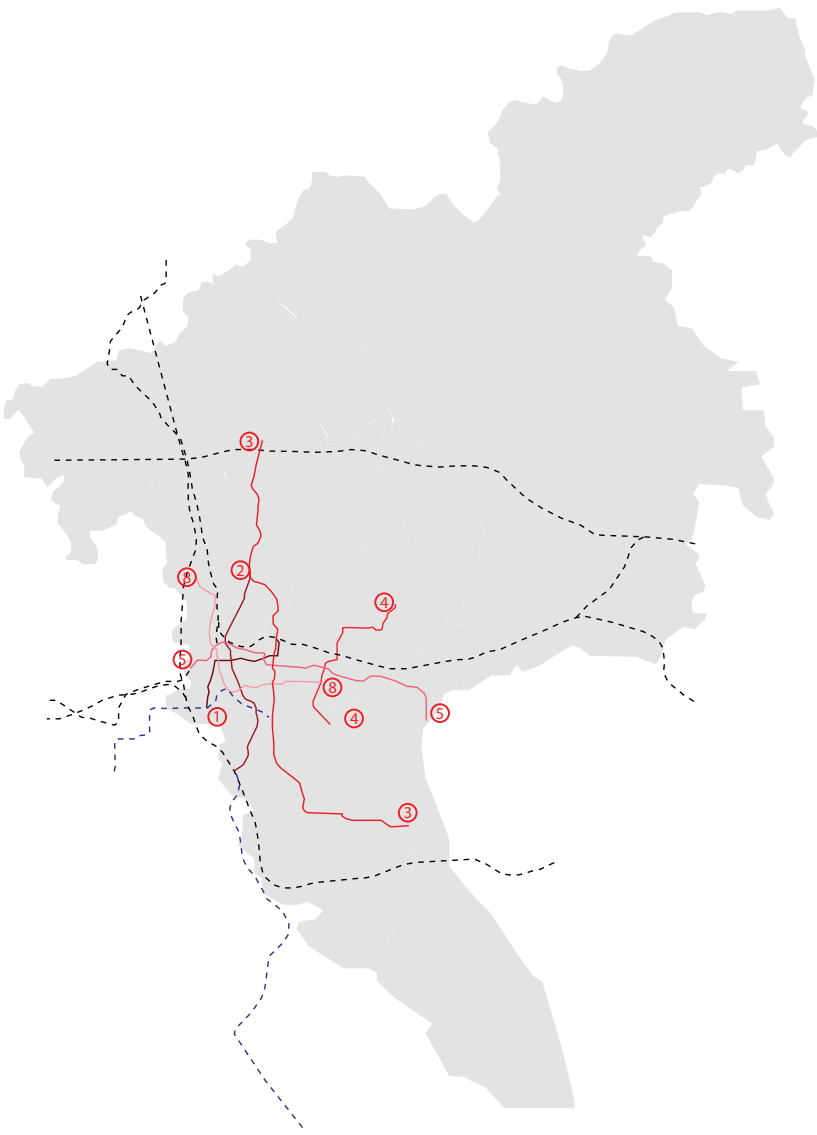


Fig2.34 Existing Subway and Light-rail Lines



Fig2.35 Planned Subway and Light-rail Lines



### 1.3 Segregation

Housing, one of the most important parts of their life, actually segregates migrants from city life and social integration. Because of their low income, very few migrants can afford market housing in big cities like Guangzhou.

There is more than one way of housing migrants. Migrants in cities usually live in dormitories provided by factory employers, work sheds on production or operating sites and rental housing shared by two or more people. According to statistics, the two major forms of housing for migrants are dormitory, 32.3% and rental housing, 23.2%<sup>10</sup>. Only 0.6% of the migrants purchase housing in the receiving cities.

China being the “world factory” which sucks in foreign investments from all parts of the world not only because Chinese labor is cheaper than elsewhere, but also because it is controlled through a system that squeezes more surplus value from each worker<sup>11</sup>. Migrant workers who live in the provided dormitories are likely living in industrial areas where factories are located. By providing collective residences, employers not only control where they live but also how they live. However, some of the migrants who do not live in dormitories receive a housing allowance from their employers<sup>12</sup>. This group of people have the choice to keep their private life separate from work and most are living in the low-cost rental housing that generally lacks of social and cultural facilities.

The communities constructed after the **Urban Housing Reform\*** are not affordable for most of the migrants and closed to people other than proprietors. The safest way to investment and the object to show one’s social status, these closed communities exist largely in urban China . They have from basics to luxury facilities and even are one of the ways for migrants to gain urban Hukou. The urban residents who live in these private communities often live in isolation with little or even no interaction with one another. However, the most disadvantaged social group, the migrant population, is isolated and have to rely on others in the migrant group to build emotional connections and share information in the unfamiliar city. Therefore, migrants

tend to live in groups based on either their accents, hometowns or location in the receiving cities, for example, factory dormitories or urban villages<sup>13</sup>.

Blocked by an invisible wall, the Hukou system, migrants used to be excluded from government-subsidized housing before 2013. According to statistics, even though Guangdong province has the fifth-largest provincial population, the construction of government subsidized housing is far behind other inland areas. Moreover, during 2012, Guangdong completed only 51.6% of the construction of government subsidized housing even though the amount of housing planned was only half that completed 2011 (Fig 2.36).

“Before the end of 2013, cities at prefecture level and above should consider including qualified migrants into the governmental subsidized housing system.” Published at the Executive Meeting of the State Council of China this statement was no doubt great news for the more than 200 million migrants. Encouraging construction of low-rent housing that considers migrants improves the social fairness of Chinese society and gives opportunities to migrants who want to settle down in the city by providing them with transitional housing. One of the largest migrant inflow cities, Guangzhou has started the construction of low-rent housing for migrants that will be completed in the latter half of 2014 and will benefit over 100,000 people. These projects are being built in areas where migrants are concentrated and will provide them with affordable housing, helping them gradually integrate into the city. Even though the projects seem to offer migrants a much better life, the difficult application process makes it impossible for most of the migrants apply for the housing. In addition, similar to other urban closed communities, low-rent affordable housing communities do not reinforce the social connection among migrants and do not create the sense of belonging through architecture. Although the communities ease the difficulties of living for migrants to some degree, they still segregate migrants, so they have few connections other urban areas. The way the communities are constructed does not help migrants integrate into the urban society.

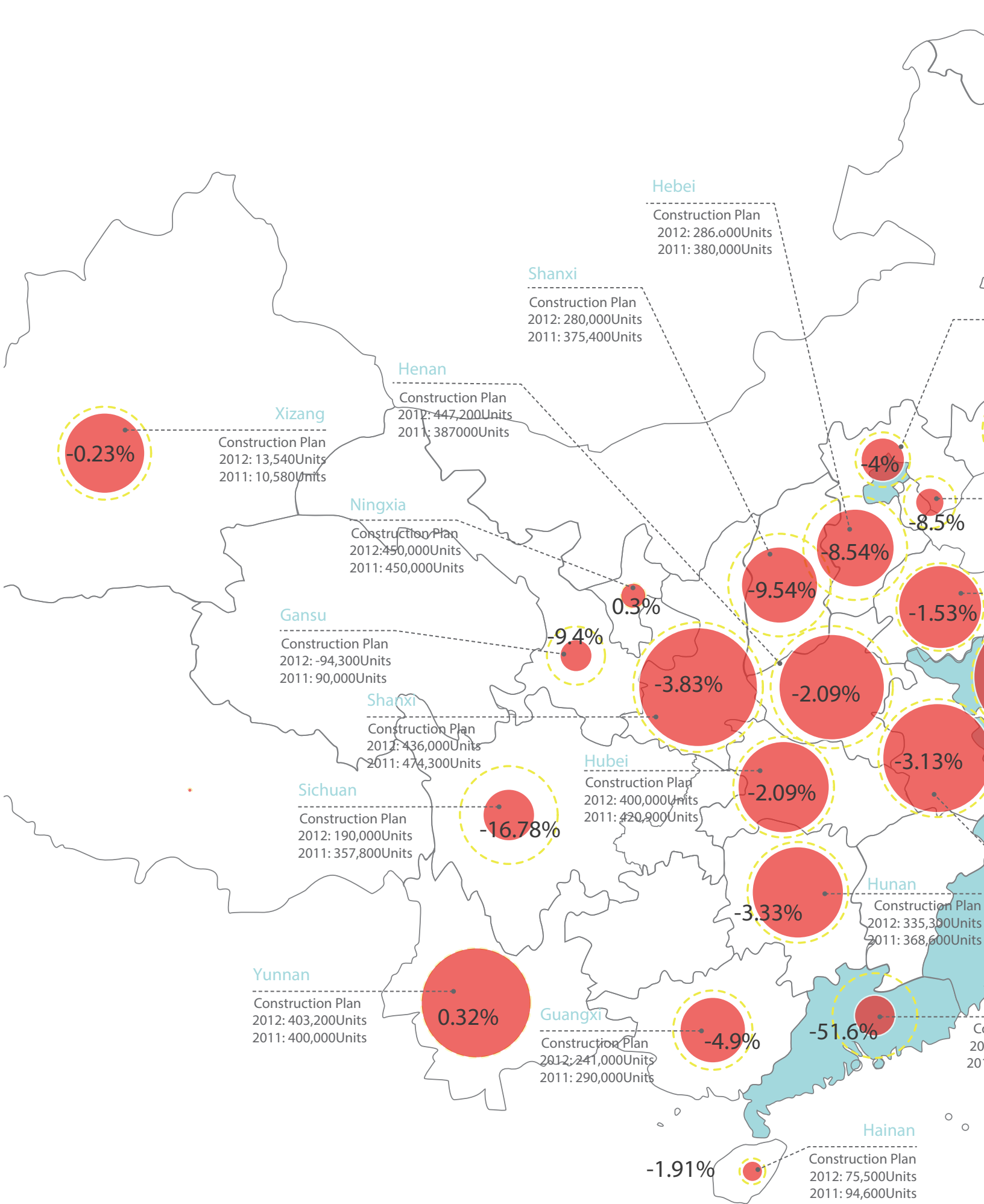




Fig2.36 Government-subsidized Housing Construction Condition of 21 Major Cities in China

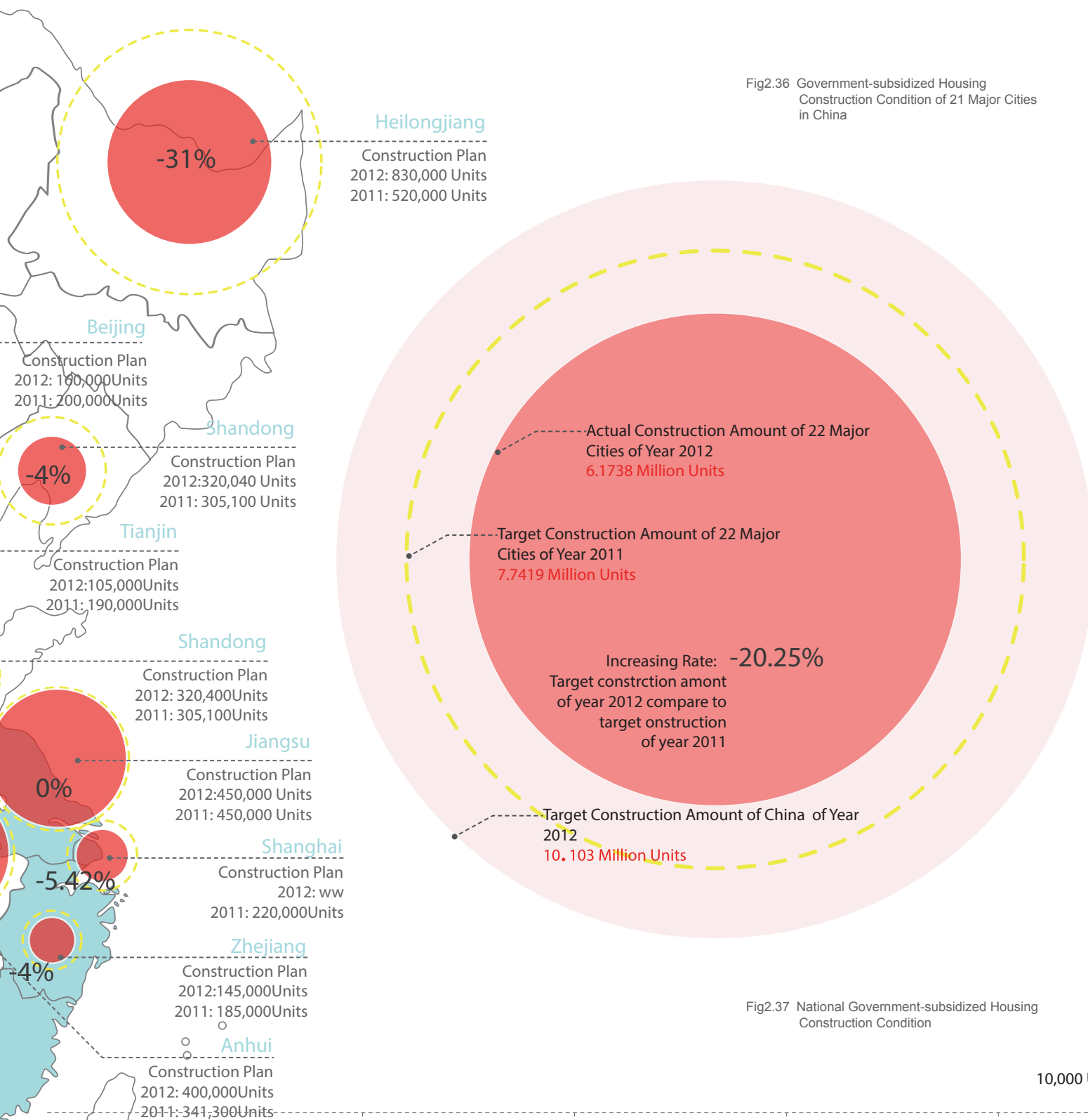
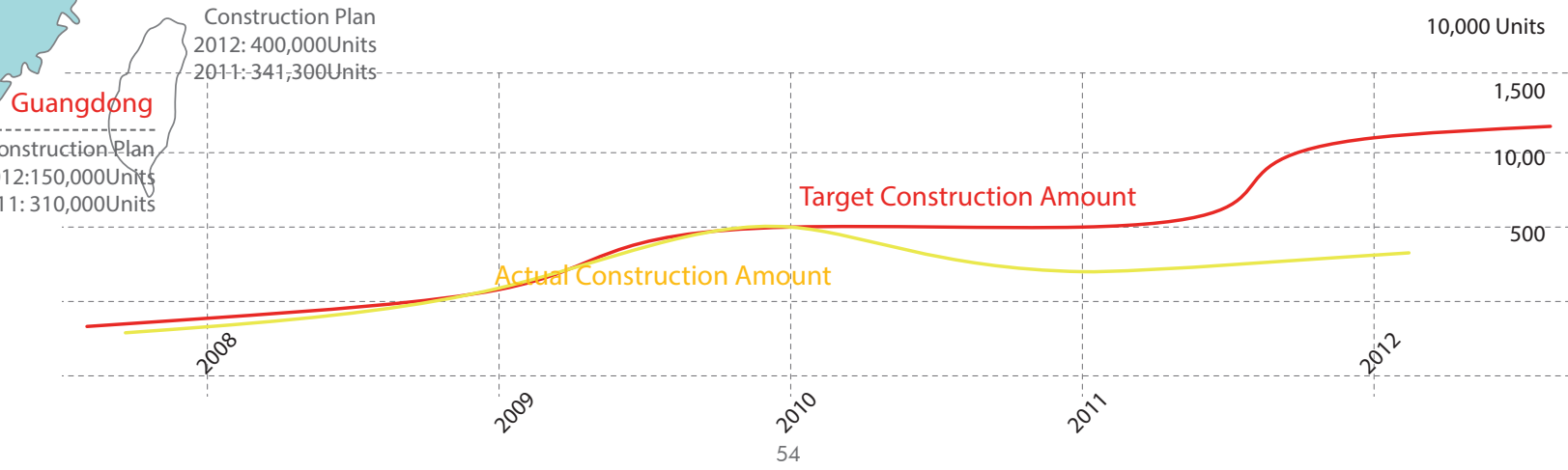


Fig2.37 National Government-subsidized Housing Construction Condition



## 2. Urban Village

### 2.1 Overview of the Urban Village

The city's footprint has extended significantly through large-scale requisition of farmland around the built-up urban area due to rapid urbanization. Since the early days of the People's Republic of China, the number of cities has increased from just over 100 to 658 in 2013. At the same time, over 7,000 villages are vanishing every year due to the countrywide urbanization, which is roughly 20 villages per day according the official report by "China daily".

The Urban Village is a special phenomenon emerging in China's political and economic transition<sup>14</sup>. In the fast-growing Chinese cities like Guangzhou, urban villages were formed when expanding modern city districts encroached upon rural settlements<sup>15</sup>. The institution of land requisition has created isolated urban villages, both in terms of their physical forms and their institutional arrangements. Having lost their farmland and their rural life style, the urbanized farmers built on their remaining housing plots . Because of the economic potential of the rental market, the villagers built or enlarged their houses to the maximum capacity without governmental construction regulations to make as much profit as they could from renting housing to migrants. Formed with definite boundaries and unique urban texture, urban villages distinguish themselves from other urban developments around them. Seen as the "scars of cities", the urban villages are gatherings of low to mid-rise, self-

constructed low quality housing blocks of 2-7 floors with narrow roads, face-to-face buildings, thin strips of sky, and inner streets packed with shops grocery stores and service outlets <sup>16</sup>. Unruliness, disorder and the crowded, cluttered material landscape have resulted in security and social problems that are condemned by the media, government and even academia<sup>17</sup>.

The Urban village is a unique product of China's urbanization and massive migration. There is a lot of urban villages in China's big cities. The urban villages become the most affordable accommodation for migrants. According to government statistics, Guangzhou has 139 registered urban villages that are distributed in five "old-districts": Tianhe (28), Haizhu (20), Baiyun (58), Fangcun (17) and Huangpu (16). However, it has a total of 304 urban villages in its 12 districts that have nearly 350,000 households, roughly 982,500 villagers and a migrant population close to 5 million<sup>18</sup>. The total area of urban village in Guangzhou is nearly 716 km<sup>2</sup>. They always exist around concentrated industrial areas and highly urbanized areas of the city core, providing the most affordable housing to migrants who make up the biggest working force for the cities' development. Due to their relatively convenient locations, inexpensive rent, access to low-end services and affordable goods, the urban villages have become a collective of informal housing that hosts over 70 percent of the migrant population.

## 2.2 Positive Role of Urban Village in City Development

The urban villages play a positive role in Guangzhou's rapid urbanization. Although they are usually considered a rural to urban transitional community with unsuitable land-use, poor housing construction, service facility deficiency, intensified social disorder and unhealthy living environment, they ease the social conflicts among migrants mostly from remote rural areas, landless farmers and the government. Moreover, the urban villages in Guangzhou also preserve social and cultural traditions that are poorly maintained in contemporary urban communities.

The urban villages provide cheap accommodation for low-income migrants to live in the city. The urban village has played an important role in housing the temporary population from the perspective of self-help housing strategy<sup>19</sup>. Since the marketization and commodification of housing in China, developers have become the primary urban housing providers, in place of the government. The influx of a large migrant population has caused a huge demand for housing, especially low-rent housing. Compared to the unaffordable market housing, urban villages not only provide migrants low-rent housing that is adapted to their job mobility, but also low-cost living. Even more important, the urban villages allow migrants

to keep their original place-based and kinship-based connections by living close to one another. Therefore, they help build the information network among migrants that will help them to get better job opportunities, which helps them better integrate into receiving cities.

In addition, the urban villages benefit the landless farmers since they enable them to have the housing rental business, which has become their major income. Having lost their farmland, they became one of Guangzhou's most disadvantaged groups. Because of the tremendous housing demand from the large number of migrants, the livelihood for the farmers has changed from "growing grain" to "**growing housing**"<sup>20</sup>. Possessing limited working skills, the villagers have to seek survival and development opportunities. Hence, rental income provides the villagers with a temporary survival strategy during their rural-urban transformation.

The existence of urban villages with their rental economy eases the pressure on Guangzhou government to solve the huge housing demand of migrants, thereby maintaining a cheap and flexible labor force. In addition, the rental economy that developed in urban villages that support most of the landless farmers' living in turn reduces the

difficulties for the government on providing those farmers reeducation and job opportunities.

Urban villages as self-organized, grass-root units not only remain a strong collective economy<sup>21</sup> but also inherit the social and cultural traditions of Guangzhou. Developed by private developers, most contemporary urban communities lack social cohesion and a sense of belonging because of their contract-based relationships among residents. The urban villages, on the contrary, retain their traditional patriarchal community based on original living places and kinship relations. Although they are going through de-agriculturization, industrialization and urbanization (change in Hukou status for the villagers and land ownership for the villages)<sup>22</sup>, the village's collective lifestyle and tight social network change much more slowly. Following the traditional Chinese culture, which considers family, relatives and friends as the basis of social network, the urban villages can allow social cohesion and bring a sense of attachment.

### 2.3 Issues and the Reconstruction Plans

Urban Villages are transforming from rural villages into urban communities. Besides their positive role in city development, they have also created a series of living, security and social problems. Moreover, due to the land demand for urban development and the unappreciated village texture, the Guangzhou government has announced its plans for the renewal the 138 registered urban villages within its urban areas. The renewal schemes try to redevelop the urban villages into modern communities for villagers and create commercial interests based on their location. The official redevelopment schemes consider the economic benefits but ignore the problems of the villages and the migrants; indeed, they might cause even more social problems.

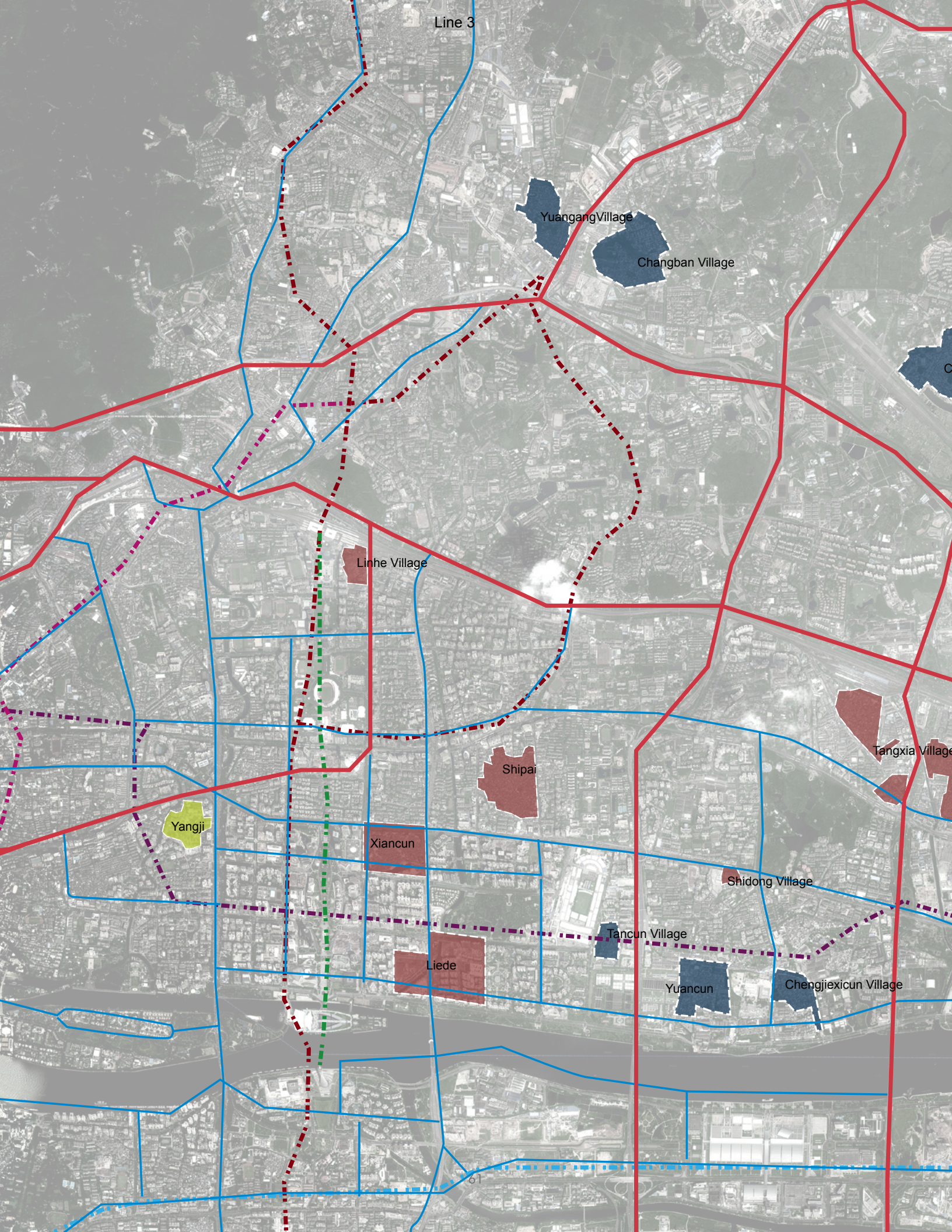
Due to unregulated construction, this self-constructed housing is characterized by bad lighting and ventilation. Except for a few elderly entertainment centers and ancestral temples, public spaces are limited. In addition, the pipelines and drainage systems are poorly constructed and the villages face significant fire hazards. Meanwhile, inhabitants in urban villages are diverse and the lack of efficient management increases the disorder. Moreover, the absence of social service infrastructures such as community infrastructure, cultural and social institutions in urban villages increases the social segregation, which makes the migrants even harder to adapt to the urban society.

Erasing the entire former village fabric and replacing it with the modern-style closed community has been the way Guangzhou approaches its urban village

redevelopments. Maximizing the economic profit, private developers turn the village into expensive commercial and residential towers, paying no attention to either the former urban context or the former residents. Critically, the redevelopment plans only compensate original villagers and ignore the resettlement of the migrants. Due to the unaffordability of the newly built housing, the redevelopment plan of the urban villages fails to tackle the housing demand of migrants. It only pushes migrants to more remote urban villages<sup>23</sup>, creating more informal housing, at the same time intensifying the social segregation and unemployment of the migrants. Redevelopment does not in fact solve the crucial issues of migrants and furthermore, it largely weakens the traditional connection between villagers. Therefore, the redevelopment turns the traditional villages into mass-produced housing blocks with neither social nor cultural characteristics. Losing the traditional living pattern, the new developments in turn weaken the sense of place and the attachment of the villagers and that of the future residents towards it.

Facing many difficulties, the redevelopments are proceeding slowly. In 2002, Guangzhou announced its plan to transform 138 urban villages in 10 years with 52 urban villages renewed before the 2010 Asian Game according to the later plan. However, the actual renewal process is much more complicated than what was expected. Until the end of 2013, Liede village was the only accomplished project. Other projects like Pazhou, Xiancun and Linhe are still ongoing.





Line 3

Yuangang Village

Changban Village

Linhe Village

Shipai

Tangxia Village

Yangji

Xiancun

Shidong Village

Tancun Village

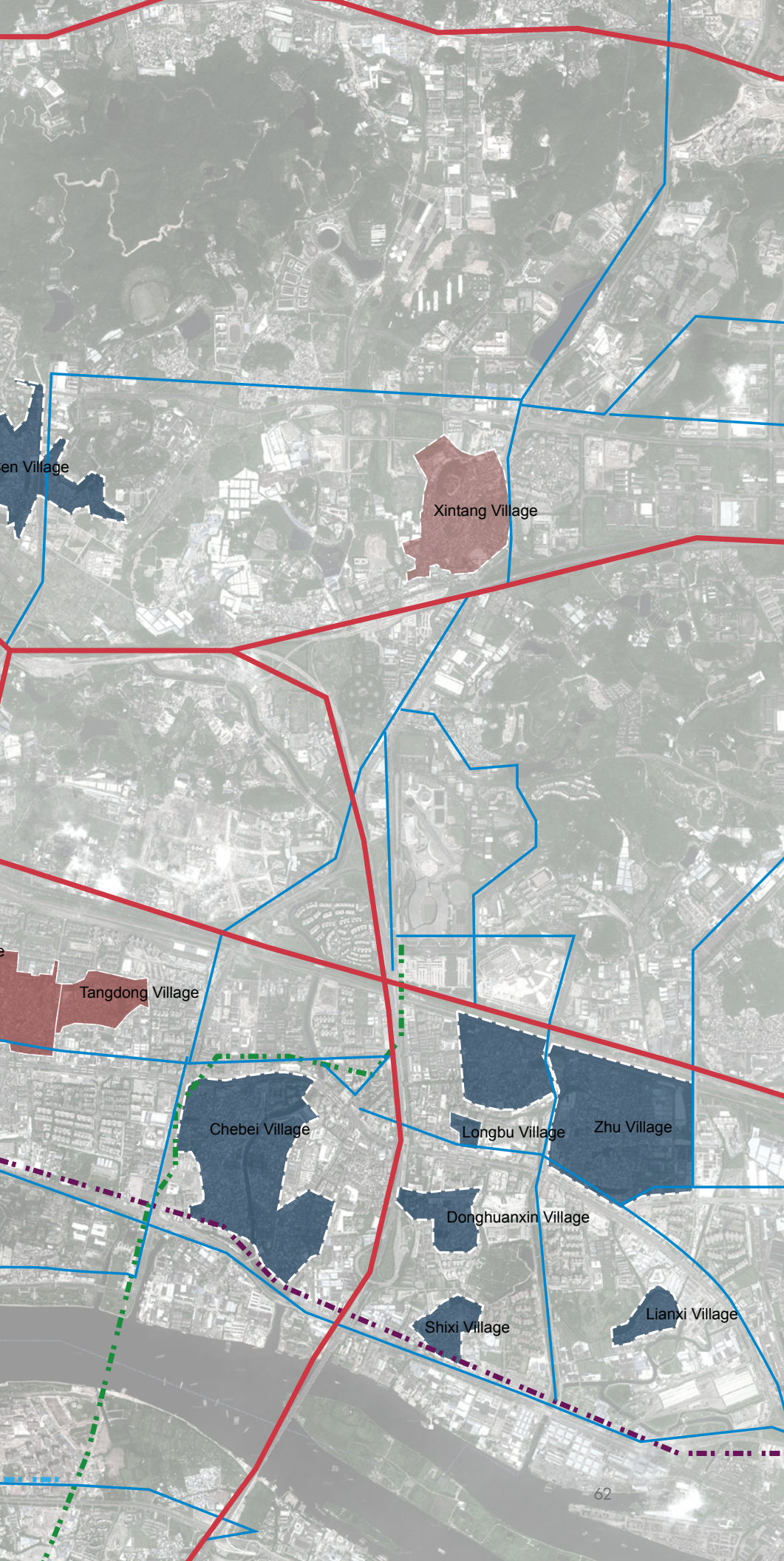
Liede

Yuancun

Chengjiexicun Village

61





- Main Highway
- Secondary Highway
- - - Subway Line-5
- - - Subway Line-3
- - - Subway Line-8
- - - Subway Line-1
- Urban Villages not Included in the First Redevelop 52 Villages
- Urban Villages Included in the First Redevelop 52 Villages

Fig2.38 Tianhe Urban Village Distribution and Major Transportation System

## 2.4 Present

Slightly different from one another, the redevelopment methods and plans are alike. Although currently uncompleted, Pazhou, due to its special location next to Guangzhou International Convention and Exhibition Center, became a typical case and standard for other urban village redevelopment projects. We will analyze this case together with another, the urban village of Liede.

The two villages and their redevelopment schemes will be introduced and analyzed in four parts. Firstly, an overview of the background and the redevelopment method of the villages; secondly, a time-line showing the process of the redevelopments; thirdly, development outcome that compares the villages' conditions between the previous and the redevelopments; and the project comparison diagram shows the differences in five qualities (housing density, unit number, housing affordability, infrastructure and services and housing price) between the previous and the redevelopment.





Fig2.39 Construction Site of Liede Village

## 2.4.1 Liede Village

- Overview

*“For all the villages, ours is the best!” --- said by the villagers of Liede village before it was demolished. <sup>24</sup>*

Under the rapid development of Guangzhou’s new CBD, Liede, due to its location at the center of **Zhujiang New Town\*** (Fig 2.40), became the first one among the 138 urban villages to undergo overall redevelopment.

Liede village has become the most expensive single piece of land in Guangzhou’s land auction history due to its significant location. Its price reached 3,860,000,000RMB (643 million CAD) for the area of 33, 7545 square meters.

The Liede model of redevelopment can be briefly described as follows: “raising funds by selling part of the land to private developers and then using those funds, and the leftover land to do an overall redevelopment the village’s collective economy.” Specifically, this model selects part of the village land for auction and uses the funds to finance redevelopment of the rest for the villagers’ benefit. One aspect of this model is villagers’ temporary removal and later return to the village after redevelopment. All villagers are relocated to the new development and get the same floor area as before.

- Time-line of the Redevelopment

May 2007: Guangzhou announced the redevelopment plan for Liede village.

Liede became the first urban village to be redeveloped.

October 6th, 2007: Removal and demolition occurs.

January 15th, 2008: Reconstruction starts.

September 28th, 2010: Relocation of villagers finishes.

October 28th, 2011: Opening of the commercial space.

January 22nd, 2012: Chinese new-year eve, the reconstructed ancestral hall holds the first one-hundred-table dinner after relocation that marked the accomplishment of the Liede redevelopment.



