Research Paper

Study on Community Planning Strategy of Demolition and Resettlement Amid Urbanization

—Taking the constructive detailed planning of Longhai South
District of Shandong Province as an example

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Abstract

Along with the rapid growth of urbanization, a large number of villages in China are converted into demolition and resettlement communities due to government land replacement or village relocation and so on. However, most of the demolition and resettlement communities are different from ordinary commercial housing communities in terms of spatial characteristics, governance models, and social relationships, and currently some plans have many problems such as neglecting the livelihood of the residents and the public participation in the form, so the research on the relevant planning strategies is significantly important. In light of the problems existing in the existing demolition and resettlement community planning, combined with the construction detailed planning practice case of Longhai South District, a four-point planning strategy is proposed through the combination of theoretical research and actual cases: First, strengthening public participation can assist planning and design, the electronic questionnaire combined with the on-site discussion are recommended to public participation in the demolition and resettlement community. At the same time, public participation can guide the planning and design to make it more rational and pertinent, and to some extent, to revise the planning and design conditions. Second, innovative organization management system is beneficial to the promotion of the conversion process of farmers to the citizenship. Third, planning should not only consider the space but ignore the future livelihood of the residents, and it is of great importance to increase the employment opportunities and income sources of the residents. Fourth, the fairness and homogeneity of the demolition and resettlement community planning is particularly important, much attention should be paid to the continuation of the traditional context.

Keywords

*demolition and resettlement community, constructive detailed planning,
planning strategy, urbanization*

1. Introduction

With the rapid advancement of China's urbanization process, the number of villages has also decreased drastically. The statistics show that China's administrative villages decreased from 629,100 to 580,900 in the 10 years from 2005 to 2015.¹ Each year, a large number of villages are converted into demolition and resettlement communities due to government land replacement and relocation of villages, and most of them are resettled. However, most of the demolition and resettlement communities are different from ordinary commercial housing communities in terms of spatial characteristics, governance models, and social relationships. Therefore, the planning strategy needs to be matched in the relevant planning and design.

Wu Ying and Wang Lan (2018) analyzed the spatial characteristics and residents' evaluation of 31 communities (village committee is changed to community committee) in Dezhou City of Shandong Province, Nantong City of Jiangsu Province, and Chongqing City, and found that there are production difficulties and some inappropriate public facilities allocation problems in the villages, it is proposed that the residents in the villages should consider the employment of the residents in the site selection. We should further strengthen the public space allocation in the public space, and carefully consider the design of the room type with a flexible manner according to the needs of the residents. Li Qin (2013) pointed out that public participation in the planning and construction of European and American settlements pointed out that public participation should improve legislative and institutional guarantees, increase residents' awareness of participation, increase public participation, establish mass organizations, and set up a sound public participation system. Sheng Dong (2016) analyzed the problems and causes in the process of demolition and resettlement community in urban and rural areas, and proposed countermeasures to strengthen the management of demolition and resettlement community from the aspects of pre-planning, institutional setting, system innovation, service improvement and propaganda guidance. Chen Ming (2018) pointed out that in order to eliminate the defects of governance mode and the problem of governance difficulties in the demolition and resettlement communities, it is necessary to establish a unified urban and rural social governance system, rationally select the governance model according to local conditions, and adopt the community shareholding cooperation system as a starting point to promote the collective economic management reform.

2. Status quo of demolition and resettlement community planning

2.1. Community planning methods for demolition and resettlement are basically the same as that of ordinary commercial houses

There is no market-based bidding mechanism in the resettlement and resettlement communities to regulate the distribution, so the requirement for fairness and uniformity is very high. However, the planning method of many demolition and resettlement areas is still the same as that of ordinary commercial houses in that "grand green land" and "king building"(buildings in high quality and with high price) are designed in order to pursue space

quality and economic benefits. Social conflicts are easy to be created due to disputes during the housing phase.

