

A Study on Urban Village Renewal Strategies under Multiple Value Orientation: The Case of Tatou Urban Village in Xiamen, Fujian Province

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Abstract: Under the background of the era of stock renewal, urban villages have become the key renewal and transformation objects of major cities. However, in the process of practice, the government department pays too much attention to the negative effects of urban villages and lacks the understanding of the multiple values of urban villages, which makes many urban villages adopt the simple and violent mode of large-scale demolition and large-scale construction, which destroys the local culture of urban villages that has been formed and developed over the years. Therefore, this paper takes Xiamen's Tatou Urban Village as an example to excavate the multiple values in it and construct the connection between the multiple values and their carriers. Firstly, I analyse and summarize the material space and non-material space carrier composition of the multiple values of urban villages. Then I excavate the social, economic, cultural, emotional and ecological values of Tatou, and locate the above multiple values into the tangible and intangible space carriers of urban villages. Finally, based on the multiple values of Tatou, I put forward the follow-up updating strategies in order to provide a better solution for the multiple values in the renewal and reconstruction of the urban villages in Xiamen.

1. Introduction

Urban villages are a special product of China's rapid urbanisation, usually referring to villages where the original rural settlements are surrounded by or included in the scope of construction land. As China's urbanisation moves from "incremental expansion" into the era of "stock renewal", major cities across the country have launched the transformation of urban villages^[1]. As a unique phenomenon in the process of rapid urban development, urban villages have many urban problems, but we cannot deny their social, economic, cultural and other aspects of the value of diversity. Urban villages are a kind of social pattern of clans, reflecting the diversity of society and having certain social value. Because of their geographical location usually close to the city centre, with convenient transportation but cheaper rent than commercial housing, they have become the first choice of many first-time workers, reflecting their economic value. Before urban villages are surrounded by the city, their archetypes are usually traditional villages with a long history, reflecting a certain historical and cultural value. Many of the birthplaces of overseas Chinese are located in urban villages, and the traditional ancestral halls and temples in urban villages also carry the emotional value of many overseas Chinese.

Xiamen is located in the southern coast of Fujian, and the rich social network and diverse value carriers within its urban villages together create a pluralistic cultural ecology, as well as one of the important components of Xiamen's urban landscape characteristics^[3]. Currently, the Xiamen municipal government is doing quality enhancement of urban villages in Huangcuo community. This paper attempts to analyse the value carriers of Tatou Urban Village and the subsequent renewal strategies from the perspective of multiple values, in order to provide certain references for the renovation and enhancement of urban villages.

2. Research objects and related concepts

2.1 Overview of Tatou Urban Village

2.1.1 Location conditions

Tatou Urban Village is located in the southern part of Xiamen's Siming District, close to the Huandao Road and surrounded by convenient traffic, with several traffic routes distributed on the Huandao Road and Yunding South Road. Tatou is adjacent to the Wanshi Mountain Scenic Spot to the north and faces the sea to the south, forming a characteristic landscape style where the mountains and the sea echo and the cityscape blends together. Surrounding facilities are mainly resort hotels, which are within easy reach of Zengcuo'an Urban Village to the west, Mauhou Urban Village to the east, and Xitouxia Urban Village to the south .(Figure 1)