Fig2.40 Yangji Site Plan



Fig2.41 Official Redevelopment Scheme of Yangji Village

- Redevelopment Outcomes

Liede Village			
Items		Previous Village	Redevelopment Plan
Population	Registered residents (villagers)	6,500	6,500
	Migrants	8,000	Very few
	Other rental residents	Very few	13,500
	Total	14,500	20,000
Housing	Building area	340,000	814,000
	Site coverage	Approximately 60%	28.1%
	FAR	2.2	5.2
	Unit number	Approximately 17,000 units (30-50 m <sup>2</sup> ./unit)	Approximately 6,000 units (60-150 m <sup>2</sup> /unit)
	Building height	6-24 meters in average (2-8 stories)	90-120 meters in average (29-39 stories)
Community	Public programs	Liede Primary School, Kindergarten, Health Clinic, and other service programs	Liede Primary School, Kindergarten, Health Station, Recreational Center, Market, Mall, Hotel, Offices, and other public facilities.
	Green Space	Very little	10,000 m <sup>2</sup> .
	Historical buildings	More than 1,000 m <sup>2</sup> in total.	Reconstruct five biggest ancestral temples and two memorial archways
Affordability	Property price	4,000 RMB (667CAD) /m <sup>2</sup>	30,000 RMB (5,173CAD) /m <sup>2</sup> (seven time more than the previous)
	Rent	800RMB(150CAD) /household	3,000RMB(500CAD) /household

Fig2.42 Development Outcome



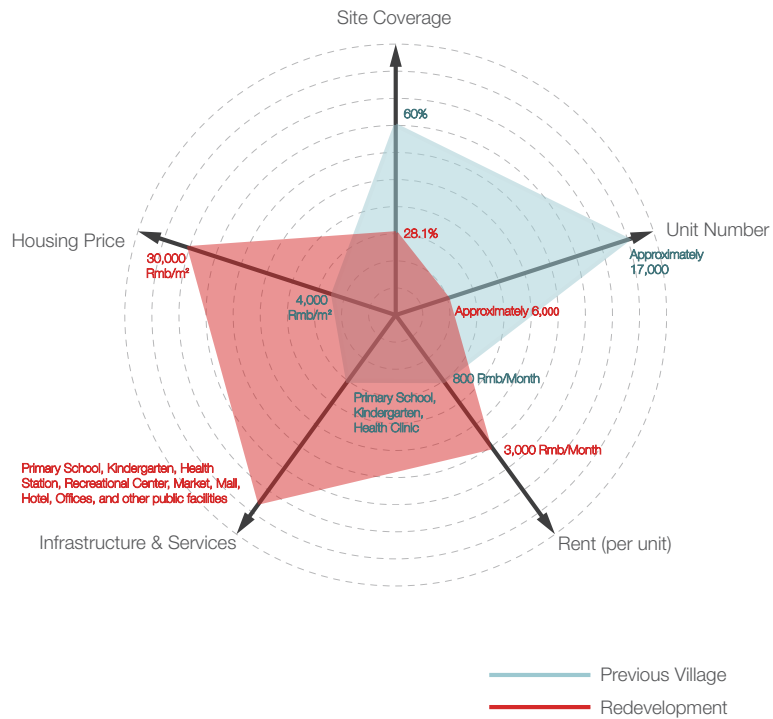


Fig2.43 Liede Village Community Quality Comparison Diagram

*Comparing with the previous village qualities, the redevelopment has significant improvement on community infrastructure and services, lower the site coverage. However, from the perspective of migrant population, the higher housing price and the fewer unit number will inevitably increase the rent and drive them away.*

Before Redevelopment

After Redevelopment



Fig2.44 Comparison of Liede Village Before and After Redevelopment





Fig2.45 Left Liede Relocation Buildings

Fig2.46 Right Top Liede Night View

Fig2.47 Right Middle Signs of Housing Rentals Put Up by Owners

Fig2.48 Right Below Reconstructed Archway

## 2.4.2 Pazhou Village

- Overview Pazhou village is located at the center of Pazhou Island beside the south bank of Pearl River. Its location in a superior location right next to the Guangzhou International Convention and Exhibition Centre and at the intersection of subway line-4 and line-8. (Fig 2.49)

Pazhou village was one of the nine villages in the first batch of the “San-jiu” reconstruction in Guangzhou. The redevelopment of Pazhou village took a different path from Liede village that its 757,639m<sup>2</sup> land of is divided into 13 sections for different functions. Pazhou’s redevelopment can be seen as an example of the “developer-lead redevelopment mode”. Having the same outcome, the redevelopment contains villagers’ relocation and village collective-owned properties besides commercial constructions. Same as Yangji village, all the villagers will be relocating back to the resettlement area and the same building area. The village’s collective property will also be rebuilt at the southeast side of the resettlement area. Compared to Liede village, Pazhou’s redevelopment is dominated by the developer and is changing the village into complex supporting facilities of different functions for the Guangzhou International Convention and Exhibition Centre.

- Time-line of Pazhou Village Renewal Project
  - August 2008: Guangzhou announced the redevelopment plan for Pazhou village.
  - October 2009: Auction of the village plots.
  - May 2010: Removal and demolition starts.
  - December 2011: Main body of resettlement finishes.
  - Decenter 2013: Relocation housing construction finishes.
  - Till June 2014: Relocation housing is under interior construction and will be finished at the end of 2014 according to the plan.



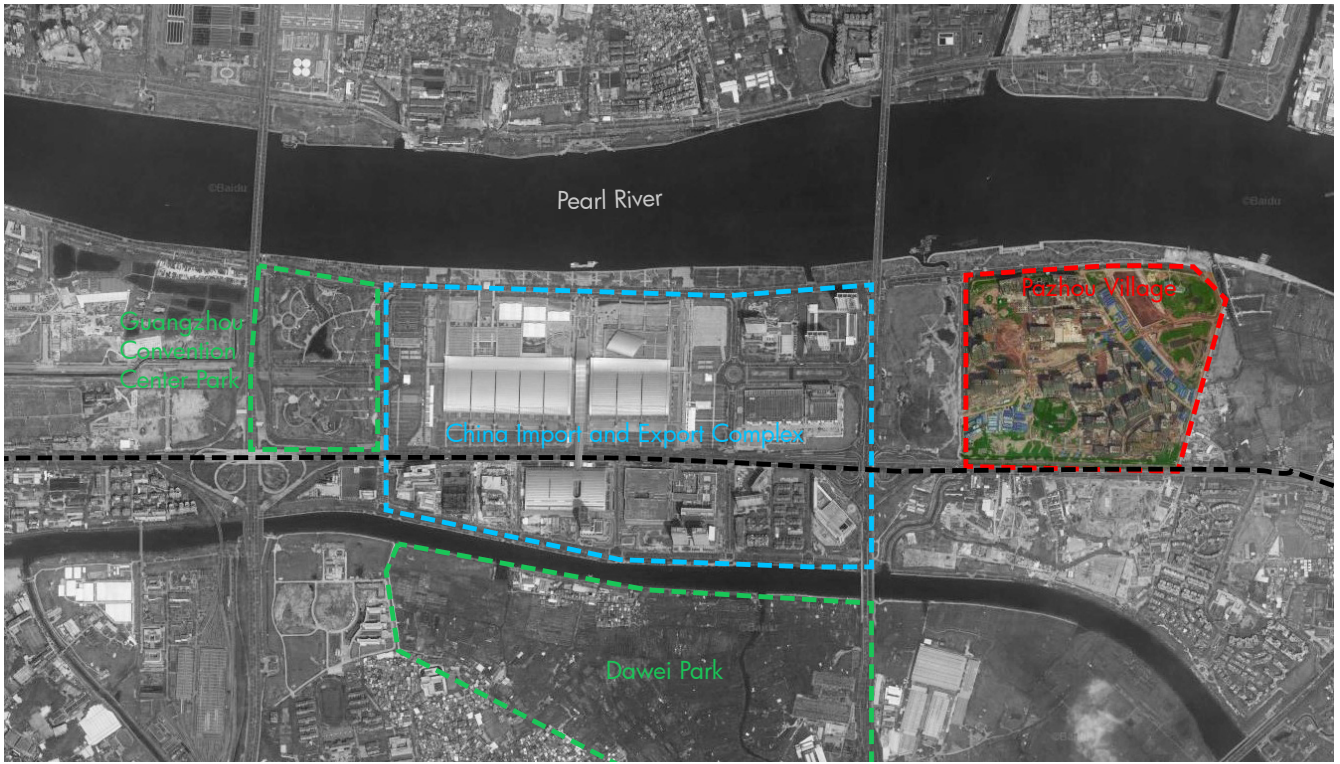


Fig2.49 Pazhou Site Plan



Fig2.50 Pazhou Village Redevelop Plan



- Redevelopment Outcomes

Pazhou Village			
Item		Previous Village	Redevelopment Plan
Population	Registered residents (villagers)	5,500 (1,300 households)	6,500
	Migrants	7,000	Very few
	Other rental population	Very few	13,500
	Total	10,700	20,000
Housing	Building area	730,000 m <sup>2</sup>	1,850,000 m <sup>2</sup>
	Site coverage	62%	18%
	FAR	1.3	3.0
	Unit number	Approximately 18,250 units (30-50 m <sup>2</sup> /unit)	Approximately 6,000 units (30-140 m <sup>2</sup> /unit)
	Building height	6-24 meters in average (2-8 stories)	75-110 meters in average (24-30 stories)
Community	Public programs	Primary School, Kindergarten, Health Clinic, and other service programs	Primary School, Kindergarten, Daycare, Health Station, Recreational Center, Fitness Field Market, Mall, Hotel, Offices, and other public facilities.
	Greening rate	4%	46%
Affordability	Property price	8,000 RMB (1,333CAD) /m <sup>2</sup>	23,000 RMB (3,833CAD/m <sup>2</sup> )
	Rent	1,000RMB(167CAD)/household	4,300RMB(716CAD)/household

Fig2.51 Pazhou Village Redevelop Outcome Comparison Table

### Pazhou Village

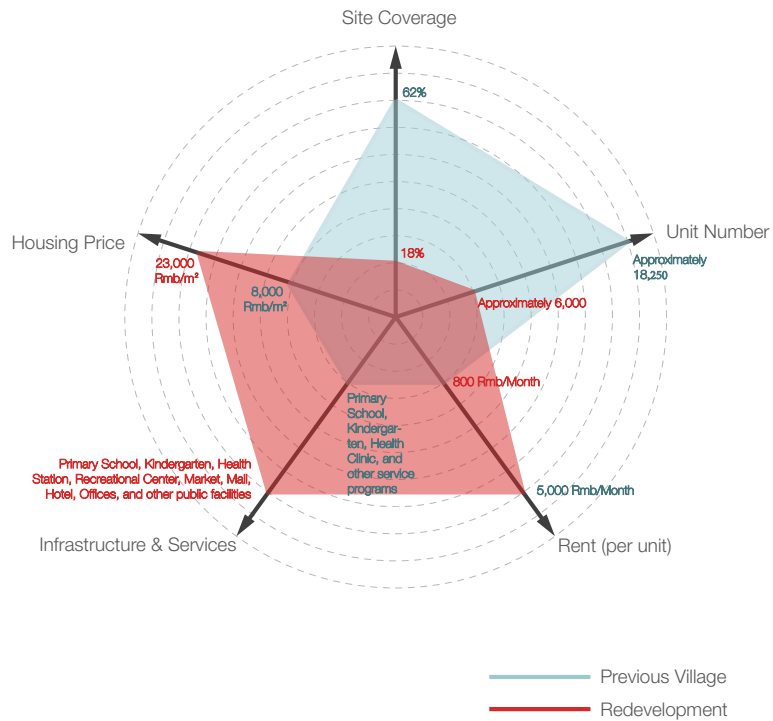


Fig2.52 Pazhou Village Community Quality Comparison Diagram

*Similar to the redevelopment of Liede village, the new Pazhou village creates a better living environment but much less affordable rental housing for migrants. The rent has increased over 4 times and the unit number is only 1/3 of the previous village.*



Fig2.53 Top Left Pazhou Village Before Redevelopment

Fig2.54 Top Right Pazhou Village Under Reconstruction

Fig2.55 and Fig2.56 Below Pazhou Village Redevelopment Scheme

Liede and Pazhou village are two typical urban villages located in Guangzhou's urban area. They share similar characteristics of urban village and are both at significant locations. The redevelopment outcomes of the two villages embody the influence of rapid urbanization and are models for future redevelopments.

The two villages adopted different but similar redevelopment methods. According to the redevelopment plans, all the villagers are located back to the site or getting market-rate compensations from the developers. The redevelopments largely improve the living environments by providing better housing units, public space, green space, infrastructure and services.

Although the redevelopments improve village conditions significantly, they completely ignore the migrants, which made up the largest population of the urban villages before the redevelopment. The new constructions bring considerable profit to both the villagers and the developers by raising building prices, but greatly lower the affordability for the migrants. In this case, the redevelopment cannot solve the housing demand of migrants, but rather drives them away to more remote and affordable accommodations.

While the new developments inherit some of the tradition of the villages, the overall demolition erases the fabric of the village, thereby reducing the sense of attachment of the residents. That is to say, the newly constructed resettlement towers weaken the connections between villagers and their formulaic pattern cannot provide the residents social identity from architecture as the villages used to do.

### 3. ENDNOTES



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## Chapter 3

### Yangji Village and An Open Community

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*“Because they are, and have been, inhabited mostly by the poor, land is cheap - and therefore, change comes easily... in a relentless ‘Block attack’, massive towers, slabs and blocks with repetitive housing units, floor plans and facades are invading – scraping away the urban villages that have evolved over hundreds of years. These alien buildings provide a Western standard of living, destroying indigenous communities in the process. They obstruct urban innovation and discourage differentiation, flexibility and individual ideas.”*

— Winy Maas, “The vertical Village”

The urban villages that emerged in response to the huge demand for affordable accommodation, and provide migrants less expensive housing, are disappearing. These spaces are important in part because they continue the traditional kinship-based village connections for both their local and migrant residents. After identifying their house plots for hosting migrants, the land-less farmers still attach importance to their traditional cultures and are closely tied up by the village collective economy. Although some of the preserved ancestral halls and temples are taking over other community functions like the school and community center, they still act as the cultural centers of the village. The low-cost living also makes it possible for the migrants to bring in their kinship connections to the village. The traditional elements of the village in turn provide social identity for the migrants.

However, the redevelopment schemes consider merely the economic benefits of the urban villages and ignore the demands of the migrants. Moreover, official redevelopment schemes wipe out the previous urban village’s fabric as well as the village’s culture. Culture, as stated in the book “Real culture: From the Bottom Up” by Wilfried Wang and Sarah Riviere, “...determines attitudes and actions, and in doing so provides identity as well as a sense of community. Culture is the hand that preserves the existing as well as being the matrix for the new.” The sense of community in the content of urban villages can be seen as the sense of belonging to the village socially and culturally. Without considering the traditional culture and the living pattern of the urban villages, the new developments fail to bring social identity to their residents.

*“First we shape our buildings, and afterwards, our buildings shape us.”*

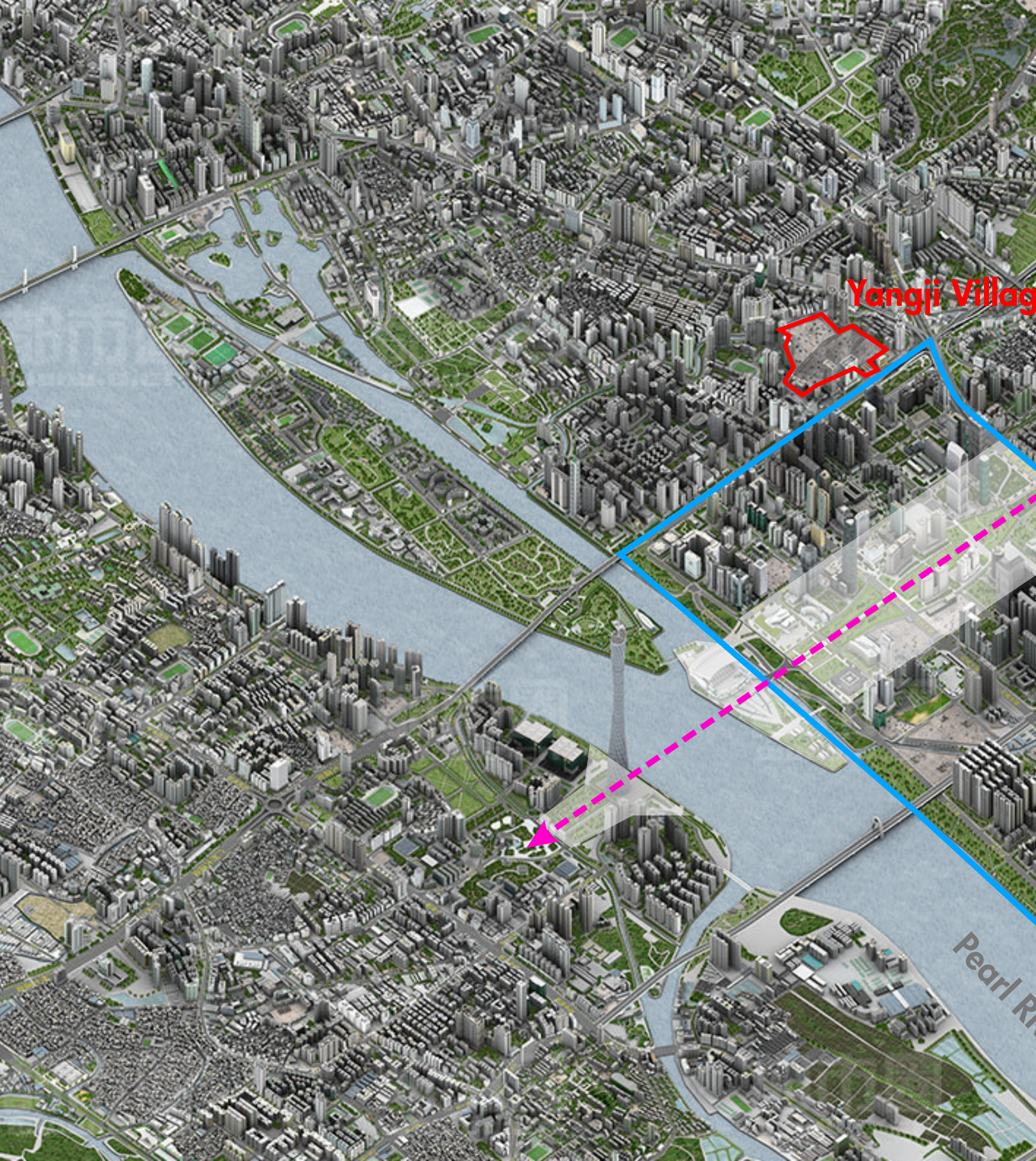
— Winston Churchill, 1943

Undertaking the responsibility to provide the migrants affordable housing and improve their living standards, this thesis proposes the idea of creating an open community as opposed to the current model of closed communities, leading to a model of urban construction that combines collectivity, diversity, flexibility, neighborhood life and connections with the need for densification which base on the following principles:

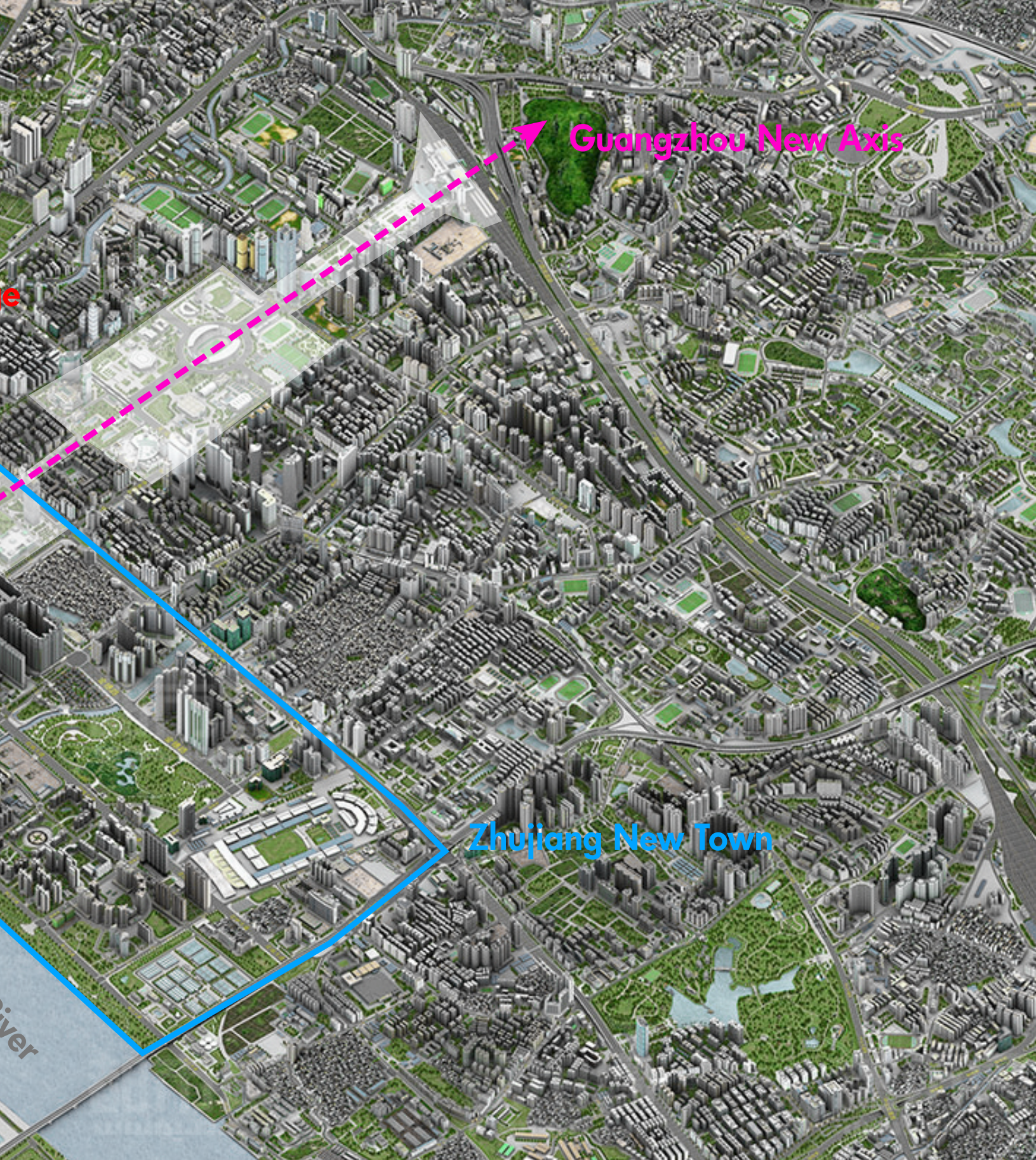
- **Affordability:** The community provides government subsidized affordable housing that consists migrants' low-rent housing, villagers' relocation housing and citizens' short-term rental units.
- **Openness:** Against segregation, the community is accessible for the public by offering space for social activities, common functions, which share social service infrastructure and cultural institutions with the public, and thereby encourage social interactions.
- **Identity:** The project preserves the major historical buildings, previous village texture, and urban patterns, offering a coherent reflection of the villages' traditional and cultural characteristics. Therefore, the design maintains a connection with the former village, which in turn provides migrant inhabitants the sense of identity as a community.
- **Collectivity and Diversity:** The design proposal supports a diverse community of different populations, functions, natural and former historical elements and seeks to retain the traditional connections, in order to help the migrants gradually integrate into urban society.
- **Density:** In contrast with the typical low-rise high-density urban village landscape, the thesis proposes a high-density community with less site coverage to create a pleasant living environment and more open spaces including parks, sunken outdoor movie theater, roof garden and sport fields.

Situated in Yangji village, an urban village that located right next to the Zhujiang New Town, which is next to the downtown core of Guangzhou (Fig3.01), the thesis proposes an alternative redevelopment for migrants. Against the social segregation and disadvantage caused by the migrants' current living location, which is also the result of the official redevelopment, the proposal opens up the possibility of a complex migrant community by providing them with convenient living, social and cultural facilities. Moreover, in relation to the urban development of Guangzhou, the thesis suggests a new model for the redevelopment of urban villages: an open living pattern that continues the traditional village culture, a community that brings diversity and identity.









Guangzhou New Axis

Zhujiang New Town

river

Fig3.01 Yangji Area Map



# 1. Site - Yangji Village

## 1.1 Overview

As one of the 138 registered urban villages, Yangji had existed as an urban village for over 30 years, is currently under redevelopment. Tracking back to the early days of Yangji, its ancestors were migrants originally from Shanxi, Henan, Jiangxi and Fujian provinces. In the wake of the prosperity of the commerce at the adjacent communities and the development of the new city axis, Yangji was gradually encircled by new developments. Its typical urban village landscape texture makes it an “island in the ocean” . Due to its convenient location in Guangzhou in the 1950s during its first development, Yangji became the first option for migrants who were looking for cheap accommodation. It hosted other 40,000 migrants and had 1,400 households of villagers within its 52,430 square meters land before the demolition<sup>2</sup>.

Like all other urban villages within the built-up urban area of Guangzhou, Yangji has been through several land requisitions. It used to have 3,000 **mu**\* originally, which is 17 times as big as now. It changed from a fishing farming region to an urban village of today after the villagers lost their farmland and started a grow housing business. After the second land requisition, using the compensations from the developers, the villagers started to rebuild or enlarge their houses for larger floor areas due to the high demand of rental housing from migrants. According to statistics, the monthly mobility ratio reached 15% in its busiest season. A village that had had only 7,361 residents ten years ago suddenly became complicated. Yangji became a place for the migrants who came to fight for their dreams, and a place of social problems such as poverty and crime.

\***Mu**

n. Chinese unit of measurement. 1 mu equals to 666.67 square meters.

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Fig3.02 Yangji Village Before Redevelopment

## 1.2 Redevelopment Scheme

Unlike the Liede redevelopment method , which was discussed in the chapter 2 , Yangji took an overall development mode of “managed by government, led by the village, in cooperation with the developer”. The new Yangji is being reconstructed into a modern community with mixed residential and commercial functions. In accordance with the reconstruction scheme (Fig 3.14), the redevelopment will have a mixed commercial area in the south part and relocation area in the north. By 2016, all the villagers are going to be relocating back to the 16 residential buildings, which in height range from 26 to 33 stories, getting the same floor area as before.

## 1.3 Redevelopment Time-line

April 2010: Yangji publishes its redevelopment scheme.  
July 2010: Over 98% of the villagers sign the relocation agreement.  
July 2010: Demolition takes place.  
March 2011: 18 “**nail households\***” are sued by the village.  
October 2011: The court sentences the “**nail households**” to clear out their houses in three days.  
November 2011: The court enforces the demolition.  
November 2012: Gutters are built to isolate the “nail households” as a way to force them to move.  
July 2013: The last two “staying families” sign the relocation agreement.  
July 2013: All the villagers move out of Yangji village.

### \*Nail Household

n.(Chinese: 钉子户) a new concept in Chinese that refers to the private property owners who refuse to move during the land requisition.

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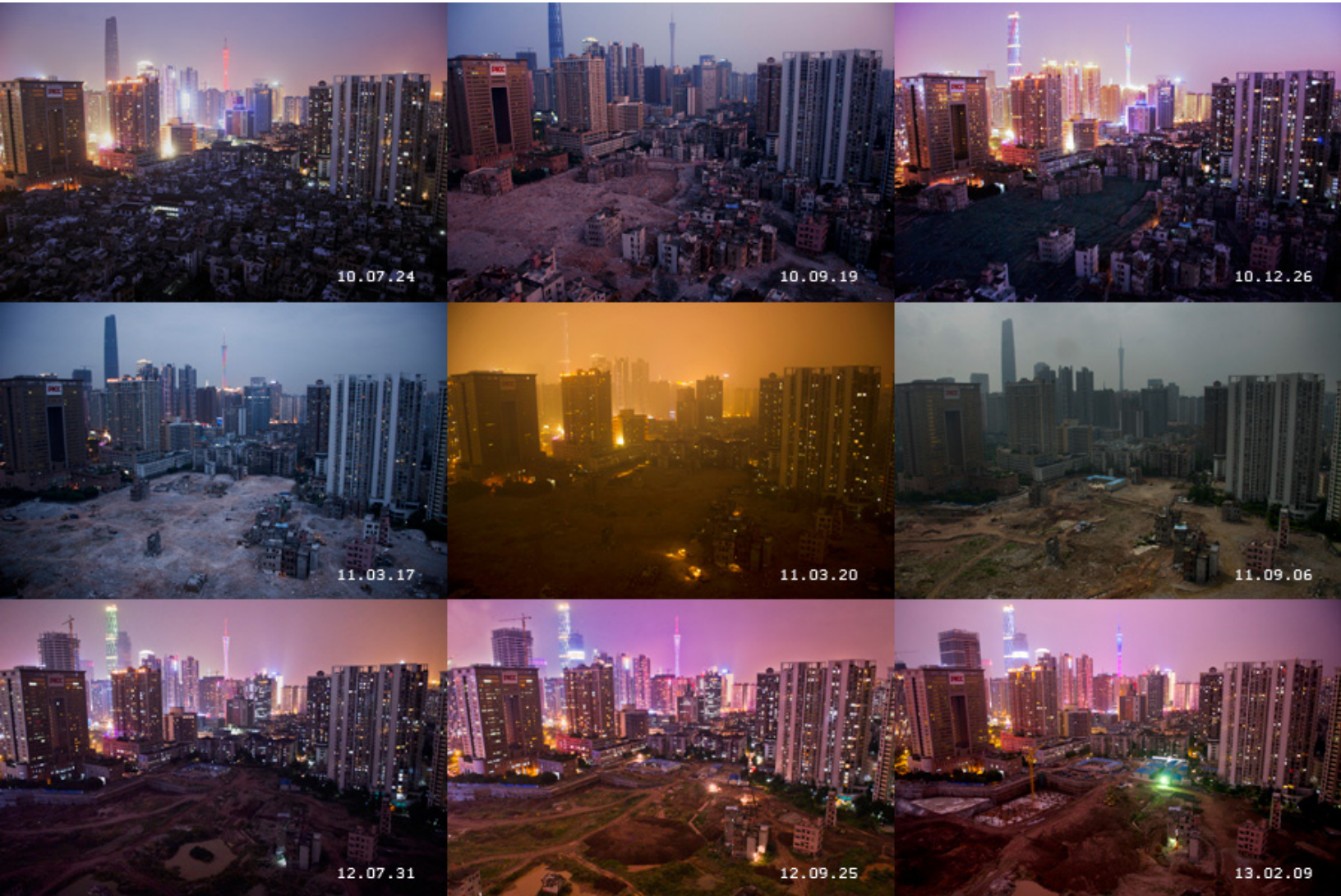


Fig3.03 Yangji Village Under Demolition







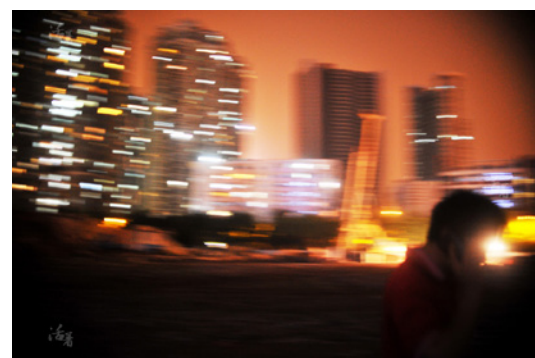
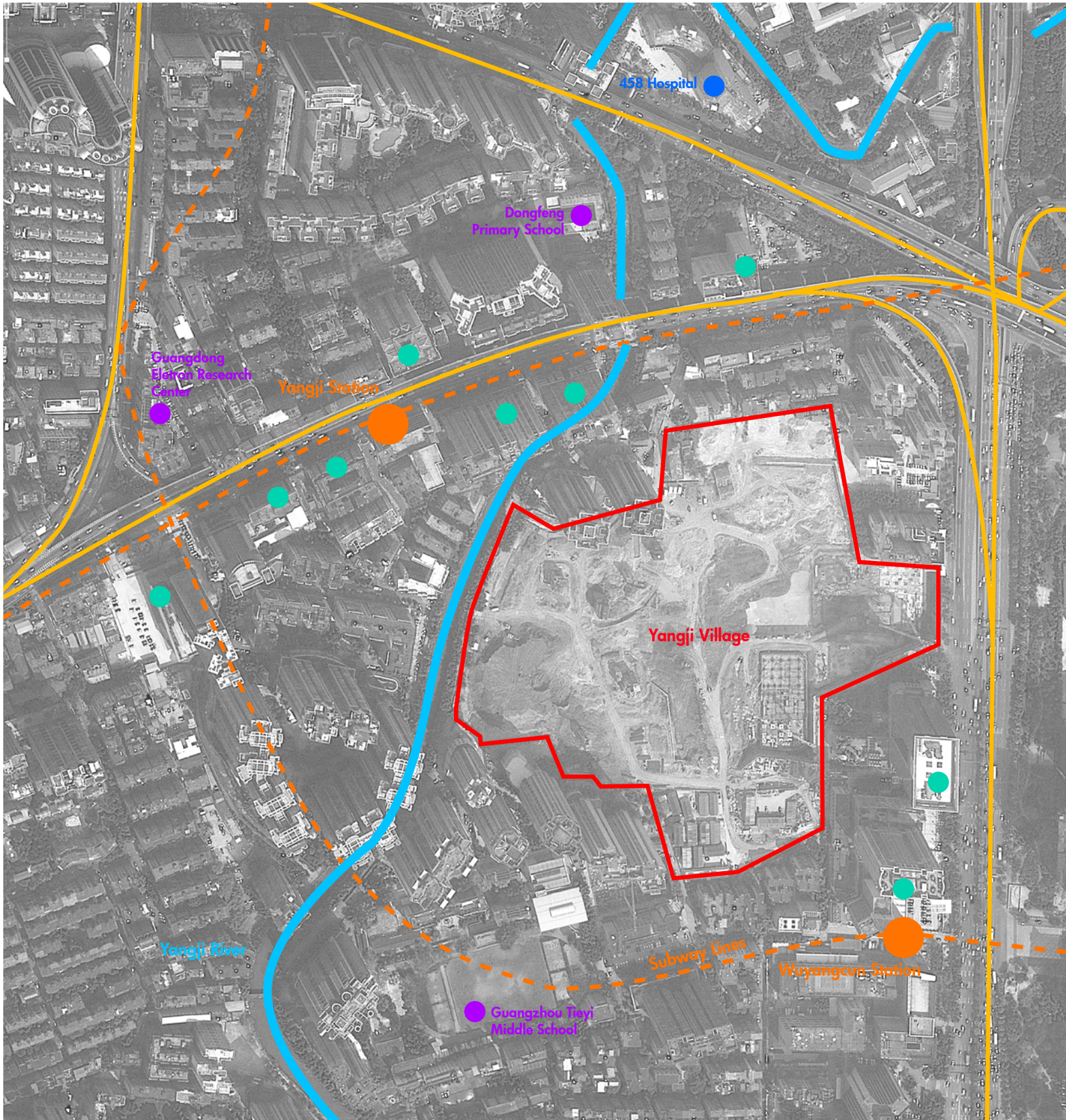


