

REGENERATION FOR YOUNG GENERATION

PROMOTE LIVABILITY FOR YOUNG GRADUATES THROUGH URBAN REGENERATION IN SHENZHEN

Graduation studio Planning Complex Cities

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Second mentor Dr. Tanja Herdt

Date 23.06.2022



METHODOLOGY

NEWS

THEORETICAL FRAMEWORK

ANALYSIS

STRATEGY PROPOSAL

IMPLEMENTATION

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Motivation: Chinese young people become a 'lay-flat' generation

Trend-Affordable rental housing plan targeting young people : Providing affordable well-located housing



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Rental housing plan targets young people

Zhao Yimeng

Updated: Jul 09, 2021 09:16 China Daily

Source: http://english.www.gov.cn/news/pressbriefings/202107/09/content_WS60e7a382c6d0df57f98dca52.html

"A new guideline aimed at accelerating the **development of affordable rental housing** is poised to ease the pressure on **new urban residents and young people**,"

"The new guideline underscores the need for multiple investors and channels for the supply of affordable rental housing and encourages them to use the **stock of land resources**,"

"Different from cheap public rental housing provided for low-income tenants, which is mainly located on city outskirts, ...the housing should be **located in downtown areas with convenient transportation**."

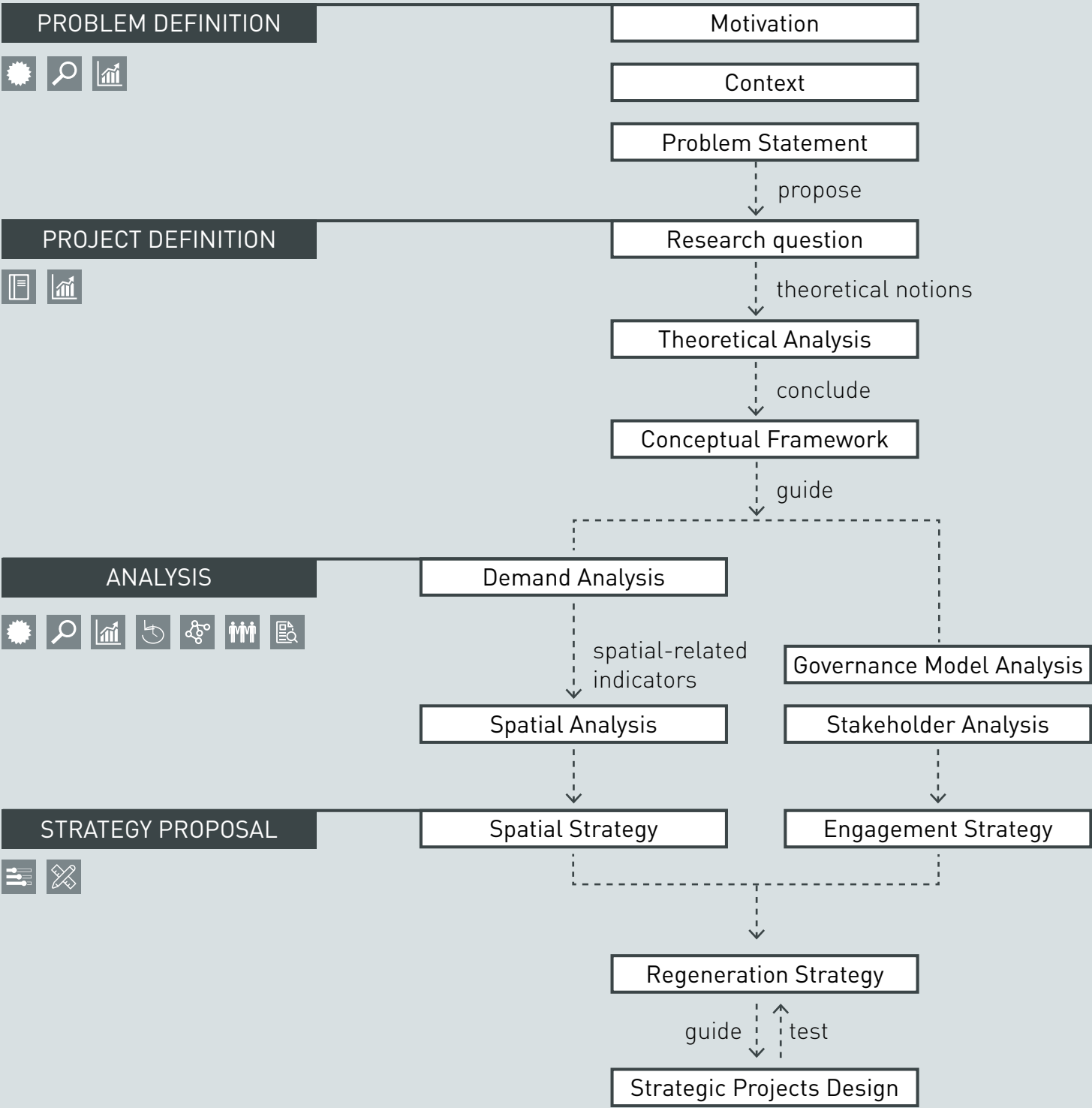
Challenge to spatial design and governance, often accompanied by residential displacement.



Research question

How to facilitate the implementation of **urban regeneration** in an **inclusive approach** to enhance **livability** for young graduates?

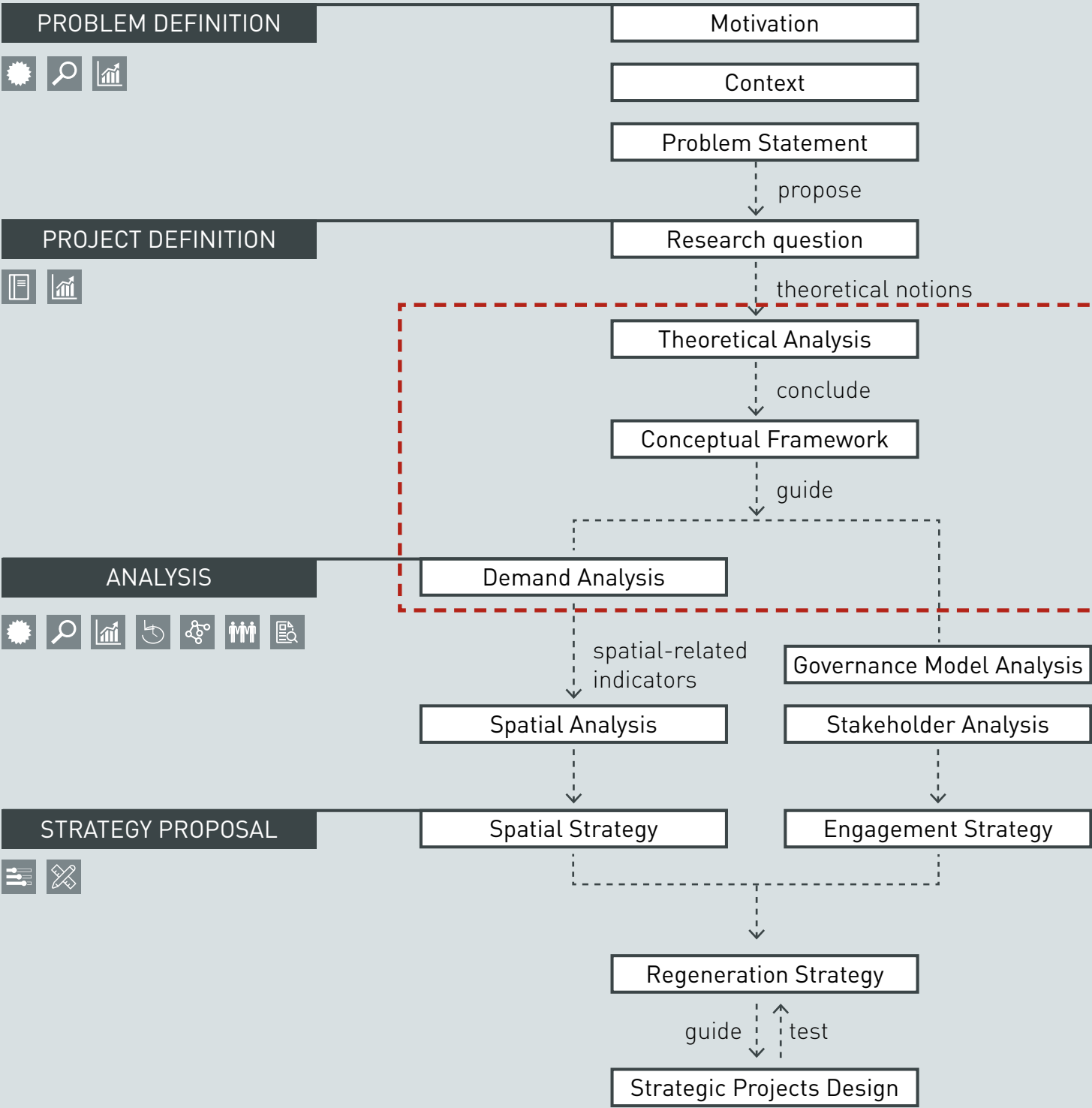
Methodology



Methods Used

- Literature Review
- Case study
- Mapping
- Reference Review
- Stakeholder Analysis
- Design
- Data Collection
- Historical Review
- Scenario Building
- Data Analysis

Methodology

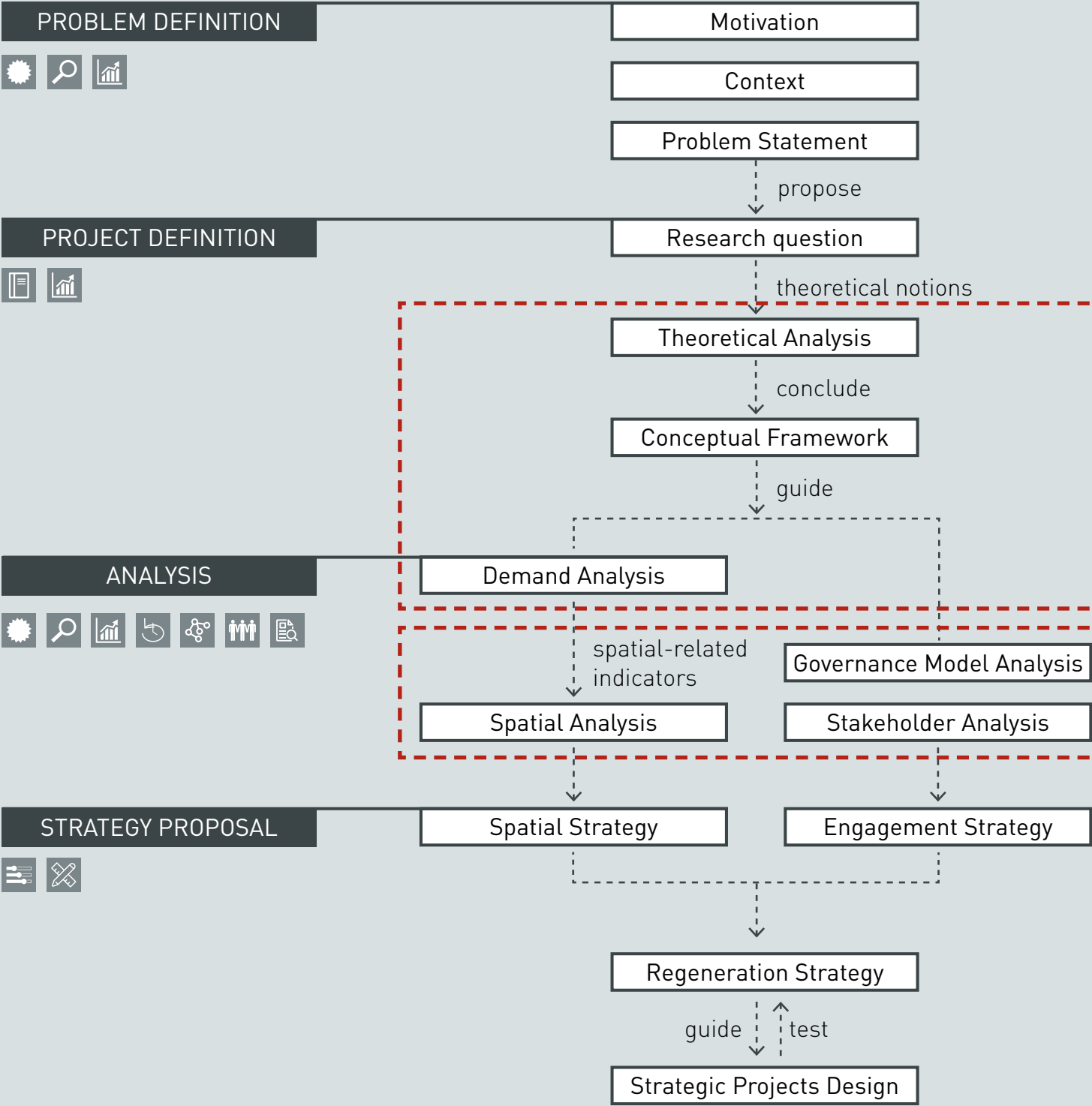


Envision the preferable future
What is the goal?
What are the demands and expectations?

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Methodology



Envision the preferable future

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What are the demands and expectations?

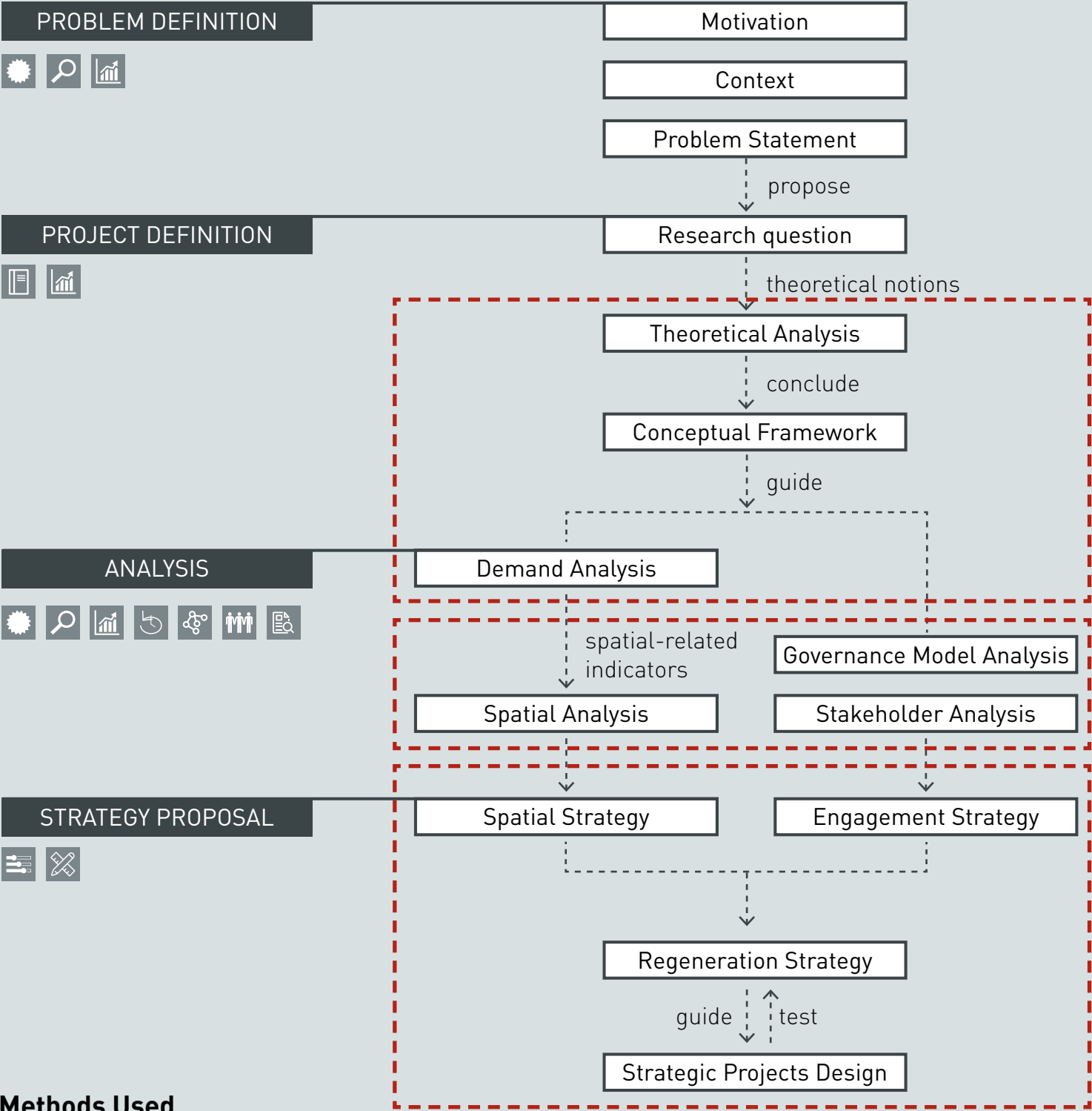
Evaluate the current situation

What should to be reserved/ transformed?

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Methodology



Envision the preferable future

What is the goal?
What are the demands and expectations?

Evaluate the current situation

What should to be reserved/ transformed?

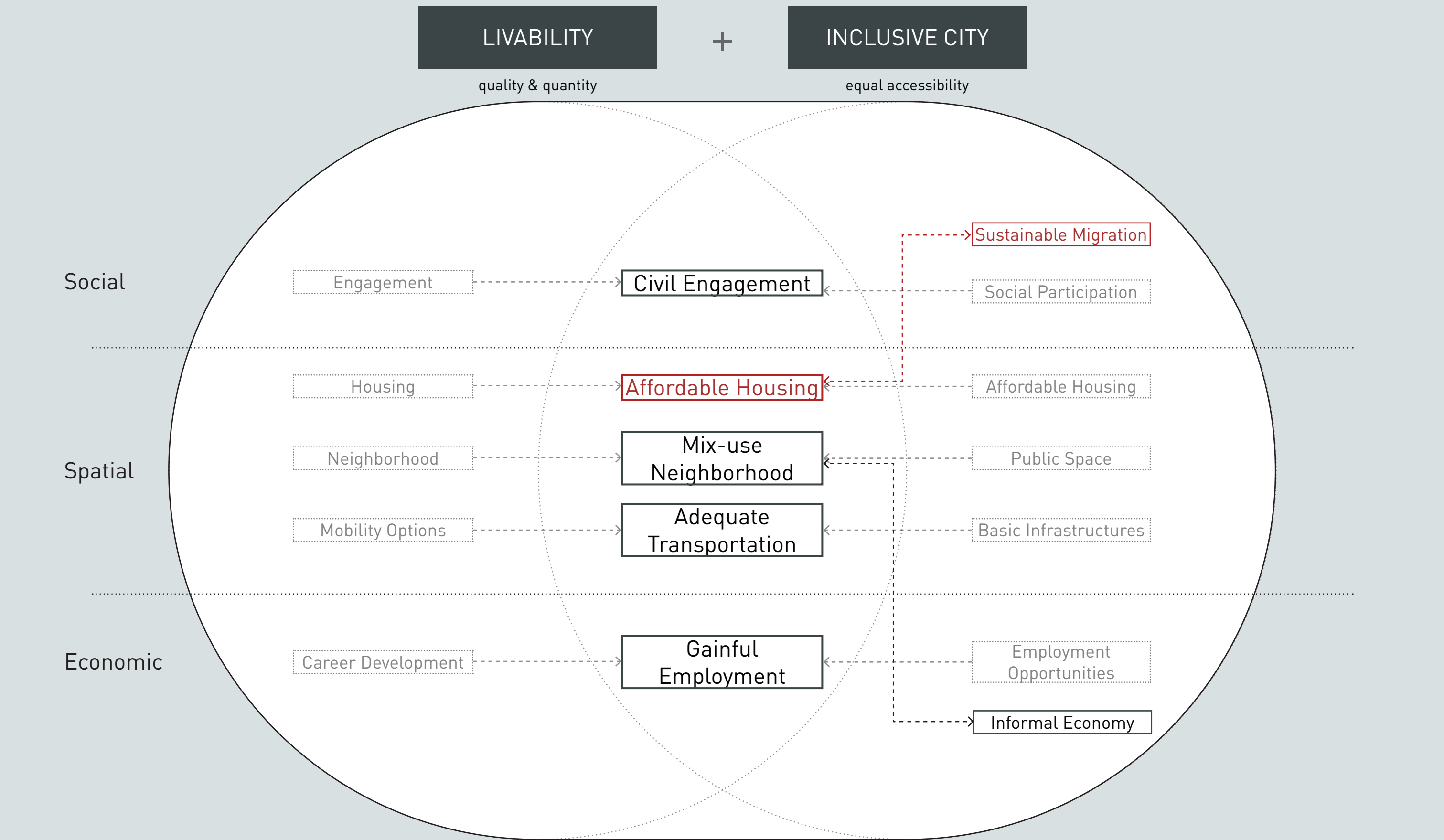
Mend the gap between current situation & preferable future

How to regenerate?

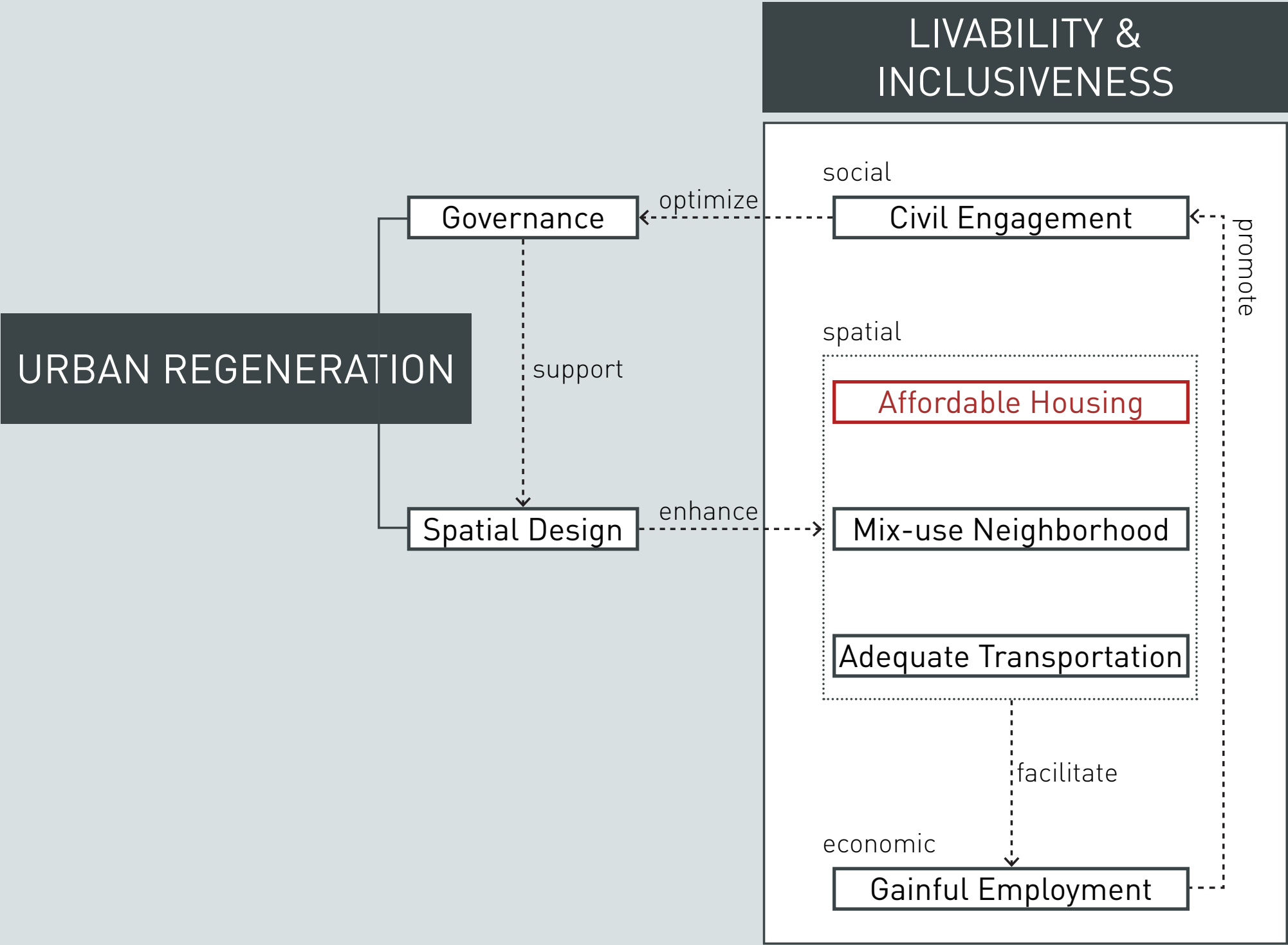
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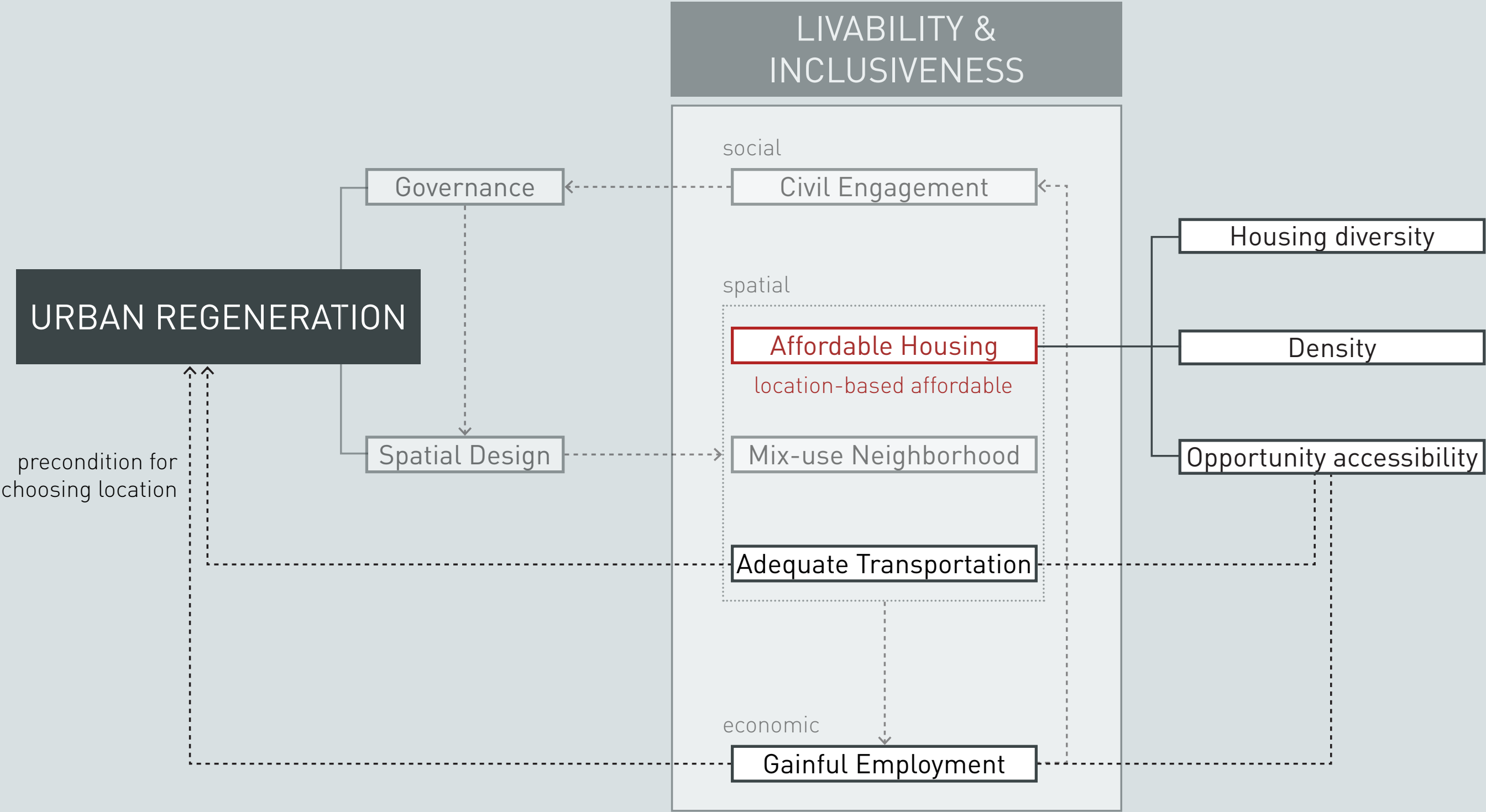
Theoretical Notion: Two notions share similar indicators with different focuses



