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## Path Analysis of Construction of New Rural Communities in Zihe Town of Santai County

YIN Bo<sup>[a],\*</sup>; OU Shuyang<sup>[a]</sup>

<sup>[a]</sup>School of Political Science and Public Management, Southwest University, Chongqing, China.

\*Corresponding author.

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### Abstract

The 18<sup>th</sup> National Congress of Communist Party of China (CPC) put forward the integration of urban and rural development is the fundamental way to solve the “three rural” problems. In order to achieve this goal, We should increase urban and rural development efforts to promote the common prosperity of urban and rural areas. Zihe town in Santai county of Sichuan province takes the initiative to adapt to the development of urban and rural areas, so that the masses of farmers by the villagers into the residents, the real people of urbanization. On the basis of investigation and study, this paper expounds construction of new rural communities in Zihe town of Santai county in Sichuan province .the general situation and puts forward some policy suggestions.

**Key words:** New rural community; Urban and rural overall planning; Urbanization

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### INTRODUCTION

The new rural community, both distinguishes from the traditional administrative village, but also differs from the city’s community. It refers to the original natural village or the administrative village in accordance with the unified planning and requirements moved to

merge, in accordance with the unified standards for the construction of housing and supporting facilities, combined with the rural actual appropriately adjust industrial structure and layout, and gradually formed a distinct from the original rural, community residents as the main body of production and way of life and the community management mode. The new rural community narrows the gap between urban and rural areas as a starting point, so that the rural areas can not be far away from the land and enjoy the community, the urban living environment of the dual objectives. New rural community construction, in the exploration of the main form of the three models: “urban development and construction” mode, “Production city linkage” mode and “central village construction” mode. The construction of new rural community improves the living standard of rural residents and the sense of happiness, Zihe town of Santai county in Sichuan is such a typical example.

### 1. PROFILE RESEARCH ON ZIHE TOWN OF SANTAI COUNTY IN SICHUAN

41 towns under the jurisdiction of Santai county, As the most located in the South, Zihe town has its own characteristics, these features will also affect the construction of new rural community in Zihe town. The author through interviews with Zihe town government, browse Santai County Government Statistics of Zihe of the further understanding, the author from the following aspects of Zihe generalization is introduced:

#### 1.1 Researches About Geographical Position of Zihe Town

Zihe town is located in the most southern tip of Santai county, 66 kilometers from the county. East, Shehong county, Suining city Taiyi town and Jianzhong township in the west, South, Fuxi trading centre, north by Xiehe town and Guangli garrison post. Zihe township has a total area

of 33.353 square kilometers, the town area of 1.04 square kilometers.

### **1.2 Researches on Zihe Town Region Economy**

Zihe town as an agricultural garrison post, in 2013 GDP 108 million and 480 thousand yuan; the first industry 63 million and 750 thousand yuan, 7 million and 40 thousand yuan in the second industry, tertiary industry 37 million and 690 thousand yuan; 8,756 yuan per capita net income of farmers; agricultural total production value 105 million and 450 thousand yuan. The total area of 2,093 hectares of crops, the grain crop area of 1,379 hectares Planting rice, corn, cotton, soybeans, rape, peanuts, the total output of 7,761.1 tons of grain. Economic crop area of 566.7 hectares, the total output of 1,051.5 tons of oil. At the end of the year of pig slaughter 17,304 head, 328 slaughter cattle, sheep slaughter 2,310, animal husbandry a value of 57 million and 650 thousand yuan.

### **1.3 Researches on Social Life About Zihe Town**

Zihe town possess 1 neighborhood committee, 15 administrative villages, 112 villagers group. With a total population of 19,210 people, 6,665 households, including 17,943 agricultural population, sex ratio: 113:100, 8.88 per thousand birth rate; population mortality 7.11 per thousand, the natural population growth rate was 1.78 per thousand, population density per square kilometre in 576,838 hectares of cultivated land.

## **3. RESEARCHES ABOUT PRESENT SITUATION OF NEW RURAL COMMUNITY CONSTRUCTION OF ZIHE**

Zihe Town under the leadership of Santai County government, combined with the town's domain specific orderly carrying out rural community construction. To sum up, the main measures and achievements of Zihe following representation in rural community construction:

### **2.1 Actively Promote the Rural Adobe House Renovation, Improvement of Rural Backwardness**

Housing is one of the people most concerned about the livelihood of the people, living conditions are good or bad to a large extent reflects the level of economic development. Zihe town economic development lag behind those in Santai county and farmers' housing conditions are not optimistic, mainly reflected in: first, Adobe houses accounted for, 70% in rural areas all the year round in Adobe houses; Adobe housing distribution is separated, such as 11 village 1 clubs on the hillside still living people, more than 20 households. Zihe Town since the new rural community construction has been carried out with special emphasis on Transformation of adobe houses, led by the government of unified planning, let villagers group homes as far as possible to a local concentration, the formation of "units" or "residential housing", the

houses, the villagers gathering for the construction of the rural community provides the convenience.