Fig3.04 Yangji Village Demolition







## 1.5 Previous Village Analysis

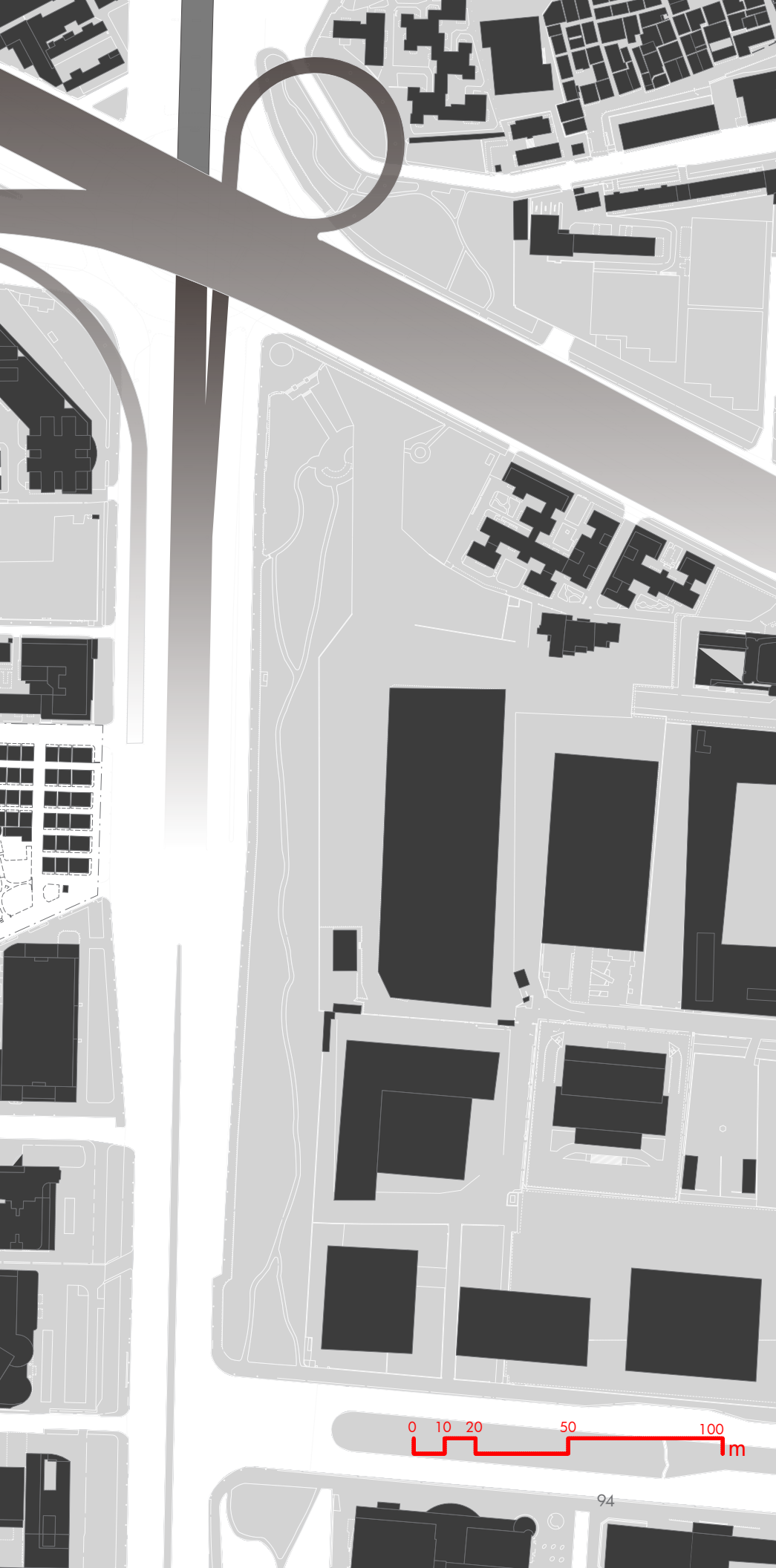


- Yangji Village Boundary ——
- Tianhe Village Boundary - - - -
- Main Road ——
- Subway Lines - - - -
- River ——
- Subway Station ●
- Education ●
- Hospital ●
- Commercial ●

Fig3.05 Yangji Site Plan







*The village texture obviously distincts itself from the surrounding buildings. The high-dense village has no other open space beside the greening area at the river front. However, the narrow alleyways work as public space, encourage social interaction and communication.*

Fig3.06 Yangji Previous Village Texture

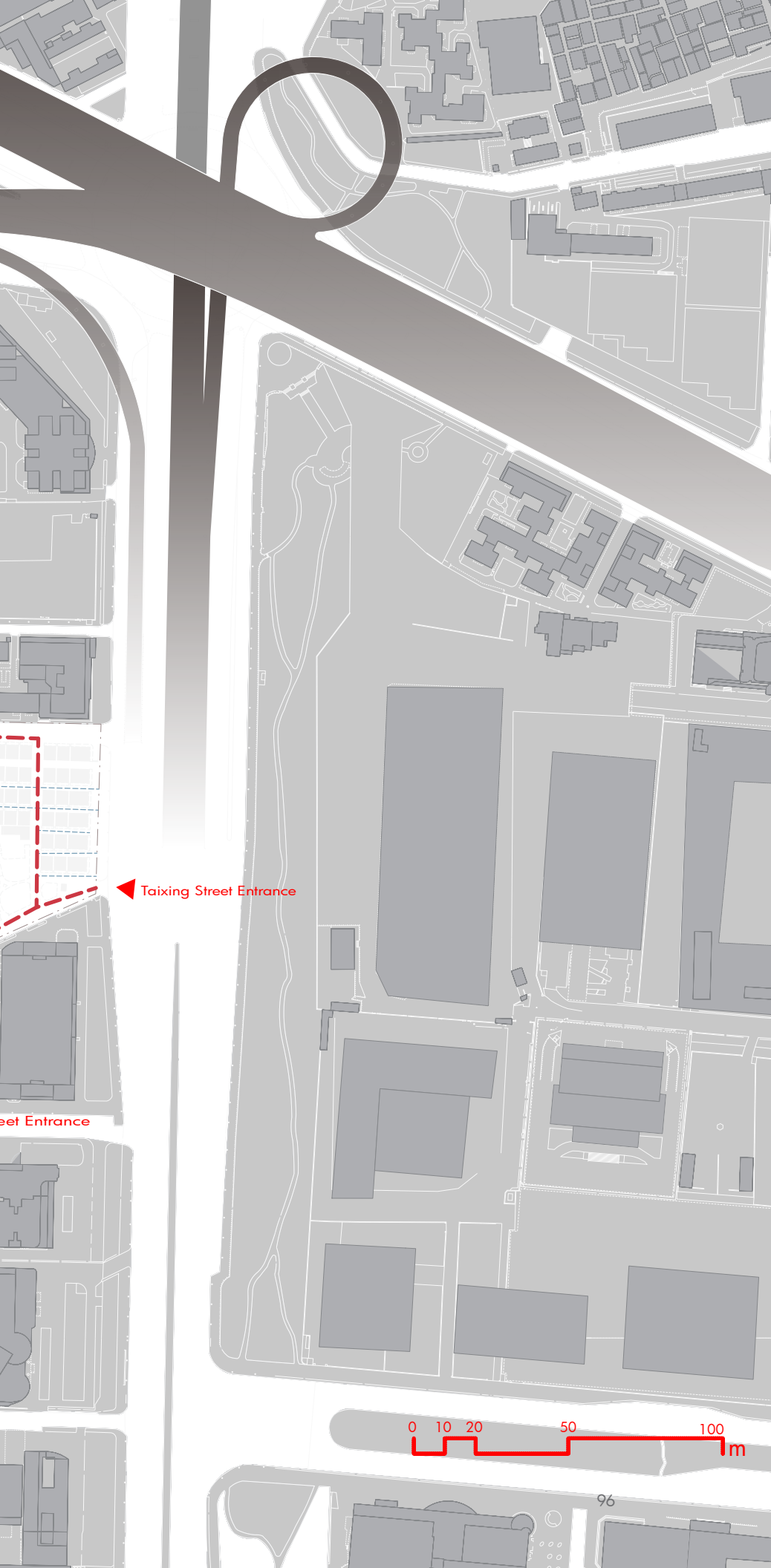




Taixing Street Entrance

Taixingwai Street Entrance

Tailai Street Entrance



The road network was formed according to the inhabitants of Yangji's 4 major families: Qin, Yao, Liang and Li. The main streets divide Yangji into four sectors. Along with the development of Guangzhou, the main streets of Yangji became commercial centers of the area.

- Main Street ————
- Secondary Street - - - -
- Alley - - - - -

Fig3.07 Yangji Road Network







*The historical buildings in Yangji are mostly temples and ancestral halls distributed evenly in every sectors. With the urbanization of the village and the increase of population, the ponds which are normally located in front of the historical buildings were filled to make more land for housing enlargement. In addition, many the historical buildings were also used for services purposes. However, the historical building are still the soul of the village and many newly constructed service buildings are also built around them.*

- Service
- Historical
- Service + Historical

Fig3.08 Yangji Service and Historical Building Distribution

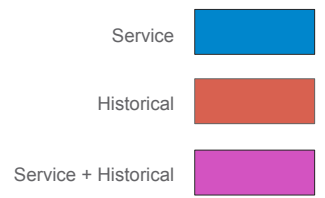
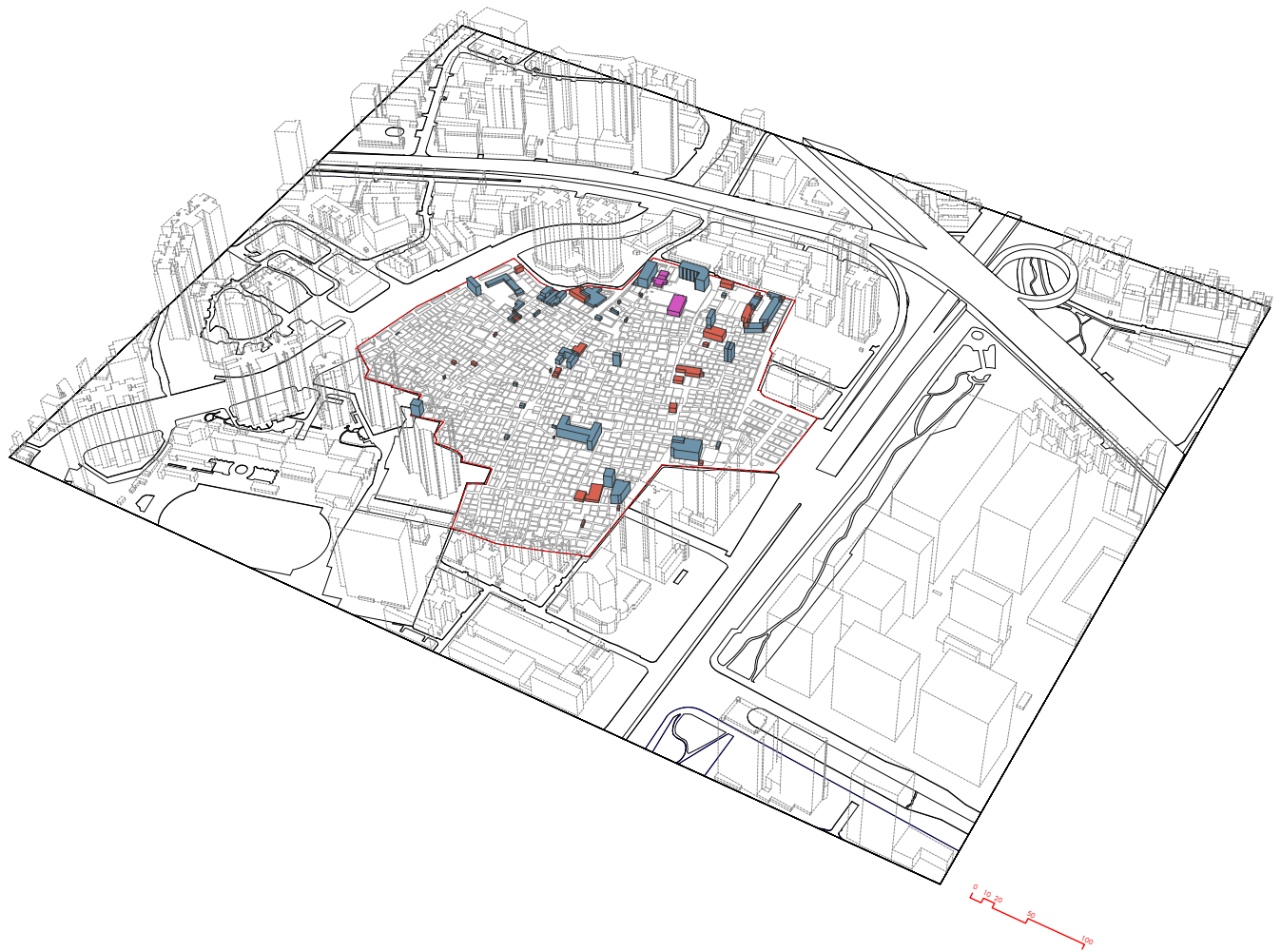
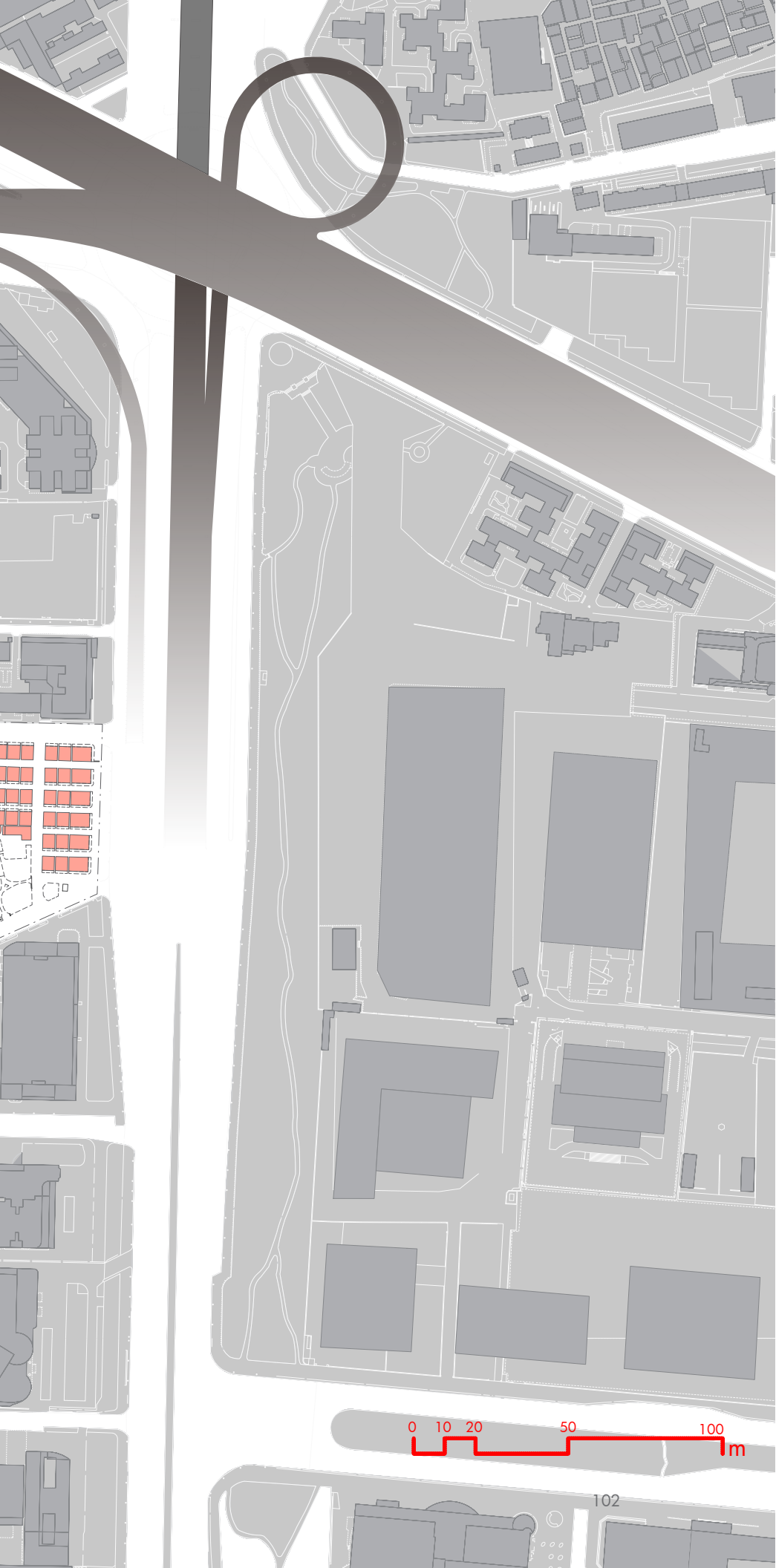


Fig3.09 Model of Yangji Service and Historical Building









Over 90% of the building in Yangji is housing. "Grow housing", used to be a life style of many Yangji families. Almost every family rents out part or the whole house for income. The mobility of tenant can reach 15% in the busiest month since Yangji's major habitants are migrants. One can find both short-term rental (1day - 1 week) and long-term rental (over half-year) in Yangji. It only cost 10Rmb (1.5 Cad) for the tenant to hire one agent, normally a villager works in convince store, for seeing one house.

- Other Building
- Housing

Fig3.10 Yangji Housing Condition

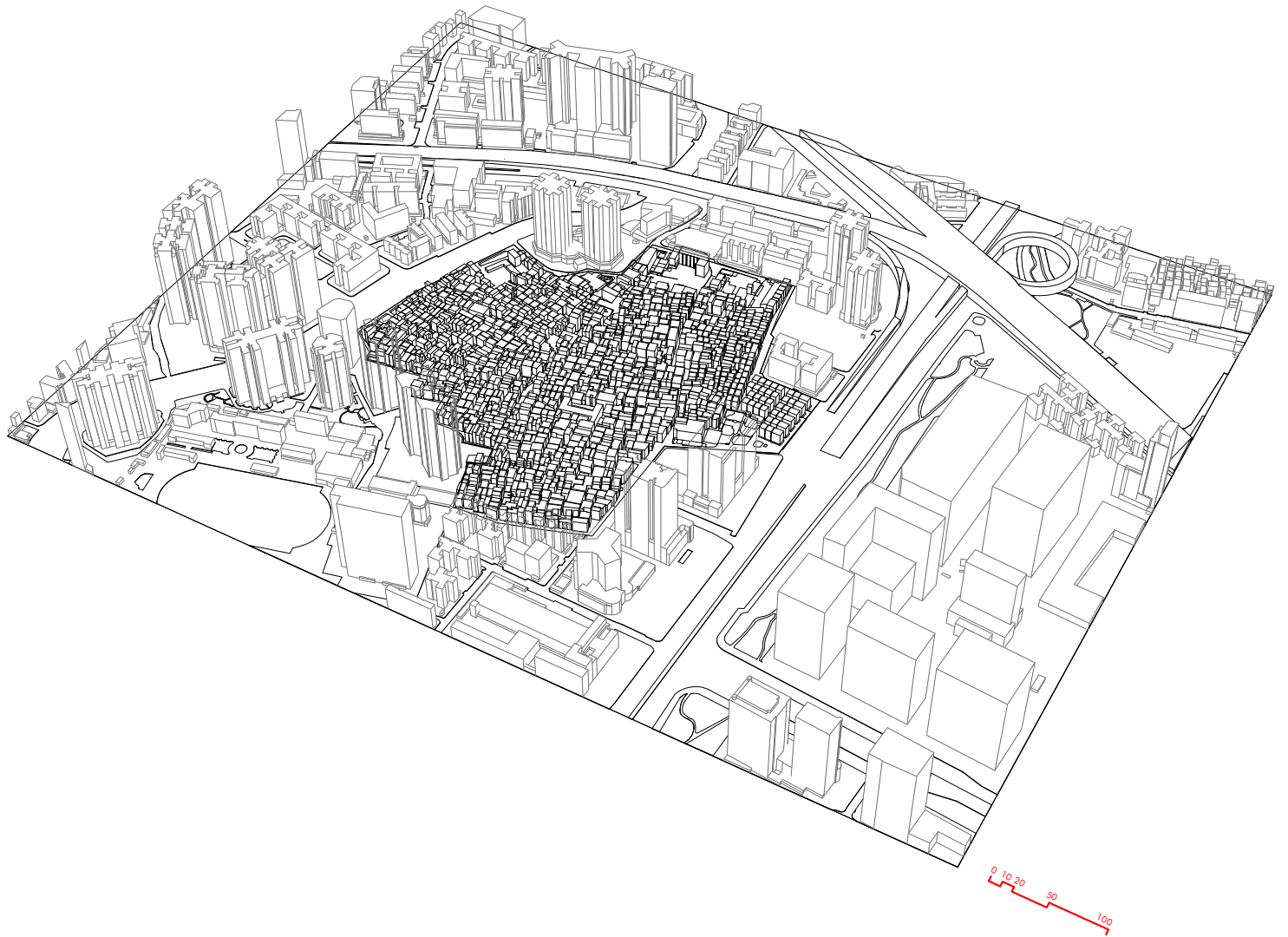


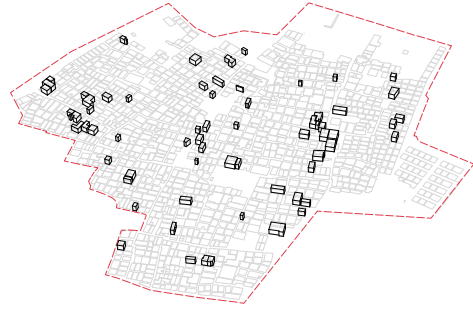
Fig3.11 Left Housing Model of Yangji

Fig3.12 Right Housing Distribution in Different Height

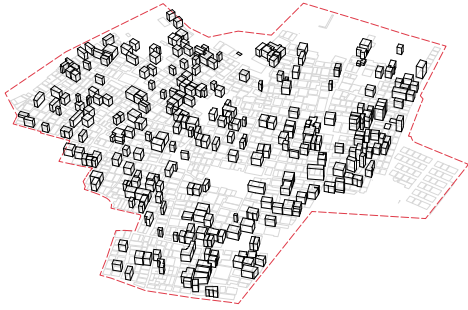




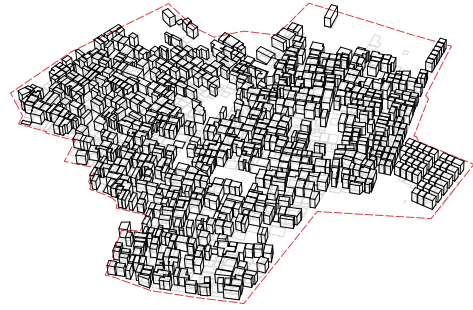
1 Story



2 Story



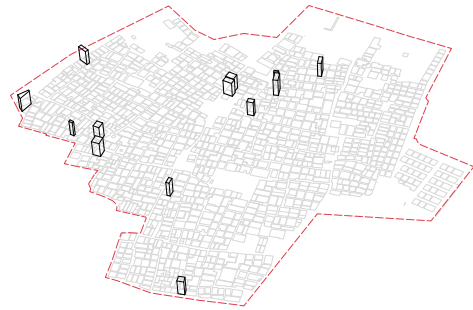
3 Story



4 Story

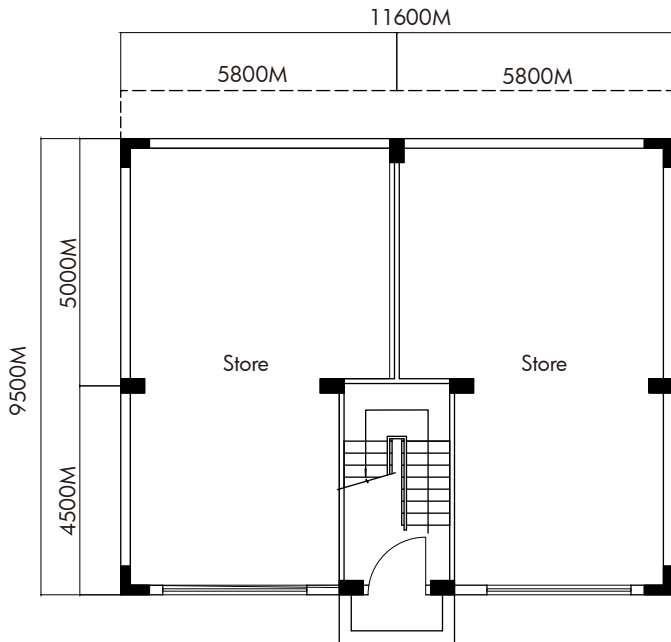


5 Story

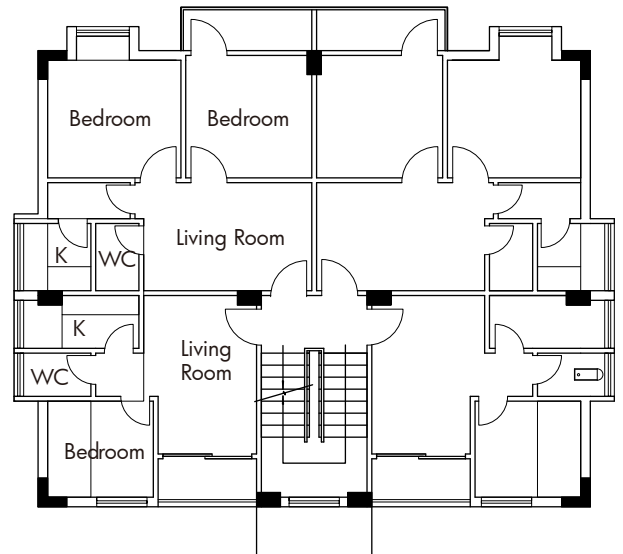


6 + 7 Story

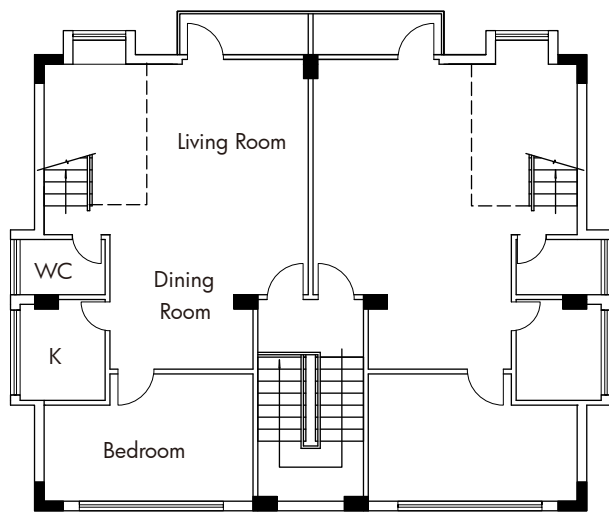




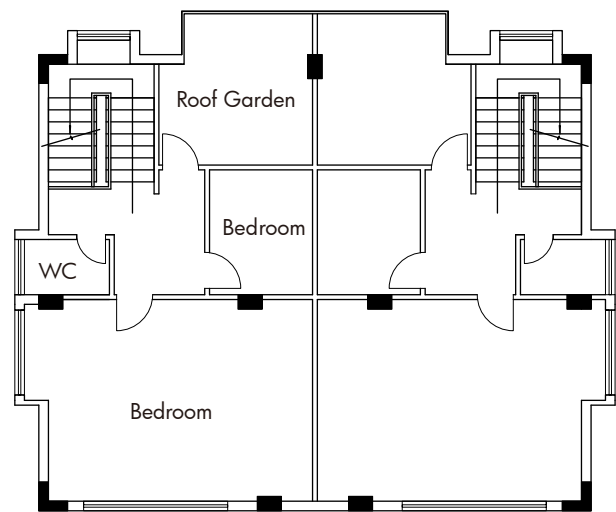
Ground Floor



2nd - 4th Floor



5th Floor



6th Floor

Fig3.13 A Typical 6 Story Urban Village Layout

*The houses in Yangji are mainly three to five-story tall. The common way of housing rental is the villagers own or rent out the shop spaces on the ground level for small business like convenience stores or restaurants, the units from two to four story to migrants, and live in the top one or two floor of the house. The number of tenant for one unit isn't fixed. It is common to have a family more than four people living in one one-bedroom unit.*





- Residential
- Commercial
- School
- Green Area
- Water Area

Fig3.14 Yangji Official Redevelopment Plan



## 1.4 Redevelopment Outcomes

		Previous Village	Redevelopment Plan
Population	Registered residents (villagers)	1,400	1,400
	Migrants	40,000	Very few
	Total	41,400	
Housing	Building area	130,880	216,000
	Site Coverage	65%	33.7%
	FAR	2.5	4.1
	Unit number	Approximately 3,300 units (30-50 m <sup>2</sup> /unit)	Approximately 4,258 units (81-150 m <sup>2</sup> /unit)
	Building height	6-24 meters in average (2-8 stories)	102-155 meters in average (36-51 stories)
Community	Public programs	Yangji elementary school, Kindergarten, Health center, Yangji Market	Village Kindergarten, Bus Station, market, 12-class public kindergarten, 40-class public elementary school
	Greening	Very few	30%.
	Historical buildings	1307 m <sup>2</sup>	1,800 m <sup>2</sup>
Affordability	Property price	8,600 RMB (1,433CAD) /m <sup>2</sup>	37,500 RMB (6,250CAD) /m <sup>2</sup>
	Rent	900RMB(150CAD) /household	6,500RMB(1,083CAD)/Unit

Fig3.15 Yangji Redevelopment Outcome



# Yangji Village

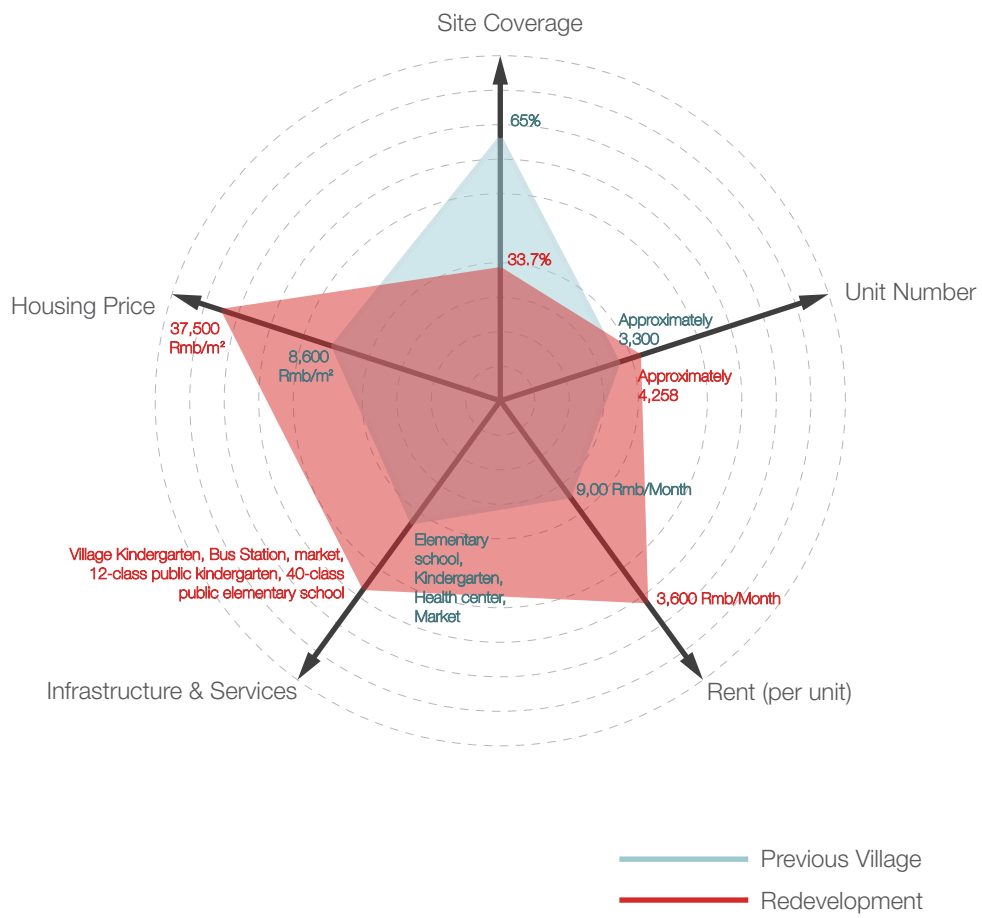


Fig3.16 Yangji Village Community Quality Comparison Diagram

Sharing the same pattern (Fig3.16) as other urban village redevelopment schemes (Liede and Pazhou village, Fig 2.43, 2.52), the redevelopment of Yangji has the same weakness. Having the feeling as losing their traditional lifestyle, only two among the 1416 families are relocating back to the village. The new development benefits mainly the villagers as well as the developer in economic terms but will be turned into a housing rental community eventually. The escalating costs happen when owners choose to rent out their relocation units rather than reside in it. From the viewpoint of migrants, the unaffordability of the housing is driving them away. According to the market-housing price of the commercial part, which reached 45,000 RMB per square meter<sup>3</sup>, the new construction's price will be even higher than the standard market price. That is to say, the new Yangji village will host a completely different group of people compared to before.

## 2. Design Proposal – An Open Community

*“The cities everyone wants to live in should be clean and safe, possess efficient public services, be supported by a dynamic economy, provide cultural stimulation, and also do their best to heal society’s divisions of race, class, and ethnicity. These are not the cities we live in.”*

-- “The Open City”, Richard Sennett<sup>4</sup>

## 2.1 Design Principles – an open community grow form the past

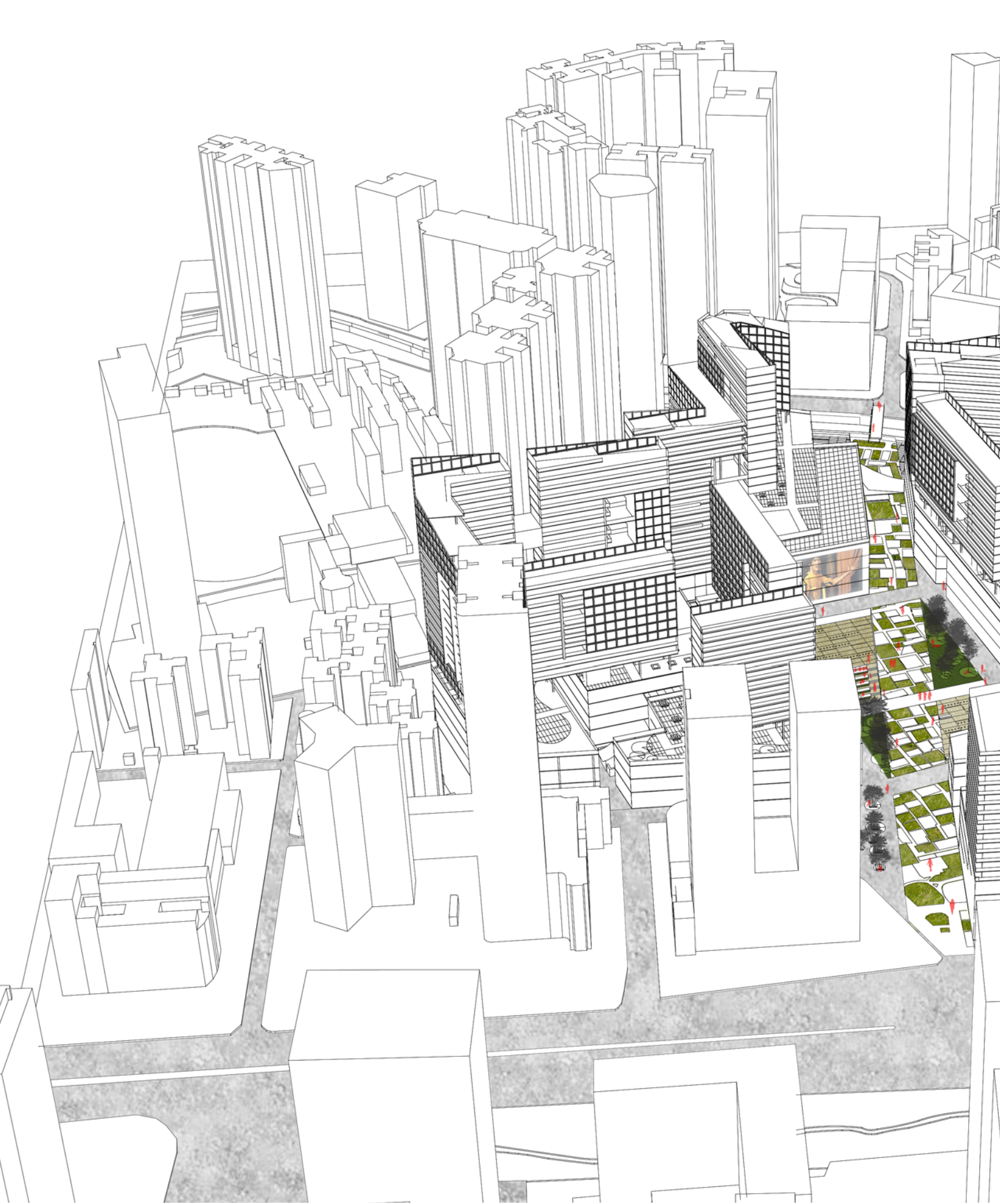
The redevelopment of Yangji can achieve none of the urban planning principles stated in the book “City Building: Nine Planning Principles for Twenty-First Century” :“Sustainability; Accessibility; Diversity; Open space; Compatibility; Incentives; Adaptability; Density and Identity” nor it can benefit the migrants. The community is planned as though it were a collection of formulaic repetitive housing blocks with little concern besides economic interest.