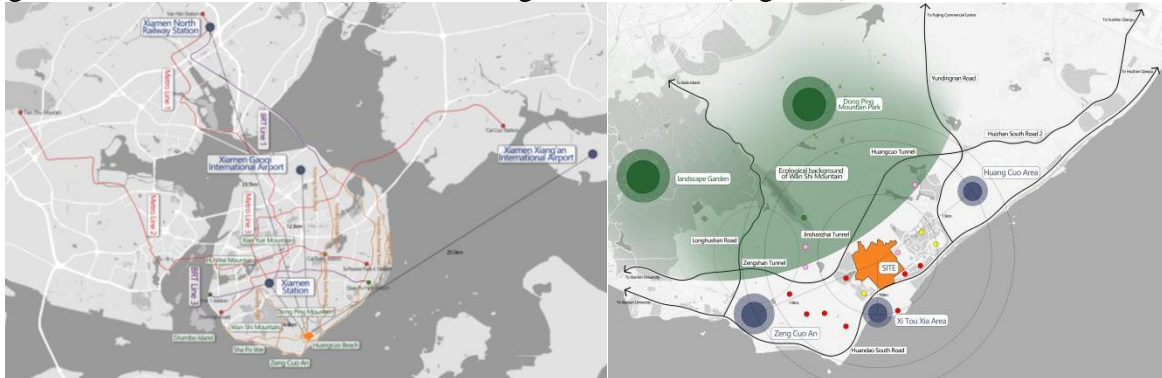


Fig. 1 Tatou Urban Village District

2.1.2 Historical background

Tatou, formerly known as "Yanta", is situated on an impact slope between the mountains and the sea, with favourable agricultural conditions for farming. For decades, it was located in a frontline battlefield, but after the 1980s, cross-strait relations eased and the shadow of the artillery war was basically removed. After the reform and opening up, with the implementation of the joint production responsibility system in rural areas, the economic situation of Tatou began to improve. In recent years, the island road with its subtropical characteristics of the scenery has become a new highlight of Xiamen's tourism. Since 2012, Tatou Urban Village, located in the middle of the Huandao Road, has begun to develop family guesthouses, and has now formed a number of B&Bs with their own special characteristics, providing tourism support functions for the neighbourhood.

2.2 Related concepts

2.2.1 Multiple Values

"Value" is a multidimensional concept that broadly refers to the positive significance and usefulness of an object to a subject. The concept of "multiple values", i.e. the plurality of values, emphasises the accommodation of and respect for different value standards and aspirations. In urban space, pluralistic value refers to the fact that the space and the multiple information it carries play a certain appropriate or facilitating role for the needs of a wide range of people in the city^[1]. In the urban village space, the types of multiple values include "social value, economic value, cultural value, emotional value, ecological value" and other dimensions.

2.2.2 Multiple subjects

Subjects with different values have different value orientations and standards, and the plurality of value subjects determines the plurality of values, and the perception of values by the plurality of subjects is also part of the connotation of the plurality of values in urban villages^[2][1]. The multiple subjects of urban villages include residents, tourists, merchants, government, capital, etc. Among them, the government and capital are the main groups of people who formulate the renewal and renovation model of urban villages, participate in the renewal and gain benefits from it; residents,

tourists, and merchants are the direct users of the space of urban villages and the interpreters of values.

3. Tatou Urban Village's multi-value extraction and its carriers in place

3.1 Carrier composition of multiple values in urban villages

3.1.1 Physical space components

3.1.1.1 Geographical elements

Urban villages are greatly affected by human factors and the natural environment in the process of formation. In the process of renewal and transformation of urban villages, in order to avoid becoming isolated islands, consideration should be given to their relationship with the surrounding built environment. Some urban villages with outstanding natural geographical elements can be explored for their tourism value, such as Zengcuo'an Urban Village in Xiamen. Some urban villages whose surrounding built environment is greatly affected by human factors can be explored for their economic value, such as Lvquo Urban Village near Jimei University in Xiamen, and urban villages in Tongan Industrial Zone in Xiamen.

3.1.1.2 Spatial elements

Spatial elements include street space and public space, and the street space in urban villages is usually meandering and narrow, with different visual experiences at different street scales, which is one of the important elements constituting spatial landscape^[2]. The space carrying various public activities in urban villages is the material carrier and external expression of public life, with both material and social attributes, mainly including ancestral halls, plazas, public green spaces, courtyards, sports fields and other spaces to meet the daily activities of villagers.

