



Deconstructing a Landscape Out-of-Place: the Afterlife of Rural Hollowing

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Deconstructing a Landscape Out-of-Place
the Afterlife of Rural Hollowing

A Thesis Submitted to the Department of Landscape Architecture,
Harvard University Graduate School of Design

by

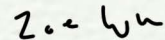
ZIYUAN WU ZOE

In Partial Fulfillment of the Requirements for the Degree of

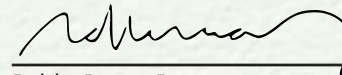
MASTER IN LANDSCAPE ARCHITECTURE

November 2022

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Zoe Wu



Pablo Perez-Ramos

The Afterlife of Rural Hollowing

Deconstructing a Landscape Out-of-Place:
the Afterlife of Rural Hollowing

Acknowledgements

Thank you to my advisor Pablo Perez-ramos for your guidance and critical feedback throughout.

Thank you to my friends for your continuous positivity and enthusiasm.

Thank you to my parents for your everlasting support.

The Phenomena of Rural Hollowing

Characteristic 1

Small and Fluxtuating Population Size

Cause

Unpredictability and Low profitability from Agriculture

Outcome

Decrease in level of consumption

Change in Cultural Landscape

Characteristic 2

Lack of Infrastructure and Services

Cause

Low recognition from regional government

Outcome

Fading public services, public infrastructure, public institutions

Characteristic 3

Dominant non-active local Population

Cause

Lack of Public Service and Educational Institution for Younger Generation

Outcome

Home Abandonment and Relocation

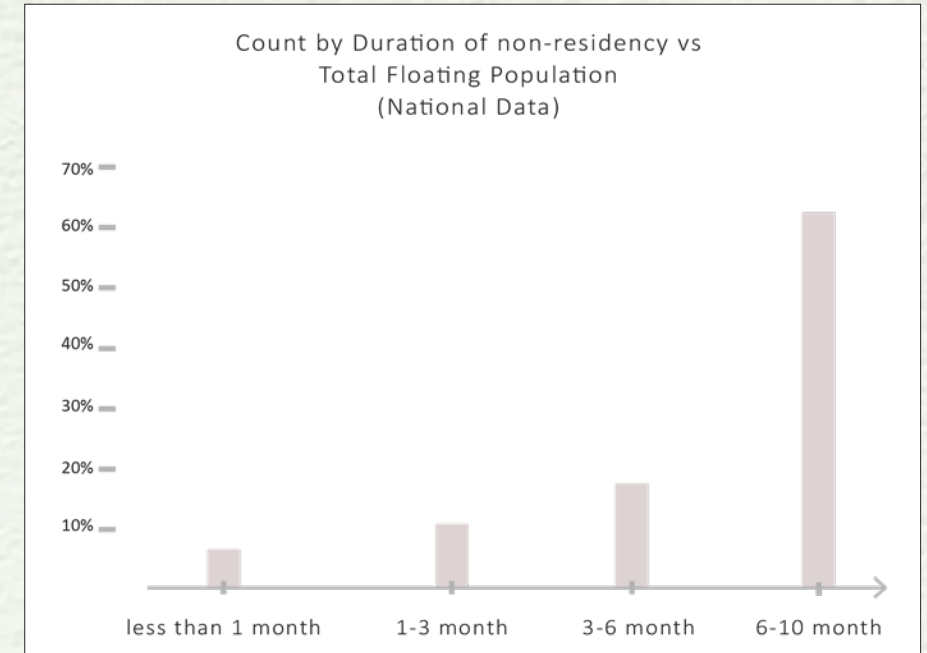
The Afterlife of Rural Hollowing

2-23 Floating Population according to current relocation

单位: 人

Current Location	Total floating population	Province		Floating out-of-Province
		Floating within City	Floating in Province	
National	492762506	367925353	116945747	250979606
北京	13409576	4991158	4991158	8418418
天津	6479695	2944879	2944879	3534816
河北	19775641	16620369	4442713	12177656
山西	12891174	11270656	3217374	8053282
内蒙古	11462961	9776541	2394517	7382024
辽宁	15670121	12822813	5676890	7145923
吉林	10350683	9349212	2399266	6949946
黑龙江	11549584	10720408	3067675	7652733
上海	15134258	4654606	4654606	10479652
江苏	29979948	19671338	6316191	13355147
浙江	30107815	13921361	4550365	9370996
安徽	18099918	16549409	4227612	12321797
福建	16464611	11574735	2803364	8771371
江西	13520934	12241920	3886904	8355016
山东	28026762	23897755	7283477	16614278

Data from National Bureau of Statistics

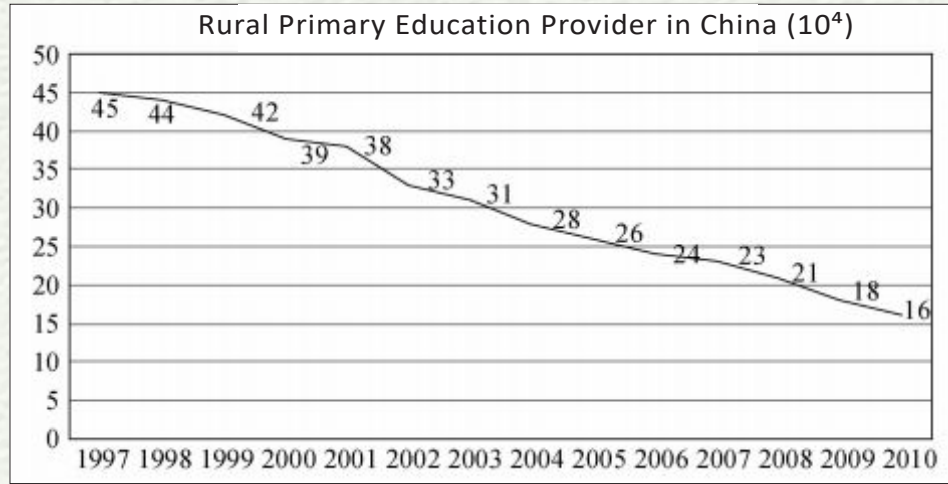


[Statistical Data from ReserachStep]

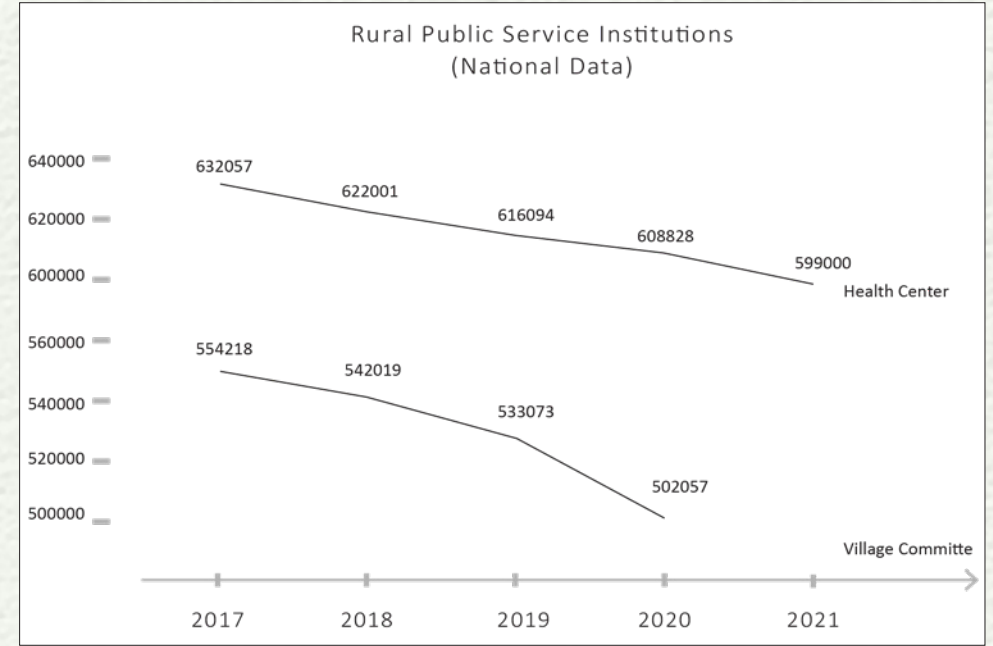
In China, highlighten in red, 0.38 billion people are floating population. These people left their hometown for most months of the year, typically return during intensive harvest seasons.

The Afterlife of Rural Hollowing

[Floating Population in China]
[Rural Labor Study]



Data from Ministry of Education of P.R.C.



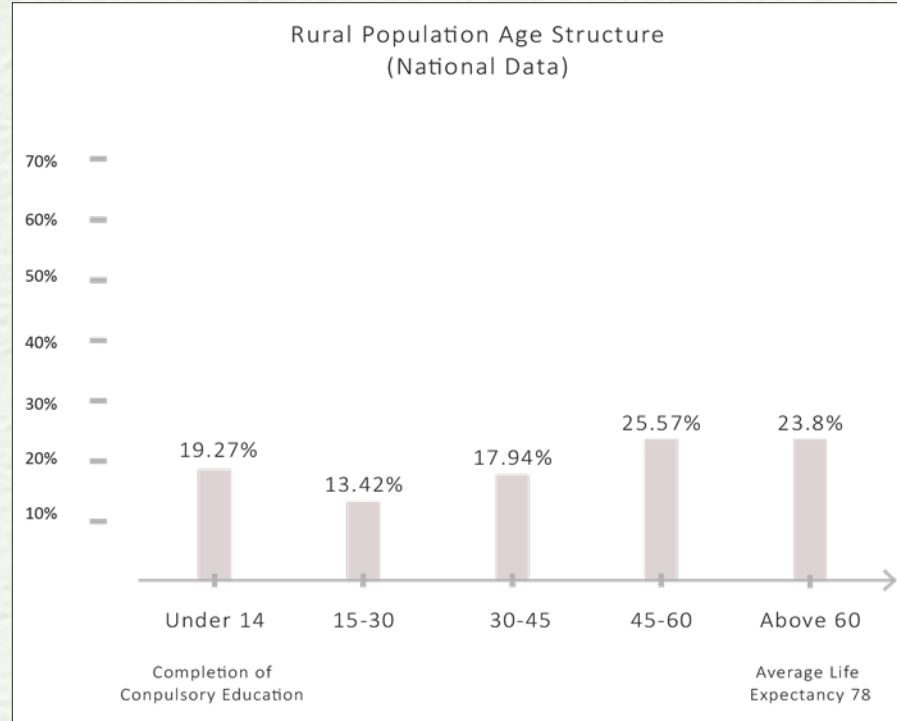
Data from National Bureau of Statistics

In China, as a result of population loss and integration of rural villages, rural public service such as education, health, and local administration continue to close.

The Afterlife of Rural Hollowing

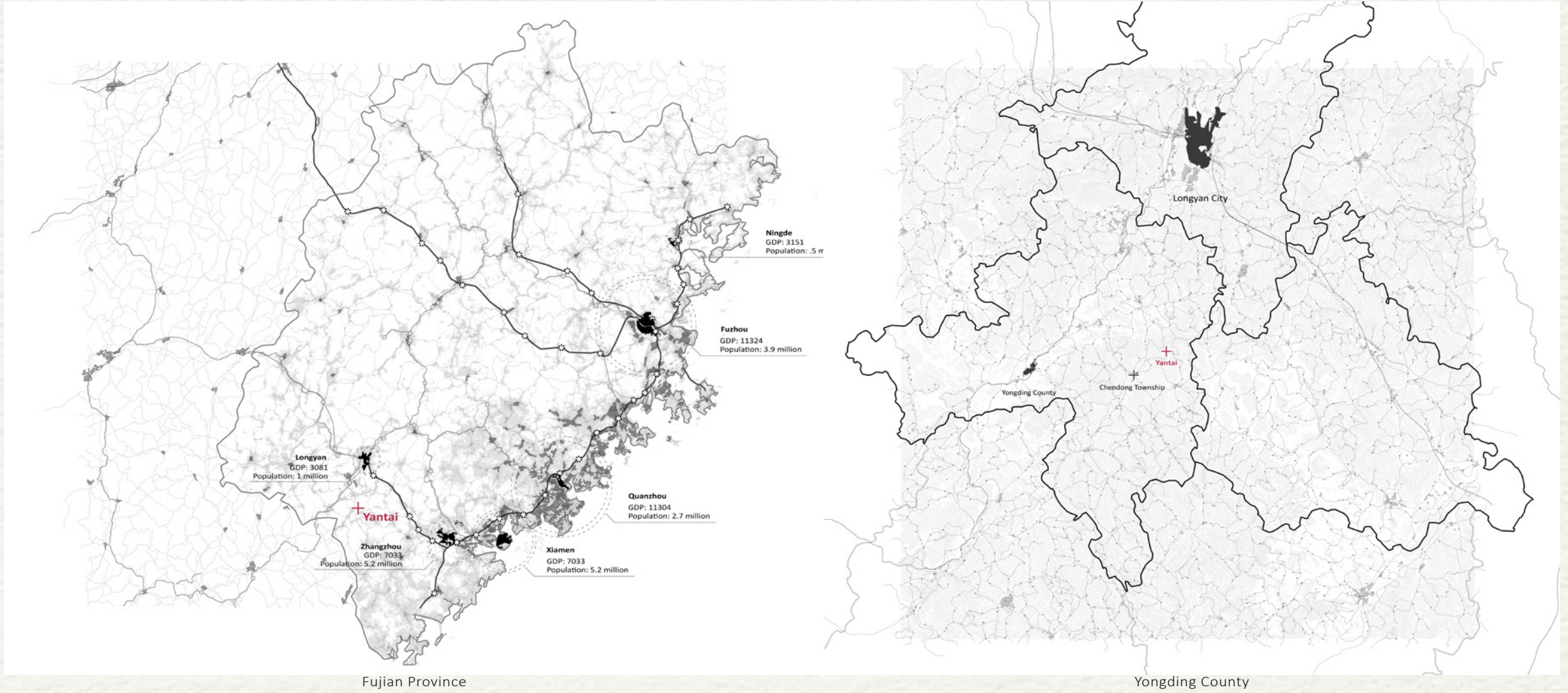
[Rural Elementary School Statistics]

[Rural Public Service Institutions Statistics]



Data from National Bureau of Statistics

Rural China is dominated by a junior and elder population, as adults seeks better wages elsewhere and senior takecare of their young.



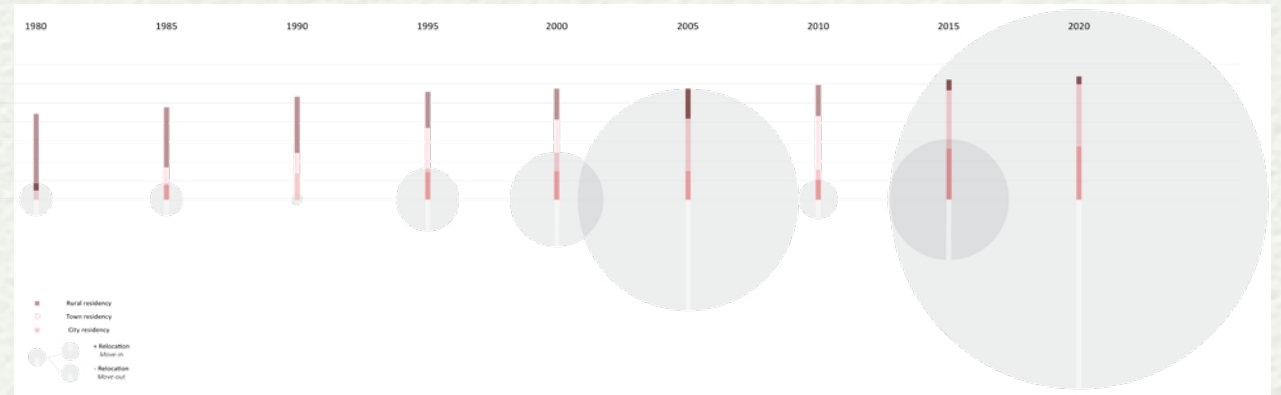
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[Yantai Demography]

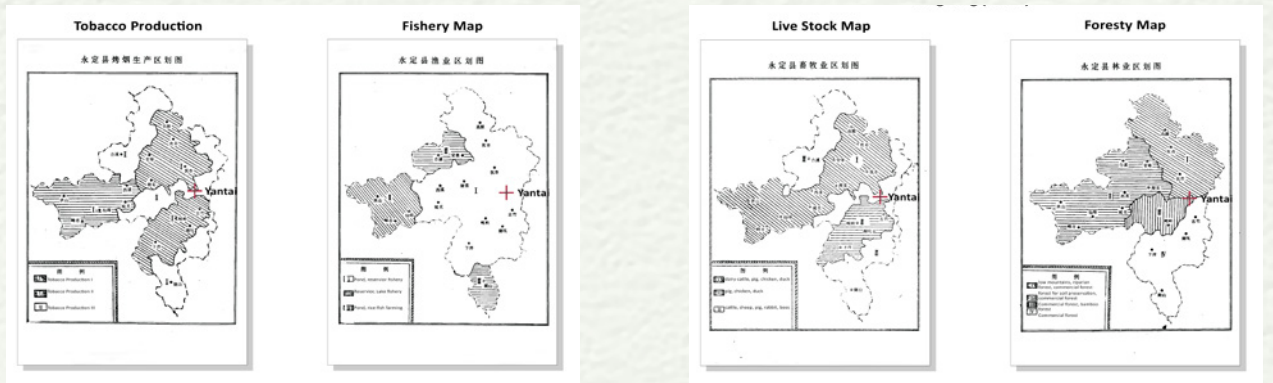
Population With Residency: ~2000
Residing Population: ~200
Dominant Senior Prominence



