

THE EVOLUTION OF CHINESE HISTORIC URBAN FORM IN THE VIEW OF LAND PROPRIETORSHIP TRANSFORMATION: A CASE STUDY OF NANYANG HISTORIC DISTRICT, CHINA

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ABSTRACT

The urban land property right system of China has gone through three stages, with private ownership as the main body (before 1954), private ownership transitioning to planned economy public ownership (1954-1982), and market economy public ownership (after 1982), which has formed a multi-empowerments separation and the institutional arrangement of "land finance". Based on the perspective of property rights, this paper takes the Nanyang ancient city historic district as an example, and discusses the characteristics of the historical urban forms from the following two levels. At the level of blocks, different plan units in different periods of property rights systems are divided, showing the characteristic that the district were integrated from "small courtyards" to "large units". The allocation of urban public service facilities in the planned economy period and the land finance in the market economy, have resulted in the change of plan units from small scale to large scale. At the level of plot, the courtyard housing units present the division of property subjects and the proliferation of buildings within the plot, while the Jian-zhi space units present the construction and demolition cycle under the change of property subject and function of occupation. The changes in the land property rights system directly lead to changes in the property rights of the land parcels, leading to a phased change in the decision-making on the internal construction and replacement of the land parcels. Keywords: Property right system, Property right plot, Historical city, Morphology characteristics, Nanyang Ancient City District

INTRODUCTION

In the urban morphology theory and analysis method represented by Conzen, land property rights are an important factor affecting the composition and characteristics of urban morphology (M.R.G. Conzen, 1960), and independent property rights plots are the basic morphological research units (Yinsheng Tian et al., 2010). In the application and research of urban morphology theory in China, they often pay more attention to the three elements of morphology (plan units, building types, land utilization). After 1900, the urban land property rights system of China has undergone many changes, the land ownership relationship is complex, and the owners of multiple powers are separated. How the reform of urban land property rights in China affects the evolution of the shape of historical cities is a question worthy of discussion. This paper selects the historical blocks of the ancient city of Nanyang as a case to carry out empirical research, discuss the characteristics of the evolution of historical cities in different property rights periods, and select typical morphological unit types such as courtyard houses and building spaces to analyze the impact of property rights changes on the evolution of the morphology.

BACKGROUND

China's urban land property system reform has gone through three stages: the stage of taking private property rights as the main body (before 1954), the stage of transition from private ownership to the public ownership of the planned economy (1954-1982), and the stage of market economy public ownership (after 1982). In the agricultural economy period, China's urban land was privately owned. Until 1912, influenced by western land management experience, the city's private land rights were clarified in legal form by government. Public buildings and land such as government offices and ancestral temples are managed by the government, so this part of the land is publicly owned (Shitai Yang, 2009; Zhengzhen Du, 2017). From 1949 to 1954, Chinese cities experienced a period of parallel state-owned and private ownership. The private property rights of urban residents remained unchanged, while the abandoned and confiscated land was taken over by the government and became state-owned. Since 1954, China has undertaken after 30 years of urban land public ownership transformation, the restriction and transformation of urban land private property rights were gradually completed through renting, public-private partnerships, and redemption. It was not until 1982 that the constitution made the ownership of urban land belong to the state.

Land property rights include multiple powers such as ownership, disposition, and usufructs (Shouying Liu, 2018). At different stages of the urban land property rights institution, they present different features of unity or separation of powers. During the period before 1954, landowners possessed all rights to occupy, use, lease, and earn. During the period from 1954 to 1982, the complexity of land property rights and a series of power bargaining led to urban land property rights shifting from unity of power to separation of power (Shuguang Zhang et al., 2012). After 1982, the original land owner can enjoy some limited powers such as the right to use. The land transfer and lease are all directed to land use rights rather than land ownership. Later, in 1988, the Land Management Law proposed a state-owned land paid use system, that is, under the premise that the land is owned by the state, the land use rights for a certain period of time are paid for and the land transfer income has become an important part of the local government's financial revenue. The development of land capitalization has made land acquisition and transfer methods the more income-increasing methods that urban governments are more inclined to choose. The "land finance" model has quickly replicated and spread to become China's most important land system arrangement (Shouying Liu, 2018).

