

On the Subject of Planning

----Study on Planning Revision of Junshan Street, Wuhan City

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Abstract. By analyzing the current situation of the cities at home and abroad and extracting demands of different subjects, this article explores the city development patterns under the auspices of different planning subjects, and demonstrates that the city planning under the joint action of capital, rights, and the public is the health and continuing road of urbanization process, consistent with Chinese national conditions.

1.Introduction

Urbanization process in China has been more than 30 years and has made great achievements. But for the current status of the cities there are more criticisms, mainly about consistent appearance of cities, traffic jams, no room to inhabitants due to too many cars, slums, and cities without context. Confronted with such criticisms, cities have to seek their own solutions. They try to manufacture their own regional buildings, or develop public transport at their utmost, or call for retention of the old neighborhoods, or construct several historic neighborhoods whether they are true or false. Behind these complexes, in fact there is the original planning subject hidden. How to understand the planning subjects? We can explore it from the following aspects.

2. Planning Indexes

Take Junshan Street in Wuhan City as an example. It was the only way to enter Hankou from the west. Prior to the urbanization process, relying on water transport, it formed its own piers and towns. With the development of land transport and the recession of water transport, the town built a lot of small plants as the processing plants to Hanzheng Street. Later Hanzheng Street hit a recession because of the development of Yiwu City and the network economy, the town's economy was also on the decline. At that time Wuhan City has been expanding its area. Junshan Street is included in its scope. In this case, the town's land, close to Wuhan City, is much valuable. The appreciation of the land should be the interests of the people in Wuhan City to share. If you remove it reconstruct, according to the existing planning pattern, we may analyze the interests of several parties. One party is the dismantled original residents, another party is constructors, and the last party is the local governments. The dismantled original residents obtain compensation, contractors get benefits, and the local governments would put revenues from land sales to city construction and public welfare. According to this pattern public interests should be returned to the public, and private interests are protected, however why does the city have so many problems ultimately? This is because from the beginning of planning we always consider the interests of stakeholders.

There is a fundamental index in the planning, namely, the economic and technical index.

Capital for profit is its natural attribute, but it always seeks to maximize the profits, so in this case: firstly, it is the conflict between capital and local employment and residents. Large scale building needs big investment capital. Capital scale should be in proportion to risks and profits. The larger the capital scale is, the more risks and profits will be. But the higher investment of local employment and living will have negative effects on their sales and consumption, such as in many tourism areas some operators have to retreat, or close their businesses. In addition to the influence from the network economy, the workers can not afford to bear the capital of benefits, which is also an important reason. Secondly, at present Chinese urbanization rate is only half of the developed countries. In the unstoppable tide of urbanization process, the way of capital investment is not a long-term holding, but to obtain the highest profits in the shortest possible time, then put them into the next round at compound interest. So it causes to share more interests from the local production and livelihood. Since there is the economic and technical index, we can ask why there is no the cultural and technical index, why there is no public resources technical index, and why there is no regional population living index? In a city, if the basic construction is regarded as the hardware, then, cultural and other planning softwares have no rights to speak. When the planning is finalized, the share of interests in this region has been already settled. The left interests to the softwares have been very thin. The plan initially expelled the local softwares from sharing profits. That is why when the development in a region is up to a certain stage, every party involved in it thinks that their interests have been hurt, then, the operators and businesses retreat. The economic and technical index reflects the essence of the demands of capital. The subject of city ---- people has no discourse rights in the planning.