### **2.2 Infrastructure Has Been Improved, and the Public Service Coverage Is More Extensive**

In the process of Zihe new rural community construction, and constantly improve the infrastructure of the town. At present, all the village village road reconstruction project has been completed 95%, the town people travel more convenient, the market of agricultural products has become more broad, "every village" is just around the corner; the town's "rural reform", the township grid has been updated, and reduce the summer peak electricity accident risk. Qiao (2013) argues that these livelihood projects allow the villagers to enjoy a better public services, reflecting the new rural community management ideas and patterns.

### **2.3 Advance the Agricultural Industrialization Management, and Promote the Benefit of Farmers' Income**

On July 13, 2015, Zihe Town People's government and Sichuan Mufeng agricultural Science and Technology Co., Ltd. construction of oil with peony demonstration Industrial Park project signed an agreement of intent. Use the development mode of company+professional cooperatives+farmers or company+professional large, will be planted in the scale of development to more than tens of thousands of acres, ultimately form a set of oil products processing and marketing, rural tourism industry peony base. Oil peony industry has good economic, ecological and social benefits. Oil with peony demonstration industrial park construction to increase the income of peasants, farmers out of poverty, built a beautiful new countryside has important significance, which embodies the Zihe Town construction industry service of new rural community's wishes and ideas.

## **3. RESEARCHES ON THE DILEMMA OF NEW RURAL COMMUNITY CONSTRUCTION IN ZIHE TOWN**

Due to lack of experience, Wu (2012) coupled with the subject to geographical location, capital and other factors, Zihe town of new rural communities construction also faces many difficulties, summed up the following main points.

### **3.1 Single Source of Funding, Lack of Investment and Effective Financing Channels**

Zhang and Hou (2015) bring forward that because of the long-term impact of the dual urban and rural public fiscal investment system, governments at all levels of the rural community construction too little investment, and source of funding channels for a single, not condensation society and the financial support of new rural community

construction, which to a large extent, delayed the process of the construction of new rural communities. Santai county as a large agricultural county, economy compared with other industrial county is obviously insufficient, to put into Zihe town's financial resources are limited; Zihe town location relatively remote, which increases the difficulty of financing, investment.

### **3.2 Community Volunteer Service Development Lag, Can Not Effectively Meet the Needs of Rural Community Residents**

Li (2013) advances that as an important part of the construction of new rural communities, the development and expansion of new rural community volunteer service are a necessary step. Zihe town as Santai county rural agricultural town, the increasingly diverse needs of the masses of peasants, involving the vital interests of the lot, however, the number of the rural community service experience of community volunteers has been particularly limited, which led directly to the new rural communities construction problems difficult to timely and effective coordination, with the passage of time will affect the local farmers and building new rural community's enthusiasm.

### **3.3 Ignore the Actual Demand of Farmers, the Serious Administrative Dominance**

The construction of new rural communities to promote in the process of an important link is the residential renovation, through the reasonable minimum, mergers and transformation of residents of scattered points, optimizing the spatial layout of the rural community, establish and improve the rural public service system, solve rural land waste of resources, and finally realize the integration of urban and rural areas. At present, the goal of the construction of new rural communities of Zihe town is not very clear, point for building and construction means, and the impulse of construction with the township actual demand of the farmers do not pay enough attention to, blindly to the urban community as a blueprint, simply that the new rural community is the building of rural residents "is concentrated, community" to highlight the problem of.

### **3.4 Community Volunteer Service Development Lag, Can Not Effectively Meet the Needs of Rural Community Residents**

As an important part of the construction of new rural communities, the development and expansion of new rural community volunteer service are a necessary step. Compared to the more perfect urban community volunteer service system, the development of rural community volunteer service in our country is seriously lagging behind. Zihe as Santai County Rural agricultural town, the increasingly diverse needs of the masses of peasants, involving the vital interests of the lot, however, the number of the rural community service experience of

community volunteers has been particularly limited, which led directly to the Zihe town of new rural communities construction problems difficult to timely and effective coordination, with the passage of time will affect the local farmers and building new rural community's enthusiasm.

