

Appendix 3

Archetypes and Representative Cases

Table A3.1: Archetype 1 Government-led rural renewal with a short-term perspective

		Case 4
1 Background		Residences and other buildings in the village were constructed in the 1980s and 1990s, and they were all in bad or even dangerous condition. Many residences in the village were underused or not used because an increasing number of farmers had migrated to urban areas to earn a living in recent years; however, the county where the village is located experienced rapid economic development required a large amount of construction land.
2 Process		
2.1 Scheme design		
	Overview	Based on the LUTRG policy [†] . Scale: 13.29 ha rural construction land and 279 rural households. Total cost: 59.04 million yuan, a large amount of investment for the actors Revenue appropriation and distribution (see the details below).
	Local government	Constructed the detailed scheme and sent it to the upper government level for approval.
	Rural households	Lacked the right to make decisions.
2.2 Implementation		
	Local government	Afforded all the upfront costs based on the county-level public budget and loans from the local bank. Established a top-down administration system that included the leading group at the township level and the expertized working group at the village level to implement the rural renewal.
	Rural households	Afforded the costs of constructing new rural residential area by paying for their new residences, i.e., 10,000 yuan per household. Compromised without any major conflicts.
2.3 Revenue appropriation and distribution		
	Local government	Fulfilled the LUTRG quotas and thereby relieved the pressure associated with quotas for newly added construction land and boosted the local economy. Earned more than 41.59 million yuan from applying the LUTRG quotas to farmland conversion and urban construction land leasing. Obtained annual tax income of newly added construction land.
	Rural households	Obtained new and modernized apartments. Obtained compensation for relocation, i.e., 68,500 yuan per household.
3 Outcomes		
3.1 Rural living		Newly built apartments are modernized, and the infrastructure of the new rural residential area is the same as that in the urban residential area.

environment	New residential area is far (the total distance is 10 km) from the original site of the village, where the farmland was located. Certain rural households also complained about the change of living conventions because they found it difficult to acclimate to living in the apartments.
3.2 Rural income	-
3.3 Rural vitality	-

† The policy of Linkage between Urban Land Taking and Rural Land Giving (LUTRG): Rural construction land is re-planned, consolidated and readjusted. A portion of the land is utilized for rural residences in a more intensive way, such as the construction of multi-story buildings. The remainder is restored back to cultivated land and can be traded as the LUTRG quotas. Local governments can obtain the LUTRG quotas from the rural households by the quota trading or the relocation compensation and then authorize extra farmland conversion for urban construction land supply. Other land users may also buy the LUTRG quotas from the rural households and then request an extra amount of agricultural land elsewhere to be supplied to the urban primary land market by the government. And rural households make revenue or get compensation by fulfilling the LUTRG quotas.

Table A3.2: Archetype 2 Small-scale rural renewal with sufficient stakeholder participation

Case 15	
1 Background	The residences in the village were poorly designed and simple. Rural residential land use in the village was scattered and inefficient.
2 Process	
2.1 Scheme design	
Overview	Based on the LUTRG policy. Scale: 8.28 ha rural construction land and 42 rural households. Total cost: 5.73 million yuan. Revenue appropriation and distribution (see the details below).
Local government	Made and publicized the draft scheme. Decided whether take part in the rural renewal or not.
Rural households	Discussed the design of new residences as well as the implementation details, and reached a consensus with the local government.
2.2 Implementation	
Rural households	Afforded all costs but complained that the self-sufficient mode somewhat increased their finance pressure. Cooperated with each other without any hold-ups. Hired a specialized engineering company to restore rural construction land and construct new rural residences.
2.3 Revenue appropriation and distribution	Gained 3.21 million yuan from the LUTRG quota trading.

Rural households	Resettled in the modernized residences, with the area of 165 cm ² per household.
3 Outcomes	New townhouses were built up.
3.1 Rural living environment	Newly-built rural residential area is more intensive and is well equipped with the roads, green space, garages and public activity arena. Rural households are generally satisfied with the outcomes of rural renewal.
3.2 Rural income	Village leader pointed out that due to the tight budget constraint and the limited project area, the village lacked extra fund and space to facilitate rural income increase and to accelerate rural development.
3.3 Rural vitality	

Table A3.3: Archetype 3 Rural renewal with government-village cooperation

Case 14	
1 Background	The provincial government enacted a policy to encourage village elites, such as entrepreneurs, to organize rural renewal. Village elite, Mr. Zheng, a successful business man, planned to repay his hometown through improving the rural living conditions.
2 Process	
2.1 Scheme design	Based on the LUTRG policy. Scale: 48.78 ha rural construction land and 308 rural households.
Overview	Total cost: approximately 49 million yuan, a large amount and a long duration of investment for the actors. Revenue appropriation and distribution (see the details below).
Village elite	Designed and publicized the scheme.
Rural households	Expressed their demands to the village elite. Decided whether take part in the rural renewal or not.
2.2 Implementation	
Village elite	Afforded the major cost, up to 47 million yuan. Constructed new residences and rural infrastructure. Afforded and conducted rural construction land restoration.
Local government	Supplied the land up to 70 mu for constructing new rural residential area. Guaranteed the smooth enforcement of the project by the coercive public power.
Rural households	Cooperated with each other and moved out of their old houses in a timely manner.
2.3 Revenue appropriation and distribution	