3.1.1.3 Architectural elements

The architectural elements of urban villages mainly refer to the unique cultural symbols that can preserve the sense of belonging of the original residents, mostly referring to the ancestral halls and temples of public nature. These buildings with regional cultural characteristics are usually scattered in various corners of urban villages, and are an important part of the landscape characteristics of urban villages, which should be organised and protected in a specific way^[4].

3.1.2 Non-physical space components

3.1.2.1 Cultural elements

The intangible cultural elements of urban villages rely on the unique built environment of urban villages, usually traditional folklore and craft performances carried by human beings, etc^[5]. Cultural elements are important bridges for connecting people in urban villages and connecting people to the physical space, constituting the unique cultural heritage and spiritual connotation of different urban villages.

3.1.2.2 Emotional element

Different groups have different emotional identities with urban villages, but they all carry individual or collective memories of them. The aboriginal inhabitants of urban villages have lived there for generations and have rich emotions for the villages. Foreign tenants perceive the warmth of the urban villages from the commercial spaces full of smoke and fire. And tourists resonate emotionally with the local villagers from the vibrant and distinctive marketplace activities.

3.1.2.3 Activity elements

All the activities that take place in the physical space of urban villages include a diversity of subjects, including local villagers, current users of the physical space, and foreign tourists^[3]. The types of social activities include villagers' daily social interactions, traditional activities that

continue to this day, and specific festivals, reflecting the use of space and the vitality of urban villages.(Table 1)

Table 1 Composition of Multiple Value Carriers in Urban Villages

Multiple values	Multiple value carriers	
	Physical space carrier	Non-physical space carrier
Social values	Ancestral hall, Square	Social activities
Economic values	Street space	Commercial activities
Cultural values	Architecture of the ages, Ancient trees	Traditional activities
Emotional values	Ancestral hall, Historical buildings, Space under ancient trees	Folk activities
Ecological values	Natural mountains, Bodies of water	Awareness-raising activities

3.2 Tatou Urban Village's multi-value extraction

3.2.1 Social values

Tatou Urban Village has a long history, dating back to more than six hundred years ago when the Ming Dynasty government built a fortified city for inspectors here. It is also the last southern Fujian village on Xiamen island, and one of the early humanistic birthplaces on the island. Tatou has undergone a series of historical evolutions in which people and economy, society and space have interacted with each other to build a diverse social and cultural ecology^[5].

3.2.2 Economic values

Tatou has a full range of medical, educational and catering facilities, which are basically formed by villagers or immigrants' self-organisation, which can reduce the input of public resources in the city. Moreover, due to the large population and high population density, it can form the market competition of related industries, thus ensuring the efficiency of the most basic services. The cost of living and doing business in the village is relatively low and rich in business, providing a rare soil for youth entrepreneurship, innovation, and a culture of creativity.

3.2.3 Cultural values

Urban village is a special place of cultural exchange, both the inheritance of local culture and the integration of foreign culture^[3]. The culture of Tatou is more diversified, including "the Yanta culture of the flourishing imperial examinations", "the sea silk culture of the long history", "the sea defence culture of the garrison of the city of defence", and "the culture of the educated youth in the great years" and so on. With the rise of B&Bs in 2012, Tatou began to attract literary youths due to its unique location and casual literary atmosphere.

3.2.4 Emotional values

The descendants of the Lam Clan of Tatou Urban Village are scattered all over the world, from the neighbouring areas of Southern Fujian such as Dongshan Island and Maxiang Town, to the distant ones who have crossed the sea to Taiwan and Southeast Asia. Tatou Urban Village carries the personal or collective memories of the aborigines, overseas Chinese and Taiwanese compatriots. Every year, the grand ancestor worship event still attracts overseas Chinese who have drifted abroad to return to their hometowns to pay tribute to their ancestors.