Yongding County



Population of Yongding from 1980-2020



Planning Map of Yongding in 1980s

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[Creek]



[Road]



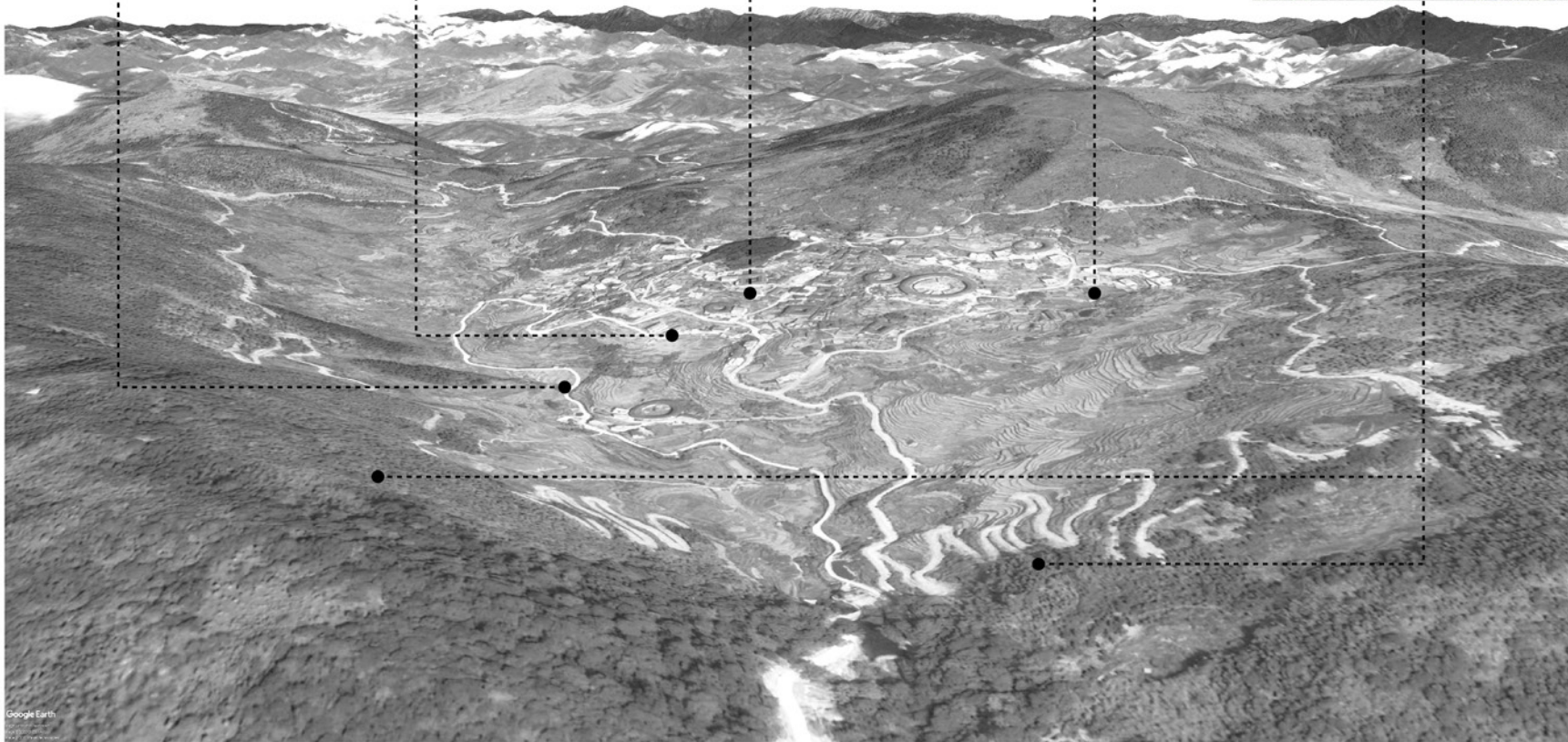
[Village Center]



[Rice Terrace]



[Bamboo Forest]







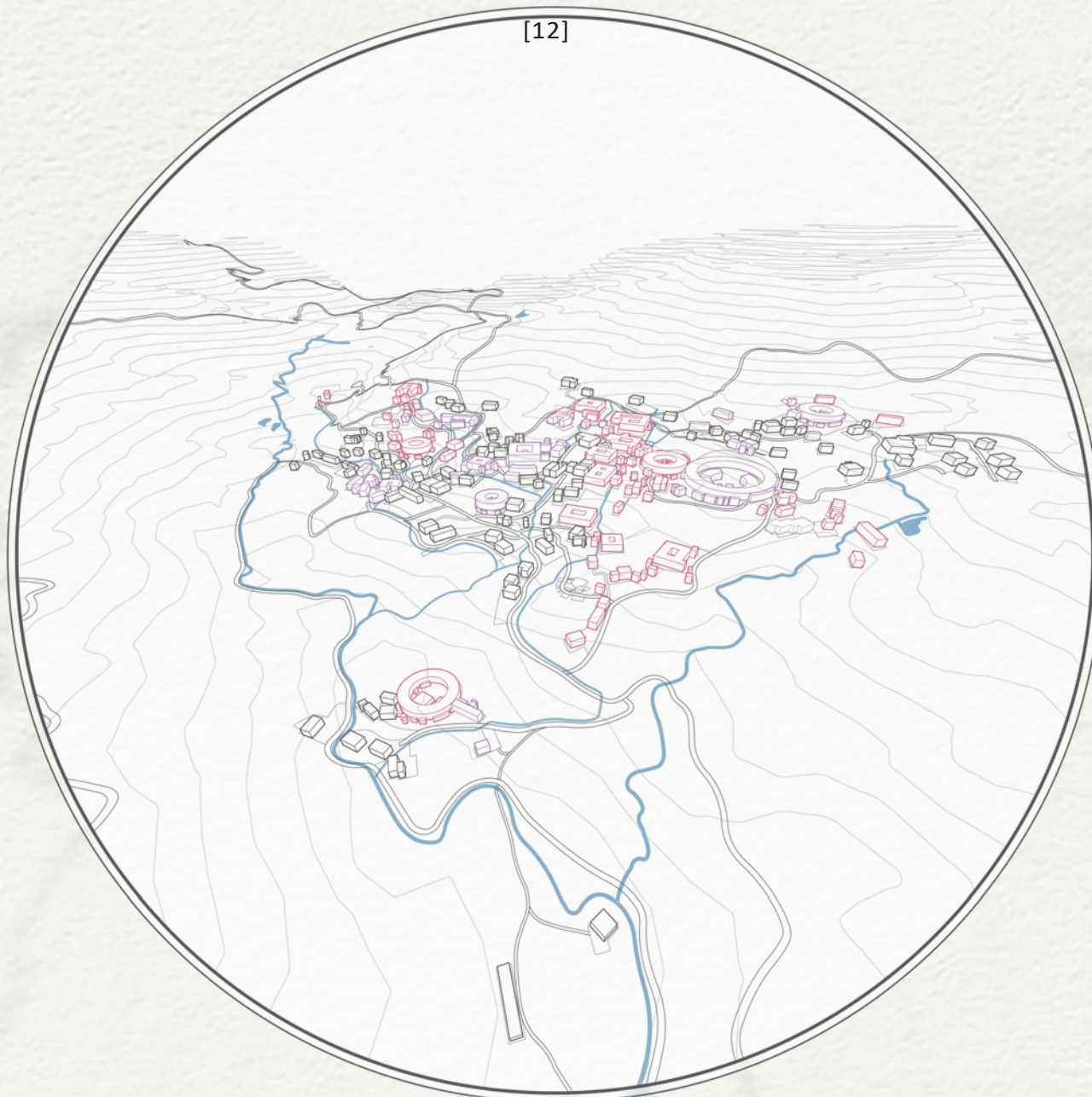
The reality is that many of these
tulous in the center of the village are
unoccupied and left to ruins. Many of
the drivers are legal reasons and
economic reasons.




[Unoccupied House]



-  Not occupied Houses
-  Occupied Houses

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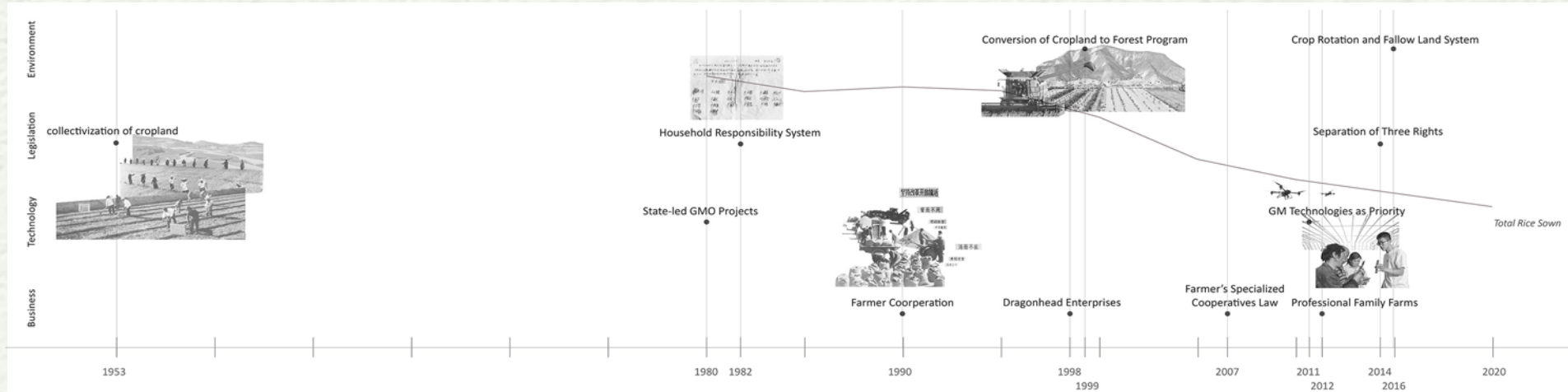
-  Tulous
-  Modified Tulous
-  New Houses

The Afterlife of Rural Hollowing

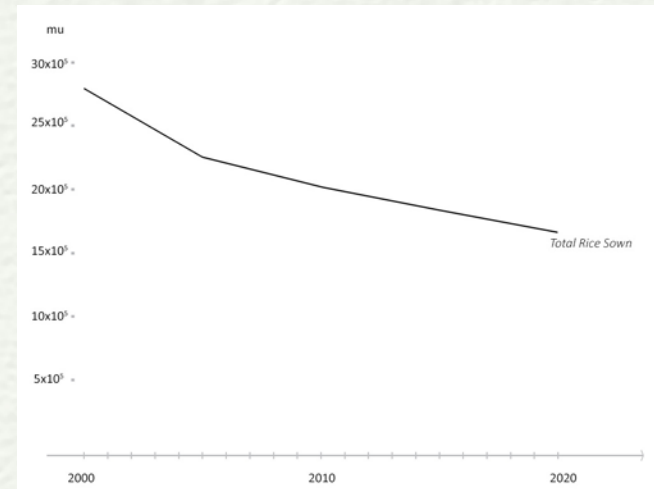




Country Agriculture Policies



District Agriculture Planting



In Longyan, average income generated from rural resident versus urban residents is: 20150 yuan / 30403 yuan. Urban residents earn 151% of rural residents.

The Afterlife of Rural Hollowing

Hollow Village Reform

Reutilizing Abandoned Land

Project 1

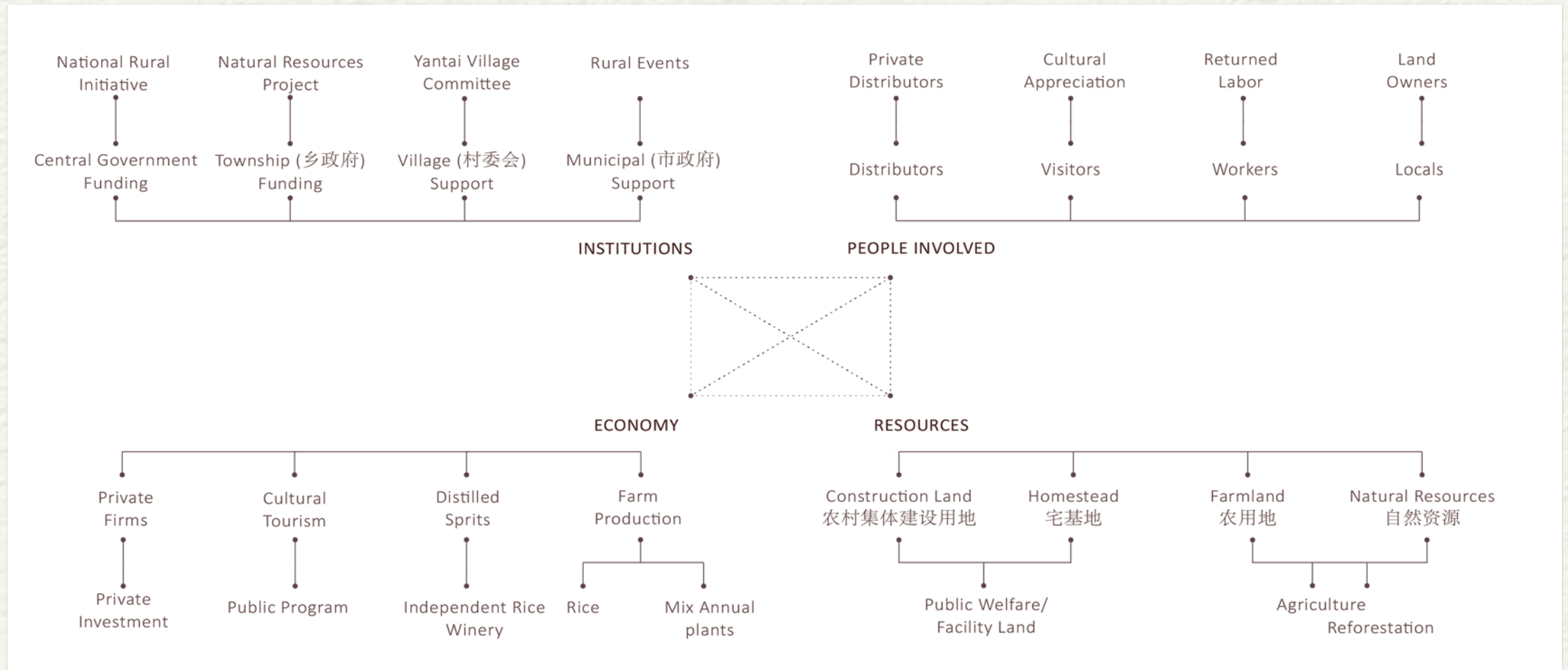
Building Economy:

Remediating Abandoned
Terrace, Starting Profitable
Economy

Project 2

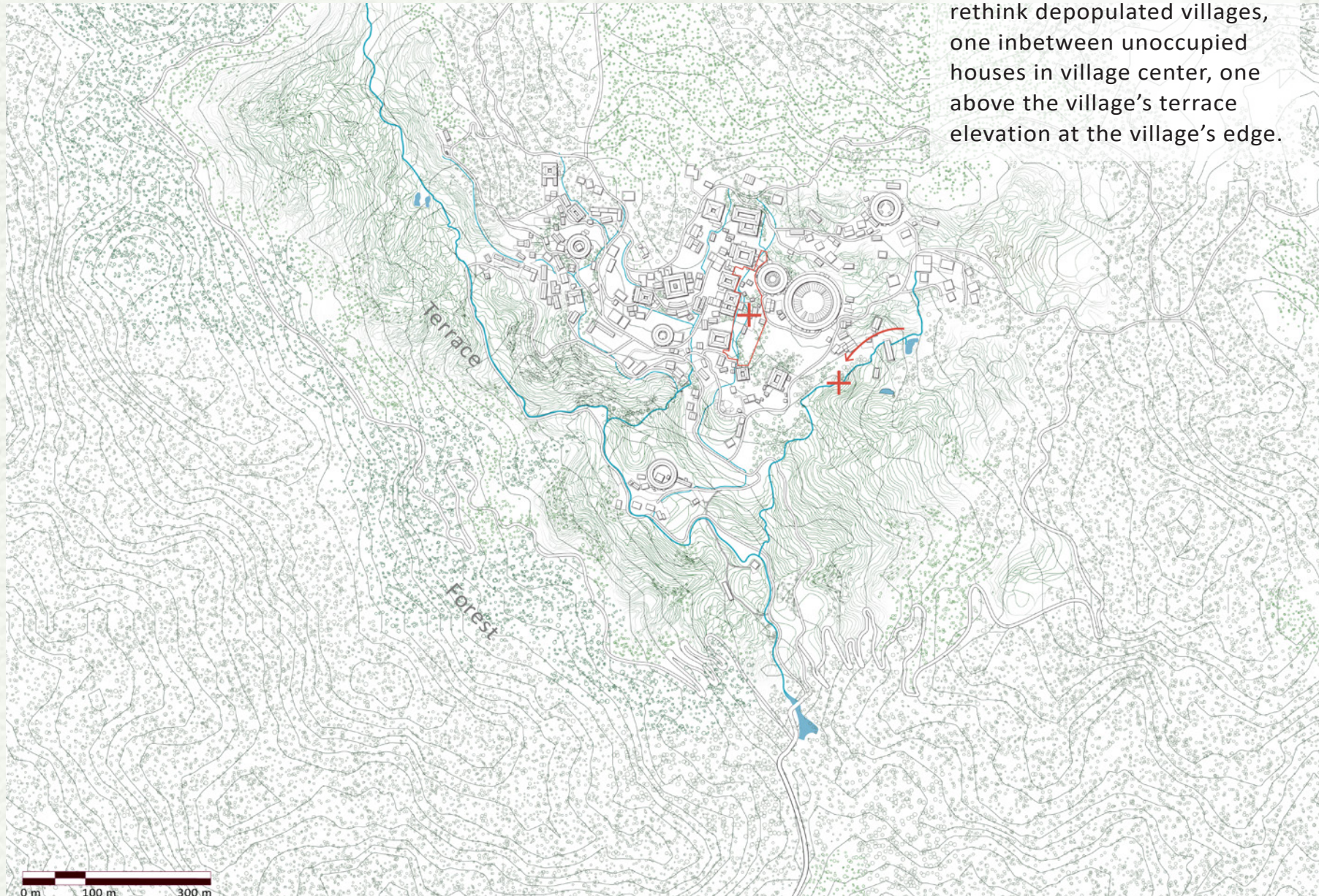
Investing in Public Service:

Repurposing Village Vacant
Space, Establishing
Community Program



Interactions between multiple agents in the village are studied and included: these members grounds and catalyze the village's revitalization.