Rural households	Obtained modernized apartments with the area of 175 cm ² per household.
Village elite	Gained 18.88 million yuan by transferring the LUTRG quotas to the local government.
Local government	Obtained the LUTRG quotas for industrialization and urbanization. Fulfilled the political task of rural renewal assigned by higher-level governments.
3 Outcomes	Sixteen new and modernized 5-storey apartments were built up.
3.1 Rural living environment	New rural residential area is well planned and equipped with the advanced infrastructure and public service facilities, such as harden roads, streetlights, public activity space, green space, supermarkets, restaurants, sewage treatment facilities and security facilities.
3.2 Rural income	Village elite pointed out that given his limited finance capability, he was not able to invest in modern agricultural development or rural tourism to further increase rural income and enhance rural vitality.
3.3 Rural vitality	

Table A3.4: Archetype 4 Government participation in large-scale rural renewal with a long-term perspective

Case 5	
1 Background	The provincial government enacted a policy aiming at increasing rural land use efficiency, constructing new countryside and facilitating rural-urban integration. To implement the policy, the local government decided to enforce rural renewal in the area by making full use of the locational advantages and the natural resource endowment.
2 Process	
2.1 Scheme design	
Overview	Based on the LUTRG policy. To develop modern agriculture and rural tourism. Scale: 53.6 ha rural construction land and 809 rural households. Total cost: 47.11 million yuan, a large amount of investment for the actors.
Local government	Revenue appropriation and distribution (see the details below). Produced detailed scheme and sent it to the upper government level for approval.
Rural households	Claimed their interests concerning new rural residential area as well as agriculture and tourism development to the local government.
2.2 Implementation	
Local government	Set up a special fund from the public budget, covering the costs of rural construction land restoration, new residence and infrastructure construction, and agriculture and tourism facilities construction. Hired a specialized engineering companies to conduct the restoration and construction tasks.

	Rural households	Developed modern agriculture by using the cultivated land restored from the rural construction land and built up a botanical garden relying on the rural agricultural resources. Cooperated with each other and no hold-ups appeared, given the coercive public power of the government as a guarantee.
2.3	Revenue appropriation and distribution	
	Rural households	Obtained the newly-built and well-equipped townhouses suitable for their living convention. Obtained sustainable revenue from modern agriculture and rural tourism.
	Local government	Obtained land use quotas for industrialization and urbanization. Fulfilled the political task of rural renewal assigned by the higher-level governments.
3	Outcomes	
3.1	Rural living environment	Rural renewal significantly improved the rural living conditions. Restoring and consolidating the idle and extensively-used rural construction land for modern agriculture increased the rural land use efficiency. Compared with the traditional agriculture, the modern agriculture with high technology is more productive and obviously upgrades on-farm revenue.
3.2	Rural income	Promising rural tourism thereby continuously creates the off-farm revenue.
3.3	Rural vitality	Development of modern agriculture and rural tourism both increases rural incomes and enhances rural vitality.

Table A3.5: Archetype 5 Self-organized large-scale rural renewal with a long-term perspective

Case 22		
1	Background	Village is situated between the second and third layer of the capital city of the province. For a long time, the physical condition of the village was inferior. Rural construction land was utilized in an extensive and scattered form, whereas the village also lacked the space for public activities and rural industry development. The self-governance system in the village was relatively completed and well-functioned. Village congress, the village committee and the supervision committee played the roles of decision-making, executing and monitoring, respectively.
2	Process	
2.1	Scheme design	