3.2.5 Ecological values

Strengthening the construction of ecological civilisation is one of the important strategies of China at present, and we cannot forget the protection of the environment while focusing on economic development. Tatou is backed by Yunding Rock, bordering Xiamen Bay, looking at the Zhangzhou River in the distance, choking on the entrance and exit of the Lujiang River channel, with a natural environment system based on the mountains and the sea, and a good ecological environment.

3.3 Tatou Urban Village's multi-value carriers in place

3.3.1 Social value carriers

3.3.1.1 Ancestral temple&Square

(1) Xiede Ancestral Temple

Ancestral temple architecture is an important element in building the cultural diversity of modern society, and is a synthesis of tangible and intangible cultural heritage. Xiede Ancestral Temple is a place where traditional activities are held. The square in front of the ancestral temple is a place for family rituals, gatherings and deliberations, and every year on the 15th day of the first lunar month, villagers will hold a Lantern Festival gathering in the square in front of the ancestral temple.(Figure 2)







Fig. 2 Xiede Ancestral Temple activities

(2) The square in front of the Dadui Building.

The square in front of the Dadui Building was originally a simple construction of the food market site, before carrying the community residents of daily commercial activities. The building in front of the auditorium square after repair, demolition of the old farmers' market built against the law. The current situation is neat and open, with trees and greenery, and it has become a place for community residents to relax and chat after meals. The Supply and Marketing Cooperative has been completely upgraded and transformed into a public space for hosting exhibitions (Table 2).

Table 2 Before and after comparison of the renovation of the square in front of the Dadui Building

Before and after comparison chart				
Project Name	Square in front of the Dadui Building		Supply and Marketing Cooperative	

3.3.1.2 Community activities

Every year before the Spring Festival, Tatou held a Taiwanese youth Chinese New Year tea party around the fireplace, experience the traditional Chinese culture.Last year, the old farmer's market restored into the auditorium square, screening a number of open-air films.During the Spring Festival in 2024, a "Village Night" was held in the square in front of the Tatou Dadui Building.There are many other community activities like this, which can not only bring villagers closer to each other, but also promote the integration and development of villages.(Figure 3)



Fig. 3 Community activities

3.3.2 Economic value carriers

3.3.2.1 Street and alley spaces

For the street space within Tatou, the main streets linking the various areas are of appropriate width and are relatively coherent, while the paths interspersed between the congested old residential areas in the centre are too narrow, lack continuity and do not have a strong directionality. The narrow paths and inadequate public facilities pose a safety hazard.(Figure 4)



Fig. 4 Status of street space

3.3.2.2 Commercial activities

The businesses in Tatou include B&Bs, restaurants, speciality shops, supermarkets, etc., most of which are distributed on both sides of the main road. The distribution of B&Bs is more scattered, and B&Bs in different areas have their own unique advantages. For example, B&Bs near the main road and near the entrance of the village are easy to reach, and B&Bs farther away from the entrance of the village but close to the landscape have a beautiful and quiet environment that is not easy to be disturbed.(Figure 5)





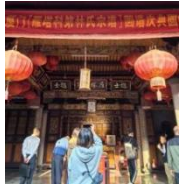

















Fig. 5 Status of the commercial sector

3.3.3 Cultural and emotional value carriers

3.3.3.1 Architecture of the ages

There are many special buildings in Tatou, spanning thousands of years. The Yanta Jingxian Hall was built during the Northern Song Dynasty. Lin Li from Jinjiang led his clan to move here and spread their branches, and the descendants took "Yanta Kodi" as their hall name. The Hengwan Ancestral Hall is the former residence of Lin Hengwan, an official of the third grade in the Ming Dynasty, and is also the spiritual fortress and cultural landmark of Yanta Lin Clan. The Xiede Ancestral Temple was built in the 39th year of the Kangxi reign of the Qing Dynasty, and is the place where various traditional activities are held. Built in 1964, the Dadui Building was the place where important village festivals were held at that time, such as tug-of-war competitions for the production team and school commendation assemblies. The Zhiqing Building was built in 1974, it was the centralised living place for the young people who went to the countryside.(Table 3)