Two sites are selected to rethink depopulated villages, one inbetween unoccupied houses in village center, one above the village's terrace elevation at the village's edge.



Project 1

Remediating Abandoned Terrace,
Starting Sustainable Economy

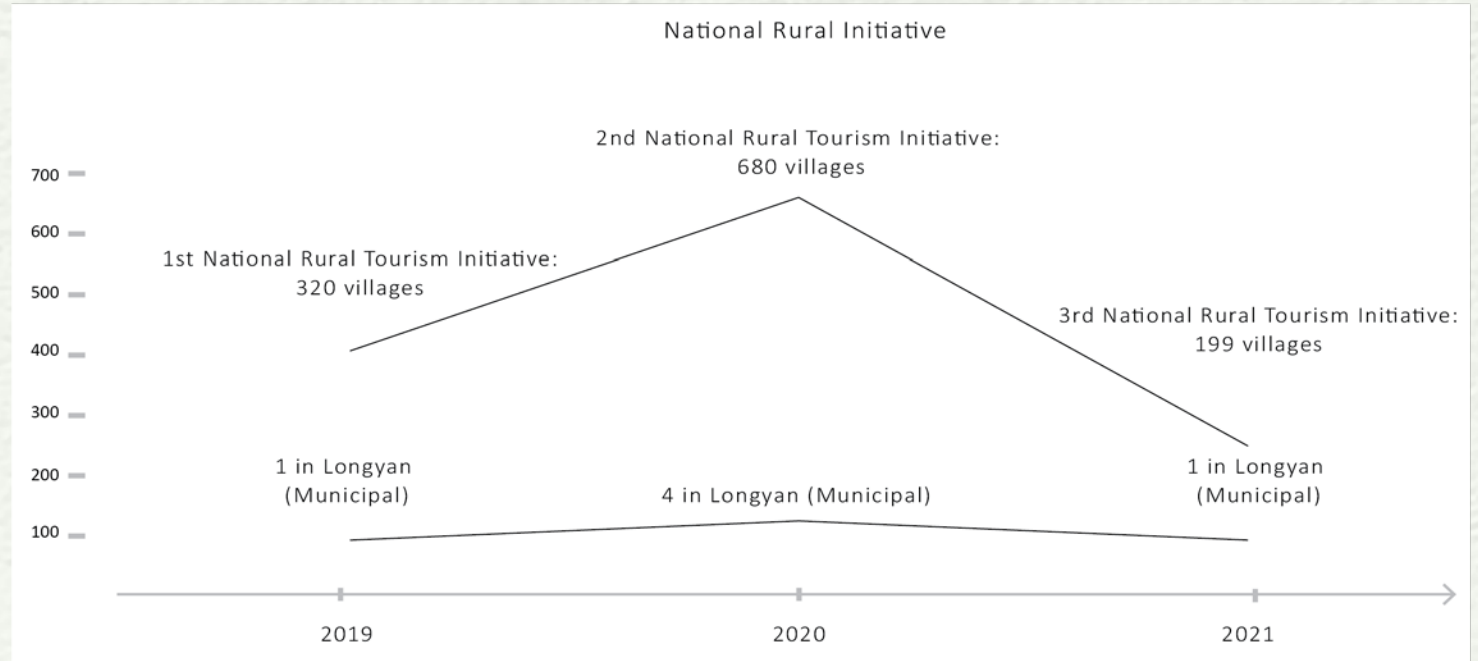


Agricultural movements in the 1960s-70s brought young labor from urban areas to remote rural villages. Rural hills and forest land were cultivated in these movements to create large areas of agricultural production.

The Afterlife of Rural Hollowing

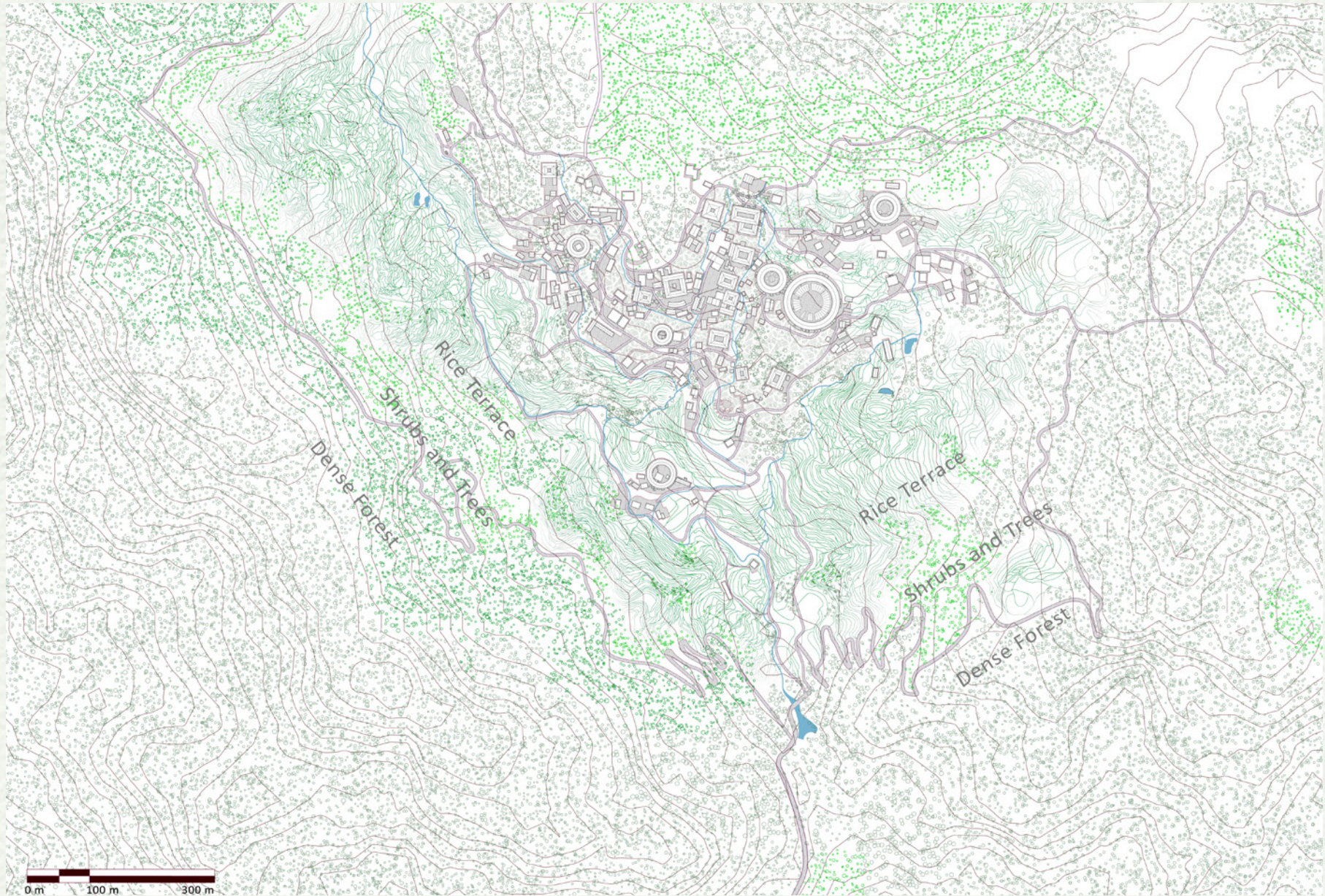
[Left: Learn from Dazhai Movement]
[Right: Down to the Countryside Movement]
[Right 2: Drone Image of Yantai Terrace]

拟入选第二批全国乡村旅游重点村名录乡村名单 (680个)		
238	福建	泉州市晋江市金井镇围头村
239	福建	漳州市华安县新圩镇官富村
240	福建	厦门市海沧区海沧街道青礁村
241	福建	莆田市涵江区白沙镇坪盘村
242	福建	平潭综合实验区苏平片区上攀村
243	福建	莆田市湄洲岛湄洲镇下山村
244	福建	宁德市古田县城东街道桃溪村
245	福建	漳州市平和县芦溪镇蕉岭村
246	福建	南平市邵武市和平镇和平村
247	福建	龙岩市武平县城厢镇云寨村
248	福建	福州市罗源县霍口畲族乡福湖村
249	福建	龙岩市新罗区小池镇培斜村
250	福建	漳州市南靖县书洋镇塔下村
251	福建	泉州市德化县国宝乡佛岭村
252	福建	三明市清流县林畲镇林畲村
253	福建	三明市大田县济阳乡济中村
254	福建	宁德市屏南县熙岭乡龙潭村
255	福建	三明市泰宁县上青乡崇际村
256	福建	南平市武夷山市五夫镇兴贤村
257	福建	龙岩市永定区陈东乡太村
258	福建	厦门市同安区莲花镇军营村
259	福建	南平市建瓯市小松镇湖头村
260	福建	福州市永泰县嵩口镇月洲村
261	福建	福州市永泰县梧桐镇春光村
262	福建	龙岩市武平县万安镇捷文村
263	福建	南平市武夷山市兴田镇南源岭村
264	江西	景德镇市浮梁县瑶里镇瑶里村
265	江西	南昌市安义县石鼻镇罗田村
266	江西	萍乡市芦溪县宣风镇竹垭村
267	江西	萍乡市湘东区麻山镇幸福村
268	江西	吉安市万安县高陂镇高陂村



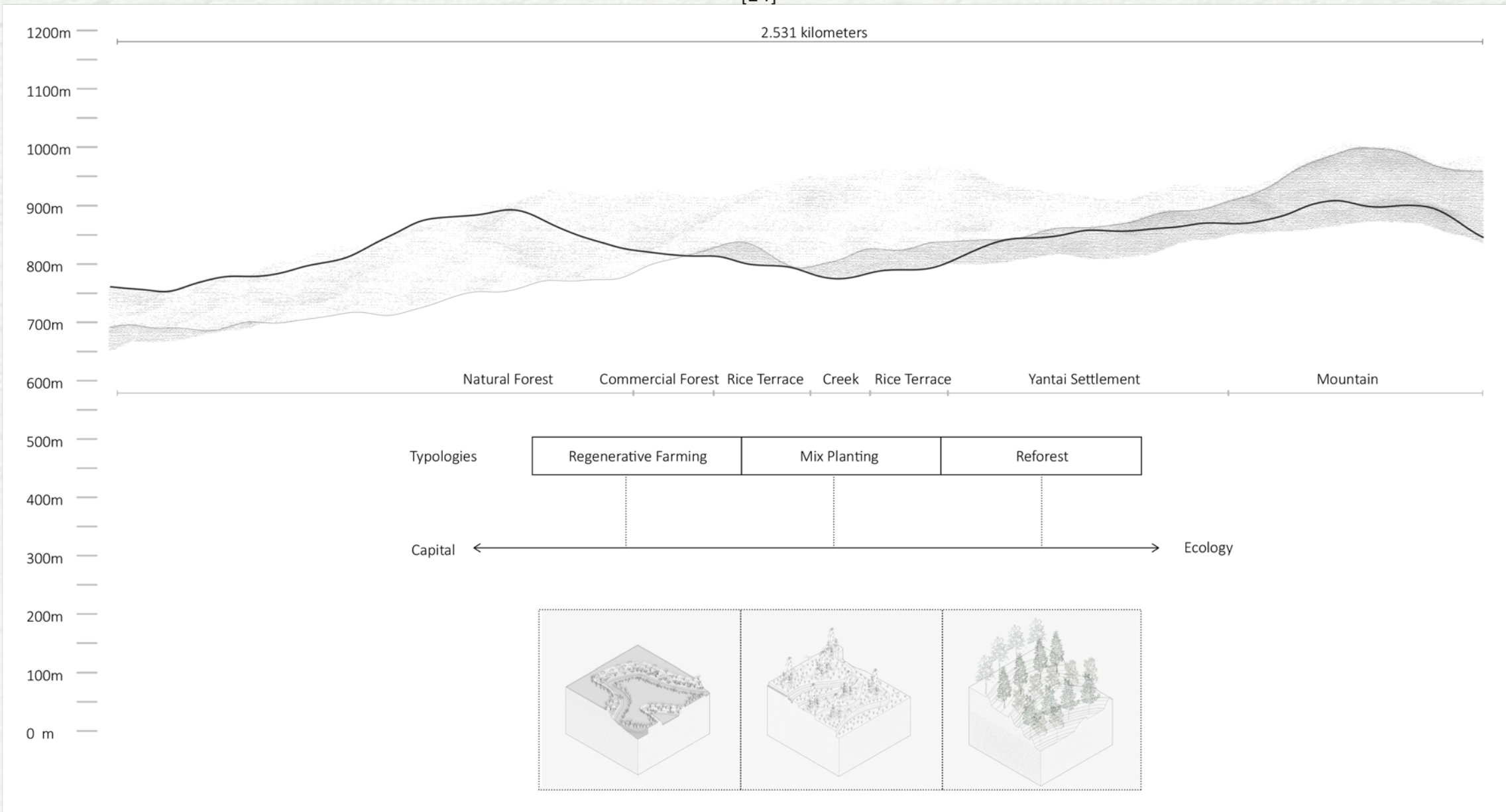
As a longterm solution for village revitalization, landscape with aesthetic value is kept as working landscape in a settlement with population less than 200. Similar situations exist in many villages.