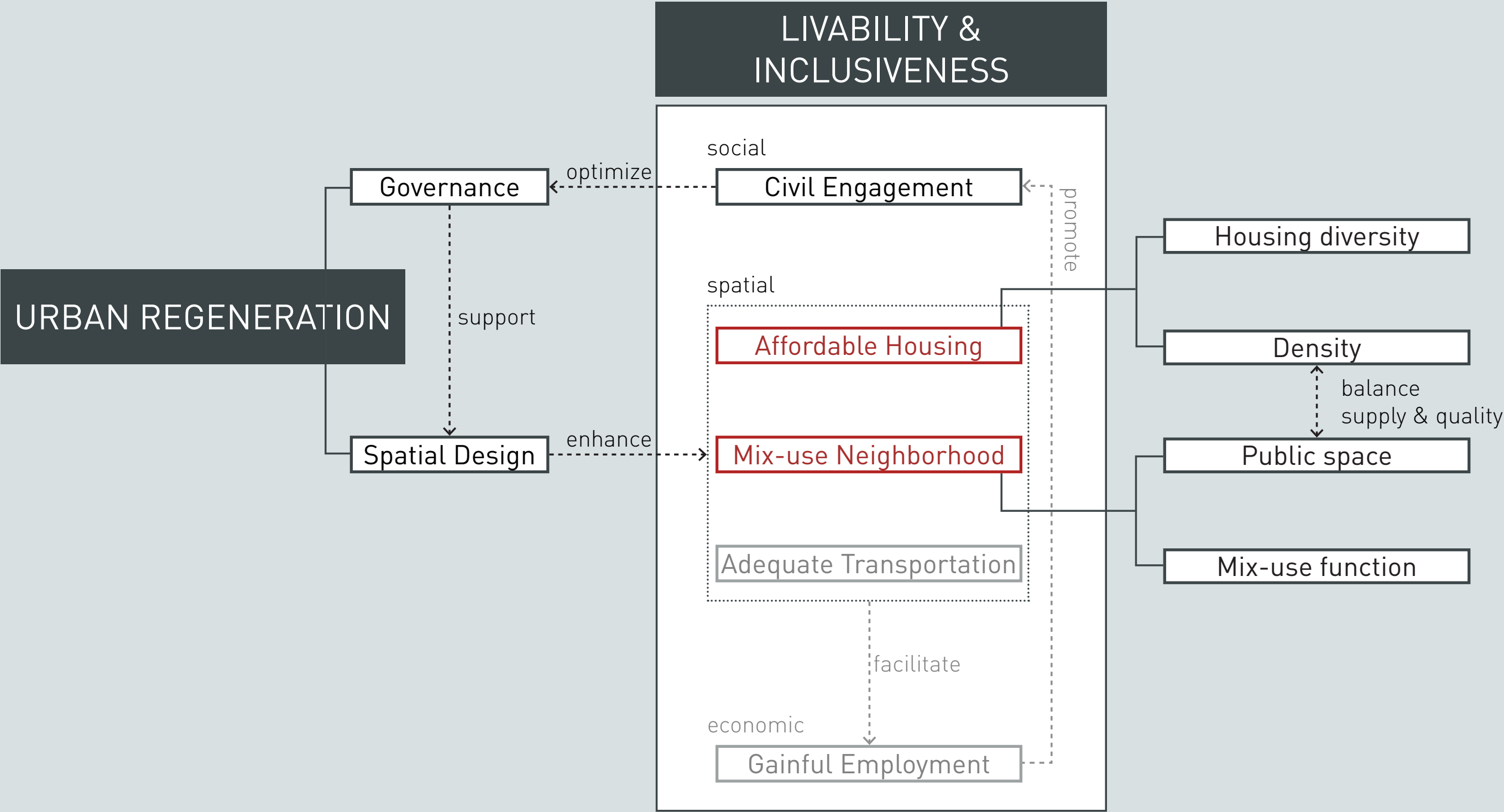
Conceptual Framework



Conceptual Framework



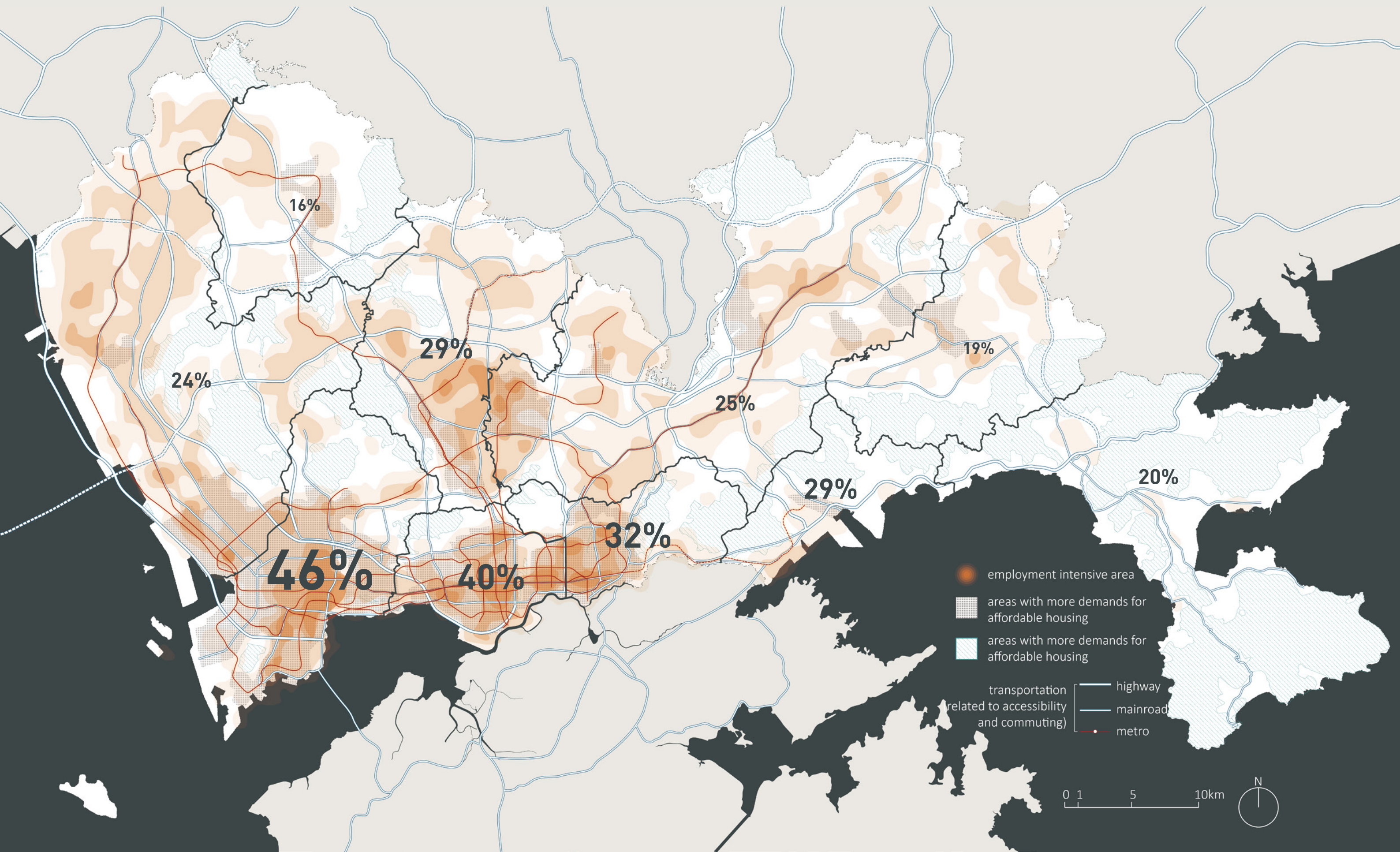
Conceptual Framework



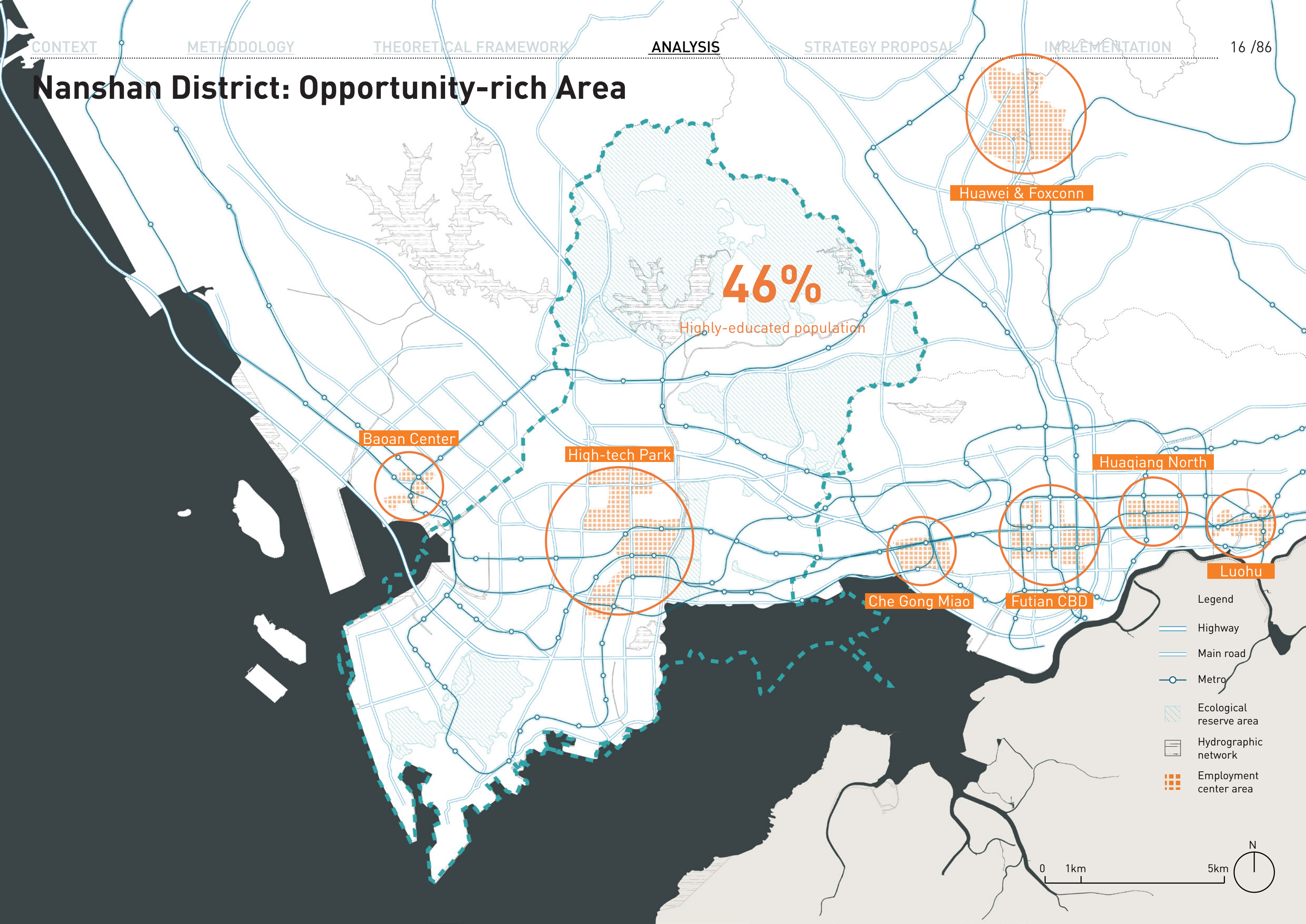
WHERE ARE THE POTENTIAL?

Spatial Analysis - City & District Scale

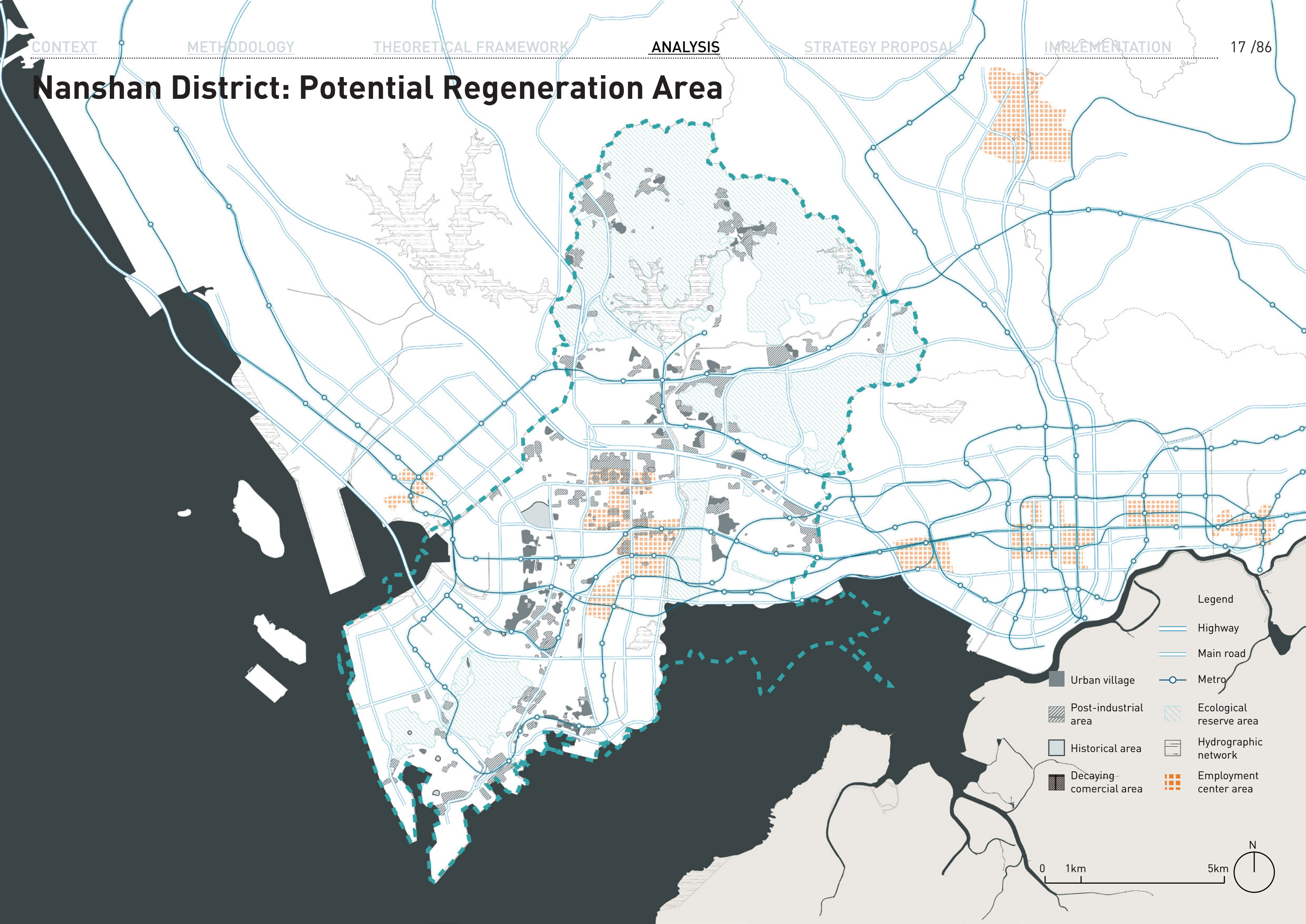
Spatial Analysis: Opportunity-rich Area



Nanshan District: Opportunity-rich Area



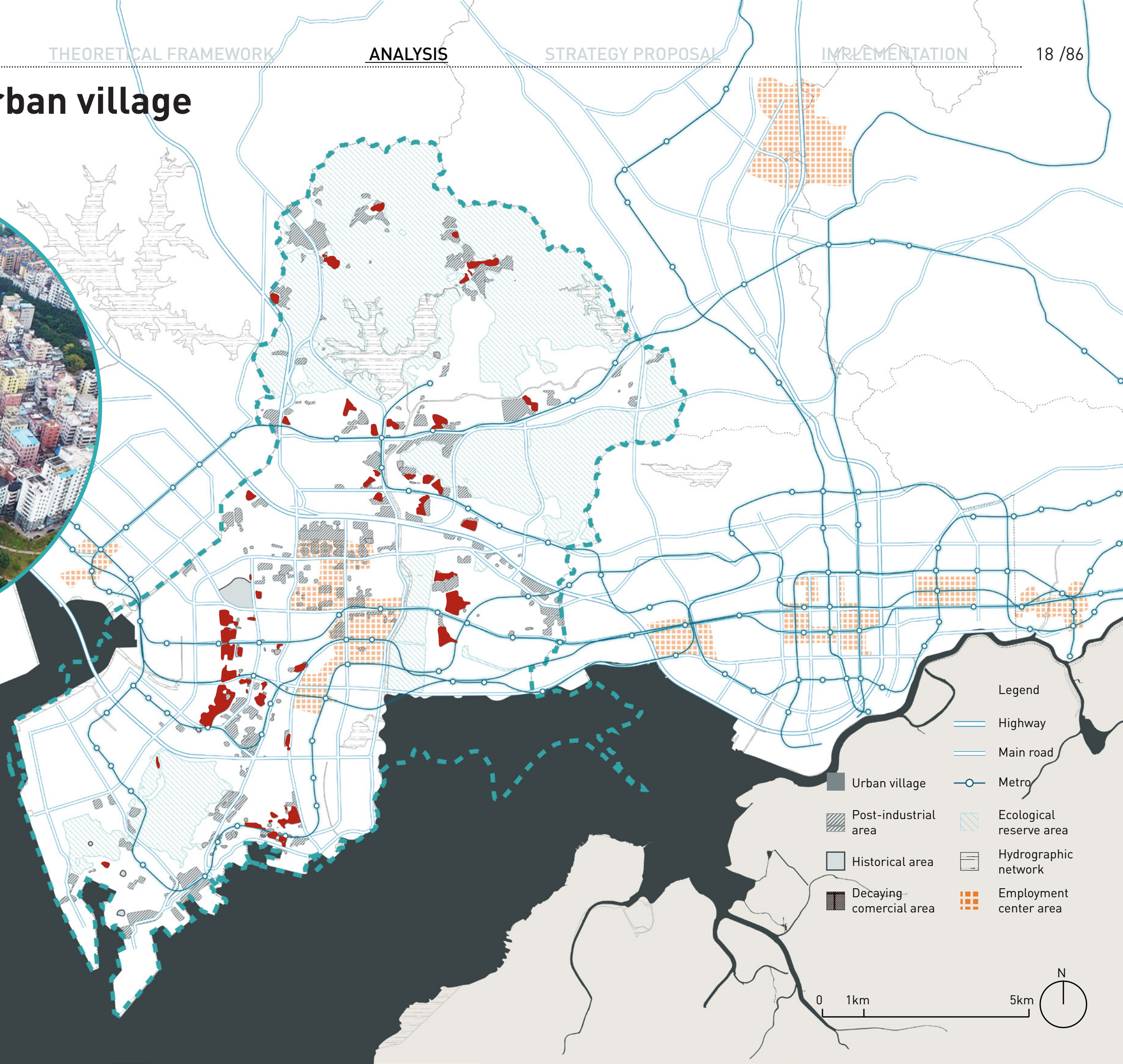
Nanshan District: Potential Regeneration Area



Nanshan District: Urban village



Source: Google picture



Legend

Highway

Main road

Metro

Urban village

Post-industrial area

Historical area

Decaying commercial area

Ecological reserve area

Hydrographic network

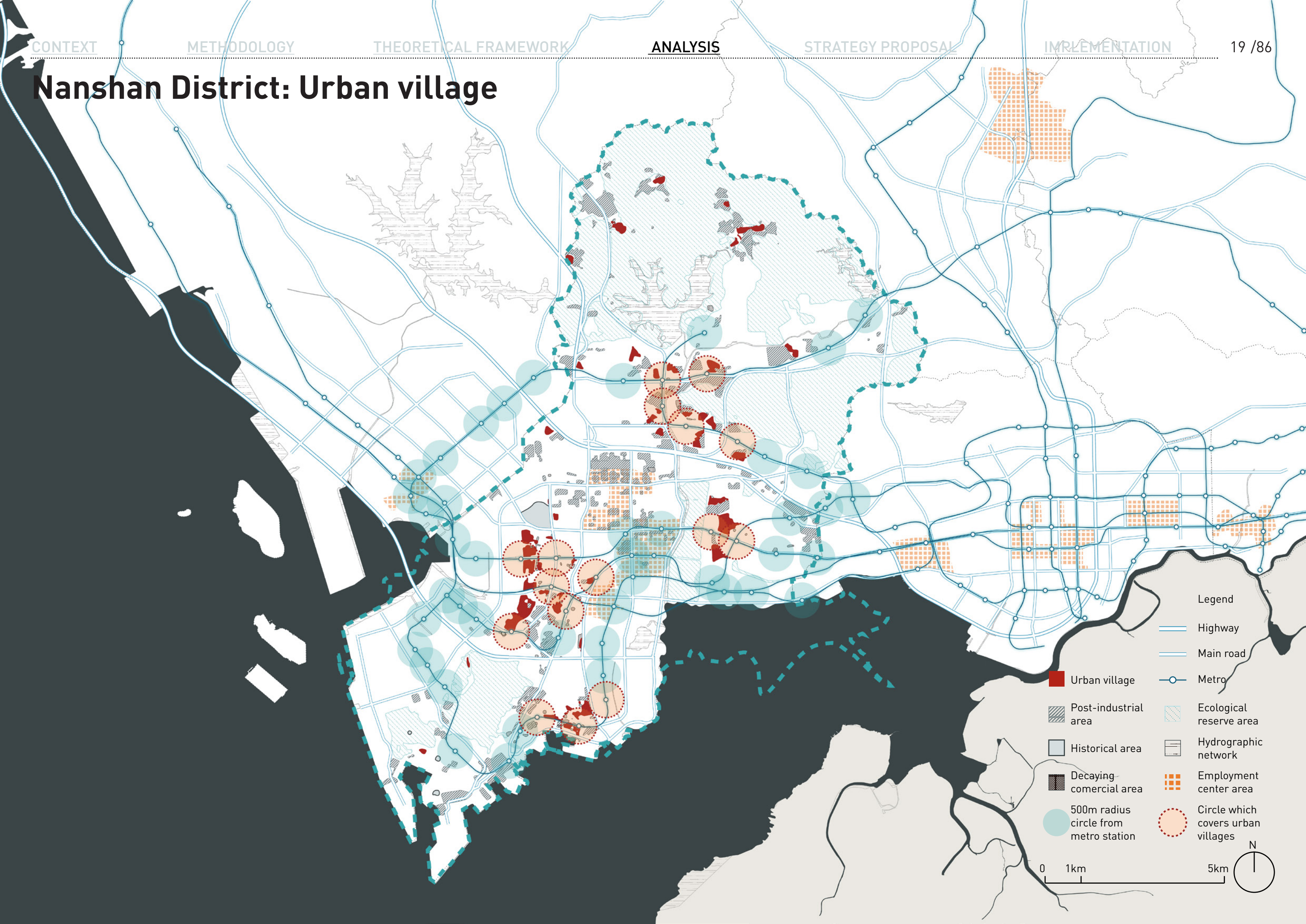
Employment center area

0 1km

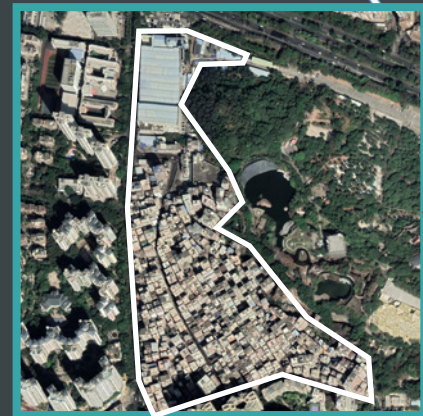
5km



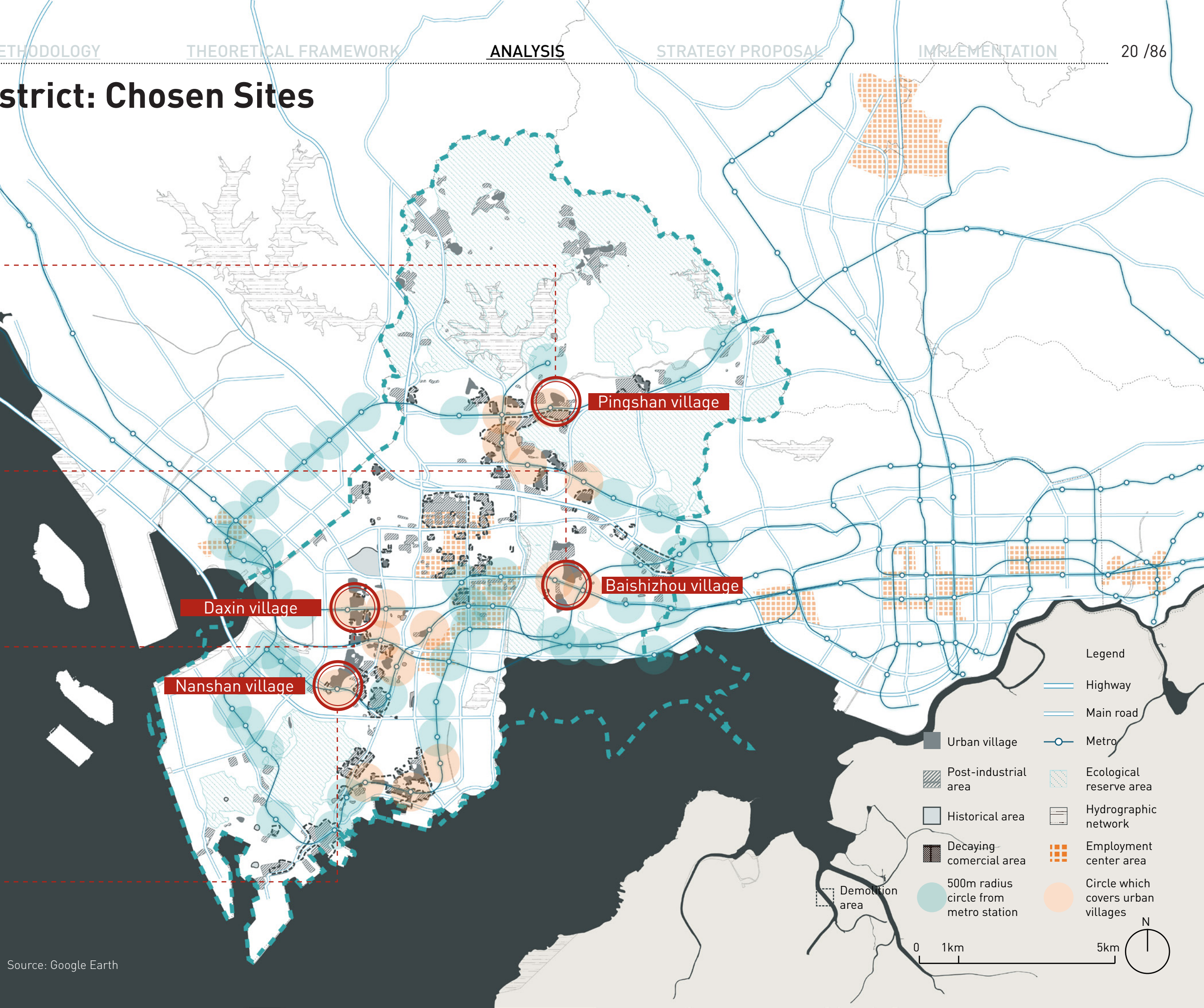
Nanshan District: Urban village



Nanshan District: Chosen Sites



Source: Google Earth

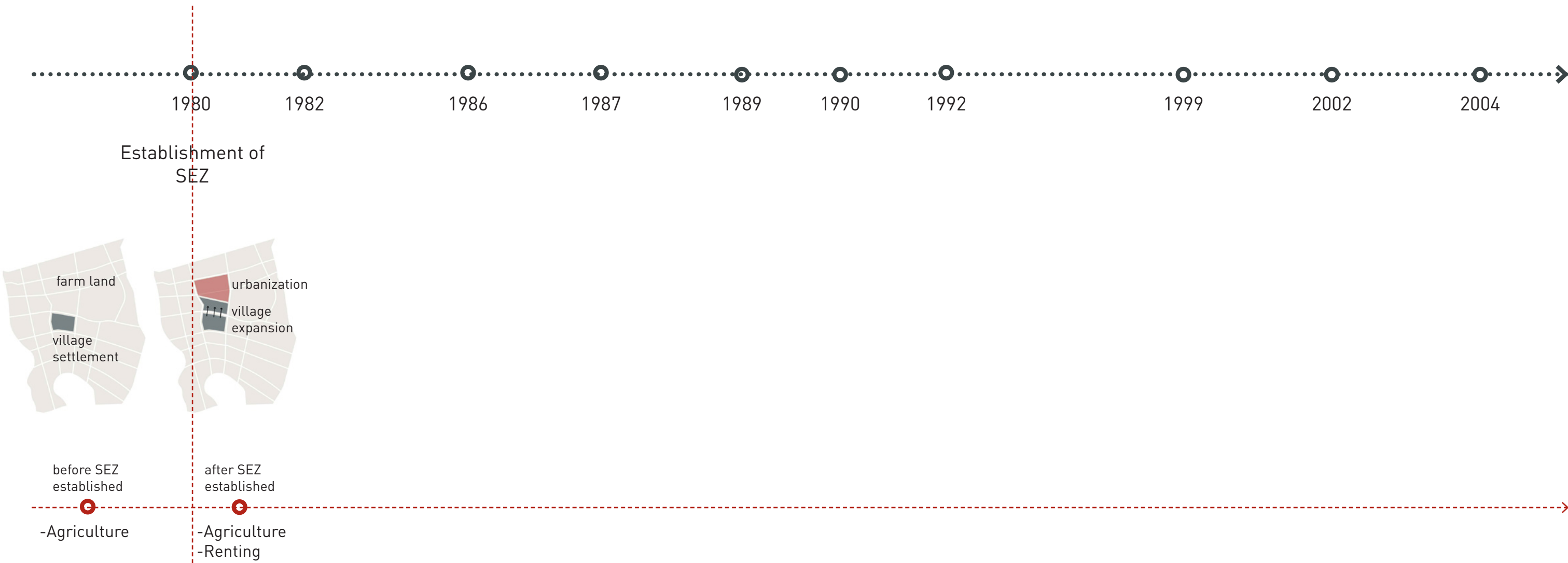


HOW DO URBAN VILLAGES LOOK LIKE?