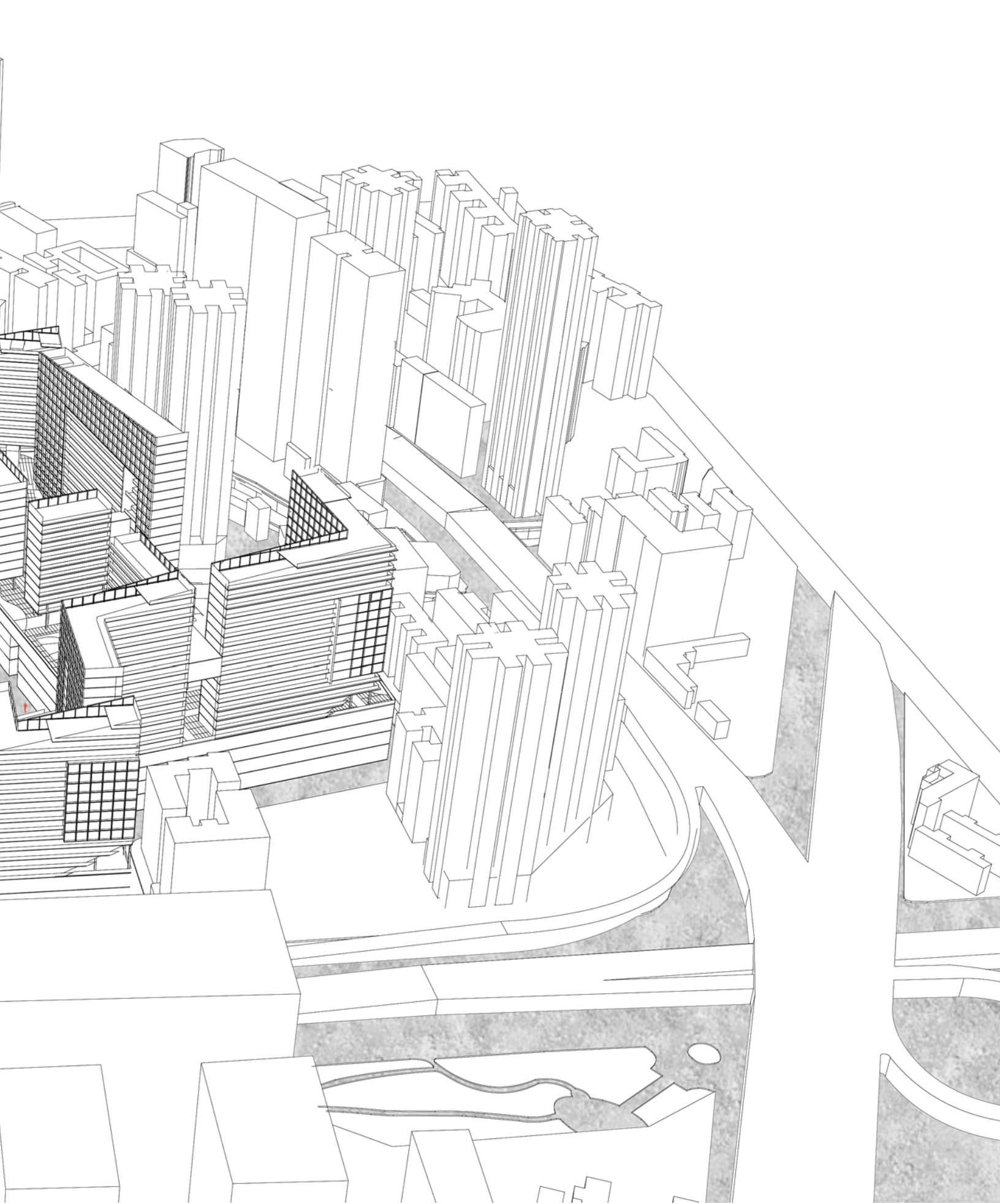
As one of the earliest urban villages that appeared in the 1980s, Yangji had been host to more migrant population than its own villagers. Aiming to increase social fairness, decrease social segregation, improve migrant living standards and help them integrate into the urban society, the thesis proposes a different approach to redevelop Yangji.

The proposed community seeks to achieve the four elements below:

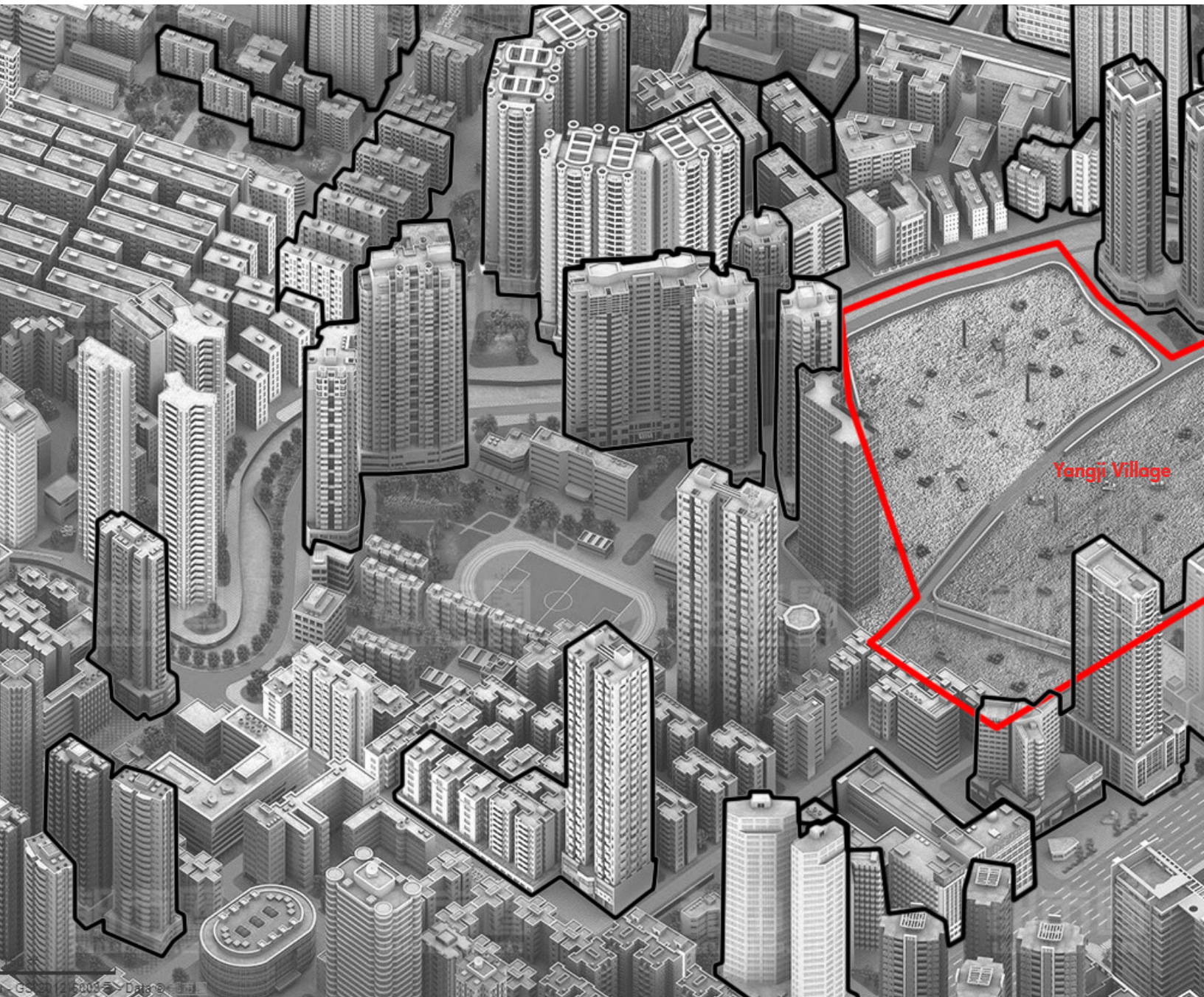
- A. Boundary**
- B. Texture**
- C. Openness**
- D. Mix**













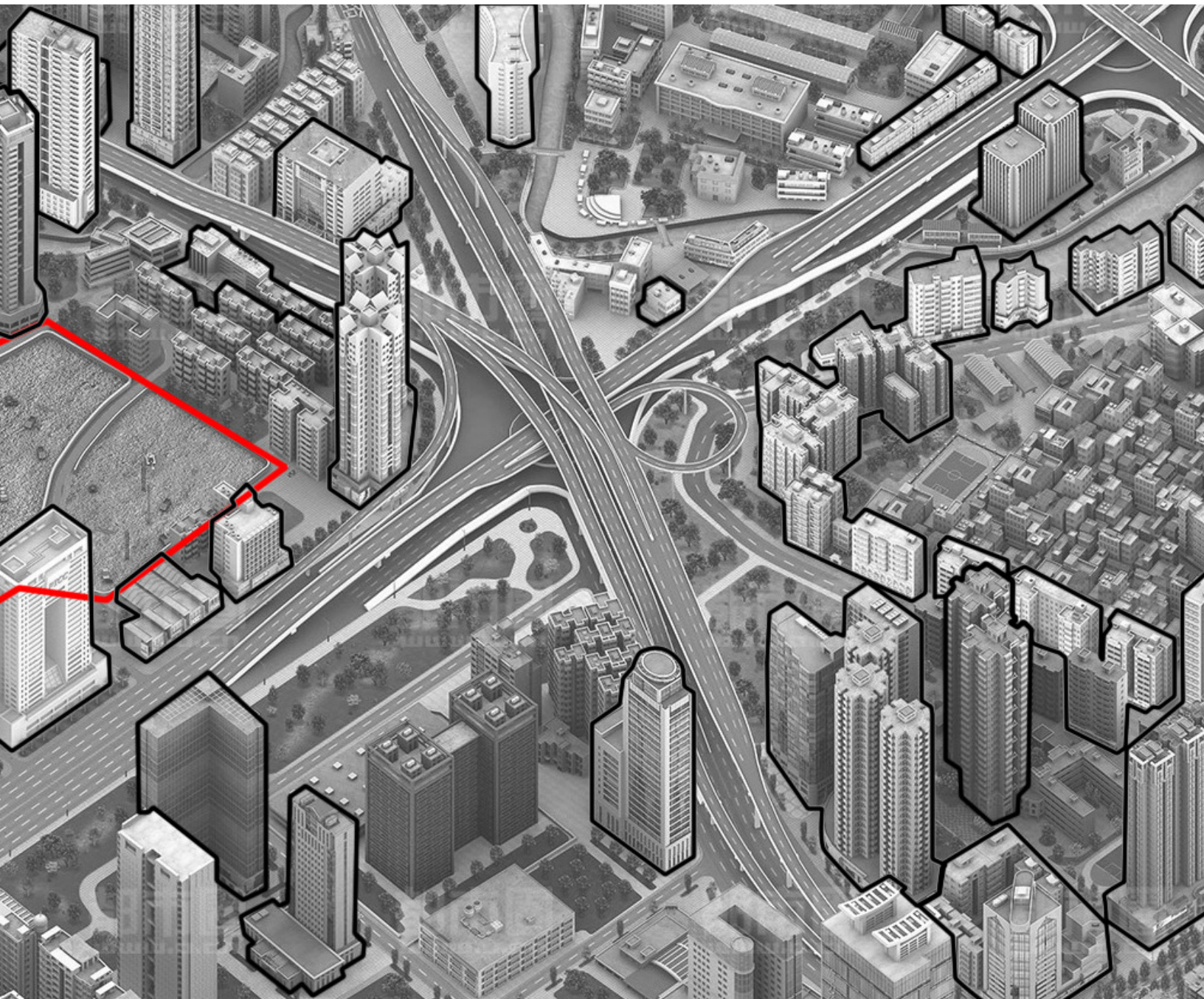
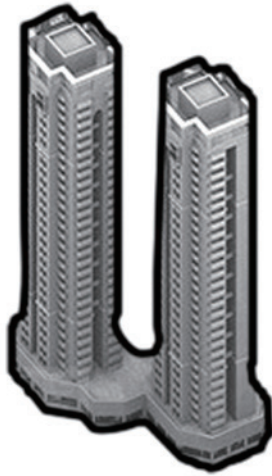
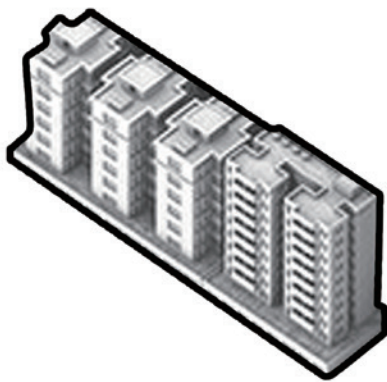


Fig3.18 Podium + Tower Building Around Yangji Villagr





Podium + High-rise Tower



Podium + Mid-rise Slab

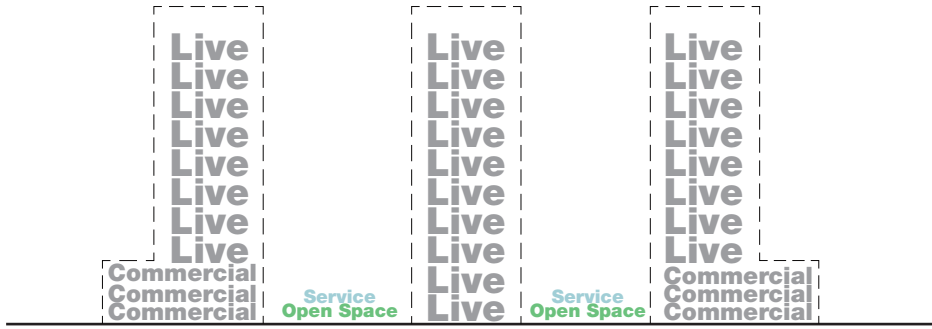
Traditionally a commercial city, the podium and residential building form commonly appears in Guangzhou. The podium levels are mostly consist of commercial functions that locates at the outer ring of many residential communities. They accommdate daily supplies and small businesses. Instead of going to large shopping malls, people are more willing to shop at the podium stores due to thier convenience. The podium-roof level works as seperation of different functions and circulations. It sometimes also constains gardens for residents.

Fig3.19 Podium + Tower Building Form



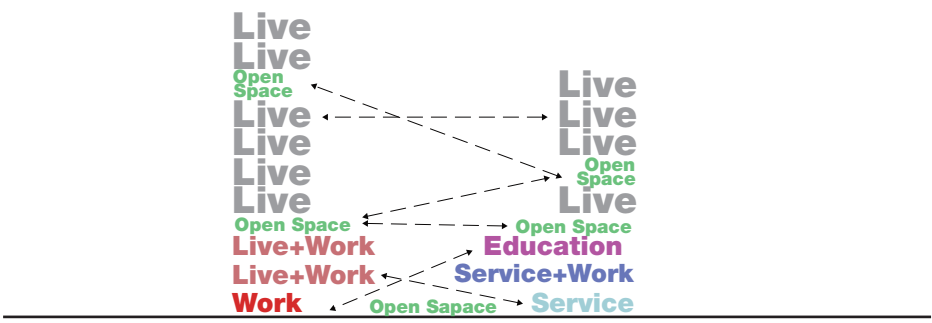
### Previous Village

The typical urban village living mode can be described as a mixture of mainly living, working plus little cultural or social services. The urban villages are well-known as low-rise high-dense constructions lack of open spaces. Due to the tight social kinship connections among villagers and migrants, the villages work well on creating social networks.



### Official Redevelopment

The official redevelopment method change urban villages into massive residential blocks like other closed communities. Erase the traditional living pattern and physical living structure, the redevelopment creates isolated residential towers with no connection between residents.



### Proposed Design

The proposed design combines living, working, services, open spaces, historical buildings and education. It works comprehensively as a whole to continue the village tradition, encourage interaction and bring out social and cultural identities to residents.

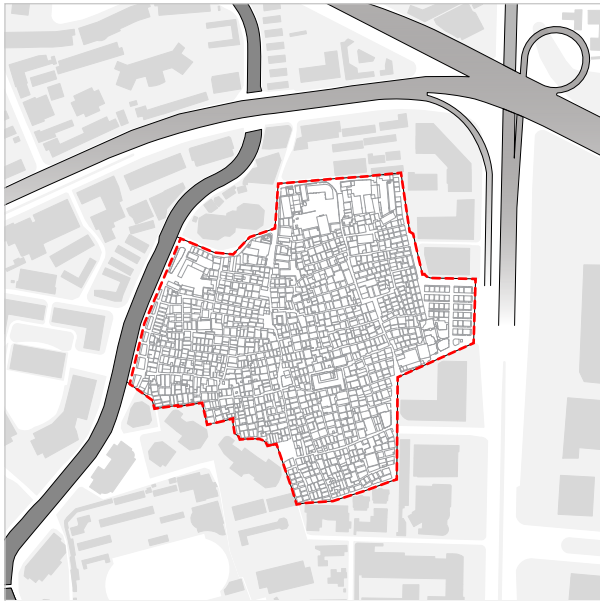
Fig3.20 The Change of Living Mode

## A. Boundary

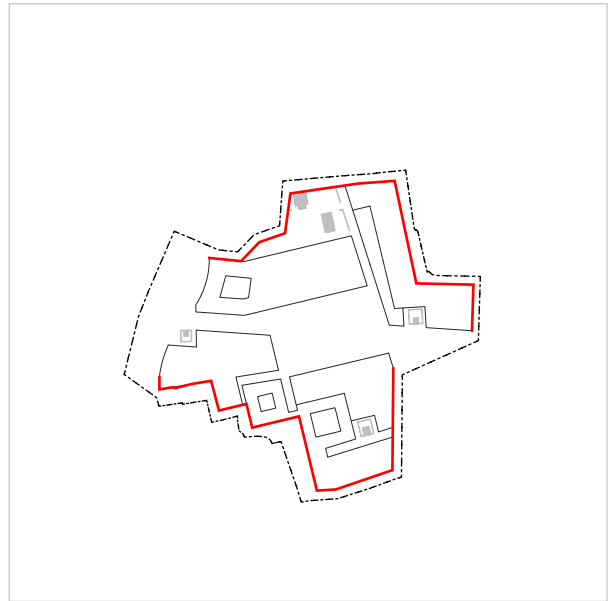


Fig3.21 Yangji Surrounded by Closed Communities

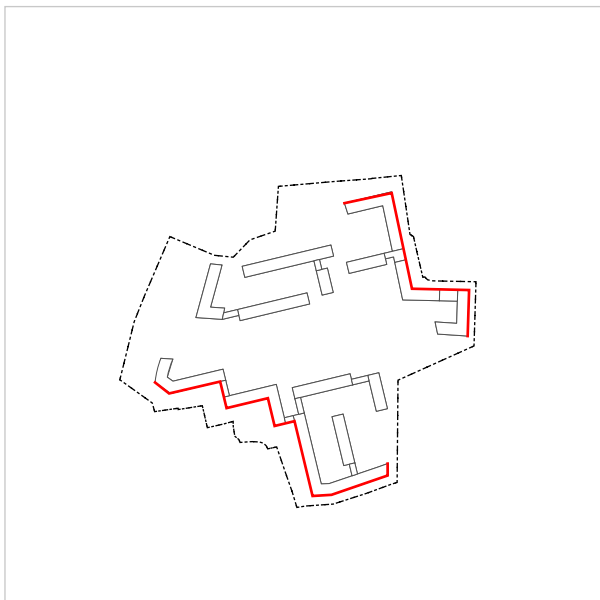
Yangji village exists under its special physical footprint. Following the land requisition many times, the boundary of Yangji appears in an irregular form. Surrounded by the modern communities at the downtown core of Guangzhou, it clearly distinguishes itself as an object among the others. Recognizing the land profile of Yangji as an important cultural element that identifies itself as an urban village. This proposal preserves its unique boundary and recreates an enclosed spatial boundary with podium and residential towers.



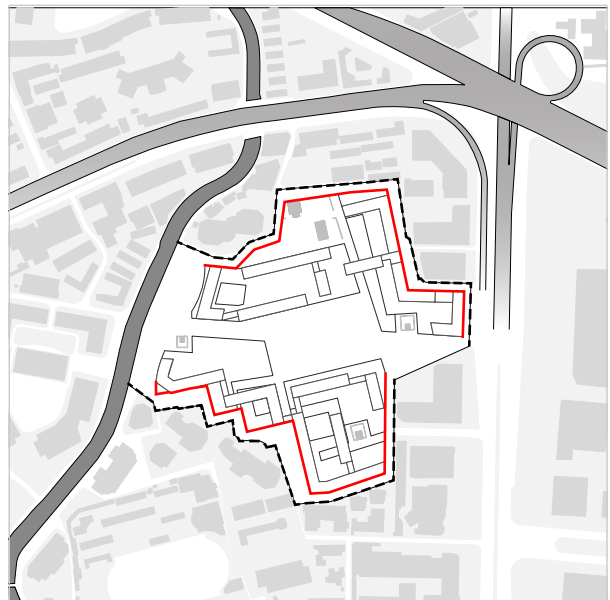
a. The Previous Village Boundary



b. Proposal Podium Follows the Boundary



c. Tower of the Design Follows the Boundary



d. The Over-all Proposal Boundary

Fig3.22 Design Element Analysis - Boundary



## b. Texture

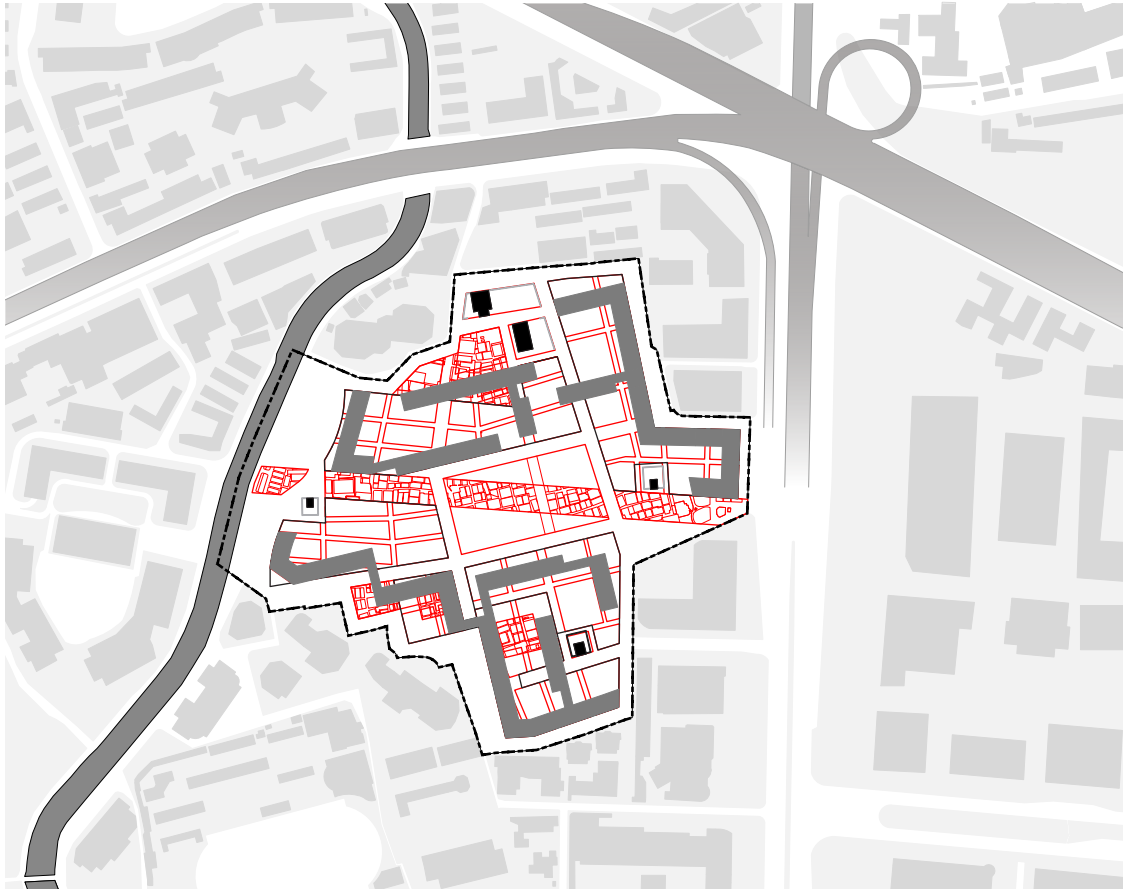
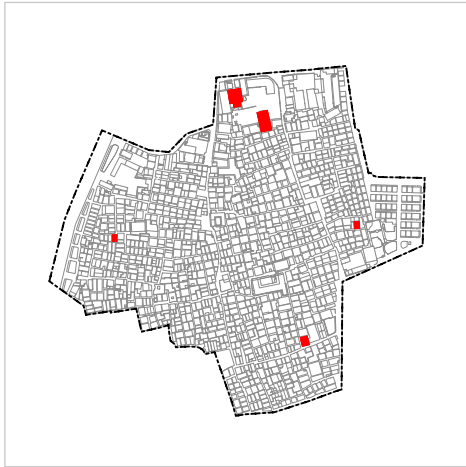
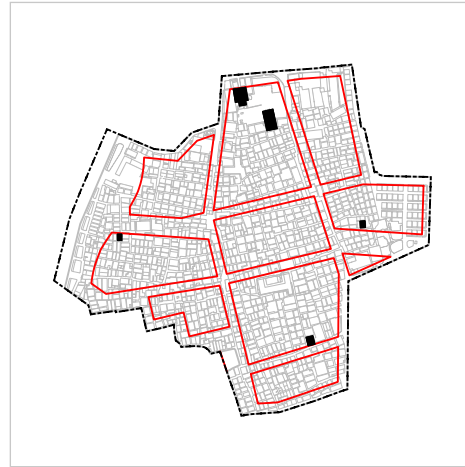


Fig3.23 Texture Applied in Design

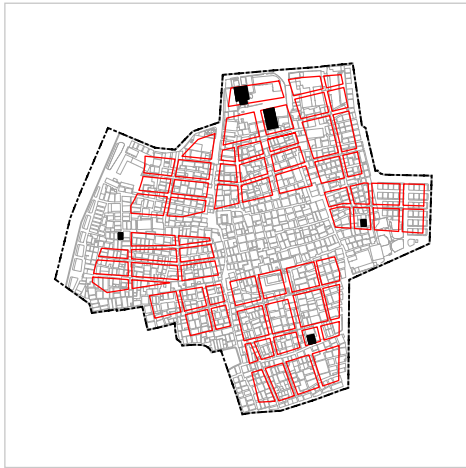
The village pattern of Yangji shows the strong traditional Chinese living pattern. Its distinctive kinship-based road network (Fig 3.07), dispersive distribution of ancestor halls and temples (Fig 3.08) identifies the village culturally as well as socially. Although after intensifying the village under the demand for cheap housing, the architectural structure of Yangji retains the same grain. Cluttered with all the low-end services at the ground level, the inner-streets undertook the functions of social interaction and communication. They are lively and contain most of the functions that cover migrants' daily needs. The thesis follows the simplified main and secondary village texture (Fig3.20) and preserves five major historical buildings that can represent the original Yangji living pattern the best. The four-story podium recreates the previous village inner-streets following the previous scale. Moreover, the historical buildings will identify Yangji socially as a memorial as well as gathering place.



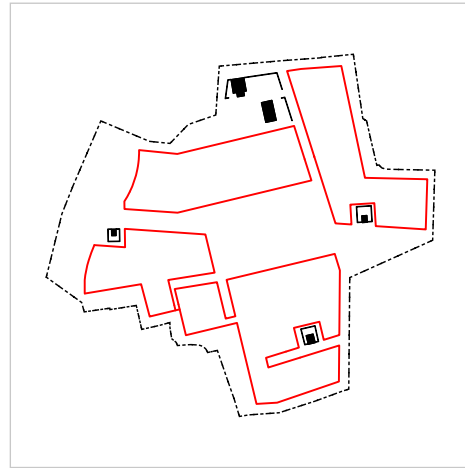
a. Preserve five main historical buildings



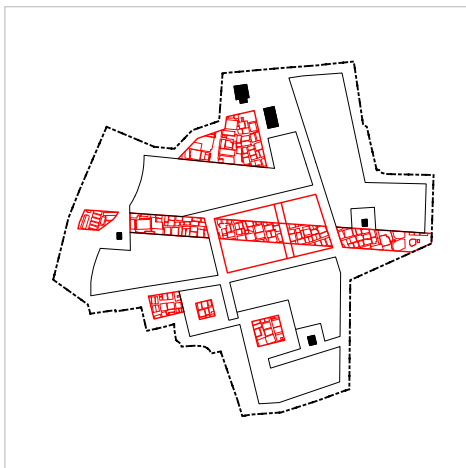
b. Abstract main road network form the previous village texture



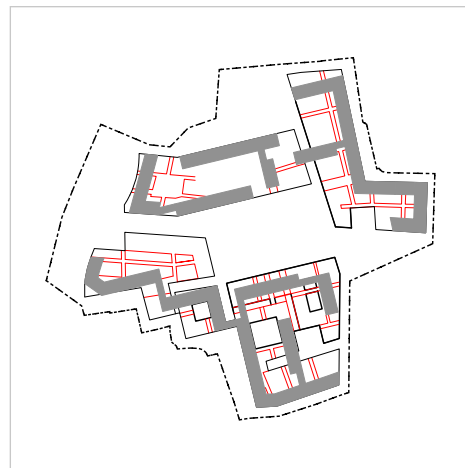
c. Detailed road network



d. Design Podium Profile



e. Village Texture Applied to the ground level Landscape

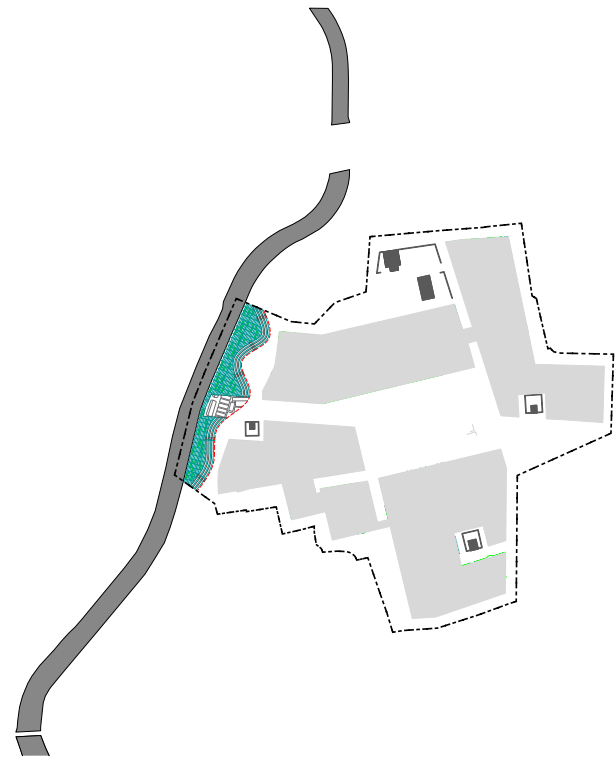


f. Secondary Village Texture applied to the roof garden

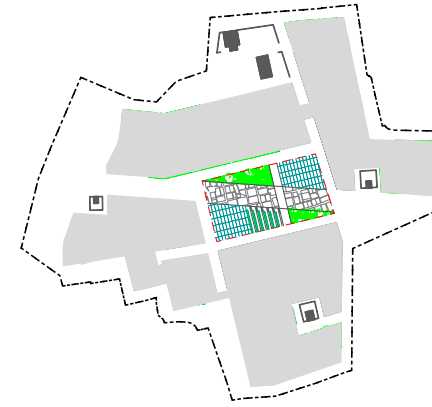
Fig3.24 Design Element Analysis - Texture

### c. Openness

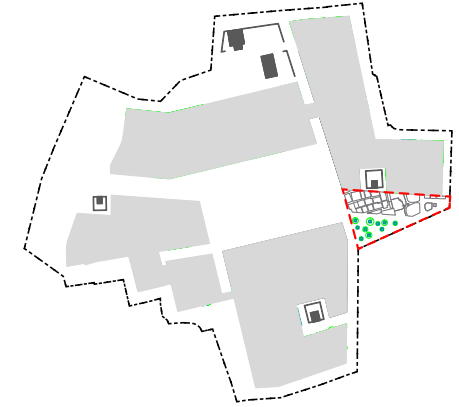
Against the social segregation that migrants are facing and the contract-based closed community living mode, this thesis proposes an openness to the community that is architecturally accessible to the public and at the same time encourages social interaction and communication. Due to its significant location, Yangji village sits among many closed communities (Fig 3.17). By opening up the river front area and the east-west axis, the community will function more publicly as a space consisting of natural, historical and recreation elements. The podium will be programmed with functions for all the residents and other citizens. In addition, the open landscape and green areas will attract people to the community, creating more social interactions. The podium roof works as a secondary open space for the residents of the community, providing a more private open space.