METHODOLOGY

The analysis method of urban flat pattern based on historical map is the core method of urban morphology research. However, the method of surveying and mapping of historical maps in China is quite different from that of Western flat historical maps, which has become a major dilemma faced by Conzenian regionalization theory of urban form in the study of Chinese historical blocks (Sheng Yao et al., 2013). In the current research on the shape of Chinese historical cities, large cities such as Beijing and Guangzhou are used as the research objects. Compared with small and medium-sized cities such as Nanyang, the historical maps are rich in information and high-precision mapping maps appear early. This article attempts to make up for the lack of historical map information on the basis of modern and modern satellite maps and current surveying and mapping, and visually presents the morphological area division of the historical blocks of the ancient city of Nanyang in different urban land property rights systems in the form of plane diagrams to analyze the evolution of urban land property rights the layout of Nanyang has changed.

Nanyang is located in the Nanyang Basin in southwest of Henan Province, China. As an important political and economic center in southwestern Henan, its history of city construction can be traced back to the Han Dynasty. The ancient city have migrated and expanded many times with the dynasty. Developed from the ancient city ruins in the Qing Dynasty, the city wall and moat were used as the city boundary, and the expansion of the city is through the construction of new cities outside the city walls. This paper selects the Minzhu Road and the southern section of Jiefang Road in Nanyang ancient city as the research area, which is the scope of red line in Figure 1, and explores the impact on changes in urban land property rights on the evolution of urban morphology from two levels, one of which is morphological area division in different periods and another is morphological evolution of different types of plots.

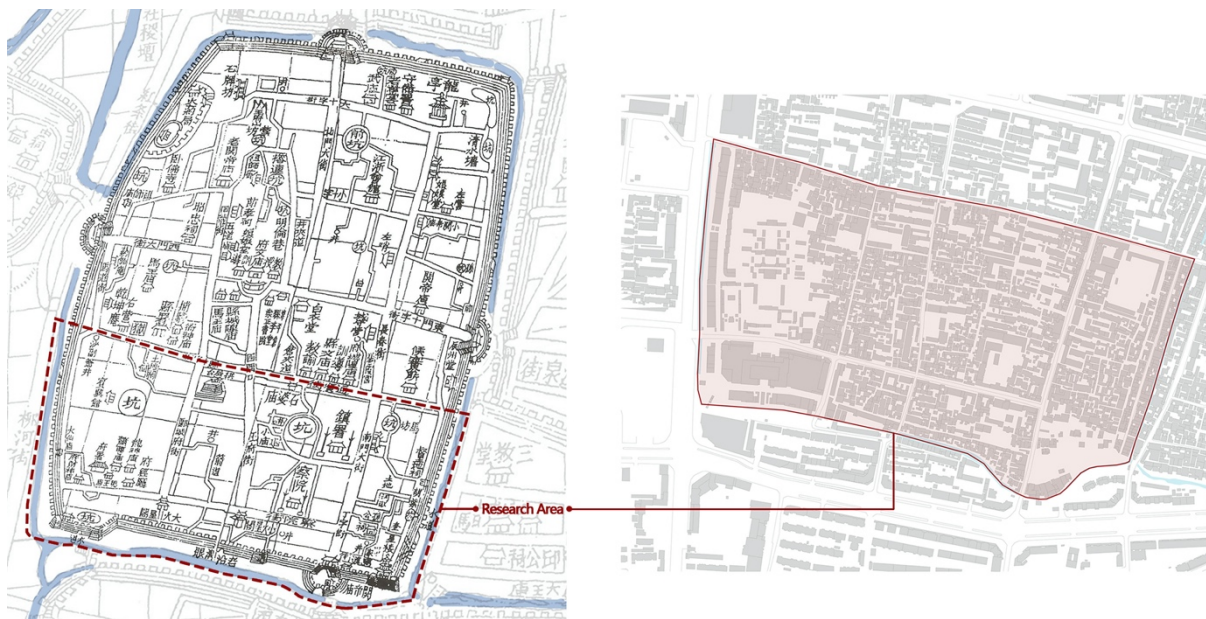


Figure 1. Historical map of Nanyang ancient city in 1905

FINDINGS

Before 1954, the land in Nanyang ancient city was mainly private, and the space in the ancient city was mainly divided into two categories. One is the Jian-zhi space (Xiang Lu, 2003), which composed of government offices, royal palaces, altar temples, military camps, etc. Except for government offices and other land belonging to the government, most of the land is private (warlords, capitalists, etc.). All the construction of the Jian-zhi space is strictly based on the construction paradigms of the official building, with a multi-entry courtyard and a symmetrical building layout to emphasize the solemn sequence of space, the construction materials are exquisite, the craft value is high, and the preservation is good. The second is residential space and shopfronts. The land is privately owned by the residents. The building layout is mainly a single-storey courtyard. Among them, the street shop is organized by a courtyard. The building quality is good, the housing is limited by economic conditions and land use restrictions, the courtyard form is flexible and changeable, and the houses are mostly earth-wall grass houses, and the building quality is poor.

