Revitalization of Urban Village

--An analysis of case-study in Tengzi village, Nanjing

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Abstract

Since 1980s, rapid urbanization progress took place in China. It promoted the development of urban economy and reflected the prosperity of the country. But at the same time, it brought side-effects among which urban village is one of the most significant problems.

From narrow sense, urban villages refer to the rural villages which turned into residential areas in the process of urbanization, while the cultivated land being requisitioned and peasants becoming residents and still staying in the original villages. From a broad sense, urban villages refer to living residential areas which are lagging behind the pace of development, free from the modern urban management, have low living quality in the process of urban high-speed development.

The appearance of urban village influenced the social environment and urban developing plan, it brought chaos to the city and caused social injustice. Compared with other parts of the city, the living condition of urban villages are far worse, as the living area is small, the housing are old and shabby and lack of adequate housing facilities. And nowadays more and more people realized the problem so that revitalization of urban village took place.

According to Urban catalyst theory, urban catalyst is a new redevelopment strategy that drives and guides urban development. It is considered as a means of revitalization (Bohannon, 2004: p. 10). Sternberg (2002) relates catalysts to “activity generator” and “anchor”. In this sense, the revitalization of urban village could be seen as a urban catalyst, which can promote the changing of city structure and change the speed and mode of city development. In addition, Aldo Rossi (1966) claims that a city is a collection of collective memory and urban artifact, it has special genius loci. The locus is conceived of a singular place and event, which works as the relationship of architecture to the constitution of the city and the relationship between the context and monument (Nilufar, 2004). As Jana Revedin (2011) points out that the three columns of sustainable development, economy, ecology and social inclusion cannot work sustainably if the fourth column, the cultural acceptance and adequacy is neglected. Therefore, we need to keep the spirit of the urban village during the revitalization.

In the thesis, I’ll use Tengzi Village in Nanjing as a case-study to illustrate the problems of urban village. And then make a new design proposal to the Tengzi village as a solution to the solve those problems under the direction of Urban catalyst theory, Locus theory as well as some other useful theories. In order to achieve the goal, design principles will be addressed. What’s more, excellent domestic and overseas examples will be analyzed, and proper methods will be adopted to collect and analyze necessary data.

The outcome of the paper is expected to find the suitable solutions to deal with the current problems of urban village, and further process of the revitalization will be discussed in the future.

Key words: urban village; urban revitalization; urban renewal; urban design; urban catalysts; locus theory; cultural inclusion; spatial planning; Tengzi village
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Chapter 1. Introduction

1. Background information

Urbanization is a global phenomenon in the world. John Friedmann (2002) defines three meanings of urbanization, which are demographic, economic and socio-cultural. Demography refers to ‘the increasing concentration of people in urban style settlements at densities that are higher than in the areas surrounding them’ (Friedmann, 2002: p. 3). Economy refers to ‘economic activities that we normally associate with cities’ (Friedmann, 2002: p. 4). And socio-culture refers to ‘participate in urban ways of life’ (Friedmann, 2002: p. 5).

In the past half a century, the process of urbanization has speeded up all over the world, especially in the developing countries. More than half of the total population of human beings became living in cities in 2008, which is the first time in human history; the proportion of people who live in the cities will approach 70 percent by 2050 (Birch & Wachter, 2011: p. 10).

Among the world-wide urbanization process, China is one of the typical instance. Since the third Plenary Session of the 11th Communist Party of China Central Committee in 1978, China has followed the policy of reform and opening, and then entered the period of rapid urbanization. Urbanization has been taken place under the condition of rapidly growing national economy, especially the development of township enterprises, and the barriers between urban and rural areas gradually loosened and broken.

According to the latest statistics of National Bureau of Statistics of the People’s Republic of China, the urbanization level of the country was just 21% in 1982, but it rapidly rose to 36% at the beginning of 21st century. At the end of 2010, half of the population in the country lived in the city. What’s more, we can still notice the trend of increasing urbanization level. There is no doubt that the process of urbanization is playing a more and more significant role which definitely have a comprehensive influence in the different aspects of the country.

Figure 1-1 The process of urbanization in China (1982-2011)
The process of rapid urbanization promotes the development of urban economy and reflects the prosperity of the country on one hand; On the other hand, many side-effects emerges with the expansion of cities (Wu & Gao, 2009). Since the 1990s, the phenomenon of urban sprawl has showed up and the process of suburbanization has speeded up during the urbanization in cities of the country, which were against the scientific and reasonable city development. Those phenomenon, especially the emergence of the so-called ‘urban village’, greatly hindered the healthy development of the city.

At this sense, the phenomenon of urban village attracted a lot of scholars’ attention. They researched into the problem, and attempted to explore scientific theories and models which are suitable for the national conditions of China and could provide guidance for governance of urban villages and city development.

1.2. An example of urban village in China

Jida Village is a typical urban village which locates in the Southeast of Zhuhai. According to written records of the village, Jida village formed from the start of Ming Dynasty and had a history of more than 600 years. Before the Republic of China era, the village regime is integrated with the family system. Since the period of Ming and Qing Dynasty, the leader of the family was the political leader in the village that played a vital role in social life, distribution of rights, conflicts resolution and productive relations (Li & Chang, 2002).

Great changes took place between 1980s to 1990s. At 1980s, the initial stages of reform and opening-up, Zhuhai was conformed as one of the five charter cites of the country, the city stepped into full developing stage of urban construction and became a famous coastal city with a population of 1 million from a small seaside town in south in 20 years.

In the process of the changes, urban area continued expanding. The farmlands and vegetable fields in suburbs were imposed, and many natural villages, including Jida village, were classified into the city without having enough time to transform and, hence, became urban villages. Since
the villagers found the way to earning money by renting out houses after losing the farmlands, they started to conduct a large number of new construction, reconstruction and expansion of housing in their house sites and private plots. A lot of historic houses have been destroyed, and open spaces and green spaces have been whittled away. The whole village were tortured beyond recognition, it turned into a forest which was composed of dense bricks and reinforced concrete, that ever fabulous idyllic vision has gone with the wind.

Long-term disorder development and shambolic administration resulted in several serious problems Jida village.

First, Jida village has a high building density. Jida village now covers an area of 11.0 hectare, its building density is as high as 70%, and the housing spacing between some houses is even less than 2 meters. The administration and construction of house sites and the collective land are in confusion, illegal occupation of land and illegal buildings continue despite repeated prohibition. Building layout is in chaos, and ventilation and lighting is poor condition. The quality of some building is quite poor and they have become dangerous buildings, which seriously threat the safety of people’s life and property that living security is not guaranteed.

Second, the roads in Jida village are not in systematic manner. Jida village’s road grade is low, some roads width are only about 2 meters. The main road and alleys in village are tortuous, some parts are impossible to get through for fire trucks which led to fire risks. Drainage and other infrastructure are inadequate that makes life inconvenient.

Third, public security is not good. The population of indigenous inhabitants in Jida village is 1170, 315 households. There are over 5500 external tenants which mostly come from the bottom of society with complicated backgrounds. Since the population of external tenants is several times than the population of indigenous inhabitants, those rental houses where external tenants gather become the breeding ground for pornography, making the situation of public security severer.

Fourth, there is a lack of public service facility. There is a lack of cultural and recreational facilities and playgrounds for elders and children. The ancestral hall which used to act as recreation center now has been leased and its architectural details has been damaged severely. There are not
enough public toilets and health facility, garbage is piled up everywhere arbitrarily, sewage flows and the flies are flying over the ground.

The environment of Jida village is dirty, disorderly and bad, environment quality keeps deteriorating. In order to fundamentally address these problems, revitalization should be implement thoroughly.

1.3. Aims and research questions
The aim of the thesis is to understand the urban village phenomenon that what is the urban village, how it is developed in light of economic growth in China, and especially focus on what are the problems with its progress of revitalization. Particular emphasis will be given to the influence that revitalization progress brings to the people, environment and society. It is necessary to comprehend how the revitalization process will affect the urban space efficiency and social value, and find measures to improve the space of urban village. The further questions are sought to be answered:

- What are the problems in urban village?
- How does the process of revitalization in Tengzi village proceed?
- How to improve the spatial environment in Tengzi village?

1.4. Scope and contributions
The thesis is to research in the revitalization of urban village, with Tengzi village as a case-study. In order to get a better understanding of the theoretical knowledge, several theories have been studied. Urban catalyst theory, which is a new development strategy that drives and guides urban development, is considered in the case of Tengzi village. And Aldo Rossi’s locus theory is also instructive and meaningful to the research, that he claims a city is a collection of collective memory and urban artifact, it has special genius loci. Jana Revedin (2011) points out as well that the three columns of sustainable development, economy, ecology and social inclusion cannot work sustainably if the fourth column, the cultural acceptance and adequacy is neglected. In addition, several articles which are written by Chinese scholars have been studied. Opinions in these articles are more specific to the issue of urban villages since these scholars have more physical contact with urban villages. It makes me get to know the issue better.

With these literatures and documents, the phenomenon of urban village could be explained well. The formation mechanism, the types and the characteristics of urban village are set forth. The current situation of urban villages in China are given and the spatial problems are listed. The case of Tengzi village is used in the thesis to evaluate the revitalization of urban village and then further to summarize the experience of spatial planning in urban village which is also the one of the main objects to improve the spatial environment. However, as we know, the issue of urban village is a quite huge topic that have been researched by numerous scholars. In this thesis, the main concern is the spatial environment of urban village, while other aspects such as the economic environment, physical environment, the interest conflicts in urban village might be referred but would not be researched in depth.

Since the progress of urbanization in china has speeded up for the past decade, the phenomenon
of urban village attracted people’s attention. The tremendous between urban village and city has aroused people's discontent, the appeal of revitalization of urban village was going strong. It’s not difficult to find out the problems in urban village, for instance, the narrow building interval, the poor infrastructure and roads, bad building facades, lacking of green space, etc. By writing this thesis, the aim to figure out the spatial problems of urban village and propose improvement strategy to it. Give a better urban village environment to residents through the design proposal, it would worth the effects.

1.5. Thesis outline

![Diagram of thesis outline](source: By author)
**Chapter 2. Methodology**

**2.1. What has been done and why**

Before the working process started I had some prior knowledge about the chosen subject. There was a wish to investigate this prior knowledge by doing an empirical analysis. The process started by going through literature. The subject has its foundation in the definitions, the debate and theories concerning urbanization, urban village, and revitalization. Collection of data was done through interviews, questionnaires, text analysis, and studies of articles and books within the subject (Lundberg, 2011: p. 9).

The aim of carrying out a case study was the wish to apply the theoretical information found in literature to reality. Also, I intend to further contribute to the literature since there are many case studies about urban village but lack of case studies done specifically discussing space development of urban village. The case study was carried out with the foundation in qualitative methods with some statistics giving also a quantitative approach. Using Tengzi village as an example in the thesis is for the typicality it has. Since Tengzi village locates in Nanjing, where is economic developed and emerged the phenomenon of urban villages early, it gets considerable attention during past years. What’s more, the government of Nanjing had proceeded a revitalization of 71 urban villages in 8 districts between 2005 to 2009, and Tengzi village is one of it and had received some transformation in these years. For this reason, research in Tengzi village could help people evaluating the outcome of that revitalization and improve the future plans.

Even though Tengzi village is use as an example, it does not mean that the result is representative to all urban villages in China. The purpose is, however, to attract people’s attention to the issue of urban villages and the result of the thesis will give insight into how the revitalization of urban villages could be done and residents’ living standards could be promoted.

**2.2. Collecting data**

The literature acquisition proceeded by searching through numerous documents and literatures mainly based on academic article, as well as research reports, handbooks, newspapers, magazines and even surfing the Internet. Various acquirements give me a wider perspective and keep me in a up-to-date view. Also, documents received from the questionnaire respondents have been used, in addition to conversation of the interviews (Lundberg, 2011: p. 10).

When collecting date, I tried to be objective and had both inside and outside perspectives. In order to make the data closer to the truth, I always look at the issue as persons both inside the urban village and outside the urban village.

**2.3. Questionnaire survey**

Questionnaire survey is a method that collecting research material indirectly in writing form. The questionnaire survey could gather information in a wide range which avoids the inaccuracy of information resulted from small samples. The aim of using questionnaire survey as a method is to obtain the main opinions of various stakeholders about the revitalization in Tengzi village. By the questionnaire survey, the investigator could get respondents’ real idea which is important to result it lead to, for that the respondents would not be influenced by other people’s opinion or
worry about the consequence if they give their opinions.

In order to retrieve highly relevant information in line with the foundation of the thesis, the questionnaire was conducted in Tengzi village and the neighborhood so that those respondents would had prior or current contact with the revitalization of Tengzi village. As with any research study, proper planning, preparation and attention to detail are essential if the results are going to be valid and reliable (Bruce & Chambers, 2002). The relevant knowledge have been studied before and then proper questions been made according to the information that I need to gather.