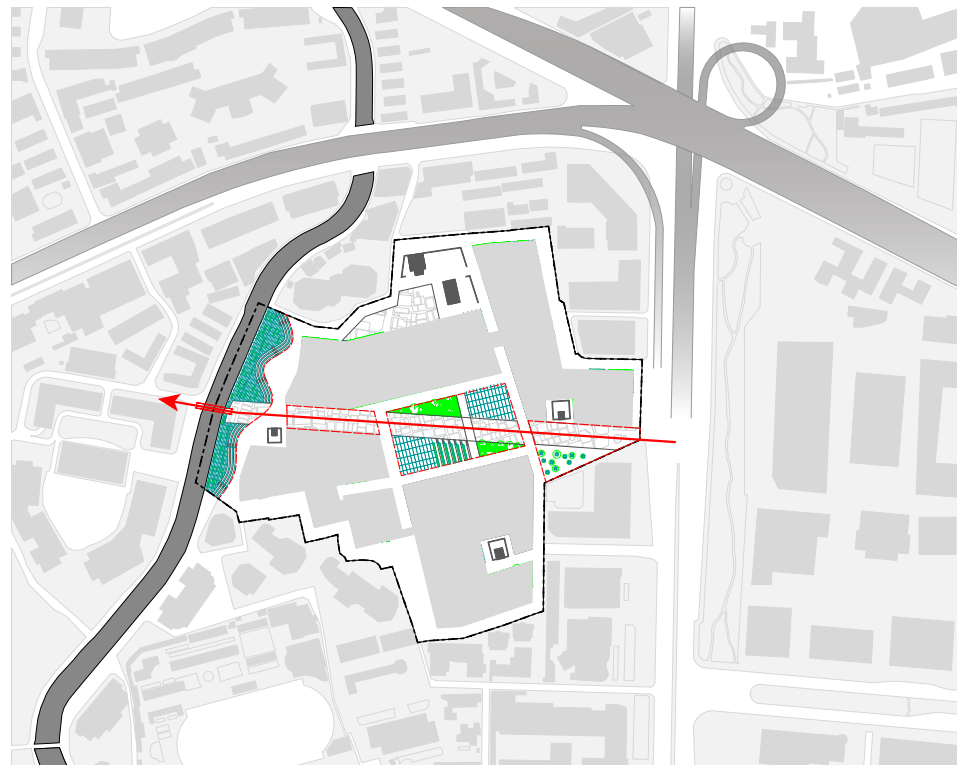
a. Open-up the Waterfront



b. Central square



c. Entrance Plaza



d. Bridge added to create the open axis that connects both side of the river



e. Landscape on the ground level



f. Landscape on the roof garden level



**d. Mix**

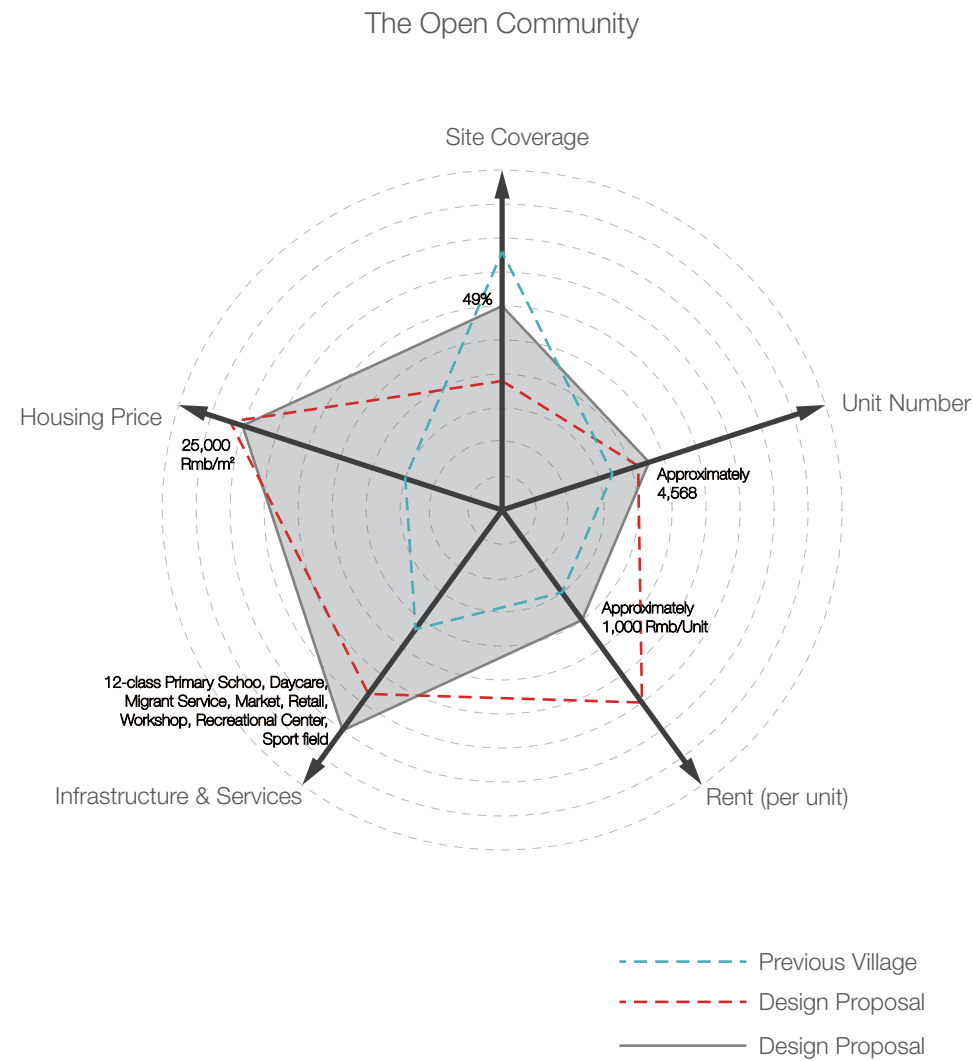


Fig3.27 Proposal Community Quality Comparison Diagram

Instead of separating the migrants, villagers and citizens, the thesis creates a community that accommodates all population. Living with a mixture of population, the migrants will have more chance to build up connections with other people and enhance their information transfers. Besides the basic social service infrastructure, the mixed programs that are placed at the podium of the community provides migrants necessary social assistance, reeducation, training, recreation and day-care, kindergarten as well as primary school for migrant children. The community also includes retail and workshop units for both migrants and villagers that will provide entrepreneurial and working opportunities. Furthermore, the residential towers are connected with bridges with recreational functions and the communal functions will greatly increase social communications.

		Previous Village	Redevelopment Plan	Design Proposal
Population	Registered residents (villagers)	1,400	1,400	1,400
	Migrants	40,000	Very few	14,654
	Total	41,400		16,054
Housing	Building area	130,880	216,000	228,390
	Site Coverage	65%	33.7%	49%
	FAR	2.5	4.1	5.1
	Unit number	Approximately 3,300 units (30-50 m <sup>2</sup> /unit)	Approximately 4,258 units (81-150 m <sup>2</sup> /unit)	Approximately 4,568 (36-72 m <sup>2</sup> /unit)
	Building height	6-24 meters in average (2-8 stories)	102-155 meters in average (36-51 stories)	58-85 meters (14-25 stories)
Community	Public programs	Yangji elementary school, Kindergarten, Health center, Yangji Market	Village Kindergarten, Bus Station, market, 12-class public kindergarten, 40-class public elementary school	12-class Elementary School, Daycare, Market, Migrant Service, Retail, Recreational Center, Workshop Unit
	Greening	Very few	30%	44%
	Historical buildings	1307 m <sup>2</sup>	1,800 m <sup>2</sup>	1,558 m <sup>2</sup>
Affordability	Property price	8,600 RMB (667CAD) /m <sup>2</sup>	37,500 RMB (6,235CAD) /m <sup>2</sup> (seven time more than the previous)	30,000 RMB/m <sup>2</sup>
	Rent	900RMB(150CAD) /household	5,600RMB(1,083CAD)/household (five times more than the previous)	800-1,000 RMB/household

Fig3.28 Proposal Community Outcome

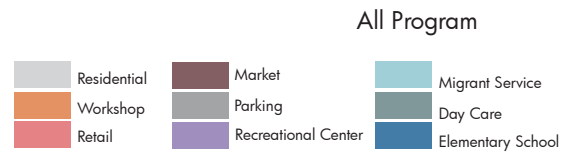
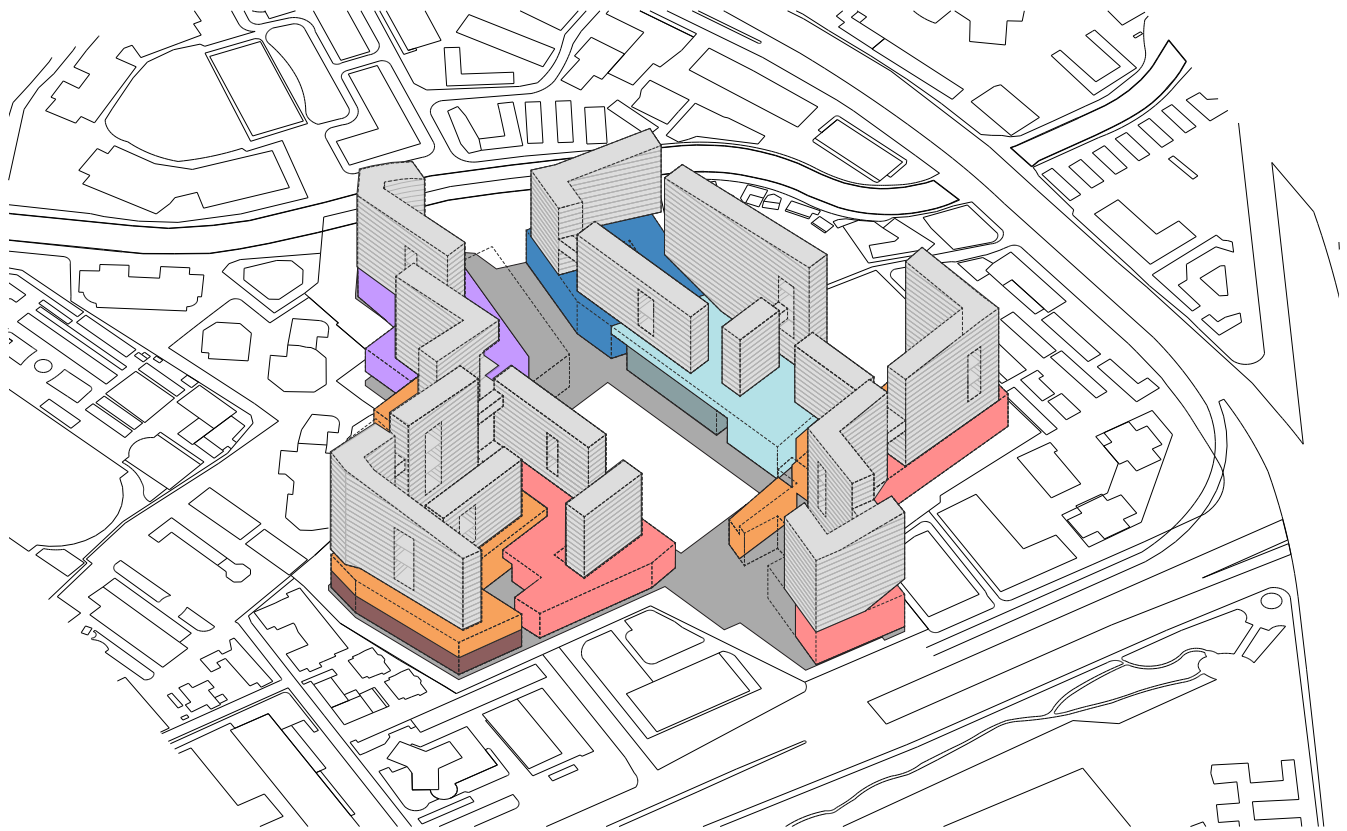


Fig3.29 Design Program Analysis - All Program

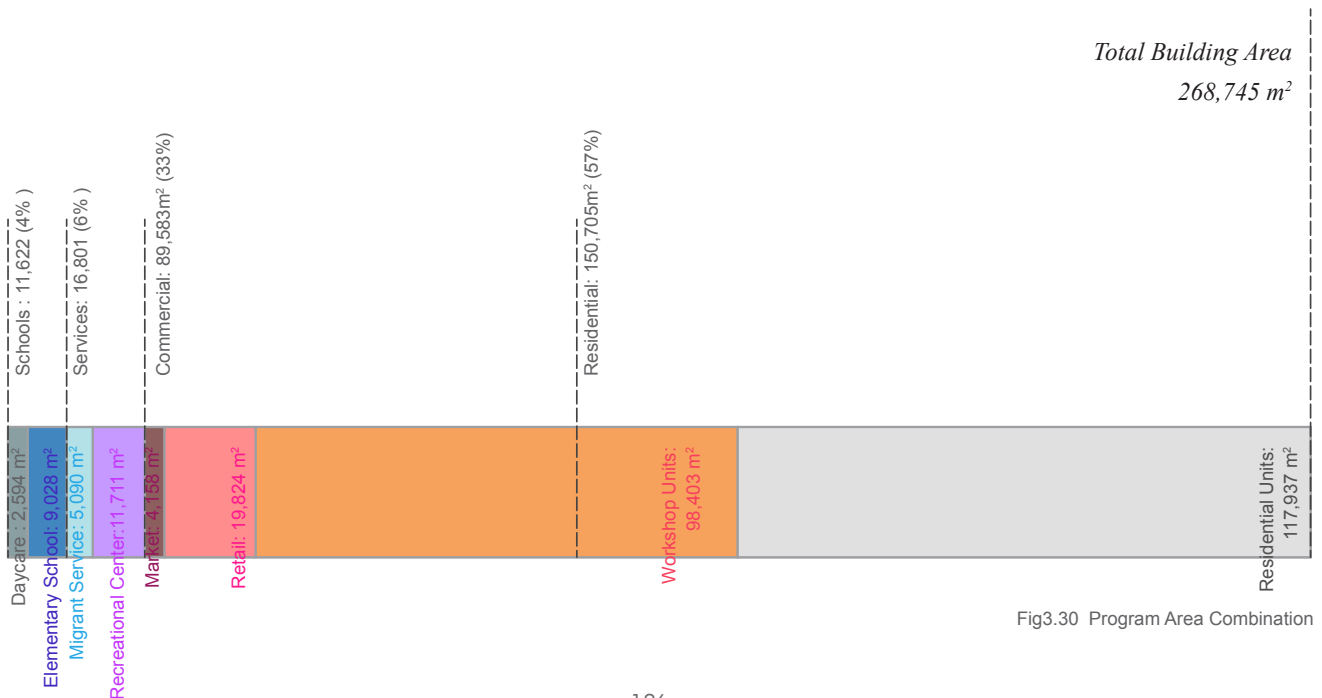
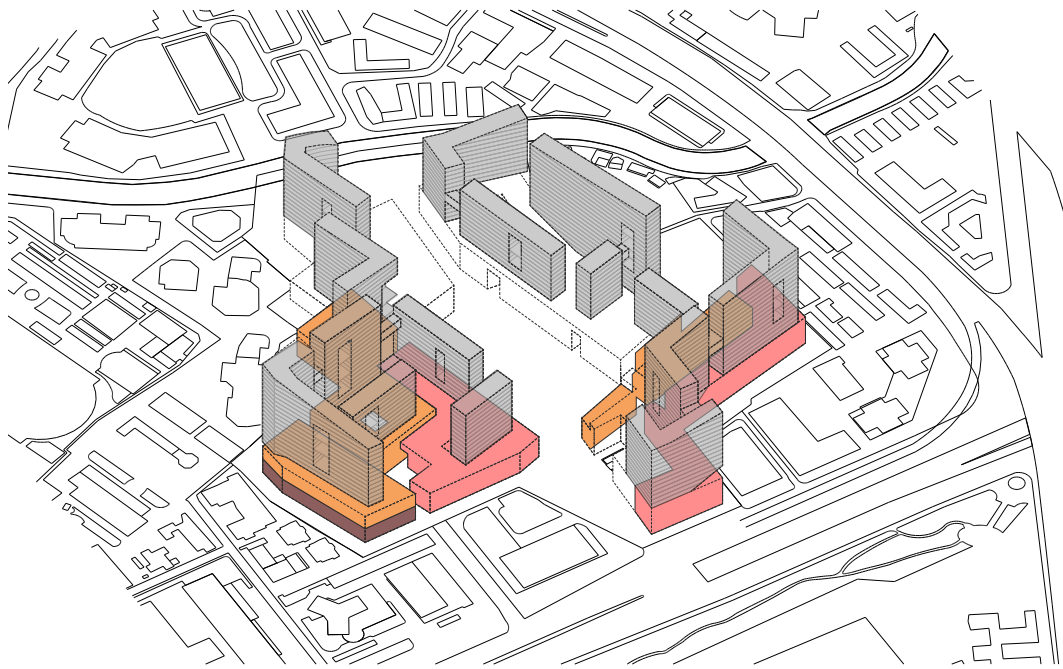


Fig3.30 Program Area Combination

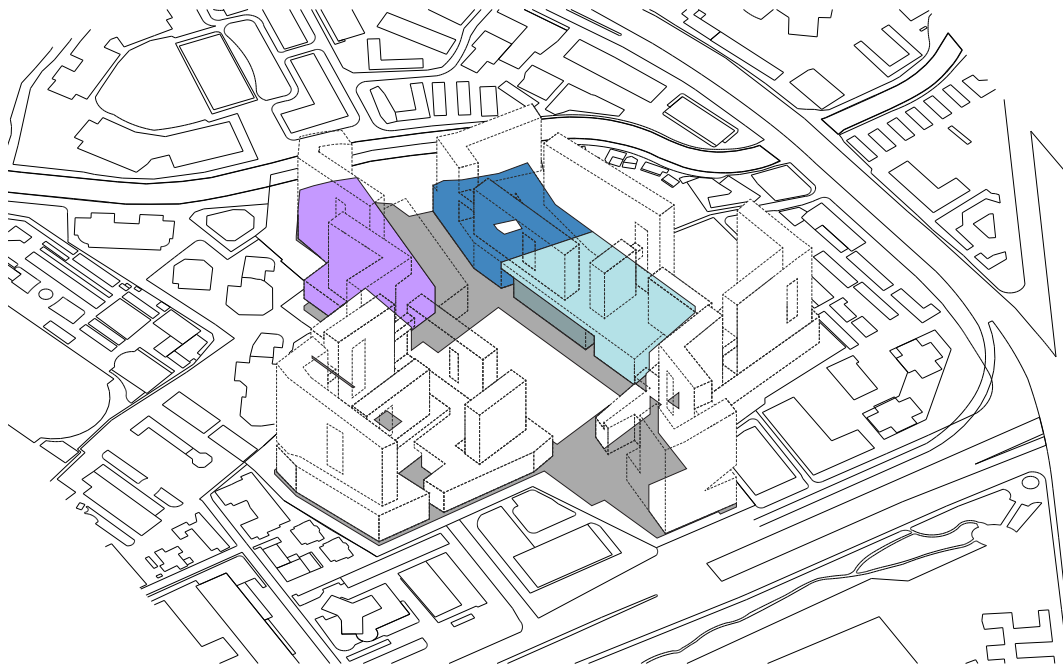


Live + Work

*Following the previous village living pattern, the workshop units provide living and work space. Situated in the same place, the retail and workshop work together, provide working opportunities to residents.*

Legend

- Residential Towers
- Workshop Units
- Market
- Retail

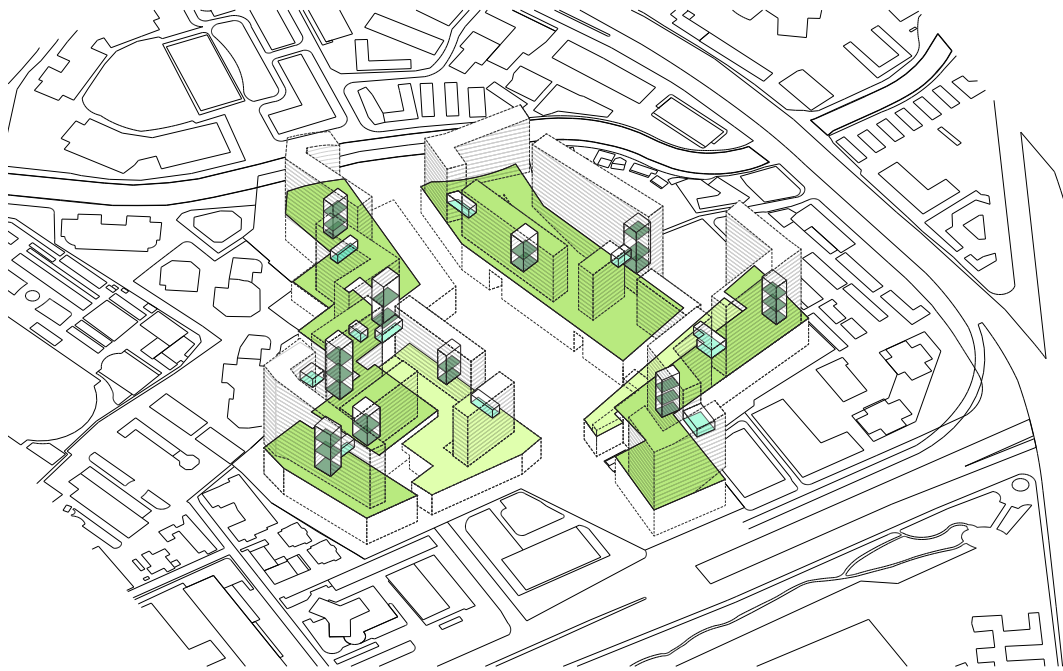


Service

*The service sector fulfills the demand of migrants living in cities - education, social services and also community activities that could happen in the community center.*

Legend

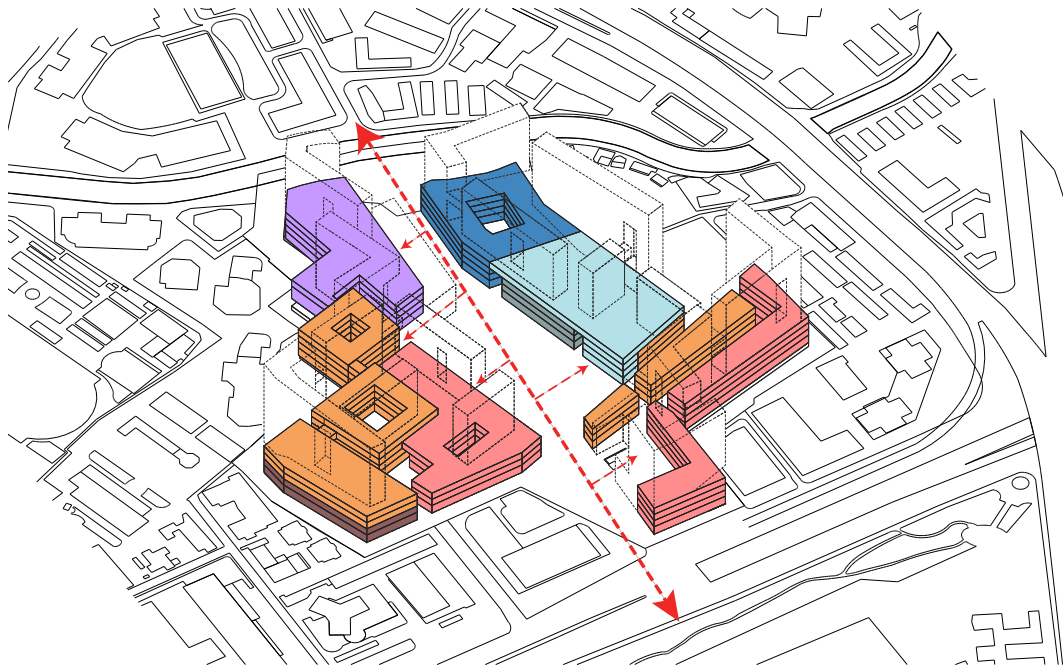
- Underground Parking
- Migrant Service
- Day Care
- Elementary School
- Recreational Center



Shared Open Space for Residents

The roof gardens are large open spaces for residents which are consisted of different fields. In addition, the platforms and links that works as activity or leisure spaces also encourage interaction of residents and bring more openness to the towers.

- Legend
- Podium Roof Garden
  - Open Platform
  - Link between Towers



Open Axis

Different programs work with the open axis to attract people to come into the community. Thus, the programs can be fully used and encourage interaction among different population, which in turn help migrants to integrate into the city.

- Legend
- |  |  |  |
|--|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> Residential | <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> Market              | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Migrant Service   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> Workshop    | <span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> Parking             | <span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> Day Care          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> Retail      | <span style="display: inline-block; width: 15px; height: 10px; background-color: #8A2BE2; border: 1px solid black; margin-right: 5px;"></span> Recreational Center | <span style="display: inline-block; width: 15px; height: 10px; background-color: #00008B; border: 1px solid black; margin-right: 5px;"></span> Elementary School |

Fig3.31 Design Program Analysis

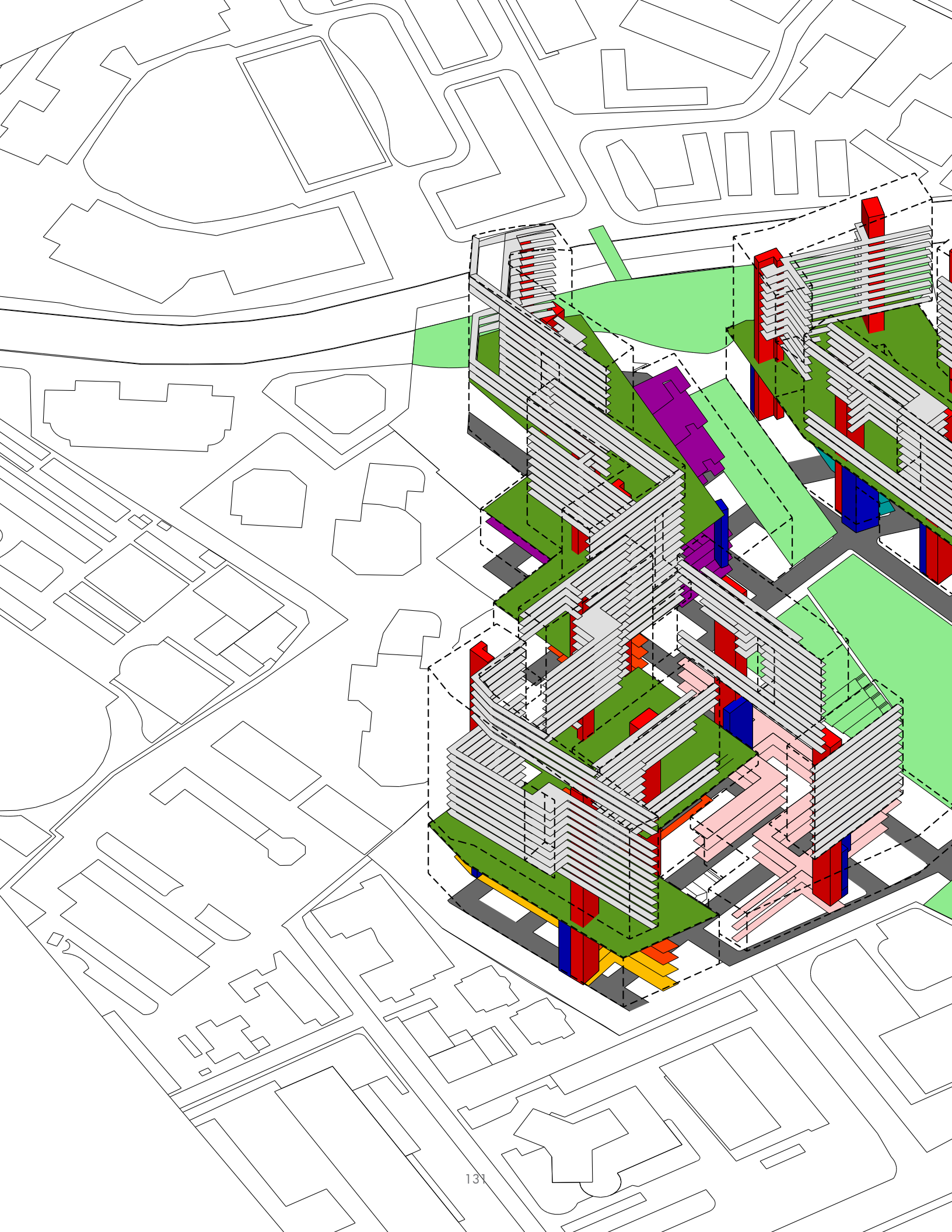








Fig3.32 View of the Workshop Commercial Area





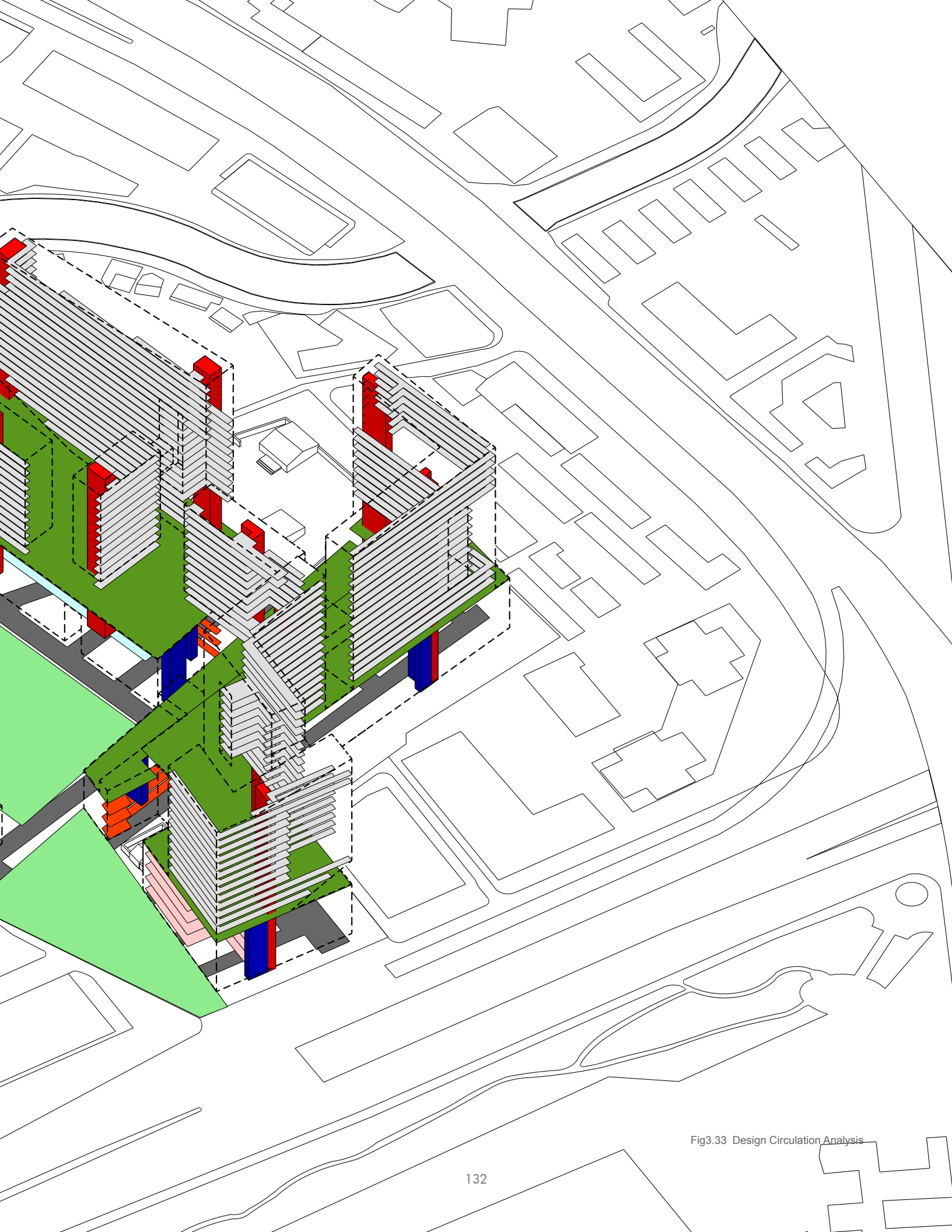
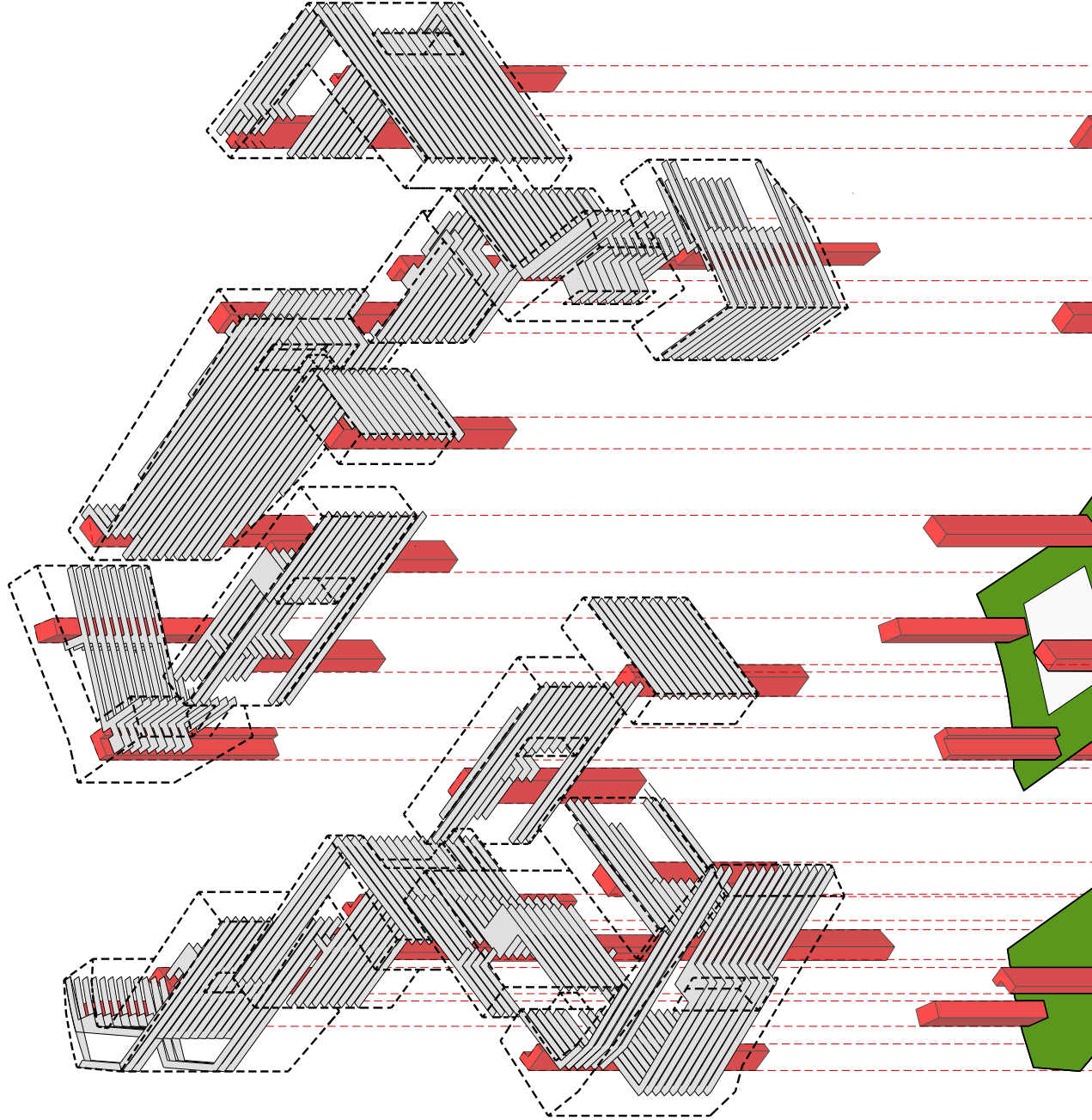


Fig3.33 Design Circulation Analysis



## Residential

□ The residential tower are all connected to the podium and underground parking with cores. The single-loaded corridors shift sides according to the view of the units. Link bridges work as public-shared spaces to join towers together and encourage communication.