Spatial Evaluation - Local Scale

Historical Development:

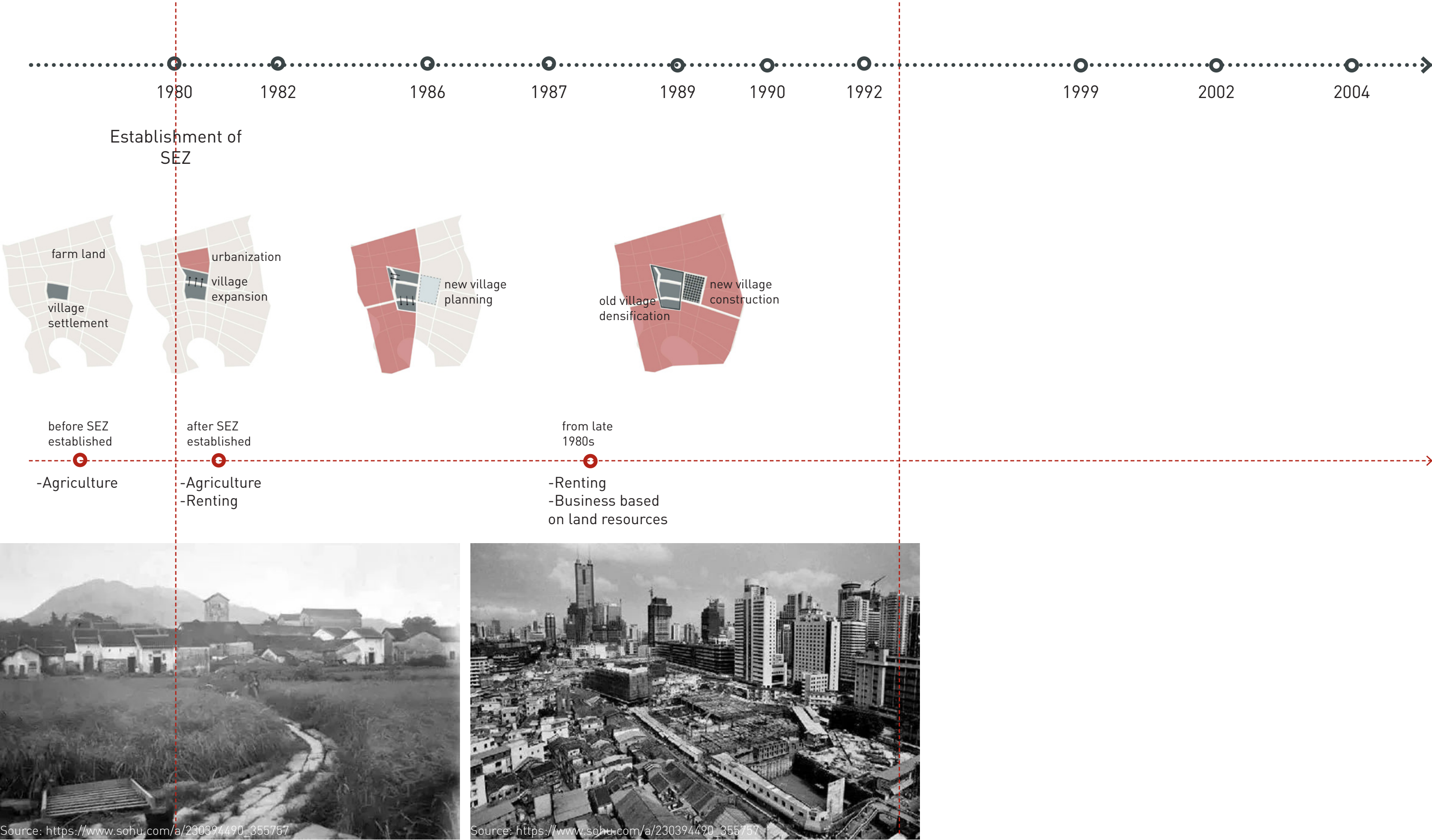
Urban villages are providing affordable well-located housing for migrant workers



Source: https://www.sohu.com/a/230394490_355757

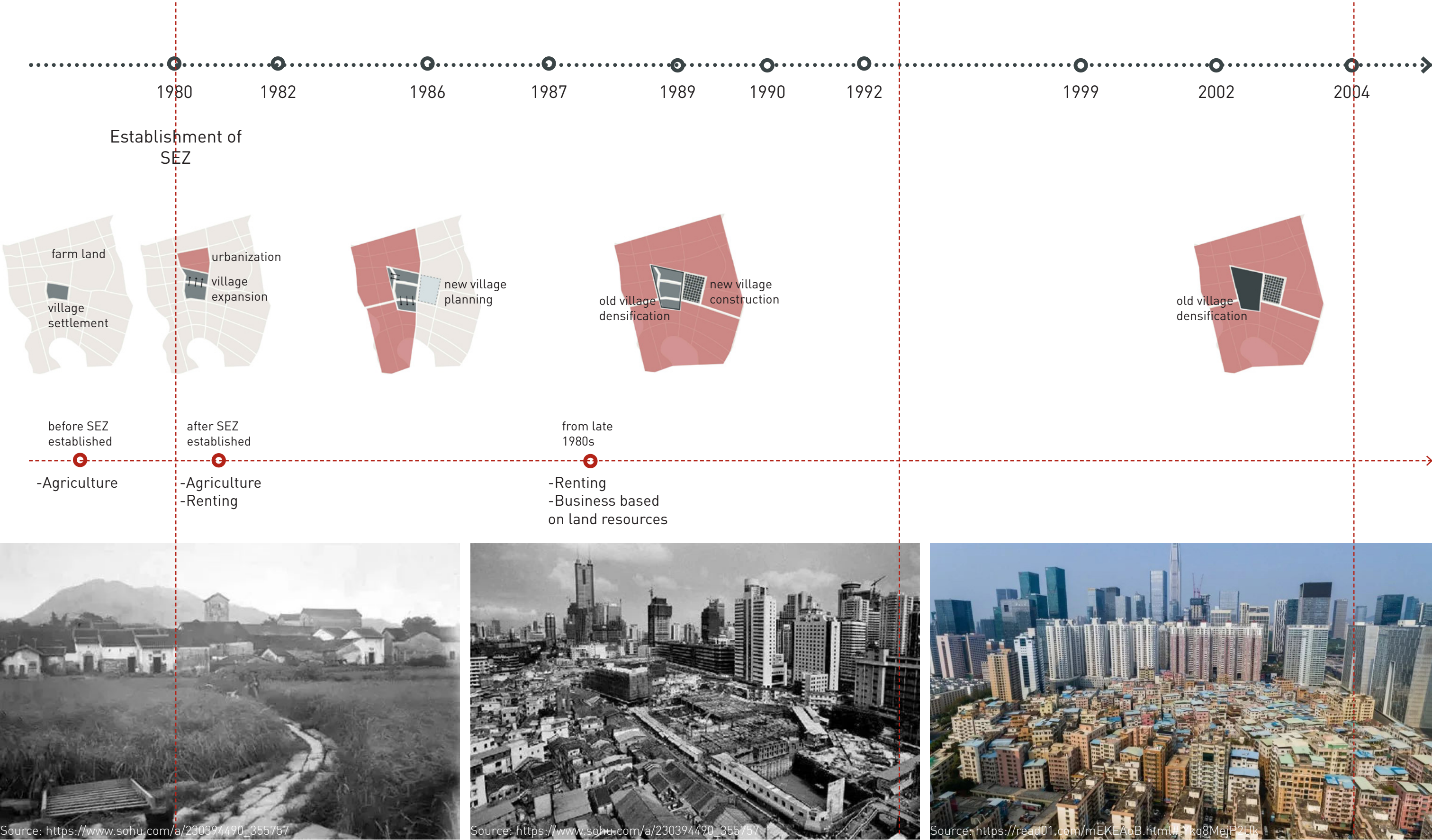
Historical Development:

Urban villages are providing affordable well-located housing for migrant workers



Historical Development:

Urban villages are providing affordable well-located housing for migrant workers



Demands Analysis:

Can they satisfy the demand and expectation of young graduates?



Report of Rental Market in Graduation Season

Source: <https://www.meadin.com/yj/230513.html>



New Youth Ideal Housing Survey Report

Source: <https://research.ke.com/121/ArticleDetail?id=457>

From theory	From report		Conclude: spatial element
transportation	metro station		metro station
employment	(distance to) work place		office buildings
housing	construction year		housing typology
	distance between buildings		
	building quality		
neighborhood	surrounding environment	play ground	play ground
		green space	green space
		park	park
	commercial area	food street	commercial street inside the village
		supermarket	
		salon	
		commercial center	shopping mall
		entertainment center	
		gymnasium	
		cinema	
		educational institution	kingdagarten
			school
	Others	parking lot	parking lot
		bank and post office	bank and post office
		hospital	hospital

- Distance to job and transportation
- Building form
- Surrounding environment
- Living facilities

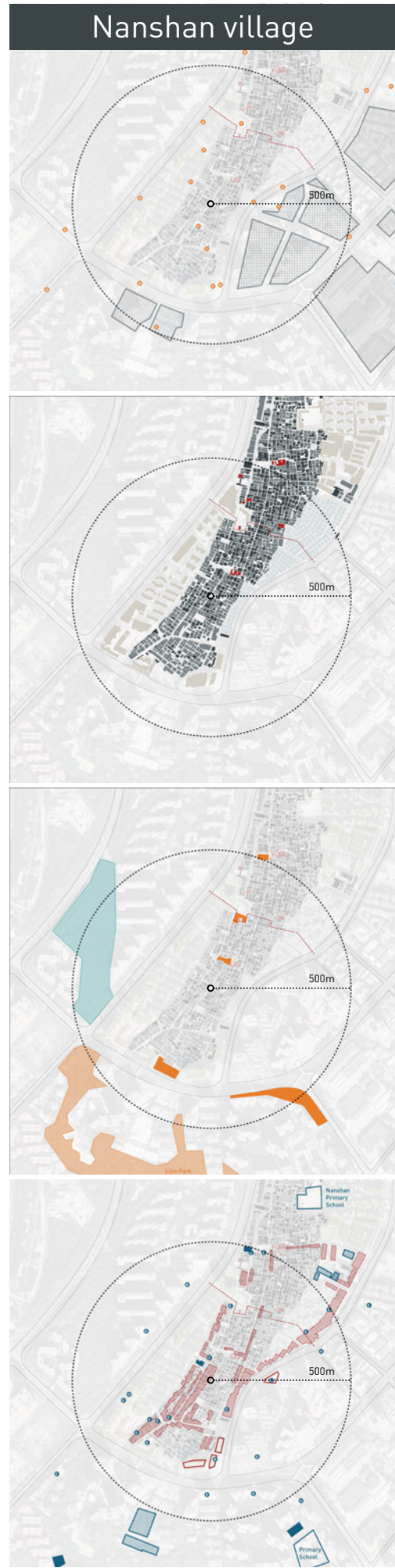
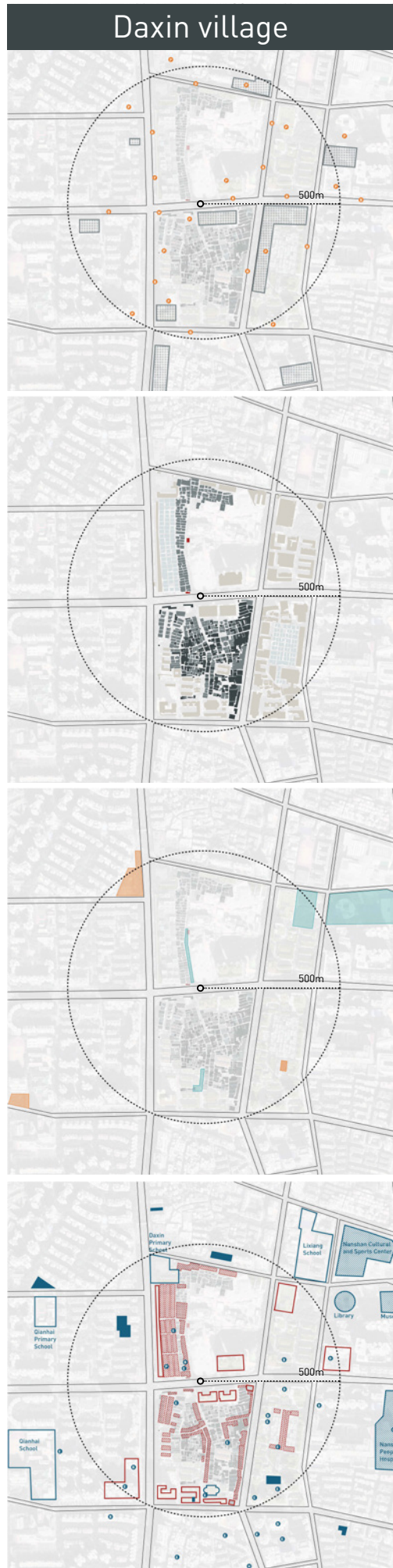
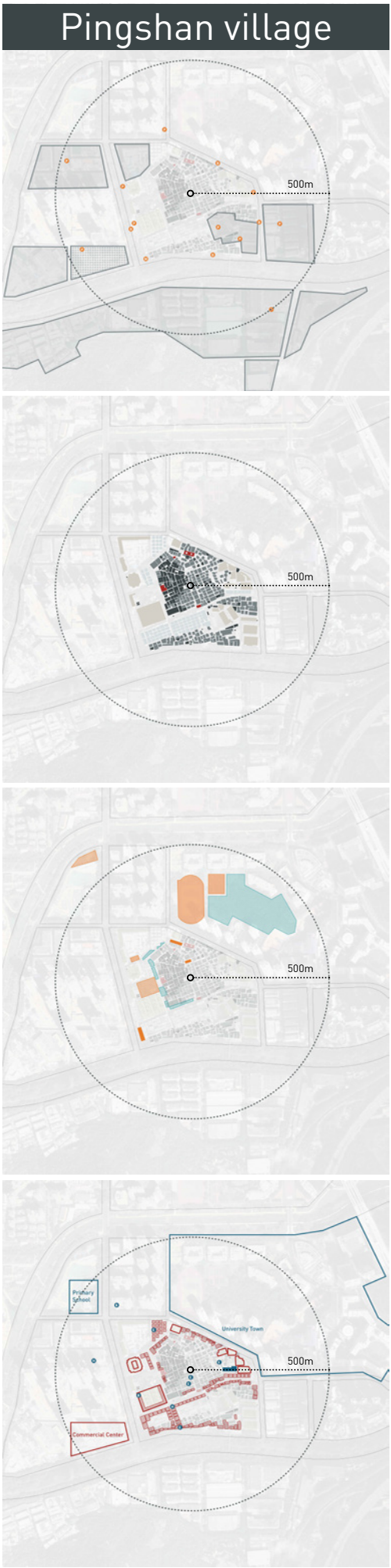
Spatial Evaluation

Distance to job and transportation

Building form

Surrounding environment

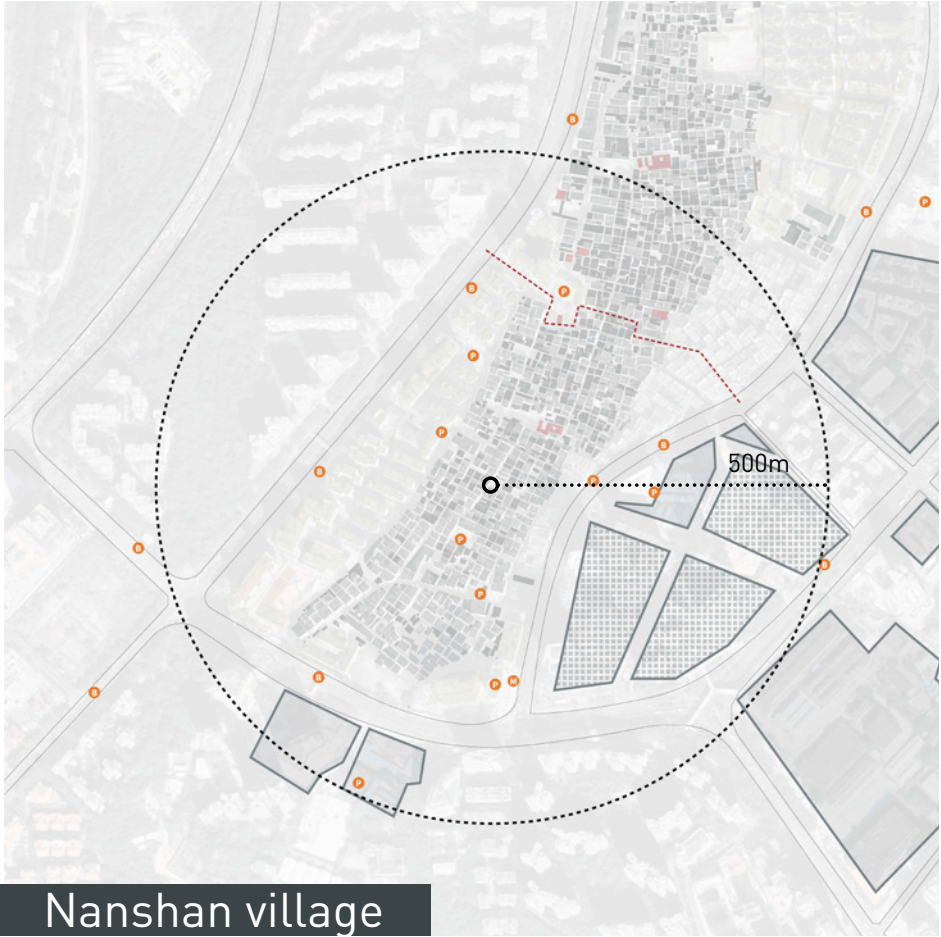
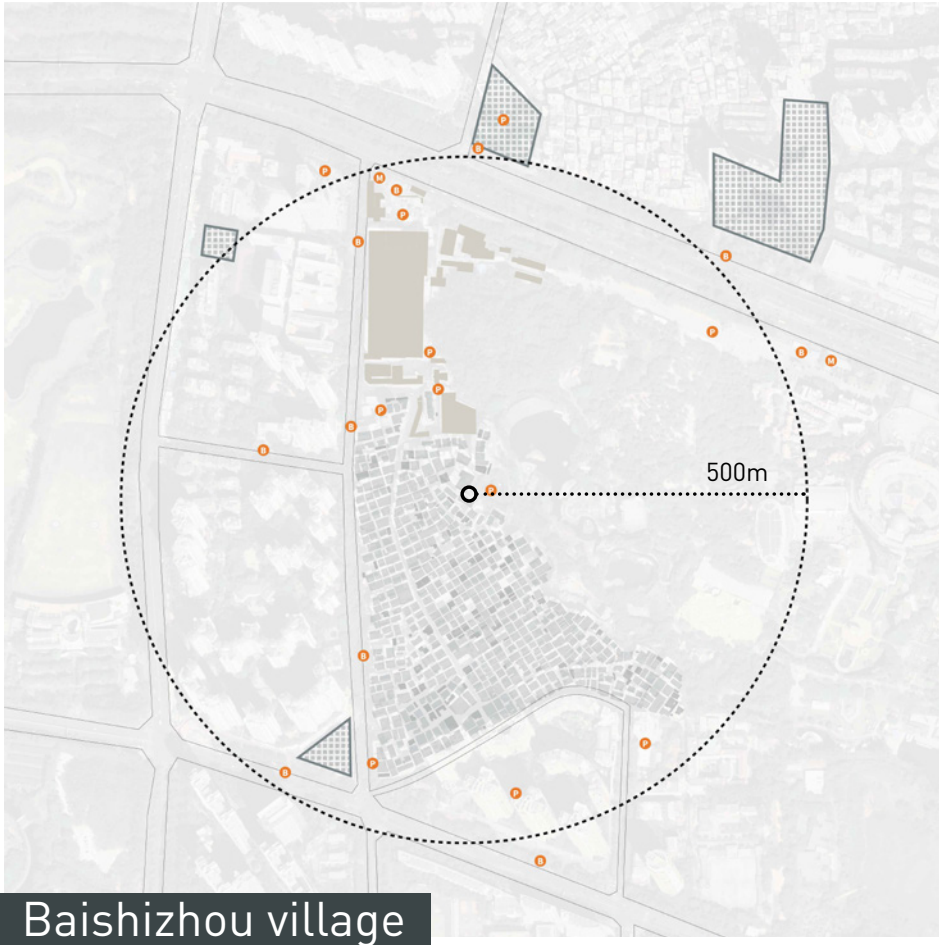
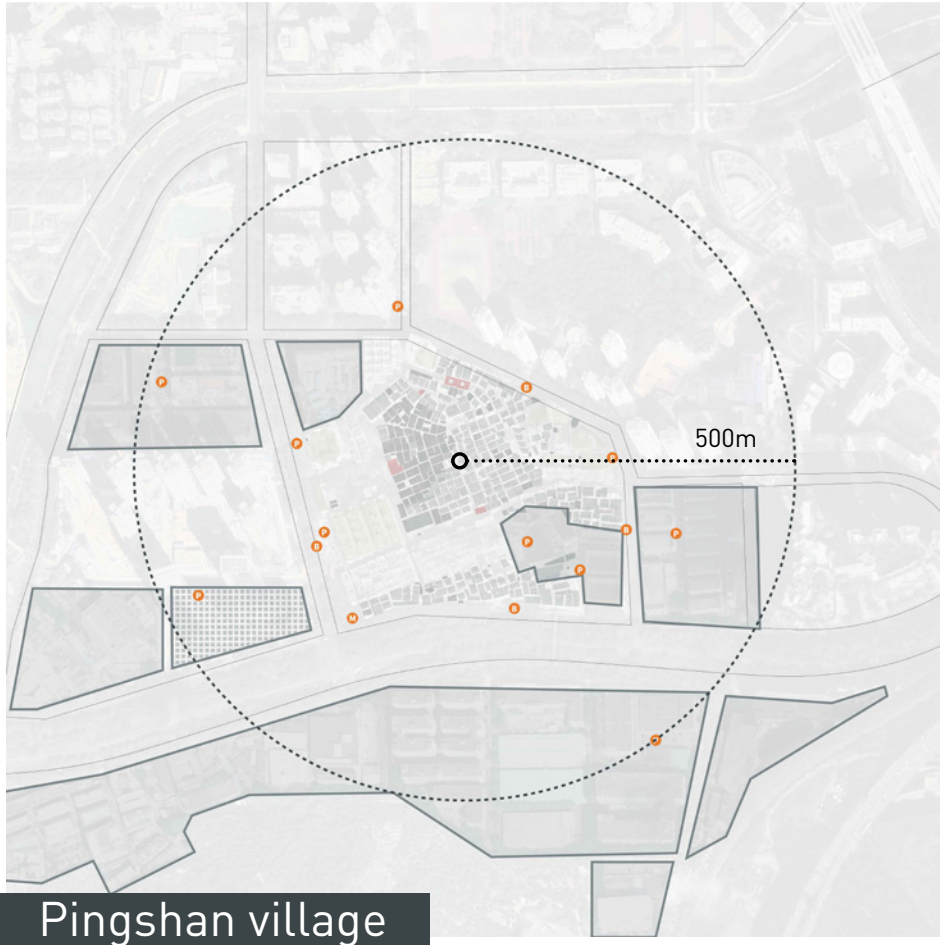
Living facilities



Conclusion

Distance to job and transportation

· Well-located with great opportunity accessibilities



- transportation
- M

 metro station
- B

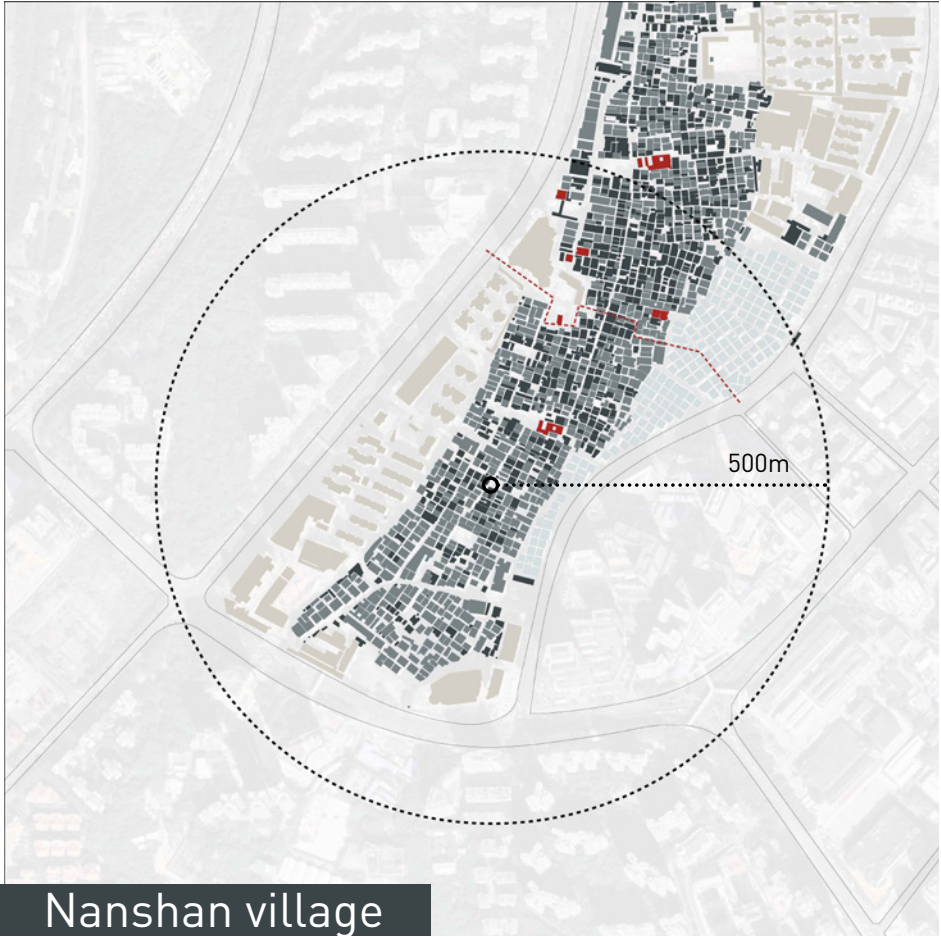
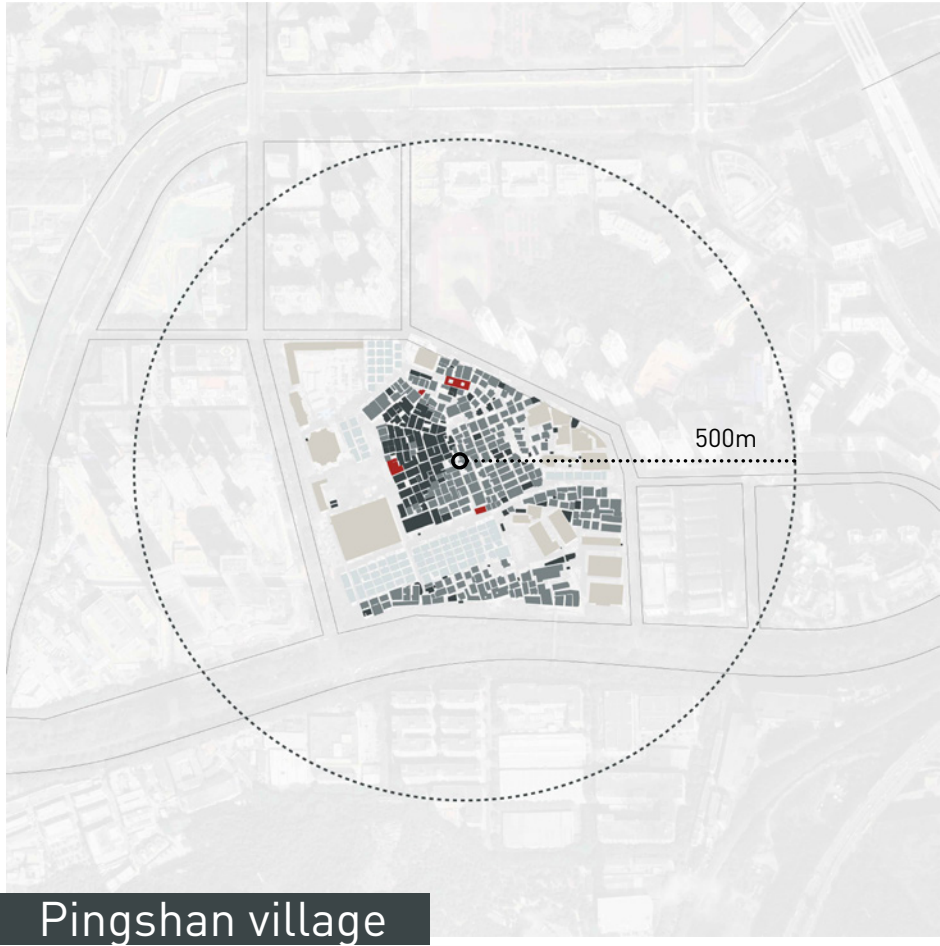
 bus station
- P

 parking lot
- workspace
- industrial area
- office building area

Conclusion

Building form

- Dense built environment;
- Small apartment for rental business is the main housing type



- initial type (≤3 storeys)
- mix type
- new village type
- other building
- historical building