Questions were created as unambiguous, simple and straightforward as possible and vague or overly technical terms were avoided. The questionnaire contains 10 question (see Appendix 1) and lists according to logical sequencing. During the questionnaire survey, 100 questionnaires had been sent, and totally 92 questionnaires been retrieved with an effective questionnaire returns-ratio at 92%. Among that, 23 questionnaire were filled by permanent residents and 69 questionnaires were by temporary residents, which according with population proportion in Tengzi village.

2.4. Interview

Interview is a method that interviewer ask the interviewee oral questions directly according to a definite plan, and record the answer on the spot to get a understanding of the actual situation about the reality. The method is cooperated with questionnaire survey. While the aim of questionnaire is to get a broad information, interview is to obtain deeper opinions. The purpose of using interview as a method is to get a deeper understanding of the revitalization process which had been done in Tengzi village, since this method offers an opportunity to explore deep and get personalized data. This help me to see the process of revitalization better for that I can rise open questions to those less-educated interviewees.

In order to retrieve highly relevant information in line with the foundation of the thesis, the interviewees that I chose had prior or current contact with the revitalization of Tengzi village. The plan was to have conversations with different stakeholders of the revitalization, permanent resident, temporary resident, enterprise staff, enterprise leadership, village committee, government, developers, etc. However, some stakeholders were not easy to contact. After trying to make appointments with government officers, enterprise leadership and developers, I either got rejections of interview directly or just a simply overcautious statement which almost giving no information to me. On the other hand, when I walked in Tengzi village, pretty permanent residents, temporary residents and enterprise staffs were willing to talk to me with the topic. They would like me to make more people hear their voices. It is interesting to see the totally distinct attitudes from different people with the request of interview which vividly reflects the contradiction between various stakeholders.

However, for the purpose of obtaining the information which I needed, I had the themes and questions ready before the interview. That makes sure that I wouldn’t miss anything useful. The interview was conducted after studying the theory so that I can relevant theoretical knowledge to give better questions. In addition, semi-structured interview guides were used for the reason that
The interview needs to be guided as well as adjusted to the interviewee’s conversation. And all the information from the interviewees were collected immediately after the interviews to keep the conversations sticking to the interviewees’ actual opinions from being misinterpreted with time passed.

The typical interviewee were listed below (Interviewees’ name are unnamed for their demands): the director of Tengzi village committee; an indigenous villager; an alien worker; a staff of Iveco (see Appendix 2). The interviews were all held in Chinese and then translated into English for the thesis by Author.
Chapter 3. Urban village

3.1. Conceptual discussion

Urban village have different definitions between western countries and China. The two meanings of urban village are quite distinctive.

In the developed countries, The concept of the urban village was first promoted by the Urban Villages Group in the late 1980s as a means to achieve more human scale, mixed-use and well-designed places (Franklin & Tait, 2003). According to Urban Villages report by Urban Villages Group in UK, an urban village is an urban development typically characterized by medium-density housing, mixed use zoning, good public transit and an emphasis on pedestrian and public space (Aldous, 1992). Since many European cities are suffering from decentralization and urban sprawl, the concept of urban village supplies a new alternative pattern of cities. Now the concept has been widely used by governments in urban development projects.

Urban village is also called village in city. While in China urban village is a specific phenomenon that emerged in the process of rapid urbanization. There are various definitions of urban village from Chinese scholars. Tian Li (1998) defines “urban village” as “village in the city” which is contrasting with the city in spatial form, functional structure and other aspects, that is a social community having the characters of both the city and village. Li Peilin (2002) defines “urban village” as a urban rural society which is bonded by deep social networks such as affinity, geography, clan, folk belief, folk tradition and custom, and so on. And Xie Zhikui (2003) emphasizes on the cause, he defines “urban village” as a community that based on geographical relationship and genetic connection instead of occupational relations and contractual relationship, where the original rural residential area, residents and social relations been kept for being unable to participate in new division of urban economy and industrial distribution in the process of rapid urbanization. While Ding Hongjian and Xing Haifeng (2007) have similar viewpoint, they believe that urban village refers to a settlement that based on primary relationship (geographical relationship and genetic connection),where remains the original rural residential area (including land factor, housing factor, etc.), residents and social relations, that has no opportunity to participate in new division of urban economy and industrial distribution in the process of rapid urbanization, making a living mainly by land attachments.

All the two meanings of urban village have a profound influence on the society, and no doubt both the phenomenon in western countries and China are worth studying. While in this thesis, “urban village” is particularly referred to the phenomenon in China, and all the research work is based on the premise.

3.2. The formation mechanism of urban village

The emergence of the urban village problem is not an accident, but a inevitable outcome of needs conflict between land supply and demand, structural contradiction of binary structure between urban and rural economic society, and interest conflict between public needs and individual needs (Ma, 2007).

First, contradiction between limited land supply and infinite urban land extension. On the one
side, due to the speeding up of urbanization, the spillover and expansion of cities, the expropriation of rural land for public construction of the country has dramatically increased, which drove many villages entering into cities; On the other side, the rural collective economic organizations continue to change agricultural land into non-agricultural construction land in order to develop the collective economy, in the meanwhile, the increase of rural population leads to the increase of the area of homestead, the agriculture land has to become the industrial and construction land. In this way, the contradiction between limited land supply and infinite urban land extension results to the dropping off of rural agricultural land, decrease of the proportion of traditional agriculture, and the villagers' income mainly depends on the second and third industry, that they basically live in urban life. But those “villages” still keep village organizational system, and implement the village administrative management, so the phenomenon of “urban village” emerges.

Second, structural contradiction of binary structure between urban and rural economic society. The binary structure of urban-rural gap is China's basic national conditions. Since the middle 1950s, the central government has gradually established a highly centralized planned economic system, strictly distinguished agricultural population from non-agricultural population in household relocation system, food supplies, arranged employment, social welfare and security system and some other aspects, implementing the binary structure of division and opposition of cities and countries. The government acquires all of the surplus value which is created by urban workers, through low wages and consumptions under the internal distribution system of non-commercial exchanges. What’s more, the government guarantees of cheap raw materials for urban industry by directly obtaining almost all the surplus agriculture except the basic survival consumption the peasants needed, and then converts them into industrial capital primitive accumulation through the redistribution of national finance. It is exactly the peasants' great contribution that guaranteed the primitive accumulation of capital that accelerating industrialization of the country needs. While the city is developing rapidly and urban residents are enjoying the modern civilization after completing the primitive accumulation, the fundamental political system in the treat of peasants still doesn’t change urban and rural employment, urban and rural household registration, social welfare and security and other policies, the peasants are still imprisoned on the collectively-owned land. For this reason, those peasants who live in city can still not enjoy the treatment as the urban residents do. The difference in the policy level between agricultural and non-agricultural population is the institutional factor of formation of "urban village".

Third, interest conflict between public needs and individual needs. For the need of public interests, the government readjusted urban planning which greatly expanded the area of urban space, and even included the villages in the suburb into the unified planning. The expansion of urban functions results in the sharp rise of rural land value which brings huge profits to local villages. As long as owing a rural household registration, each person can get several thousand yuan each year without taking part in productive labor. What’s more, villagers get social security as well as health care, and some of them even share the bonus of inheritance. As such, a new social strata--fresh profit sectors, which is composed of a batch of people who do not work or merchandise --have gradually come into existence. Those community peasants who get used
to welfare wouldn’t give up the acquired interests easily, along with influence of feudal thought of unwilling to leave home and the lacking and unfulfilling of government’s conciliatory policy, some villagers of “urban village” resist government restricting and transformation jointly and stick to the rural management system. Therefore, under the premise of the government’s failure to fully ensure the villagers’ living guarantee, those villagers who are less educated and skilled have a natural antagonism, they don’t want to change rural registered permanent residence and unwillingly to be urban residents, that is the objective real side of the existence of "urban village".

Given the above, the formation of urban village is the consequence of a series of complicated factors as mentioned. That’s why the phenomenon of urban village continues in the country.

3.3. Types of urban village
In order to provide a reference for the transformation of urban villages, Gao Shusen (2010) based on the true distribution of urban villages and divided urban villages into three types according to the distance between villages and cities, the area of farm lands, and expressions.

The first type is pure urban village. This type of urban village locates in the city, agriculture account and agricultural land are no longer existing here. The management mode of the type is belongs to urban management, under the management of subdistrict office and neighborhood committee (Sun, 2009).

The second type is new urban village. This type usually locates on the city fringe. Land property right is still belong to collective ownership. Villagers mainly rely on Commerce and other nonfarm incomes, and they still owe a few homesteads. Although the land status didn’t change, but most of the lands have been expropriated by the government. Management mode is village committee management.

The third type is marginalized urban village. This part of urban villages mainly located in rural-urban continuum and exurban zone and the land property right is collective ownership. People in these urban villages owe some cultivated lands and reply on farm incomes. They are under village committee management, and people have rural household registrations.

These types of urban villages emerge in different stages of urbanization progress. In this thesis, urban village exactly refers to new urban village.

3.4. Characteristics of urban village
Urban village is a special phenomenon in the country, and it has its characteristics. Cheng Huijun (2006) has did analysis description from two basic characteristic of external features and internal features.

The external feature of urban village, which is its facade feature, has two aspects. On the one side, urban village is “dirty, disorderly and bad” and disharmony with the neighboring urban community. The building structure of urban village is neither fish nor fowl. The buildings in urban
village is unlike either the single family courtyard houses from traditional rural village or multi-storey buildings from city, but something in between. Specifically speaking, it has high building density, low floors, and brick-concrete structure based building structure, lacking of infrastructure. Due to the lack of unified planning management, almost every family built houses disorderly that resulted in undersize of building interval, insufficient lighting and ventilation. Messy buildings could be find everywhere and being interlocking, disorderly and unsystematic. What’s more, the land use in urban village has a dysfunction, residential land, Industrial land, and commercial land are mixed together. There are even multi function architectures combining residence, workshop and warehouse together, that living safety there is under huge hidden dangers. Beyond that, there is a lack of green space and public space in urban village. On the another side of the external feature, it is not objective to say that there is no merit of the facade feature of urban village. There exists some fine natural landscape and human landscape in certain urban villages. They have special architectural style and ancient cities’ landscape which modern cities lack. For this reason, the existence of these urban villages brings antique sensibility to cities.

In the case of the internal feature of urban village, it refers to the essential character behind the back of external feature. to be specific, it divides into two parts, population characteristics and economic characteristics. Population characteristics here means using the basic concepts and viewpoints of demography to describe the internal feature of urban village. The population characteristics of urban village has some similarities with traditional agricultural population, but also shows some characteristics that differ from them. The majority of urban village population is agricultural population, but few of them engaged in agricultural activities. They no longer make a living on farming and turn to work in the fields of secondary industry and tertiary industry. Although the villages they stay in are located in the developed cities, but the villagers’ degrees of education are lower than the urban residents’. For another, it has a large floating population in urban village and their occupations are quite complex. That’s exactly one of the objective reasons for being difficult to do floating population management. What’s more, the villagers have a firm belief of small-scale peasant economy and lack of modern consciousness. As for the economic characteristics, It mainly focuses on the particularity of economic aspects of urban village. For one thing, collective economics is very strong in urban village. Although the collective incomes of urban villages vary between each other because of the difference of scale, location and economic structure, but most of them are quite considerable. For another, the tertiary industry is well-developed in urban village, and they treat house renting as the primary economic mode. Now most of the urban villages give priority to the tertiary industry, the second industry ranks at second place, and the share of the first industry could be ignored. And it is the primary income of urban villagers to rent homestead houses. There are three forms of renting homestead houses, which are residential houses rent, street shops rent and the mix rent of residential houses and street shops. Among them, residential houses rent is the most popular form that most of the urban villagers adopt. It makes sense to us that why some urban villagers are passive and resisting to transformation of urban villages, since the houses rent is the major income source to them.
3.5. Urban village in China

since the country followed the policy of reform and opening, the process of urbanization in China galloped ahead just as the arrow that leaves spring, rapid urbanization has become an irreversible iron law in the development of Chinese society, and the urbanization level of the country had increased from 17.9% in 1978 to 39.1% at the end of 2002 (National Bureau of Statistics of the People’s Republic of China, 2003). In the process of rapid urbanization, more and more natural villages or traditional villages which located in the edge of the city have been swept into the flood of urbanization almost without any preparation. During 1985 to 2001, the number of villages in China declined sharply from 940617 to 709257 for the reasons of urbanization and annexation of villages. Just one year time in 2001, those Chinese villages which last for thousands of years, declined 25458 villages compared with the number in 2000, with an average decline of 70 villages each day (Li, 2004: p. 1).

Urban villages is a common phenomenon in the process of rapid urbanization in the country. The scope is so extensive that urban villages are existing in almost all the large and medium-sized cities, except some areas whose urbanization level are still in the primary stage and being vast and sparsely populated area. It is especially distinct of the phenomenon in the eastern coastal economic developed cities and provincial capitals across the country (Cheng, 2006: p. 11).

Li Junfu (2004) divides the process of urban village into three phases according to the time of historical context. The first phase is the time before 1990s. During this period, country and city were two independent spaces. The scholars did research in villages near the cities as the rural system, and seldom involved the geographical relation between these villages and cities. The root reason is that at the time the pace of urbanization was not too fast, and the speed of expansion of Chinese urban construction was slow, the city and the country were basically separated. The research field of the period was mainly concentrated in the geography field, although there were still some scholars in the field have foreseen the impact of the development of cities to the countries after field research in country. The phase is the infancy of urban village.

