

Research on Urban Village Reconstruction based on Eco-city Construction

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Abstract. In recent years, the problem of "village in city" in urban construction has become increasingly prominent, and it has become one of the urgent problems to be solved. Starting from the current situation of the ecological environment of the village in the city, this paper probes into the feasibility of incorporating the transformation of the village in the city into the construction of the ecological city, and puts forward some suggestions for the transformation of the village in the city based on the construction of the ecological city.

Keywords: Urban Village, Renovation, Humanization, Aboriginal, Renter.

1. Introduction

Eco-city was first put forward in the "Man and Biosphere (MAB)" plan initiated by UNESCO. Then, the concept of eco-city developed rapidly and became a new concept of urban development. At present, with the acceleration of urbanization in China, the scale and number of cities are expanding and increasing. More and more villages bordering cities are gradually surrounded by cities, forming a village in the city - village in the city. Villages in cities are a special regional phenomenon in the process of urbanization in China, which seriously restricts the healthy development of urbanization and becomes a major problem in the process of urban development and construction. Therefore, in order to improve the quality of urbanization, it is imperative to transform villages in cities. Therefore, it is of great significance for urban planning construction and managers to introduce the ecological concept into the urban village reconstruction so as to unify the process of urban village reconstruction with the process of ecological city construction, and to build a new ecological city through the urban village reconstruction.

2. Causes of Transformation

In China, urban villages were formed in the 1980s. Due to the rapid urbanization, the suburban village communities were gradually surrounded by urban land. After the reform and opening up, the state-owned enterprises have become independent and self-supporting enterprises. The government has no way to provide employment opportunities for the land-expropriated farmers. Therefore, it is necessary to retain the farmer's homestead and limited construction land, so that they can continue to live in the urbanized environment. Thus, the village in the city is formed.

Some traditional factors in the countryside continue to exist. This is not unique to China. Some old districts of ancient Italian cities, such as the old districts of Naples and Genoa. Even the famous Roman Colosseum was once occupied by the poor.

2.1 Rapid Economic Development

Firstly, "Since the reform and opening up, the macro economic system has been transforming and the planning system has been evolving. This evolution is not active, but more passive, driven by the marketization of urban construction. The commercialization of housing started in the early 1980s indirectly provided the impetus for the transformation of old cities. The commercialization of land started in the late 1980s triggered the large-scale transformation of old cities. Planning departments are exploring how to deal with the challenges of land development market. Challenges arise from the fierce competition in time and space caused by the rapid development of urbanization and the high scarcity of land resources and the unpredictability of market economy development. This has led to large-scale transformation for economic benefit. With the slogan of "creating a new urban central

area" and improving the "regional living environment", the causes of the transformation are mostly driven by the economy. Driven by this economy, the village in the city disappeared on a large scale, replaced by industrial parks and commercial residences.

Secondly, the rapid economic development has led to the continuous improvement of people's requirements for building quality and quality of life. In the ever-developing social environment, low-quality buildings will inevitably disappear. Dirty and disorderly villages in cities are bound to face transformation or renewal.

Finally, the government has obtained a large amount of local financial funds in the process of land transfer. The transformation of villages in the city has been encouraged and supported by the government to a certain extent.

2.2 Rapid Development of Cities

With the rapid expansion of the city, the villagers in the neighbouring cities lost their land, and the villages' residential areas were also enclosed in the urban area by the expanding cities. Such as Bali Village near Xiaozhai, Jixiang Village, etc. Villages in cities are bound to face their own urbanization process.

Then, these villages lost their land, and the villagers lost their inherent economic sources. They had to find new economic sources in the development of the city. At the same time, a large number of rural population poured into the city, resulting in the rising demand for low-rent housing. Villagers rent surplus houses as a source of income, while they continue to build more rentable houses. Low-quality, high-density urban villages are developing rapidly in such cities (such as the right picture). At the same time, as a vicious circle, it evolves continuously. The larger the city is, the higher the average height of the buildings in the villages in the city is. In the busy area of Xi'an, more than 15 meters.

"Without planning constraints, the volume ratio of the village in the city is as high as 3.0, and the building density is as high as 60%-80%. Only about 10% of the land in "urban village" is used for public facilities, greening and open space, while 25% to 35% of the land in urban planning is required for these purposes. The fundamental reason for the formation of "urban village" is that in the case of scarcity of land resources, the property rights of villagers are not damaged by negative "externalities" in order to maximize land income. This makes the environment of villages in the city worsen continuously and gradually become the scar of the city. Safety problems, housing conditions, lighting problems and sewage problems need to be solved urgently. Reform has become the simplest and most effective way.

2.3 Cultural Development

First, with the deepening of urbanization, the demand for housing in cities is increasing. Land is scarce in cities. Various unstable factors in the villages in the city not only affect the security of the surrounding areas, but also affect the appearance of the whole city. Therefore, it is often included in the scope of transformation.

Secondly, the transformation of villages in cities is a difficult social problem. Villages in cities are often rich in cultural deposits. For example, the Yuhua Village in Xi'an, which was the place where people lived in ancient times when they rushed to take the exam, has the auspicious meaning of "turning fish into dragon". Reform will lead to the loss of local culture. But transformation is often accompanied by huge profits from local land transfer. Therefore, the transformation of the whole village in the city is constantly on the stage.