Conclusion

Living facilities

- Mix use function;
- Basically can fulfill young graduates' daily demands

- commercial

commercial on ground floor

centralized commercial
- educational

education institution

kindergarten

culture and sport facility
- others

H

hospital

B

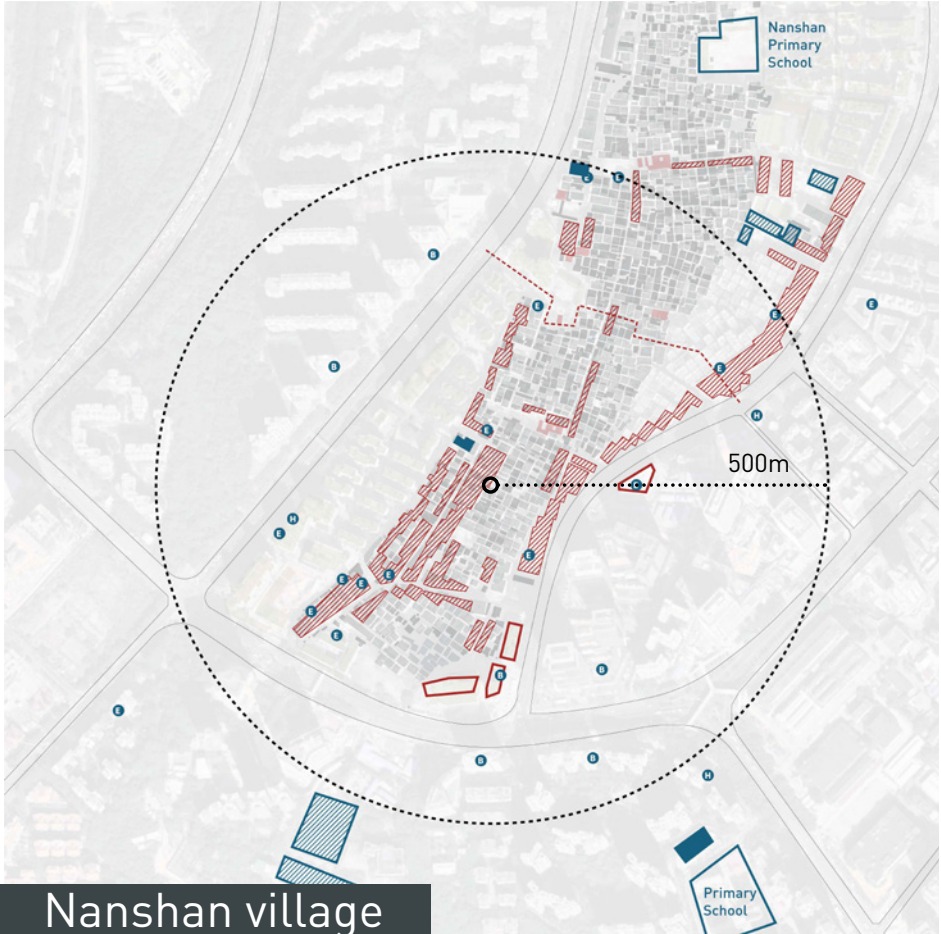
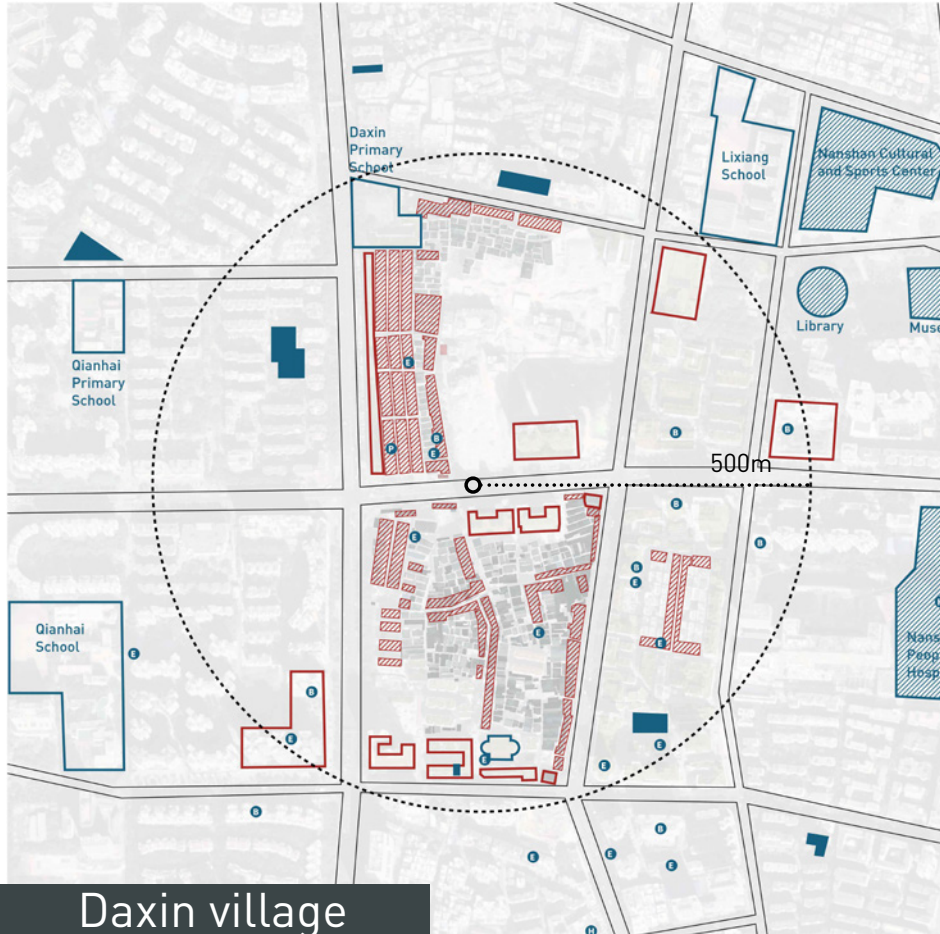
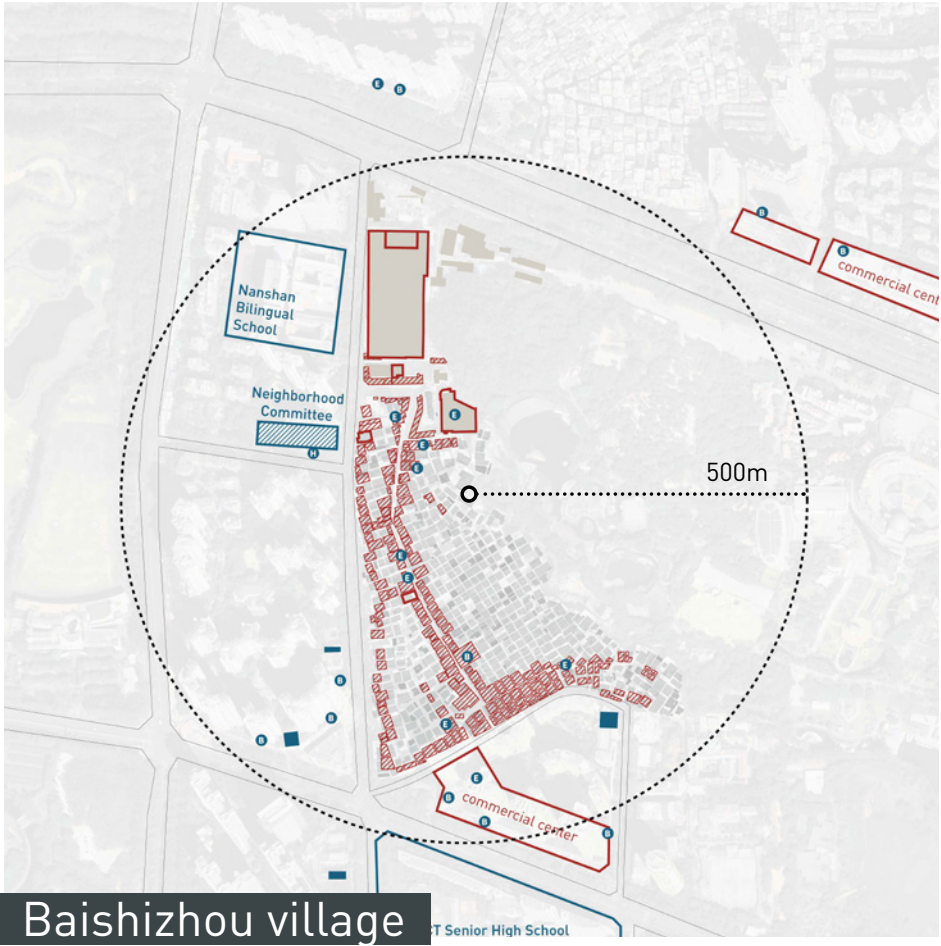
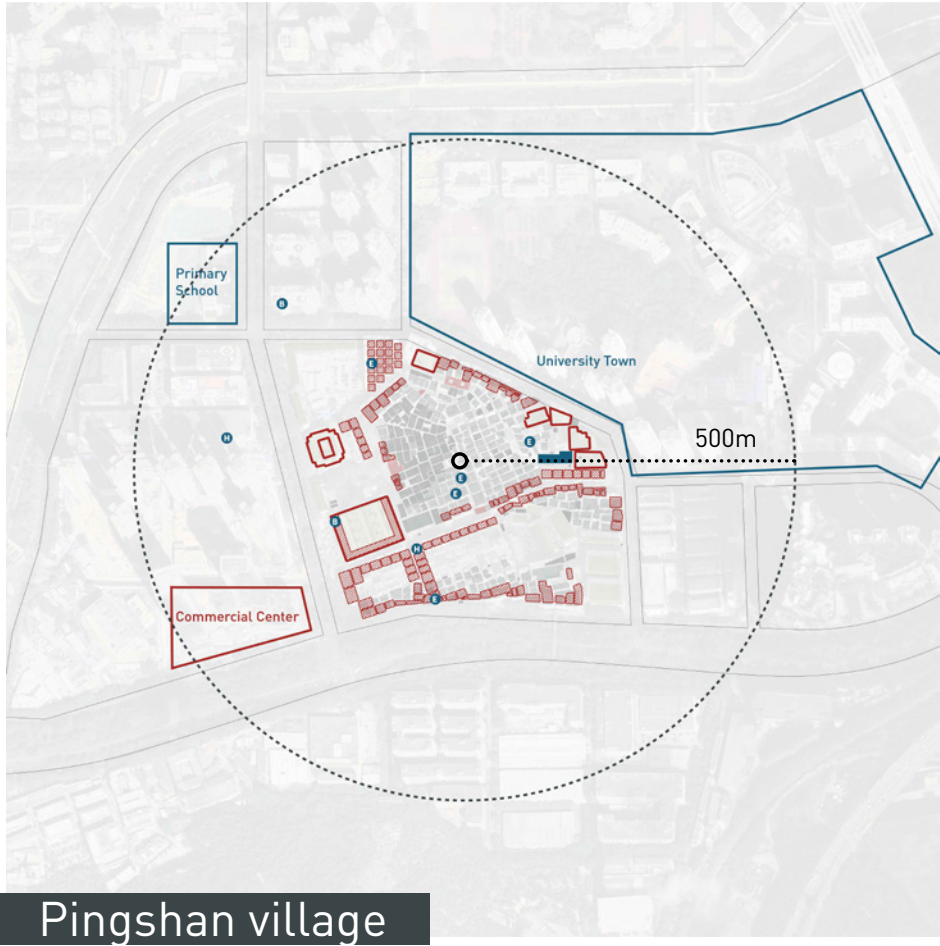
bank

E

express

P

post office



Conclusion

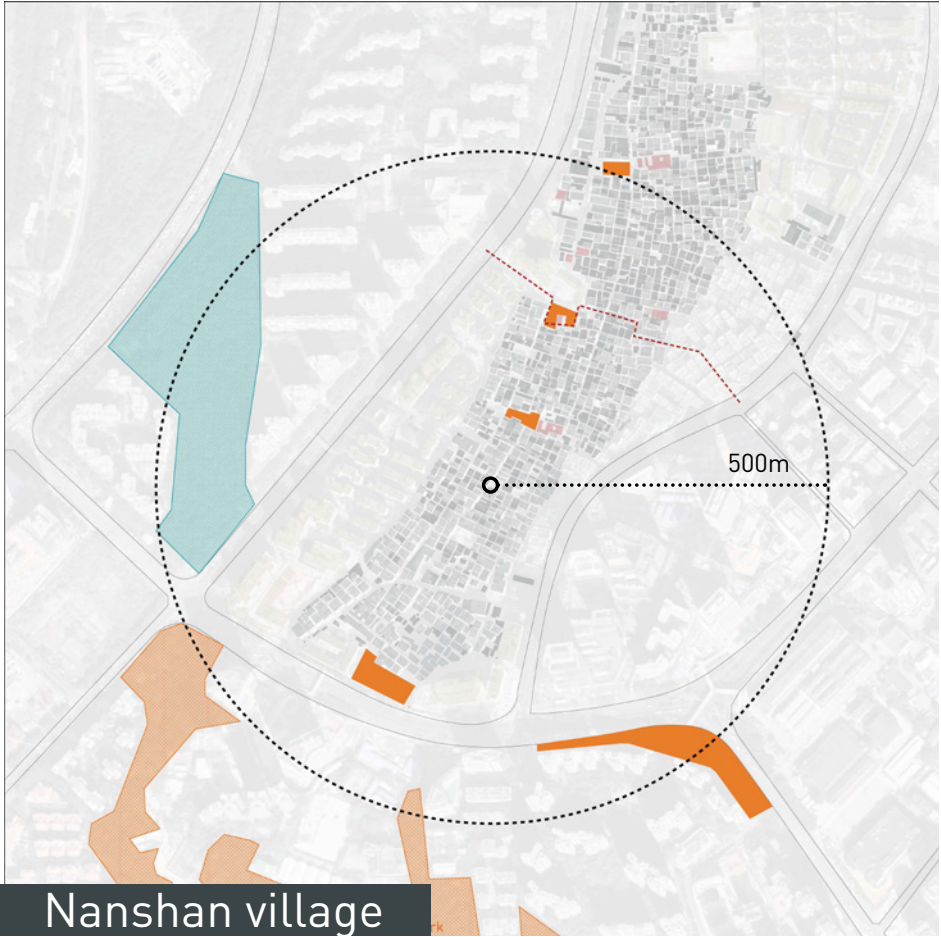
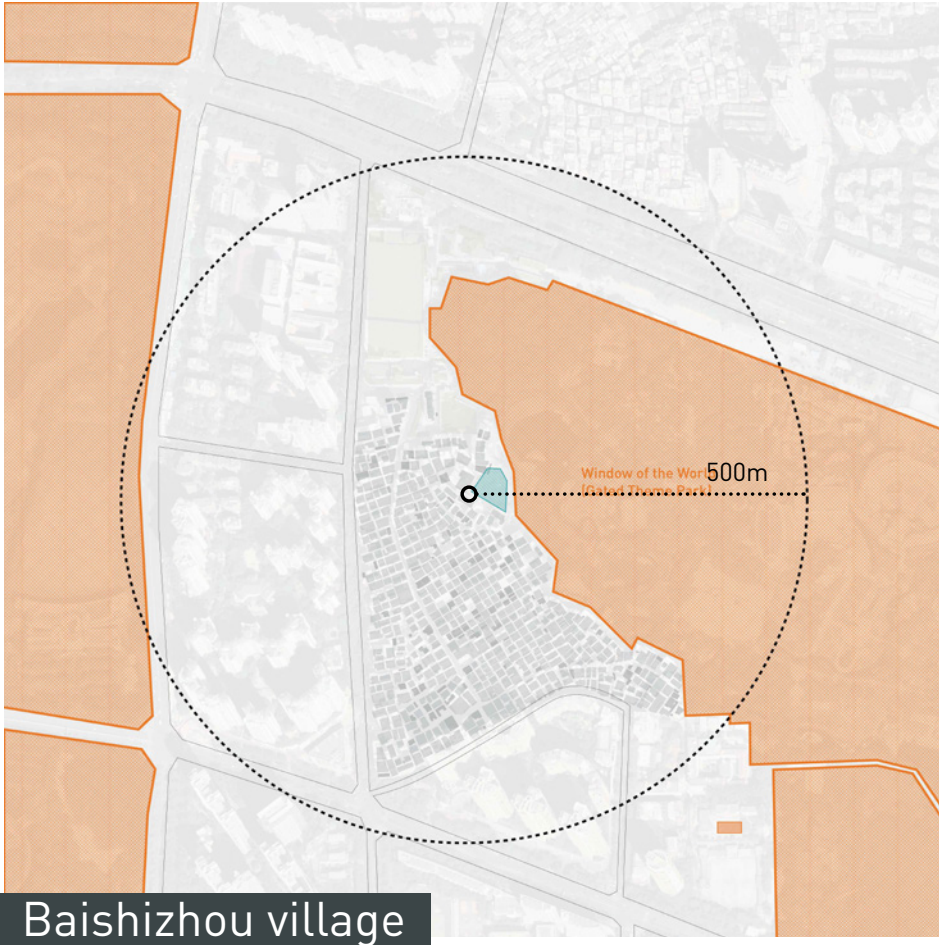
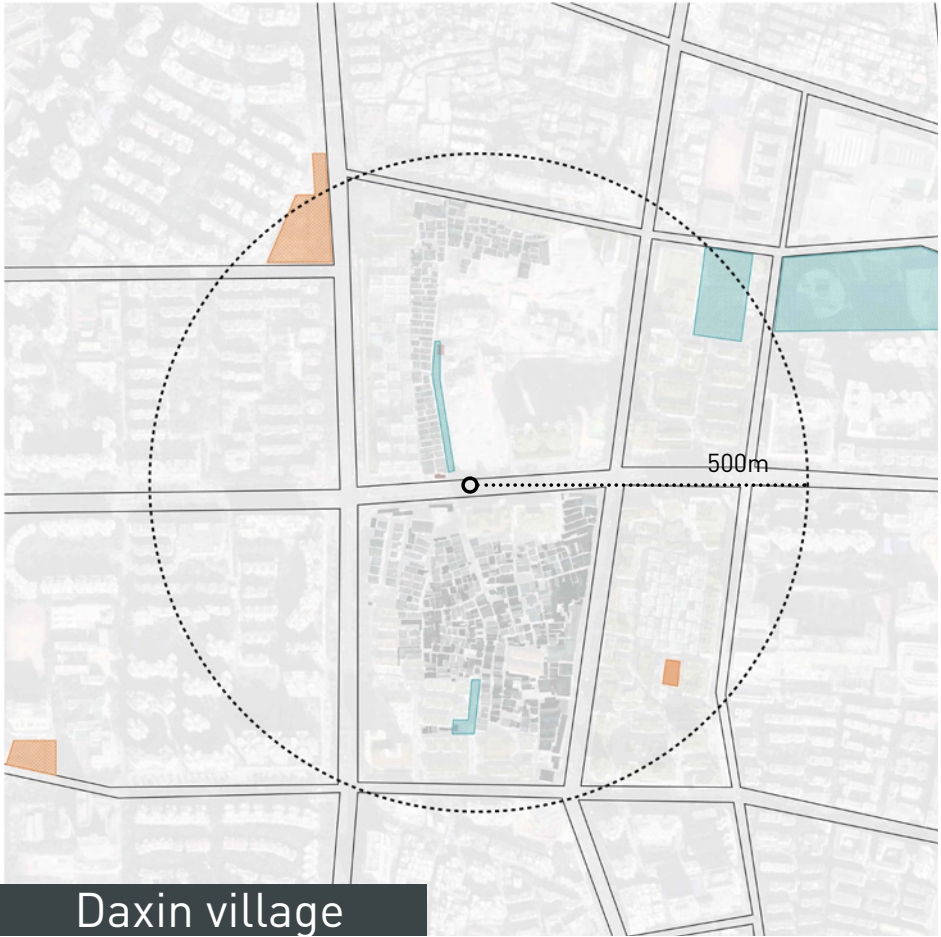
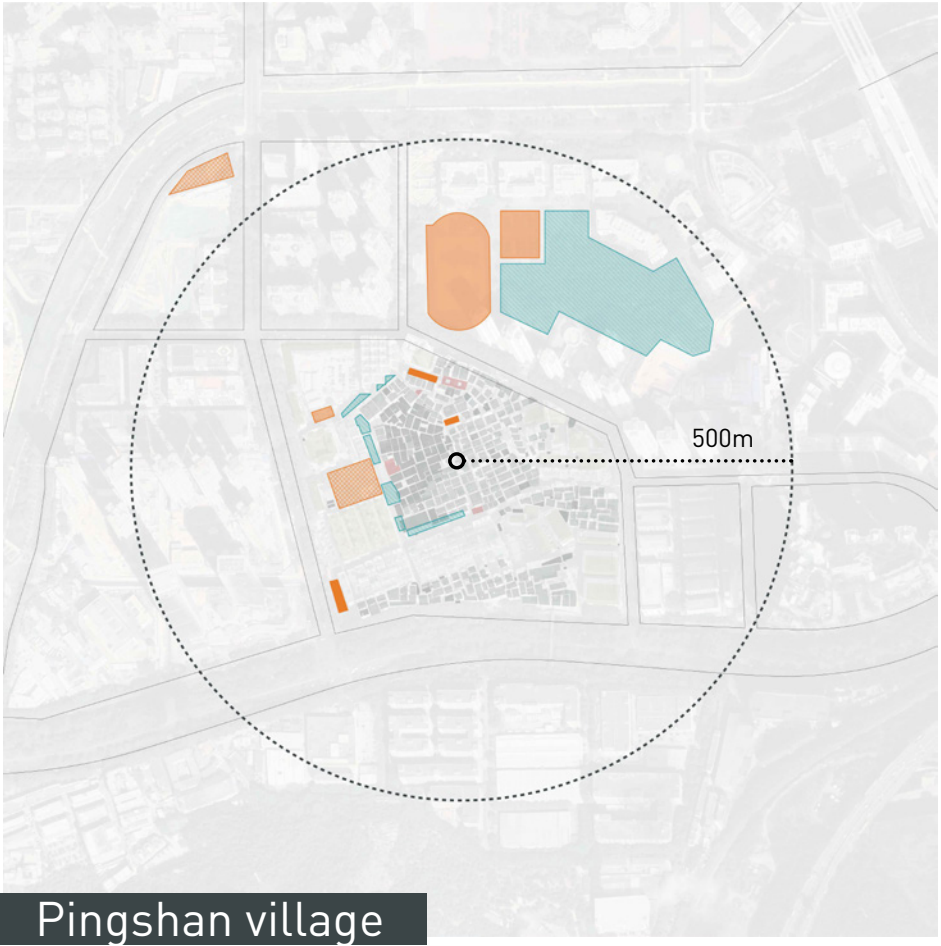


source: Study on the Spontaneous Transformation of the RoadwaySpace in Pingshan Village, Shenzhen, Sun, 2019

Surrounding environment

- Limited open space;
- Footpath connection may be occupied for daily and social activities

-  green space
-  park
-  playground
-  open space



Conclusion

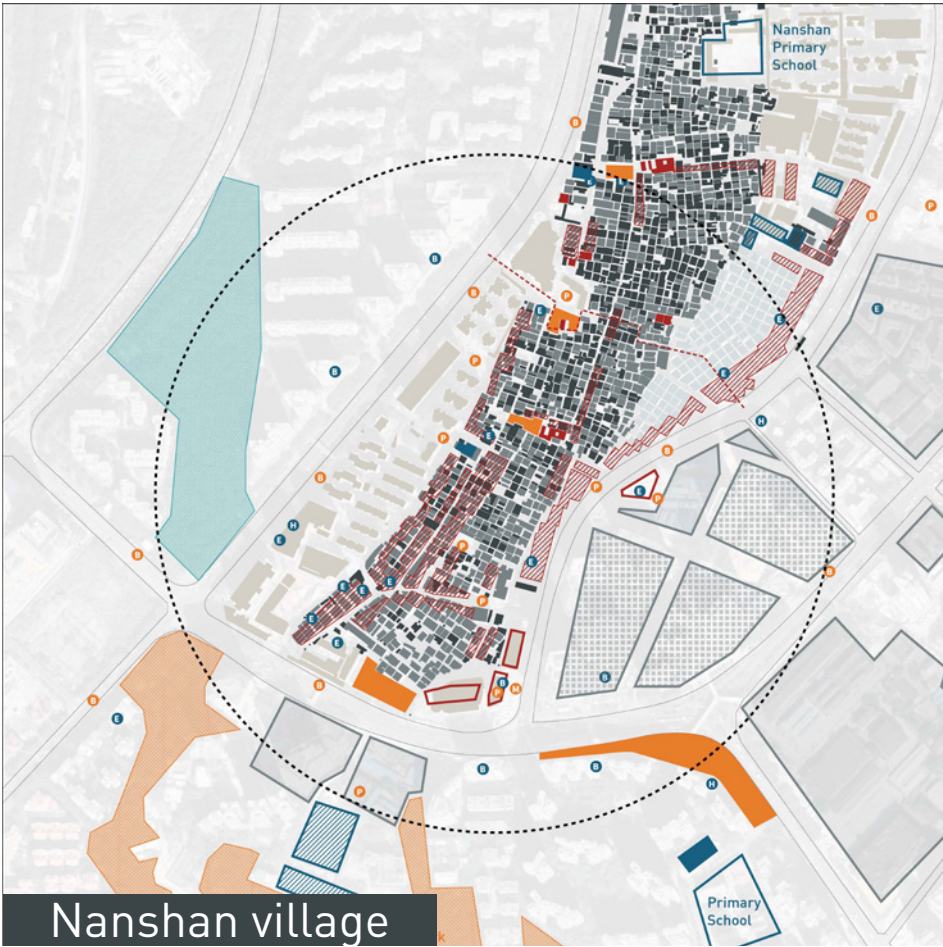
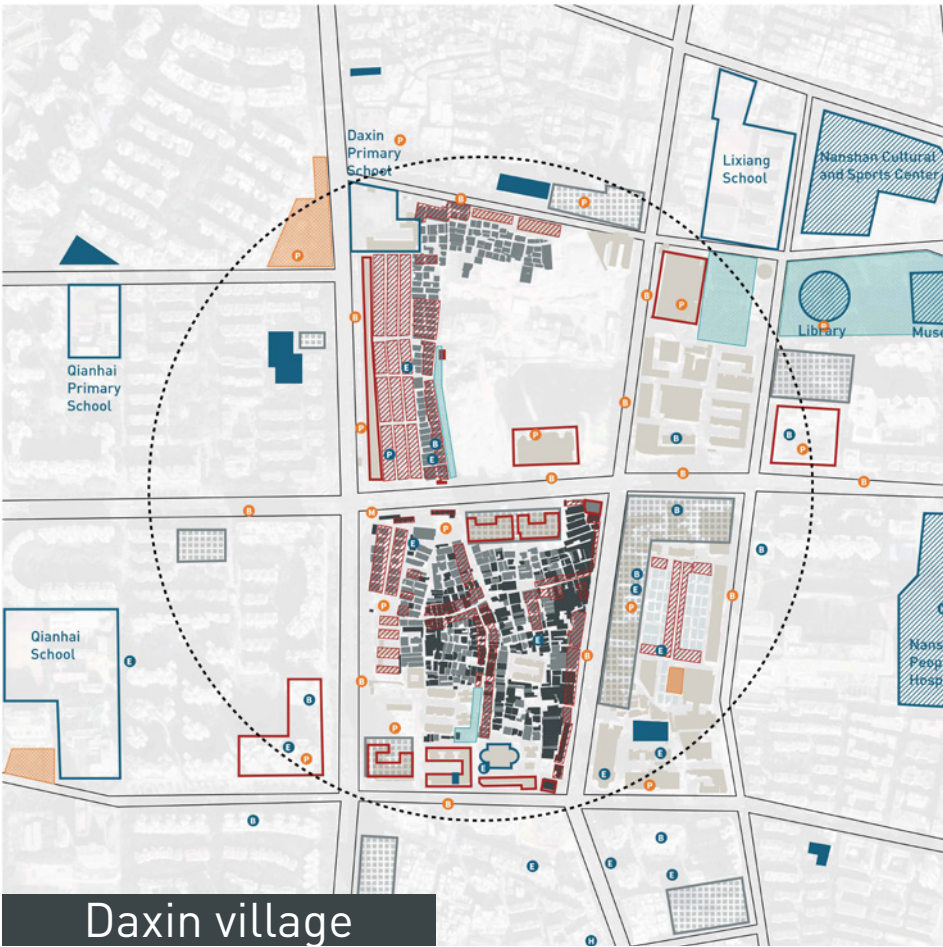
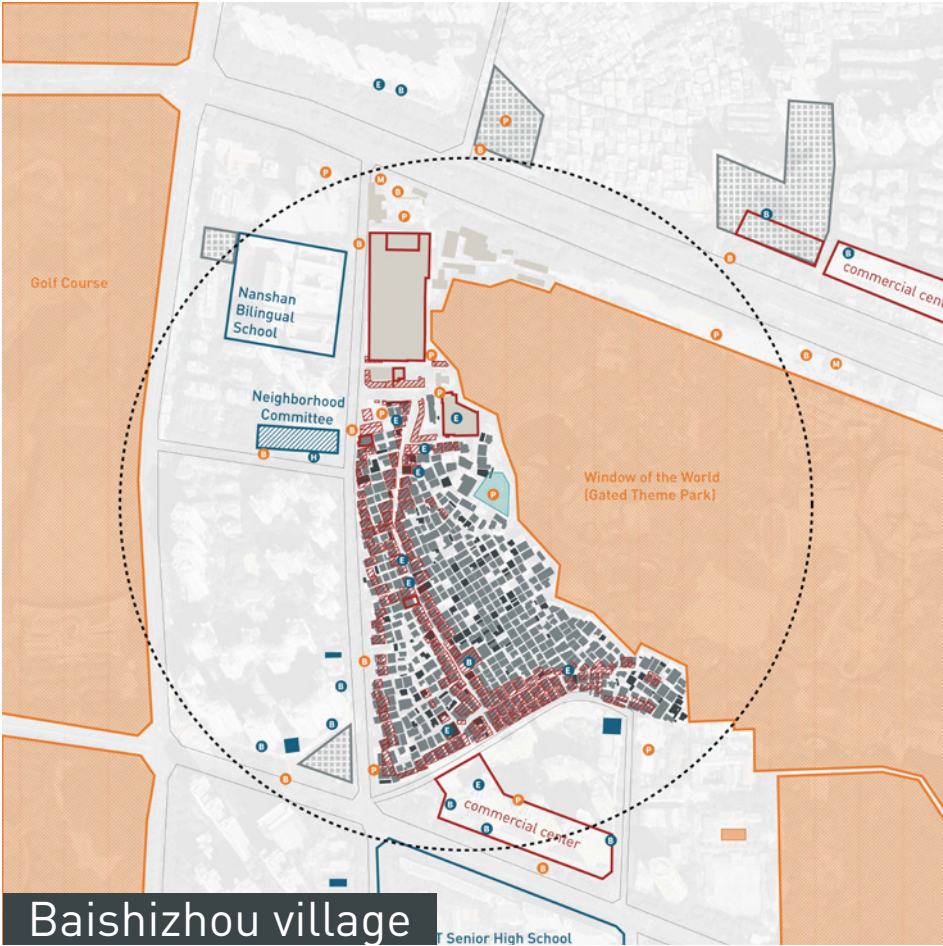
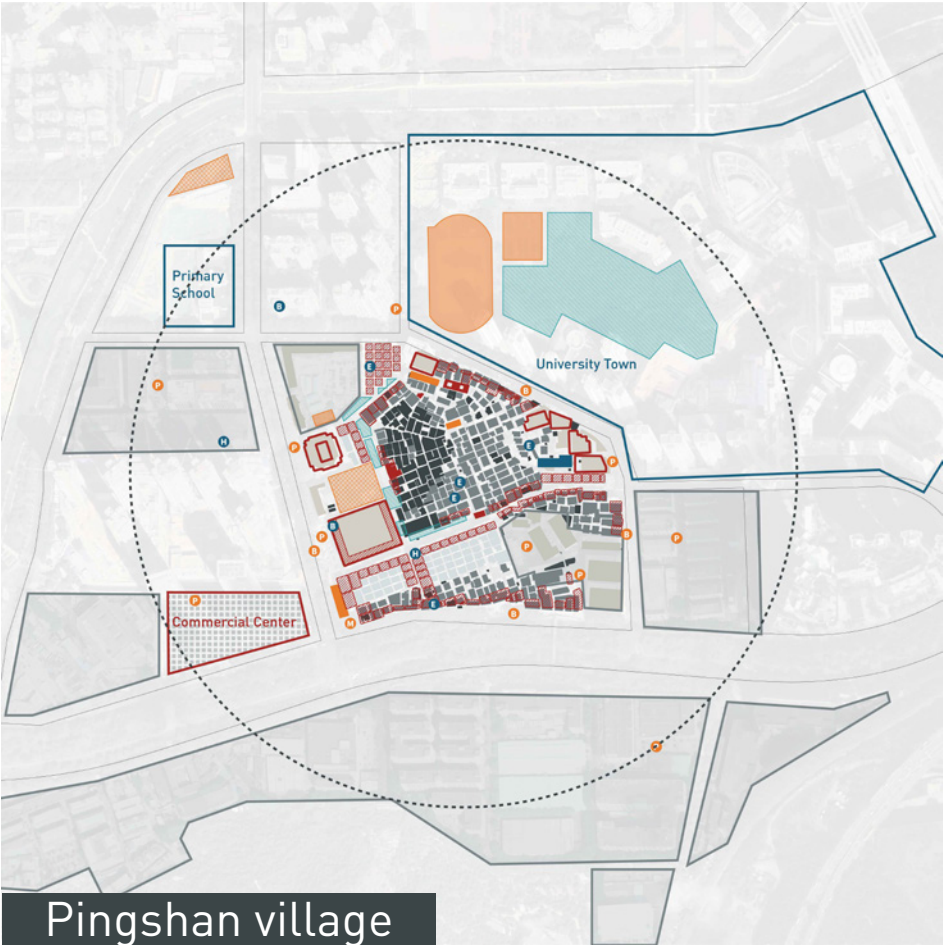
Distance to job and transportation

Building form

- Balance density & open space;
- Improve living environment

Surrounding environment

Living facilities



HOW ARE URBAN VILLAGES BEING REGENERATED?