The second phase is the early and middle 1990s. In the late 1980s, the country began to implement Chinese urban land paid utilization system, collect the land use tax, and urban land use rights could be rent and transferred. That means the primary formation of the land market in our country, and it became one of the fundamental forces of urbanization in the country. While it was also a fast economic developing period in 1990s that the area of the urban built-up area was expanding. Under the circumstances, the gap between villages in suburb and urban area had been narrowing, and the conflict between them began to emerge and gradually intensified. During this period, the scholars was more likely to discuss the problem from the angle of geography, and transplanted related concepts from abroad. They did a lot of research of the urban fringe in the country, and pointed out the lack of the management mechanism, having no unified land use planning, and building being quite chaotic. They believed that urban fringe has become a focus of the contradictions between urban and rural areas. The study of urban fringe in this phase is a key point of urban village research.

The third phase starts from late 1990s and lasts until now. The urban villages are keeping
developing especially in big cities. And with the expanding of the cities, urban villages has become a hot issue which attracted wide attention of different people. The experts and scholars from various fields such as urban planning, Geography, Sociology, economics, and some other areas started extensive research of urban villages. They did some productive discusses on the issues of the concepts of urban villages, the types of urban villages, the characteristics of urban villages, the formation mechanism of urban villages, the transformation of urban villages, etc. Under the effort of these experts and scholars in various fields, a theoretical framework of the research on urban villages have been established, which laid a good foundation for further detail discussion. This phase is when studies on urban villages actually conducting in-depth.

The development of the issue of urban village has a huge influence on the quality of urban construction and the order of development, which becomes the topics of most concern of both the central government and local government as well as the all sectors of society (Zhou & Yang, 2006). Therefore, this issue worth our effort to do research in.

3.6. Urban village in Nanjing

Since the Chinese government followed the policy of reform and opening, the urbanization in China entered a new period of rapid developing. During the fifteen years between 1990 to 2005, the population of Nanjing increased from 2614.9 thousand to 5237.5 thousand (Cai, 2008: p. 1). The growth rate of urban built-up area and urban population was far higher than the growth rate of urban area and total registered population in Nanjing. The changes of land area and total population of Nanjing show in the figure3-1.

![Figure3-1 The land area and total population in Nanjing (1994-2005)](image-url)

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Land Area (km²)</th>
<th>Urban Area (km²)</th>
<th>Urban Built-up Area (km²)</th>
<th>Total Registered Population (ten thousand)</th>
<th>Urban Population (ten thousand)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1994</td>
<td>6515.74</td>
<td>947.31</td>
<td>76.34</td>
<td>518.28</td>
<td>261.49</td>
</tr>
<tr>
<td>1997</td>
<td>6515.74</td>
<td>975.82</td>
<td>186.73</td>
<td>529.82</td>
<td>273.26</td>
</tr>
<tr>
<td>1999</td>
<td>6597.15</td>
<td>1025.73</td>
<td>199.15</td>
<td>537.44</td>
<td>282.28</td>
</tr>
<tr>
<td>2001</td>
<td>6597.63</td>
<td>2599.17</td>
<td>242.65</td>
<td>553.04</td>
<td>371.88</td>
</tr>
<tr>
<td>2002</td>
<td>6597.63</td>
<td>4728.35</td>
<td>323.51</td>
<td>563.28</td>
<td>480.35</td>
</tr>
<tr>
<td>2003</td>
<td>6597.63</td>
<td>4728.35</td>
<td>410.47</td>
<td>571.35</td>
<td>491.67</td>
</tr>
<tr>
<td>2004</td>
<td>6597.63</td>
<td>4728.35</td>
<td>484.37</td>
<td>583.60</td>
<td>501.23</td>
</tr>
<tr>
<td>2005</td>
<td>6597.63</td>
<td>4728.35</td>
<td>512.60</td>
<td>595.80</td>
<td>523.75</td>
</tr>
</tbody>
</table>

Source: statistical yearbook of Nanjing: 1994-2006

The phenomenon of urban village first arose in cities in Pearl River Delta, and then spread to historical cities like Nanjing. There are 71 urban villages in eight main urban zones of Nanjing, which are Xuanwu District, Baixia District, Qinhua District, Jianye District, Gulou District, Xianguan District, Qixia District and Yuhuatai District (Gu, 2007: p. 1). In these urban villages, the population is about 239 thousand, the area of self-built houses by villagers is 2.7 million square meters, among which are 0.37 million square meters of illegal buildings (Nanjing urban renewal affairs office, 2006).
In these urban villages in Nanjing, there exists some common issues as excessive building density, confusing building layout, bad sanitation, etc. These problems caused wasting of resources and destruction of the ecological environment. What’s more, the disorderly and unsystematic situation in urban villages bred social problems like crimes and gambling, that affected the image of the city of Nanjing. The phenomenon of urban village has been cancer in the urban development of Nanjing, which severely restricted the process of urbanization in the city.

### 3.7. Spatial problems of urban village

#### 3.7.1. Single building

##### 3.7.1.1. Layout

Most of the buildings in urban village are designed and built by villagers themselves, there is no unified planning and design during the process, therefore the overall building layout seems relatively messy. In order to maximize the house rent profit potential, most areas have been constructed to get the most of it and vacancy area were rarely kept, which caused the congestion and decline of space quality in urban village. And those generally basic requirements which should be considered during the design, such as lighting and ventilation, seem to be less important to villagers. Thus it can be seen that those self-built construction have some common features, so that these buildings in urban village often look similar. What’s more, the spatial identifiability is so bad that it is difficult to orient for those who have not been here before (Guan, 2010: p. 56).

##### 3.7.1.2. Building storey

Generally the buildings in urban village are between two to four storeys. For the technical and political limitation of increasing the building storeys, the buildings in urban village usually develop crosswise. Some of the buildings are used as stores that normally have a small size and locate at spots where have a high flow of customer traffic, which could only cover the basic living needs.

##### 3.7.1.3. Facade

The facades of buildings in urban village are generally rough, elaborate decoration details seldom
exist. This is understandable since the values of these buildings in urban village only exist in the low quality houses rent, the facades have no influence on the rental income. So urban village residential exterior walls usually just plaster with cement, that only tiny minority rich villagers may decorate exterior walls with ceramic tile. The color tone is gray and lack of features which makes people feel the sense of boring.

Expecting to increase the commercial character, some stores along the main street would set up a bulgy sign. But for lacking of unified design, it could hardly improve the commercial atmosphere of the streets. Despite that, sometimes the commercial street is quite popular and full of life. On the one hand, that is because of the density of population in urban village, people need necessity for life; on the other hand, the streets in the urban village are generally narrow while the buildings along the streets are around three storeys, this kind of space brings people a sense of belonging and makes them feel grounded.

Figure 3-3 Buildings in urban village

Source: By author

3.7.2. Building group

3.7.2.1. Use function of buildings

Most of the houses in urban village are used to rent in order to obtain gains and keep the daily life. In the meantime, the city scale is expanding with the development, more and more external population rush into the city, and they prefer to live in urban villages for the cheap rent and become the majority population of tenants. With the growth of population, emerges the relevant auxiliary service facilities. Small stores, restaurants, barbershops, etc. appear so that
some houses are used for commerce. Therefore, the use function of buildings in urban village is complicated. The mix of function makes it appears messy, sometimes would even affect the quality of the residential buildings; At the same time, for the mixture of different land use, the villagers and tenants can solve some of the basic daily requirements without going out of the village. In the mixed community, a variety of different use function buildings exist in a small range. What’s more, the life atmosphere in urban village also increases the opportunities for people to communicate with each other.

3.7.2.2. Space quality
The building group in urban village lacks of space variation. As mentioned before, the villagers are driven by rent income and just want to increase house area, some are even willing to sacrifice the living space quality, let alone create the space environment of urban village. Those residents have no willing and awareness to improve it, they care about the service environment rather than space quality. Convenience is the most important thing for them. For the occupying of road space and public open space in the long-term, urban villages become crowded and lack of recognition.

Figure3-4 Narrow pathway between buildings in urban village

Source: By author

3.7.3. Living environment
Urban village is the settlement where low-income population stays. They live and entertain here, which means the basic food, clothing, Live requirements also need to be solved here. The author try to compare the living environment between urban village and urban space nearby from the
3.7.3.1. Space environment
Urban village locates inside the urban space, it has spatial characteristics of closure and introversion. Due to the narrow roads, high building density, rambling, etc. the whole space environment is not very well. But on the other side the rent price is low, people do not pay much attention to the material space environment. That is because dwelling is the only purpose to them, which means convenience to life matters most.

3.7.3.2. Sanitation environment
Although Urban villages locate within the city limits, but most of the urban villages are under the poor sanitation. The reasons are various. First, the composition of residents is complicated and their culture levels are low, which results in weak consciousness of environmental protection; Second, spatial density in urban villages is high and building interval is small, which makes a lot of sanitation blind angle; Third, there is a lack of standard garbage collection and garbage cleaning method, and those rubbish which has nowhere to settle naturally becomes sanitation problems in urban village.

3.7.3.3. Visual environment
The buildings in urban villages are mainly in gray and the layout is messy and crowded. At the
same time for the lack of sunshine, it always gives people a sense of depression. It affects the appearance a lot with disorderly pulled wires, pipes and clothes in balcony which could be seen almost everywhere.

3.7.3.4. Service environment
Supporting facilities and services in urban villages are mainly self-supplied which emerged in order to provide convenience for residents’ daily lives. Those supporting facilities and services in urban village has not been through unified planning design, and the small scale can only satisfy tenants’ most basic living needs which makes it difficult to improve quality. Besides, they do not have the economic capability to pursue better service environment.

![Figure3-6 Restaurant in urban village](image)

Source: By author

However, as referred before, although the streets in urban village are relatively narrow, this kind of dimension actually conform to human criterion and the enclosure of streets give those who walk into a sense of belonging. It is believed that the suitable space scale lies first in creating contacts. The Space whose scale is in accordance with people’s psychology that makes people want to stay and communicate. The poor service facilities in urban villages also adds the opportunity to communicate for people. You can feel the atmosphere of life there.
3.7.3.5. Green environment

Now there is almost no green space in urban village, greening has been disappeared step by step in the increasing of building density, and it is difficult to have it recovered in a short time.

Figure 3-7 Street in urban village

Source: By author

3.7.3.6. Road environment

The roads in urban village are narrow and keep shrinking under the constant pressure of building, some places can only allow one person to walk sideways through. What’s more, there exists some commercial stalls on both sides of the narrow roads which further blocks the traffic. On one hand, cars cannot park due to the narrow road; on the other hand, it also hindered the internal and external communication of urban village. It makes it more difficult for urban villages fit in the urban space.
Chapter 4. Theoretical study

4.1. Urban catalyst theory

4.1.1. Catalyst

In order to understand the urban catalyst theory, the term of ‘catalyst’ needs to be explained first. Discussion is structured in relation to the Oxford English Dictionary’s definition of a ‘catalyst’ in the field of chemistry as,

[a] substance that when present in small amounts increases the rate of a chemical reaction or process but which is chemically unchanged by the reaction; a catalytic agent (A substance which similarly slows down a reaction is occas. called a negative catalyst).

The Oxford English Dictionary definition above suggests that a chemical ‘catalyst’ has three specific properties: it is a substance, it activates or accelerates a process and, in that process, it is not itself changed (Davis, 2009).

4.1.2. Urban catalyst

Extending the definition of ‘catalyst’ to the field of urban plan, that is the urban catalyst. In 1989, American urban scholars Wayne Attoe and Donne Logan (1989: p. 3) raised the concept of “urban catalyst” that they believed it is the positive impact an individual urban building or project can have on subsequent projects and, ultimately, the form of a city. It encourages designers, planners, and policymakers to consider the chain—reactive potential of individual developments on civic growth and urban regeneration. Urban catalysts, in the opinion of Bohannon (2004: p. 10), are projects, landscapes or buildings, which drive and guide urban development and increase the number of users in an area. A catalyst should be conceived of as a series of projects that revive the urban fabric.

Wayne Attoe and Donne Logan believes that no matter functionalism, formalism or humanism, the scope and vision of each doctrine is limited, and tend to advocate that a city should have one single essence; on the contrary, the idea of ‘urban catalyst’ could build a city in various and broader perspectives without being trapped in a narrow field of vision. Compared with traditional organic and mechanical metaphors, such as "heart of the city," "the city is a tree—or semilattice," "organism," "mechanism" and some other natural ecology type of urban research, urban catalyst theory analyzes the urban design from the perspective of chemical catalyst. The aim of the urban catalyst is to promote the urban structure into persistent and progressive regeneration. The most significant catalyst is not a single final production but an element that could be able to stimulate and guide the series of follow-up developments.