From 1954 to 1982, the land in Nanyang ancient city was in a state of coexistence of state ownership, collective ownership, individual ownership, and other forms of land ownership, and gradually carried out the collection and reform of private property rights. From 1949 to 1951, the

Nanyang government completed land verification and management. Since 1954, the land in the ancient city of Nanyang has undergone a transition period from private ownership to public ownership. The Jian-zhi space plots, abandoned or confiscated land in the ancient city were nationalized and became the first state-owned land in the planned economy period. It is allocated for urban public services and supporting collective housing, and the new urban construction is superimposed on the old urban form. The construction during this period emphasized meeting the basic needs of life, mainly composed of multi-story buildings of row or enclosed type, and formed the "large unit" form of unit system. However, large-scale expropriation and restructuring measures have not been adopted for urban residential plots, and the original "small courtyard" form has been retained in large areas. Overall, the new urban functions and morphological areas of this period appeared in the original Jian-zhi space plots and abandoned and confiscated land, and the urban form of the ancient city of Nanyang gradually became more complicated (Figure 2).

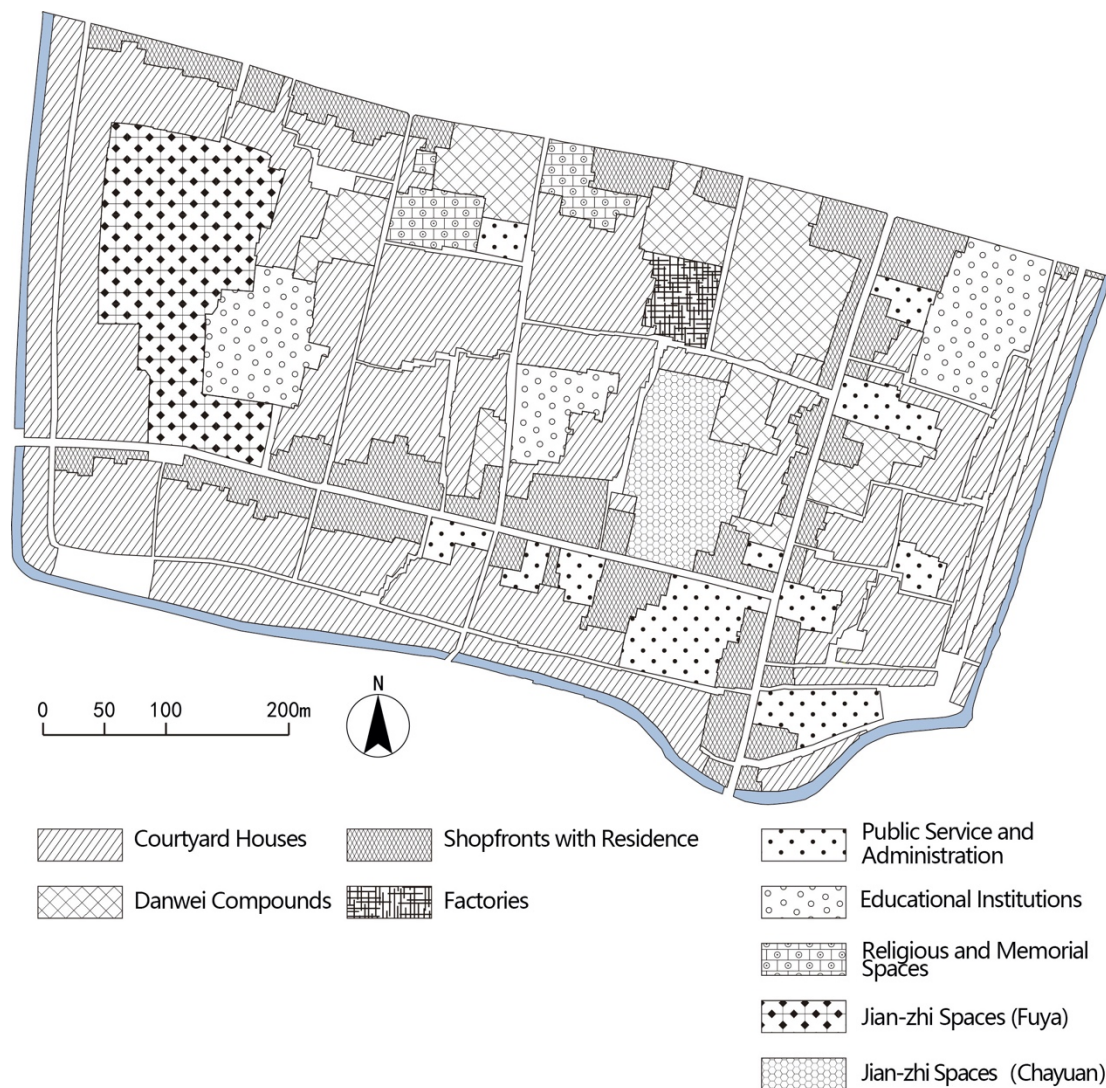


Figure 2. The division of plan units in the Nanyang historic District in 1969

After 1982, the land ownership was nationalized. As a historic city, construction in Nanyang ancient city were restricted, but the urban plan of it was still affected by the tide of "land finance". Residential courts, shopping malls, and pedestrian malls have gradually replaced the original courtyard houses and urban residents. The residential "small courtyard" is crowded by the

commercial development of "large units", and the historical district of Nanyang ancient city presents a complex plan with a mixture of different shapes and a hybrid of old and new plots (Figure 3). Taking the Yazhi-keng area in the southwest corner of the historical block as an example, it was originally a concentrated and continuous urban housing estate with residential courtyards. The government uniformly levied it to the developer and built a large shopping mall and a pedestrian mall in 2007. The original plot's distinctive small-scale "small courtyard" has been replaced by large-scale commercial buildings and parking lots, which is incompatible with the overall style of the historical district and seriously damaged the original urban morphology of the historical district (Figure 4).