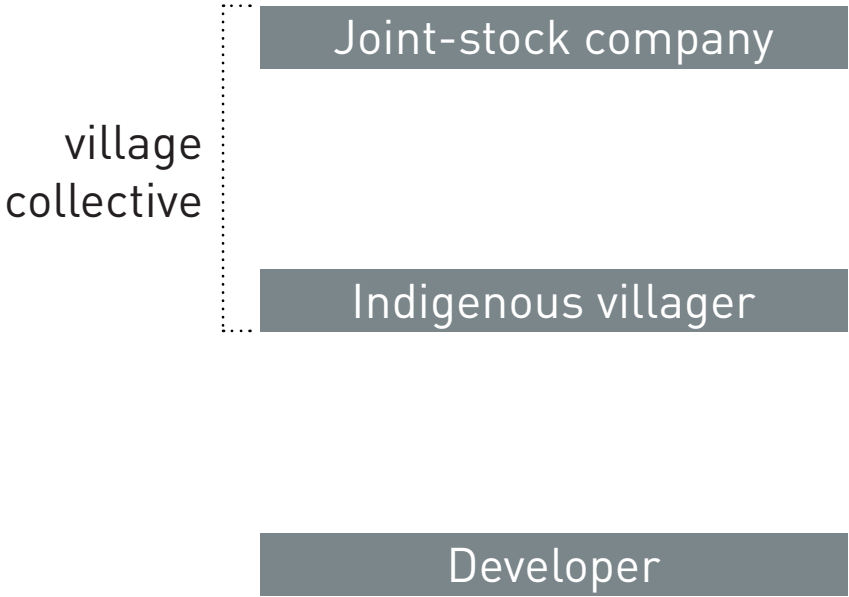
Governance Model Analysis

Stakeholder Involved

PUBLIC SECTOR

Government

PRIVATE SECTOR



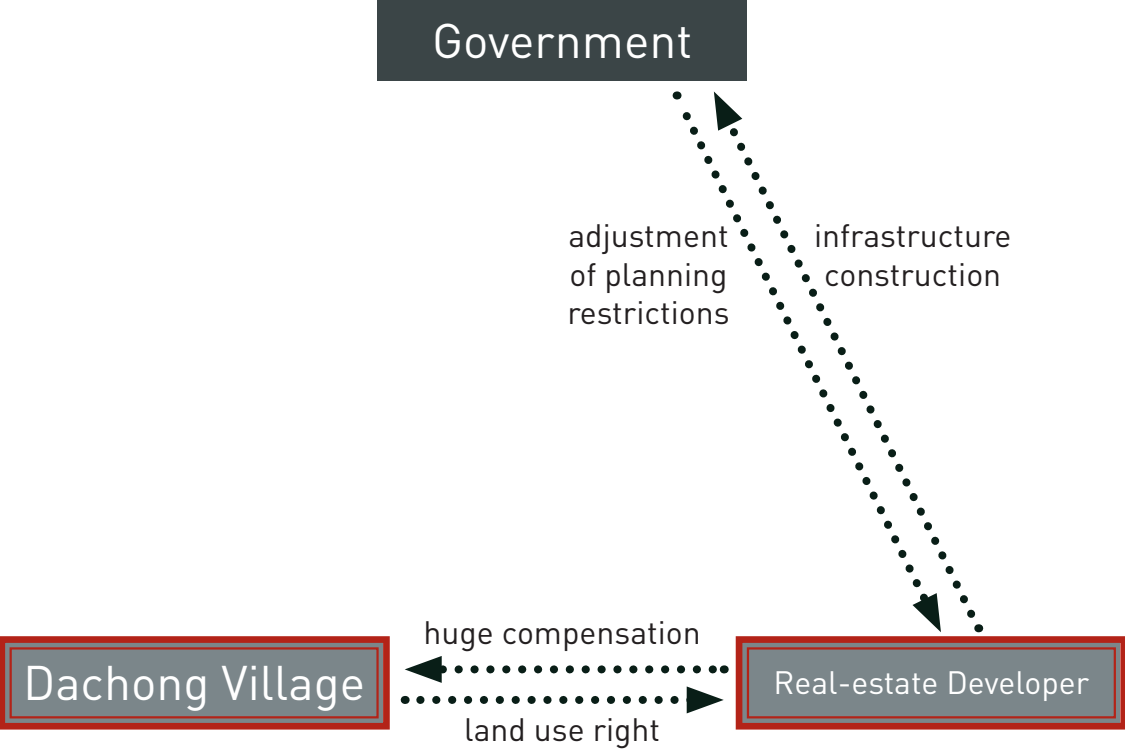
CIVIL SOCIETY

Bussiness owner

Tenant

Demolition and Reconstruction

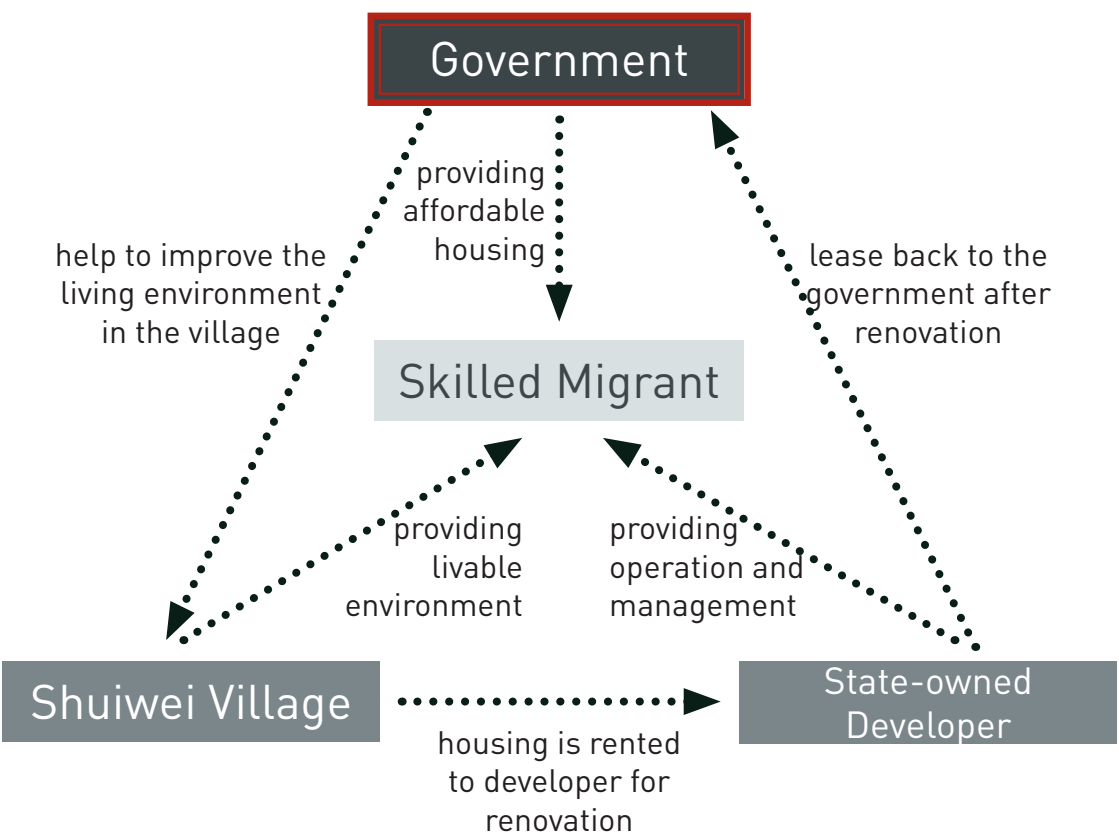
Dachong Village



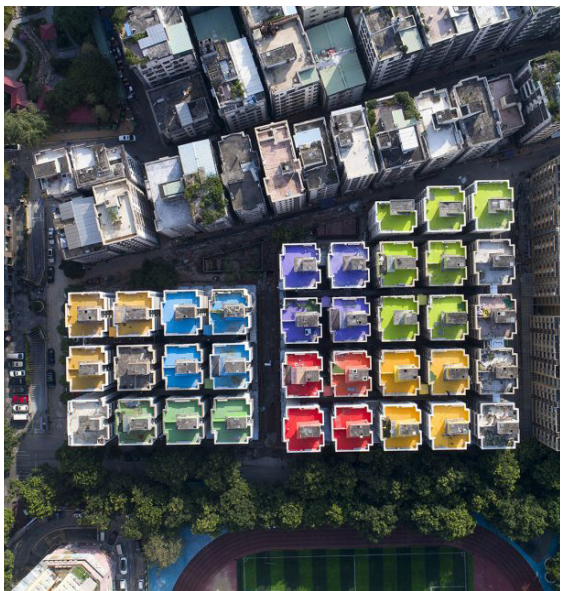
Source: Google picture

"GENTRIFICATION"

Comprehensive approach-Rent and regenerate as a whole



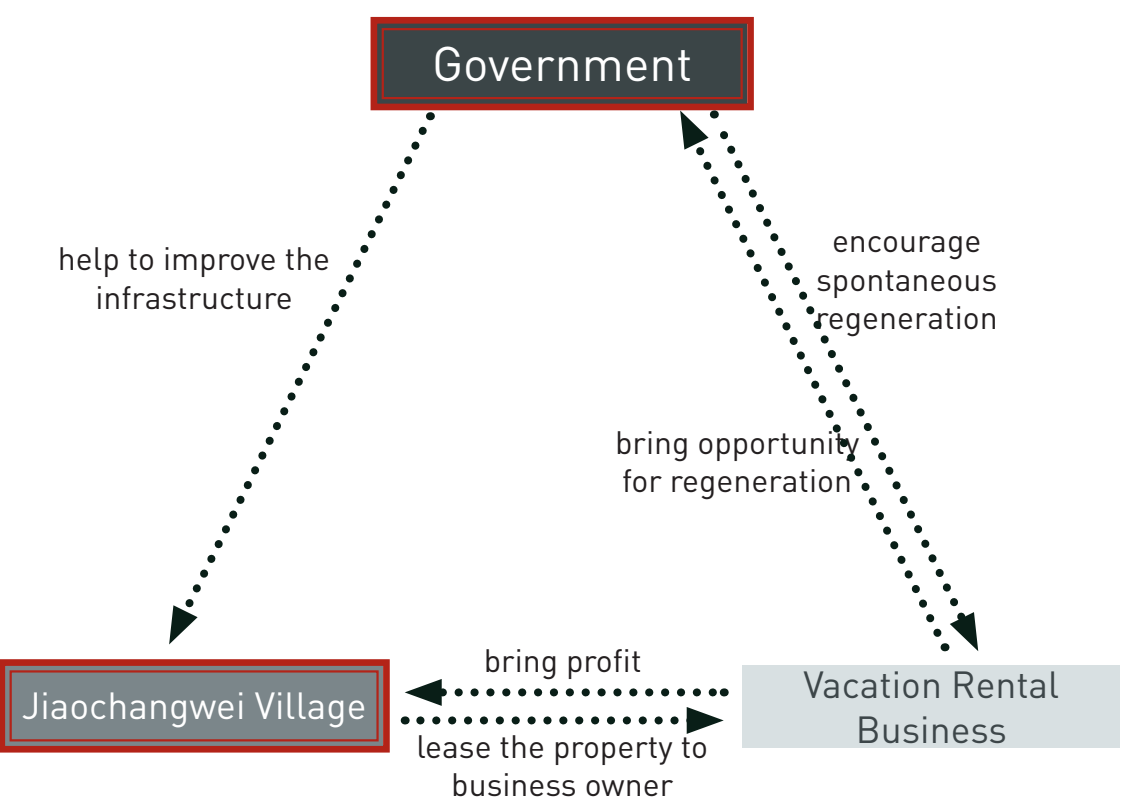
Shuiwei Village



Source: <https://www.goood.cn/lm-youth-community-china-by-doffice.htm>

"RESIDENT DISPLACEMENT"

Comprehensive approach-Exploration for spontaneous regeneration



Jiaochangwei Village



Source: Google picture

"IMPROVEMENT"

HOW TO REGENERATE IN THE FUTURE?

Strategy Proposal



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China bans 'mass demolition' in urban-renewal projects

Updated: Aug 31, 2021 21:10 Xinhua



Source: http://www.news.cn/english/2021-08/31/c_1310159851.htm

Development of Urban Village: Adapting the changing demand



Development of Urban Village: Adapting the changing demand



Instead of regenerate the urban villages from a top-down perspective, **guiding the villagers to regenerate their property spontaneously** so that the village can **adapt to the changing demand** may be an approach for the future regeneration.

HOW CAN WE PROMOTE THE SPONTANEOUS REGENERATION?

GOVERNANCE

+

SPATIAL STRATEGY

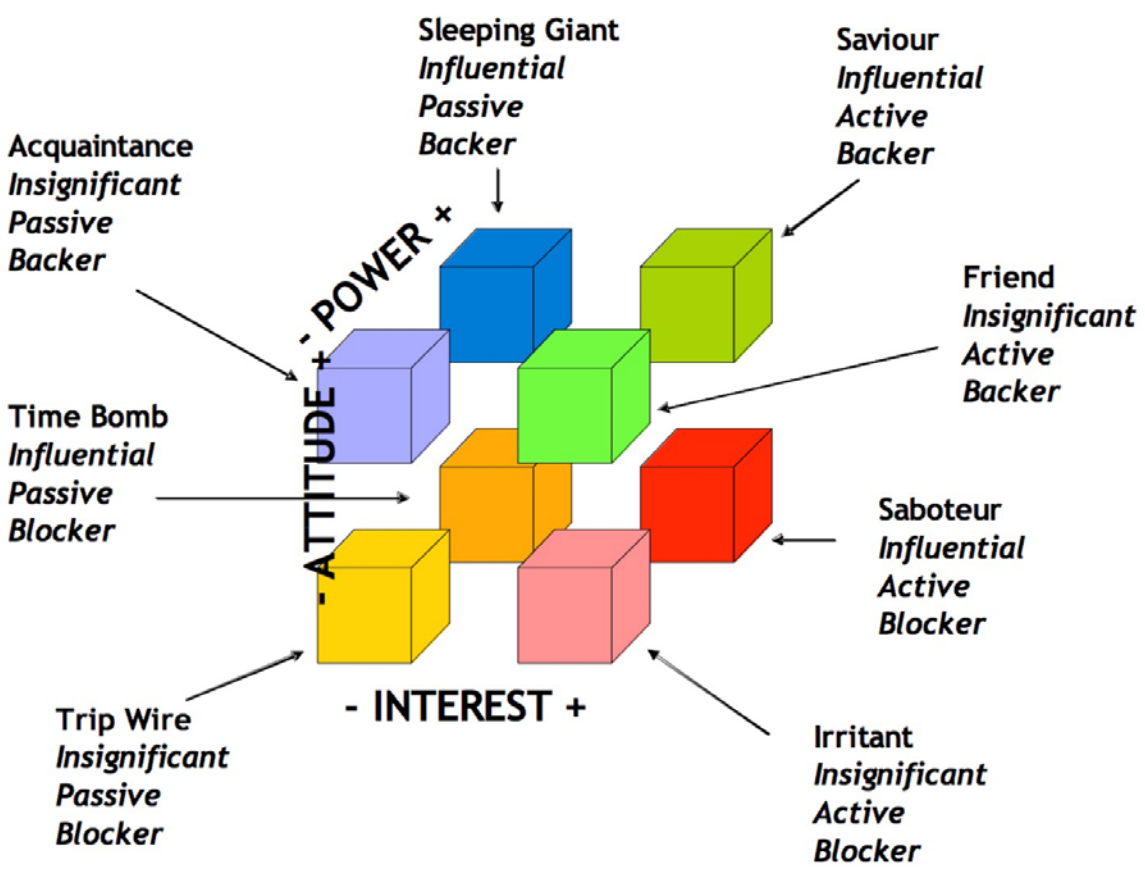
Stakeholder analysis

	STAKEHOLDER	GOAL/ INTEREST				RESOURCE/ POWER		
PUBLIC	MUNICIPALITY	promote infrastructure	integrate urban village into urban environment/ system (structure & management)	settle the migrants	industrial upgrading	power for policy making		production power
	HOUSING DEPARTMENT	increase affordable housing provision				funding for affordable housing construction		blocking power
PRIVATE	JOINT-STOCK COMPANY	economic income	increase property value			co-decision making		diffuse power
	VILLAGER	long-term livelihood	increase property value			land use right		
	DEVELOPER	make profit	opportunity for new business			experience: development & management		
						capital		
CIVIL	NEIGHBORHOOD COMMITTEE							
	BUSINESS OWNER	make profit	tenure security					
	MIGRANT WORKER	affordable housing	tenure security	family migration		guide public opinion		
	YOUNG GRADUATE	affordable housing	tenure security	across social stratification				

production power

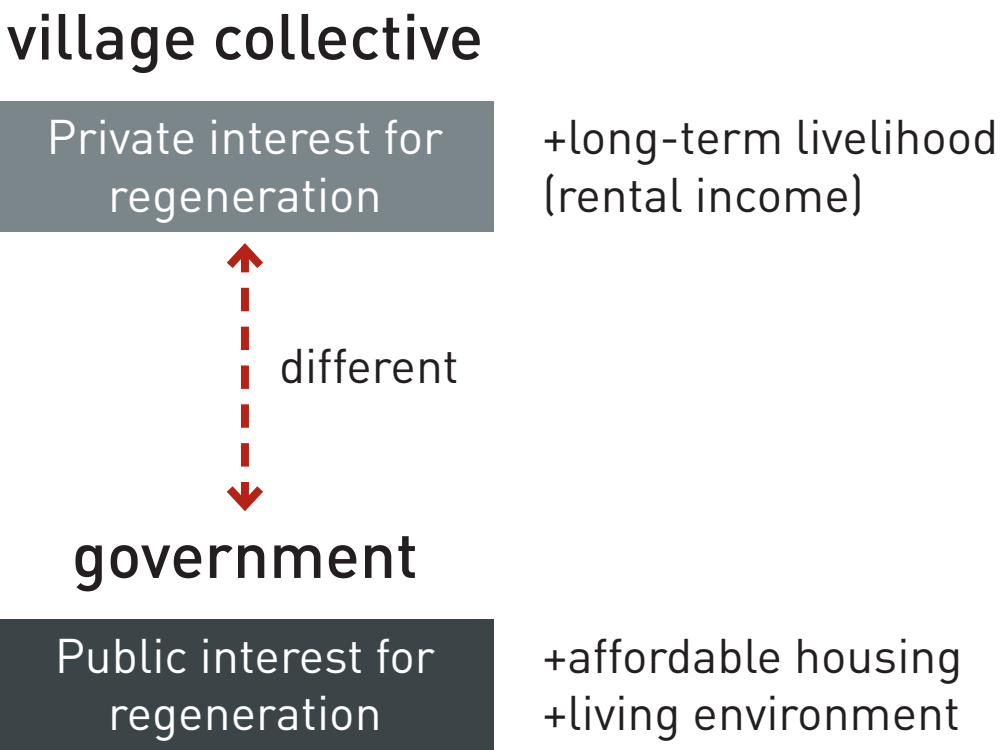
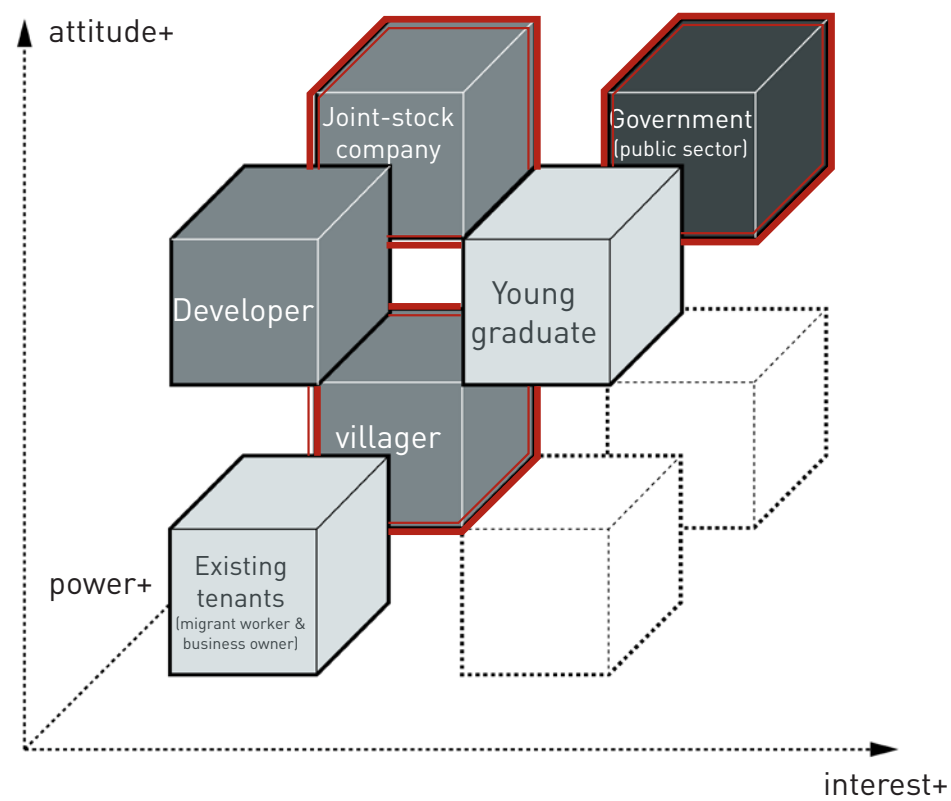
blocking power

diffuse power

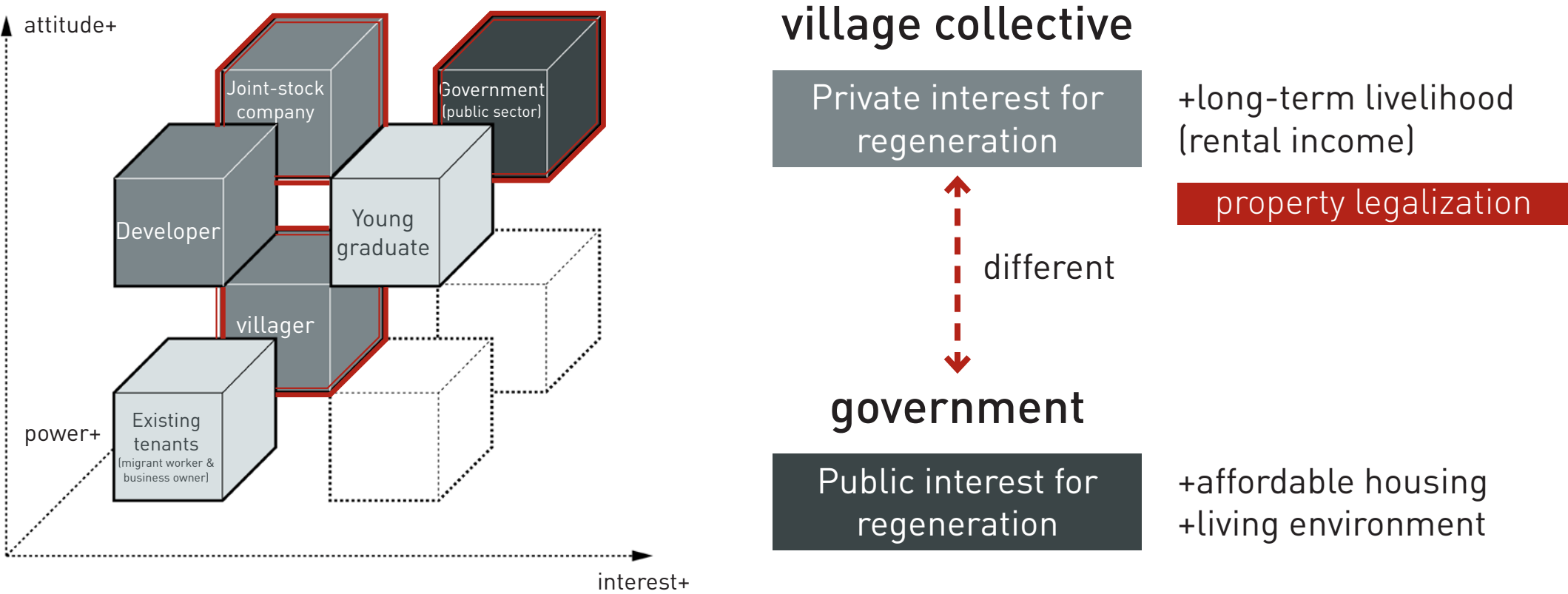


source: Power-interest-attitude matrix of Murray-Webster and Simon

Stakeholder analysis



Stakeholder analysis



Type of property right	Land ownership	Payment of fee	Certificate issued by	Right for commercial activities (mortgage etc.)	Housing type	Tenure of use
full property rights	state-owned	land transfer fees	state government housing department	yes (different for different housing type: affordable housing/ social housing may also have limited rights)	commercial housing; affordable housing; capped-price housing etc.	70 years for residential use
limited property rights	collective-owned	none	village government	no	regular housing	no specific time; can be terminated at any time

Source: Baidu baike

Legalization mechanism

Planning tools applied

	PROCEDURAL	SUBSTANTIVE
NODALITY	<div> Public hearing</div> <div>introduce the related policies</div>	<div> Vision plan</div> <div>show the vision to the stakeholders</div>
AUTHORITY	<div> Legalization framework</div> <div>introduce the legalization process</div> <div> Simplified approval process</div> <div>make it more efficient to apply for permission</div>	<div> Zoning code</div> <div>guide the construction</div> <div> Rental regulation</div> <div>regulate and supervise the affordable rental market</div>
TREASURE	<div> Tax incentives</div> <div>encourage developers to participate</div> <div> Concessional loan</div> <div>encourage villagers to participate</div>	<div> Development subsidies</div> <div>help the villagers to start the regeneration</div> <div> Rental subsidies</div> <div>compensate the rental income</div>
ORGANISATION	<div> Pilot project</div> <div>show a sample</div>	<div> Spatial intervention</div> <div>improve the living environment</div>