		Based on the LUTRG policy.
		To develop a Chinese chive planting base.
Overview		Scale: 32.23 ha rural construction land and 530 rural households. Total cost: 132.5 million yuan, a large amount of investment for the actors. Revenue appropriation and distribution (see the details below).
Village leaders		Organized the representatives of farmers to visit the villages successful in rural renewal. Employed the professional agency to make the scheme, considering the rural households' opinions.
Rural households		Had access to the relevant information about the scheme and had the right of approval. Discussed the distribution of the revenue from the quota trading, considering the type, structure and size of the land property of each household.
2.2 Implementation		
		Afforded all costs. Employed the engineering company to restore and consolidate the rural construction land.
Rural households		Built new residences in conformity to the collectively-made building plan. Actively cooperated with each other and no one withdrew or required additional economic interest.
Village leaders		Organized the so called "Chinese Chive Development Company" to forge a Chinese chive planting base by using the cultivated land restored from the rural construction land, the shareholders of which are the rural households participating the rural renewal.
2.3	Revenue appropriation and distribution	
		Gained the quota trading revenue, with about 193,750 yuan per household.
Rural households		Obtained newly-built townhouses. Obtained the "Double 350" bonus, that is, a shareholder can get 350 kg Chinese chive twice a year, which can be converted to cash against the instant market price. Received annual dividends.
3 Outcomes		
3.1	Rural living environment	New and modernized townhouses were built up. The infrastructure and public facilities, such as roads, water pumps, lights, green area and public space, were all renewed.
3.2	Rural income	Rural income is surely improved because of the "Double 350" bonus and the annual dividends.

3.3 Rural vitality

The existence of Chinese Chive Development Company facilitated the local agricultural production shifting from the disperse and small-scale one to a consolidated and large-scale one, which contributed to the rural industry transformation and upgrade.

Table A3.6: Archetype 6 Enterprise participation in large-scale rural renewal with a long-term perspective

Case 9	
	<p>The case area is located at the traffic hub of the Yangtze River Delta, connecting Zhejiang Province and Shanghai City.</p>
1 Background	<p>The local government planned to transform the area into a modern agriculture base and a new tourism spot in cooperation with enterprises.</p>
2 Process	
2.1 Scheme design	
Overview	<p>To restore or consolidate the extant and idle rural construction land for modern agricultural use and new residence construction and tourism use, respectively</p> <p>Scale: 1771.22 ha rural construction land and 599 rural households</p> <p>Total cost: more than 600 million yuan, a large amount of investment for the actors.</p> <p>Revenue appropriation and distribution (see the details below).</p> <p>Made and publicized the draft scheme.</p>
Local government	<p>Considered the stakeholders’ opinions carefully and adjusted the scheme.</p>
Rural households	<p>Proposed their demands for the new rural residential area and the rural industrial development.</p>
Enterprises	<p>Decided whether participate in the rural renewal or not.</p> <p>Claimed their own interests in the rural tourism development.</p>
2.2 Implementation	
Local government	<p>Afforded the major cost from the public budget, approximately 420 million yuan, including the relocation compensation, the rural construction land restoration and the agriculture facilities construction.</p> <p>Hired a specialized engineering companies to conduct the restoration and construction tasks.</p>
Rural households	<p>Afforded the costs of constructing new rural residential area by paying for their new residences, i.e., 300,000 yuan per household.</p> <p>Moved out of the old houses in a timely manner.</p> <p>Established a company for modern agriculture development.</p>
Enterprises	<p>Invested in the tourism facilities construction.</p> <p>Developed rural tourism, such as building hotels, restaurants and shops.</p>

2.3	Revenue appropriation and distribution	<p>Obtained newly-built and well-equipped townhouses that fit their living convention well.</p> <p>Rural households</p> <p>Obtained compensation for relocation, i.e., 500,000 yuan per household.</p> <p>Local government</p> <p>Gained the annual dividends from the agricultural company. Obtained off-farm jobs created by the rural tourism development. Upgraded both the political and economic performance in the rural renewal.</p> <p>Enterprises</p> <p>Built up two village hotels, six village restaurants and four village specialty shops. Gained sustainable revenue from the rural tourism.</p>
3	Outcomes	
3.1	Rural living environment	<p>Rural residential area is rationally designed, the townhouses are modernized, and the infrastructure is well-equipped.</p> <p>Rural households nowadays share the same level of living quality as the urban inhabitants.</p>
3.2	Rural income	<p>Rural renewal also continuously increases rural income, such as the annual dividends from the modern agriculture development and the off-farm revenue from the tourism development.</p>
3.3	Rural vitality	<p>Rural industrial development both in agriculture and tourism enhances the rural vitality.</p>

Table A3.7: Archetype 7 Government participation in rural renewal with a large number of rural households involved and a long-term perspective

Case 6		
1	Background	<p>Many residences in the village were simple and the living conditions had to be improved.</p> <p>Several village elites, also the entrepreneurs, were willing to promote the improvement of living conditions with the purpose of repaying their homeland.</p> <p>The local government planned to set up a model for rural renewal to meet the requirement from the higher-level governments.</p>
2	Process	
2.1	Scheme design	
	Overview	<p>To re-plan and consolidate the rural construction land for new and intensive residences and rural industrialization.</p> <p>Scale: 2 ha rural construction land and 415 rural households.</p> <p>Total cost: 70 million yuan, a large amount of investment for the actors.</p> <p>Revenue appropriation and distribution (see the details below).</p>