[Left: List of National Rural Tourism Initiative in Fujian Province]

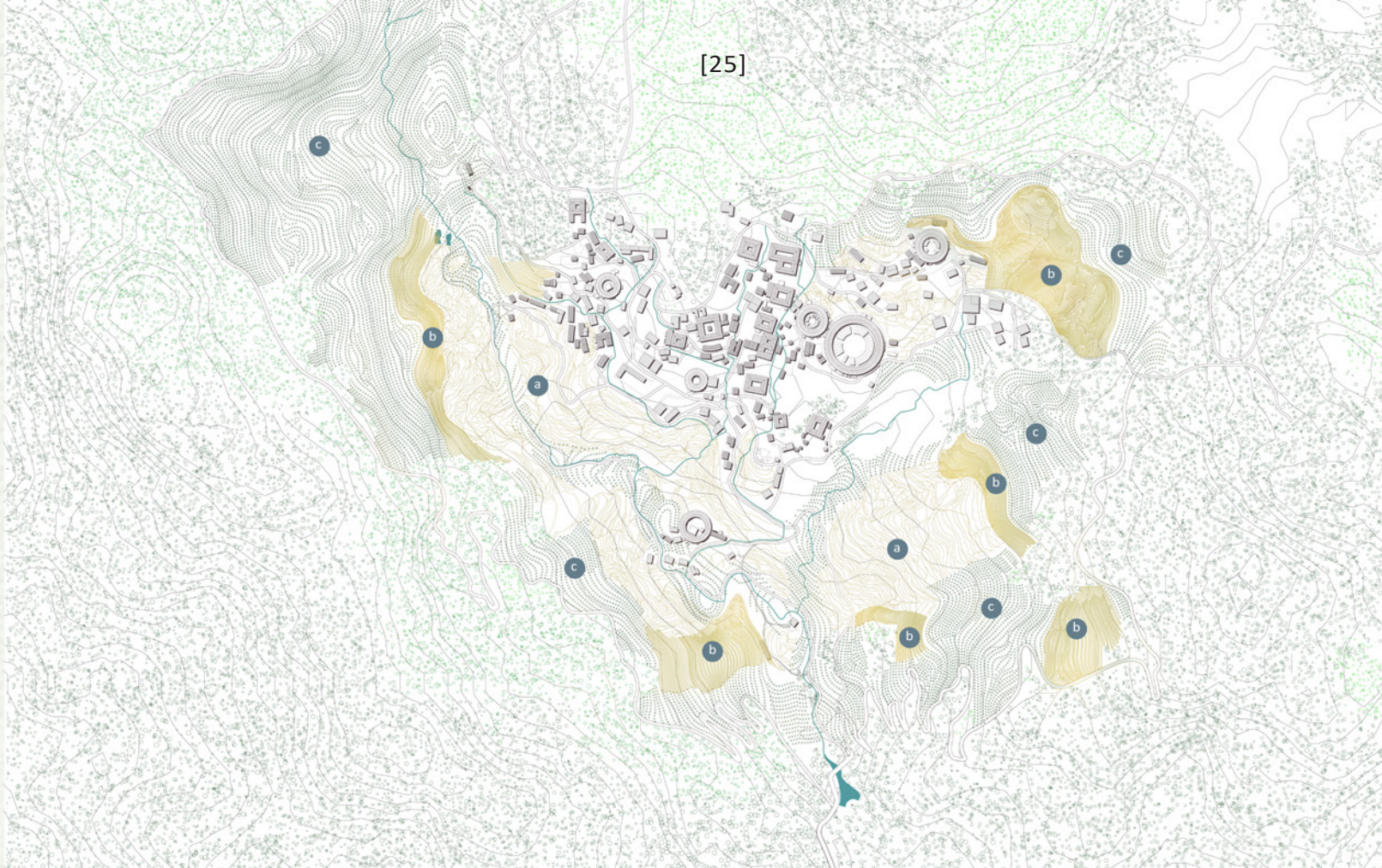


- Herbacous Groundcovers
- Bamboo Forest
- Conifers And Deciduous Forest

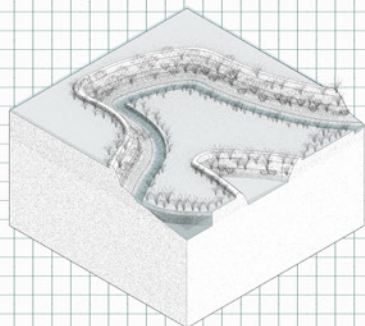
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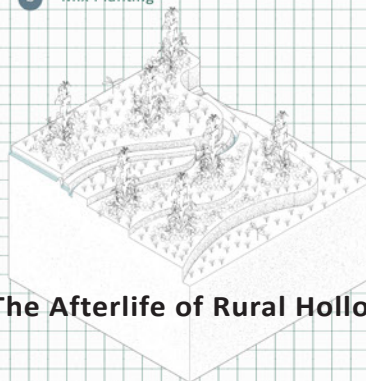
The Afterlife of Rural Hollowing



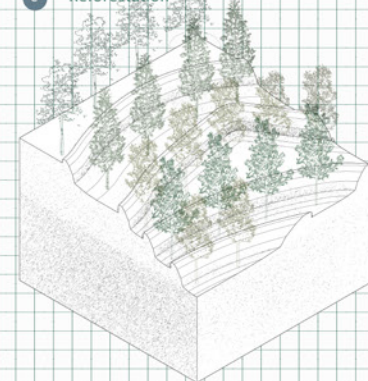
a Regenerative Farming



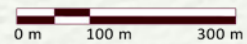
b Mix Planting



c Reforestation



The Afterlife of Rural Hollowing



[26]

To more terrace

Village Former Theater

Fu Sheng Lou

To Tianyang Village

To Chendong

The Afterlife of Rural Hollowing

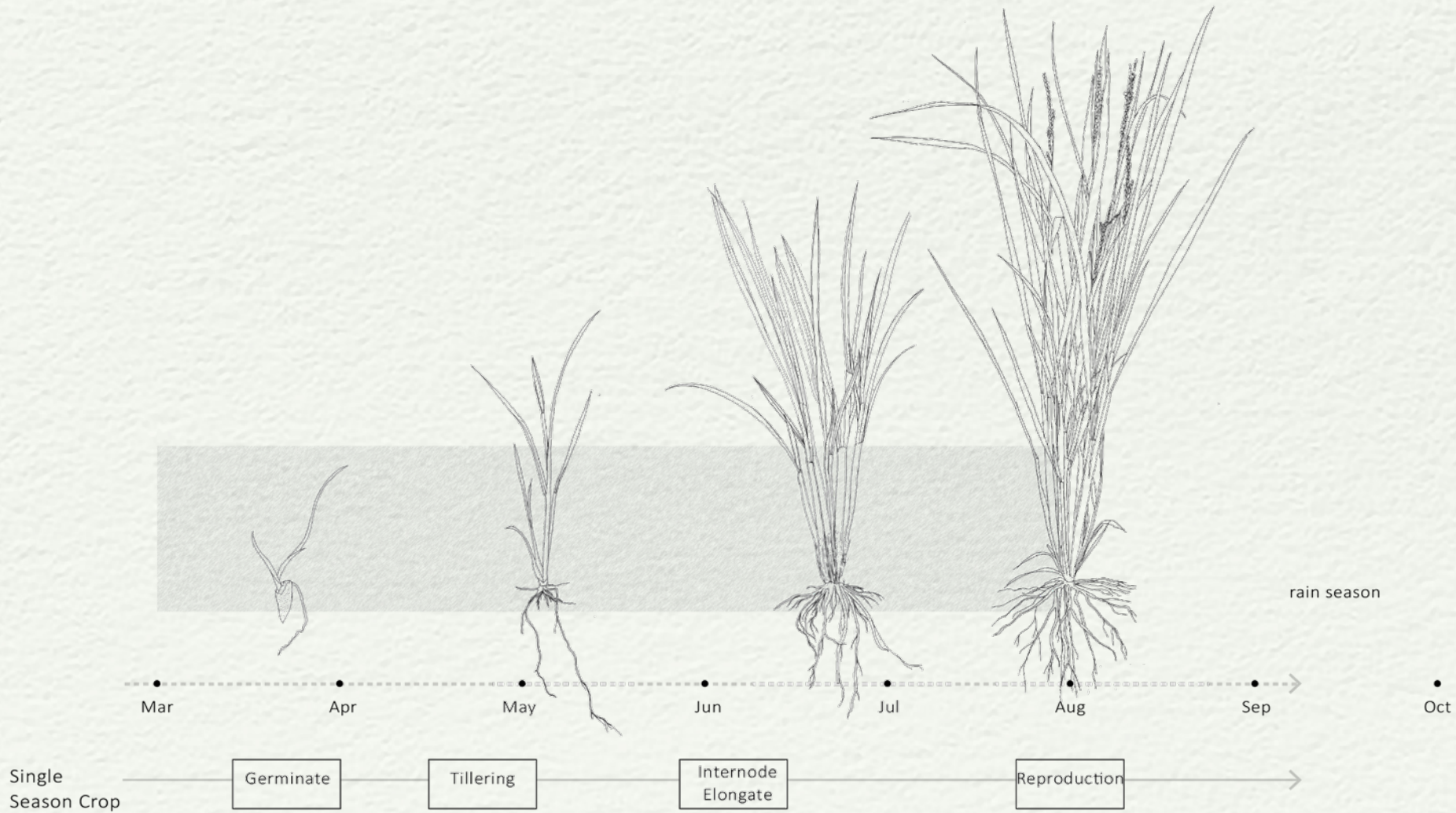
----- removed roads

— new roads

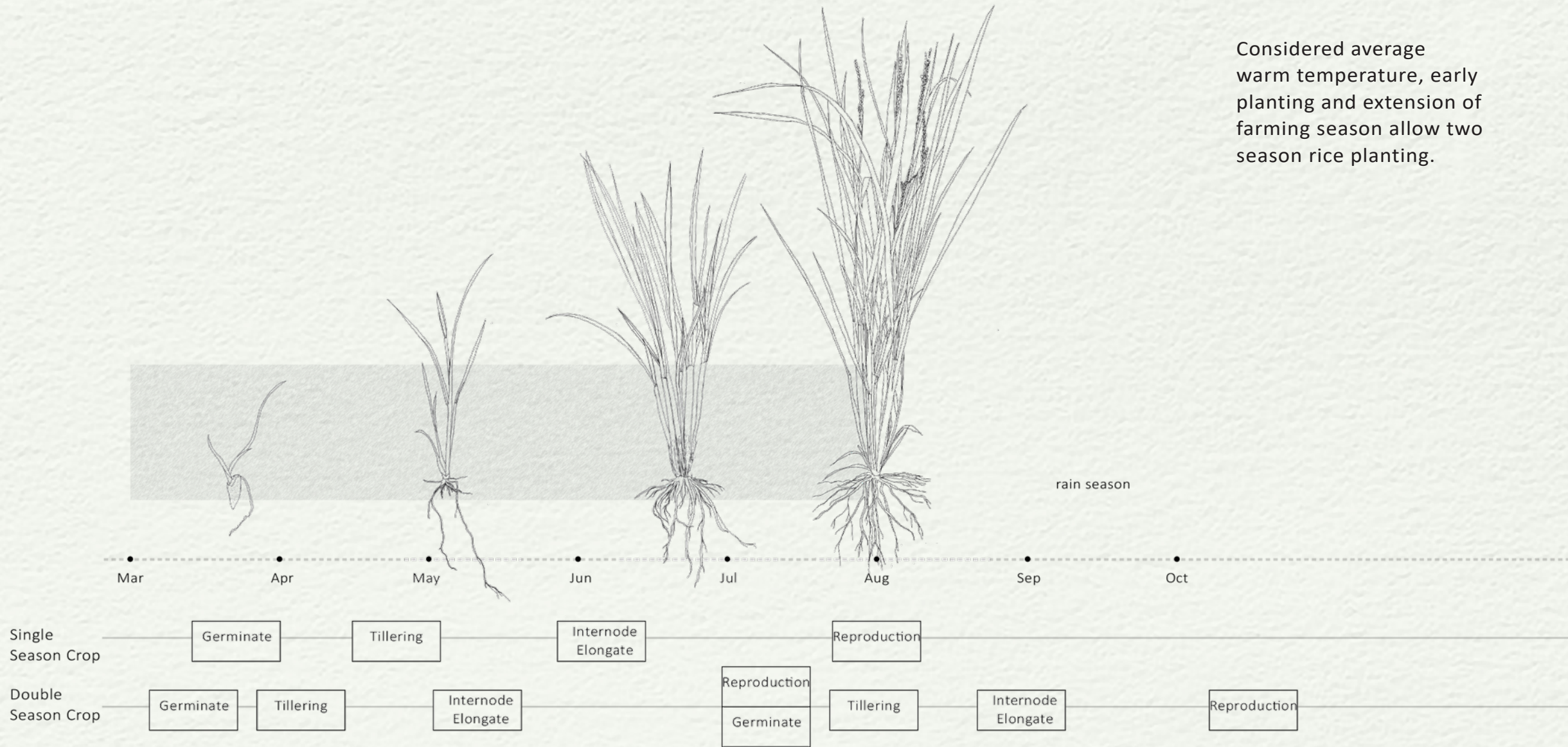


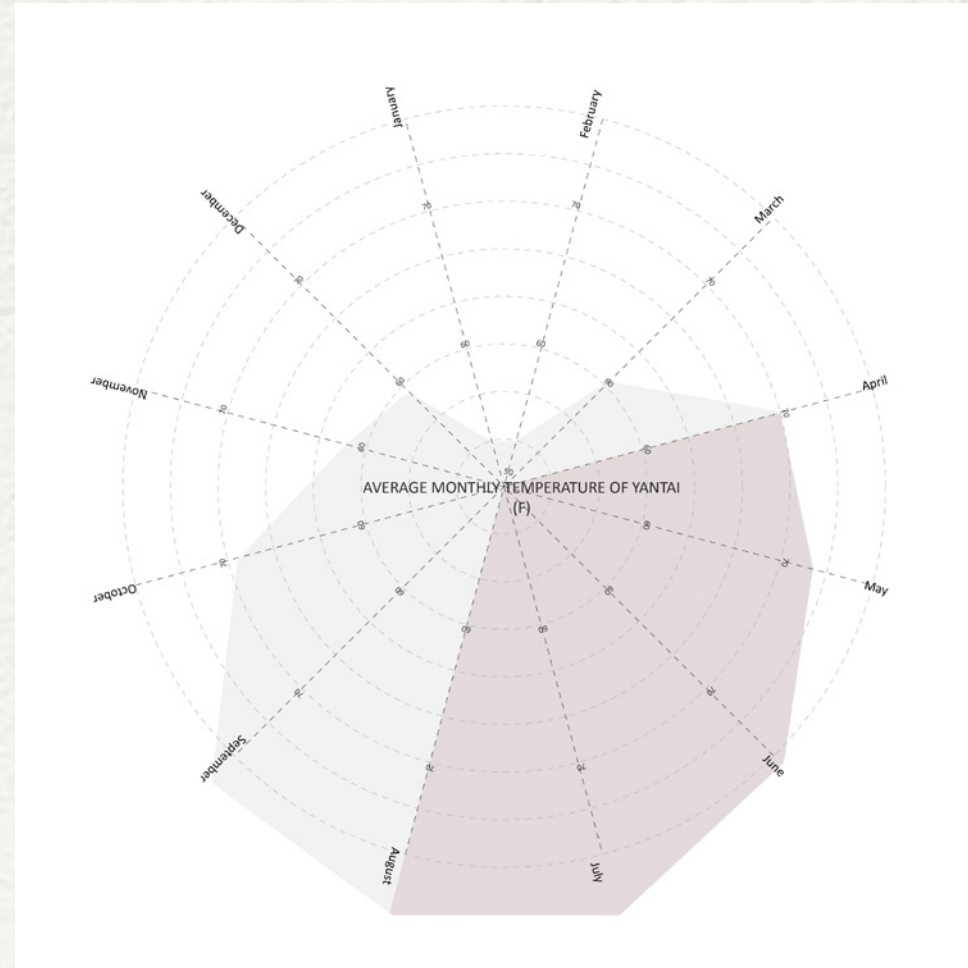
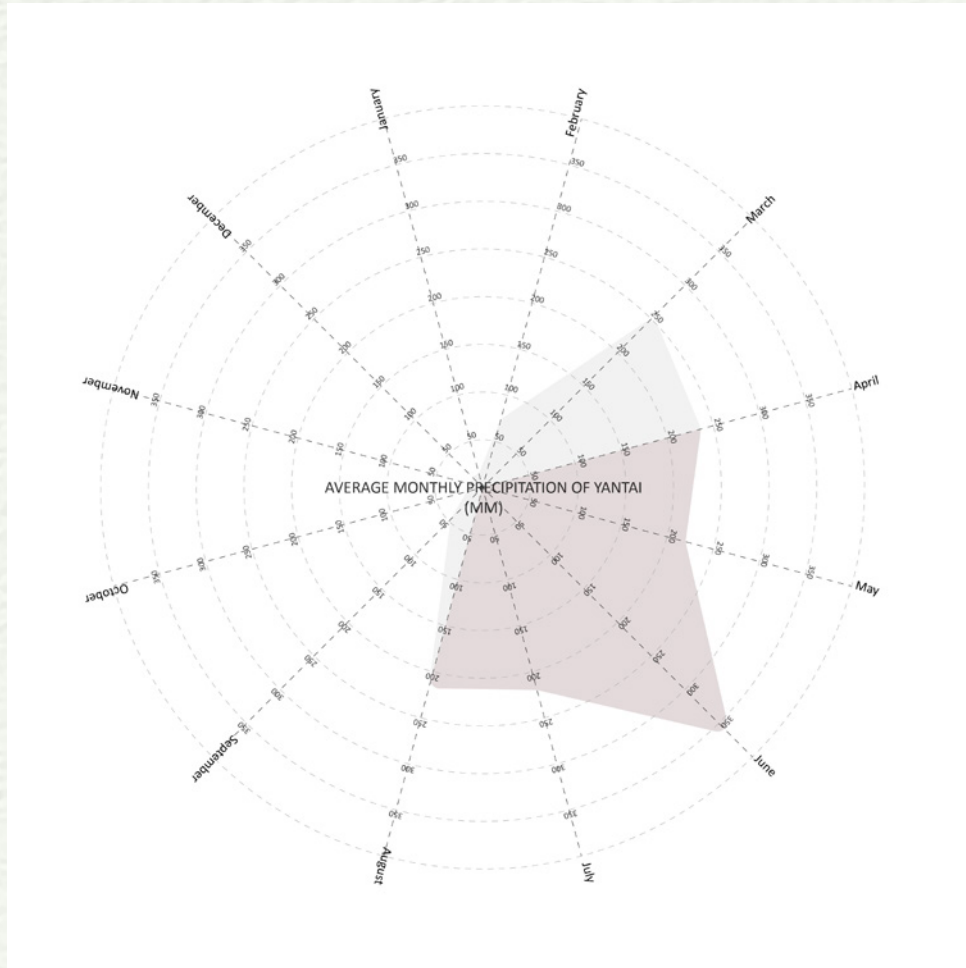
[27]