### Roof Garden

The roof gardens are shared by residents. The gardens are consisted of different fields on the elevated level that reach needs of different people.

### Podium and Ground Level Landscape

All the programs of the podium building and the landscape are accessible to the public. Circulations of different sectors of the podium building are connected to create the most convenient life for residents and thus encourage interaction.

### Underground Parking

The underground parking is connected with podium buildings and towers. As part of the service, the parking not only provides parking for residents, but also for public.

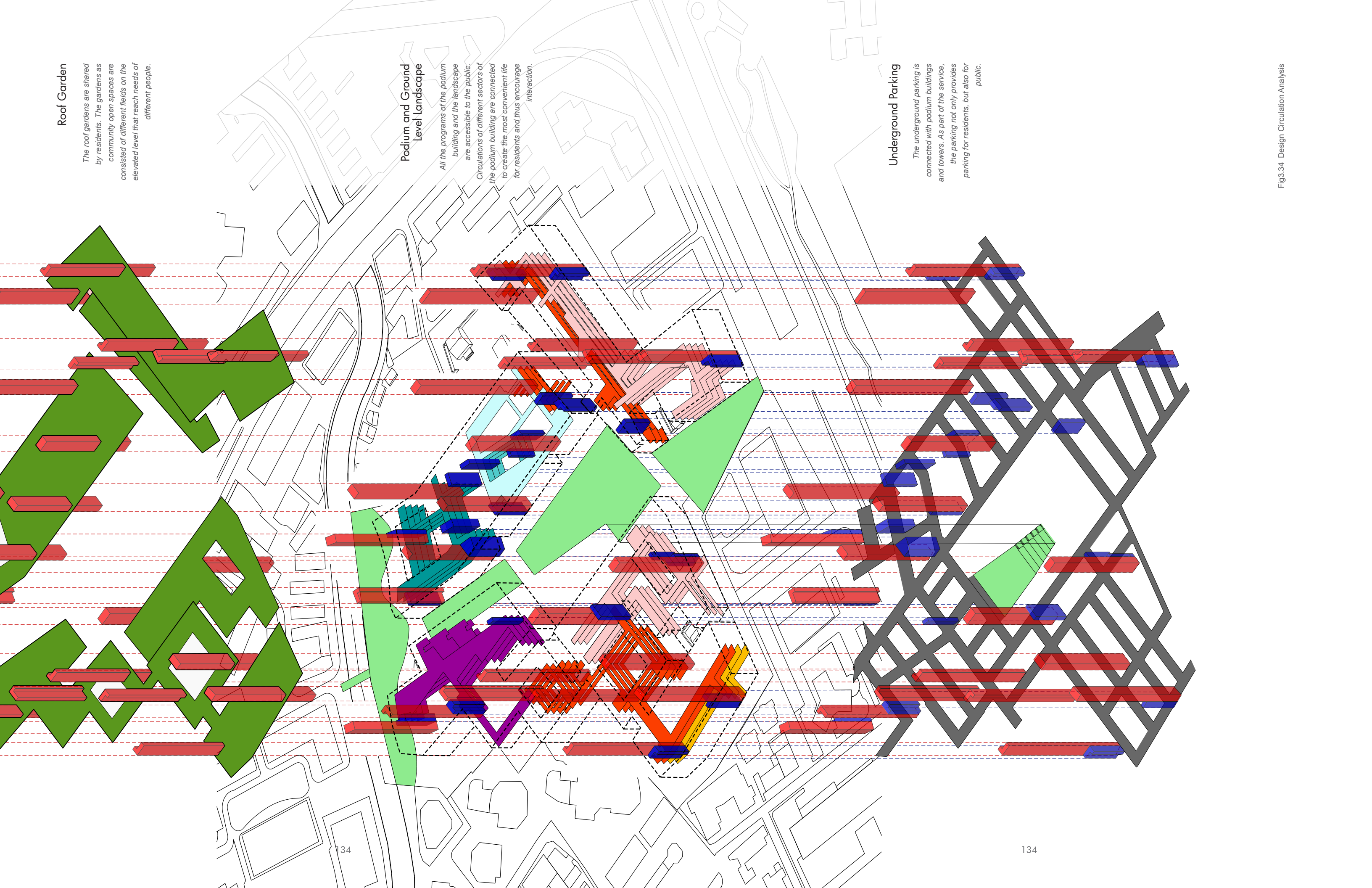


Fig3.34 Design Circulation Analysis

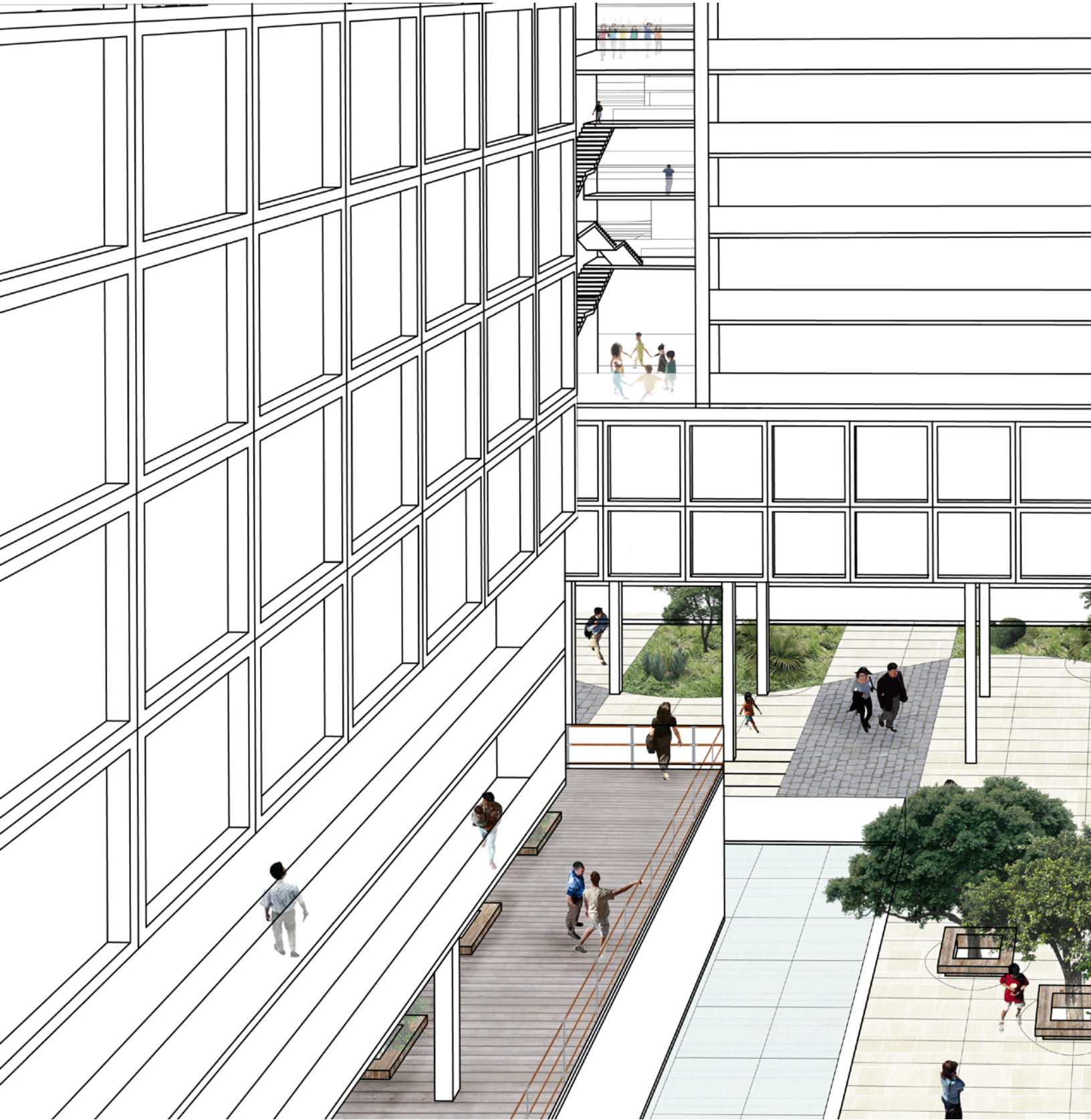






Fig3.35 View of Sports Field onPodium Roof Top





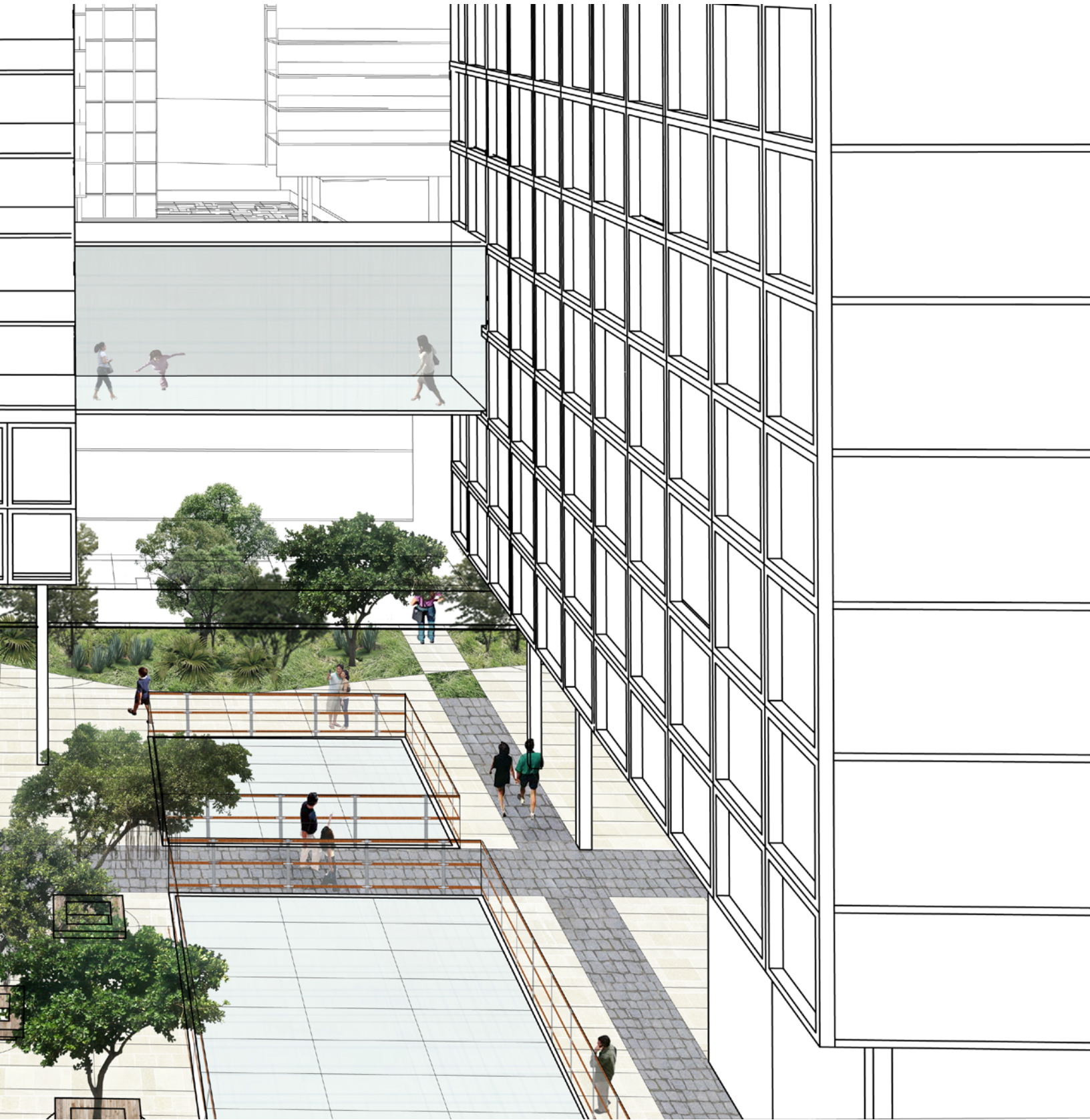
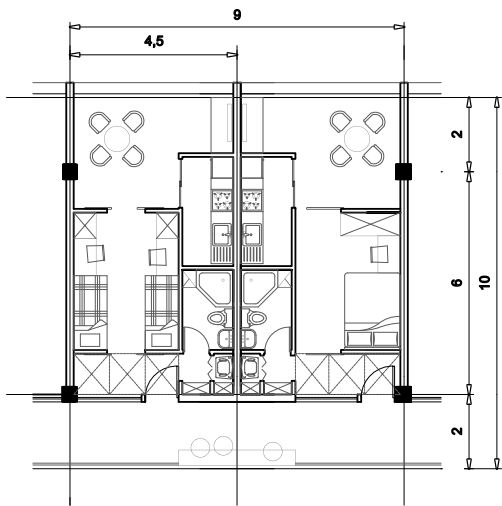


Fig3.36 The View of Roof Garden

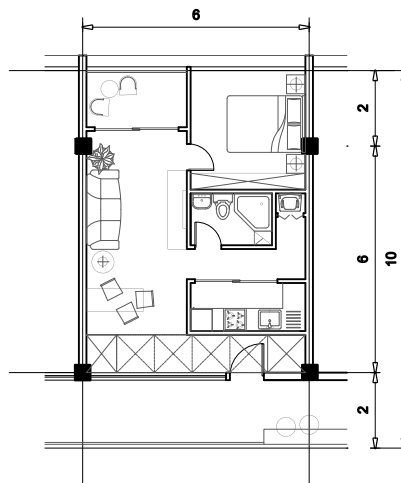


**a. Bachelor**

36 m<sup>2</sup> (4.5m x 8m)

30% of the total unit number

for single, shared single migrants or short term rental.

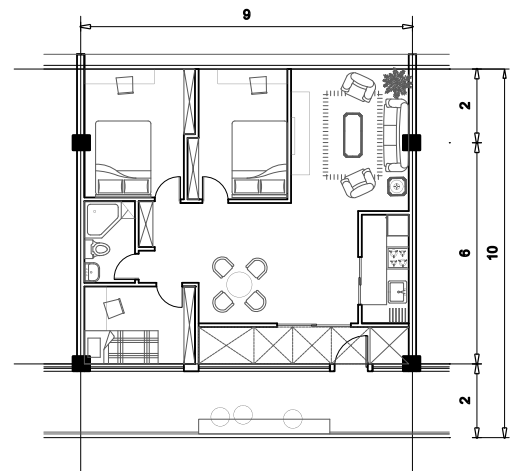


**b. One Bedroom**

48m<sup>2</sup> (6m x 8m)

40% of the total unit number

for single, couple and short term rental.



**c. Two Bedroom**

48m<sup>2</sup> (6m x 8m)

20% of the total unit number

for landless farmers and migrant families that have more than two family members.

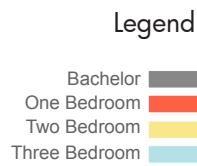
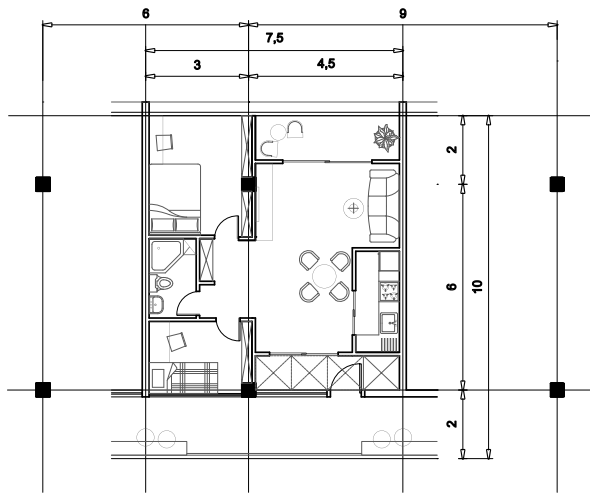


Fig3.37 Unit Layout Plan of Typical Residential Floor

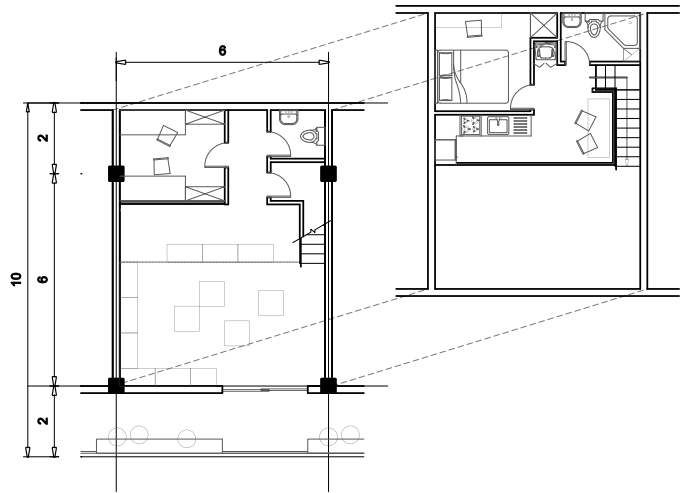


**d. Three Bedroom**

72m<sup>2</sup> (9m x 8m)

10% of the total unit number

for landless farmers and migrant families that have more than three family members.



**e. Workshop**

72m<sup>2</sup> (6m x 8m + 6m x 4m)

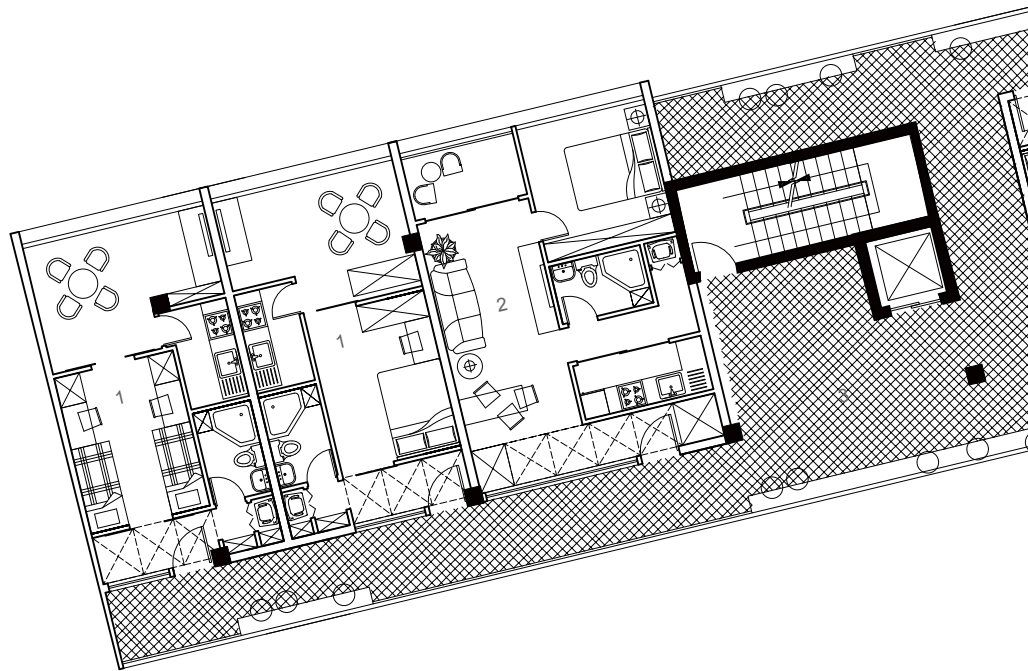
Follow the traditional live+work living mode, the workshop loft units provide live and work spaces to landless farmers and migrant families that run small businesses.

Fig3.38 Unit Layout Plan



## Legend

1. One-bedroom Unit
2. Two-bedroom Unit
3. Elevator Lobby
4. Residents' Recreational Platform
5. Residents' Reading Area



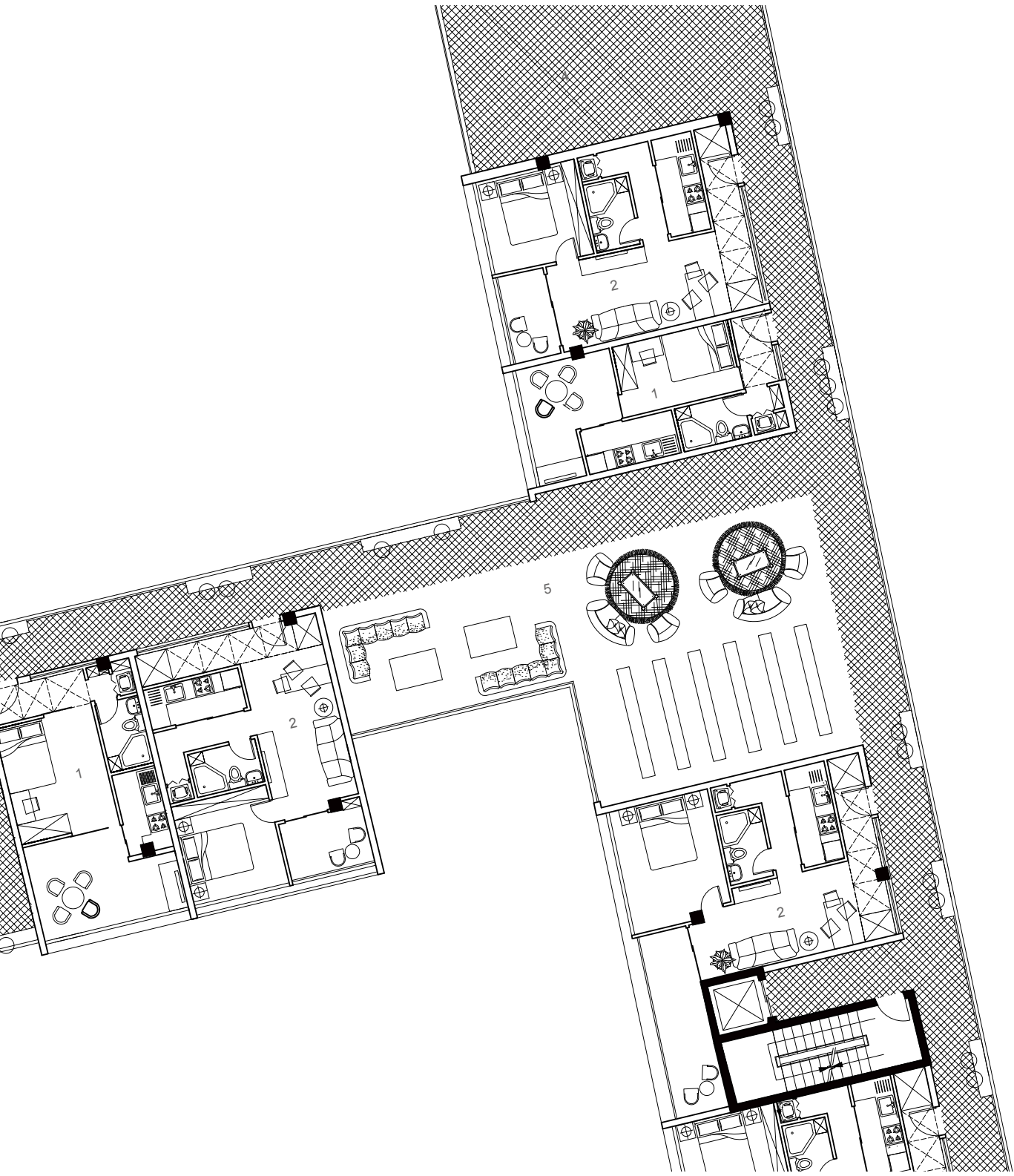








Fig3.39 The View from Tower Corridor

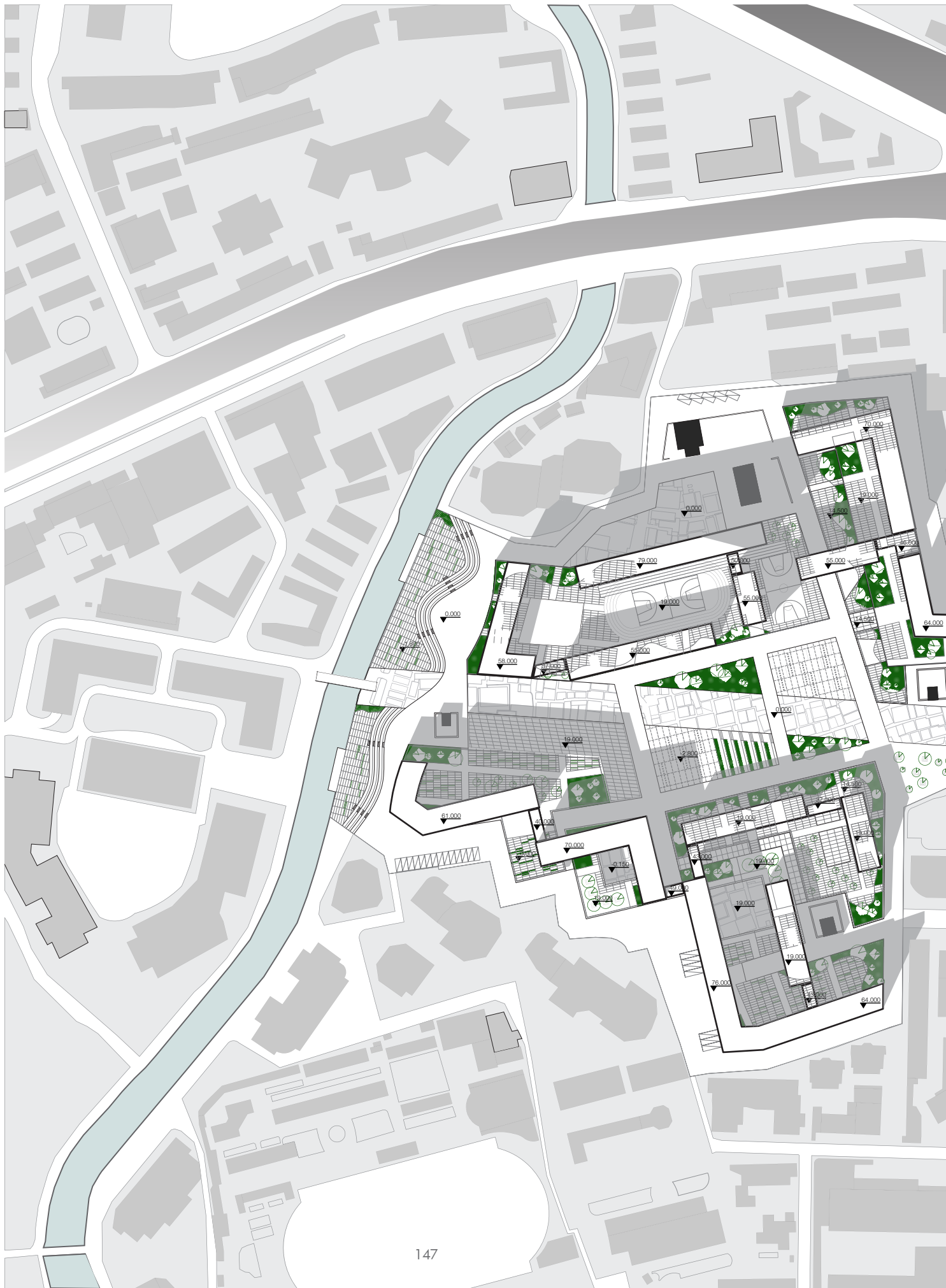








Fig3.40 The View from Tower Recreational Platform





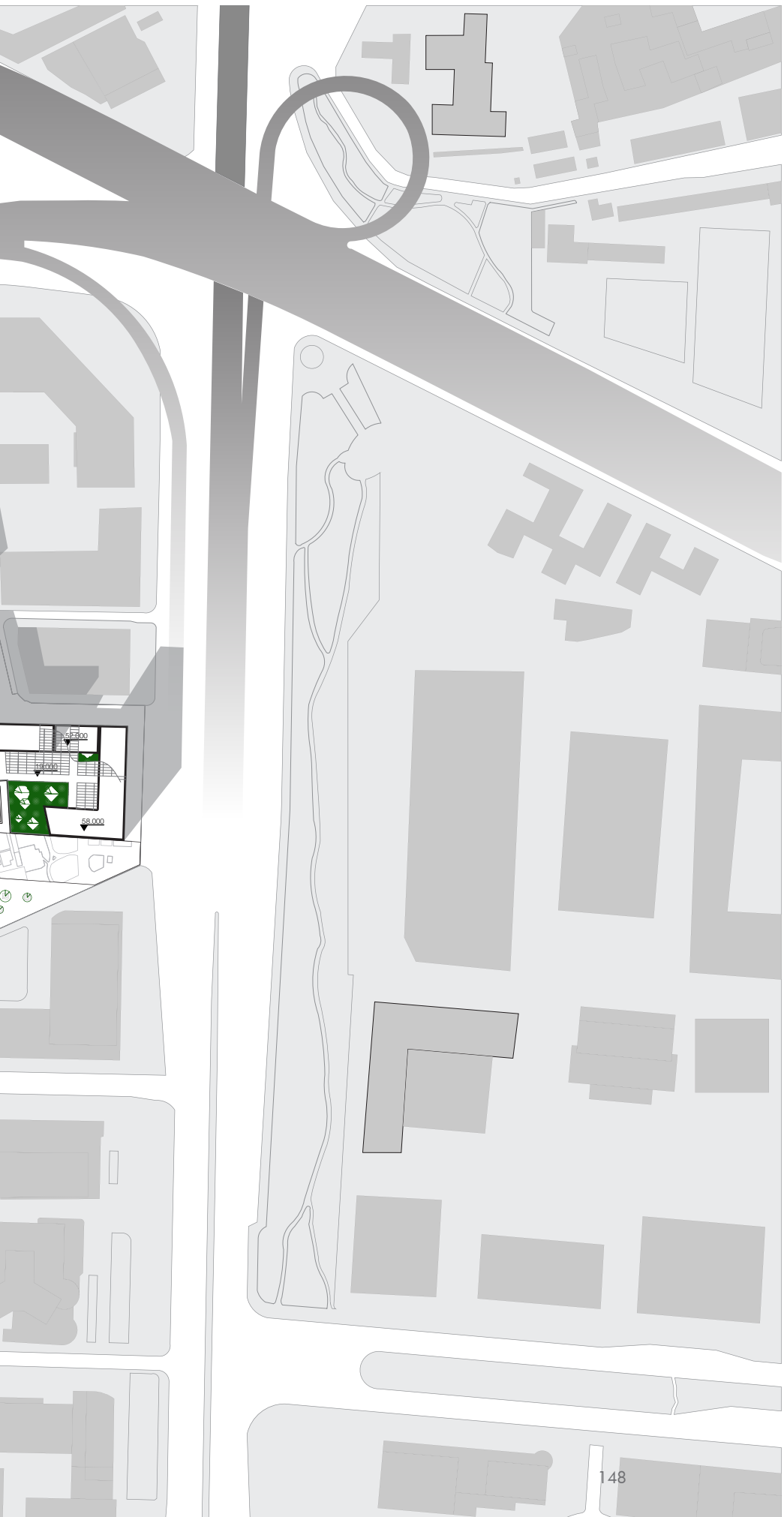
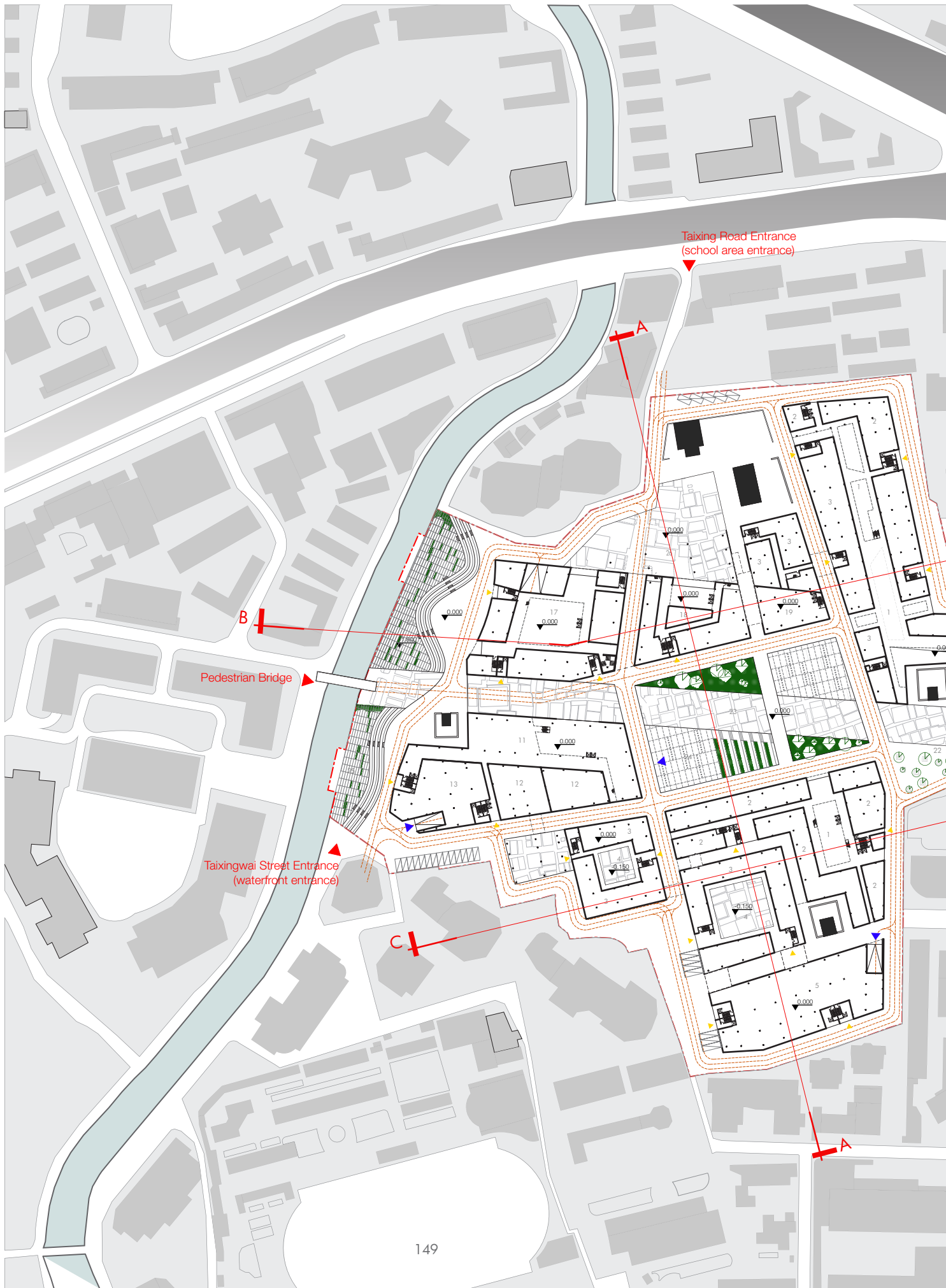
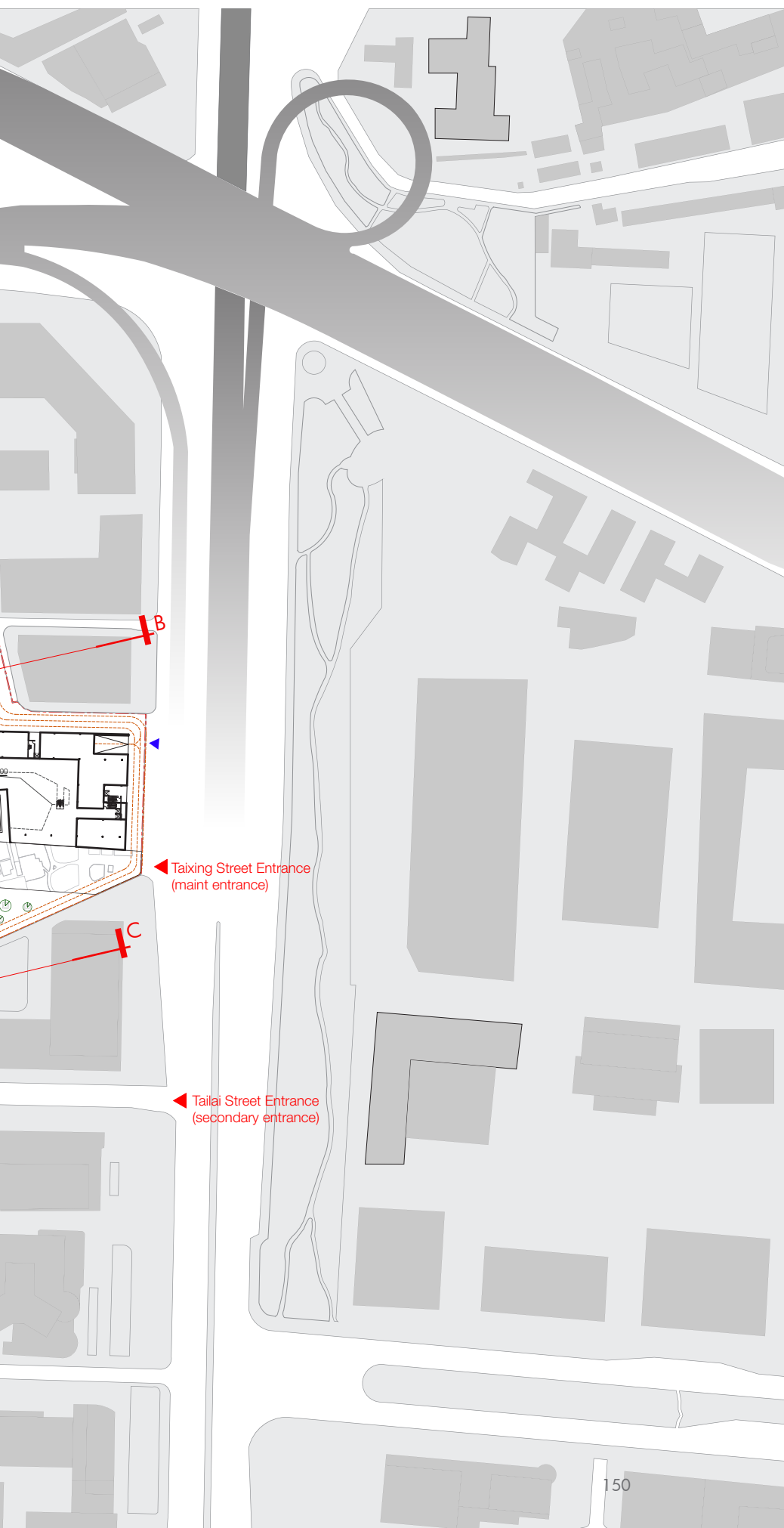