2.2. Focus simply on space while ignore the employment and livelihood of farmers

The community service object of demolition and resettlement is of great difference from the general residential area. The villagers moving into the resettlement community means they will leave the cultivated land on which they depend for their survival and lose their main source of livelihood. At present, however, the domestic rural demolition and resettlement community often focuses on the promotion of living space and the improvement of the living environment, and lacks consideration of the livelihood of the rehousing residents, resulting in the population urbanization work being formalized so that resettlement residents can not integrate into urban life smoothly, and their quality of life has declined, making the process of urbanization of rural population lag behind.

2.3. Public participation is formalized

The demolition and resettlement housing is the residence provided by the government for the resettlement residents so the government and development units play a decisive role in the land use and spatial layout and the degree of public participation is weak. Besides, most public participation is mainly based on ex post participation and passive participation, which means public participation stays in superficial publicity and symbolically listening to opinions, and the actual users of the settlements are difficult to play a role in planning decisions.

2.4. The lack of heritage in traditional culture

The demolition and resettlement community has its determined main body of residence, mainly farmers who once lived in the countryside. They used to gather and communicate in public spaces in front of the courtyard, in the lanes, under the trees, next to the wells. However, in the community planning for demolition and resettlement, it often lacks the inheritance of traditional cultural context and lacks the traditional public space for community interaction, which seriously weakens the sense of belonging and belonging of community residents.

2.5. The corresponding organizational management mechanism is not perfect

Since the conversion of farmers to the public is extremely complicated and the corresponding management mechanism is not perfect, some problems have arisen. First of all, the management subject is chaotic, the village committee and the neighborhood committee exist at the same time, and the daily management might be in a mess. Secondly, the management power is not clear, and the intersection of multi-agent management power leads to the vacuum of some transaction management.

3. Demolition and resettlement community planning strategy

3.1. Strengthening public participation in assisted planning and design

3.1.1. Strengthening public participation is extremely important for community planning for demolition and resettlement

Ordinary commercial housing is difficult to be publicly involved in the planning stage in that the main body of the housing is not clear. However, the construction of the demolition and resettlement community is mostly government-led and the residents are often clearly resettled at the planning stage. Therefore, public participation in the planning stage is feasible. Strengthening public participation can directly influence the planning plan at different design stages, and at the same time improve the rationality and pertinence of the program and enhance the sense of belonging of residents.

1) Community construction is more reasonable

Conventional community planning gives the government design indicators and requirements. And then the planners make plans and apply for approval. However, the in-depth and extensive public participation enables planners to understand the tangible benefits and needs of the government and residents more comprehensively and deeply. With comprehensive consideration of the demands of the government and residents, decision-making bias caused by unilateral voice can be avoided, thus making community construction more rational.

2) Planning solutions are more targeted

Extensive and in-depth public participation can truly understand the living habits and living needs of the actual residents, thus making the planning scheme more local and targeted.

3) Enhance residents' sense of belonging

Public participation provides residents with an opportunity to express their needs and participate in planning and design, so that they can participate in planning and decision-making. The community can better meet the residents' residential and emotional needs and enhance residents' sense of identity and belonging.

3.1.2. Public participation recommendation method

Most of the residents in the demolition and resettlement community are farmers, and the main body of the residents is the elderly and children. In addition, many young children are working outside the home. Therefore, the traditional paper questionnaire is difficult to cover all the people. In contrast, the e-questionnaire is not limited by the geographical factors of the survey population, and has the advantages of rapid feedback, convenient sending and receiving, and convenient statistics. At the same time, with the deepening of planning and design, different problems will arise in different stages needed to be understood. It also has the advantage of multiple rounds of distribution, which can guide planning and design in all aspects of different stages. However, the electronic questionnaire has certain limitations in some issues that require subjective expression, and needs to be supplemented by on-site discussions.

3.2. Innovative organization management system

As for the residents living in the resettlement community, they not only face an identity transformation from farmers into citizens, an change of living environment, but also the change of lifestyle habits, economic income and housing demand. The original rural management system has been unable to meet the requirements, so the organization management system is an important part of the process of demolition and resettlement community construction. How to break through the original system and mechanism and explore the new system of resettlement community management is of great significance for promoting urban and rural planning and maintaining the rights and interests of residents.