Table 3 Status of buildings of various ages

Building name	Photos of the current situation			
Yanta Jingxian Hall				
	Front elevation	Inner sanctum	Offer sacrifices to one's ancestors	Schematic plan
Hengwan Ancestral Hall				
	Front elevation	Side entrances	Interior details	Sidewall
Xiede Ancestral Temple				
	Front elevation	Auditorium Square	Portal	Schematic plan
Dadui Building				
	Front elevation	Forecourt	Interior	Internal staircases
Zhiqing Building				
	Front elevation	Interior details	Colonnade	Bird's-eye view

3.3.3.2 Space under the ancient tree

There are four old trees in Tatou, which are basically 50-80 years old. The space under the trees serves as a place for villagers to gather on weekdays, witnessing the development of Tatou urban village. The rings of the ancient trees symbolise the continuous growth of the Tatou culture and the lives of the people living here.(Figure 6)



Fig. 6 Ancient Tree Undergrowth

3.3.3.3 Traditional Activities

Every year on the 15th day of the first month of the lunar calendar, Tatou organises the "Xianwang Gong" Lantern Festival at the Xiede Ancestral Temple. Along both sides of the Tatouzhong road, there are dragon pillars lined up to be honoured by the worshippers, seeking blessings for health and safety, and all the best. On the tenth day of the eighth month of the lunar calendar every year, council of the Xiede Ancestral Temple organises a visit to the Fengshan Ancient Temple and Weizhen Temple to offer incense and hold prayers for blessings.(Figure 7)



Fig. 7 Organisation of traditional events

3.3.4 Ecological value carriers

Tatou is adjacent to Wanshi Mountain Scenic Spot to the north and faces the sea to the south, forming a characteristic landscape style in which the mountains and the sea echo and the cityscape blends together. With two pools and a mountain at its back, it forms a relationship between the village and the natural landscape, with a favourable ecological environment.(Figure 8)

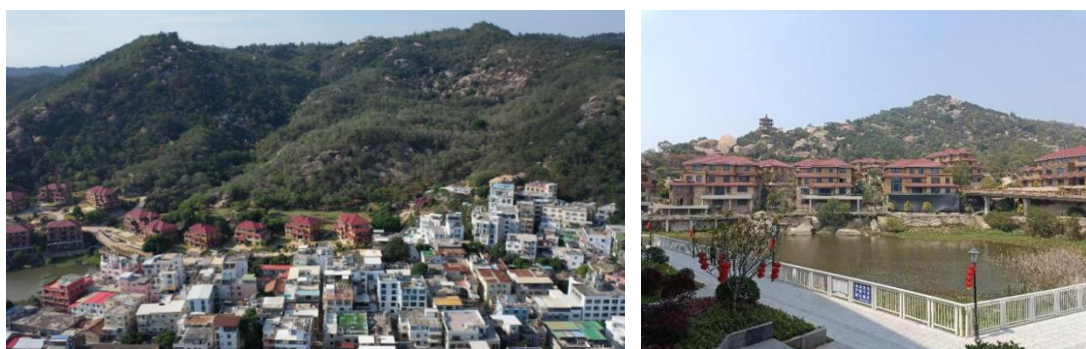


Fig. 8 Natural landscape environment

4. Subsequent renewal strategies based on multiple values

4.1 Adaptation and upgrading of physical value carriers

4.1.1 Graded optimisation of roads and streets

For the main carriageway in Tatou, open up the disconnected roads to form a complete carriageway system and solve the congestion problem caused by disjointed streets. For internal streets and alleys, additional signage will be installed at corner locations to enhance the guidance and direction of the road and improve the quality of the street space. For the streets formed by the distance between houses, they are mainly used by local residents for placing sundries, and attention

should be paid to environmental hygiene and safety.