Fig3.41 Site Plan 1/2000







## Legend

-  Fire Rout
-  Underground Parking Entrance
-  Residential Tower Entrance
-  Community Main Entrance

## Live + Work

- |                  |                           |
|------------------|---------------------------|
| 1. Retail Lobby  | 6. Multi-function         |
| 2. Retail        | Residents' Gathering Room |
| 3. Workshop Unit |                           |
| 4. Courtyard     | 7. Residential Units      |
| 5. Market        | 8. Tower Platform         |

## Service

- 9. Underground Parking
- 10. Mechanical Room
- 11. Community Recreation Center Lobby/ Gallery
- 12. Small Theater/ Lecture Room
- 13. Sports Room
- 14. Meeting Room
- 15. Reading Room / Classroom
- 16. Movie Theater

## Education

- 17. Elementary School
- 18. Daycare
- 19. Migrant Service Office
- 20. Meeting Space / Gallery
- 21. Classroom

## Landscape

- 22. Entrance Plaza
- 23. Main Pathway
- 24. Sunken Spring Outdoor Theater
- 25. Waterfront Park
- 26. School Field
- 27. Roof Garden
- 28. Glazing
- 29. Sports Field

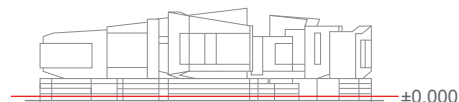
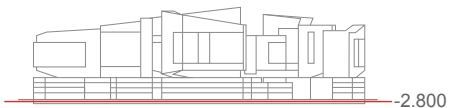
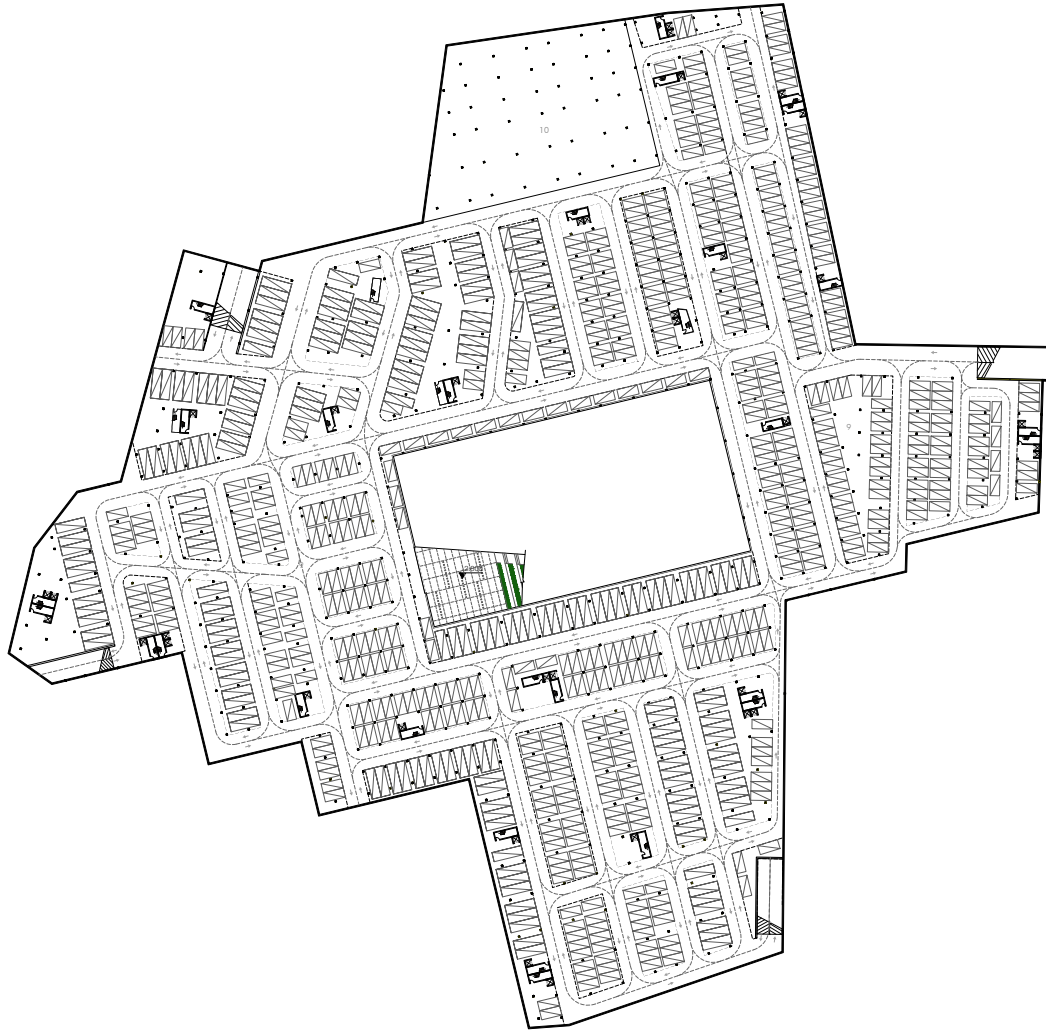


Fig3.42 Ground Level Plan 1/2000



**Legend**

**Live + Work**

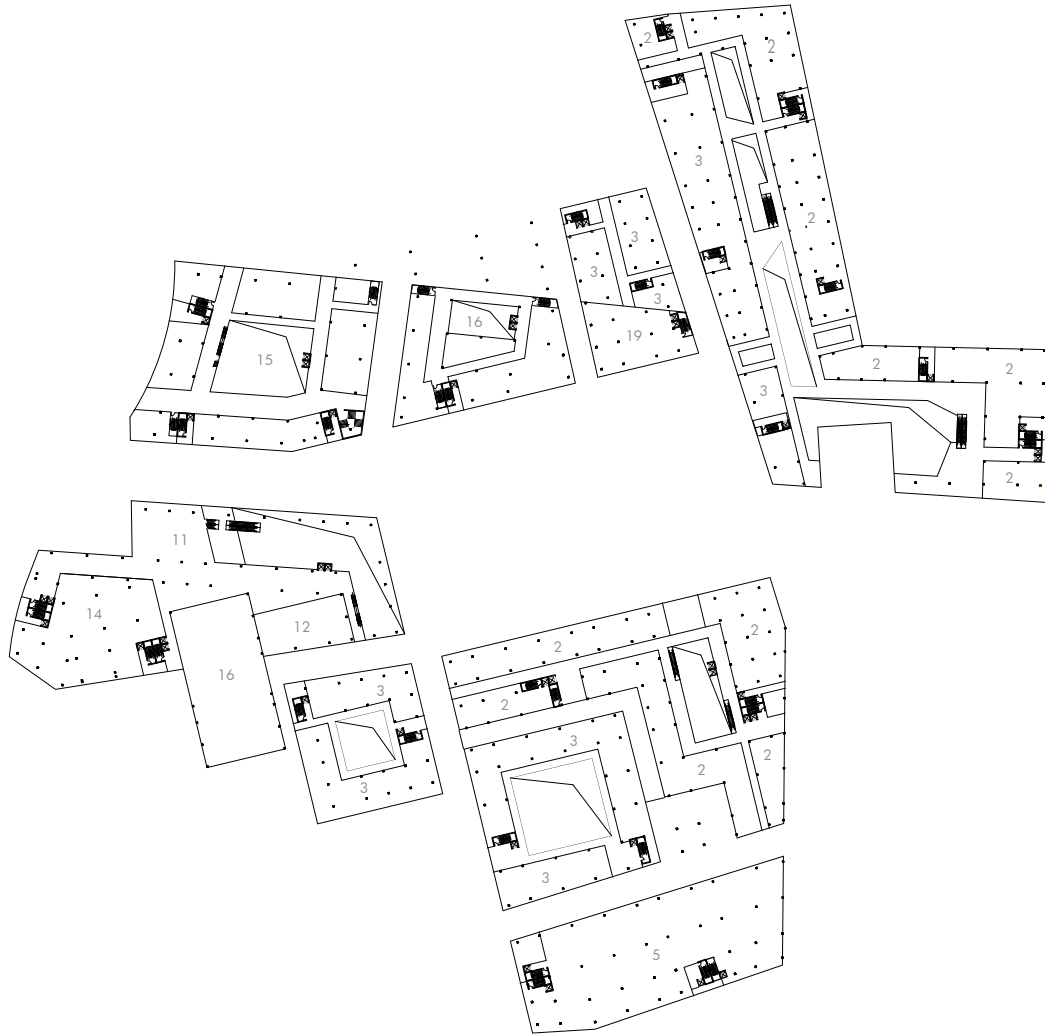
- 1. Retail Lobby
- 2. Retail
- 3. Workshop Unit
- 4. Courtyard
- 5. Market

- 6. Multi-function Residents' Gathering Room
- 7. Residential Units
- 8. Tower Platform

**Service**

- 9. Underground Parking
- 10. Mechanical Room
- 11. Community Recreation Center Lobby/ Gallery
- 12. Small Theater/ Lecture Room
- 13. Sports Room
- 14. Meeting Room
- 15. Reading Room / Classroom
- 16. Movie Theater

Fig3.43 Underground Parking Level Plan 1/2000



**Education**

- 17. Elementary School
- 18. Daycare
- 19. Migrant Service Office
- 20. Meeting Space / Gallery
- 21. Classroom

**Landscape**

- 22 Entrance Plaza
- 23. Main Pathway
- 24. Sunken Spring Outdoor Theater
- 25. Waterfront Park
- 26. School Field
- 27. Roof Garden
- 28. Glazing
- 29. Sports Field

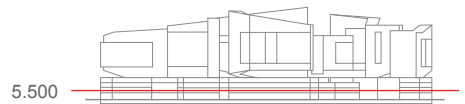
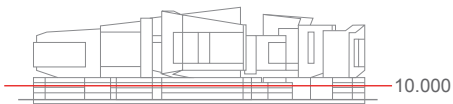
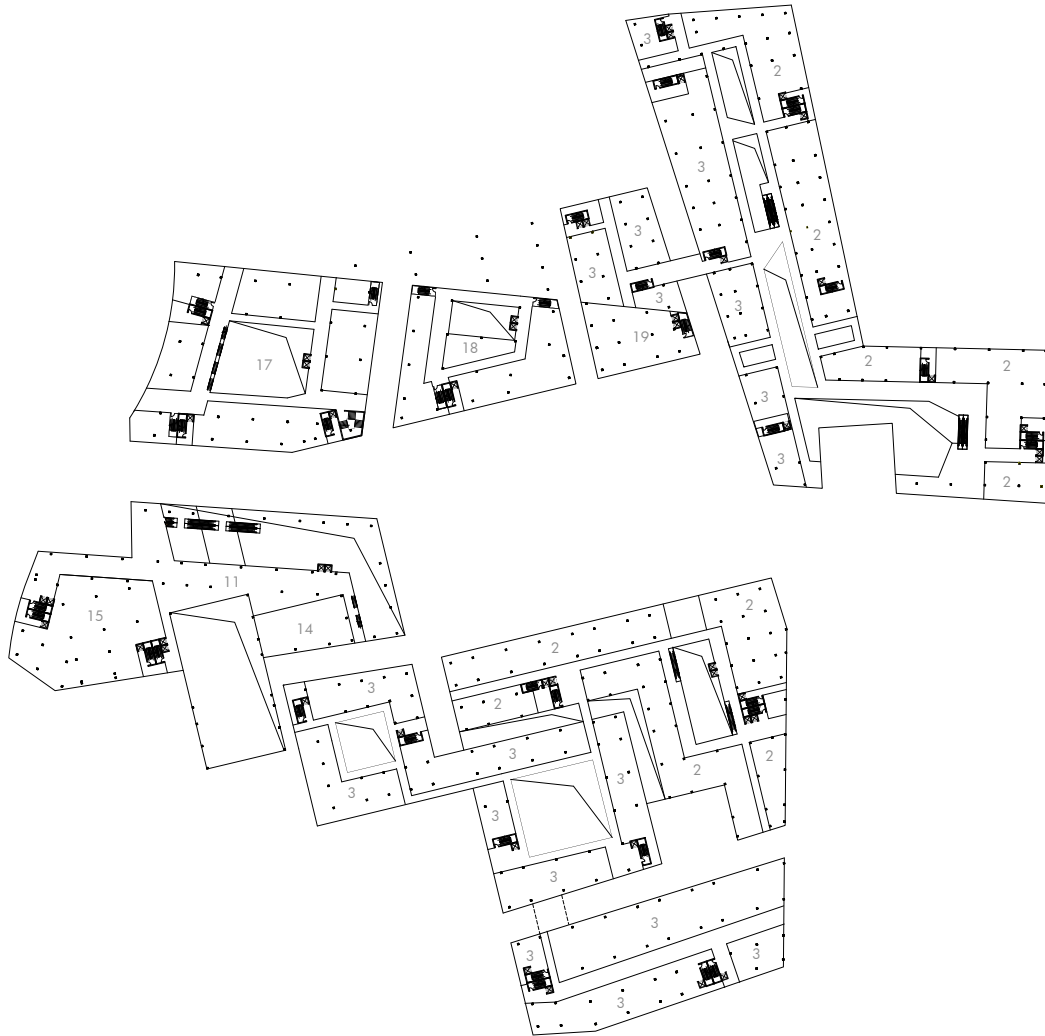


Fig3.44 Second Level Plan 1/2000





**Legend**

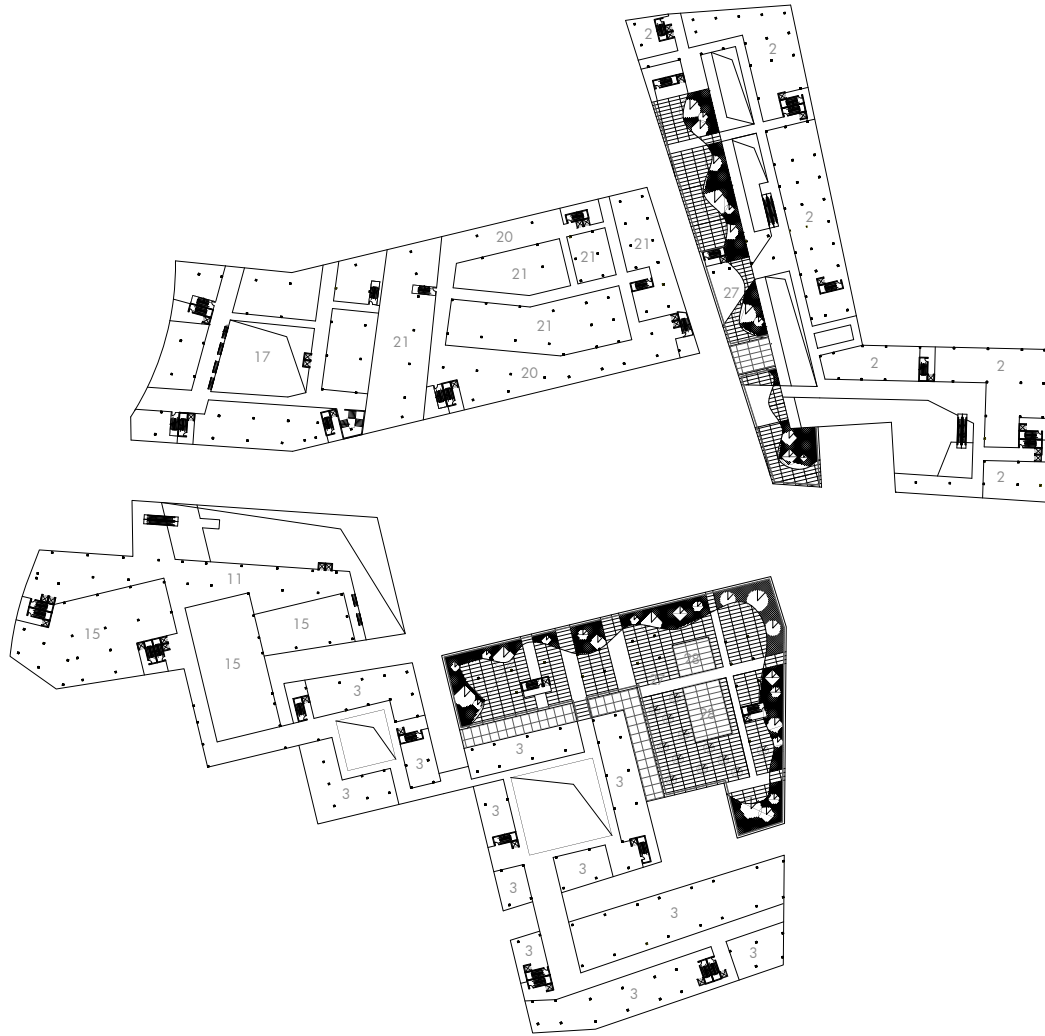
**Live + Work**

- 1. Retail Lobby
- 2. Retail
- 3. Workshop Unit
- 4. Courtyard
- 5. Market
- 6. Multi-function Residents' Gathering Room
- 7. Residential Units
- 8. Tower Platform

**Service**

- 9. Underground Parking
- 10. Mechanical Room
- 11. Community Recreation Center Lobby/ Gallery
- 12. Small Theater/ Lecture Room
- 13. Sports Room
- 14. Meeting Room
- 15. Reading Room / Classroom
- 16. Movie Theater

Fig3.45 Third Level Plan 1/2000



### Education

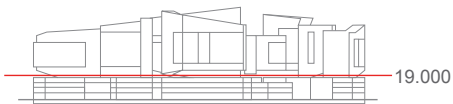
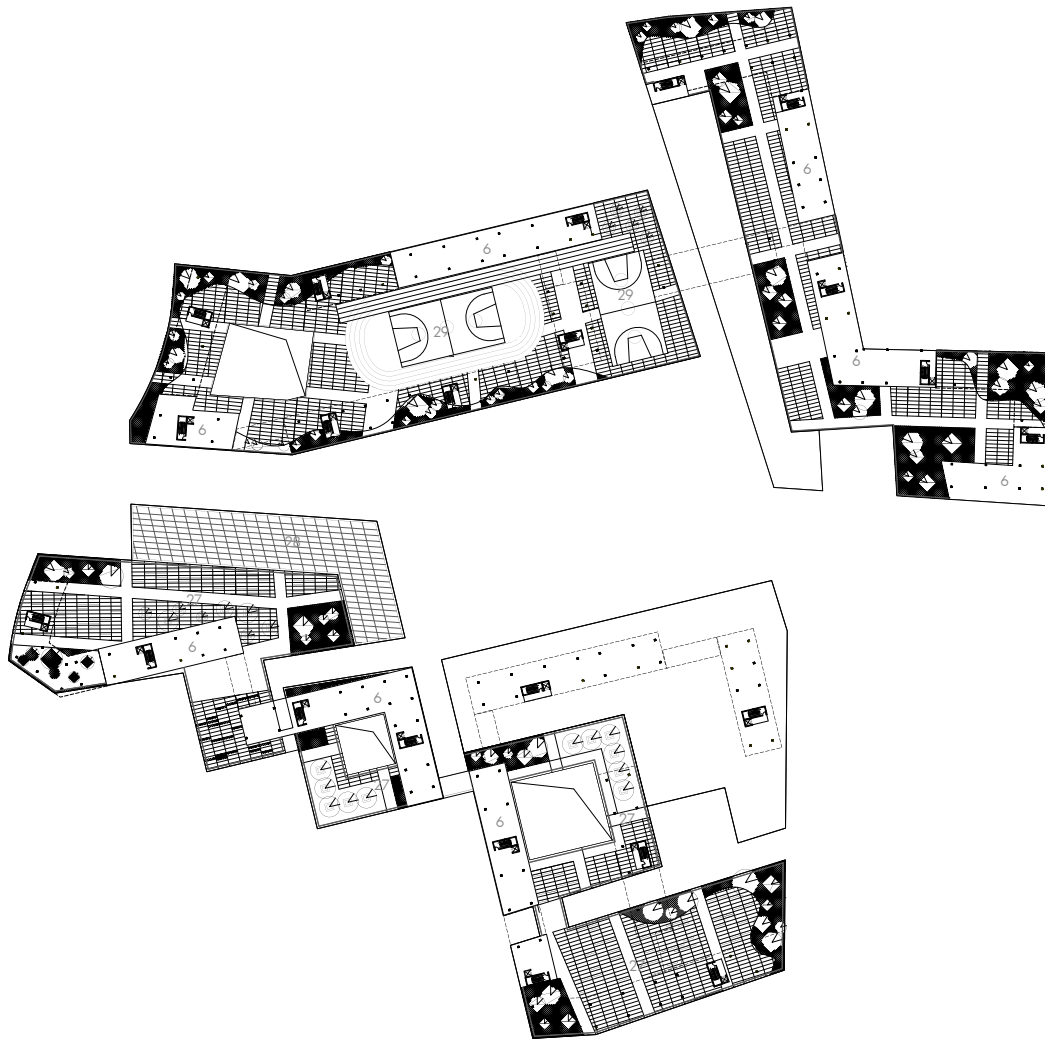
- 17. Elementary School
- 18. Daycare
- 19. Migrant Service Office
- 20. Meeting Space / Gallery
- 21. Classroom

### Landscape

- 22 Entrance Plaza
- 23. Main Pathway
- 24. Sunken Spring Outdoor Theater
- 25. Waterfront Park
- 26. School Field
- 27. Roof Garden
- 28. Glazing
- 29. Sports Field



Fig3.46 Fourth Level Plan 1/2000



### Legend

#### Live + Work

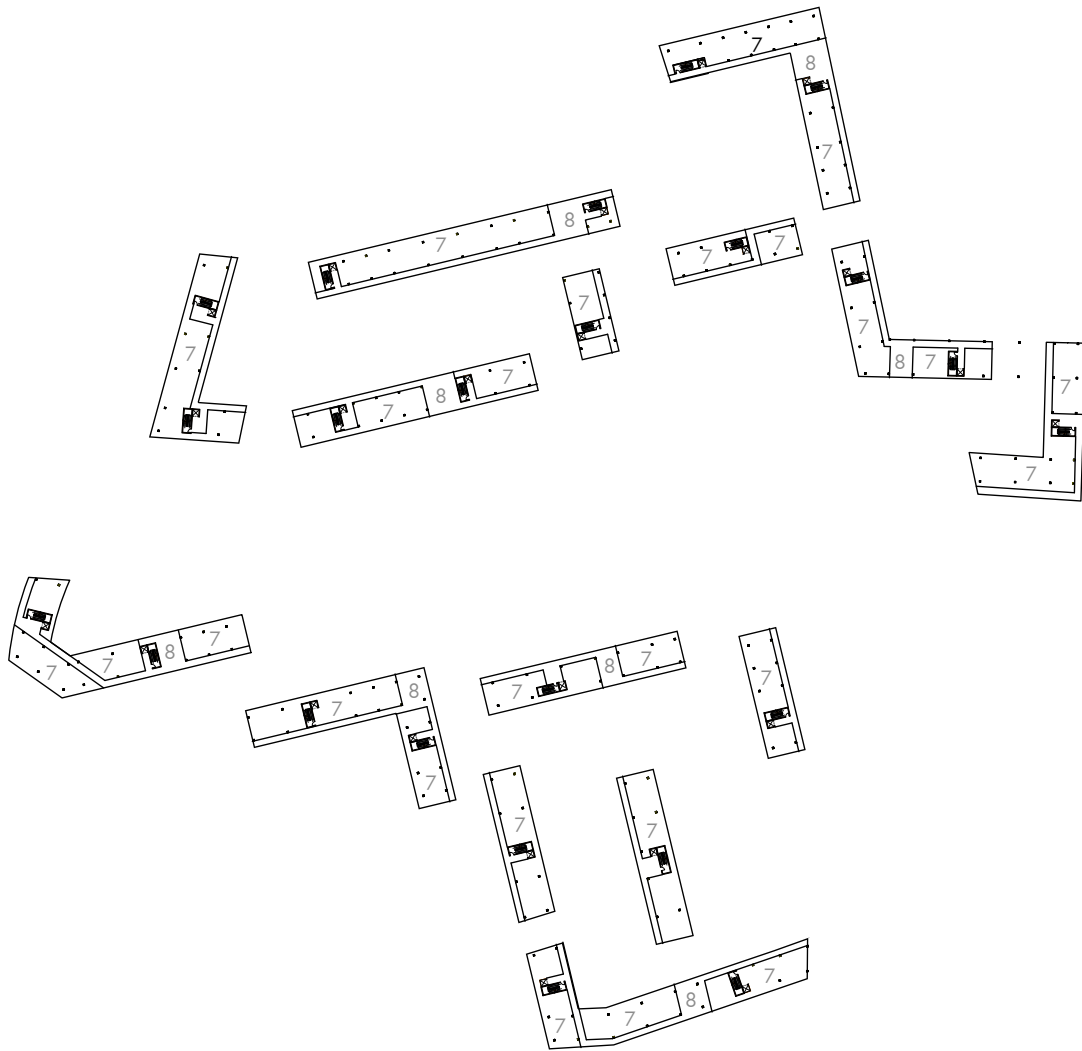
- 1. Retail Lobby
- 2. Retail
- 3. Workshop Unit
- 4. Courtyard
- 5. Market

- 6. Multi-function Residents' Gathering Room
- 7. Residential Units
- 8. Tower Platform

#### Service

- 9. Underground Parking
- 10. Mechanical Room
- 11. Community Recreation Center Lobby/ Gallery
- 12. Small Theater/ Lecture Room
- 13. Sports Room
- 14. Meeting Room
- 15. Reading Room / Classroom
- 16. Movie Theater

Fig3.47 Fifth Plan 1/2000



**Education**

- 17. Elementary School
- 18. Daycare
- 19. Migrant Service Office
- 20. Meeting Space / Gallery
- 21. Classroom

**Landscape**

- 22 Entrance Plaza
- 23. Main Pathway
- 24. Sunken Spring Outdoor Theater
- 25. Waterfront Park
- 26. School Field
- 27. Roof Garden
- 28. Glazing
- 29. Sports Field

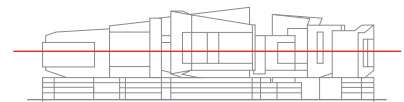


Fig3.48 Typical Residential Plan 1/2000



## Legend

### Live + Work

- 1. Retail Lobby
- 2. Retail
- 3. Workshop Unit
- 4. Courtyard
- 5. Market
- 6. Multi-function Residents' Gathering Room
- 7. Residential Units
- 8. Tower Platform

### Service

- 9. Underground Parking
- 10. Mechanical Room
- 11. Community Recreation Center Lobby/ Gallery
- 12. Small Theater/ Lecture Room
- 13. Sports Room
- 14. Meeting Room
- 15. Reading Room / Classroom
- 16. Movie Theater

### Education

- 17. Elementary School
- 18. Daycare
- 19. Migrant Service Office
- 20. Meeting Space / Gallery
- 21. Classroom

### Landscape

- 22. Entrance Plaza
- 23. Main Pathway
- 24. Sunken Spring Outdoor Theater
- 25. Waterfront Park
- 26. School Field
- 27. Roof Garden
- 28. Glazing
- 29. Sports Field

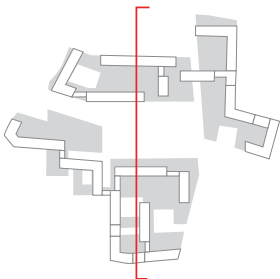
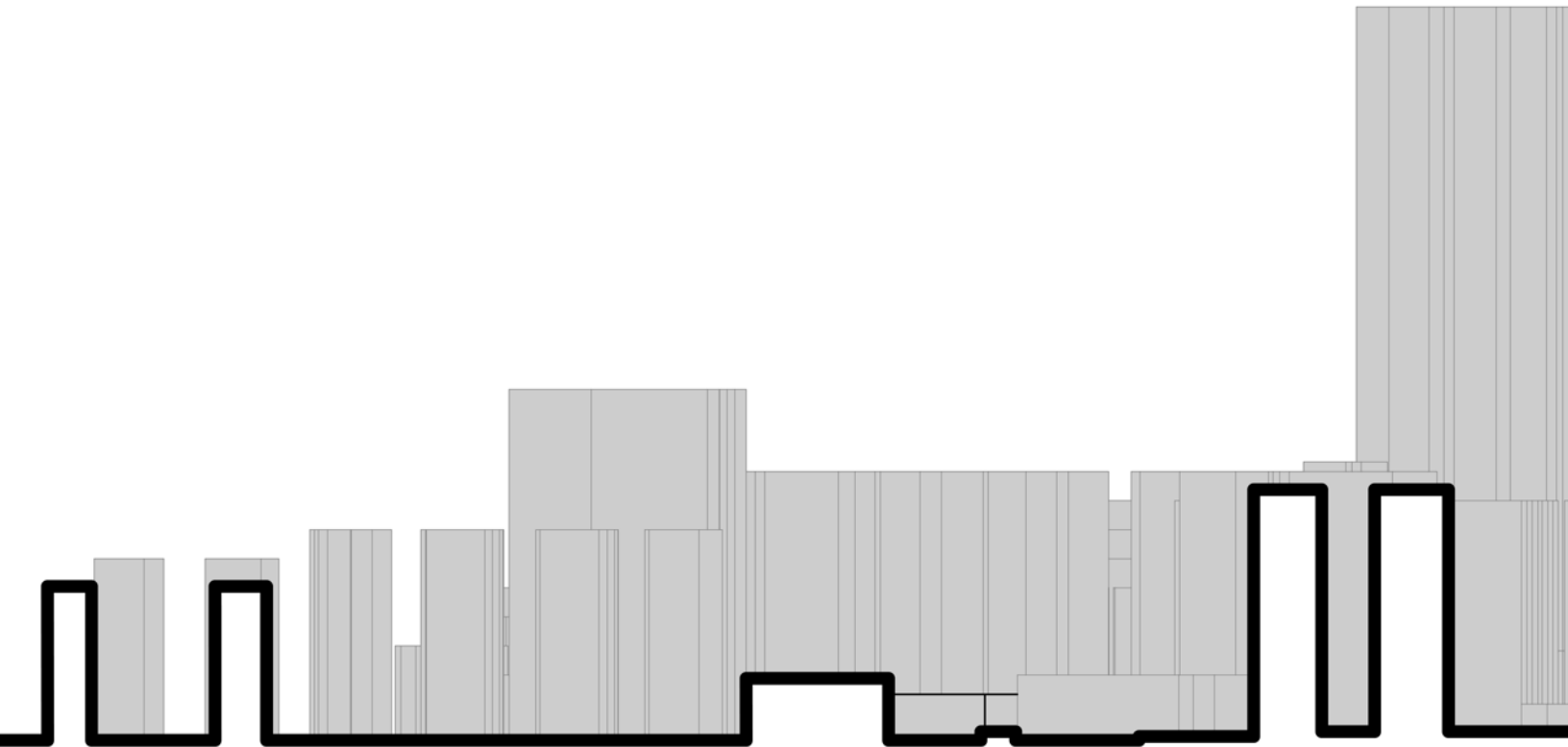
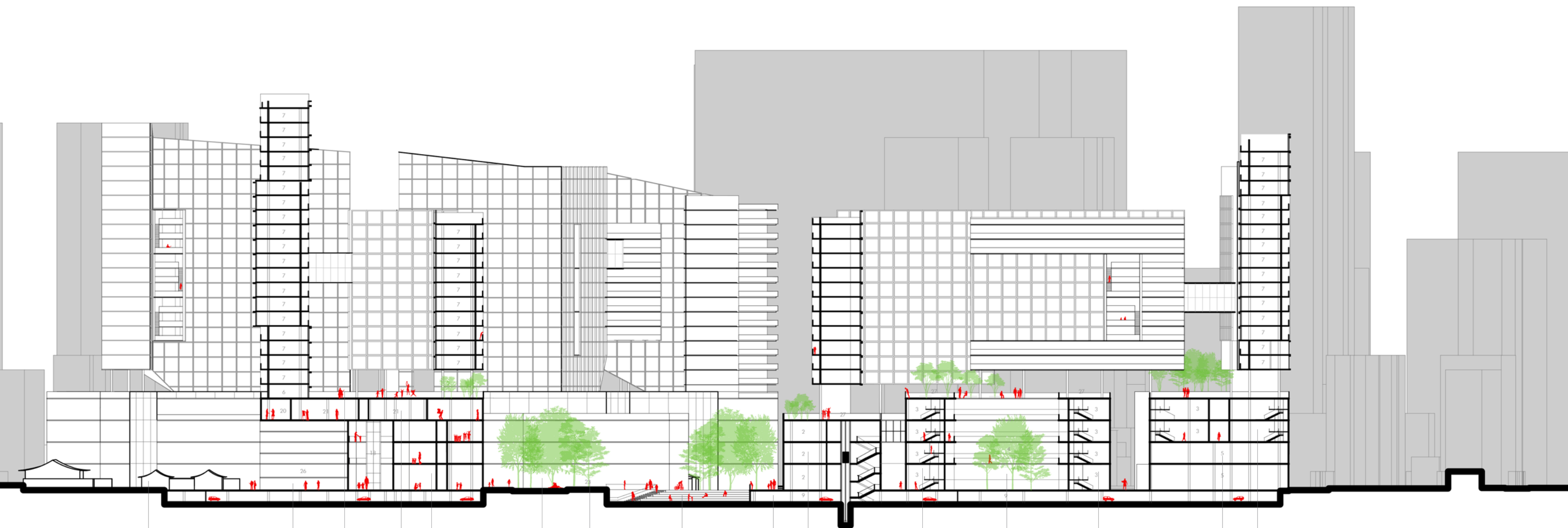


Fig3.49 Section A-A 1/1500



Preserved Temples

School Field

School Field

Migrant Service

Day Care

Green Area

Main Path

Sunken Theater

Underground Parking

Retail

Workshop Units

Courtyard

Workshop Units

Market

Workshop Units

**b. Texture  
Preserved Temples**

The preserved historical buildings anchors the village's cultural identity and carries its traditions forward in the new community.