Urban catalyst theory not only proposed a new concept to urban design, but also offered a new method. Wayne Attoe and Donne Logan (1989: p. 46-47)catalysis may be characterized as follows:

1. The introduction of a new element (the catalyst) causes a reaction that modifies existing elements in an area. Although most often thought of as economic (investments beget investments), catalysts can also be social, legal, political, or—and this is our point—architectural. The potential of a building to influence other buildings, to lead urban design, is enormous.
2. Existing urban elements of value are enhanced or transformed in positive ways. The new need not obliterate or devalue the old but can redeem it.

3. The catalytic reaction is contained; it does not damage its context. To unleash a force is not enough. Its impact must be channeled.

4. To ensure a positive, desired, predictable catalytic reaction, the ingredients must be considered, understood, and accepted. (Note the paradox: a comprehensive understanding is needed to produce a good limited effect.) Cities differ; urban design cannot assume uniformity.

5. The chemistry of all catalytic reactions is not predetermined; no single formula can be specified for all circumstances.

6. Catalytic design is strategic. Change occurs not from simple intervention but through careful calculation to influence future urban form step by step. (Again, a paradox: no one recipe for successful urban catalysis exists, yet each catalytic reaction needs a strategic recipe.)

7. A product better than the sum of the ingredients is the goal of each catalytic reaction. Instead of a city of isolated pieces, imagine a city of wholes.

8. The catalyst need not be consumed in the process but can remain identifiable. Its identity need not be sacrificed when it becomes part of a larger whole. The persistence of individual identities—many owners, occupants, and architects—enriches the city.

The process of catalysis is showed below (Figure 4-1). The catalysis action is represented by the hatching part; each action is restricted in case that the effect of the action would not destroy the whole city; buffer zone of the catalysis action is represented by broken line around (Attoe, W. & Logan, D. 1989: p. 47).

Figure 4-1 Diagrammatic representation of the catalytic process


Urban catalyst theory also attracted some other scholars’ attention, American scholar Sternberg is a representative of them. Sternberg (2002) relates catalysts to “activity generator” and
“anchor”. A catalyst is essentially an activity generator, but not all activity generators act as catalysts. He notes that for a catalyst to be successful, it needs to: generate social and economic activity, be located near commercial establishments (single or mixed use), be within walking distance of other developments, and have strategically planned entrance and exit points that will shape pedestrian movement patterns (Sternberg, 2002). For example, a gym, it might cause a lot of related activities in itself, but if it did not motivate developments in the region around, then it is not the urban catalyst in its true sense. In a similar way, if a development project only attracted a large number of users and vehicles in the locality that just causing congestion in the region, instead of stimulating the traffic development in the neighborhood, then it is also not a catalyst.

According to Sternberg’s opinion, designers must be able to understand when you need to change and how to organize activities, in order to avoid the project deviating from urban catalytic intention. On this point, it happened to have the same view with Wayne Attoe and Donne Logan that the reaction of urban catalyst would be under the control.

Sternberg researched in the urban catalyst theory from the perspective of urban construction projects, he embodied the city Catalyst theory by some principles and standards. In his opinion, the urban catalysts motivate the urban development by five ways (Sternberg, 2002):
1. The most important way to motivate the development is to create the pedestrian traffic system.
2. Conduct proper design, making the development linked with its landscape visual environment and physical environment in the surrounding.
3. The pedestrian traffic system should be full of attractions, which means it could exist as a social amenity even under the condition that no pedestrian enters.
4. It must be able to influence people’s cognition of the area.
5. The project type should be connected with the location.

4.1.3. Characteristics of urban catalyst theory
4.1.3.1. Raising a new perspective of chemical catalyst
Urban catalyst theory raised a new perspective of chemical catalyst to study the urban issue. Throughout the history of urban development, the traditional urban forms are usually the result of the slow urban evolution, and this kind of slow evolution has not been suitable for the current period of rapid urbanization development, and the ultimate form which depicted by urban design has fell further behind of the urban development. Therefore, the sustainable and effective method of urban design is not to design the final result of the urban development, but to design the process of urban development. Rather than emphasize how to realize a predetermined ideal, it is the required element of urban development, the catalyst power that could provoke other actions, that been emphasized by urban catalyst theory. The focus of the theory has been on the interaction between the old and new elements, and their influence to the form of future city (Yang, 2008: p. 14-15).

4.1.3.2. Focusing on the process of urban development
Urban catalyst theory have taken full consideration to the process of urban development, it is the urban design of process controlling. When developing a urban design project, it is better to
arrange a process of urban catalyst reaction rather than realizing the various ideal images in the city by using a variety of specific tools. The goals of urban regeneration should be moderate and progressive, and the influence of the urban catalyst should be real. Urban catalyst should start from the process, attaches great importance to the catalytic actions and chain reactions of the urban elements, and grasp the relevance and interaction mechanism between urban elements.

4.1.3.3. Emphasis on the coordination of internal mechanism
The key point of urban catalyst theory lies in the utilization of the interactions between each element, the internal mechanism thought to be the important way to realize the objective of urban design. Through the introduction of new elements or the improvement of old elements, it improve the self adjustment of urban functions, use the integration function of urban design and make association in integration, finally realize the ultimate goal of urban design by the chain reaction. The urban functions could motivate each other. In fact, the join of some elements could provoke the driving force which causing continuous reactions, becoming the excitement in the urban structure. These elements could cause linkage effect to the various urban functions and the function integration of the whole urban space system.

4.1.3.4. Emphasis on the continuity of urban form changes
Continuity is an important characteristics of urban catalyst theory. In urban catalyst theory, urban catalysts have some activity that could inspire changes and continue kept in this state. In short, Urban catalysts is productions of the urban environment; at the same time, it brings a serious of changes to the city. It is an active intervention for the changes of the city, it is a mediation that creates order (Liu, 2004: p. 81).

4.1.4. Urban catalyst theory in China
With the rapid urbanization process, urban catalyst theory has attracted several Chinese urban planning scholars’ attentions.

Zhang Mu, the senior scholar in the institute of architecture and urban space of Tongji university, believes that the aim of urban catalyst is to promote the sustainable and progressive reform of urban structure, and the urban catalyst is not just merely a simple final production, but also the elements which could stimulate and guide the continuous development. By introducing the concept of urban catalyst into urban development, it can be used to describe the influence on the urban development of relatively independent urban developing activities. It encourages architects, planners and decision makers think about the potential of chain reaction in the urban development of individual developing activities (Zhang, 2005).

Li tianbin (2006) explored the influence of urban catalyst theory to urban planning construction. He states that the core content of urban catalyst theory is to inspire, guide and promote the urban construction, under the condition of market economy, through the effect of market mechanism and law of value system. The market economy is the premise and foundation of the theory, and the market economy system in China is basically sound at present stage, so that introducing urban catalyst theory into China would play an important role in urban construction of the country.
Sun Xing (2008) studied the strategy of urban catalysts in revitalizing historic urban quarters. He noticed that since China followed the reform and opening up policy, urban renewal and reconstruction proceeded at an unprecedented scale and speed, which triggered a massive thoroughly remould the city, making many of the cities losing the historical and cultural connotation. He pointed out that, in many cases of urban renewal, it usually takes update and recovery technique whose process is intensive, demolishing many blocks and replacing them with different elements. By the urban design strategy of urban catalyst, it could strategically introduce new elements to revitalize the city without thoroughly changing of existing elements. What’s more, when urban catalyst provokes new spirits like this, it also influenced the form, characteristic and character of those urban elements that were introduced in succession.

4.1.5. An application of urban catalyst theory in China

Shanghai Xintiandi (located in Taipingqiao Block) renewal project is an ideal case that using urban catalyst theory to revitalize the urban area.

Figure 4-2 Images of Shanghai Xintiandi

Source: By author

The whole Taipingqiao Block is sited in the Luwan District which is the city center of Shanghai. This block is next to the prosperous Huaihai road commercial street, but in many peoples’ eyes it is synonymous with poorness and congestion in the region before the reform. However, owing Shikumen residential area which has a history of nearly a century and the site of the first national congress of the communist party of China, makes the region full of historical and cultural
connotation. The block has a great geographical location and cultural customs; at the same time, it faced with bad current condition, huge resident resettlement fee, uncertainty of development prospect and some other factors. That makes the renewal of the region very attracting as well as been beset with difficulties.

The project of Xintiandi, which covers an area of about 2 hectares, was a part of the renewal of Taipingqiao Block. As a typical project designed under urban catalyst theory, it made a great success. The philosophy of the project is that change the original residential function and endow it with new commercial function, making it the most talented fashion venues.

Although it has not been accepted by people at the beginning, but finally it became the fashion hotspot of Shanghai, and even attracted the attention of the world. The success of Xintiandi project has beyond its own value, it has a huge catalyst to the Taipingqiao Block and even the broader neighborhood. From the perspective of urban catalyst, the catalyst effects could be concluded as four aspects:

1. Preservation. Preservation function of urban catalyst is that preserve rather than destroy the connotation of urban development on the basis of understanding the development background. The project created the comparison between historical buildings and modern buildings, and mixture between Chinese traditional culture and western creative culture, that the people could feel the past, present and future of Shanghai.

2. Emphasis. Urban catalyst could promote the values of existing elements or convert to the better. For the aspect, Xintiandi project used architectural form and mass behavior to show up. That makes Xintiandi becoming the center of high grade.

3. Renovation. The renovation of urban catalyst is the improvement and renaissance of the environment. The traditional Shikumen residence has been transformed, those historical buildings combined the traditional beauty and the modern feeling, which kept the culture and contemporary value at the same time.

4. Creation. The creation of urban catalyst is the creation of new life atmosphere and the improvement of extra commercial value. The Xintiandi project is a part of the renewal of Taipingqiao Block so that the influence of the project should not just stay in the area.

There is no doubt that the project of Xintiandi has won a success under the urban catalyst theory. However, it should not be neglected that the effect of urban catalyst need to be according to the own environment condition. It is the urban catalyst theory that should be understood rather than the Xintiandi project.

4.2. The Locus theory
4.2.1. Locus
In order to understand the Locus theory, the term of ‘locus’ needs to be explained first. Locus, is a place in which something is situated. Discussion is structured in relation to the Oxford English Dictionary's definition of a ‘locus’ in the field of genetics as,

\[ a \text{ site or position on a chromosome at which a particular gene is located; loosely, a gene.} \]
The Oxford English Dictionary definition above suggests that a genetic 'locus' is a location which has unique gene, and the gene could be kept.

Locus is a word which originated in antique Latin and means ‘place’. It is “a particular position or place where something occurs or is situated”. Jana Revedin defined ‘locus’ as ‘quality of place’ in opening speech to the first Global Award for Sustainable Architecture™ Symposium in 2007.

Locus is a concrete term for environment. Locus is evidently an integral part of existence (Norberg-Schulz, 1980: p. 6). In the book of The Architecture of the city, Aldo Rossi (1966) stated that the locus is a relationship between a certain specific location and the buildings that are in it. He thought the locus is at once singular and universal. The locus is conceived of a singular place and event, which works as the relationship of architecture to the constitution of the city and the relationship between the context and monument. The meaning of the term ‘Locus’ was extensive to Rossi (Nilufar, 2004).

The word of ‘locus’, which comes from Latin, implies a concept of ancient Rome, that is, everything has a unique significance. It is a meaningful whole that combines of natural and artificial environments, the whole brings together the things that people needs in a certain way, and it reflects the life style of people in a particular area and its environmental characteristics. Locus has a space with clear characteristics, it is a real world of life which consists of specific phenomenon.

Locus is different with the physical space and natural environment. Through the reciprocal action and complex connection with the architectural environment, the concept came into being in people’s memory and emotion. It is a whole that made by the interaction between specific location, specific architecture and specific people and their meaningful connection method; it is a whole that consists by people, architecture and environment; it is a production of the assembling of natural and artificial environment.

4.2.2. Genius Loci

In 1966, the Milanese architect and theorist and leader of the rationalist Italian “Tendenza” movement, Aldo Rossi, published “The Architecture of the City”. By introducing the notion of Locus, Rossi established a clear link between the Jungian Archetype and the architecture of living spaces of human memory which, much more than merely telling us historical and material facts, touch our individual lives through our memories and feelings (Revedin, 2014: p. 9). The book of Aldo Rossi has a huge influence of the development of the locus theory. In the following years, the follows of him, such as Christian Norberg-Schulz and Juhani Pallasmaa, has extended his pure discourse based on scientific knowledge of psychology into a broader phenomenologist discourse.

Aldo Rossi (1966) claims that a city is a collection of collective memory and urban artifact, it has special genius loci. From the classical world, it is of primary importance to select the location for any building as also for any city. That is because of the ‘situation’—the site—was governed by the genius loci, the local divinity, an intermediary who presided over all that was to unfold it (Rossi,
Aldo Rossi (1966) mentioned the piazzas depicted by the Renaissance painters, he believed that the place of architecture and the human construction takes on a general value of place of memory because it is so strongly fix in a single moment. This moment becomes the primary and most profound idea that we have of the piazzas of Italy. It shows that the genius loci keeps people’s memory and recognition of the locus. In this sense, the building, the monument, and the city are profound liked to the tradition of the location. As the first inhabitants fashioned an environment for themselves, they also formed a place and established its unique. Therefore, the locus, as a singular artifact, is determined by its space and time, by its topographical dimensions and its form, by its being the seat of a succession of ancient and recent events, by its memory, all in all, defined by the spirit, genius loci.