3. Planning Metaphor

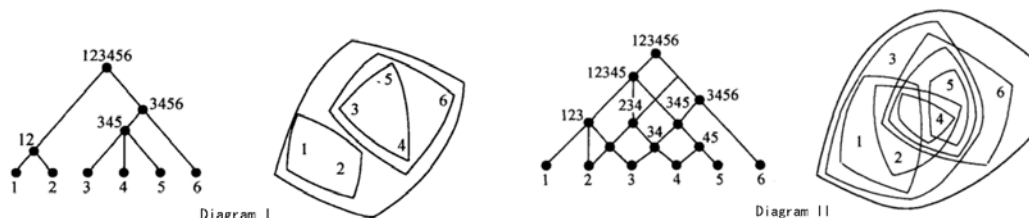
Brasilia is the world's largest city, with its completion in the 20th century. Its construction began in 1957 and in 1960 it began to take shape. The city has a strong symbolism of the regime. The whole city is like a giant aircraft driving to the east. The head is the Three Powers Square, the body is the seat of government agencies, and the wings are modern highways. On the left of the Three Powers Square is the Presidential Palace, and the right is the Supreme Court. Across the square are the Congress and Senate. The exteriors of the conference halls of both houses are like two bowls. The bowl of the Congress is upward, the symbol of democracy and airing. The bowl of the Senate is downward, the symbol of concentration of public opinions. Between Parliaments' two 28-storey buildings there is a linked channel, showing "H" type, for the Portuguese-speaking "people" initials. Living districts are divided by classes. The elite live in the center of the city. In 1987 it was named to be a World Heritage Site. At the same time the city is also known as city of cars, city of no sense of direction, and city of no joy of life. Some people even think its planning full of arrogance. Contradictions between the rich and the poor expand, and employment difficulties rise. Like the capital-leading planning, power-leading planning has also abandoned the subject of city ---- people have no discourse rights in the planning.

4. Discourse Rights of City Subject

So if we return the discourse rights to the city subject, can we solve the above mentioned problems, such as traffic jams, slums, cities without context and so on?

Junshan Street is a natural terrain for human settlements naturally, and its regional structure is different from our existing planning structure. Let's look at the current structure of our city planning: 1. Emphasis on functional zoning; 2. Road grades; 3. Separation of pedestrian and vehicular circulation; 4. Neighborhood units; 5. Living groups; 6. Grades setting in city centers. The book 《A city is not a tree》, written by Alexander, defines the city planning structure as a treelike city[2],

which is illustrated as a diagram I. However the original image of Junshan Street is like an octopus extending into the water and its buildings are constructed according to terrain layout. A pier by the water itself evolves into a commodity processing. Stores on the facing to the water are changed to face the street. Road grades are not obvious. The city functions are mixed. Besides the street there are stores, and behind stores are plants. All living groups are together. Construction scales are pleasant. Its regional structure is natural. This book calls this kind of city structure as semi-lattice city, which is illustrated in diagram II[3].



Alexandria Math expression of these two structures shown in the above diagrams tells that a tree based on 20 elements can contain at most 19 further subsets of the 20, while a semi-lattice based on the same 20 elements can contain more than one million different subsets. This is exactly the source of city vitality, and it is the nostalgic feelings source to local people. Furthermore, it is the most important core content to solve the problems, such as consistent appearance of cities, traffic jams, no room to inhabitants, slums, and cities without context. It has been self-improving and updating, which is the expression of discourse rights of city subject. This semi-lattice area, together with capital-leading area and power-leading area are the sources of diversity and vitality to a city. These three should be staggered distribution in the city based on a certain proportion. The semi-lattice area can only be formed by the citizens living there, so the city planning should leave room for the semi-lattice area and let it keep balance between itself and those over-developed areas [2].