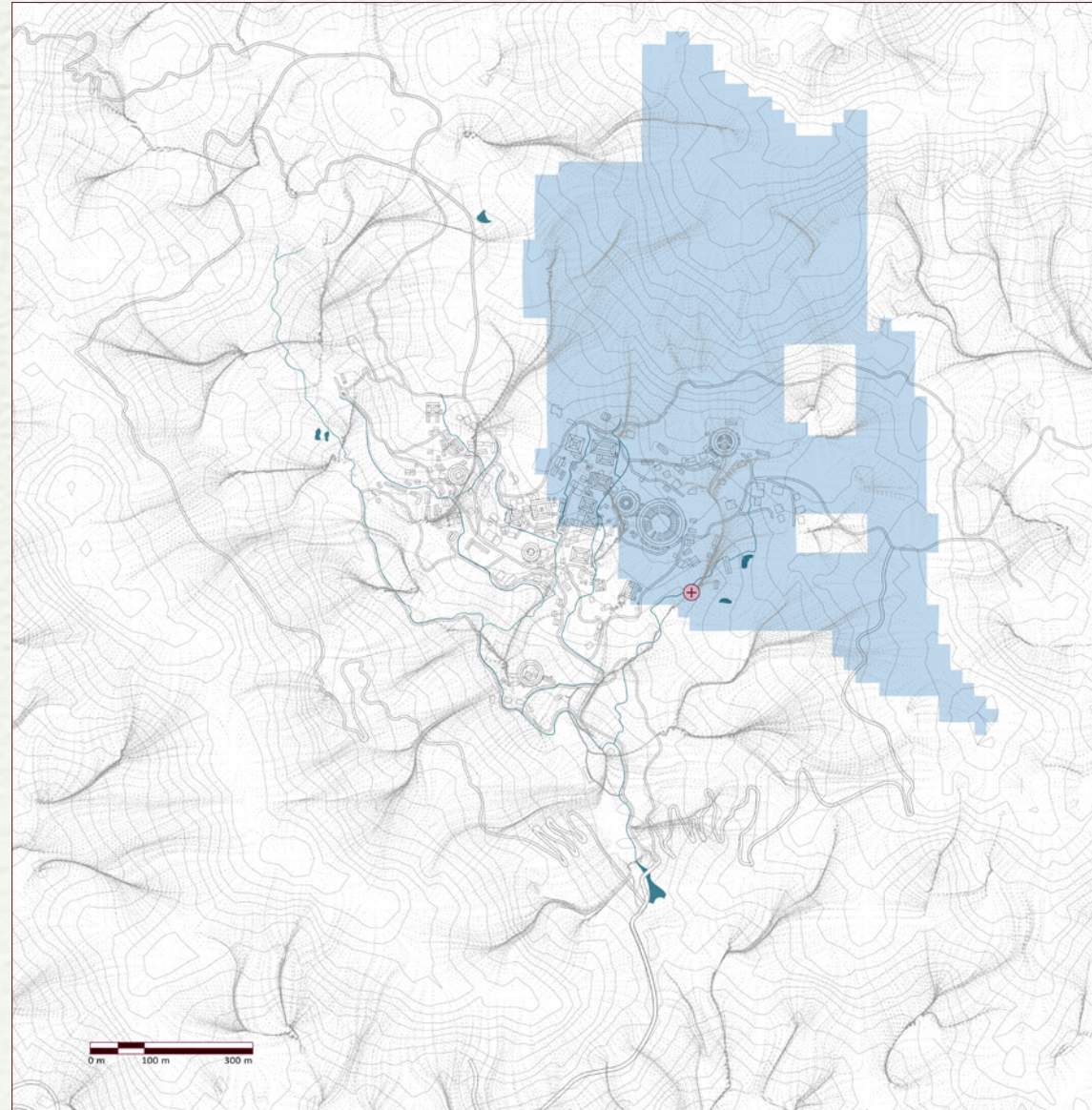
Limited by limited rain season, Yantai cultivate single season crop per year, limiting its productivity and profit.



Considered average warm temperature, early planting and extension of farming season allow two season rice planting.

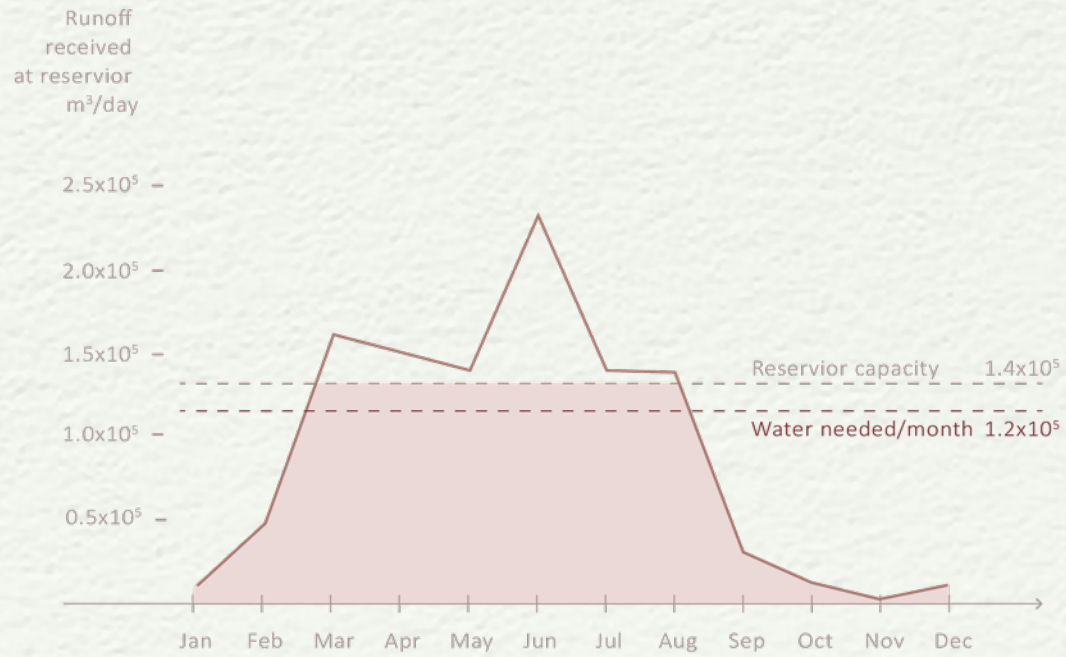




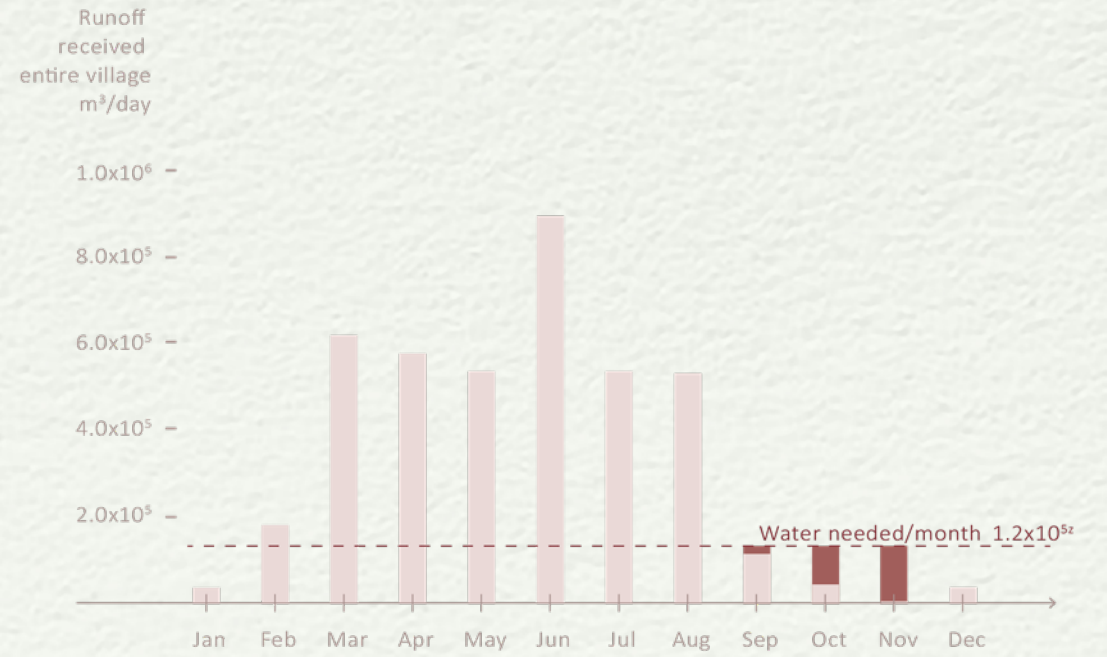


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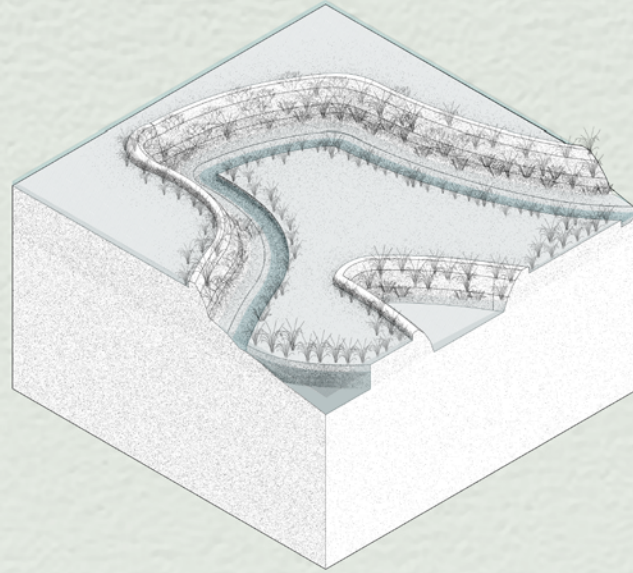
Runoff Collection at Reservoir vs
Water need for envire village agricultural production



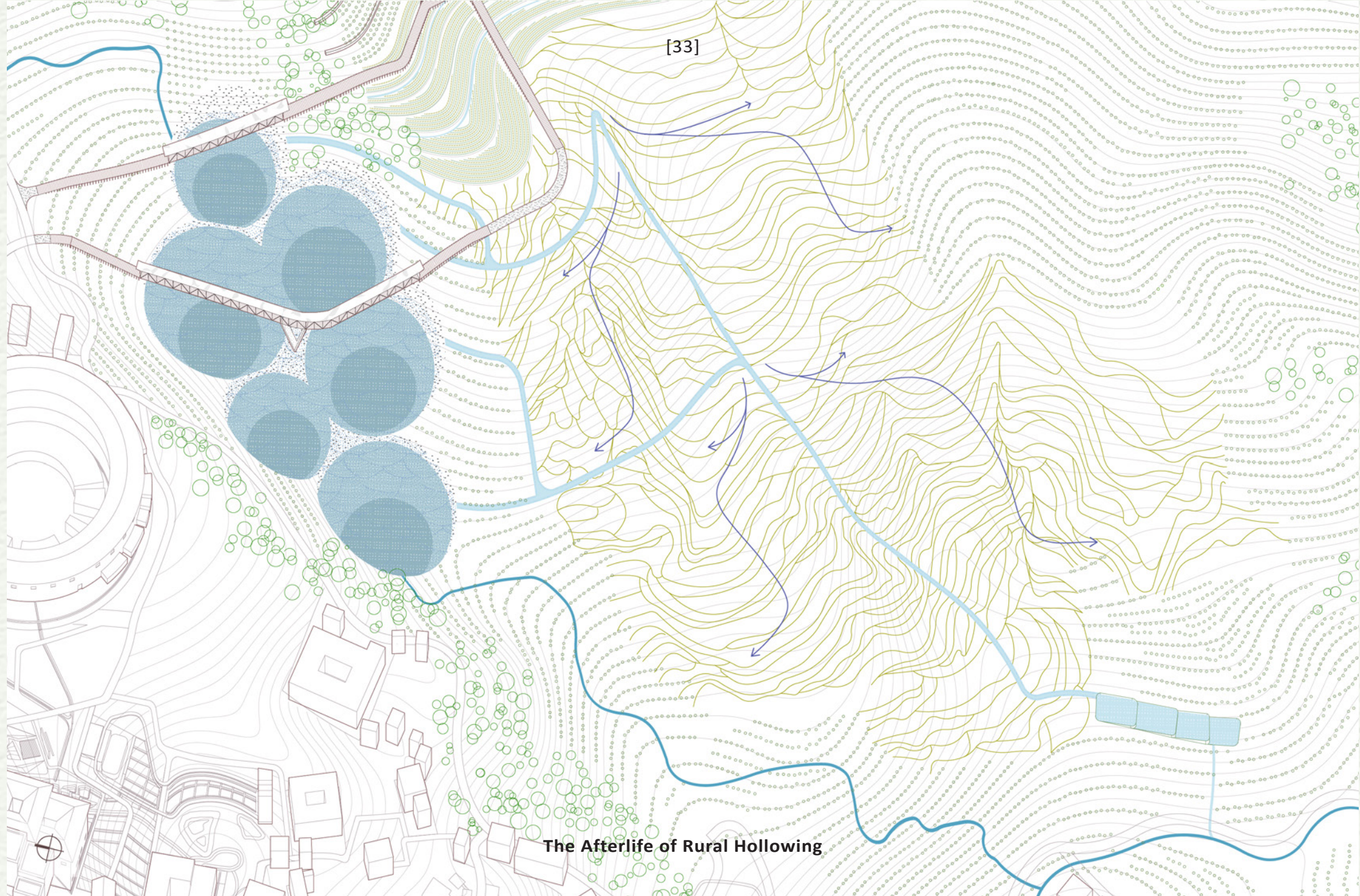
Villagewide runoff vs
Water need for envire village agricultural production



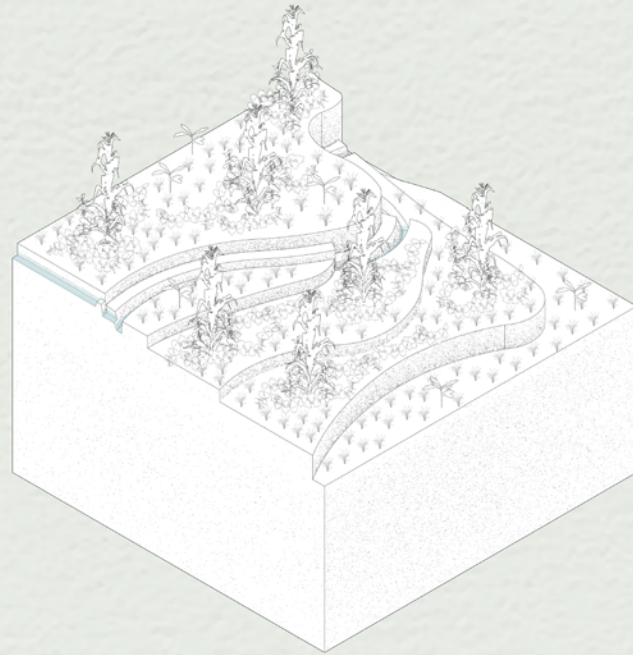
[32]



Regenerative Farming

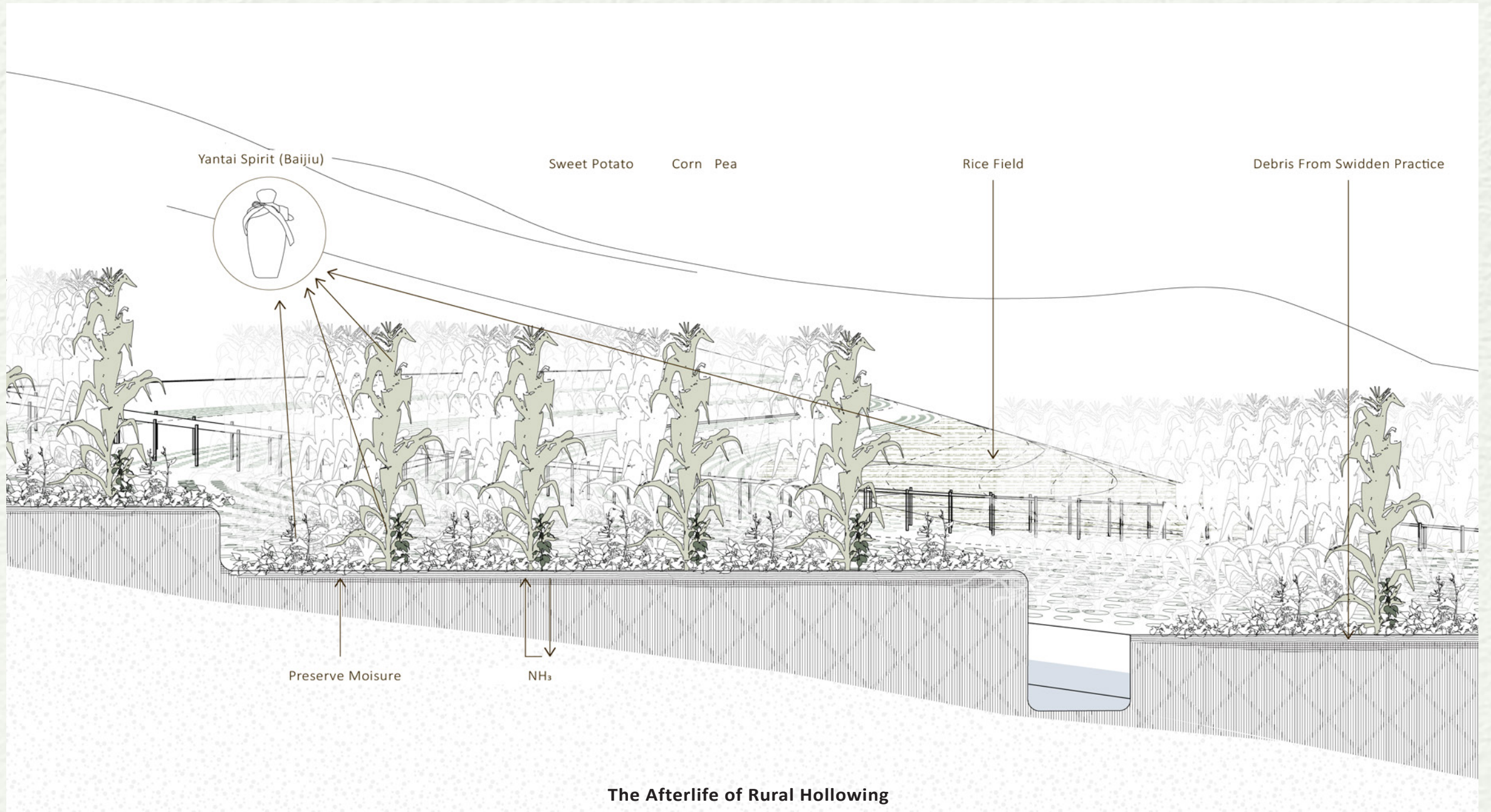


[34]