Jana Revedin (2011) points out that the three columns of sustainable development, economy, ecology and social inclusion cannot work sustainably if the fourth column, the cultural acceptance and adequacy is neglected. She coincided with Rossi that it is significant to keep the spirit of the locus for the urban development.

Genius loci is the characteristics and meaning of the locus, it is the atmosphere of people’s existing in locus. Specific geographical condition, natural environment and specific artificial environment constitute the uniqueness of the locus, and the uniqueness endows the overall characteristics and atmosphere to the locus, which reflected the lifestyle and living condition. People who want to feel the place spirit, that is the significance of the locus to his existence, should have a sense of identity.

The Genius Loci is the most important aesthetics quality of a historical district, the values of the historical block is not only existing in the building itself, but also in the Genius Loci. Therefore, the continuity of the Genius Loci and its development is the key point of the renewal of historic district. Each historical block has its own Urban Fabric, maintaining the continuation of its space characteristics and visual properties is dependent on the preservation of the Urban Fabric, as well as the renovation of the Urban Fabric if necessary (Sun, 2008).

Norberg-Schulz (1980) stated that the space is created by interacted characters with a limitation and purpose. only when it is given a context meaning from the culture or region, the space could become a locus. The locus theory is related with the evolution of the historical, social, cultural, and specific physical characteristics of the urban space. It provides the ways to change the space to locus. The genius loci is needed by people. Since long time ago, people have realized the difference of characteristics between various locations. The characteristics is so strong that it determined the people’s illusion of the environment, and made them felt belonging to the locus. Keeping the genius loci, it is the aim for architects and planners to create meaningful locus with genius loci for people to dwell.

In 2012, Juhani Pallasmaa stated in the lecture in The Hague that Genius loci, the Spirit of Place, is a similarly ephemeral, unfocused and non-material experiential character that is closely related with atmosphere; we can, indeed, speak of the atmosphere of a place, which gives it its unique perceptual character and identity.
However, genius loci is established and developed in the history, therefore, respecting and maintaining the locus does not mean repeat and stick to the original concrete structure and characteristics, but to be actively participated in the history. This is the most fundamental meaning of genius loci.

4.2.3. Applications of locus theory in China
4.2.3.1. Shanghai Expo Park
With the rapid developing of urban planning in China, more and more Chinese urban planners and designers have noticed the locus theory, the genius loci have been considered when making plans. Shanghai Expo Park is an example of application of locus theory. Designer believes that genius loci has a intimate relationship with the locus structure (natural and artifical structure), all the visible forms of locus has been imprinted with Rich content. Therefore, the most simple and feasible method to keep the genius loci of the traditional elements is to keep with selective retention, especially those segments that have been endowed with meaning and human emotions in the course of history.

Figure 4-3 Shanghai Expo Park

Source: Wu, W. & Yu, W.
The construction site of Shanghai Expo park used to be Shanghai Third Iron and Steel Plant. During the construction of the Expo park, most of the old buildings in Expo park has been demolished, but in order to continue the elements of the locus, the designer kept two cranes in the riverside area of Expo park. It is a respect for the locus, it is the inheritance of history. Now it has been a green riverside park, but hundreds of people felt the original spirit and genius loci of the locus during the visit to the Expo park.

By the spirit of the locus theory, Not many changes of original spatial structure and form have been done in Shanghai Expo Park, the original features of landscape have been kept as well as the original styles and details. The original nature and place spirit have received enough respect by the people. Anything outward or additional has been eliminated and its eternal value and historical connotation been excavated. People could feel the holy atmosphere of the locus and experience the historical trace of the times. The genius loci of the Expo Park is kept in this way.

4.2.3.2. Beijing Nanchizi block
Beijing Nanchizi block locates to the east of the Forbidden City, it belonged to the imperial city during the period of Ming and Qing Dynasty. As a government office and warehouse land, it has always been a forbidden area which could not be entered at random. Since the later period of the republic of China, the Nanchizi block has developed into a residential area with high density. The cultural relics building in the center of the block, Pudu temple, became classrooms and war ehouses of Nanchizi primary school, the quadrangle dwellings around the courtyard are also increasingly cramped, and it is more difficult for the municipal facilities to meet the needs of modern life. But Nanchizi block still has the traditional dwellings style, landscape and atmosphere in Beijing.

Figure 4-4 Beijing Nanchizi Block

Source: Ding Yun

The revitalization of Nanchizi block started in 2002. The plan was made under the locus theory that the main purpose is to manage and gradually restore the traditional style of the block, keep the historical buildings from different dynasties, prolong life of the historical block instead of making it new.
The revitalization was in two parts, which are the renovation and greening of Pudu temple, and the renewal of the blocks. The principal of protecting Pudu temple is to get back to normal, while the principal of block renewal is to protect the historical scenic as far as possible. Retain the original hutong urban texture, the architecture design in the area is conducted in line with the original context, comprehensively protect the 31 valuable courtyard-style houses. The new buildings for residents to return are designed as two layers of courtyard houses, maximum height of 6 meters. It maintains the original style of Ming and Qing Dynasty.

During the revitalization, it is strictly according to the principal of maintaining the external and renewal the internal. Numerous traditional residential houses are renovated and the urban environment and atmosphere are kept. The spirit of Nanchizi block is inherited and the living environment is improved. That is the core of locus theory.

4.3. Confront between Western and Chinese discourses
For the purpose of understanding the revitalization of urban village, various theories and discourses have been studied in the thesis. Among these, some of the discourses are from Western scholars, and some else are from the Chinese scholars. In these discourses, scholars analyzed the urban issues, tried to find a better way to conduct urban development and supplied better living environment for people.

However, although they have almost the same goals, but there are some differences between Western and Chinese scholars’ discourses. For the obvious reasons, the process of urbanization are in different stages between Western and Chinese cities, and the planning theories have been influenced by diverse traditional cultures. Therefore, there is no doubt that each of the discourses has its specificity. Understand the characteristics of each discourses from Western and Chinese is helpful for planners and designers to improve the environment of urban villages in China. The urban catalyst theory from Wayne Attoe and Donne Logan would be confronted with Guan Dajun’s discourse below as an example to illustrate the differences between the Western and Chinese.

Western scholars would summarize their experience and opinion and make it a theory, while Chinese scholars’ discourses are always specific focused on one issue. Wayne Attoe and Donne Logan thought various urban design theories based on the forms and institutions of European cities are useful but they are insufficient to the Design needs of American cities. They wanted to outline a theory which could serve in planning the regeneration of American cities based on American urban forms and institutions. And then they analyzed some successful cases of revitalization in western and middle states, and raised the ‘urban catalyst theory’. They summarized their experience and made it a theory. Guan Dajun has put the attention to the issue of urban village, he proposed that the historical buildings should be kept in revitalization of Jida village. But he never put his discourses into a theory, people might understand the situation in Jida village, but they would not know what to do in some other urban villages and why should it be done in such ways. It is typical that Western scholars summarize their experience and make it more macroscopical while Chinese scholars are not so good at to change the discourses into systematic theories which might be one of the reasons why there is still no widely accepted
solution of the urban village issue.

From other perspective, the western theories have went through for years to be improved, while the Chinese scholars always had not much time to verify and improve their discourses. Wayne Attoe and Donné Logan have studied the urban catalyst for several years before they put it into the book as a theory. While Guan Dajun proposed his suggestions about how revitalized the Jida village. As the village could not wait for years, Guan had almost no time to think more carefully about his discourses, not to mention improving. However, it is partly because China is in the stage of rapid urbanization, and Chinese scholars seemed to be fickle than Western Scholars. The discourses need more time to be proved as a theory could hardly be done in such a short time.

One more thing need to be mentioned. In Western discourses, the inheritance of the spirit of place is emphasized which is always neglected in Chinese discourses. It is evident between the cities, the historical buildings have been preserved well in Europe, while demolition was very popular in Chinese cities. However, it has attracted enough attention now, and the situation is getting better.

Chinese discourses have an advantage over the Western discourse that they are more specific with the urban village situation in China. Although the Western discourses are more systematic theories, but they didn’t understand the culture and situation as well as Chinese discourses. Those Chinese discourses put more attention to each of the issues that connected the urban village. Despite of the time limitation, they are still more specific and well-understood.

Although Western discourses and Chinese discourses have differences, but they have the same aim, that is to make a better environment for people. By confronting the discourses, we could understand the issue of urban village better. Enhance advantage and avoid disadvantage, it is helpful for us to revitalize urban village.
Chapter 5. Case-study

5.1. Introduction

The aim of the case-study in Tengzi village is to get a better understand of urban village and the process of revitalization in urban village. By field trips, questionnaire survey, depth interviews and some other research methods, master the scientific methods of social investigation and try to find out the weak points of the current situation. And apply survey information to get a solution of improvement and the basic principles which the vitalization of urban village reconstruction should follow. Furthermore, the experience could be extended to other cases that use a more scientific method to solve these complex problems.

In 2005, the government of Nanjing issued an edict of revitalization of 71 urban villages in 8 districts of Gulou district, Xuanwu district, Baixia district, Xiaguan district, Qinhuai district, JianYe district, Qixia district, Yuhuatai district, which locate inside the ring expressway and south of the Yangtze river area (Figure5-1). The progress of revitalization of urban villages in Nanjing had been divided into three phases, and ended at the end of 2009.

Figure 5-1 Distribution diagram of urban villages in Nanjing

As a urban village in Xuanwu district, Tengzi village started a program of revitalization in 2006(Figure5-2). The government tried to provide better environment for villagers in Tengzi village. however, it ended in dissatisfaction of villagers.
5.2. The situation of Tengzi village

5.2.1. Present situation of land use
Tengzi village locates in the Xuanwu District, it has an area of 1.5 square kilometers (Guan, 2012: p. 11). There are four main types of land use in Tengzi village, which are residence (33%), factories (32%), farmland (9%) and storage (2%). It is evident that the area of factories is higher than normal level.

Source: Construction Bureau of Xuanwu District

5.2.2. Population characteristics
The population of native residents of Tengzi village is merely 2130. And there is another non-native population of 8170 which is several times than the native one. The population density
is quite high and it has characteristics of wealth of sources, complex composition and high population mobility.

5.2.3. Sources of income of the villagers
The main sources of income of the villagers in Tengzi village respectively are the dividends from the village collective, house rents, and income from work in enterprises inside and outside the village. Among these, the house rents are the most important one. The monthly income of a family of three, generally speaking, could be up to 3000 to 5000 yuan.

5.2.4. Industrial characteristics
In 1980s, Tengzi village took the opportunity of compensation for land acquisition to develop secondary industry and some villagers left the farmland to work in the factory. Tengzi village locates adjacent to the Nanjing railway station where the geographical condition is good and the transportation is convenient. These enterprises in Tengzi village are mainly automobile manufacturing and automobile accessory. Large number of cheap labor are needed in there enterprises which resulted in influx of outsiders.

Figure 5-4 Enterprises in Tengzi village

Source: By author

5.2.5. Social insurance
Land is the cornerstone of peasants’ lives. For most of the older villagers, they are less-educated and have no other special skills so that it’s really difficult for them to get a job. They directly faced with way out after transforming, and it seems that depending on house rents houses is the only
5.2.6. Social security
Special population composition of the village caused serious social problem. Low quality of the renting houses led to the low rent and sales price of houses, which further resulted in increasingly complex of the composition of residents. According to the author’s questionnaire survey, over 90% of the respondents believed that there was a serious security problem in the village, and 92% of respondents which were native villagers thought that the security problem was caused by the settlement of too many exotic workers. Apparently the gather of masses of underprivileged and exotic people makes villagers in Tengzi village feel unsafe.

5.2.7. Environment characteristic
Tengzi village exists the characteristics of dirtiness, disorder and poorness. Street green landscape is monotonous and building intervals are too narrow. Floor tiles of sidewalks are damaged and water gathers in rainy days which affects the walking of pedestrians. Those people who live along the street would cook in the street that a lot of lampblack affects the cleanliness of streets. What’s more, bicycles and electrombiles would park at will. All of these makes the streets a mess for people.

Figure 5-5 Environment of Tengzi village

Source: By author

5.2.8. Infrastructure
Infrastructure construction is not very well. Urban Road construction has inherent problems that road network system is not reasonable and some roads are too narrow and too broken for modern traffic. Drainage system is also in problems that drainage pipelines are aging that resulted in poor drainage and these pipes often get blocked, sometimes even cause some roads to cave in. A lot of other facilities also need to be improved.
Figure 5-6 Infrastructure in Tengzi village

Source: By author

Figure 5-7 Operation diagram of Tengzi village

Source: Guan, B. (2012)
5.3. Stakeholder analysis

5.3.1. Residents

The residents of Tengzi village is consisted of permanent resident population and temporary resident population (Figure 5-8).