So now this area is almost on the decline. There is no industry and no labor market. Under such circumstance how to develop it? Firstly, it's better to analyze these stakeholders if the area structure is to be retained: original residents, investors, technical producers, citizens, foreign tourists and local governments. Why do investors and technical producers come first? Detroit, in the 1940s, opened the era of the auto industry in the USA. At that time per capita income was the first in the whole country. In 1967 there was ethnic conflicts, 43 people killed, which gave a serious blow to investors' confidence. In the 1970s because of energy crisis and fuel prices rising, Americans turned to choose cheaper Japanese cars. Later, manufacturing became global in the 1990s, a large number of local citizens out of job. In 2000 came a new round of energy crisis and the subprime crisis. The government declared bankruptcy in 2013. Gunkanjima in Nagasaki, Japan, exploited seabed mine in 1890. An annual output of coal was up to 410,000 tons in 1940. During World War II it forced to recruit about 3,700 workers from Korea and China, killing 722 people. There was a substitution of coal in 1960s, so it was abandoned in 1974. In 2015 it planned to apply for World Cultural Heritage.

As can be seen, the adjustment of industrial structure is the core strength of development in a region. After the decline of small commodity processing in Junshan Street, there was no supporting industry, and much labor transferred. This region has a convenient geographic location, which is surrounded by water and the back side is to the mountain, and it is also in Wuhan City. It was planned to dismantle it. After that most part of it was designed to be the public greening, and a

small part was to be the leisure and business area. Based on the planning indexes mentioned above, this plan restricted the region to be a recreation area, totally dependent on blood transfusions, and this blood relies on its location in Wuhan City. It may keep business and people going by painstaking effort or eventually leave who can not afford the high profits division. Moreover the maintenance of large public greening still depends on the local government investment. Hence, without supporting industry it is difficult for the region entirely dependent on outside blood transfusions to develop healthily. So we still need investors and technical producers to promote the adjustment of industrial structure in the region. Then there should be its own supporting industry if it wants to be active again.

Because of local natural resources, it essentially determines that it can not introduce large scale production, so the introduction of a miniature third industry is more appropriate. During this introduction, investors and new technical producers will be the subject in the region instead of original residents. In this case, coordination the interests of the three parties is the key to the sustainability of the adjustment of industrial structure. There are a lot of collective owned buildings in Junshan Street. Original residents can incorporate them into an economy entity and lease them to the investors and technical producers based on accounting system management. Profits from those investments can grant original residents some basic insurance. If original residents are capable to adapt to the new technical requirements, they can be employed. If not, covered with basic insurance, they can choose to do migrant work and make a living there. While in many areas after the region was driven up by the new investors and producers, original residents breached the contract collectively and claimed to back to run their own business. They even took some violent actions to force them leave. Without capital those original residents would lease their buildings. When they had some capital they would ask to run business by themselves. However those investors and their capital faced to be expelled after they succeeded to drive up the development in this region with no profits shared. In addition to property rights, the reason for this is mainly that the region is totally dependent on the blood transfusions. Low technical contents are in industrial transformation so that original residents can do the same. This is bound to hit investors and operators. Therefore, the simple way is to dismantle and reconstruct it. And property rights should be determined. But up to now some investors and operators could not stand capital division and finally leave. Therefore, a reasonable industrial structure, clear property rights, and fair distribution of benefits are the key points. Collective property can be leased to high-tech industry. Private property rights can be mainly on the sale. On the basis of not violation the principle of overall planning, the original buildings can be dismantled and reconstructed, so that capital and new residents do not bear too high risks and costs. Original residents, covered with basic insurance, can back to work instead of being expelled.

The public and tourists in the region can enjoy the pleasant natural scenery, the vitality of region, and high and affordable service. The good maintenance its balance in the region is a powerful guarantee to the local governments.

5.Planning Objectives

In summary, it can be seen behind the results of these plans at home and abroad, whether it is dependent on capital-leading planning or power-leading planning, there bring many problems inevitably. It is impossible to entirely control capital for profit by the national intervention and plan. Nor is the city built in a day. At different times, there will be different decision makers. Semi-lattice areas can coordinate with capital-leading and power-leading areas, and then the development in the city can be in a good circulation to protect the reasonable distribution of benefits of all the parties in

the city [1, 4]. Overall, the regional plans should guarantee the different subjects, ownership and users in the region the reasonable benefits, so the urbanization process will continue positively.

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