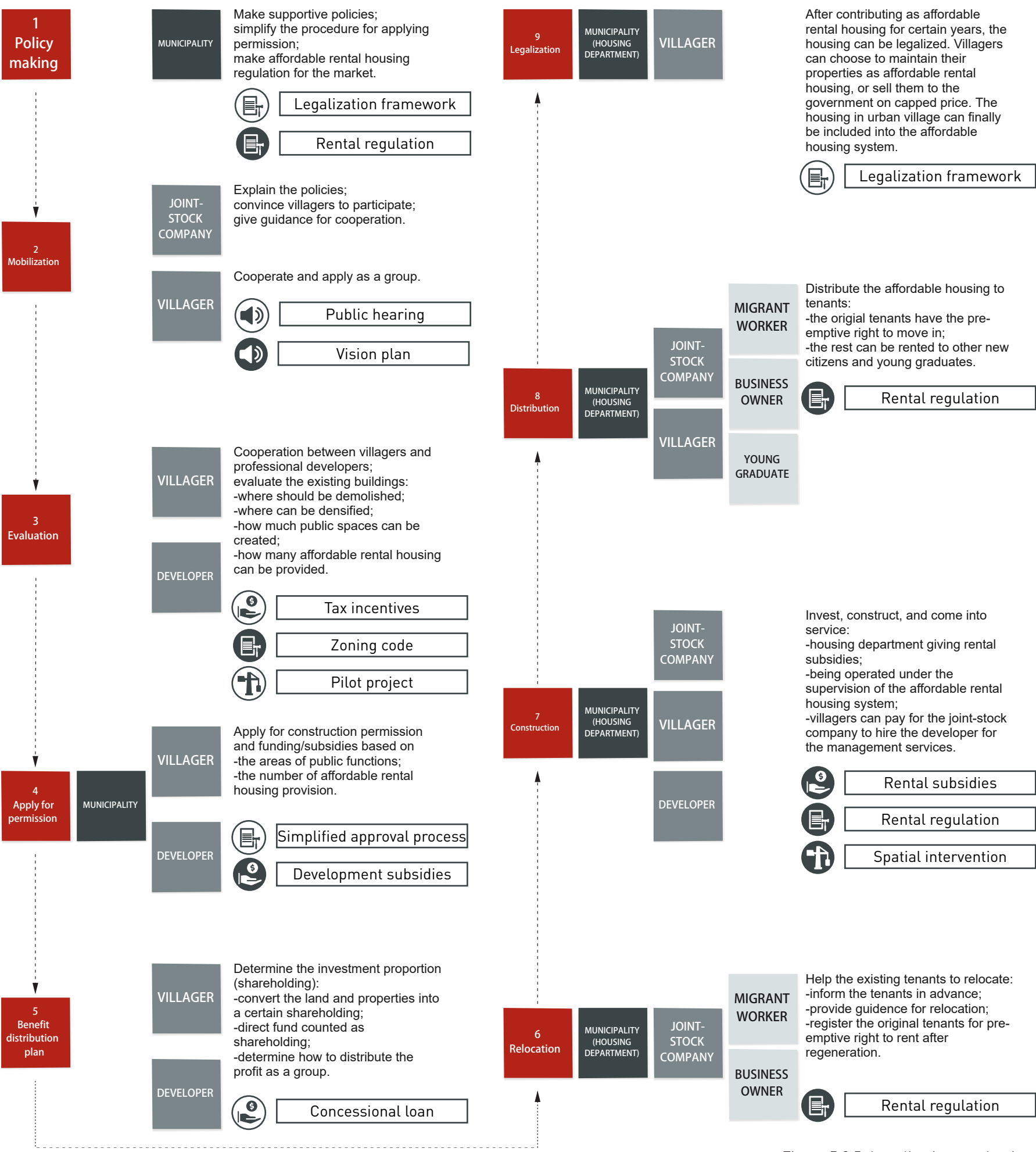
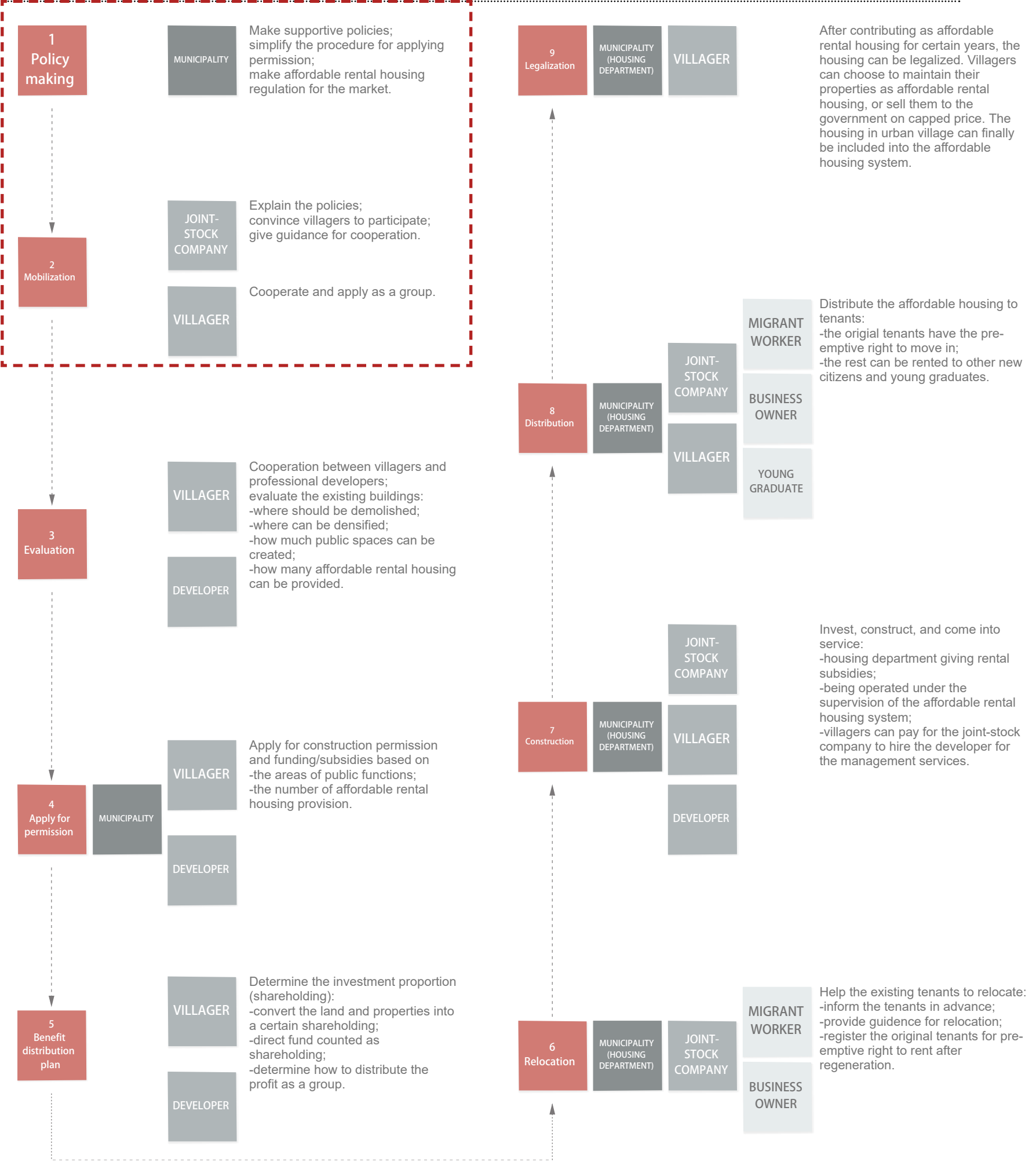
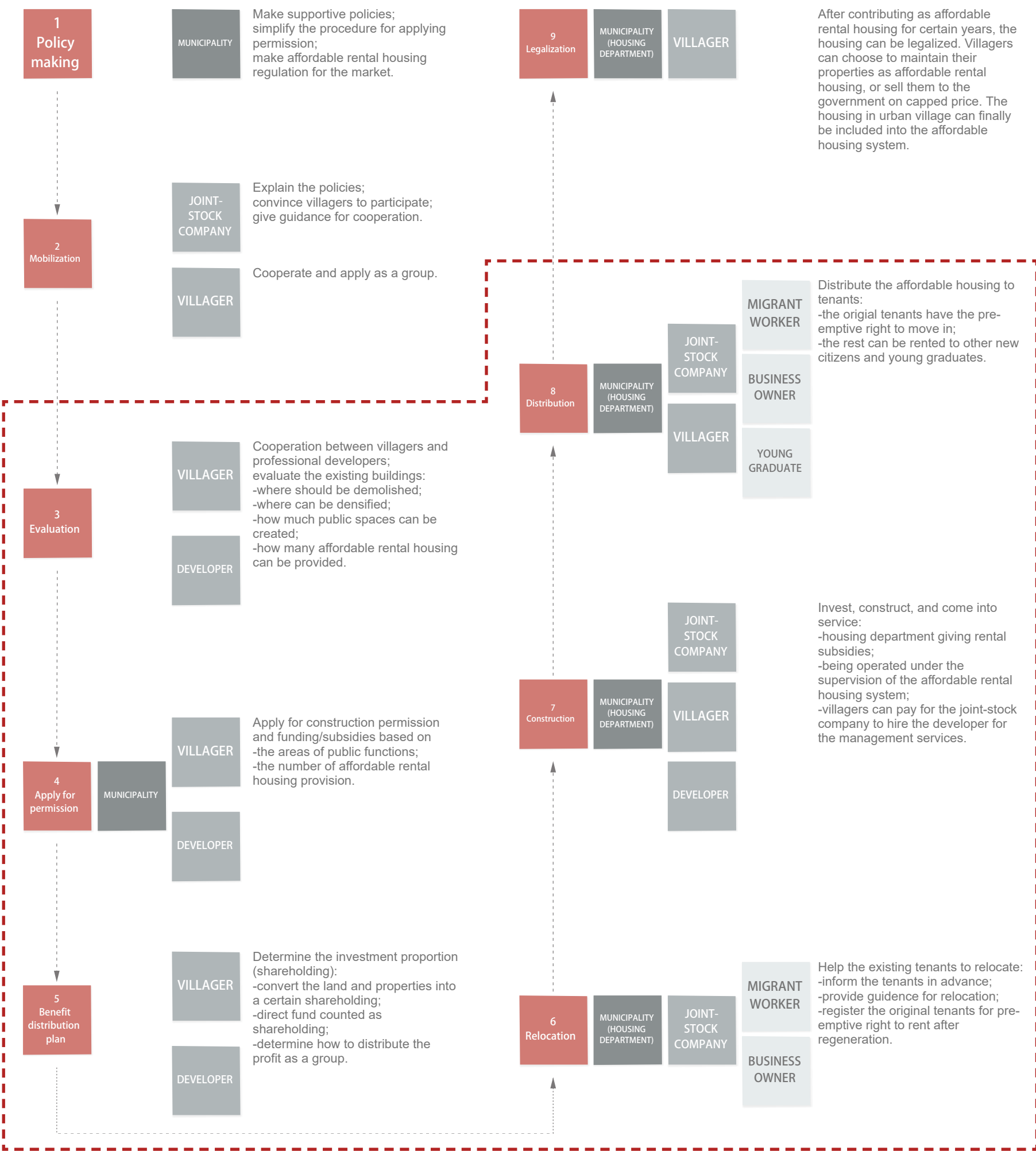
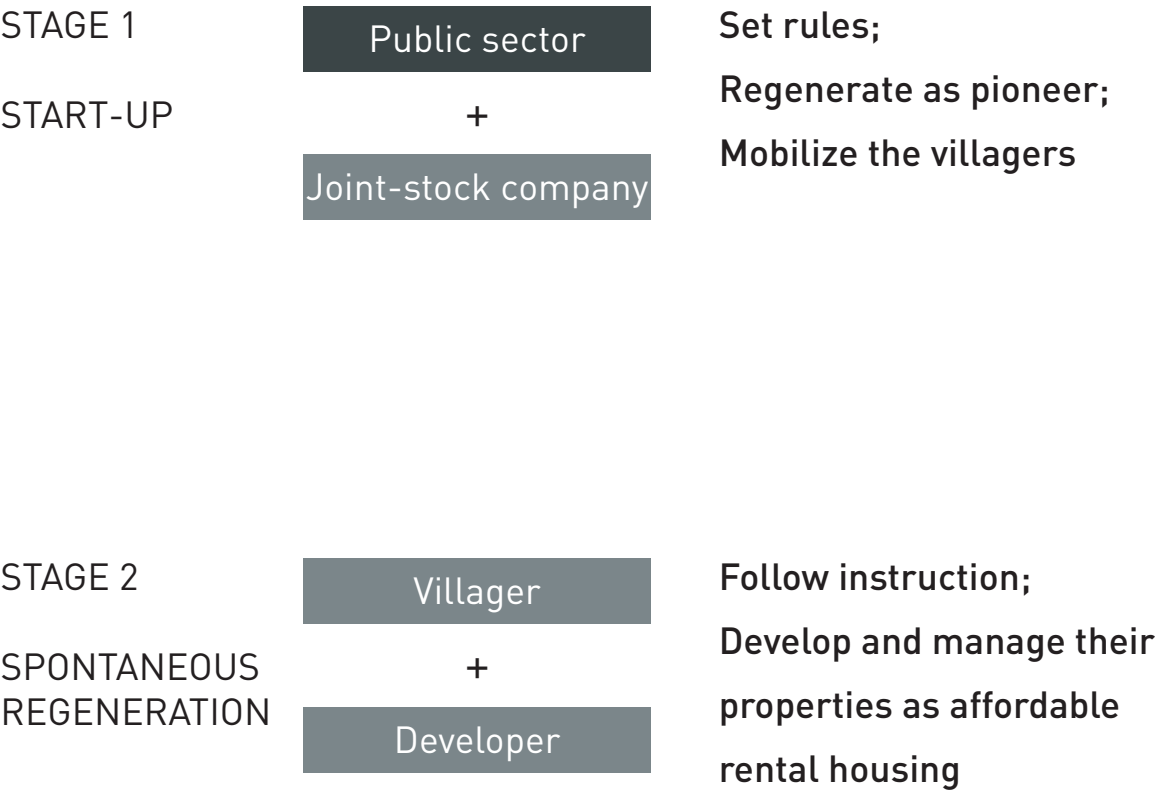


Figure 5.2.5: Legalization mechanism

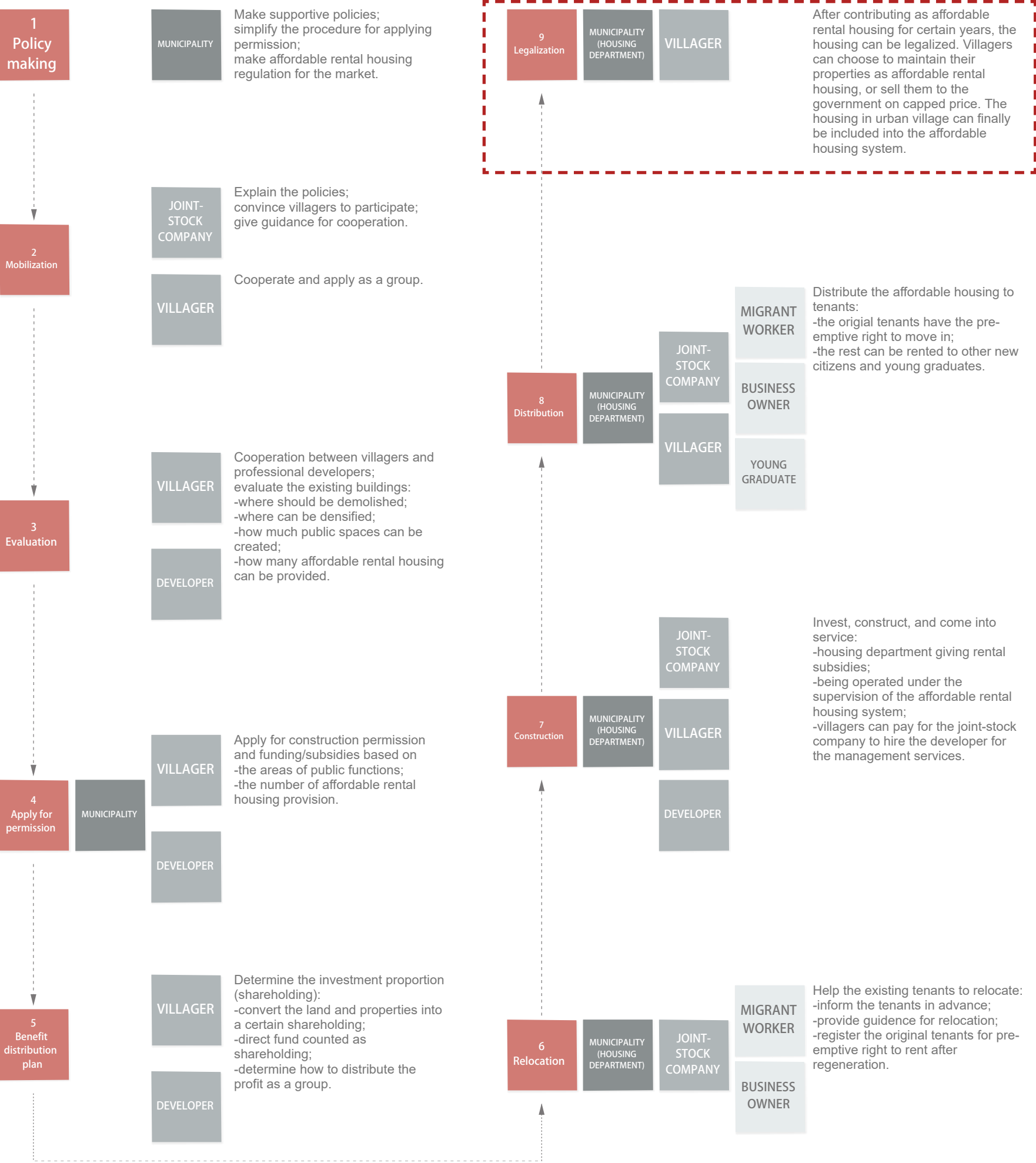
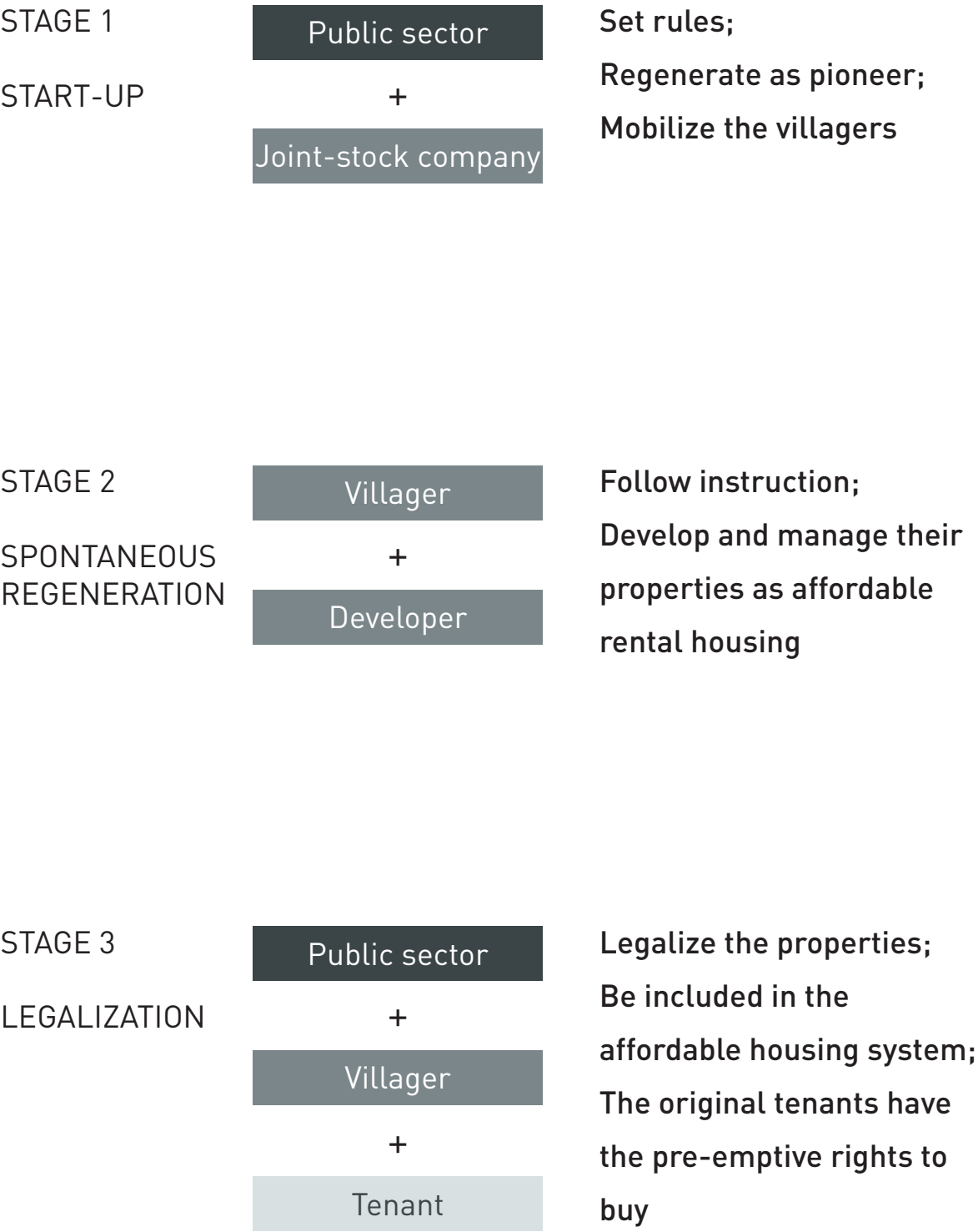
Legalization mechanism