## **4. MEASURES FOR THE CONSTRUCTION OF NEW RURAL COMMUNITY OF ZIHE GARRISON POST**

Construction of new rural community in Zihe town faces the dilemma is various, need each department collaboration to break through the bottleneck. The author gives the following suggestions according to the situation of the investigation:

### **4.1 Pay Close Attention to Economic Development, Increase Investment in Public Finance**

January 2013 to June three economic growths in the county was 8.6%, since then has been to June 2014 three economic growth in the county are negative, that is, the Santai county of the economy showing a negative growth trend. And the corresponding, Santai county in the second quarter of 2013-2014 years in the second quarter three sets of public budget revenue growth trend, with the economic situation down, Santai county public finance budget is decreased, during February December 2013 to 2014 is also showing a sharp decline in the phenomenon. So, Santai county should seize the current opportunity to adjust the structure to the way, promote the optimization and upgrading of industrial structure, the introduction of think tank, using Internet plus thinking to create their core growth pole. Liu (2014) believes that gradually increase the construction of new rural community in Zihe support of economic operation under the premise of good. Santai county can also introduce policies to stimulate the social forces involved, to broaden the financing channels. Then encourage social capital to participate in the construction of new rural communities, the introduction of market mechanisms and concepts, the implementation of market-oriented operation, the operation of new rural areas. In the construction of new rural communities, to actively explore innovative mechanisms, the village community in the construction of the service type, management type facilities, such as community supermarket, Street commercial facade, kindergartens, homes for the aged to the villagers of the collective public contract, lease, to take market-oriented operation, to the rural collective economic organizations and personal promotion, for social capital to participate in. In the construction of new rural communities the government should be proactive, and strive to set up the project for the provincial and municipal model village projects, and thus get the superior government support funds and policy tilt.

#### 4.2 Focus on Farmers' Will and Aspirations, Highlighting the Sense of Service

The construction of new rural communities to comply with local people will not blindly refer to the policy text without modifications. Local government should highlight the "demand-oriented" construction mode, the villagers congress, democratic channel brainstorming, cogent accomplish for village and appropriate, for Zi he town rural residents living and production conditions, make full use of existing conditions and infrastructure, to play the main role of rural residents, rural community to truly reflect the people of the community. Santai county government should take the initiative to change the concept of service awareness, and truly serve the people.

#### 4.3 Speed Up the Construction of New Rural Community Voluntary Service System

Zhang and He (2011) proposes that the new type of rural community volunteer service is a power booster for the construction of new rural community. Zihe town should pay attention to shape good cultural atmosphere of community volunteer, volunteer subject and the service innovation of the carrier, and gradually realize the sustained and, normal operation of Zihe town new rural community volunteer service.

#### 4.4 People-Oriented, Overall Promotion, and Strive to Achieve Community Residents

Construction of new rural communities benefit main body is the broad masses of peasants, we must firmly grasp the basic principle of "people-oriented", to safeguard the interests of farmers as the starting point and destination of construction effectively allow into community farmers get more benefits. A real thing is to guide farmers to live. Respect the wishes of the masses, pay attention to propaganda and guidance, no mandatory order. Before the start of the construction of new rural communities, held a village meeting or the villagers Congress, according to the reasonable demands raised by the masses of the community site, community name, planning, and residential patterns have been studied and discussed, with the consent of the villagers' assembly or the villagers' representatives meeting. Community building to promote the process, fully consider the affordability of the masses, the planning and design of different cost of the house for the masses to choose, to avoid the construction of farmers beyond their economic capacity. Formulate the introduction of scientific and rigorous, legitimate and reasonable farmers to move into the community housing policy, clear minimum compensation and farmers per capita purchase area, prices. Unable to bear staying at community cost of poor households, low income households, through the establishment of community affordable housing, "zero rent" to be placed. Two is to do everything possible to safeguard the interests of farmers. Can do to safeguard the interests of the masses, so that the masses are satisfied with the success or failure of the new rural community construction is the key to success.

To the land use right of land ownership, land contract and management right, homestead, collective construction land use rights of ownership registration, to ensure that farmers "into the community not lost territory". In the process of community building to respect the wishes of the masses, to protect the people's right to know, to participate, to choose and to supervise the right to take back, swap, and other different ways to obtain community construction land from farmers. Linked by land changes linked to the policy to fight for funds, to be used as far as possible for the construction of residential and infrastructure, and timely manner to the use of public policy funds to farmers. To issue building permits for new rural communities, to ensure that in the community of "housing" deserved. Three is to make every effort to increase the income of farmers. Will have to stay in the new rural communities have the ability to work and have nonfarm payrolls will be included in the scope of vocational education and training, to be free training, to encourage the transfer of employment to industrial enterprises. The development of new agricultural management mode, cultivating a number of professional farmers, explores tourism agriculture, ecological agriculture and other emerging agriculture, improve the added value of agricultural production, driven by the rise in per capita income of farmers. At the same time, the establishment the integration of urban and rural land circulation service platform, improve the land transfer price mechanism, compensation mechanism and regulation mechanism, encourage farmers to land pricing shares, leasing, joint ventures, such as the transfer of and large farming operations, professional cooperatives, agricultural enterprises cooperation, let farmers enjoy the dividends of land.

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