5.3.1.1. Permanent resident population

The process of formation and development of Tengzi village witnessed the transformation process of the motivation and method of villagers’ seeking profits. Specifically, it reflected in the history of villagers’ employment status. At beginning villagers relied on farming and gradually developed township enterprises, then they rent their houses to maintain survival and finally treated renting as the major method of profit. This process shows the villagers’ demands in different periods.

5.3.1.2. Temporary resident population

The process of formation and development of Tengzi village was also reflected in the history of villagers’ employment status. At beginning villagers relied on farming and gradually developed township enterprises, then they rent their houses to maintain survival and finally treated renting as the major method of profit. This process shows the villagers’ demands in different periods.
According to the author’s questionnaire survey, employed population expect to escape Tengzi village since they have had enough of the poor environment and they have fixed income to make a living. In their opinion, compensation for demolition would be the easiest way to improve their lives. For this reason, they would support the revitalization especially demolition as long as the process would proceed with justice.

As to those unemployed population, they find themselves in the paradoxical position. From one perspective, they would like the revitalization to improve the living environment, especially they might get some compensation as well; From another perspective, they rely on the low house rent to attract tenants so that they could make a living. They are afraid that they’ll lose their sole source of income once the revitalization proceed. Because land values would increase after revitalization and you would have to increase the house rent which probably would force tenants leaving.

Figure 5-10 Questionnaire survey

![Chart showing the process of revitalization in Tengzi village](chart.png)

In 1980s, Iveco came to our village and bought all of our land. I didn’t get much compensation at that time, just got a job in Iveco and retired soon after. Workers who were in similar age as me had short salary length of service so that our pension would not be high. In other words, I would be in great trouble if I have no house rent income. Look at the garbage down the street, it stinks. And burglars steal even in daytime. The committee has meetings every day. But as you see, there are so many outsiders in the village, it’s difficult to govern with numerous people. We are not allowed to choose tenants under the current condition, we rent to anyone who is able to pay. We would
like the revitalization if justice could be served, since no one likes living in such a bad environment. Otherwise, if the revitalization goes on without justice, how could people like me make a living in the future?

--Conversation excerpt from an indigenous villager

5.3.1.2. Temporary resident population
Overwhelming majority of the temporary resident population are worker of enterprises in Tengzi village. Tengzi village is just a temporary shelter for them. Most of them neither aware the issue of revitalization nor care about it. Since even themselves are not sure about how long they would stay here, they do not want the revitalization. They believe that the improvement of the environment has nothing to do with them, but once the revitalization proceeds they would lose the temporary house which they live in right now, and it’s difficult to find a house with the low rent in such distance to their working location.

I am not quite clear because I come from outside. The main advantage of the village is that the house rent is cheap and it’s not far away from the factory where I work. The consumption is lower than most areas in Nanjing, while other places are too far away. Many of my workmates used to live Shenyang village and moved to Tengzi village since the demolition started there. And it caused the rise in house rent of Tengzi village. I don’t know how could I make a living if the village demolished.

--Conversation excerpt from an alien worker

Figure 5-11 Questionnaire survey

Which setting mode do you prefer in the revitalization of Tengzi village?

- Local resettlement
- Remote resettlement
- No resettlement, just monetary compensation

Source: By author

5.3.2. Government
5.3.2.1. Government agency
From the perspective of urban development, urban village revitalization is imperative. Urban
village revitalization can not only improve the environment of villages and increase the value of village land, but also improve residents’ living standards and promote local GDP growth.

But at the same time, the government agency faces many challenges in deciding whether conducting the urban village revitalization or not. Residents’ willingness is the first challenge, it’s never easy to make numerous residents agree with each others’ opinions. In addition, the government agency needs to consider about whether the retribution of revitalization of urban village would worth the financial resources and human Resources which invest in the revitalization. What’s more, the methods of revitalization are quite dull now that accelerated revitalization system haven’t established. So far, the commonly used method is land remising which always caused justice issues.

5.3.2.2. Tengzi village committee
Tengzi village committee, whose members are directly elected by villagers, wants to see the improvement of villagers’ living condition undoubtedly. Therefore, they will support every policy made by government as long as it would be beneficial to the village. However, the committee has limited power that basically they must follow the policies. For this reason, it seems to be impossible for the committee to conduct improvement in a large scale by their will.

Figure 5-12 Questionnaire survey

We achieved a limited success. We didn’t make the whole village transformed but only a part of it which is a residential district now called Yihe Home. The transformation was actually demolition and resettlement, those villagers’ household register changed to resident household from rural household, and the land became state-owned land from collectively-owned land through the project. The transformation was driven by projects, areas could only be transformed when there was a project. The transformation needed
money and people to invest, and investors would invest only when there was a profit. Government investment would just be for infrastructures such as roads. Look at our streets, it’s old and water gathers in rainy days that makes poor sanitation. And educational facilities are missed here which makes it inconvenient for children to be educated. But we can do nothing to it unless the government supply assistance.

--Conversation excerpt from the director of Tengzi village committee

5.3.3. Enterprises
5.3.3.1. Leadership
The author tried to interview the leader of Iveco, but for some reasons he would not like to talk much about the revitalization. However, he believed that the revitalization may influence the decision that whether to move out or not. If the enterprise decides to move, the factory will have a larger area and new equipments. But at the same time, the production would be disturbed and existing equipments would be abandoned.

5.3.3.2. Staff
Once the revitalization proceeds and the enterprise moves out, the staffs certainly would get a better working environment. However, the increase of distance and commuting time would result in the increase of living cost.

I’m native in Nanjing, but I don’t live in Tengzi village. My home is twenty minutes away from here by bicycle. Probably 70% to 80% staffs of the enterprise have the same situation like me. That would affect greatly if the enterprise moves. If the enterprise decide to move, the new location must be in the north of Yangtze river. That means I have to spent three hours in the commuting time, and I need to go out at 7 o’clock as the working time starting at 8:30. I would not even be escort my child to school in the morning. And I don’t think we will get compensation. Probably they might arrange their own bus to pick up the employees. But the commuting time would still cost too much time, and some senior workers are even considering to retire in advance to avoid the situation if it happens. We definitely do not want it happens.

--Conversation excerpt from a staff of Iveco

5.4. Strategy
5.4.1. Adjust measures to local conditions
According to the present situation of Tengzi village, full consideration should be given to the actual situation of each specific block and corresponding improvement measures be formulated for it. For example, the block, where Iveco locates and occupies a large proportion, should consider the development of both the city and the enterprise. On this base, put forward constructive development scheme. Infrastructure in new location should be completed and living needs of staffs should be fulfilled if the enterprise needs to move out. Only in this way, it is possible to gain the support of the enterprise and achieve a win-win situation; Otherwise, the revitalization would not only be difficult to implement, but go against the original purpose of the revitalization. At the same time, as for the blocks of high residential density, the premise of revitalization is to give full consideration of the actual requirements and demands of the
residents, maintain residents' interests, and establish sophisticated compensation measures. So that the residents would agree with the revitalization and ensure the process of revitalization going on wheels. The government should notice the actual land requirement of present stage in Tengzi village, and then determine the schedule and timetable of revitalization according that. All in all, the situation in Tengzi village is complicated, the government should adjust measures to local conditions to ensure the needs of individuals, so that the revitalization could go on smoothly.

5.4.2. Favorable to the people
Although the local government is under the pressure of the financial revenue, however, the duty of government is to serve the people. The government should consider the long-term development interests of the city, and try to solve the problem of indigenous people's survival and development issue, instead of competing with the people.

Tengzi village is the area where migrant workers concentrate and live. The revitalization should cooperate with the improvement of migrant workers’ life and living environment. And the revitalization should not be accomplished in an action, the house renal market could be properly kept. So that the migrant workers could still get cheap houses and have enough time to look for alternatives.

5.4.3. Make overall plans and coordinate
In the process of revitalization in Tengzi village, the relationship between various stakeholders is complex, and in some respects they have large differences. So as to maintain the interests of all stakeholders at the same time, the various stakeholders shall stand on a higher point of view to make some sacrifices. For instance, during the process of revitalization, residents should defend their own interest but not excessively pursue the maximum and acting as tartars to fight against with the government after proper compensation been offered. At the same time, the government should not focus on the track record and collude with property developers, hurting residents’ interests. The process of revitalization should be transparent and open. It is necessary for each stakeholders to make some sacrifices in exchange for the implementing of revitalization and the development of the village.
Chapter 6. Design proposal

6.1. Background

The design site is in the centre of Tengzi village, and Tengzi village is located in Xuanwu District, Nanjing.

Figure 6-1 The design site

Nanjing is the capital of Jiangsu Province, one of the central cities in Yangtze River Delta. Nanjing is located in the lower reaches of Yangtze river area and not far away from the sea, that makes it an important hub of transportation, port and communication in the country. It is a city with a long and glorious history. The city has more than 6000 years of civilization, nearly 2600 years of construction history and been a capital for almost 500 years. It is known as one of four big ancient capitals in China, had been the capital of six dynasties, which makes it an important birthplace of Chinese civilization. Nanjing has a area of 752 square kilometers in 2012. The city has a population of 8.16 million according the population survey in 2012, the urbanization has been over 80%. For the advantage of the location and history, the city has a good educational level and thus encourage its economic development. And that is also the reason why Nanjing faces the issue of urban villages.
Xuanwu District is one of the 11 districts in Nanjing, and it is the central district of the city. Xuanwu District is named after Xuanwu Lake, it is the place where the ancient imperial city of
dynasties located, and the Presidential Palace of the Republic of China era was also there which leave another name for Xuanwu District, the First District. In the district, there is Xuanwu Lake and Purple Mountain which are not only the symbols of the district, but also the name card of Nanjing. Besides that, Nanjing Railway Station is also in the district, The central location and good resource condition make it developing rapidly. Xuanwu District covers an area of 81 square kilometers. And the population is almost 658.5 thousand in 2011.

Tengzi village locates in Xuanwu District. Tengzi Village has an area of 1.5 square kilometers. Although the Xuanwu District is well-developed, but because of the urban-rural dual system, Tengzi village was the last urban village in Xuanwu District and fell behind with the neighborhood of the district both in various aspects. Tengzi village has a bad transportation situation, and the infrastructure is lacked. People who live in the village have a bad living condition.

Figure 6-4 Images of Tengzi village

Source: By author

And the design site is located in the center of Tengzi village, covers an area of 0.54 square kilometers. To the north of the site, there is a factory and some residential houses; To the east and west of the site is residence area; and to the south of the site, there is a highway which breaks the connection between two sides.
6.2. Analysis

6.2.1. Land use

The land use in the design site could be generally classified in seven types, which are residence, commerce, administration, greenery, industry, storage and education respectively.

Figure 6-5 Land use

Source: By author

Residence is the most significant land use type for the village. The residential lands are mainly in the north and southeast part of the design site. As most of the residential houses relatively have a long history, they have a close connection and distribution with each other. And some of the space in the residential area is abandoned now for that some houses have been demolished for the poor quality and have not rebuilt.

The commerce is not well-developed in the site. The main commercial parts in the area are along two main streets, one from the northwest entrance and another from the north-south direction. Because of the village is less developed than the other parts in the district, there is only low-level and small scale commerce existing in the site, and if people want something superior, they would have to go to the neighborhood.

The land use of administration is at the edge of the site, next to the crossroad of two main streets. This is the location of Tengzi village committee, which is the administrative of the village. The location has a convenient transportation that makes it easy for villagers to approach.

Greenery located in the east of the site. It used to be a forest and has been corroded gradually to the current scale. Although it is a green space in the area, but for lacking of management and
maintenance, there are rubbished almost everywhere which are poured both by residents and factories. It is not that attracting to the inhabitants, but on the opposite, they urge for green space to entertain themselves.

Industry is another important land use in the design site. The factory of Iveco locates in the southwest part of the site, it occupies a large percentages of the whole area. In 1980s, the village sold the land to the enterprise when the country stated to follow the reform and opening-up policy. And now the existing of the enterprise has a huge influence of various aspects on the village.

Storage is another type of land use in the site. Those storages spread at the edge of residential area. Several storages chose to locate here because of the low price of the land. And some enterprises changed factories as storages after they found a new location and moved out.

The type of education is along the street which goes from northwest to southeast. It is a kindergarten. The buildings of kindergarten was not built up for it, but changed to be it later for the need.

It’s not difficult to find that the land use structure in the site is not well organized. Municipal land use is missed in the area. Residence area needed to prove better living condition, and more commerce and greenery are needed and should be disperse the whole area instead of some specific locations. What’s more, the industry and storage has occupied too much land which influenced the residents’ daily lives, so that the area of them should be reduced and thus increase some infrastructure which are in need.
6.2.2. Traffic

Although the design site is located in Xuanwu District, which is the central district of Nanjing, but the traffic system of design site is not well organized (Figure 6-6).

The design site is defined by roads except the south which is disconnected by the walls of the factory. And there are four different levels of roads in the site. To the southeast boundary, there exists a highway. The west boundary of the site is a main road, and another main road go through the area from northwest to southeast. And the road to the north is a secondary road, as well as the street which go through the area from north to south. There are a few alleys existing in the residential area. What’s more, some bus lines come by the area and there are three bus stops in the north and west.