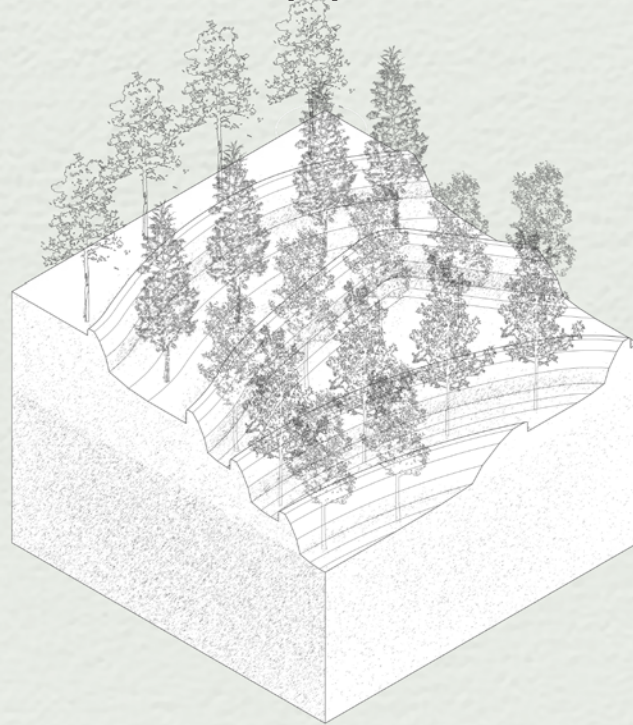
Mix Planting





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[37]



Reforestation



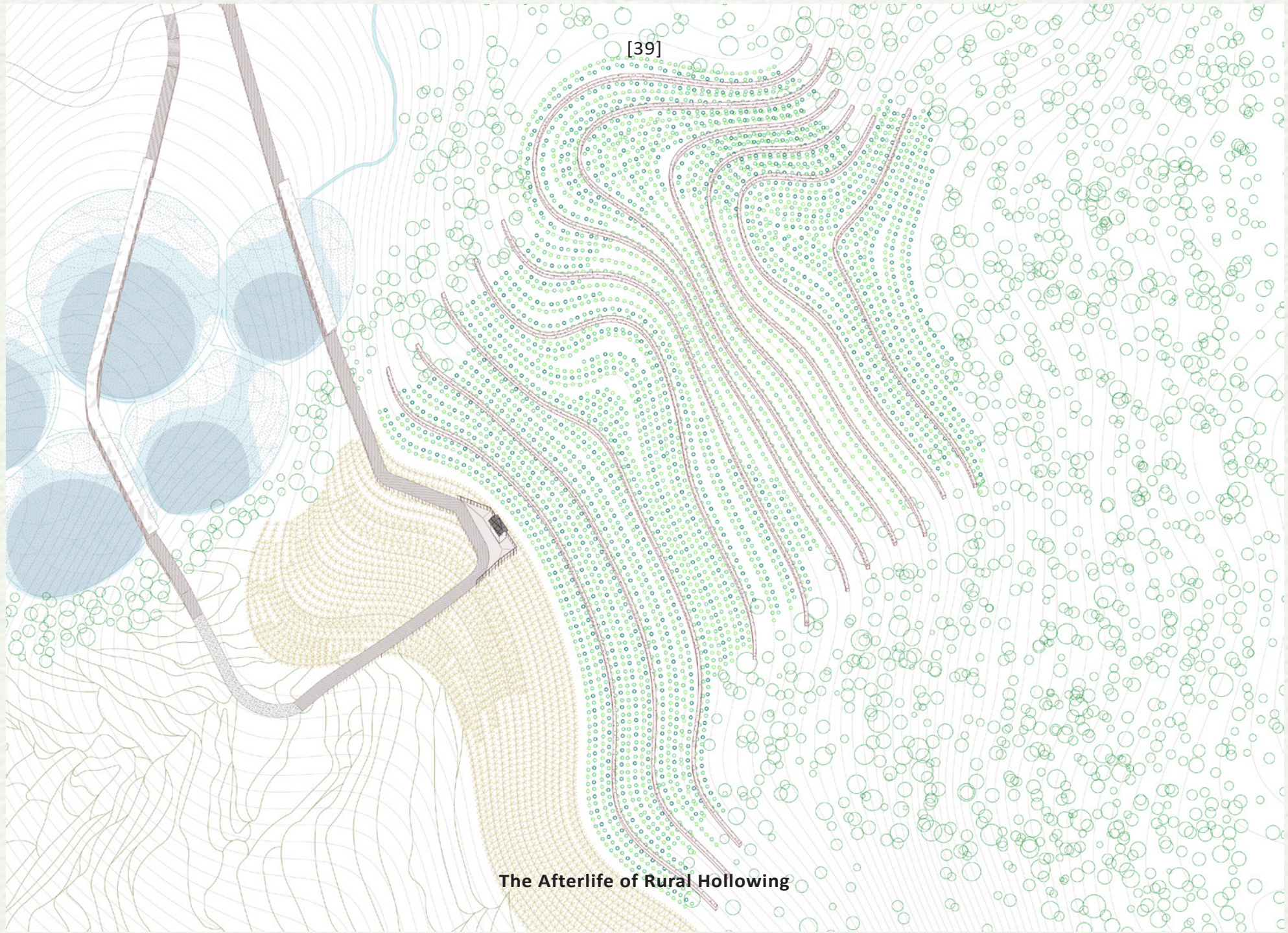
2020

Longyan City Progress Report on Improvement on Existing Conifer Forest



2021

Plan for Improving Conifer Forest in Fujian Province





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Project 2

Repurposing Village Vacant Space,
Establishing Community Program



Vacant Tulou

Removed Cottage



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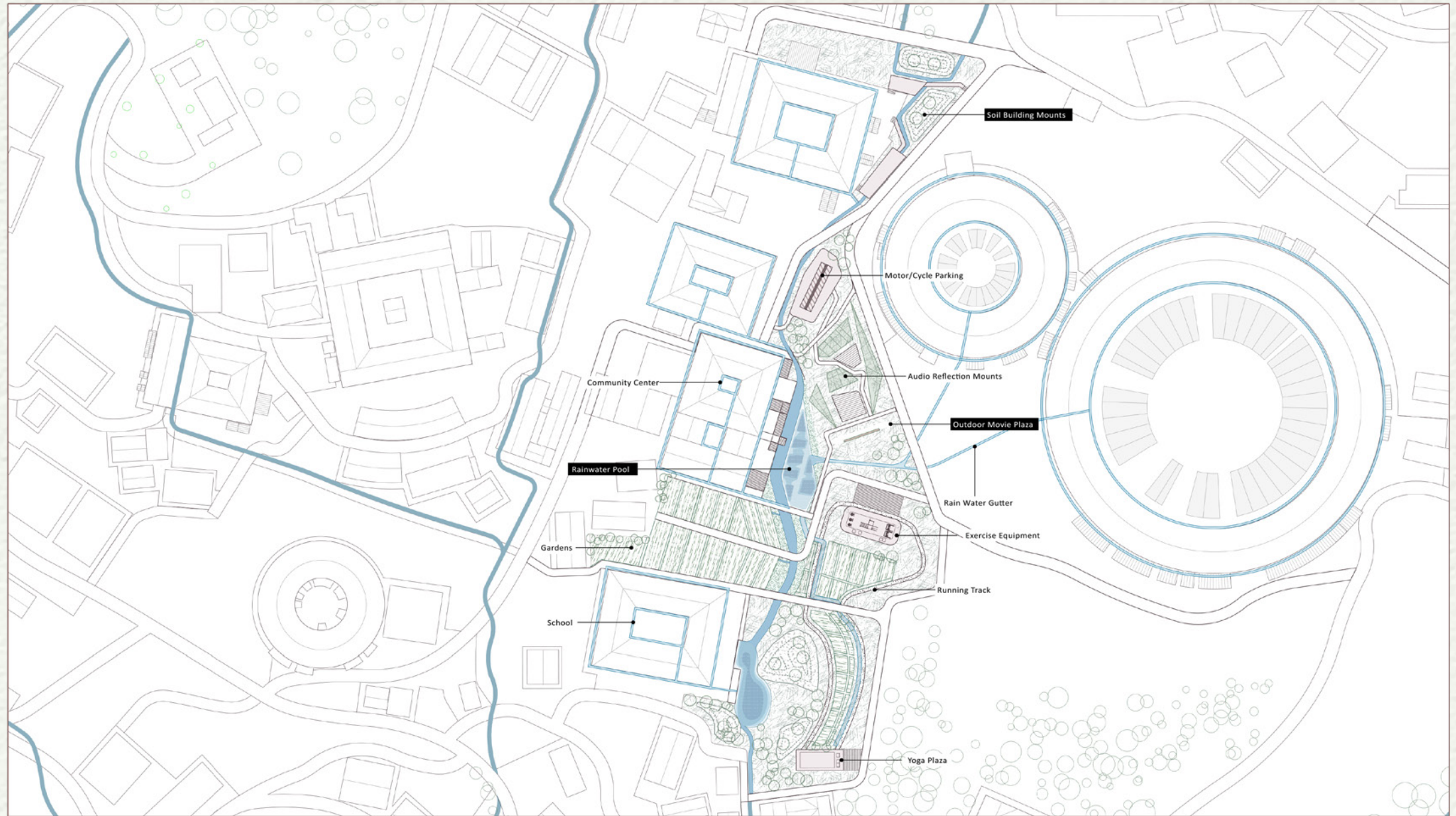


Due to the hilly condition and inattentiveness to this unvalued space, the fields are difficult to access and creates barrier in the center of the village.



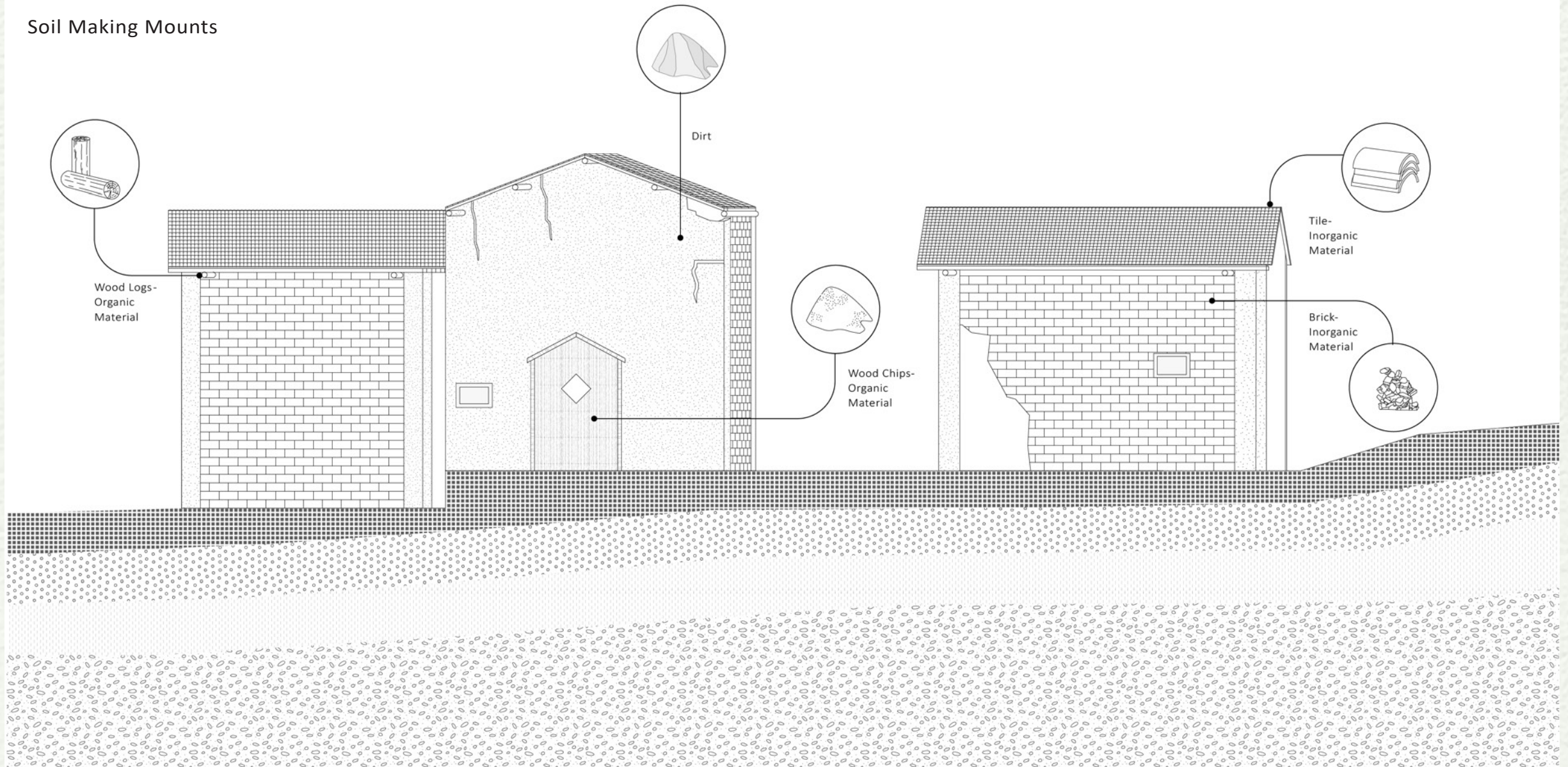
Declining villages like Yantai is lack of infrastructural updates and public services at all edges of the settlement.