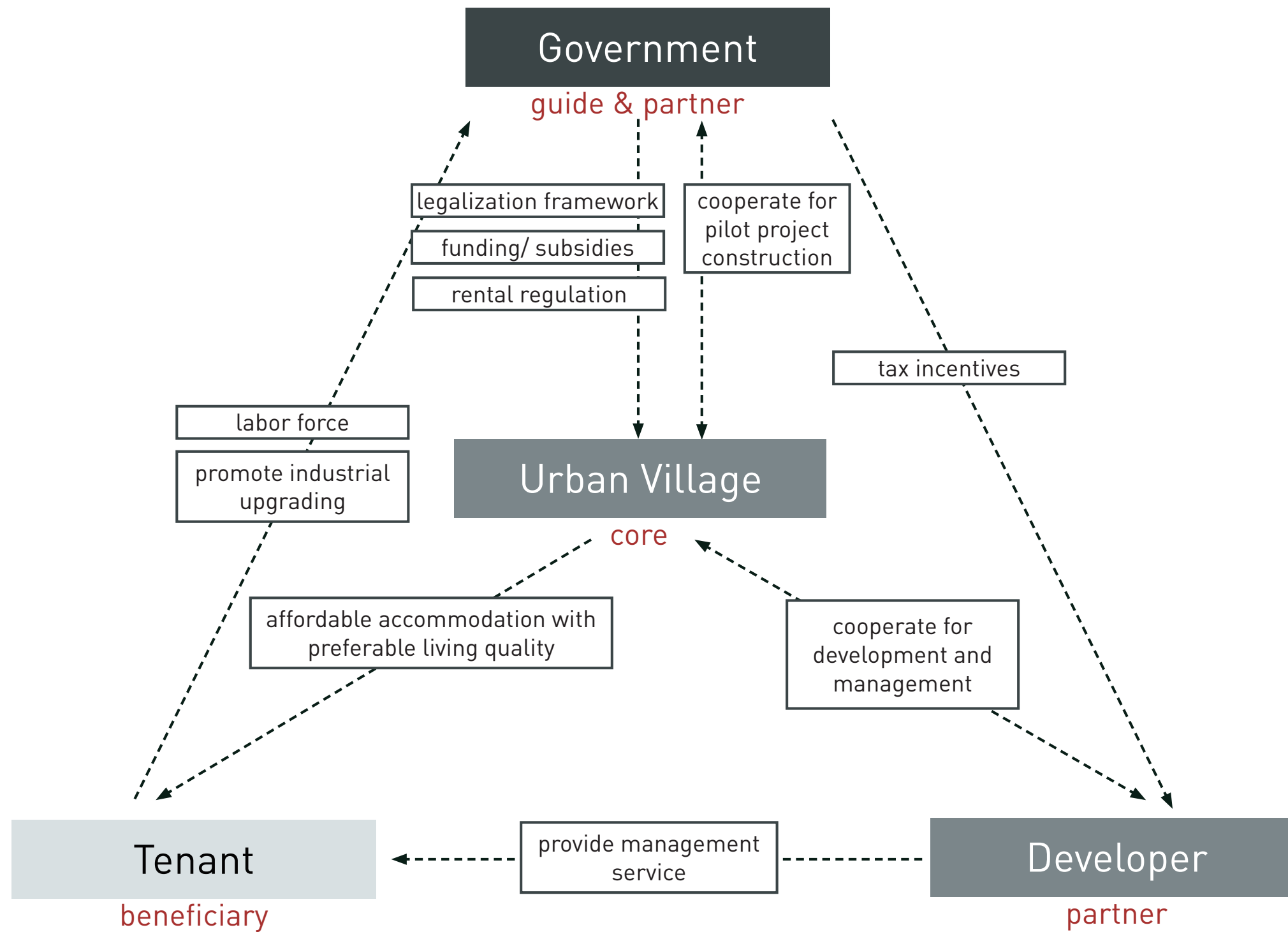
Legalization mechanism



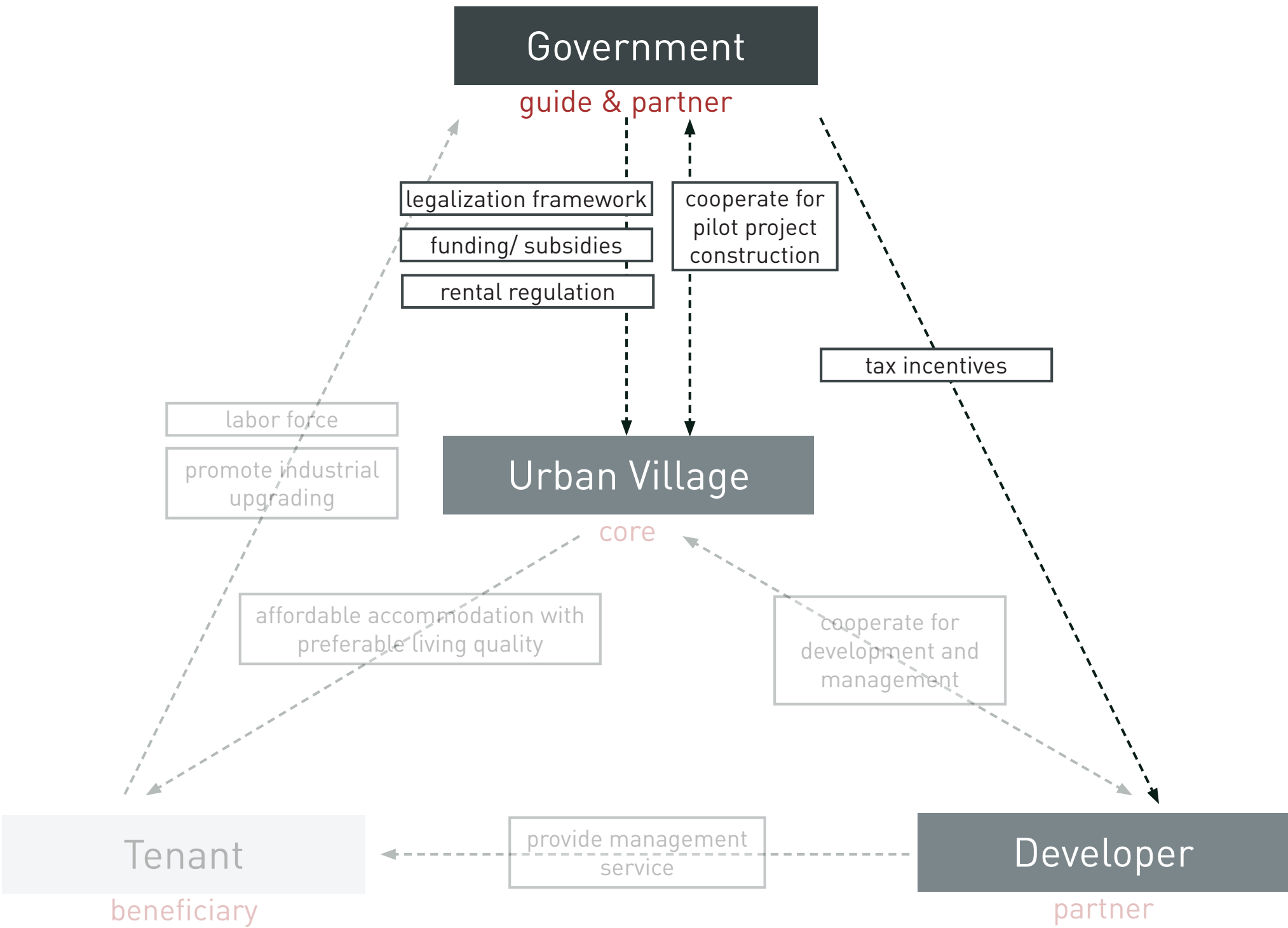
Legalization mechanism



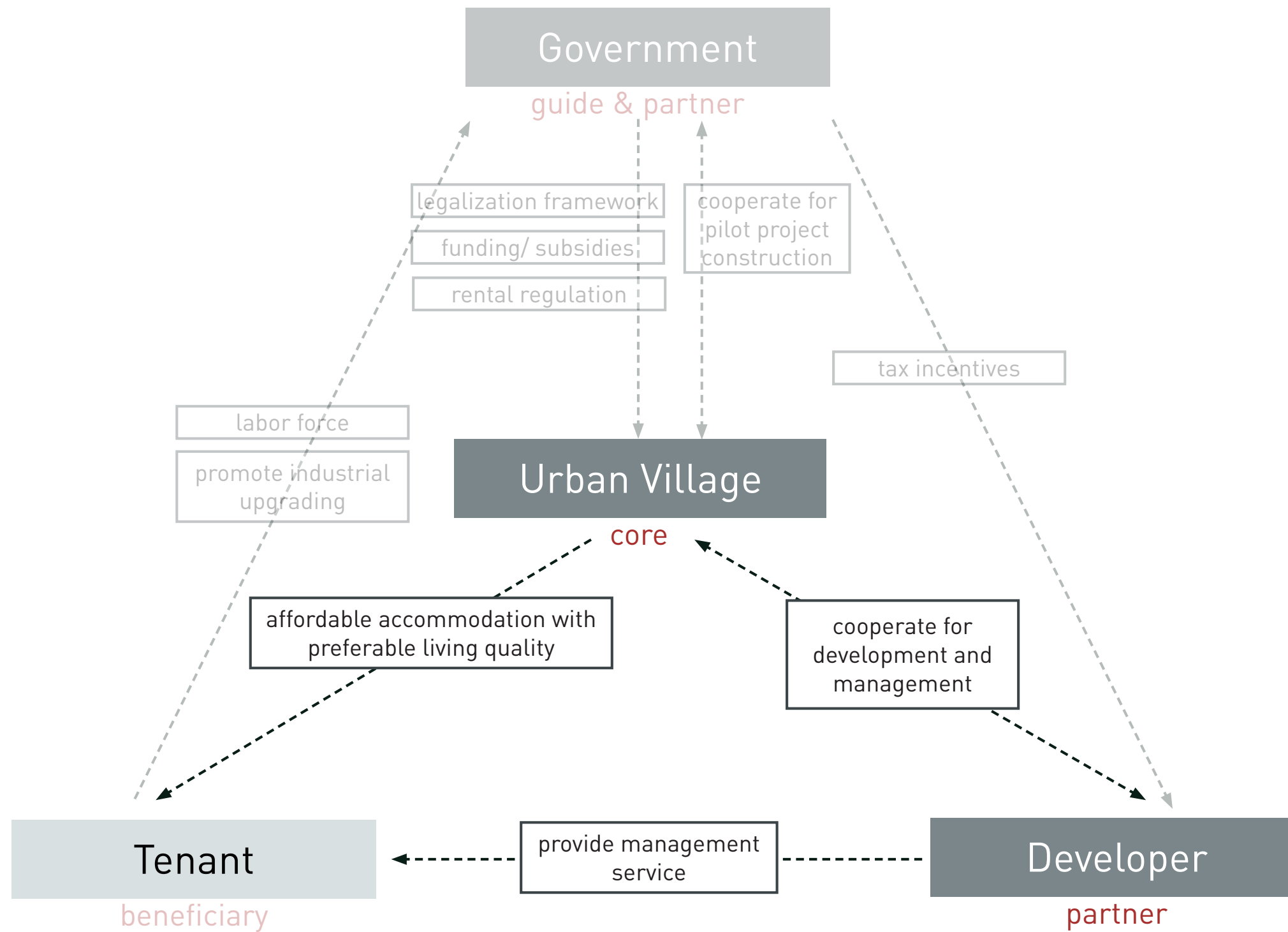
Governance model



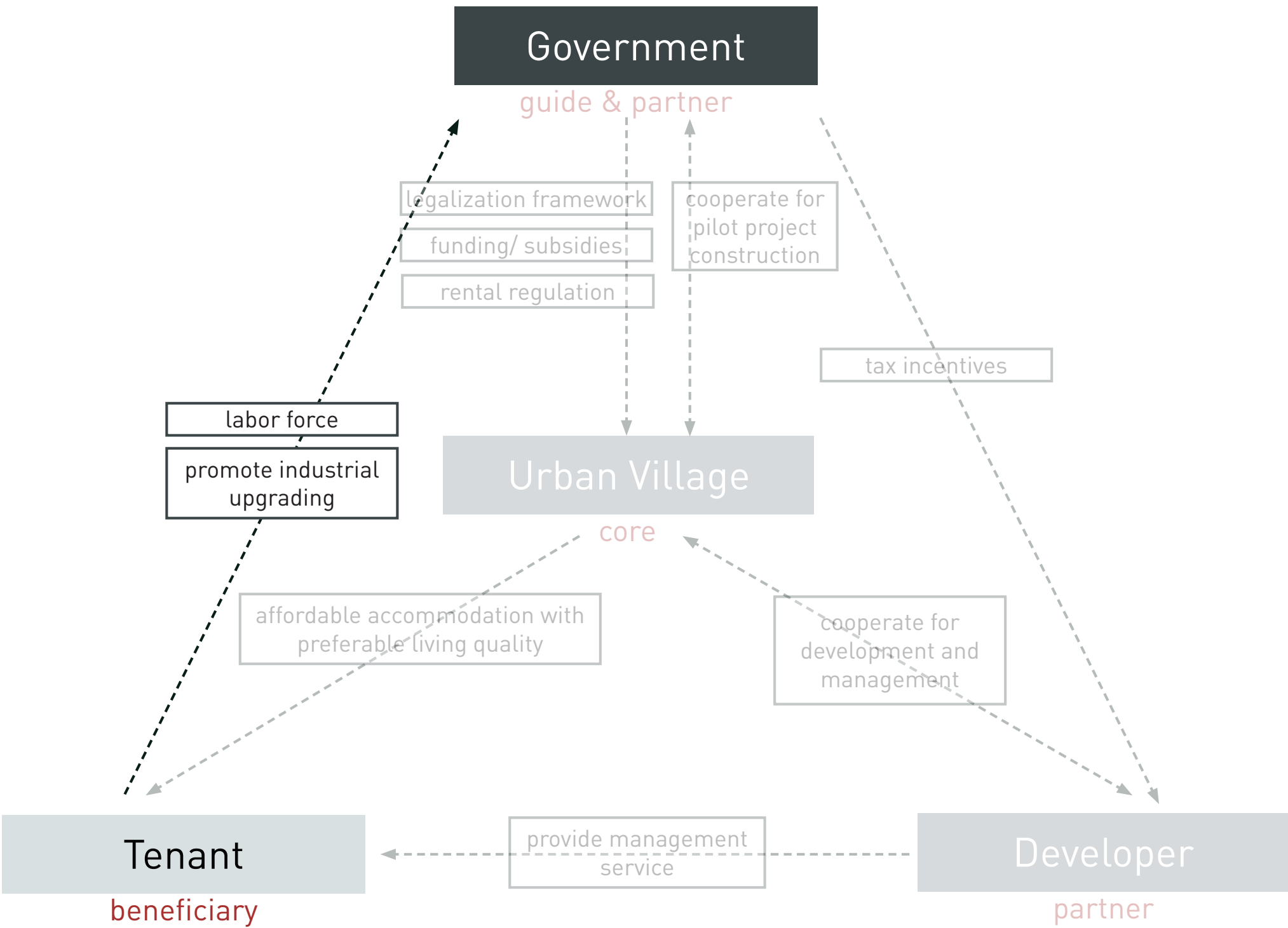
Governance model



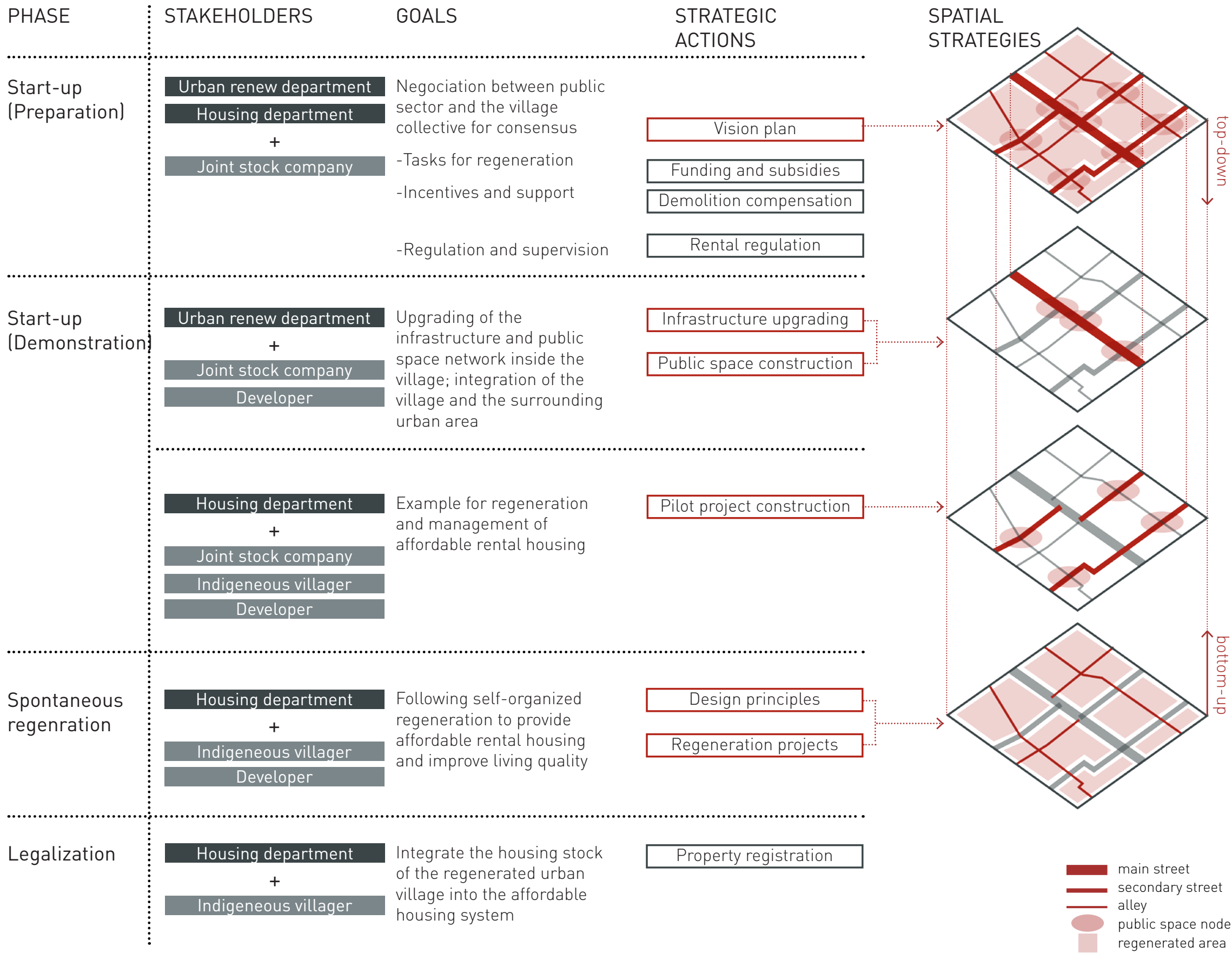
Governance model



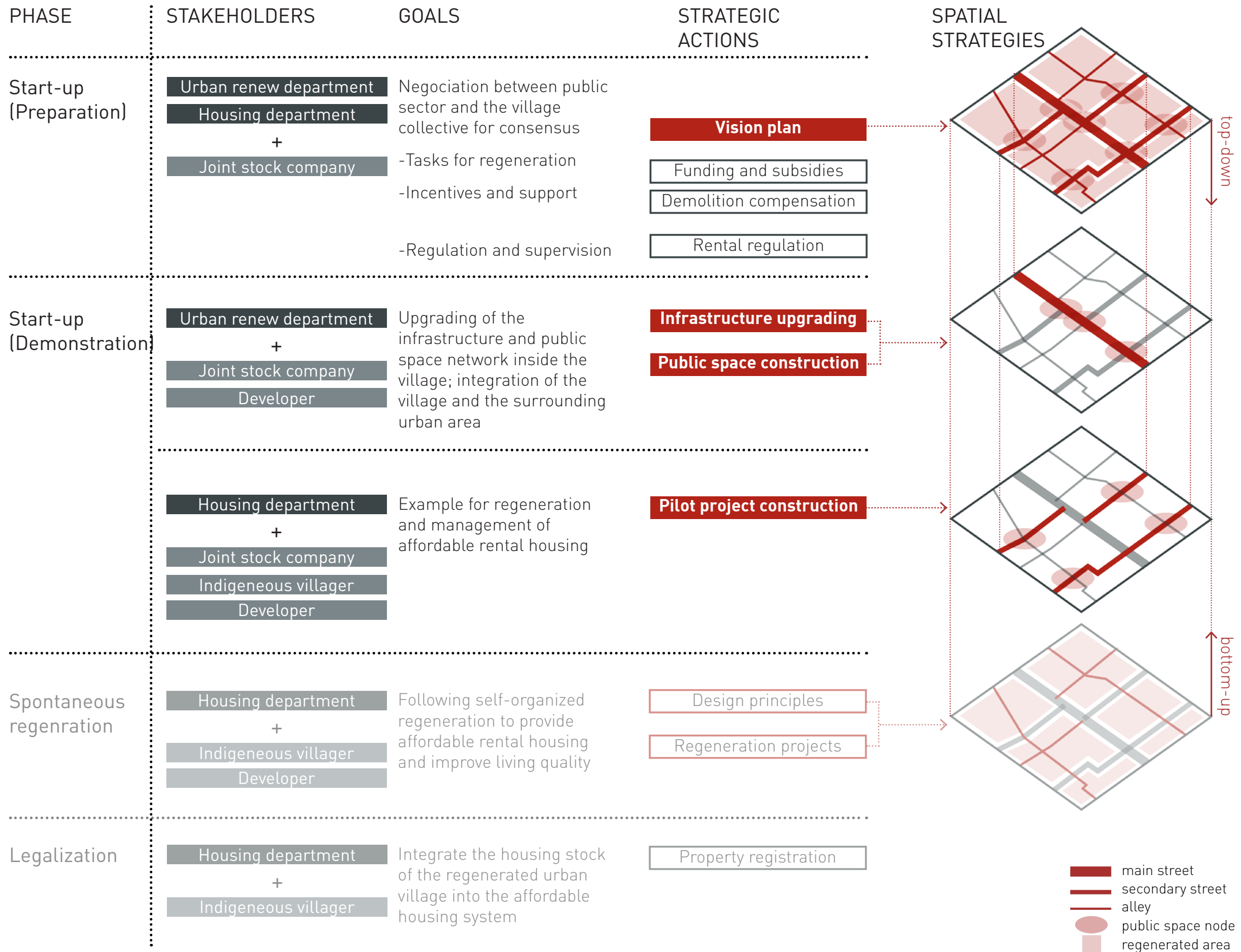
Governance model



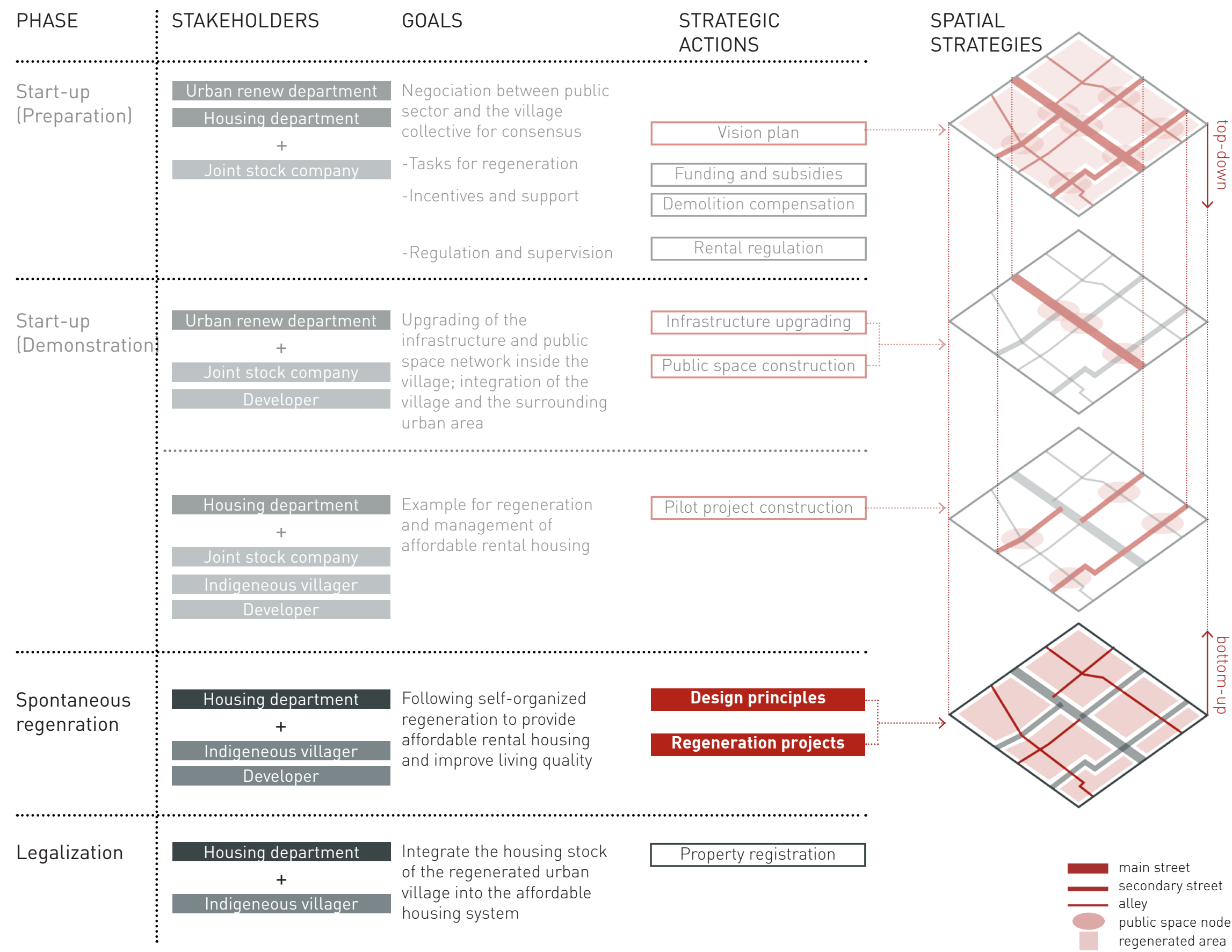
From mechanism to strategy



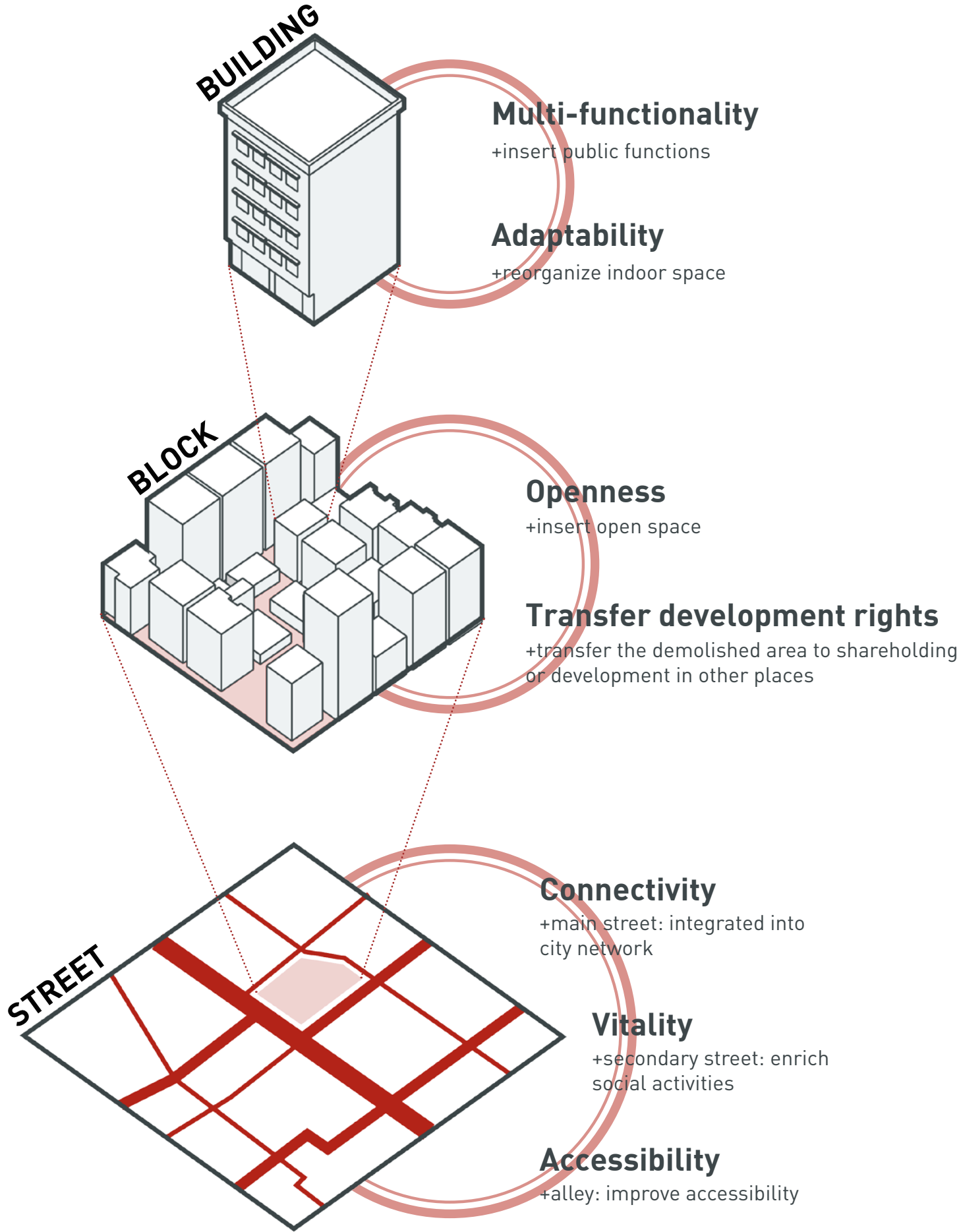
From mechanism to strategy



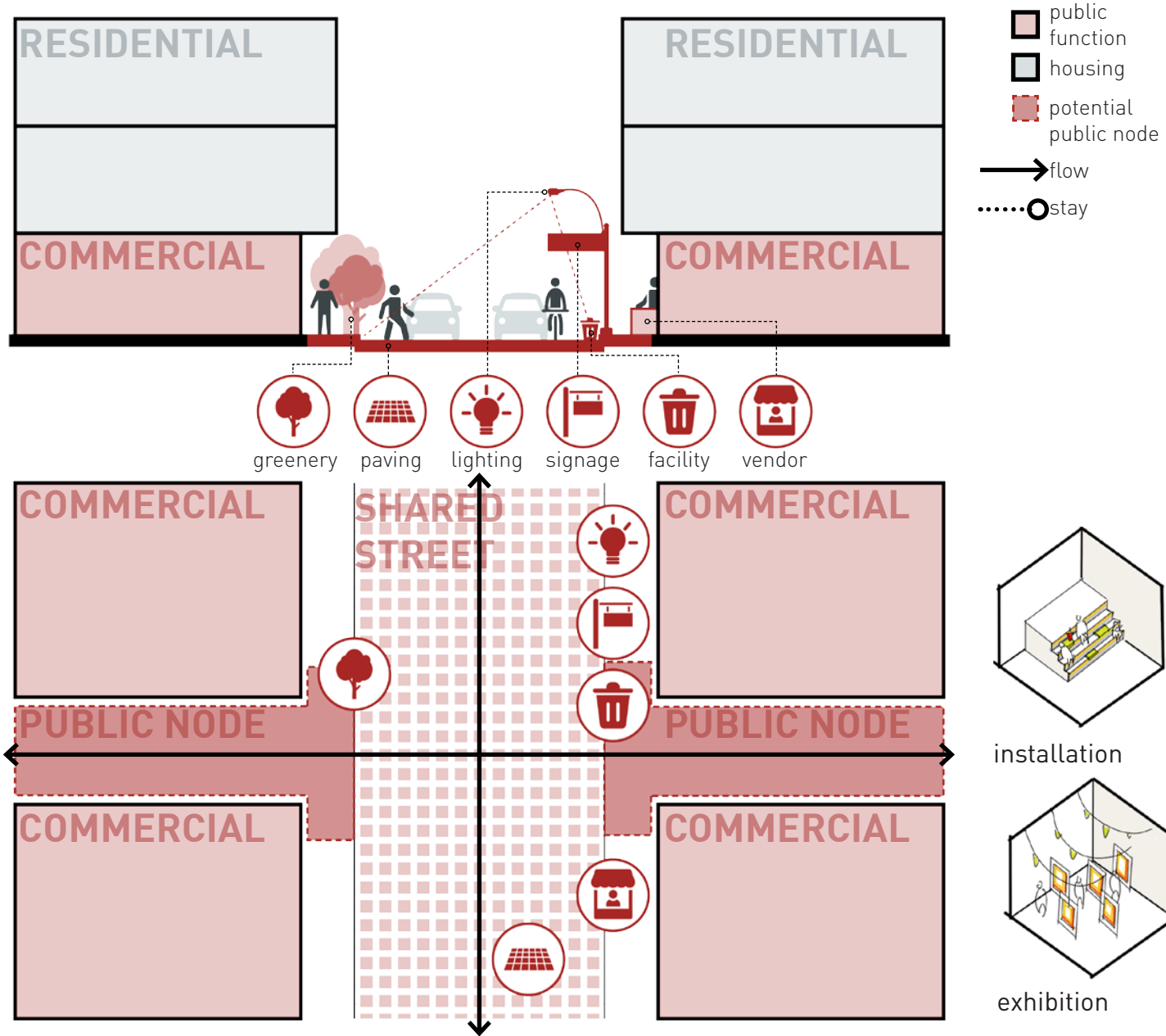
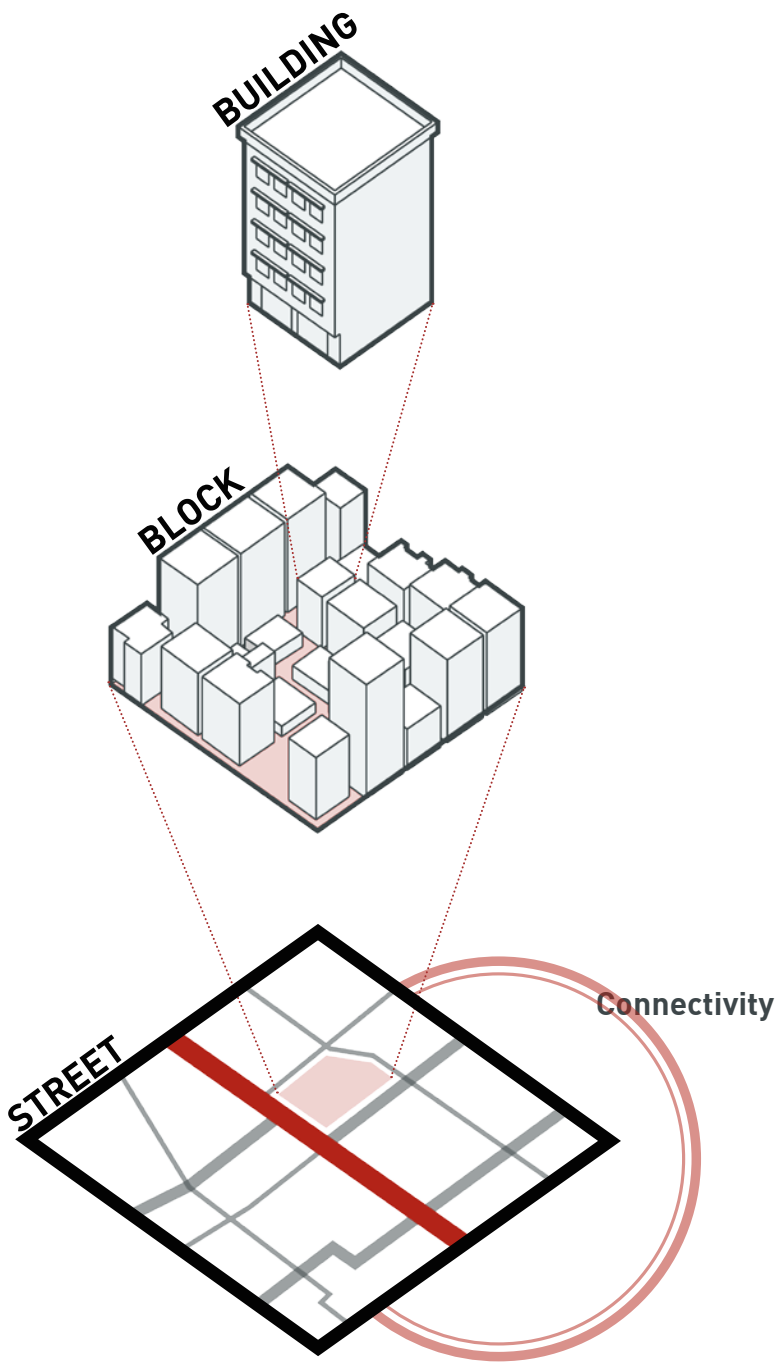
From mechanism to strategy



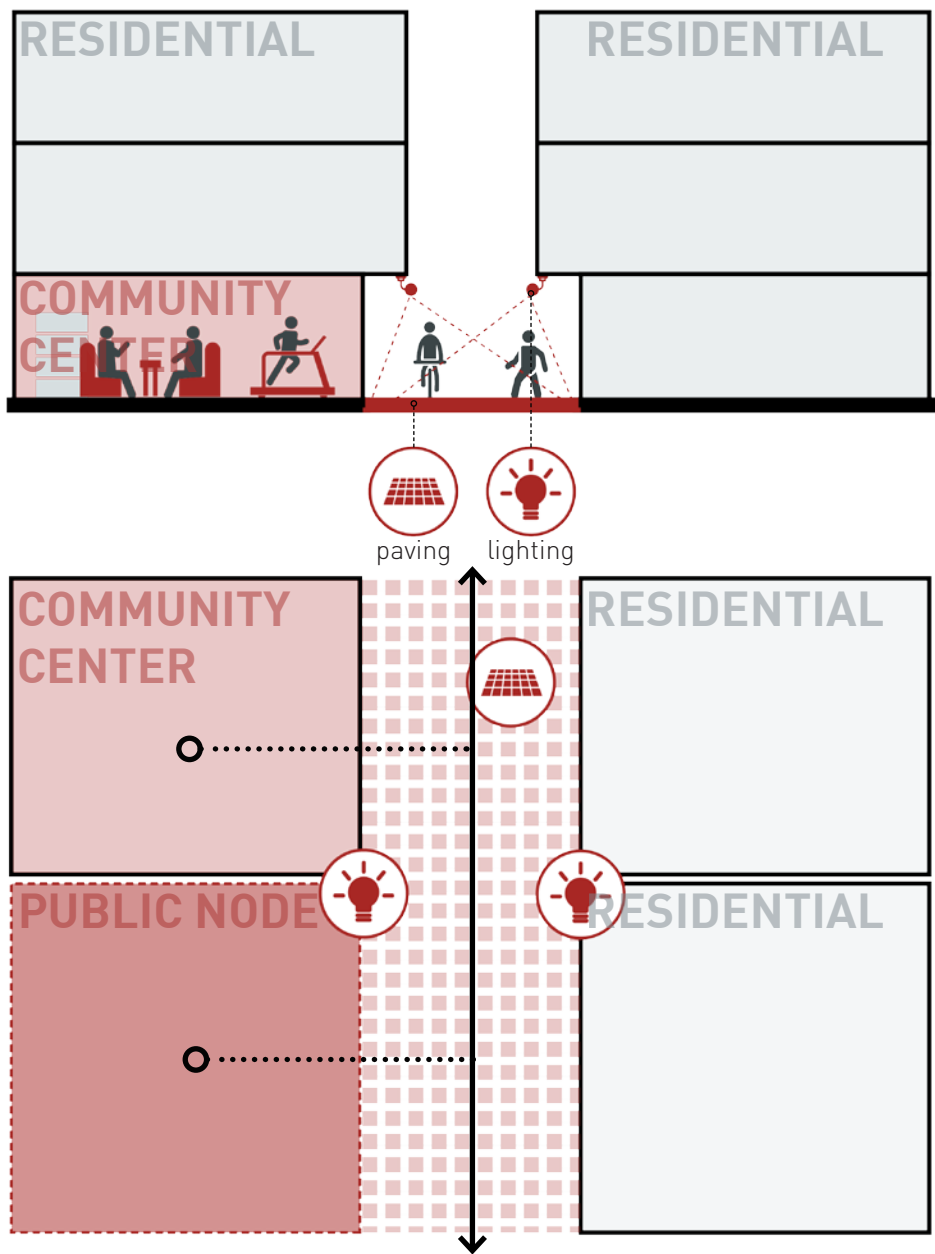
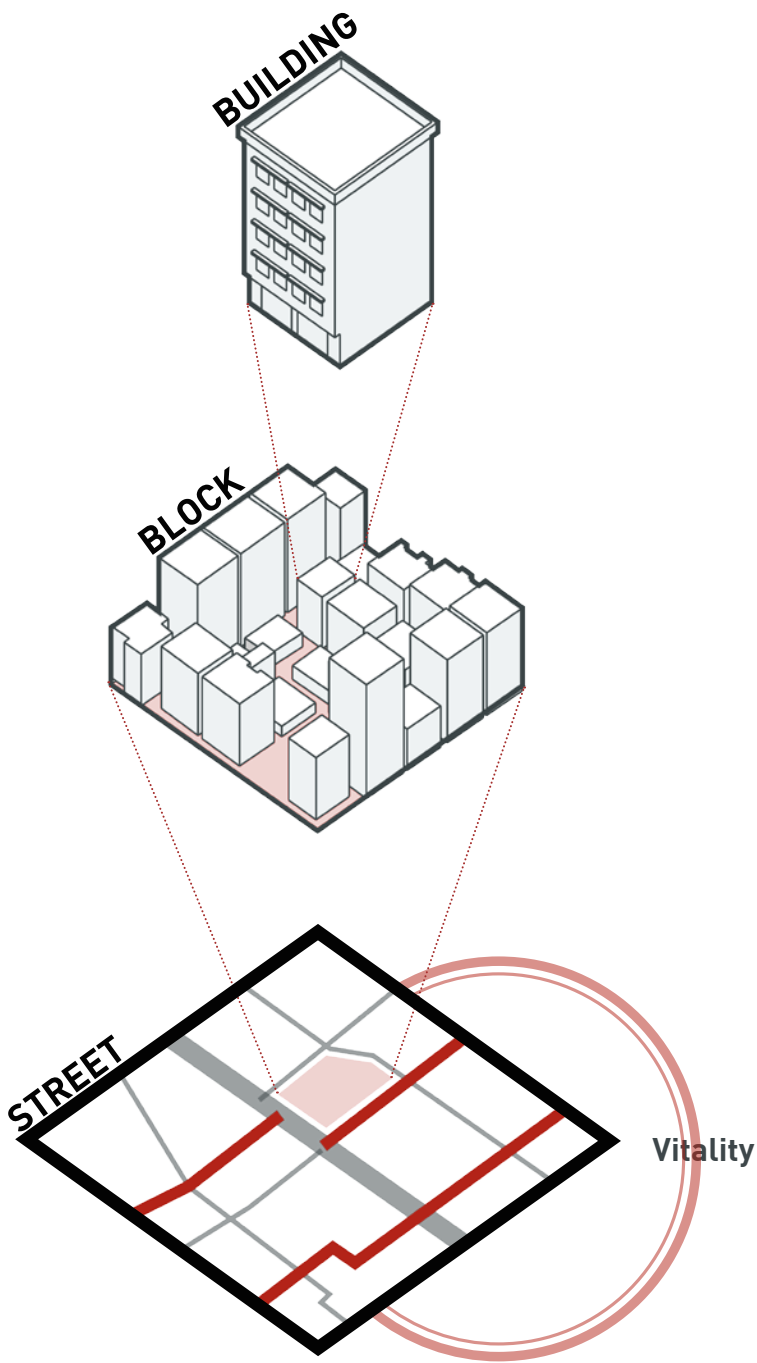
Design principles-Element



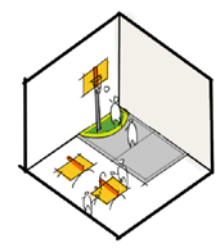
Design principles-Main street: integrated into city network