Figure 6-6 Traffic

Source: By author
Figure 6-7 Roads

Source: By author

Apparently, the connection in the area is weak. The existing of the large Iveco factory stops the connection in some extent. And in the residential area, people go from building to building through gaps which could hardly be called alleys because it only allows one or two people get through at once. People feel depressed when go through these gaps. And it further influence the interaction between each other. And there is another issue that the public transportation is inconvenient in the area. Only few bus lines go through the area, and three bus stops are not enough to service the local people, especially those who live in the southeast part of the area. It forced people to walk or bicycle, but there does not exist an pedestrian and bicycle priority zone, and the traffic is always in messy which makes it unsafe to walk or bicycle sometime.
6.2.3. Buildings

In order to improve the living condition of the site, the building analysis consists of two parts, which are building quality analysis and building height analysis respectively.

Figure 6-8 Images of buildings

The buildings in the area are qualified into three different types, good quality, poor quality and bad quality. As for the buildings in the area mostly have a long history and be for long years out of repair, the general condition is not well. Those three types of building quality, especially the type of good quality, are evaluated relatively. It is an evaluation between the buildings of the area, so that we can get a better understanding.

It is not difficult to find that the majority of the buildings in the design site are residential houses and factories. As we can see from Figure 6-9, most of the residential houses are in bad quality, that is mainly because they have been built for years and the current inhabitants have no extra money to fix them. And the factories and some residential houses are in poor quality, many factories plan to move out or at least considering so that they would not like to spend too much time maintaining the buildings as long as they do not influence the producing activities. However,
there are still a few buildings could be called as good quality. Among these buildings, some have been rebuilt recently, and others have been well preserved by owners.

Figure 6-9 Building quality

Source: By author

Figure 6-10 Building height

Source: By author
The building height analysis shows in Figure 6-10. Considering the fact that Tengzi village was a totally natural village just twenty years ago, it is not difficult to understand that the majority of the building are in low stories. The residential houses are almost one or two stories, especially those in the southeast are mainly one story buildings. The factories and storages are usually in two stories. Only a few buildings are in three or more stories, mostly are newly built. Obviously, the buildings in the site are much lower than buildings in the neighborhood, which is quite special in the city. However, it is the culture of the village, we could keep it by improving it properly.
6.2.4. Public facility

The public facilities in the design area are showed in Figure 6-11. The main facilities in the area are toilet, market, bank, police, restaurant, kindergarten, parking, hostel and village committee. The distribution of public facilities varies in different parts. It is not difficult to find that most of the public facilities are located along the streets, especially in the north. The residential area and industrial area are lack of facilities.

According to the observation, the number of toilets are far from enough to meet the need of residents, considering that some historical buildings do not have private toilets inside. And there is only one police station and one bank that both in the northeast of the site, which makes it inconvenient for those people who live in the south. Although the markets and restaurants is relatively more sufficient than other facilities, but on account of the small scale, residents still have to be to the neighborhood sometimes. And for the poor living environment and building quality, it is not a nice location for people to spend the night, so that there is only one hostel and no hotels exist in the area.

In summary, the public facilities are in great need in the area, both in numbers and types. This issue should be improved in order to improve the living condition of the area.

Figure 6-11 Public facility

Source: By author
6.2.5. Green space and public space

It could be easily found that the green space in the design is not enough and the distribution is not balanced as well. The large green space next to the residential area in the south could have been a perfect green space for the whole village, but it did not be well conserved, and it was poured of living garbage and industrial pollutions. There are two more green space next to the kindergarten which is in a small scale. Besides these green space, there are a few which are so small that could almost be neglected. It is apparently that these green space is not enough for such a large area and the unbalanced distribution also hinders people to enjoy it. The green system in the area has not been established, and people’s need of entertainment has not been fulfilled, either.

Figure 6-12 Green space and public space

Although there are always some small space between the residential buildings, but the scale could not meet residents’ living requirements. However, there are still some public space which are in lager size. In the South of the site, there are two public space which are closed to each other. However, these have not been well developed since the space are filled with stuffs by the residents nearby. It could be a location for people to have activities if they get reorganized. What’s more, to the west of these two space, there is an abandoned area which came into existence after the demolition. It is a large space which have been wasted so far, it could satisfy people’s need after the development. Similar with the green space, the public space is not enough for the residents and unbalanced distributed as well. There is another thing worth mentioning that there exist some public space in the factory of Ivecos, but unfortunately it is not open for people who are not the staffs of the enterprise. And it could be considered to be open to the ordinary people.
6.2.6. Night Security

As mentioned before, since more and more outside staffs have come to Tengzi village, the social security condition is getting worse for the lack of sufficient administration. People are not satisfied with the current social security. They feel being threatened when walk in the area, especially afraid to go outside at night. That is partly because it is quite dark in some locations of the site that insufficient lights have been supplied (Figure 6-13). Currently the lights are mainly located along the main streets and secondary streets, the alleys in the residential area have almost no lights. People have to depend the weak lights of residential houses when walk in the narrow alleys and gaps, and it would be totally dark if people turn off the lights of their houses. For these reasons, robbery happens sometimes, and it scares the residents. People’s normal interaction has been influenced by the lack of lights, and it would get worse if nothing further get done in the future.

Figure 6-13 Night light

Source: By author
6.2.7. Others

There are some other issues in the area that need to be mentioned.

Figure 6-14 Problems in the design site

Source: By author

There are temporary booths along the street in certain time of the day. The market would merge in the morning and disappear in the dusk. The vendors like to make business in the way, because it would save them the cost of house rent. However, this kind of market would cause a lot of noises and garbage to the local residents. What’s more, it might result to traffic congestion, especially in the rush hours.

Except the garbage which caused by the temporary market, the residents create it themselves. For the lack of dustbins as well as the consciousness, garbage could be seen almost everywhere, it spreads a bad smell, and makes people easier to be sick. The existence of the garbage in the area influences the residents’ living quality.

And poultries and animals, such as chicken and dogs, has been raised in the area. It is the culture and traditional way to raise poultries and animals around houses, but we could not neglect the fact that the area has been surrounded by the city, and traffic volume is much larger, if we let them walk everywhere, even on the main roads and secondary roads, it might cause traffic problems. It is not safe for these animals as well as human beings.

Another issue is that the alleys and gaps in the residential area are always been blocked by goods and there are many clotheslines going across the alleys. It might be hidden danger when accidents happen.
6.3. Objectives

As it has been discussed before that urban village is specific phenomenon that emerged in the process of rapid urbanization. It is a social community having the characters of both the city and village (Tian, 1998). In these two properties, it needs to be mentioned that urban villages are still villages, it has the culture and tradition of the villagers. According to the locus theory, the Genius Loci should be kept during the revitalization of urban villages for that the place spirit is the core of people’s recognition and belonging to the villages. However, modernization is a irreversible trend nowadays, especially in China that rapid urbanization is taking place. Urban villages could no longer exist in the ways as it used to be. Urban villages have to make adjustment to the urban society to supply better living environment to the villagers. In the Urban catalyst theory, urban catalyst would influence the neighborhood of the catalyst during the development, which is exactly what the revitalization of urban village needs.

Detailed analysis has been done at the beginning of the chapter, and the spatial problems of the design area has been summarized as well. According to Urban catalyst theory and the locus theory, revitalization of urban village could be done. Specifically, some objectives should be goal in the design proposal.

Adjust the land use of the design area. The area of industry need to be reduced, the area of commerce and green area should be increased and distribute evenly. And there is a need to add some space of the municipality as well.

Improve the traffic system. Set up the road level reasonably, increase the road network density to meet people’s need, especially the alleys in the residential area. And public transportation should be improved by increasing the bus lines and bus stops, pedestrian and bicycle priority traffic system should be established.

Revive the buildings. Buildings in bad position or quality should be tear down, historical buildings should be repaired and taken care of. Improve the building relationship, especially increase the building interval distance. And some buildings which have been abandoned could be get used in some other functions.

Provide sufficient public facilities. Increase new public facilities which are lack currently, and increase the number of public facilities which are existing now. What’s more, the distribution of these public facilities should be considered to provide convenient to those people in various locations.

Increase green space and public space. The existing green space need to be well managed and maintain, and more green space should be increased to meet people’s need. These green space should be balanced distributed, and connected with each other into a system. And try to utilize the abandoned space and undeveloped space, and revive the existing public space. Provide residents with enough space for various activities.

Improve the social security situation. Maintain the existing streetlight along the roads, and
provide more lights to the area which are dark at night, especially the alleys and gaps in the residential areas. Create a safe atmosphere for the residents.

Besides the above objectives, there are some more need to be done. The temporary market should be well regulated to stop it from disturbing the residents’ daily life. New site should be provided to the vendors as well as improve the existing one. And the garbage should be concentrated by supplying more dustbins, and garbage recycling is helpful to deal with that. The feeding of countries and animals should be continued with some rules to stop it from threaten the traffic safety. What’s more, the stuffs in alleys should be cleared up in case of being the hidden danger when accident happens.
6.4. Proposal

6.4.1. Land use

According to the locus theory, the structure of Tengzi village should be kept as far as possible. However, the existing land use of the area had some irrational distributions. The industrial area has occupied too much space, so that in the proposal the area of industry is decreased as the Iveco is planning to move gradually as well. The former factory is being reused as market, which could help improving the economic development in the area. In addition, the area of green area and municipal space are added in the proposal according to the needs of the residents. And as being analyzed before, the residential density was quite high in the area and the building interval was narrow, so that some of the residents needed to move out. The new residential area is built up in the place which used to be a parking lot of Iveco, that all the residents could be arrange in the area without moving far away from the homeland. And all these new buildings are built in the traditional structure and style within a limited height (Figure 6-16). In the proposal, the spirit of place has been kept while the new land use structure is being well-improved.

Figure 6-15 land use

Source: By author
Figure 6-16 New residential houses

Source: www.google.com
6.4.2. Traffic

New traffic system is established to improve the traffic condition (Figure 6-17). In the new traffic system, the road network of the site is classified as five levels, which are highway, main road, secondary road, street and alley respectively. Each level is well structured and connected with each other with reasonable modes (Figure 6-18). The streets and alleys interweave together that provide a convenient connection to the residents. The social interaction is increased under the new traffic system and people contact with each other closer than before.

Figure 6-17 Traffic system

Source: By author
Public transportation system is improved by adding more bus lines and bus stops (Figure6-19). According to the direction of public transportation, the bus stop service radius is 300 meters. The added bus stops connecting with the existing ones could provide a service area that covers the majority of the design site. Besides, the pedestrian and bicycle priority zone is established to encourage healthy traffic options (Figure6-20). It keeps people safe and decrease the use of private cars.
Figure 6-19 Bus service

Source: By author

Figure 6-20 Pedestrian and bicycle priority zone

Source: By author
6.4.3. Buildings

In order to improve the buildings in the design area, buildings are divided into three types, rebuild, repair and preserve respectively (Figure 6-21). According to the locus theory, the buildings carry the location spirit and contain the history of the location. Therefore, the majority of the buildings will be kept. Some buildings will need repairs according to the analysis of building quality and building height which have been done before, and a few buildings have to be rebuilt for the bad position or quality.

Figure 6-21 Building arrangement

Source: By author
However, some current functions of the building do not meet the need of society. The factories are very typical ones for many factories are moving out or intend to move. These factory buildings could change the function into the market (Figure 6-22). It could get these building into use again and attract people to revive the area.
6.4.4. Public facility

The public facilities are showed in Figure 6-23. The existing public facilities in the area are not balanced distributed and some important facilities are missed. The added public facilities increase the numbers of facilities, such as toilet, restaurant, market, etc. residents in different could approach the facilities equally within short distance. And necessary facilities, hospital and post office, are also added which could help people avoiding to go neighborhood for these service.

Integrated facility system is established by connecting the new facilities and existing ones. It could provide convenience to the residents, which could increase the sense of recognition and belonging of people. What’s more, these facilities could help with the development of the area that acting as the urban catalyst to drive the improvement of the site.

Figure 6-23 Public facility

Source: By author
6.4.5. Green space

The design site is sorely lacked of green space, and the existing ones are fragmented and disconnected, and the large green space in the southeast is not attractive to the residents because it is covered by garbage and not well managed. In the proposal, it tries to create a better green environment under the urban catalyst theory (Figure 6-24). Some new green space are created and evenly distributed. These green space are connected with each other by the green corridors (Figure 6-25). They consist of the whole green system and catalyze the surrounding space. The integrated green system provide the residents a better living environment which could thus drive the development.

Figure 6-24 Green space

Source: By author
Figure 6-25 Green corridor

Source: www.google.com
6.4.6. Public space
Public Space of the proposal is showed in Figure6-26. There used to be abandoned area and undeveloped public space which were occupied by clutters in the area. Now they are utilized again and connect with existing space to offer the place for residents. These public space are evenly distributed to various users and divided into three types, which are public space in large scale, public space in medium scale and public space in small scale respectively. People could choose different types of space according to the activities they have (Figure6-27). These space connected with each other and could satisfy various needs of people. It could increase the interaction in the area, and thus keep the place spirit. Furthermore, the public space could bring along the neighborhood to develop as well, which is the core of urban catalyst theory.