3.2.1. Identify the main body of management responsibility and standardize the management system

The demolition and resettlement community often has the problem of overlapping management organizations. It not only retains the village committee, but also resets the neighborhood committee. There are problems such as overlapping management powers and responsibilities, and there are two sets of management methods in some affairs. Some of the affairs management is left unattended, resulting in the timely and effective protection of residents' needs. The author proposes that the demolition and resettlement community can attempt to merge the village committees, establish a community neighborhood committee with unified powers and responsibilities, take the community neighborhood committee as the main body of management, and carry out vertical management of the resettlement community. At the same time, they can guide the residents to set up the owners committee who can directly participate in the community management, forming a management system in which community residents' committees and resettlement residents work together.

Figure 1. Transformation of the community management system for demolition and resettlement

Image source: painting by the author

3.2.2. Innovative collective economic organization model

The rural collective economic assets are an important material basis for ensuring the livelihood of the villagers. Since the demolition and resettlement community residents have lost the land cultivated in the past, how to protect the villagers' lives through the collective

economy is particularly important. However, in the past, collective assets were generally directly managed by the government and its market economy could not be effectively played. The author proposes that the modern enterprise system can be integrated into the administrative management system through the reform of the collective economic system, the separation of government and enterprise, and the use of the form of community shareholding cooperation, through inventory checking, quantification of stocks, and clarification of property rights. On the one hand, collective assets are managed through professional managers. On the other hand, the one-person-one-vote system of shareholders is implemented based on the participation of shares, fairly maintaining villagers' voting rights. In the distribution system, the income of the residents is increased by dividends.

3.3. Increase employment opportunities and income sources for residents

To solve the livelihood problems of the residents in the resettlement community, it is necessary to carry out the employment and income distribution. On the one hand, increase the employment opportunities of the community residents, increase the income of the labor, and on the other hand, enrich the income sources of the community residents and protect the interests of the residents.

3.3.1. Increase employment opportunities for community residents

The driving force of villagers moving into the demolition and resettlement community mainly comes from the support of policies, which is a passive urbanization behavior. Although the living environment of the resettlement community residents is improved, they lose the necessary source of life, mainly due to the levy of cultivated land, low literacy, lack of work skills, etc, which makes it impossible for residents to afford the cost of living and community management funds, which in turn has led to a decline in the quality of life. In order to solve this dilemma employment opportunities for the villagers in the planning and construction of the demolition and resettlement community must be considered. First of all, the strategy of function mixing is adopted in the space to ensure that the living area meets the demand, and the commercial space such as catering and retail, or the industrial space such as hand workshops are laid out. Secondly, the community coordinating department, enterprise resources, and the organization of specialized personnel to carry out targeted skills training for the relocated villagers according to the needs of the post. Finally, the community cooperates with enterprises to create employment opportunities. On the one hand, the community provides employment opportunities in service centers such as service centers and sanitation, and on the other hand, it signs a targeted employment agreement with enterprises to increase employment.

3.3.2. Enriching the income of community residents

The author proposes that the plan should change the form of one-time compensation for the demolition and resettlement community in the past, and construct a distribution system that combines labor distribution, capital allocation and welfare security. Among them, the distribution according to work mainly relies on the protection of residents' employment and the distribution according to the number of residents' labor. The allocation of capital is mainly based on the shareholding system of the community, and dividends are based on the number of shares of the residents. The welfare guarantee is to provide basic living for the poor. Through the combination of the three methods, the residents in the resettlement community will be steadily increased, the rural people will make a smooth transition to the

community, and while pursuing the efficiency of the market economy, the fairness will be taken into consideration to ensure the living of the residents in the community.

Figure 2. Ways to solve the livelihood problems of the residents in the resettlement community

Image source: painting by the author

3.4. More targeted spatial planning

The same as the planning of ordinary residential areas, the demolition and resettlement community should consider the combination of building groups, transportation methods and organization, public service facilities, municipal facilities and other relevant planning principles. However, at the same time, due to a series of reasons such as the demolition and resettlement community housing can not be sold by the market bidding mechanism, the change of the residential identity from the villagers to the citizens, spatial planning needs to pay attention to three aspects: fairness and homogeneity, continuity of traditional cultural context and flexibility of the program.