Local government	Produced the draft scheme with the assistance from the specialized engineering institute, and then publicized it. Incorporated the rural households' opinions into the scheme or made the responses to the rural households.
Rural households	Expressed their opinions on the scheme. Decided whether to participated in rural renewal or not.
2.2 Implementation	
Local government	Provided the funds in the various forms, including the subsidy of new countryside construction, the budget of pilot project and the reward of beautiful country. Served as an external guarantee for the smooth enforcement of the project, relying on the coercive public power. Afforded the major costs, up to 60 million yuan.
Village elites	Consolidated the rural construction land and constructed the new residences. Accumulated a considerable amount of social capital to generate cooperation and reciprocity.
Rural households	Solved potential conflicts and facilitated cooperation through the village council.
2.3 Revenue appropriation and distribution	
Rural households	Obtained new townhouses in the modernized residential area. Gained the annual dividends since the village committee rented out the rural industrial land that was generated from the rural construction land consolidation and intensive use.
Local government	Partially achieved the political task assigned by the higher-level governments because this village became a model and successful experience for rural renewal in the local area.
3 Outcomes	
3.1 Rural living environment	New townhouses were built up. Rural infrastructure, containing water, electricity, sewage system, etc., was upgraded. Rural households share the same level of living quality with the urban inhabitants.
3.2 Rural income	Rural industrialization not only produces the land rent for the village, but also creates the off-farm jobs for the rural households.
3.3 Rural vitality	Rural renewal also provided the space, namely, the rural industrial land, for the rural industrial development.

Table A3.8: Archetype 8 Self-organized small-scale rural renewal with a long-term perspective

1 Background	<p>Village is in proximity to a stream and its landscape and ecology are of high quality, which attracts an increasing number of urban citizens to the village for vacations.</p> <p>The infrastructure and living conditions were inferior for a long time.</p> <p>A village elite named Wu, also an entrepreneur, intended to construct a village hotel to develop rural tourism in the village with the purpose of repaying his homeland.</p> <p>As a model for farmer autonomy, the village has established a completed coordination mechanism that includes proposals, discussions, decision-making and enforcement during the long period of farmer autonomy.</p>
2 Process	
2.1 Scheme design	
Overview	<p>To re-plan and readjust the rural construction land; to relocate the rural households with a small proportion of readjusted land; to construct a village hotel to develop rural tourism.</p> <p>Scale: 2.22 ha rural construction land and 37 rural households.</p> <p>Total cost: 31.19 million yuan.</p> <p>Revenue appropriation and distribution (see the details below).</p>
Village elite	<p>Designed the scheme, considering the rural households' opinions.</p> <p>Had access to the detailed information about the scheme.</p> <p>Pooled together all their land assets, including the old houses and rural construction land to generate a bundled price for the negotiation with the village elite, through the collective discussion.</p>
Rural households	<p>Discussed the distribution of the revenue from the rural land transfer, considering the type, structure and size of the land property of each household.</p> <p>Had the right to decide whether to participate in rural renewal depending on the outcome of negotiation.</p>
2.2 Implementation	
Village elite	<p>Afforded all costs.</p> <p>Consolidated the rural construction land and constructed a village hotel and rural infrastructure.</p> <p>Constructed the new residences with a small part of rural construction land according to the plan that was collectively made.</p>
Rural households	<p>Transferred the remainder of the rural construction land to the village elite for the village hotel construction.</p> <p>Actively cooperated and no one withdrew or required additional economic interest, i.e., asked for higher compensation or more land for relocation.</p>
2.3 Revenue appropriation and distribution	

Rural households	Obtained revenue from the rural construction land transfer, with more than 100,000 yuan per household. Obtained new townhouses.
Village elite	Obtained off-farm jobs created by the rural tourism development. Obtained continuous revenue from the operation of the village hotel.
3 Outcomes	
3.1 Rural living environment	Old and damaged houses were replaced by the newly constructed townhouses. The infrastructure and public facilities, such as roads, water pumps, lights and green open space, were also improved.
3.2 Rural income	More than 120 farmers (the total number of farmers in the village is 304) are employed by the village hotel, which increases the rural households' income.
3.3 Rural vitality	The development of rural tourism gradually promotes the transformation of industry from agriculture to non-agriculture.



Panel I. Old residences in Case 4



Panel II. Old residences in Case 22

Fig. A3.1: Rural living environments before rural renewal



Panel I. New residences in Case 4



Panel II. New residences in Case 22

Fig. A3.2: Rural living environments after rural renewal



Panel I. Modern agriculture in Case 9



Panel II. Chinese chive planting base in Case 22

Fig. A3.3: Rural income and vitality: facilitating agricultural development



Panel I. Botanical garden in Case 5



Panel II. Village hotel in Case 25

Fig. A3.4: Rural income and vitality: facilitating rural tourism