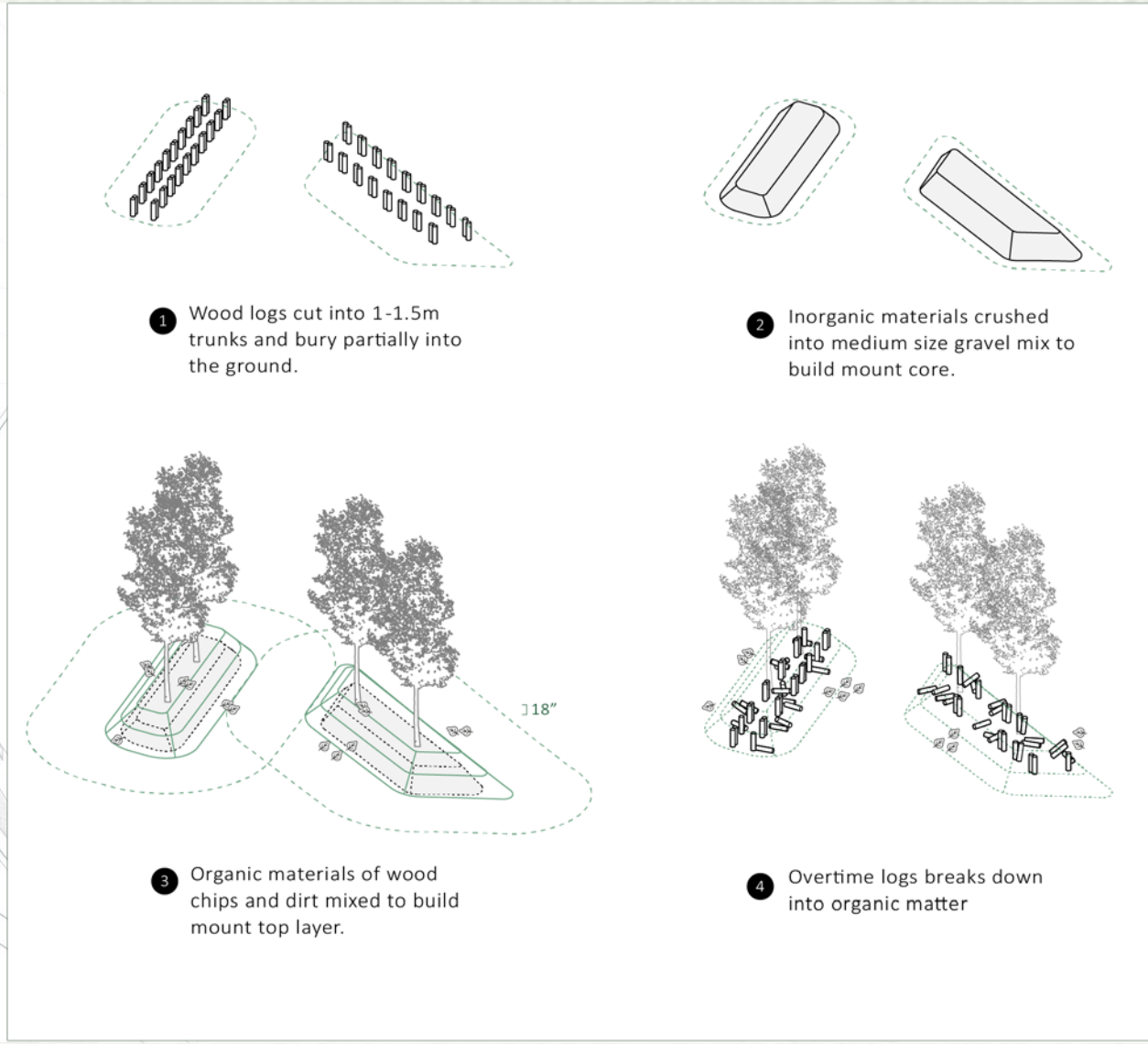
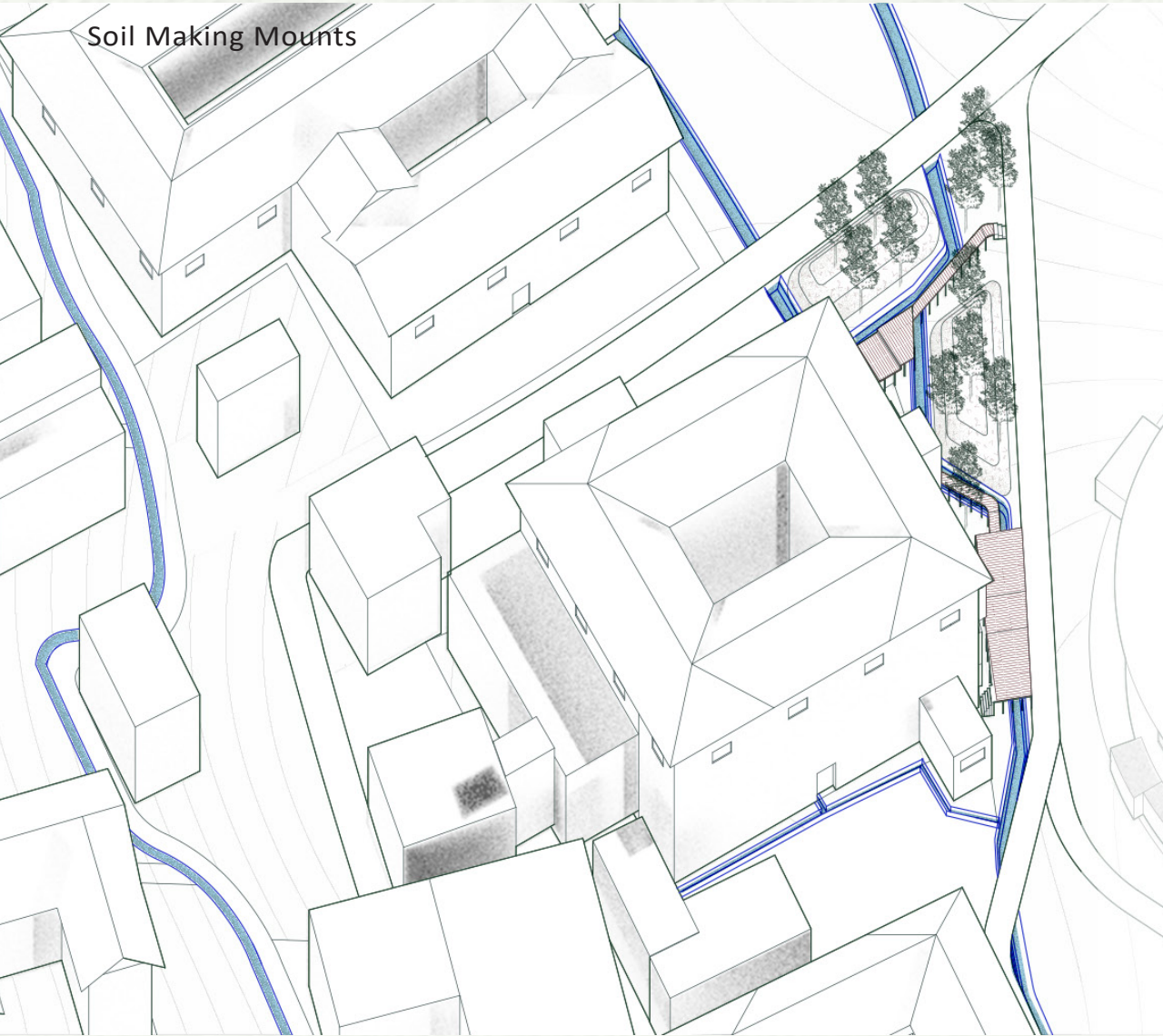
[Top Left : Yantai Former Theater]
[Bottom Left: Yantai Former Elementary]
[Top Right: Construction Waste]
[Bottom Left: Runoff Channel]



The Afterlife of Rural Hollowing

Soil Making Mounts

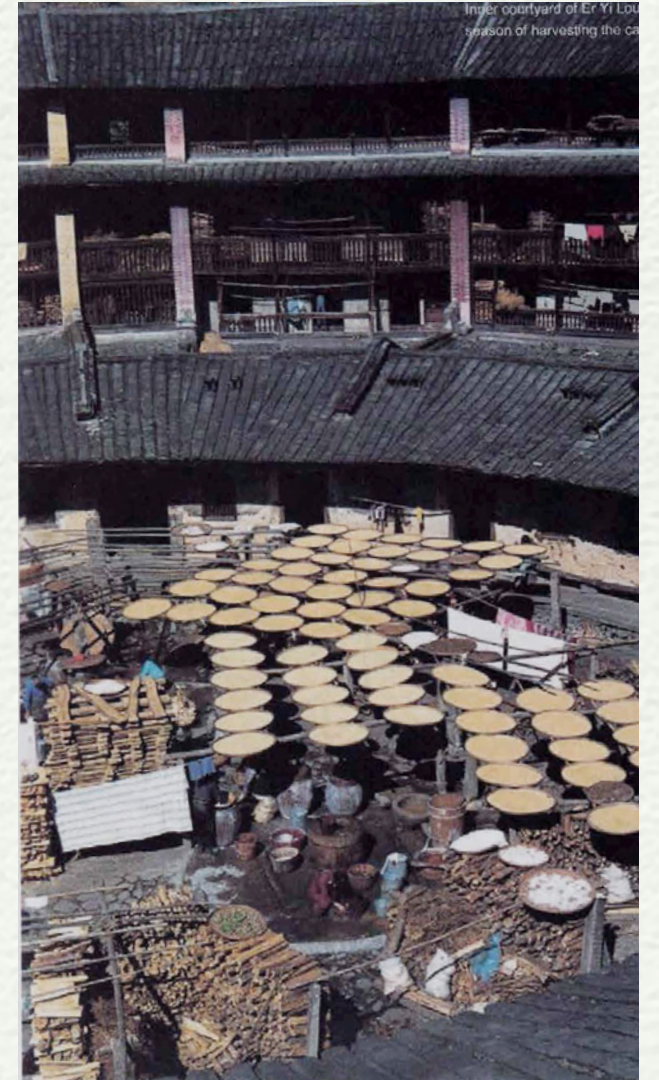




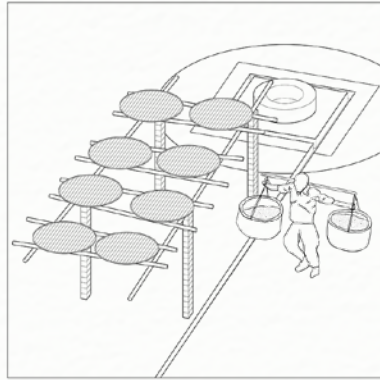
Outdoor Movie



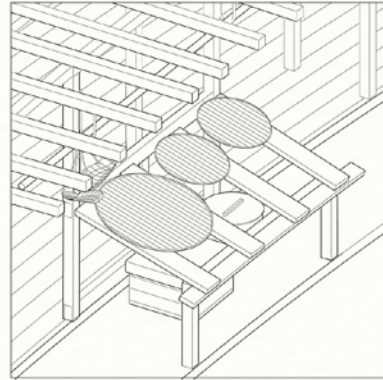
In rural areas, Yantai residents use outdoor spaces and share private equipments as a community.



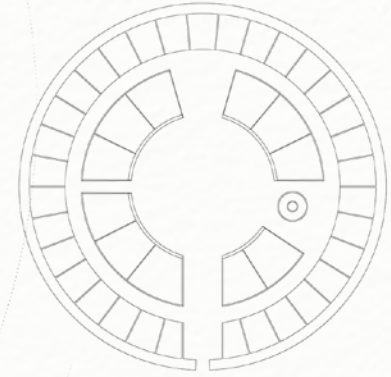
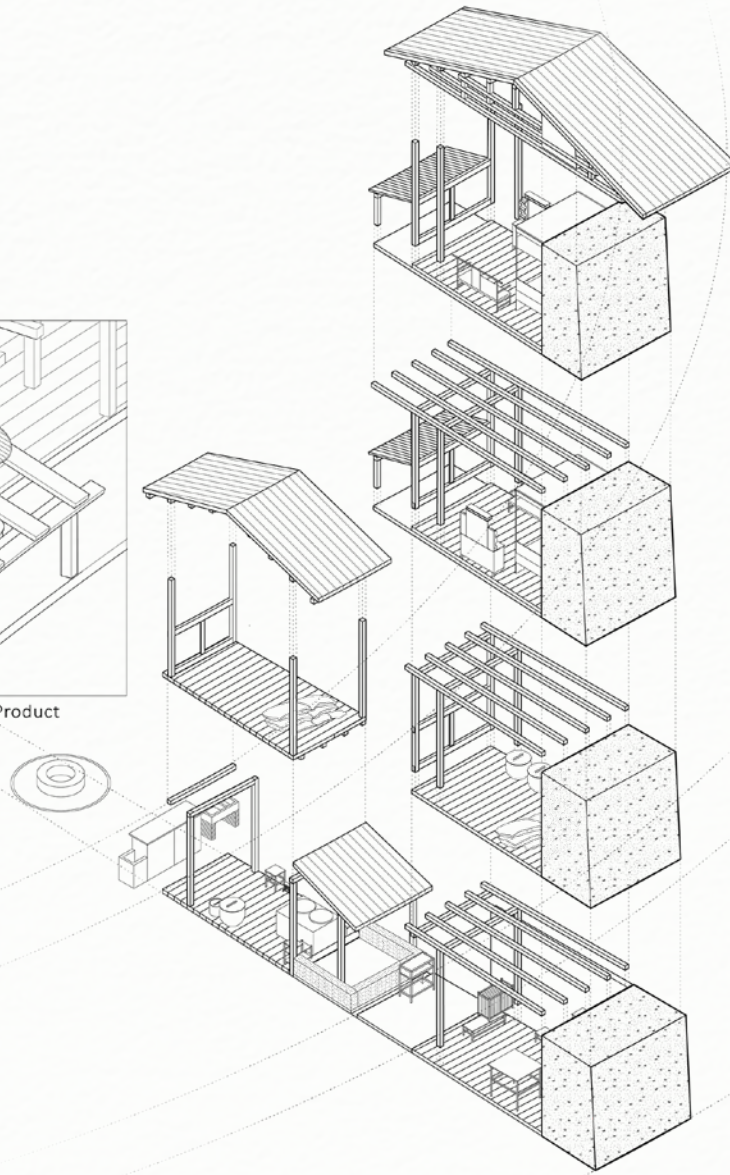
Outdoor Movie



Drying



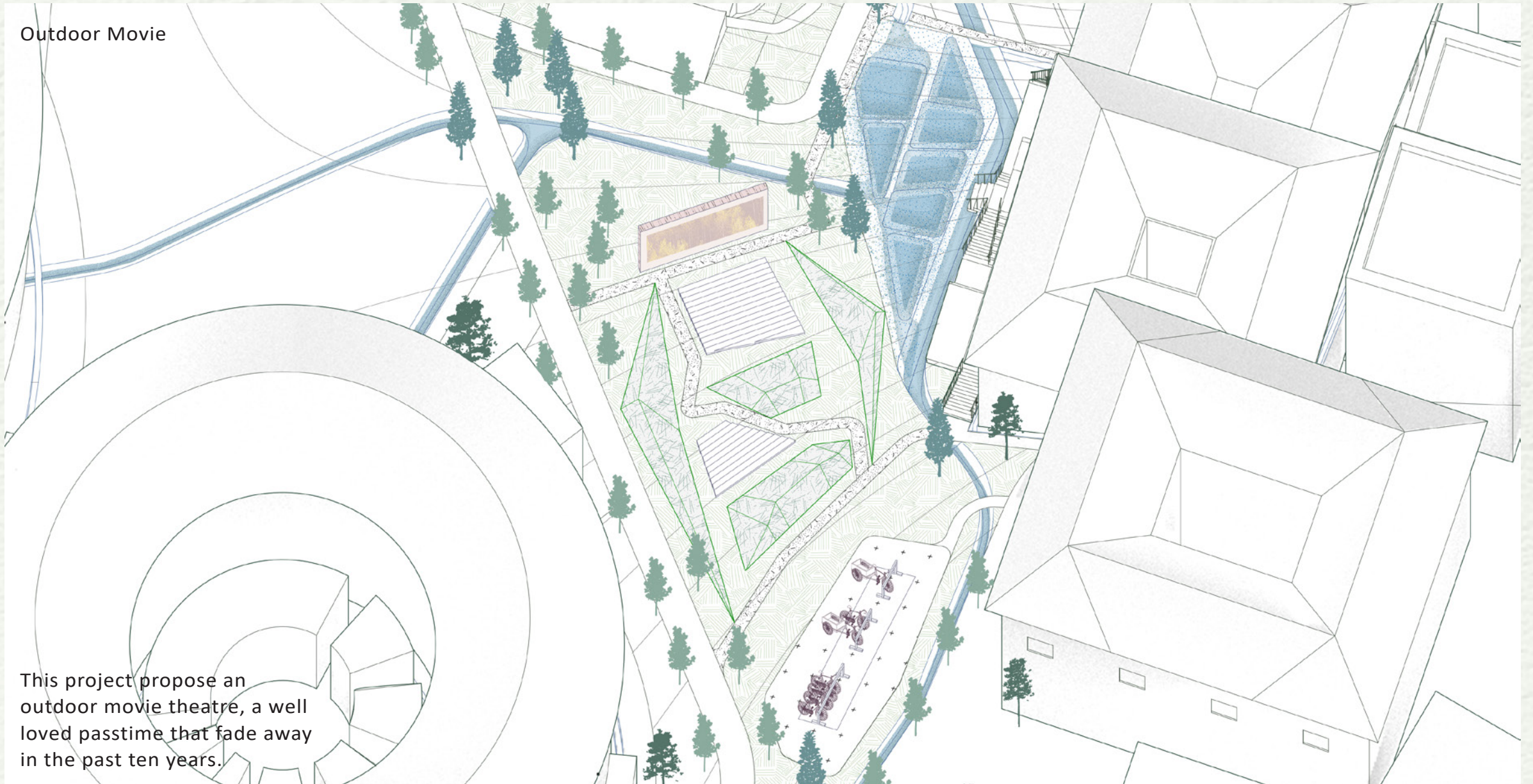
Storage of Farm Product



Tulou's Plan, Section, and Elevation

For example, in a tulou shared by multiple households, unoccupied rooms are shared and courtyards are occupied constantly by different families.