3.4.1. Fairness and homogeneity are particularly important

Most of the demolition and resettlement communities are government-led, so there is no corresponding market bidding mechanism in the housing phase. If there are large differences between the units, many neighborhood disputes and social contradictions will often be attracted. Therefore, the fairness and equity of the demolition and resettlement community planning Goodness is especially important. It is necessary to avoid the design techniques of “King building” and central green space, and the fairness of the units should be as fair as possible, so that the green landscape, road traffic facilities and public service facilities enjoyed by each type of house are relatively good.

3.4.2. Continue the original cultural context

The residents of the demolition and resettlement community were originally farmers. In the planning of demolition and resettlement community, the original cultural context should be continued, and the customary community public space formed by the villagers should be inherited and expanded. Much attention should be paid to the setting of the space where the original residents once gathered and exchanged, and attempt to restore all the vitality of the original residence, as well as the inheritance of the original habits and customs, and enhance the sense of identity and belonging of the residents.

3.4.3. Flexible program

It is impossible for each type of plan to be absolutely good, because the floor, space and landscape environment, roads and transportation facilities, public service facilities and other elements are different for different types of houses. The planning program needs to be

flexible in these aspects. Besides, through the combination of different elements, each household (and other elements it belongs to) should be basically average.

4. Empirical study on constructive detailed planning of Longhai South District

Longhai south District is located in the west of the township of Longgu Town, Juye County, Heze City, Shandong Province. It is a resettlement community for the relocation of villages in the coal-pressing area, which mainly undertakes the relocation of two villages in East Bihai and North Bihai, as well as villagers in Liuhai Village and other three villages that have not yet been resettled. In addition, the planned site is relatively flat and the slope is small, so several villages will form a water surface in the next 2-3 years due to coal mining subsidence of the New Dragon Group. The villagers will have no land to farm, but the New Dragon Group will subsidize 1,500 yuan for each mu a year.

Figure 3. Location map of Longhainan District

Image source: painting by the author

Figure 4. Schematic diagram of planning design conditions

Image source: painting by the author

Figure 5. Topographic analysis

Image source: painting by the author

Table 1. Statistics of resettlement households

	North Bihai	East Bihai	Liuhai Village and other three villages	totle
120m ²	105	120		225
110m ²	510	445		955
90m ²	165	153		318
60m ²	18	16		34
totle	798	734	300	1832

Source of data: organized by the author according to planning requirements

4.1. Public participation in assisted planning and design

At the beginning of the design, villagers in East Bihai and North Bihai villages temporarily rented houses in the towns and villages because of the occupation of the village land. At the same time, many village children worked in the field. Many factors have led to the questionnaire not being distributed in paper form. Finally, the public participation was carried out by means of a combination of electronic questionnaires and on-site discussions.

4.1.1. Public participation and planning process

According to the planning and design conditions and on-the-spot investigations given by the government, combined with the design intention, the first electronic questionnaire was distributed, mainly to survey the age, living place, living habits, and the needs of the elderly for elevators and so on. A total of 734 copies were filled out. Among that, 718 copies are valid questionnaires.

Figure 6. First questionnaire chart

Image source: painting by the author

In order to pursue the richness and change of space, the plan attempts to combine the north-south and the east-west housing, but the results of the questionnaire show that 98.49% of the residents do not accept east-west housing. Thus, it is determined from the beginning of design that all the units are north-south. The way to avoid the iteration of the planning scheme.

During the investigation, it is found that the elderly houses in the surrounding demolition and resettlement areas are all three-story elevator-free houses, and they are independently set in the corners of the community, which is not conducive to community integration and the physical and mental health of the elderly. The plan intends to mix old people's houses in other units. However, this idea faces the question of whether young people and old people

are willing to live in the same building or does the elderly accept the problem of changing from a 3rd floor elevator-free house to a 6th floor elevator house? The questionnaire results show that 87.46% of the elderly and 88.11% of young people don't mind mixing, and 90.87% of the elderly accept 6-story elevators.