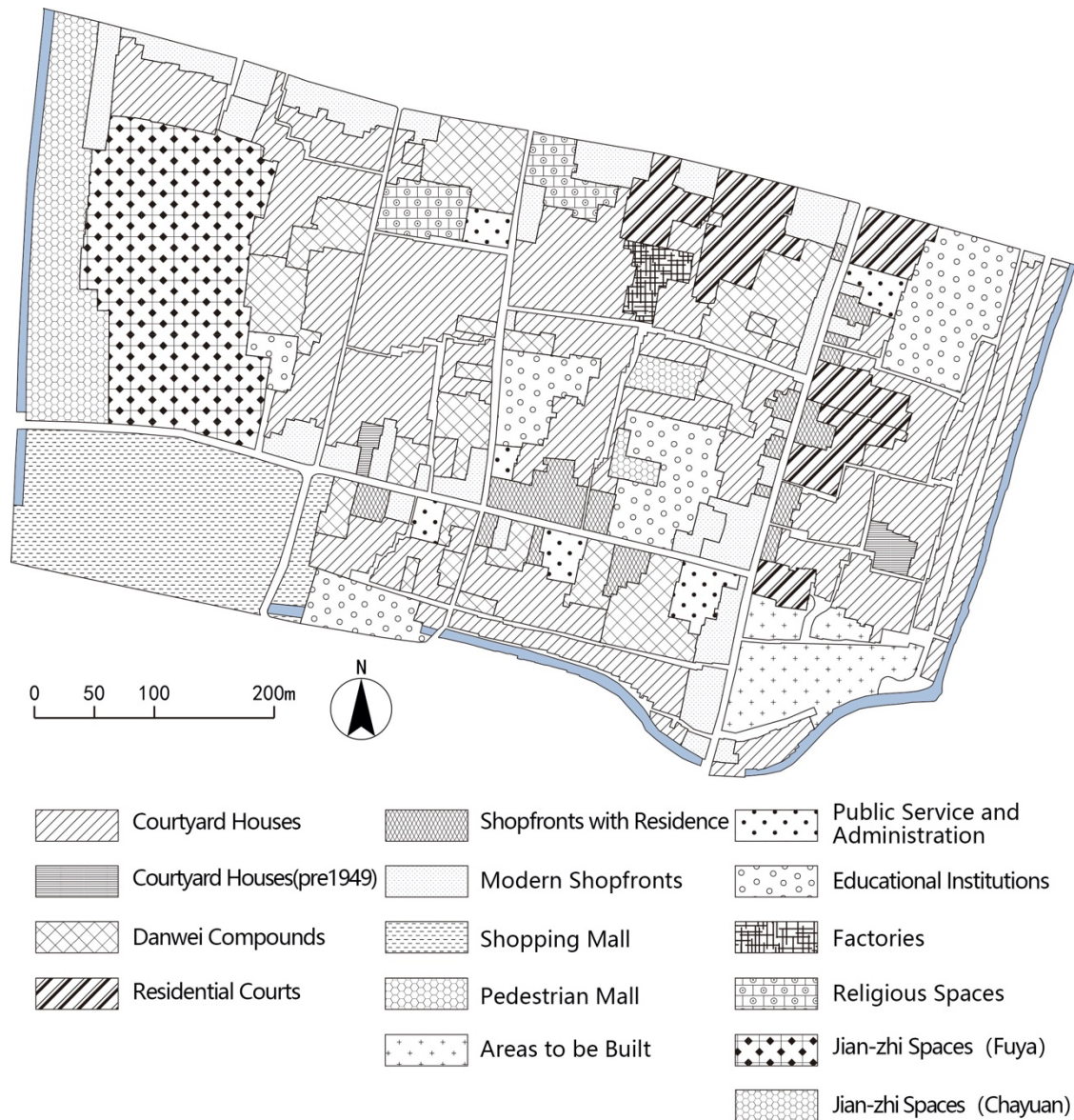


Figure 3. The division of plan units in the Nanyang historic District in 2015

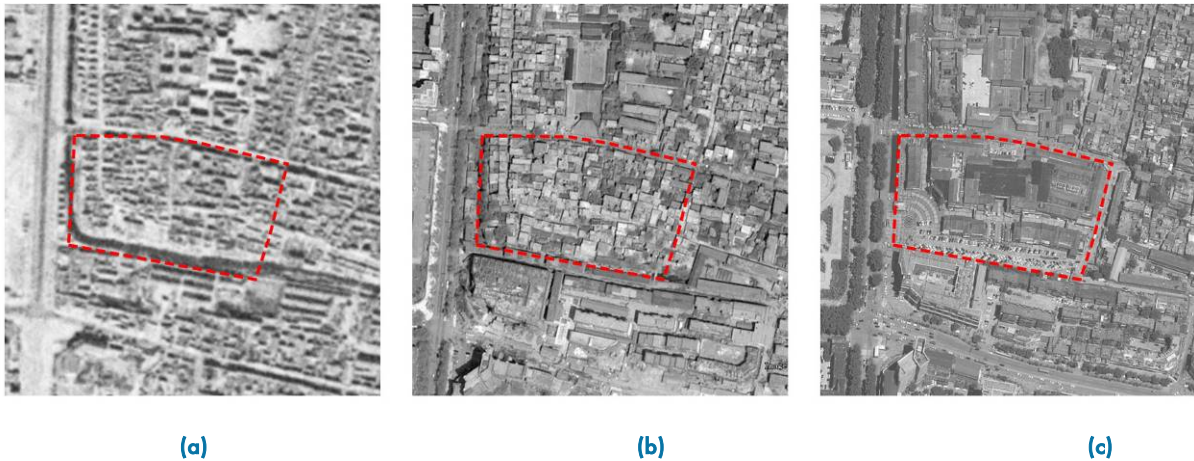


Figure 4. Evolution of the urban morphology of the Yazi-keng area in different periods (in 1969, in 2004, and in 2019)

The morphological evolution characteristics of different types of property plots include proliferation, division, and construction and demolition cycles.