**d. Mix  
Day Care + Migrant Service + Fields**

A mix-function education area provides migrants workers and their children education and services.

**c. Openess  
Green Area + Path + Sunken Theater**

The central opening area provides view for the community, connects different programs, and increases potential interactions of different population.

**d. Mix  
Retail + Workshop + Market**

The community creates a live+work life style that not only continues the traditional village life style, but also provides working opportunities to residents.



## Legend

### Live + Work

- 1. Retail Lobby
- 2. Retail
- 3. Workshop Unit
- 4. Courtyard
- 5. Market
- 6. Multi-function Residents' Gathering Room
- 7. Residential Units
- 8. Tower Platform

### Service

- 9. Underground Parking
- 10. Mechanical Room
- 11. Community Recreation Center Lobby/ Gallery
- 12. Small Theater/ Lecture Room
- 13. Sports Room
- 14. Meeting Room
- 15. Reading Room / Classroom
- 16. Movie Theater

### Education

- 17. Elementary School
- 18. Daycare
- 19. Migrant Service Office
- 20. Meeting Space / Gallery
- 21. Classroom

### Landscape

- 22. Entrance Plaza
- 23. Main Pathway
- 24. Sunken Spring Outdoor Theater
- 25. Waterfront Park
- 26. School Field
- 27. Roof Garden
- 28. Glazing
- 29. Sports Field

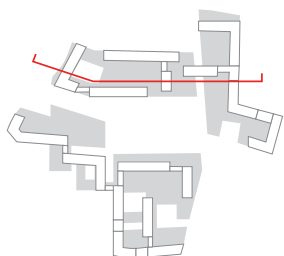
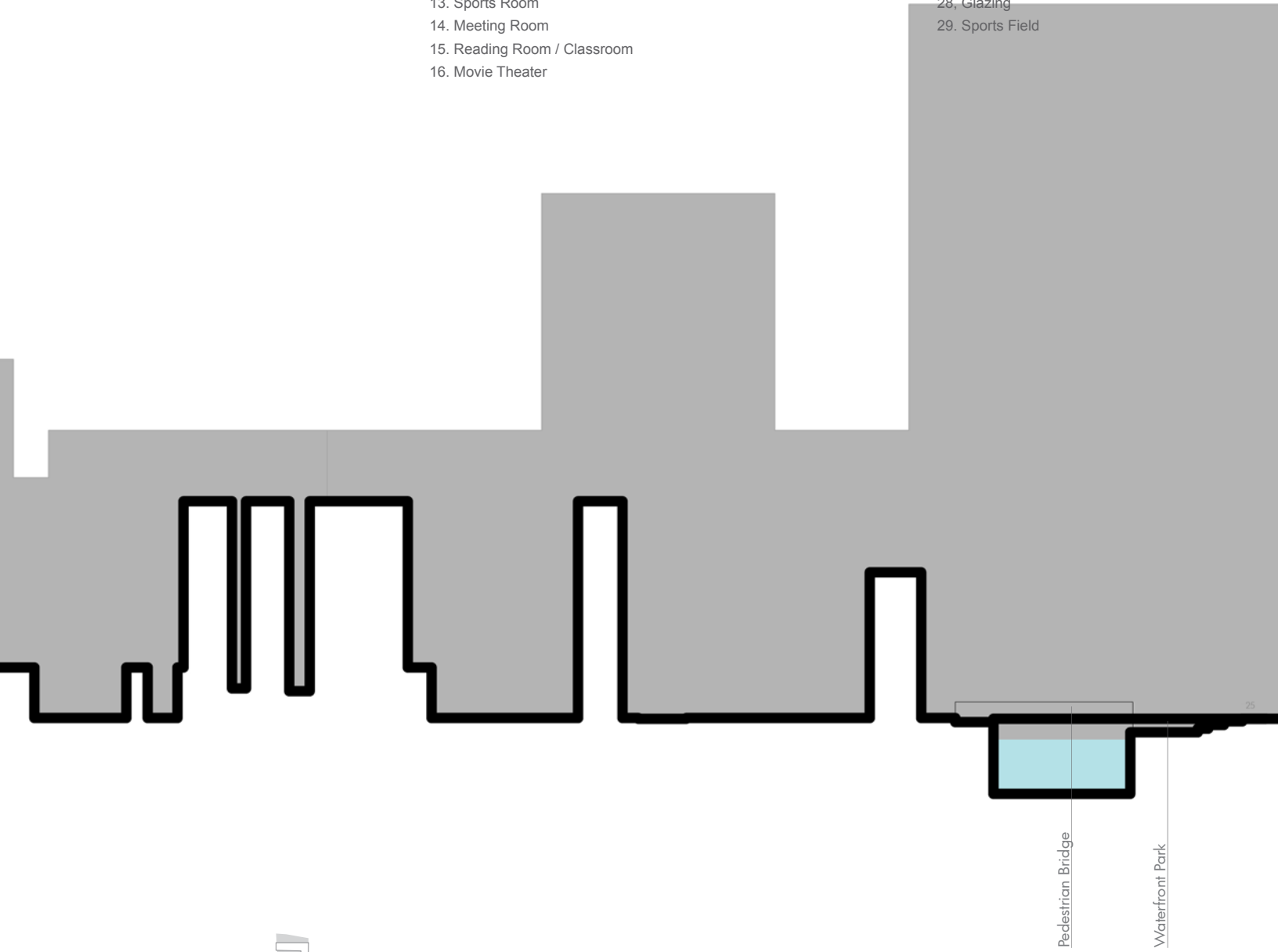
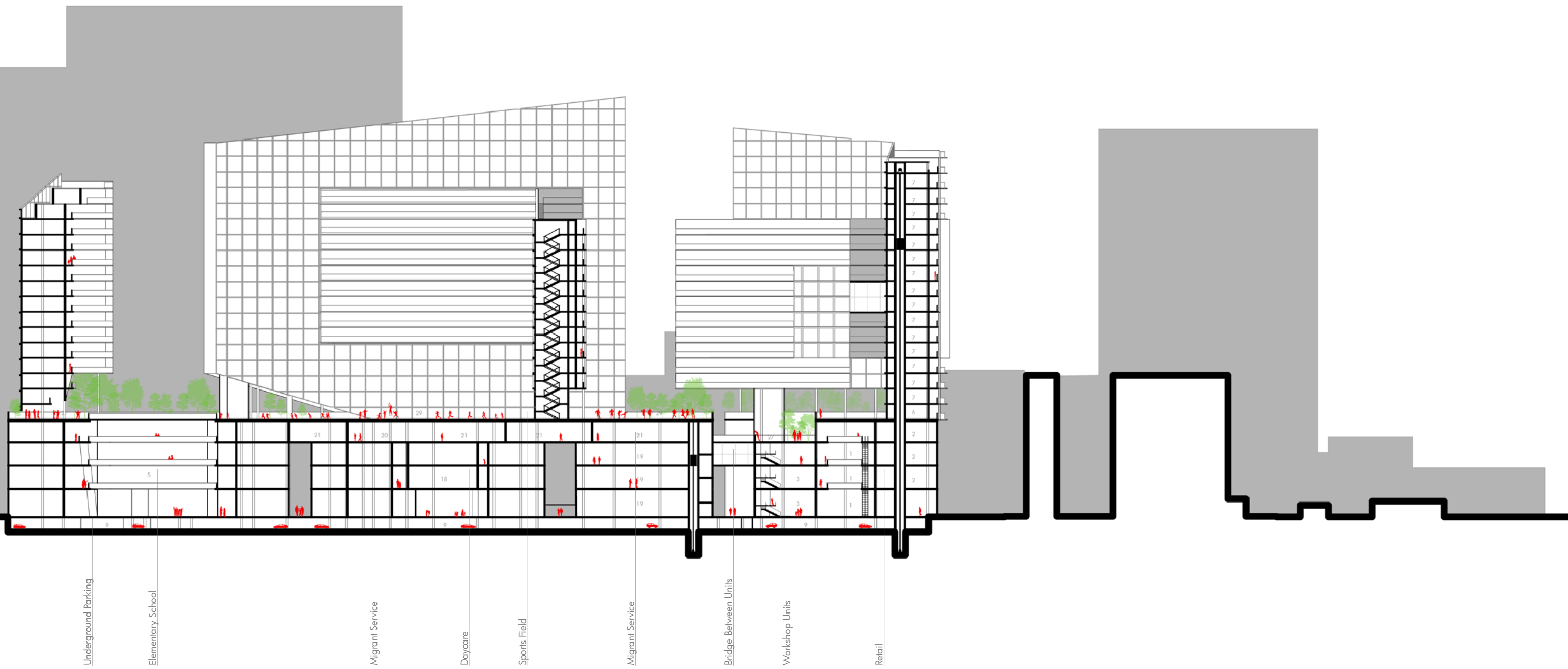


Fig3.50 Section B-B 1/1500

### c. Openness Waterfront Park + Bridge

The pedestrian bridge is created to connect both side of the river continuing the main pathway and extending the open axis. The waterfront park open-up the community and bring nature element to the community.





d. Mix  
 Elementary School + Daycare + Migrant Service  
 The education area combines elementary school, daycare and migrant service. They work as public institutions that provide migrants and their children the most necessary services. Moreover, this mix of different population discourages segregation.

d. Mix  
 Workshop + Retail  
 The workshop units and retail work comprehensively as a whole commercial area.



## Legend

### Live + Work

- 1. Retail Lobby
- 2. Retail
- 3. Workshop Unit
- 4. Courtyard
- 5. Market
- 6. Multi-function Residents' Gathering Room
- 7. Residential Units
- 8. Tower Platform

### Service

- 9. Underground Parking
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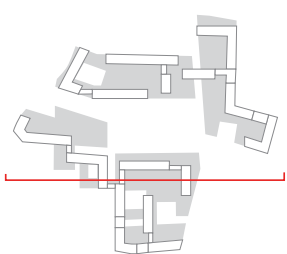
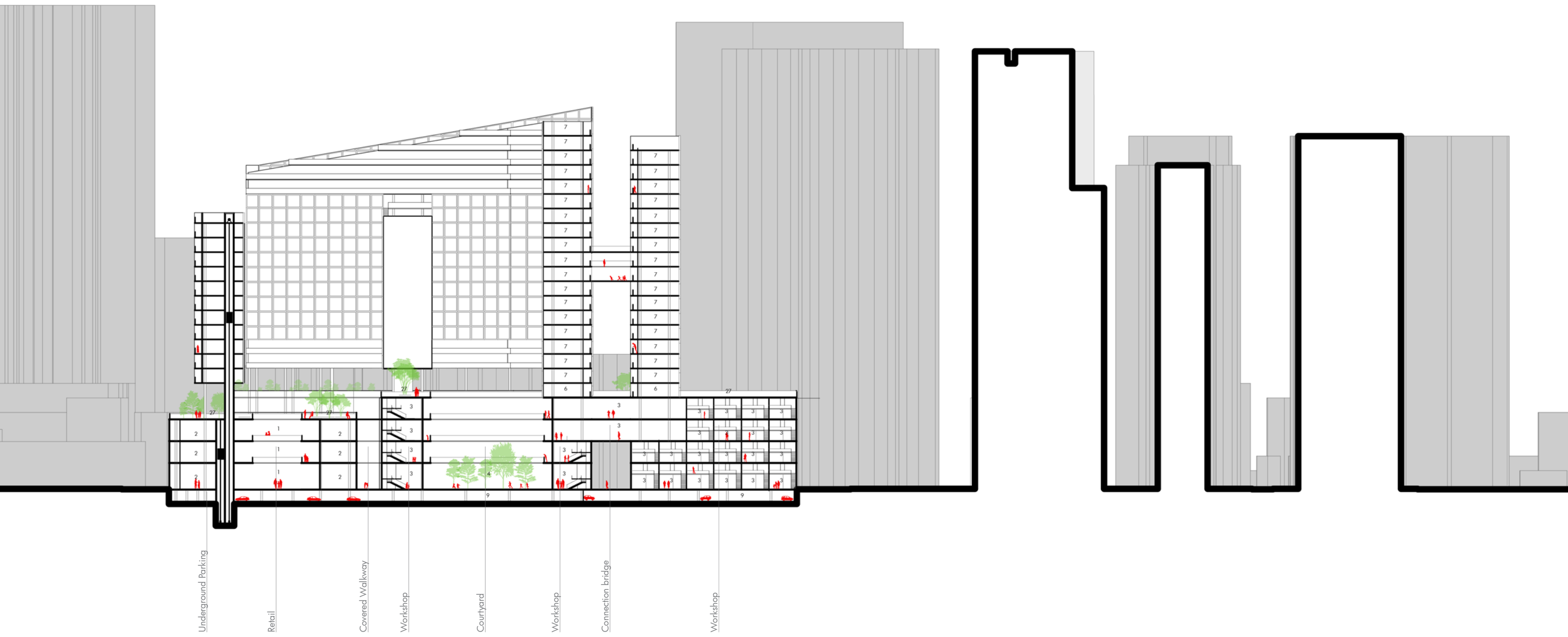


Fig3.51 Section C-C 1/1500



Underground Parking

Retail

Covered Walkway

Workshop

Courtyard

Workshop

Connection bridge

Workshop

**d. Mix  
Retail + Workshop**

Connected with covered walkway, the retail and workshop units work together to provide daily supplies and working opportunities to the residents. The workshop units create the live + work living pattern that continues the traditional village life-style "live up and shop down", therefore allowing the previous residents to keep their way of living.



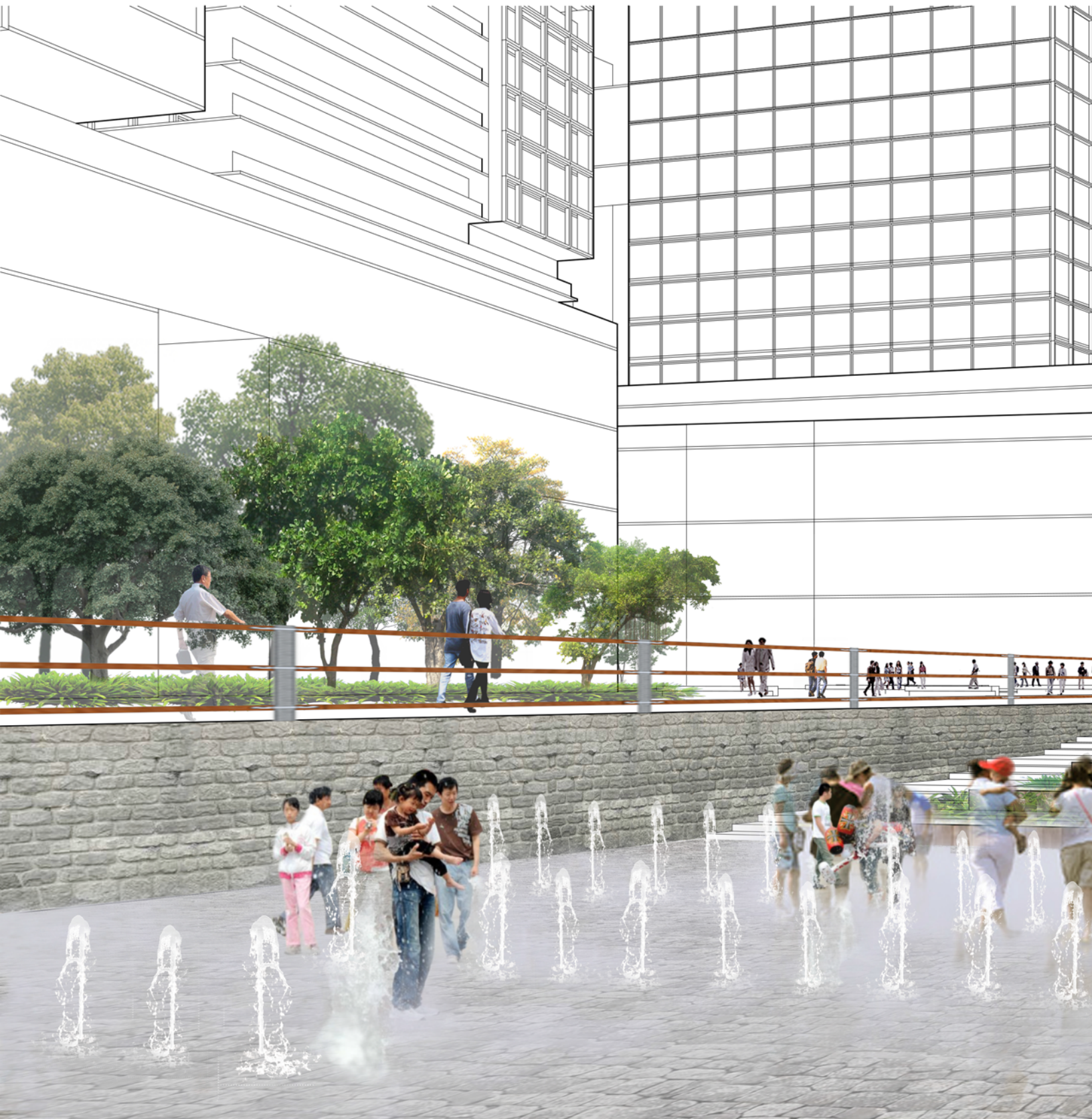






Fig3.52 The View of Sunken Water Theatre







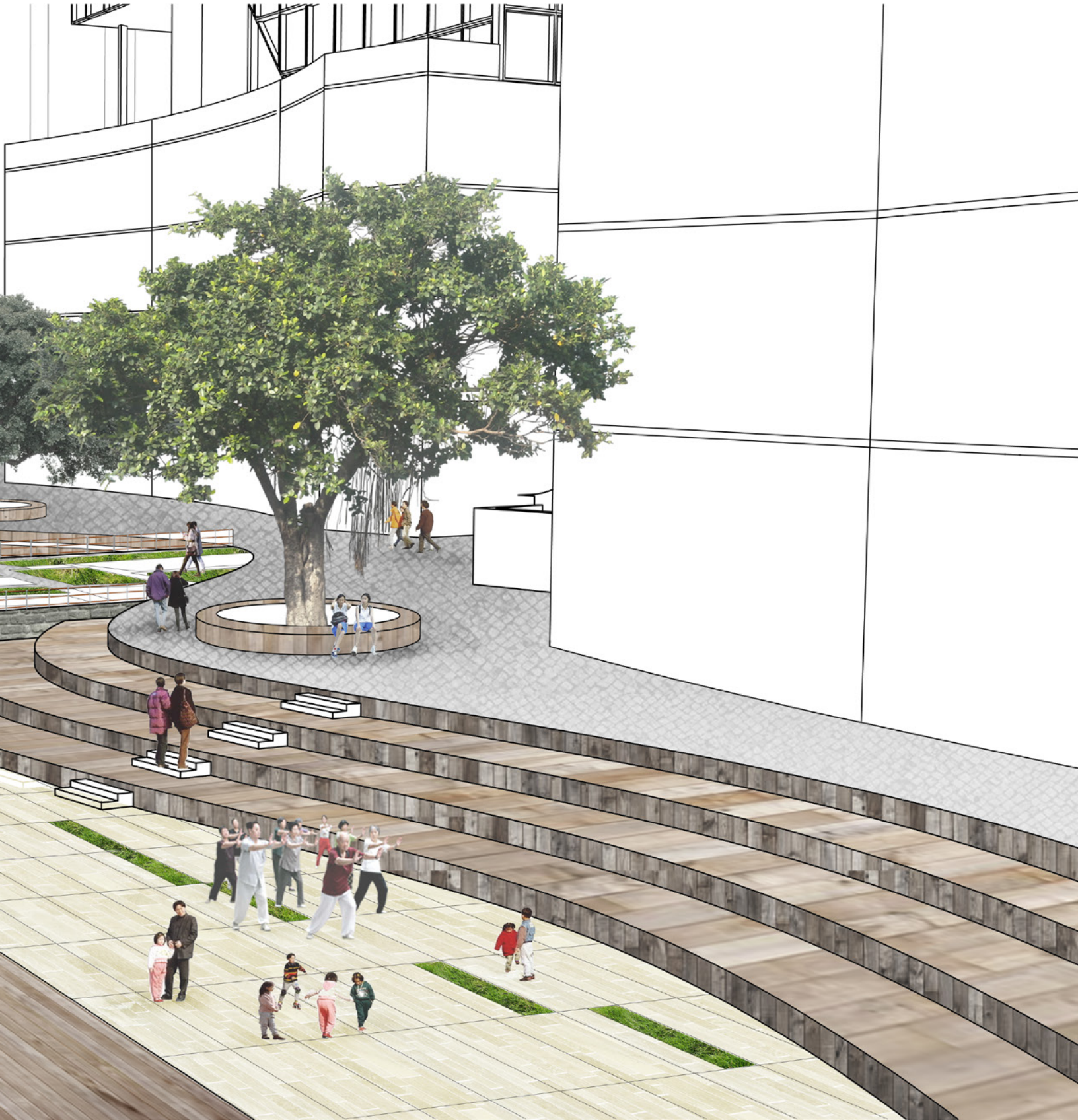


Fig3.53 The View of Waterfront Park



## 2.2 Design Outcomes

Situated in Yangji village, the design proposal tries to address this series of complicated social problems, in order to benefit the migrant population, while considering the urban context of Guangzhou, creating a community that grows from the past, and advancing future city development. The design is situated in Yangji village, one of the typical urban villages that located in the new downtown core of Guangzhou, providing a new way of thinking and redeveloping the urban villages in built-up urban areas.

- Density and Openness** Under the urban plan of the Guangzhou CBD, high density becomes a requirement for the redevelopment so as to make good use of the land and house a comparably large population. In order to achieve a high building density and at the same time provide open spaces for social and gathering activities, the design contains 15 residential slab towers, podium buildings with public plazas and parks on ground level, podium roof gardens, shared platforms within the residential towers, and bridges that link buildings and are programed with public functions.
  
- Collective and Diversity** The design proposes a mixed-use community that comprises dwelling, working, education, service, and entertaining. As a mixture of these functions, the community encourages interactions and communications among its residents (migrants, land-less farmers and other citizens). The diverse programs and population form a shared way of living that embraces each other's cultures and traditions, helping to build connections.

The design proposal improves its residents living condition significantly. The lower site coverage provides larger open and green spaces. Units are designed according to different family structure. The design contains 4,568 compact units that is over a thousand units more than the previous village.
  
- Growth and Identity** Preserving the historical buildings and the previous village texture, the design, brings its residents cultural identity through its physical form. As stated in the book "The Vertical Village – Individual, Informal, Intense", "The strength of identity of a place can be measured by its overall visual coherence and recognizability". The adoption of the village boundary in turn reinforces the special experience of the community. Moreover, the mixed residential/commercial units, which are called a "workshop unit" in the thesis, continues the traditional village living pattern – "live up, shop down\*". Connected with the retail and the recreation center, the workshop units allow the residents of the previous village to continue their way of living. Therefore, the thesis describes, distills, and transforms Yangji's village qualities into the design proposal, creating a community that grows from the past and will benefit the future.

### 3. ENDNOTES

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2. Yanfen Zhang, et al. "Fragments of Yangji." *Southern Metropolis*, 06 2010: GA01.
3. Tianxiang Hu, "The Fuli Dongshan Residential Building is opened for sale. Housing in Yangji has changed into luxury." *Xinhuanet*. 12 26, 2013. [http://news.xinhuanet.com/house/gz/2013-12-26/c\\_118720518.htm](http://news.xinhuanet.com/house/gz/2013-12-26/c_118720518.htm) (accessed 08 12, 2014)
4. Richard Sennett, "The Open City." In *Culture: City*, by Wilfried Wang and Sarah Riviere, 51-54. German: Lars Muller, 2013, 50.
5. John Lund Kriken, Philip Enquist, and Richard Rapaport. *City Building: Nine Planning Principles for Twenty-First Century*. New York: Princeton Architectural Press, 2010, 27.
6. MVRDV. *The Vertical Village- Individual, Informal, Intense*. Nai Publishers, 2012, 56.







*"Time", Person of the Year 2009*

*"The Chinese Worker"*

*By Austin Ramzy, Wednesday, Dec. 16, 2009*

### ***The Chinese Worker***

*In China they have a word for it. baoba means "protect eight," the 8% annual economic growth rate that officials believe is critical to ensuring social stability. A year ago, many thought hitting such a figure in 2009 was a pipe dream. But China has done it, and this year it remains the world's fastest-growing major economy — and an economic stimulus for everyone else. Who deserves the credit? Above all, the tens of millions of workers who have left their homes, and often their families, to find work in the factories of China's booming coastal cities.*

...

*Near the factory we found some of the people who are leading the world to economic recovery: Chinese men and women, their struggles in the past, their thoughts on the present and their eyes on the future.*

*By Austin Ramzy, Wednesday, Dec. 16, 2009*

*Song Chao for "TIME"*

The “Chinese workers” has been a pronoun of China’s economic boom. The thesis drew a connection interpretation between migrant lives and the urban development. Taking the most typical examples of the “migrant landscape”, the thesis picked Guangzhou, the city at 92% of its work force made up of migrant population; Urban villages, the major accommodation that migrants inhabit; Yangji, the typical urban village located at the center of the city core.

The thesis considered housing as the major concern of migrants as their foothold in the receiving city, acknowledged the unfairness of their social status due to the Hukou system, looked for a solution to decrease the social segregation and help them integrate into the urban society by providing a complex community and social interactions.

Introduced in the book “the Chinese Dream, a society under construction”, the **People’s Urbanity of China\*** (PUC) is a unique phenomenon that most of the cities in China are concentrated in one third of its land,

also does the population. The population growth of China is estimated reaching 1.488 billion at a density of 451person/km<sup>2</sup> in 2020, and will go hand in hand with the urban area expansion. Today’s migrants, will become urban residents in the future. That is to say, the difference between urban and rural will vanish, which is defined in Henri Lefebvre’s “The Urban Revolution”, and society will then be fully urbanized.

Henri Lefebvre also indicated that *“architecture itself responds to a vague social request, which has never succeeded in being a social order ... Whether he wants of not, the architect builds on the basis of financial constraints (salaries and payments) and norms and values, that is to say, class criteria that result in segregation even when the intention is to bring about integration and interaction.”*

The thesis is a bold hypothesis under the current social condition without much consideration of political and economic aspects of the project. The thesis aims to set up a “perfect condition” without the housing limitation of the current Hukou system and the huge expanse to

redevelop urban village that situated in the downtown core, and created the most suitable living environment for migrants and the landless farmers. But with the attitude that “no matter white or black” (Deng’s quote), the urban developments are primarily based on financial investments from the private developers. The urban village redevelopments will unavoidably become a tool that compensates all participants of the projects (government, developers, land-less farmers) without much consideration of migrants, village texture, and social fairness.

The thesis tries to draw more attention to migrants and their social conditions and puts forward a method for future development. Since the trend of Hukou transformation (abolish the rural-urban distinction by publishing a united Hukou) published and the announcement of Guangzhou’s plan to redevelop selected urban villages into migrants housing communities, the thesis indeed follows the trend of the future city development.

The proposed design could be applied as a model of redevelopment of urban villages in future. Depending on

governmental and villages’ collective financial support, the project is led by both government and villagers, constructed under proper regulations, while contains different functions to support its residents’ daily life as well as further development. In this way, villagers could still have the ownership of their property and rent out units to migrants for income under governmental supervision. Migrants, on the other hand, will be content with the need of special supports like reeducation, social services during the rural-urban transitional period because of their different background.

Thus, the proposed low-rent housing community will be a transitional accommodation that provides not only affordable housing, but social support and help migrants create connections. Moreover, the four qualities of the community (boundary, texture, openness and mix) preserve social and cultural identity of the urban village and encourage social interactions.

The thesis can be seen as an architectural projection of a significant social issue and then in turn reflect the over-all urban development.





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**CBD** n. central business district.

**Growing Housing (House farming)** n. a life style that the landless farmers earn an income from housing rental instead of farming, which happens mostly in the urban area of Guangdong province

**Hukou** n. The legal instrument that registered under household, records and certificates residents' essential information.

**Hollow Phenomenon** n. the uneven age distribution after the outflow of work-age young adult in the rural families.

**Inner-provincial Migrant** n. refers to migrant from different city within the same province.

**Over-all Redevelopment** n. the redevelopment method of urban villages in Guangzhou that demolish the entire villages and build up modern communities.

**Mangliu** n. (Chinese: 盲流) the aimless population influx that migrates from rural to urban areas unplanned.

**Migrant Children** n. the children who follow their parents' migrate from economically and culturally backward areas to modern regions.

**Mu** n. Chinese unit of measurement. 1 mu equals to 666.67 square meters.

**Moderately Well-off Level** n. a Chinese concept of a middle-level of the people's material and cultural life

**Nail Household** n.(Chinese: 钉子户) a new concept in Chinese that refers to the private property owners who refuse to move during the land requisition.

**New-generation Migrants** n. Chinese: 新生代流动人口) migrants born after 1980.

**Permanent Resident** n.(Chinese: 常住人口) Residents that are registered in a place and the people without local residence but have lived in a place for over six months.

**Pearl River Delta** n. the expansive delta lands of the Pearl River at the South China Sea. It consists of Guangzhou, Shenzhen, Dongguan, Foshan, Zhongshan, Zhuhai, Jiangmen, and parts of Huizhou and Zhaoqing, has been the most economically dynamic region of the Chinese Mainland since the launch of China's reform program in 1979. Adjacent Hong Kong is not part of the economic zone.

**Pendulum Migration Pattern** n. the migration pattern of the old generation migrants that move back and forth between their hometown and the receiving cities.

**Registered Population** n. People that holds local residency.

**Rural-urban migrant** n. migrants from rural area that works and live in the urban area.

**Second industry** n. the economic sectors that create a finished, usable product: production and construction.

**Tertiary industry** n. also known as the service sector or the service industry. is one of the three economic sectors

**Total migrate population** n. the total migrate population of China, includes both population inflow and outflow.

**Urban Village** n. refers to the rural villages lost their farmlands after times of requisition and become urbanized residential communities that exist under the rapid urbanization of big cities in China.

**Urban Housing Reform** n. The marketization of Chinese housing market and the part of China's economic system reform.

**Young Adult** n. people that ranges from 16 to 45 years old.

**Zhujiang New Town** n. (Chinese: 珠江新城) the designated area as Guangzhou's CBD and at the core area of Guangzhou's new axis.