Due to cost considerations, the government asked the residential roof to be a flat roof. However, the results of the questionnaire showed that 96.26% of the residents did not accept the flat roof. Combined with the existing situation that the surrounding resettlement areas were all sloping roofs, they persuaded the government to change the design conditions and change the slope roof to flat roof.

Through the first questionnaire survey, the following three points are determined to guide the planning and design: First of all, the house must be arranged in a north-south direction. Second, the roof form is a sloping roof. Third, the elderly houses can be mixed with other units.

After determining the mix of old people's houses and other types of houses, there must be an elevator on the mixed-use 6-story house. However, setting up the elevator will increase the corresponding cost and post-maintenance costs. Whether all residents want the house with elevator on 6-story of the house is uncertain. At the same time, the 110-square-meter unit in the planning and design conditions must be equipped with a 1:1 ratio of the ground floor garage, but whether the residents really need garage parking or a lower floor space is worth exploring. Combined with the deepening of the program and the advancement of the planning stage, a second electronic questionnaire was issued, focusing on whether the elevator is installed on 6-story building and whether the demand for the underground garage is necessary.

Figure 7. Research and on-site discussion

Image source: the photo was took by the author

Figure 8. Statistics of the second questionnaire

Image source: painting by the author

According to the results of the questionnaire, about 58.33% of the residents chose the 6-story residential buildings with elevators. Therefore, the planning and design of 6-story residential buildings should include two types, one the elevator and the other without elevator. 42.37% of the residents chose the ground floor garage, and 57.63% of the residents chose the combination of the outdoor parking space and the bottom storage room, which verify the previous conjecture. At the same time, the planning plan did not need to design too many garages on the ground floor, resulting in the disadvantages of excessive depth.

4.1.2. Public participation in the guidance and revision of the planning plan

Some ideas for the beginning of the design can be clarified by means of public participation. According to the statistics of the actual residents' wishes, the planning and design techniques can be guided and limited, so as to avoid the repetition of the plan and a plan that is more in line with actual needs can be made. At the same time, different issues of industry at different stages can be clarified through public participation.

The planning and design conditions for the demolition and resettlement areas are mostly provided by the government, and the actual resident residents are less involved. However, through public participation, the government can fully understand the needs of the residents. What is more, it will also make up for the planning and design adjustments to a certain extent, and correcting the planning and design conditions will help the program to become more reasonable.

4.2. Organization management

At the beginning of the planning, a management system consisting of neighborhood committees, owners' committees and property companies has been established. The community of Longhai south District merged the village committees of Bihai and Liuhai involved in the demolition and resettlement, and established the community committee of Longhai south District, which is mainly responsible for daily life needs such as administrative management, social welfare, culture and education, publicity and education, and mediation of residents' disputes. At the same time, the community residents are guided to set up owners' committees, exercise the right of self-government, safeguard the common interests of the owners, and effectively supervise the residents' management power.

Starting from the two aspects of space and system, the plan solves the livelihood problems of community residents. First of all, construct commercial buildings in the community, so

that the internal functions of the community can be mixed to provide space security for the residents. Secondly, 30% of the commercial building area is taken as collective property, and the remaining 70% is allocated to households according to the proportion. The 100 square meter residential area is allocated for a commercial area of 2 square meters. Finally, the community set up a company, the residents convert the commercial building area into stock shares, entrust the company to operate in a unified manner, and the operating income is divided into internal dividends according to the stock.

Figure 9. Community distribution and management model of community in Longhai south District

Image source: painting by the author

4.3. Spatial planning

After many rounds of communication and revision with the government and villagers, the plan for “one core, one axis, one belt, three districts” was finally formed. The planning method of the courtyard concept and the setting of the market axis make the plan achieve fairness and homogeneity as much as possible, and continue the traditional cultural context. At the same time, through the planning techniques such as wind simulation and noise simulation, let each A household has achieved the best quality of living under the existing conditions.