Outdoor Movie



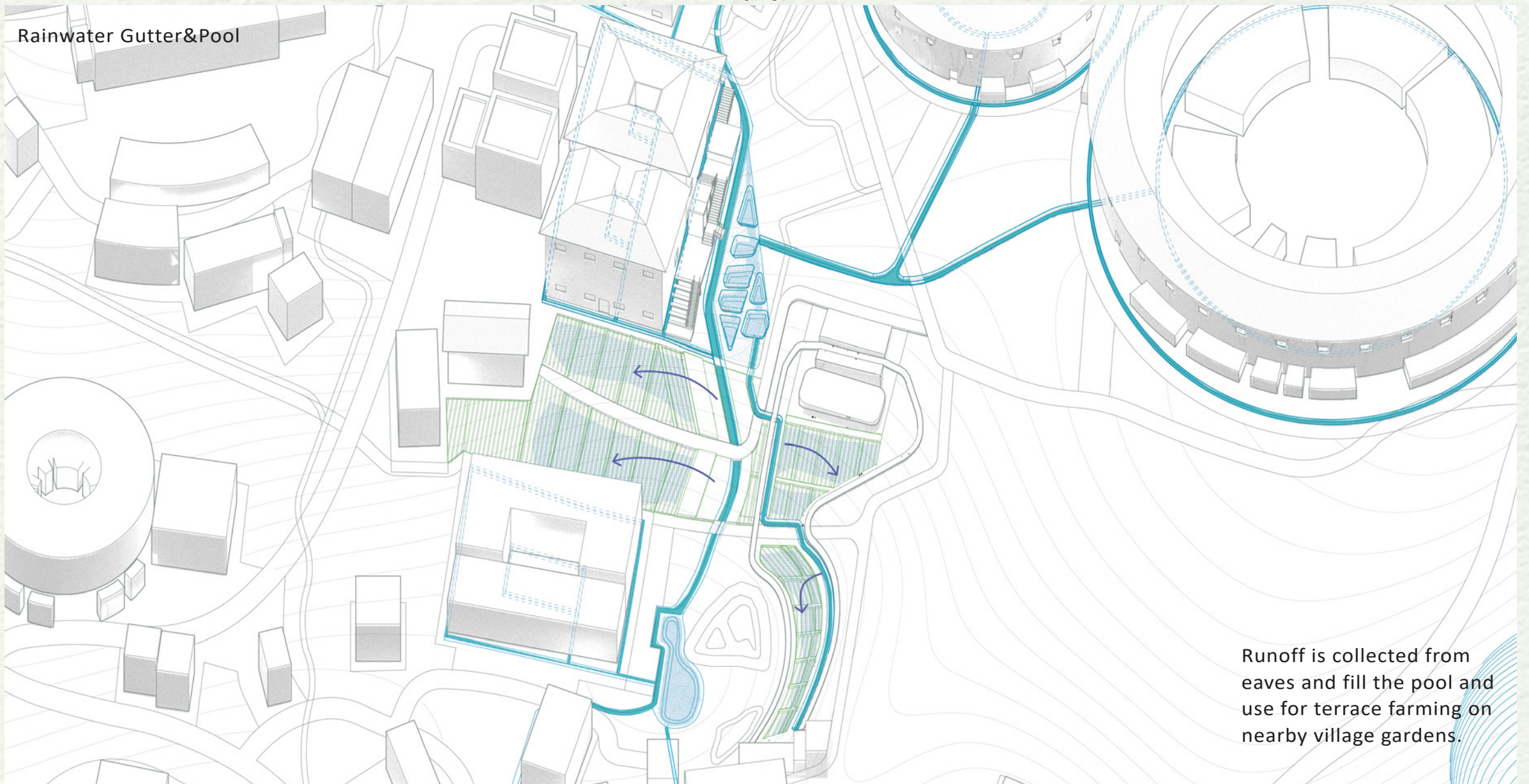
This project propose an outdoor movie theatre, a well loved passtime that fade away in the past ten years.

Rainwater Gutter&Pool



During moonsoon season, storm sweeps the village's floor. Rainwater is either carried to lower level across bare agriculture fields, paved floor, or domestic cattle backyards.

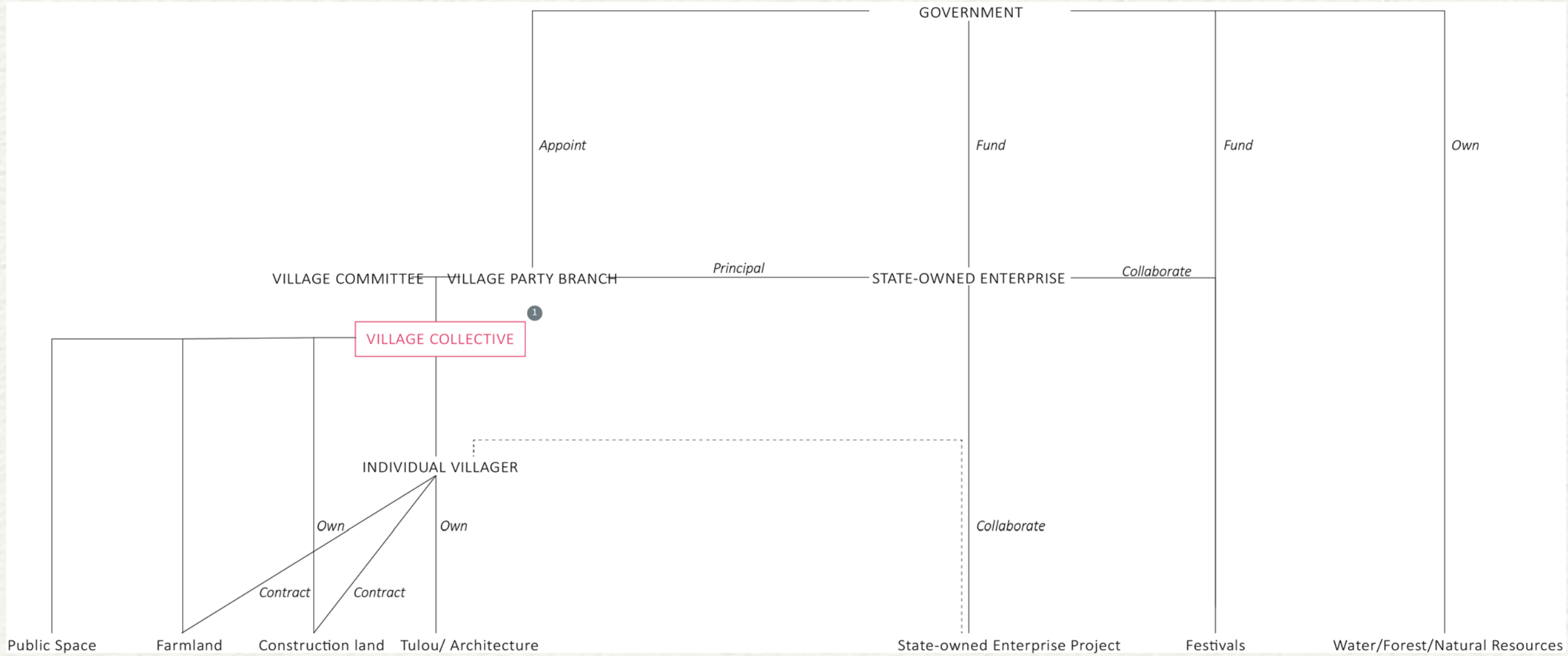
Rainwater Gutter&Pool



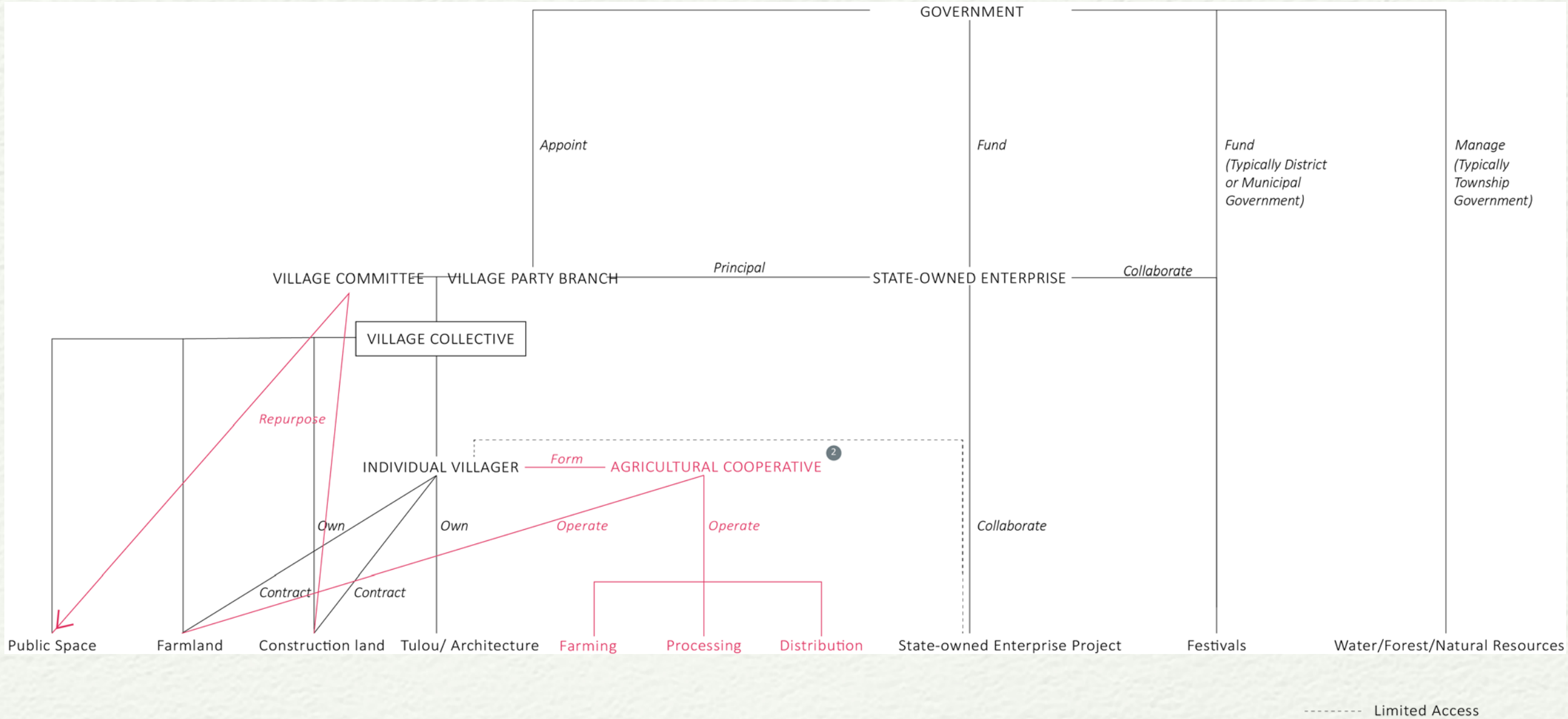
Runoff is collected from eaves and fill the pool and use for terrace farming on nearby village gardens.

Parties Involved





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The Afterlife of Rural Hollowing

Zhai ji Di

These are housing land owned by the villager collectively. Each household is allotted one zhajidi to build on for dwelling.

Rural Land

There are three types of land in rural China: Farmland, Construction land, and Unoccupied land.

Rural Construction Land

There are three types of construction land in rural China: Public Welfare Land, Public Facility Land, and Housing Land (Zhajidi). Public land are managed by the villagers' collective. Zhajidi are managed by the villager.

权确定给股份制企业。

国家将土地使用权租赁给股份制企业的，土地使用权确定给股份制企业。企业以出让方式取得的土地使用权或以划拨方式取得的土地使用权补办出让手续后，出租给股份制企业的，土地使用权不变。

第四十一条 企业以出让方式取得的土地使用权，企业破产后，经依法处置，确定给新的受让人；企业通过划拨方式取得的土地使用权，企业破产时，其土地使用权由县级以上人民政府收回后，根据有关规定进行处置。

第四十二条 法人之间合并，依法属于应当以有偿方式取得土地使用权的，原土地使用权应当办理有关手续，有偿取得土地使用权；依法可以以划拨形式取得土地使用权的，可以办理划拨土地权属变更登记，取得土地使用权。

第五章 集体土地建设 用地使用权

第四十三条 乡（镇）村办企事业单位和个人依法使用农民集体土地进行非农业建设的，可依法确定使用者集体土地建设用地的使用权。对多占少用、占而不用的，其闲置部分不予确定使用权，并退还农民集体，另行安排使用。

第四十四条 依照本规定第二十五条规定的农民集体土地，集体土地建设用地的使用权确定给联营或股份制企业。

第四十五条 1982年2月国务院发布《村镇建房用地管理条例》之前农村居民建房占用的宅基地，超过当地政府规定的面积，在《村镇建房用地管理条例》施行后未经拆迁、改建、翻建的，可以暂按现有实际使用面积确定集体土地建设用地的使用权。

第四十六条 1982年2月《村镇建房用地管理条例》发布时起至1987年1月《土地管理法》开始施行时止，农村居民建房占用的宅基地，其面积超过当地政府规定标准的，超过部分按1986年3月中共中央、国务院《关于加强土地管理、制止乱占耕地的通知》及地方人民政府的有关规定处理后，按处理后实际使用面积确定集体土地建设用地的使用权。

第四十七条 符合当地政府分户建房规定而尚未分户的农村居民，其现有的宅基地没有超过分户建房用地合计面积标准的，可按现有宅基地面积确定集体土地建设用地的使用权。

第四十八条 非农业户口居民（含华侨）原在农村的宅基地，房屋产权没有变化的，可依法确定其集体土地建设用地的使用权。房屋拆除后没有批准重建的，土地使用权由集体收回。

第四十九条 接受转让、购买房屋取得的宅基地，与原有宅基地合计面积超过当地政府规定标准，按照有关规定处理后允许继续使用的，可暂确定其集体土地建设用地的使用权。继承房屋取得的宅基地，可确定集体土地建设用地的使用权。

第五十条 农村专业户宅基地以外的非农业建设用地与宅基地分别确定集体土地建设用地的使用权。

第五十一条 按照本规定第四十五条至第四十九条的规定确定农村居民宅基地集体土地建设用地的使用权时，其面积超过当地政府规定标准的，可在土地登记卡和土地证书内注明超过标准面积的数量。以后分户建房或现有房屋拆迁、改建、翻建或政府依法实施规划重新建设时，按当地政府规定的面积标准重新确定使用权，其超过部分退还集体。

第五十二条 空闲或房屋坍塌、拆除两年以上未恢复使用的宅基地，不确定土地使用权。已经确定使用权的，由集体报经县级人民政府批准，注销其土地登记，土地由集体收回。

第六章 附 则

第五十三条 一宗地由两个以上单位或个人共同使用的，可确定为共有土地使用权。共有土地使用权面积可以在共有使用人之间分摊。

第五十四条 地面与空中、地面与地下立体交叉使用土地的（楼房除外），土地使用权确定给地面使用者，空中和地下可确定为他项权利。

平面交叉使用土地的，可以确定为共有土地使用权；也可以将土地使用权确定给主要用途或优先使用单位，次要和服从使用单位可确定为他项权利。

上述两款中的交叉用地，如属合法批准征用、划拨的，可按批准文件确定使用权，其他用地单位确定为他项权利。

第五十五条 依法划定的铁路、公路、河道、水利工程、军事设施、危险品生产和储存地、风景区等区域的管理和保护范围内的土地，其土地的所有权和使用权依照土地管理有关法规确定。但对上述范围内的土地的用途，可以根据有关规定增加适当的限制条件。

第五十六条 土地所有权或使用权证明文件上的四至界线与实地一致，但实地面积与批准面积不一致的，按实地四至界线计算土地面积，确定土地的所有权或使用权。

第五十七条 他项权利依照法律或当事人

农村宅基地管理法律 政策问答

农业农村部农村合作经济指导司

Land Ownership

Land is owned by villagers collectively. Undistributed land is legally managed by an entity or organization that represents the villagers' collective or an equivalent of the villagers' committee. Villagers receive farmland and zhajidi from the government and can't be used for other purposes. Violation results in confiscation of the land. Zhajidi is intransferable.

Villagers' Collective

The villagers' collective could be represented by a village's for-profit organization or a villagers' committee that legally represents the members of the village.

Land Appropriation

Zhajidi can be recovered by the villagers' collective due to violation of land use and neglect. Once recovered, land can be re-distributed to villagers or used for public interest by the villagers' collective.

基本政策

按照 2017 年发布的《土地利用现状分类》(GB/T 21010-2017), 土地进一步分为耕地、工矿仓储用地、住宅用地、公共管理与公共服务用地、交通运输用地、其他土地等 12 类。其中, 农村宅基地属于住宅用地, 农村道路占地属于交通运输用地。

3. 农村宅基地归谁所有?

农村宅基地归本集体成员集体所有。

《中华人民共和国宪法》第十条规定, 农村和城市郊区的土地, 除由法律规定属于国家所有的以外, 属于集体所有; 宅基地和自留地、自留山, 也属于集体所有。

《中华人民共和国物权法》(以下简称物权法) 第五十九条规定, 农村集体所有的不动产和动产, 属于本集体成员集体所有。

4. 哪些主体可以代表农民集体行使宅基地所有权?

物权法第六十条规定, 对于集体所有的土地, 属于村农民集体所有的, 由村集体经济组织或者村民委员会代表集体行使所有权; 分别属于村内两个以上农民集体所有的, 由村内各该集体经济组织或者村民小组代表集体行使所有权; 属于乡镇农

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基本政策

民集体所有的, 由乡镇集体经济组织代表集体行使所有权。

原国土资源部、中央农村工作领导小组办公室、财政部、原农业部《关于农村集体土地确权登记发证的若干意见》(国土资发〔2011〕178 号) 在“依法明确农村集体土地所有权主体代表”中规定, 属于村农民集体所有的, 由村集体经济组织或者村民委员会受本农民集体成员的委托行使所有权; 分别属于村内两个以上农民集体所有的, 由村内各该集体经济组织或者村民小组代表集体行使所有权; 属于乡镇农民集体所有的, 由乡镇集体经济组织代表集体行使所有权; 没有乡(镇)农民集体经济组织的, 乡(镇)集体土地所有权由乡(镇)政府代管。在办理土地确权登记手续时, 由农民集体所有权主体代表申请办理。集体经济组织的具体要求和形式, 可以由各省(自治区、直辖市)根据本地有关规定和实际情况依法确定。

2016 年 12 月, 中共中央、国务院印发的《关于稳步推进农村集体产权制度改革的意见》(中发〔2016〕37 号) 规定, 依法由农村集体经济组织代表集体行使农村集体资产所有权, 未成立集体经济组织的, 分别由村民委员会、村民小组代表集体行使所有权。

综上, 可代表集体行使宅基地所有权的主体包括四类, 即集体经济组织(乡镇、村、村内)、村民委员会、村民小组、乡(镇)政府(代管)。

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More to be done

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