The courtyard house unit, as the type of property right plot with the largest number of historical blocks in Nanyang ancient city, its land property right has undergone a transformation from private to state-owned, and the buildings in the plot have multiplied and split in the process of property rights change. The traditional houses in the historical block of Nanyang ancient city basically follow the shape of a courtyard house, and the Dao-zuo, wing-rooms and halls are organized by courtyards. After 1953, Nanyang renovated private residences in the form of "national rent". Houses with a construction area of more than 100 m² were paid by the government to the owner for a fixed rent except for the owner's self-occupancy. The rent was allocated to multiple tenants and the initial residential unit completed its first split. The spatial form of the original residential unit had not changed, but the property rights belong to the individual and the country. With the increase of the population in the city, in order to improve the living environment, the Nanyang Municipal Government adopted the form of "public assistance for private construction" to subsidize private homeowners to build and renovate the residences, and to build new multi-storey residences to increase the acreage used by residents. The changes of the courtyard house units plan are not obvious, the proliferation appears in the three-dimensional space. After the public ownership of urban land and the system of paid land use are established, the ownership of the private homeowner's house and land is nationalized, but the original homeowner retains the right to use it. Tenants who have rented the house can purchase the right to use the original public housing. The single property right subject is divided into multiple property right subjects, and the courtyard house unit is split again. The ownership of the property right by the original tenant has accelerated the three-dimensional proliferation of the original public land, and there have also been cases of houses occupying vacant land, resulting in the disintegration of the original residential land texture (Figure 5).

	Period 1: private ownership before 1954	Period 2: private ownership transitioning to public ownership 1954-1982	Period 3: public ownership after 1982
The plan of courtyard house units			
The elevation of courtyard house units			
The plan of Jian-zhi space units			
The elevation of Jian-zhi space units			

Figure 5. Schematic diagram of the evolution of courtyard house units and Jian-zhi space units in different periods

The Jian-zhi space units, including government buildings such as government offices and procuratorates, and barracks such as Zhen Shu. In the Ming and Qing Dynasties, the Jian-zhi space was owned by the government. After 1949, the property rights of such plots were nationalized and allocated by the government to different public service agencies, giving new service functions. Buildings and constructions in the plots were so continuously rebuilt and added that the density increased greatly, so as to contain the new functions. After the 1990s, in order to protect historical and cultural heritage, some of the historical buildings with high historical value were withdrawn from their functions, and the original architectural form was restored. Take the Nanyang government office (named Fuya in Chinese) as an example. Before 1932, the Nanyang Fuya was located as the highest administrative center in Nanyang. Since then, the Office of the Inspector of the Sixth Administrative Region of Henan Province has been added to the government office. Stationed here, the existing building volume cannot accommodate the functional requirements, so it has begun to increase and rebuild. In 1965, the Fuya plot was allocated as the third guest house of the Nanyang District Committee of the Communist Party of China. It was collectively owned by the public unit and no longer assumed administrative functions. The placement of the new function obviously conflicts with the spatial layout of the old building, so the Fuya plot there have been large-scale additions and renovations, a large number of slab-type residential buildings and low-rise supporting houses have appeared, the volume density of the plot has increased greatly, the axis sequence of the building layout, the close relationship of the original space, the solemn and majestic sense of the official building was destroyed, presenting a sense of space in the "big compound". In 2001, Nanyang Fuya was listed as a national key cultural relics protection unit because of its profound history and unique value as a government office building at the county level. The government recovered it from the original unit and classified

it as state-owned land. The bureau is responsible for the management and space restoration of mixed buildings in the Fuya plot. The residential buildings and low-rise brick buildings added during the planned economy period were demolished, the spatial sequence of the government department building was restored, and the restoration and restoration of historical buildings were carried out (Figure 5).

CONCLUSIONS

Property rights are an important perspective to analyze the evolution of urban morphology. This paper examines the evolution characteristics of China's historical urban form from the perspective of urban land property rights reform, analyzes the mechanism of the change between the property right system reform and the urban form evolution, and draws the following conclusions: at the block level, the morphological regions of different property rights system periods are divided and presented out of the integration characteristics from "small courtyard" to "large unit". The process of urban land property rights from private ownership to national ownership increases the overall power of the government. The transfer from the allocation of urban public service facilities and their supporting collective residential land in the planned economy period to commercial development under land finance, have resulted in a change of plan units from small scale to large scale. At the level of plots, the courtyard house units present the division of property rights and the proliferation of buildings within the plot. The Jian-zhi space units present the construction and demolition cycle under the changes of the property rights subjects and the functions of the employees. The changes in the land property rights system directly lead to changes in the property rights of the land parcels, leading to a phased change in the decision-making on the internal construction and replacement of the land parcels. The restriction of the property rights system in different periods on the power also affects the buildings within the land parcels construction.

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