4.1.2 Diversified use of ancestral hall squares

The old ancestral hall has been revitalised and has become a new vehicle for villagers to carry out cultural and recreational activities. The Xiede Ancestral Temple can be used as an activity centre for the elderly, a base for activities such as village history and cultural studies, and a leisure venue for nearby residents to drink tea and watch plays. At the same time, the Xiede Ancestral Temple should be constantly integrated into the cultural elements of the new era, to attract more and more young people into the ancestral hall study practice, feel the cultural charm of Tatou.

4.1.3 Acupuncture and Moxibustion Tandem Era Architecture

Tatou has representative buildings of many eras, and the subsequent renewal practice can link the buildings representing different eras and cultures with storytelling, establish connections between each other, and form multiple cultural routes. Regulate the facade of the buildings along the cultural routes and add relevant cultural elements to enhance the interest and experience of tourists walking in them.

4.1.4 Focus on shaping nodal spaces

The node space of Tatou includes gathering nodes such as under the old trees, entrances and squares, as well as turning nodes such as "Y-shaped" intersections. For the gathering nodes, the aggregation effect of "bazaar+" is presented in the public area to achieve the effect of attracting the original villagers, returnees and new villagers to stay and socialise in the area. For the turning nodes, signage combined with landscape sketches can be set up, which can serve as a direction guide and become a Internet hot spot.

4.1.5 Reasonable use of natural environment

Relying on the north side of the mountain and natural water system, open up the north side of the "access to the mountain" route, expand the south side of the "reach the sea" trail, combined with the mountain and the sea health trail and reservoir scenery, to create a mountain and the sea slow walking system.

4.2 Protection and transmission of intangible value carriers

4.2.1 Vigorous inheritance of folklore activities

In order to better promote traditional culture and inherit the spirit of non-heritage, folk activities and non-heritage performances are regularly held at the Xiede Ancestral Temple stage. Efforts are being made to tell the story of 'The last southern Fujian village on Xiamen Island' and to ensure that the folklore is traditional, localised, scenic and immersive.

4.2.2 Regular community activities

On the Double Ninth Festival, the community organises activities for elderly residents such as climbing up to the top of the mountain for fitness and reciting poems and pairs. In addition, it is important to honour elderly people who enthusiastically support the work of the community and public welfare, thereby stimulating the enthusiasm of community residents to respect the elderly, love the elderly, and love their hometowns and promote development^[6]. Regularly hold "tent hospital" into the community public welfare care activities, organising various departments of experts and doctors into the Tatou Urban Village to provide residents with free medical activities.

4.2.3 Tailor-made special activities

Regularly organise creative themed bazaars in an open gathering space. Combined with the local culture of Tatou, we could recruit creative handicrafts, independent design, food and beverage managers to form a special cultural IP of Tatou. While the recruitment of market stalls also provides a practice base for university students to innovate and start their own business, reflecting the value of the village in the economy.

4.2.4 Strengthen the construction of publicity platform

Through the community official and residents personal operation of self-media accounts to promote Tatou. It helps tourists to know more about the story of Tatou while they are relaxing and entertaining, and enhances the sense of local cultural experience for the tourists. Through the operation of personal media, the villagers can improve their income and increase the participation of local residents in the renewal model of "common construction + common governance + common sharing".

5. Conclusion

The renewal and transformation of urban villages is a very important work, and this paper emphasises that the dimension of multiple values should be considered in the study of urban villages, so as to provide support for their transformation regarding the dimension of multiple values^[7]. In the work of upgrading the governance of urban villages, Tatou has currently completed the demolition of unauthorised buildings in the plaza in front of the brigade building, the renewal work in terms of environmental improvement, and the transformation of the south side area is in progress. In the subsequent transformation of urban villages, the rich and diversified values embedded in Tatou Urban Village will be explored and integrated into the renewal strategy of tangible and intangible value carriers, which will help to protect and pass on the history and culture of Tatou, and avoid the formation of "thousands of villages with the same characteristics" in the renewal of urban villages.

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