3. Social Problems in the Transformation of Villages in Cities

3.1 Indigenous Peoples

As the main role of the village in the city, the aborigines should be the beneficiaries of the transformation, and their interests should be the starting point of the transformation. If the aborigines move back, live in large commercial buildings or high-rise complex, the original urban memory will

disappear. Only by retaining the original places of life, such as ancestral temples, temples, trees, etc., can the city impression be inherited by modernization. Therefore, the motive of transformation should take full account of the aborigines.

3.2 Developers and Tenants

As the executor and beneficiary of the current transformation, the contradiction between the developers and the aborigines is inevitable. In order to maximize profits, developers must reduce the cost of transformation as much as possible. This change led to a direct contradiction between the two sides of the transformation. The transformation process is very difficult. At the same time, in order to maximize profits, in the urban central area (such as Dongbali Village), the new project does not serve the low-income people, which makes it impossible for the aborigines and tenants to return. The situation of those most difficult to share housing is aggravated by the fact that the renewal plan destroys far more low- and middle-income housing than the newly built ones. Similarly, the transformation of villages in cities has led to a large number of migrants and low-income people moving elsewhere. For example, the renovation of Dongbali Village, the rent of a single room in the surrounding villages is less than 300 yuan, and the price of a single room with three rooms and one hall around Xiaozhai is higher than 600; the price of a single room with two rooms and one hall is higher than 700. The surrounding areas of the TV tower are 500 and 600 respectively. Because of the double rent difference, tenants will continue to choose the surrounding villages. If there are no villages around them, these tenants will have to move further into low-rent areas or choose commercial apartments twice as high -- "In most cases, they will only make their lives more difficult."

3.3 Linkage Effect

The transformation of villages in cities has a wide range of problems, because it involves many low-income people in cities and affects a large population. It has aroused public discontent. The credibility of the government has declined.³ Carefully Deal with the Problem of Urban Renovation-Humanization Requirement

4. Carefully Deal with the Problem of Urban Renovation-Humanization Requirement

4.1 Ensuring the Necessity of Renovation

Firstly, in order to retain the mechanism of urban context, we should focus on transformation and renew areas that can not be transformed. Instead of arbitrary demolition of villages. The old districts of Naples, Italy, mentioned earlier, are now dirty and chaotic. "Old districts like this are now all protected areas (in Italy)... In the old districts, the rent is low, and the people living in the old districts are low-income people. There are many small businesses and small service industries. They are of good quality and low price, and low-income people can not live without them. If the house and the environment are transformed, the rent will be expensive, the business and service industries will be upgraded, and these people will not be able to live. Therefore, the transformation of old districts will lead to social and political problems. This is to oppose the middle class in the old city centre and prevent the low-income people from being driven to the edge of the city.

Secondly, the transformation cost should be calculated reasonably, and the time cost must be calculated. "The annual revenue generated by new buildings must be greater than the sum of the possible annual revenue of construction costs and the future annual revenue of old buildings. It is profitable to demolish old buildings and build new ones." And the planning time is generally much shorter than the actual implementation time. For example, the main venues of the 2008 Beijing Olympic Games, the Global Financial Center, the Economic and Trade Building and other key projects.

4.2 Reconstruction of Harmony

Today, with the development of democracy and civilization, urban transformation in the 21st century should be a harmonious and prosperous development, not a federal urban renewal plan of the last century in the United States. It "attempts to reinvent American urban centers by introducing government power into the free market system and investing a lot of public finances". "In the process of urban reconstruction promoted by the urban renewal plan, people living at the bottom watched their houses being demolished by bulldozers. Urban renewal is totally immoral. Most of these slums are black and Puerto Rican settlements, so the Federal Urban Renewal Program is often referred to as the "black drive" program, which has been criticized. China has developed rapidly in the process of democratization, but the news of demolition is updated every day. It highlights the problems of insufficient publicity by the government and insufficient communication with the residents. Active communication and reasonable compensation can solve the existing transformation problems.

4.3 Humanistic Design

The principle of humanism is "emphasizing people's experience in the living environment". At the same time, urban residents are the masters of the city and share the prosperity and decline with the city. First, the renovation or renewal of the village in the city should be aimed at improving the living conditions of the aborigines. Improve its road, lighting, ventilation, water supply and other issues. Urbanization of infrastructure. Secondly, the texture of the village in the city should be preserved so as not to lose its impression and memory of the city after its transformation. Its transformation or renewal activities should be the combing and preservation of culture. It's not a featureless assimilation. Thirdly, the transformation should optimize the village space with humanism. Optimize residential space.

4.4 Improving the Social Security System

The construction of villages in cities can not be separated from the guarantee of scientific and sound development mechanism, and the construction of ecological civilization can not be separated from the corresponding system guarantee. At present, the social security system of urban residents in our country is not perfect, especially because the residents of urban villages have lost their land and have not enjoyed the same social security as urban residents. It is difficult for them to obtain employment, provide for the aged and enroll their children in school, which makes the villagers have a negative attitude towards the transformation of urban villages. Therefore, in order to realize the transformation of villages in cities smoothly, the villagers must be legalized.

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