Figure 10. Planning master plan

Image source: painting by the author

Figure 11. Aerial view

Image source: painting by the author

4.3.1. Courtyard group

Taking "harmony" as the concept and the three images of "water" as the context, the plan connects three theme areas in series to form the theme of 11 groups of courtyards.

Figure 12. Schematic diagram of the courtyard group

Image source: painting by the author

There is no concentrated green space in the whole demolition and resettlement area, and each group has the same elements, which ensures the relative goodness of each group. A central square is set up in the center of the group, with construction activities and old trees and children's activity bunkers on both sides. Under the shade of ancient trees, there is a new place of communication for each courtyard group. People can chat and drink tea under the tree. The bunker is set around the ancient trees to facilitate the elderly to look after the children in the process of communication.

Figure 13. Aerial view of the group

Image source: painting by the author

4.3.2. Market axis

The survey finds that there is a market opening only one day a week in the south side of Longhai south District, which is very popular. However, since there is no corresponding space bearing, it causes traffic congestion and environmental mess. It is planned to set up a north-south non-mixed road in the middle of the resettlement area, reduce the speed by designing landscape pieces, and introduce the original southern market into the community, which not only continues the original living habits of the surrounding residents, but also increases the popularity of the resettlement area. At the same time, it also solved the urban problems caused by the previous market.

Figure 14. Market comparison chart

Image source: painting by the author

4.3.3. Flexibility plan

According to the statistics of the questionnaire, the demand for elevators varies from residents to residents. According to the development trend of elevator configuration and the relatively high proportion of elderly people in Longhai south District, the demand for elevators will become higher and higher in the future. In order to meet the interests of different groups of people and consider the future development, it is planned to reserve the location of the elevator shaft for all 6-story houses, but residents can choose elevators according to their needs.

Figure 15. Plane floor plan for 90+90 units

Image source: painting by the author

It is planned to set up a parking garage and a plurality of storage rooms on the ground floor, and each storage room has a separate door. It is considered that different storerooms are allocated according to the different floors and garage sizes of different houses, and the uniform requirements are achieved through the flexible configuration of other elements.

Figure 16. The ground plan of the 110+110 unit

Image source: painting by the author

4.3.4. Application of planning techniques

There is a railway 40 meters south of the planned land, which has some noise interference to the community. Through wind simulation, noise simulation, sunshine analysis and other technical means, the wind speed in each courtyard group can be controlled at its smallest state in winter and largest in summer, and the interior of the community is least affected by railway noise. By doing so, the living quality reaches optimal under the existing conditions.

Figure 17. Schematic diagram of summer wind simulation

Image source: painting by the author

Figure 18. Schematic diagram of noise simulation

Image source: painting by the author

Figure 19. Schematic diagram of sunshine analysis

Image source: painting by the autho

5. Conclusion

The urbanization has undergone a rapid growth across the country. A large number of villages in China are converted into demolition and resettlement communities due to government land replacement and relocation of villages each year. For the time being, the demolition and resettlement communities have many problems such as it has the same planning means as ordinary commercial housing communities, it simply pays attention to space while neglecting residents' livelihoods, or the public participation is in the form and so on. Hence, the research on planning strategies for demolition and resettlement communities is of great importance.

In light of the problems in the existing demolition and resettlement community planning, combined with the construction detailed planning practice case of Longhai South District, a four-point planning strategy is proposed through the combination of theoretical research and actual cases: First of all, strengthening public participation can assist planning and design, the electronic questionnaire combined with the on-site discussion are recommended to public participation in the demolition and resettlement community. At

the same time, public participation can guide the planning and design to make it more rational and pertinent, and to some extent, to revise the planning and design conditions. Second, innovative organization management system is beneficial to the promotion of the conversion process of farmers to the citizenship. Third, planning should not only consider the space but ignore the future livelihood of the residents, and it is of great importance to increase the employment opportunities and income sources of the residents. Fourth, the fairness and homogeneity of the demolition and resettlement community planning is particularly important, much attention should be paid to the continuation of the traditional context.

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