Figure6-26 Public space

Source: By author
Figure 6-27 Activities in public space

Public Space in Large scale

Public Space in Medium scale

Public Space in Small scale

Source: www.baidu.com
6.4.7. Night security

The social security is an important issue in Tengzi village, especially the night security. One of the main reasons is that the area does not have enough lights and some of the streetlights are broken. In the design proposal, a lot of lights are provided and the broken streetlights are get fixed as well. These alleys which used to be totally dark now have lights, and people will feel safe with that. And it could further increase the interaction between residents in the area, which works as the urban catalyst.

Figure 6-28 Night light

Source: By author
6.4.8. Waste use

As has been analyzed before, since 1980s there has been many industrial enterprises in Tengzi village for financial and political reasons. And now some of these factories has moved out or intended to leave. Besides that, there are several storages in the area. For this reason, numerous industrial materials have been abandoned in the site. These materials could be seen almost everywhere in the area. It is not only bad for the environment or safety to people, but also a waste. To reuse theses materials could help to improve the environment and increase the pollution because natural resources are limited. These materials could be used as landscape and field event facilities. What’s more, it could remind people the history and culture of the area when people use these facilities. These memories help people have the recognition of the area and feel belonged to it, which is the genius loci that makes the locus.

It is now widely accepted that it should be used that what is already there when revitalize an area. Therefore, waster use are made in the proposal (Figure6-29). Steel tubes are made together into frames for children to play. Tires are change to rope swing which is favored by kids, and they can also be made as series of seats in various colors and shapes as well. And abandoned oil tanks could serve as chairs where people could sit and enjoy the sunshine. By waste uses like these, the living environment is improved and the interaction between people is increased.
Figure 6-29 Waste use

Source: By author
6.4.9. Master plan

Figure 6-30 Master plan

Source: By author
6.5. Conclusion

Figure 6-31 Conclusion

Before

- Poor living condition
- Irrational land use structure
- Messy traffic system
- Historical buildings without protection and management
- Lack of public facilities
- Lack of green space
- Lack of public space
- Bad night social security

After

- Good living condition
- Well-organized land use structure
- Systematic traffic system
- Buildings with renovation and care
- Various and numerous public facilities
- Systematic green system connecting by green corridor
- Sufficient public space in various scale according to the needs
- Improved night social security with sufficient streetlights

Source: By author

Revitalization of Tengzi Village
Urban catalyst theory
The Locus theory
Chapter 7. Conclusion

This thesis has touched upon important questions concerning the revitalization of urban village in China. The issue of urban villages have a profound influence on the urban development, dealing with the revitalization of urban village properly is the responsibility of urban planners which would be a valuable treasure for the next generation.

Now the revitalization of urban village is an urgent problem in China, the thesis tries to figure out that how to improve the spatial environment of urban village. After researching the literatures and the case-study in the urban village of Tengzi village in Nanjing, the result is the proposal for the revitalization of Tengzi village. Although this does not mean a proper solution to the phenomenon, it could help understand the processes in other cities revitalizing the urban villages.

Urban village in China is a specific phenomenon that emerged in the process of rapid urbanization. It is contrasting with the city in spatial form, functional structure and other aspects, that is a social community having the characters of both the city and village. The formation of urban village is the outcome of a series of conflicts, the contradiction between limited land supply and infinite urban land extension, structural contradiction of binary structure between urban and rural economic society, and interest conflict between public needs and individual needs. And the urban villages have several spatial problems, such as the living condition of urban villages are far worse, as the living area is small, the housing are old and shabby and lack of adequate housing facilities compared other parts of the city, that it brought chaos to the city and caused social injustice.

Because of these spatial problems of urban villages, the revitalization is necessary. The urban catalyst theory and locus theory are studied for the revitalization as Jana Revedin referred in the book of “The radicant City: why sustainable living space grows like ivy”. According to the urban catalyst theory, the revitalization of urban village would not be accomplished in an action but be improved gradually step by step, as the catalyst of urban village is not a single final production but an element that could be able to stimulate and guide the series of follow-up developments. The structure of urban village would be promoted into persistent and progressive regeneration. During the revitalization of urban village, some projects could be started as urban catalysts, and then influence other areas to be improved. And the application of locus theory, it reminds that the tradition and culture of urban village should not be forgotten when trying to adapt to the modern society. Those historical buildings and blocks should be renovated instead of being demolished or reconstructed, since the spirit of the place existed in them. The traditional and cultural lifestyle carried the memories and feelings that should be kept in the revitalization of urban villages. These theories were all applied in the proposal of Tengzi village.

In this thesis, the situation in Tengzi village has been analyzed in details, and then proposal was raised under the direction of urban catalyst theory and locus theory. The aim is to figure out the spatial problems of urban village and propose improvement strategy to it. Give a better urban village environment to residents through the design proposal, it would worth the effects.
The thesis has contributed to the discussion on revitalization of urban village from a perspective concerning the spatial problems. However, as we know, the issue of urban village is a quite huge topic that have been researched by numerous scholars. The research field is wide and has yet to be fully investigated. In this thesis, the main concern is the spatial environment of urban village, while other aspects such as the economic environment, physical environment, the interest conflicts in urban village would be meaningful to be further researched in depth.

In addition, the result was conducted under certain circumstance. As the situation of urban villages differs by various factors, such as economy, geography, polity, etc., if the strategies of revitalization in Tengzi village would be effective in other areas remains questions. This problem is important to the development of urban village which worth the effect to be researched in the future.
References


Institute of Technology, School of Planning and Media design.


Appendix 1 – Questionnaire
(The questionnaires were held in Chinese and then translated into English by author)

Questionnaire of relevant information about the revitalization of urban village in Tengzi village, Nanjing

Occupation Age Sex

1. Tengzi village is your
   A. Household register location B. Permanent residence location C. Temporary residence location

2. Main problem(s) of Tengzi village in your opinion(multiple choice)
   A. Poor virescence B. Poor social security C. Traffic inconvenience D. Insufficient healthcare services E. Noises and insufficient lighting F. Insufficient public infrastructure G. Others

3. Have you ever heard of the relevant information of the revitalization in Tengzi village?
   A. Yes, quite clear. B. Yes, just a little. C. No, not at all.

4. How do you get to know about this? (Should be filled in by those who chose A or B in No.3)
   A. Community B. Government C. Media D. Network E. Friends F. Others

5. Do you think it is necessary to proceed revitalization in Tengzi village? Please give a reason.
   A. Yes B. No

6. Which ways do you know that were used in the process of revitalization in Tengzi village?
   A. Land granted by listing B. Construction of economically affordable housing C. Demolition of illegal buildings D. Improvement of municipal facilities E. Face-painting of buildings

7. To what extent do you think the revitalization of Tengzi village should be?
   A. Preserve all and make overall betterment B. Preserve some regional and historical blocks C. Rebuild all D. Others

8. Which setting mode do you prefer in the revitalization of Tengzi village?
   A. Local resettlement B. Remote resettlement C. No resettlement, just monetary compensation

9. What do you concern about in the revitalization of Tengzi village? (multiple choice)
   A. Subsidy standard, indemnifying measure, distribution method B. Dwelling condition after removal C. Living cost after removal D. Income source and employment after revitalization E. Adjustment to new living environment F. Allocation of the collective economy G. Health care, education and other social security problems H. Property right of new house I. Others

10. How do you evaluate the work of field research, communication with villagers, propaganda of policy and so on during the process of revitalization by government?
    A. Very good B. Good. C. So-so D. Bad
Appendix 2 – Interview

(The interviews were held in Chinese and then translated into English by author)

Interview one: (Interviewee: The director of Tengzi village committee)

Author: Since the progress of revitalization of urban villages in Nanjing had ended, how do you evaluate the outcome in Tengzi village?

Interviewee: Well, I would say that we achieved a limited success. We didn’t make the whole village transformed but only a part of it which is a residential district now called Yihe Home. The transformation was actually demolition and resettlement, those villagers’ household register changed to resident household from rural household, and the land became state-owned land from collectively-owned land through the project.

Author: Does that mean the area of Yihe home is no longer a part of Tengzi village?

Interviewee: You could say that. Those former villages who used to live in the area had been resettled at another location. They are well treated and compensated, and many other villagers would like to resettle as well.

Author: Was there a comprehensive plan of transformation to rearrange the residents and enterprises then by government?

Interviewee: Actually, no. The transformation was driven by projects, areas could only be transformed when there was a project. The transformation needed money and people to invest, and investors would invest only when there was a profit. Government investment would just be for infrastructures such as roads.

Author: Then why did the revitalization of urban village come to an end so quickly?

Interviewee: I don’t know. That’s the issue of government policy. Probably the program was raised by the former mayor, and now he has gone so that it cooled down.

Author: In your opinion, what’s the purpose of the government to proceed revitalization?

Interviewee: The government has a good starting point to improve the living environment of urban villagers.

Author: As far as I know, there are some enterprises in Tengzi village. What influence would be brought to the village if those big enterprises as Iveco moved away? Would it be demolished and resettled?

Interviewee: Well, that’s not for us to decide whether they move away or not. If Iveco moved away, it definitely would make a huge difference. Iveco planned to move away five years later, now it is the third year. If it moved out as planned, then we could use these 27 hectares to develop commerce or residence. We cannot proceed if it stays.

Author: Would the residents be willingly to see the transformation here?

Interviewee: Of course. Look at our streets, it’s old and water gathers in rainy days that makes poor sanitation. And educational facilities are missed here which makes it inconvenient for children to be educated. But we can do nothing to it unless the government supply assistance.

Interview two: (Interviewee: An indigenous villager)

Author: How long have you lived in the village?

Interviewee: I am 69 years old, and I fled from famine of Anhui province with my parents when I was 5.

Author: Do you still own some land? How do you make a living?

Interviewee: No, not any more. In 1980s, Iveco came to our village and bought all of our land.
Author: Were you compensated when you lost your land?
Interviewee: No, not really. I just got a job in Iveco and retired soon after. Workers who were in similar age as me had short salary length of service so that our pension would not be high. In other words, I would be in great trouble if I have no house rent income.

Author: Are you satisfied with the environment and social security in Tengzi village?
Interviewee: How could it be possible for me to feel satisfied? Look at the garbage down the street, it stinks. And burglars steal even in daytime.

Author: Did the village committee do something to renovate?
Interviewee: The committee has meetings every day. But as you see, there are so many outsiders in the village, it’s difficult to govern with numerous people.

Author: Do you mean that the immigration of non-native population is the cause of these problems?
Interviewee: I think so. But we are not allowed to choose tenants under the current condition, we rent to anyone who is able to pay. There are a lot of workers who come from other places, so they become the main tenants. However, the native people would not rent our houses for the poor quality.

Author: Then do you expect the revitalization of the area?
Interviewee: Well, yes and no. I think all of us would like it if justice could be served, since no one likes living in such a bad environment. I want nothing more than the others, but a just a fair result. Otherwise, if the revitalization goes on without justice, how could people like me make a living in the future?

Interview three: (Interviewee: An alien worker)

Author: Are you satisfied with the current situation in Tengzi village?
Interviewee: So-so. The main advantage of the village is that the house rent is cheap and it’s not far away from the factory where I work. The consumption is lower than most areas in Nanjing, while other places are too far away.

Author: Have you ever heard about the revitalization of urban village?
Interviewee: I am not quite clear because I come from outside. But someone said that this area might be demolished in the future.

Author: Do you know another urban village called Shenyang village? The transformation is going on there.
Interviewee: Yes, I’ve heard about it. Many of my workmates used to live there and moved to Tengzi village since the demolition started. And it caused the rise in house rent.

Author: Have you ever thought about moving to somewhere else?
Interviewee: Moving? The house rent is still much higher in other places.

Author: Do you want the revitalization of urban village?
Interviewee: Actually, no. Otherwise it would be impossible to rent a house with the low price in such distance.

Author: What if the revitalization of urban village really be carried out?
Interviewee: I don’t know. Maybe go back to my hometown. We’ll see then.

Interview four: (Interviewee: A staff of Iveco)
Author: Are you a native here?
Interviewee: I’m native in Nanjing, but I don’t live in Tengzi village. My home is twenty minutes away from here by bicycle.

Author: How many staffs in Iveco live outside of Tengzi village like you?
Interviewee: Probably between 70% to 80%.

Author: what influence would it be if the revitalization proceed and your enterprise move out?
Interviewee: That would affect greatly and we definitely do not want it moving. If the enterprise decide to move, the new location must be in the north of Yangtze river. That means I have to spent three hours in the commuting time, and I need to go out at 7 o’clock as the working time starting at 8:30. I would not even be escort my child to school in the morning.

Author: Do you believe your company would fix the problem for you if it move away?
Interviewee: I don’t think we will get compensation. Probably they might arrange their own bus to pick up the employees. But the commuting time would still cost too much time, and some senior workers are even considering to retire in advance to avoid the situation if it happens.

Author: Does that means you are not supporting the revitalization of urban village here?
Interviewee: Certainly. We wouldn’t get compensation and have to spent more time on commuting. Who would like it?