Design principles-Secondary street: enrich social activities



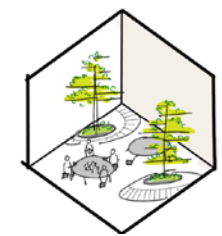
- public function
- housing
- potential public node
- flow
- stay



sport field



playground



chess and cards



Current situation

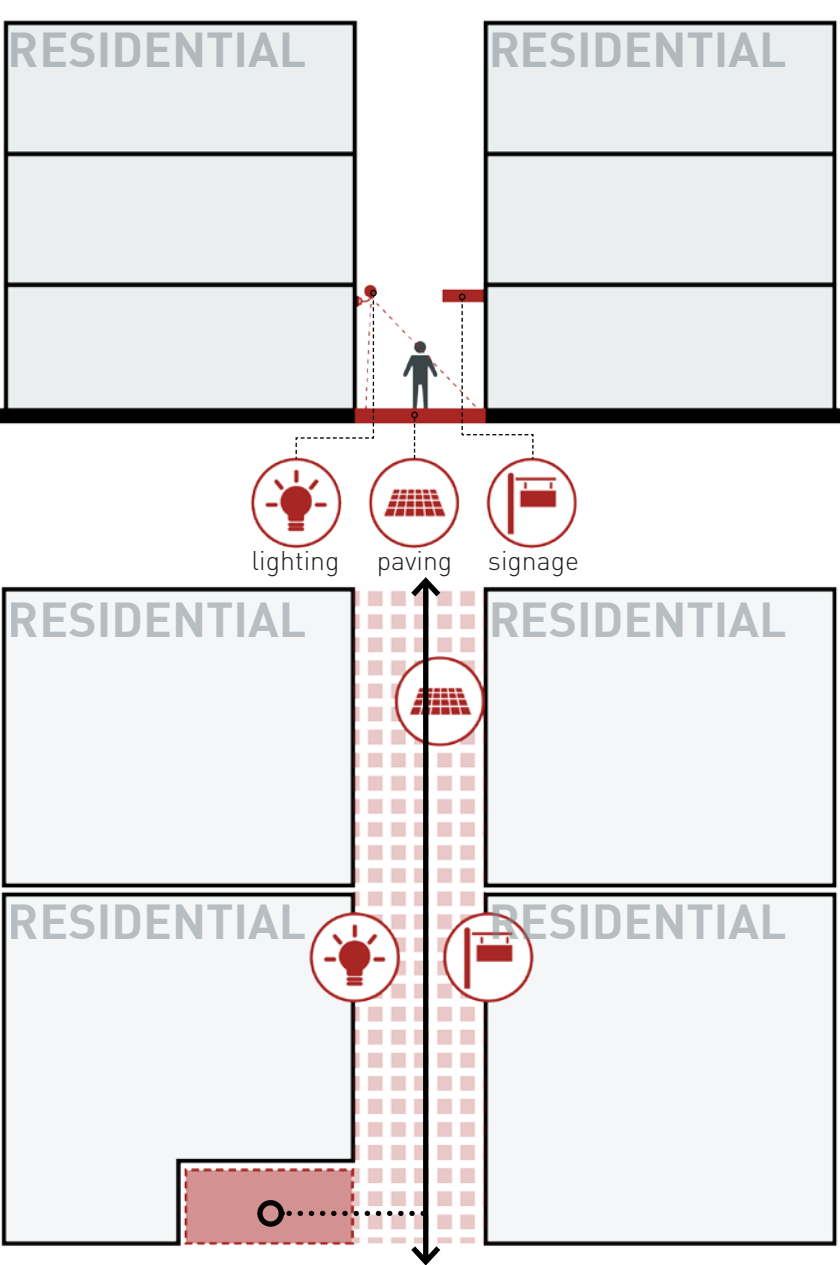
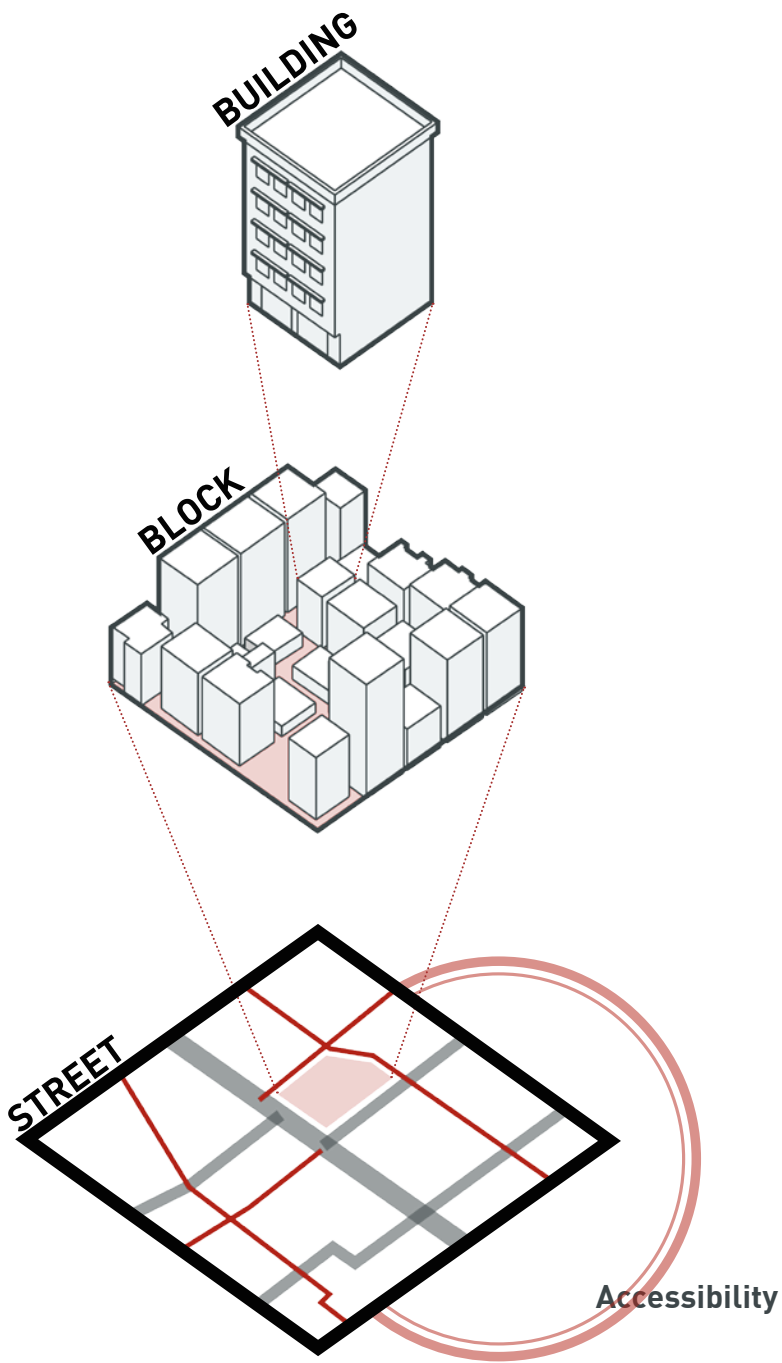
Source: Google picture



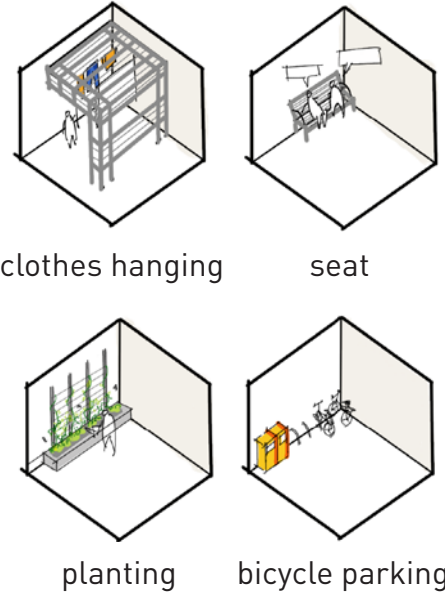
Reference

Source: <https://www.gooood.cn/renovation-of-the-plant-building-of-nantou-old-town-cm-design.htm>

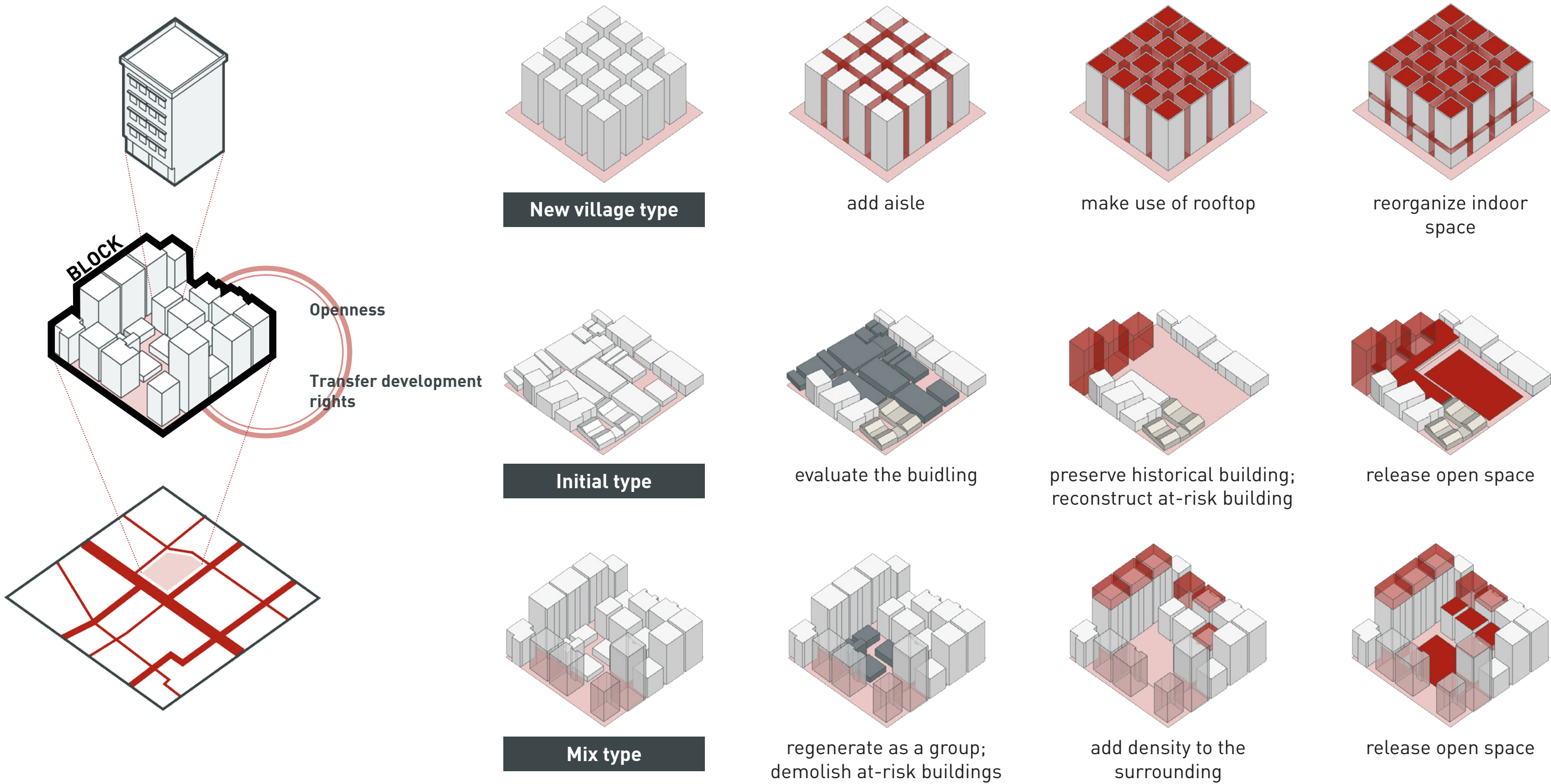
Design principles-Alley: improve accessibility



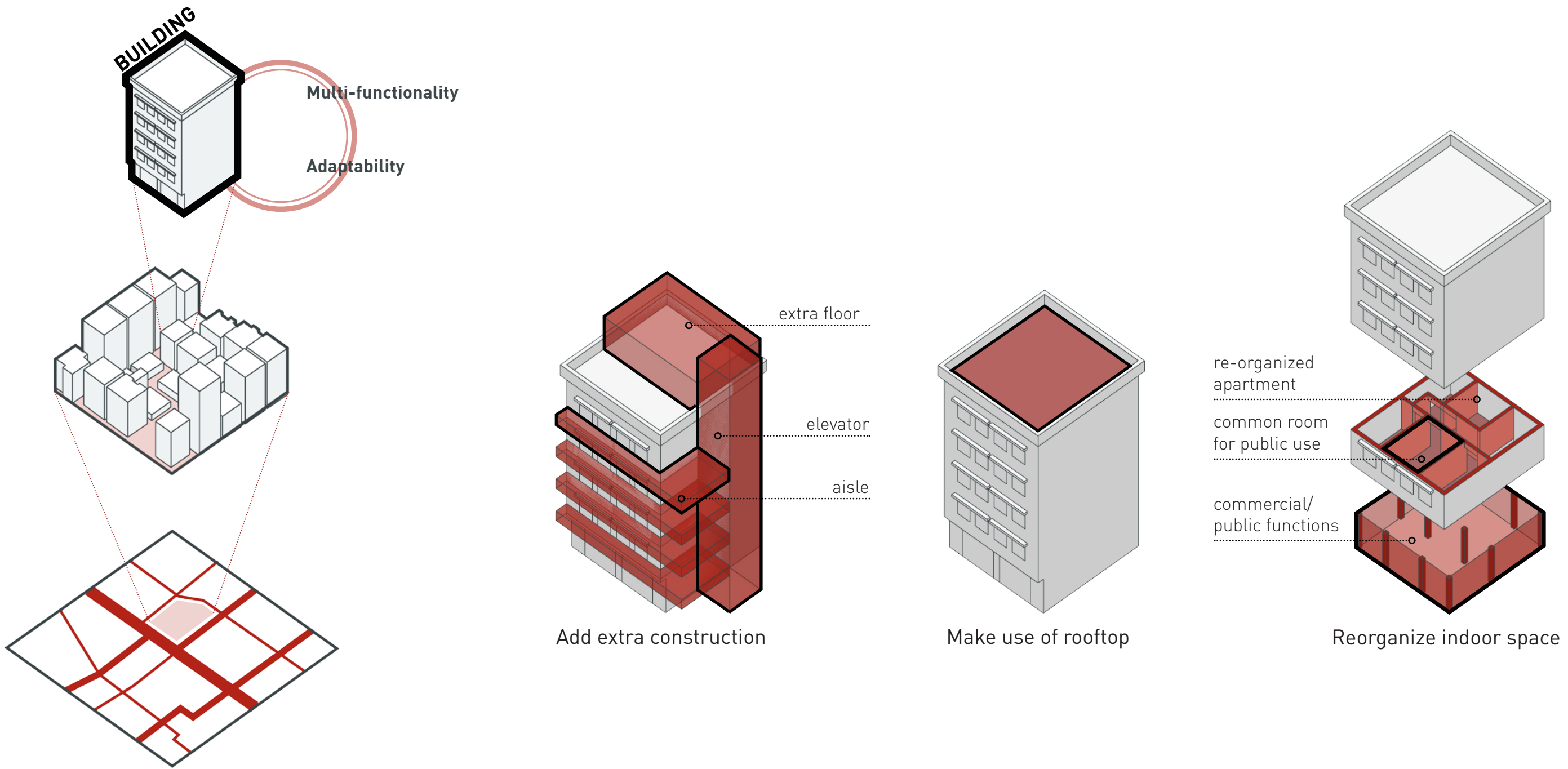
- public function
- housing
- potential public node
- flow
- stay



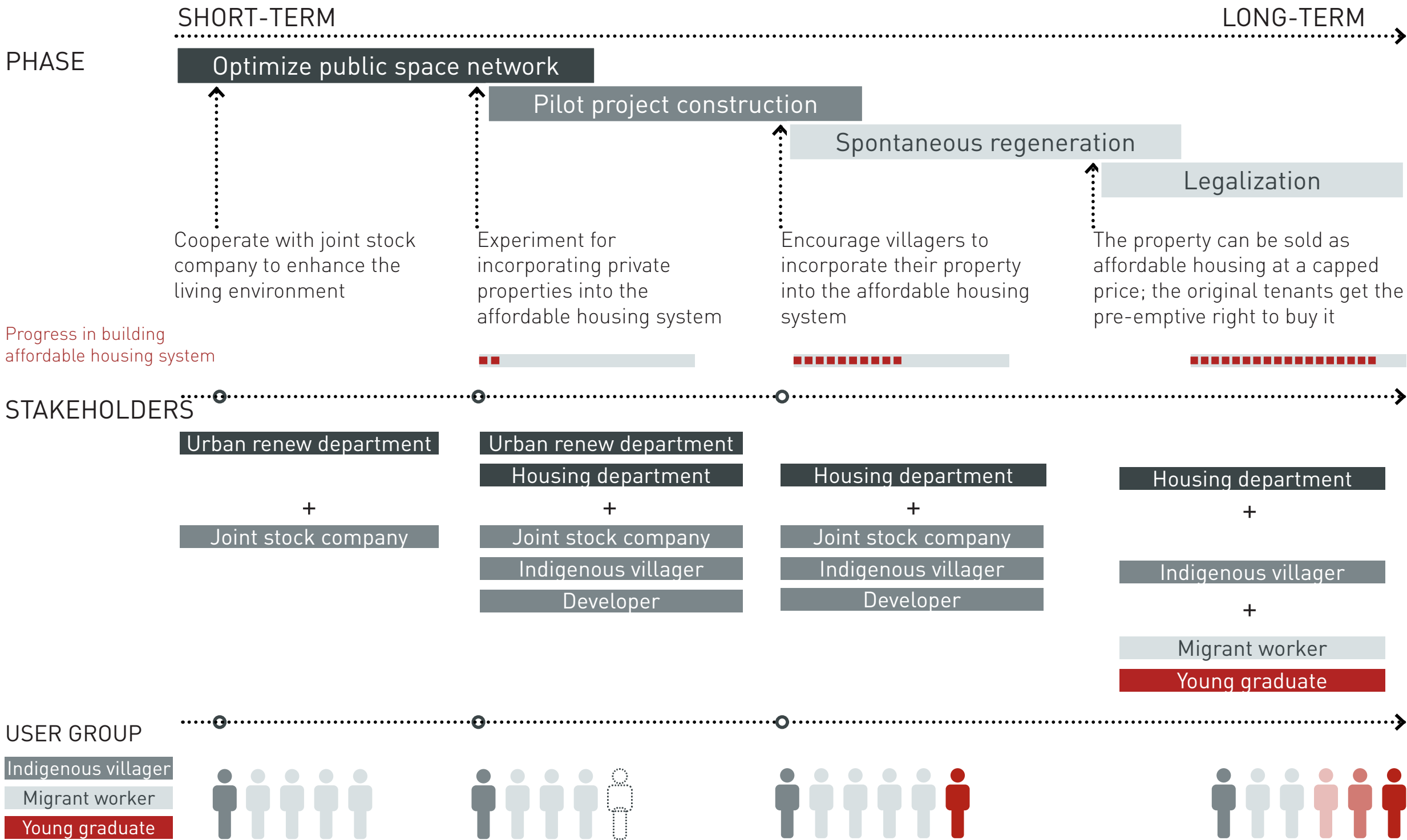
Design principles-Block: increase open space while maintaining density



Design principles-Building: insert public functions & be rearranged to adapte to new demands



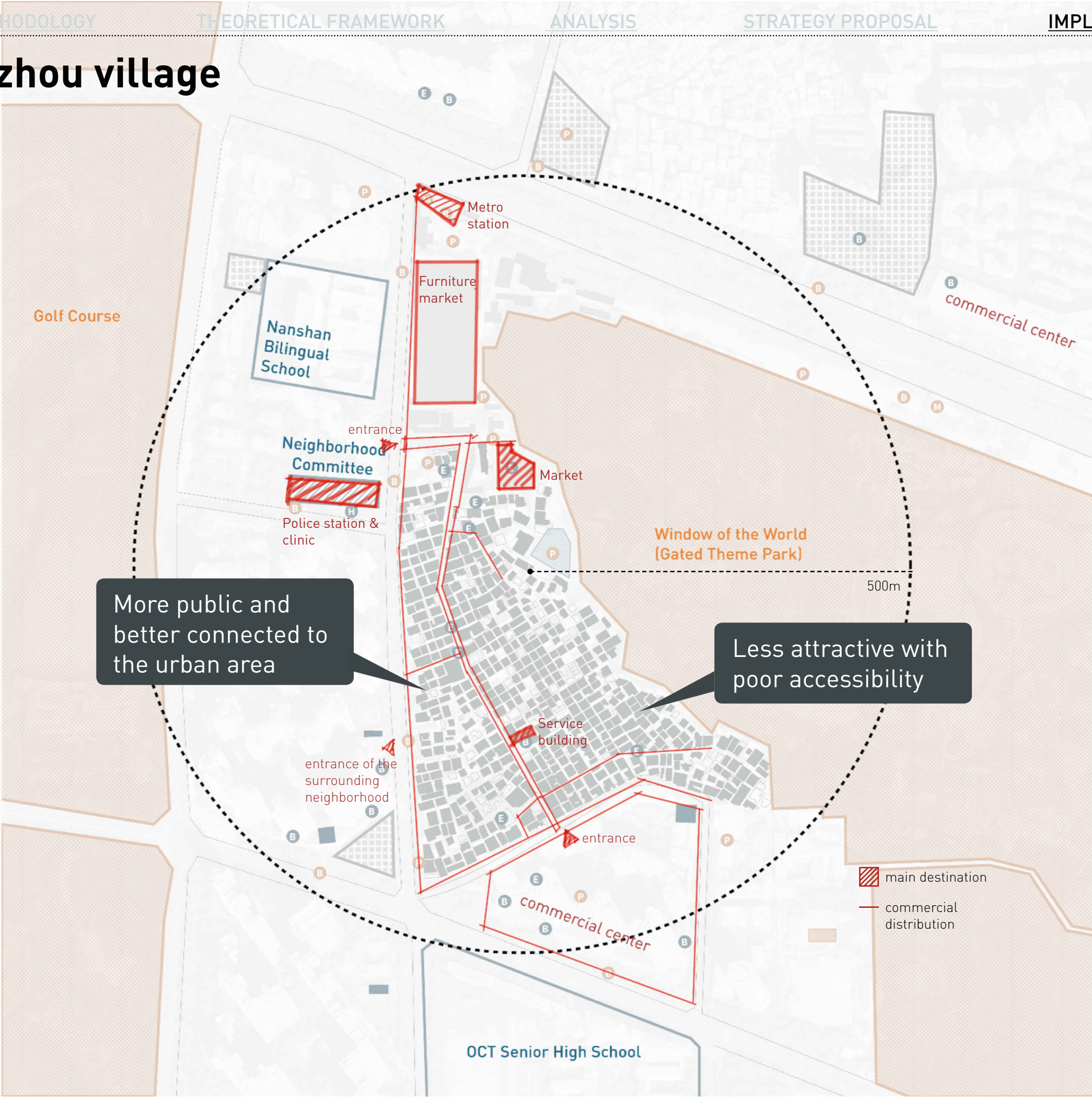
Phasing



TEST THE STRATEGY

Implementation

Case: Baishizhou village



Vision map

After the regeneration,Baishizhou village will become an affordable living community that can be intergrated into the city with better accessibility and higher living quality.



Bring **better connection** to the main street and the city network

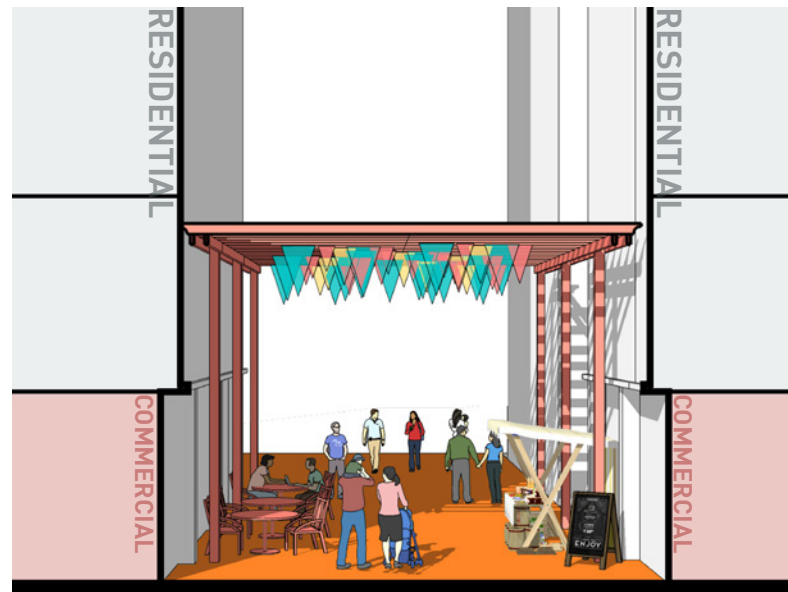
Leading stakeholders



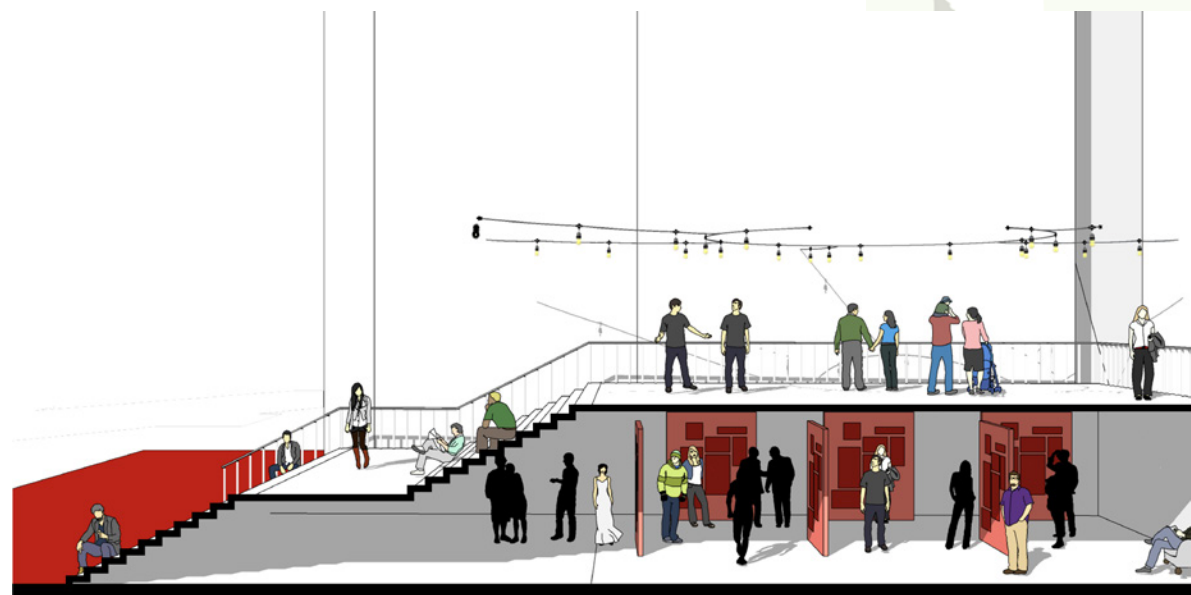
public sector



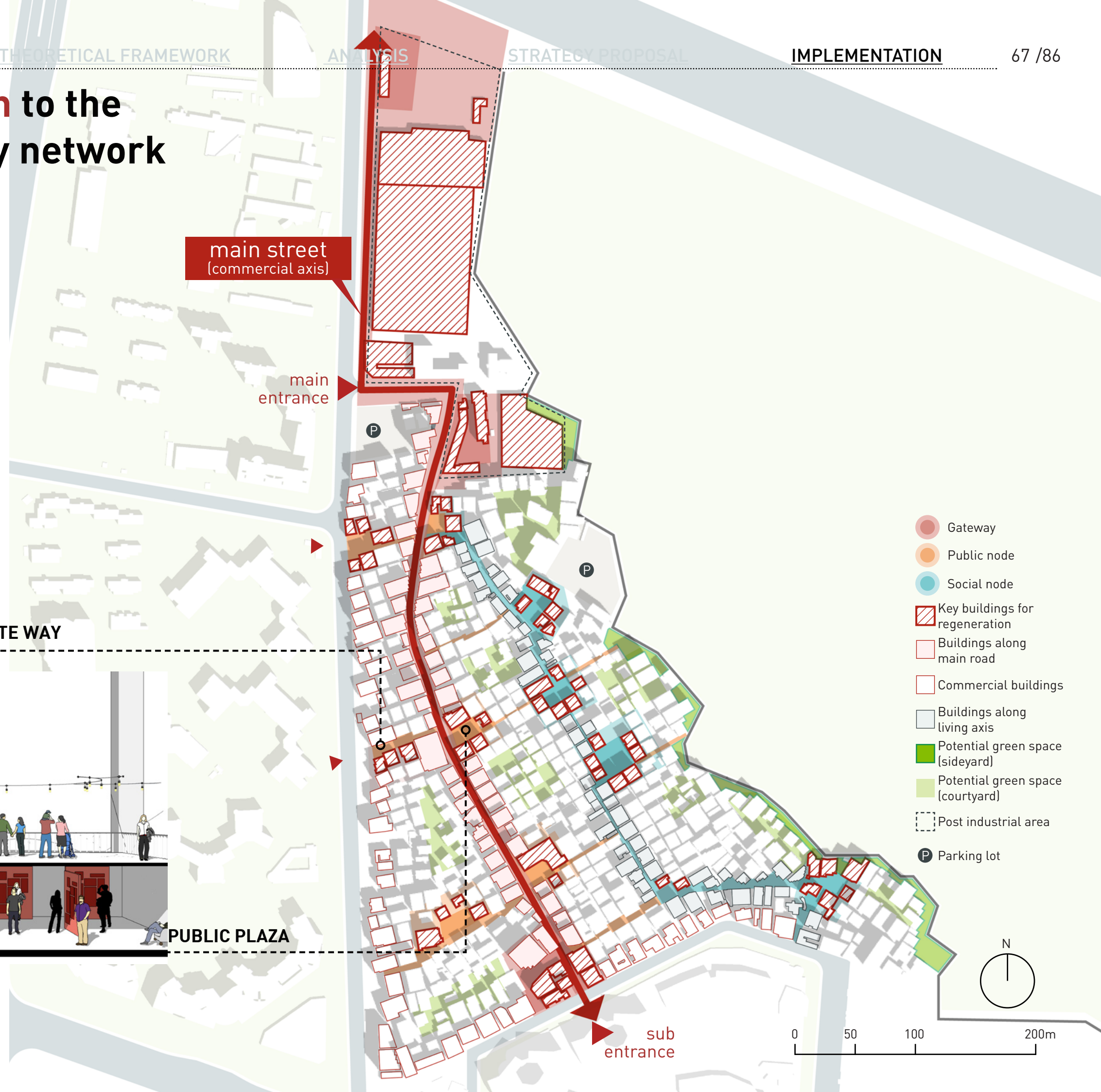
joint-stock company



GATE WAY



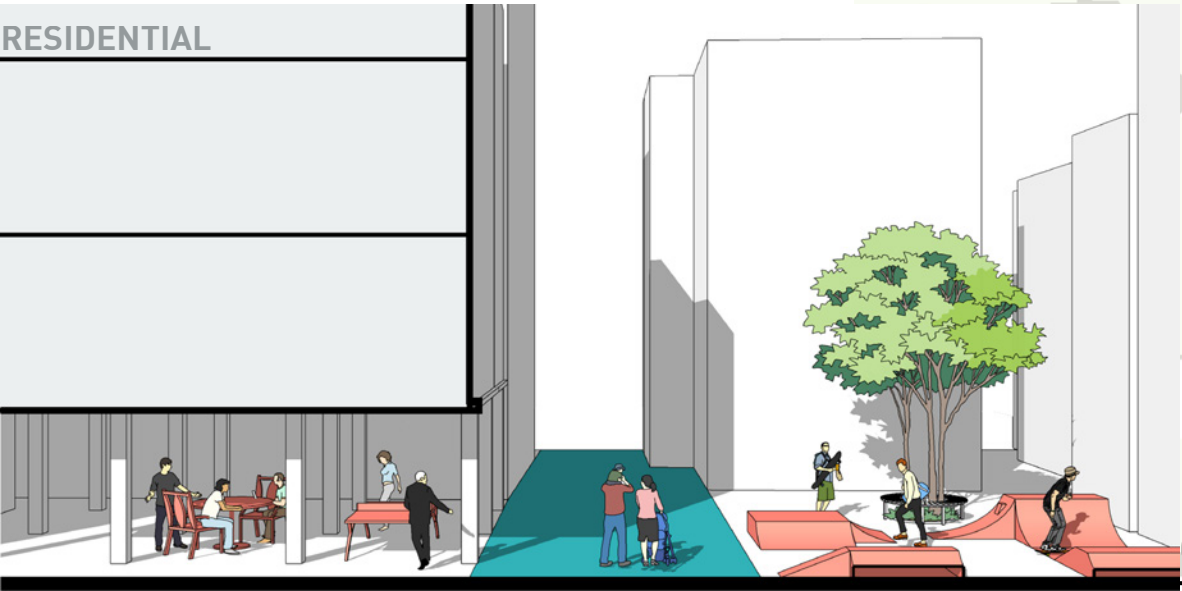
PUBLIC PLAZA



- Gateway
- Public node
- Social node
- Key buildings for regeneration
- Buildings along main road
- Commercial buildings
- Buildings along living axis
- Potential green space (sideyard)
- Potential green space (courtyard)
- Post industrial area
- P Parking lot

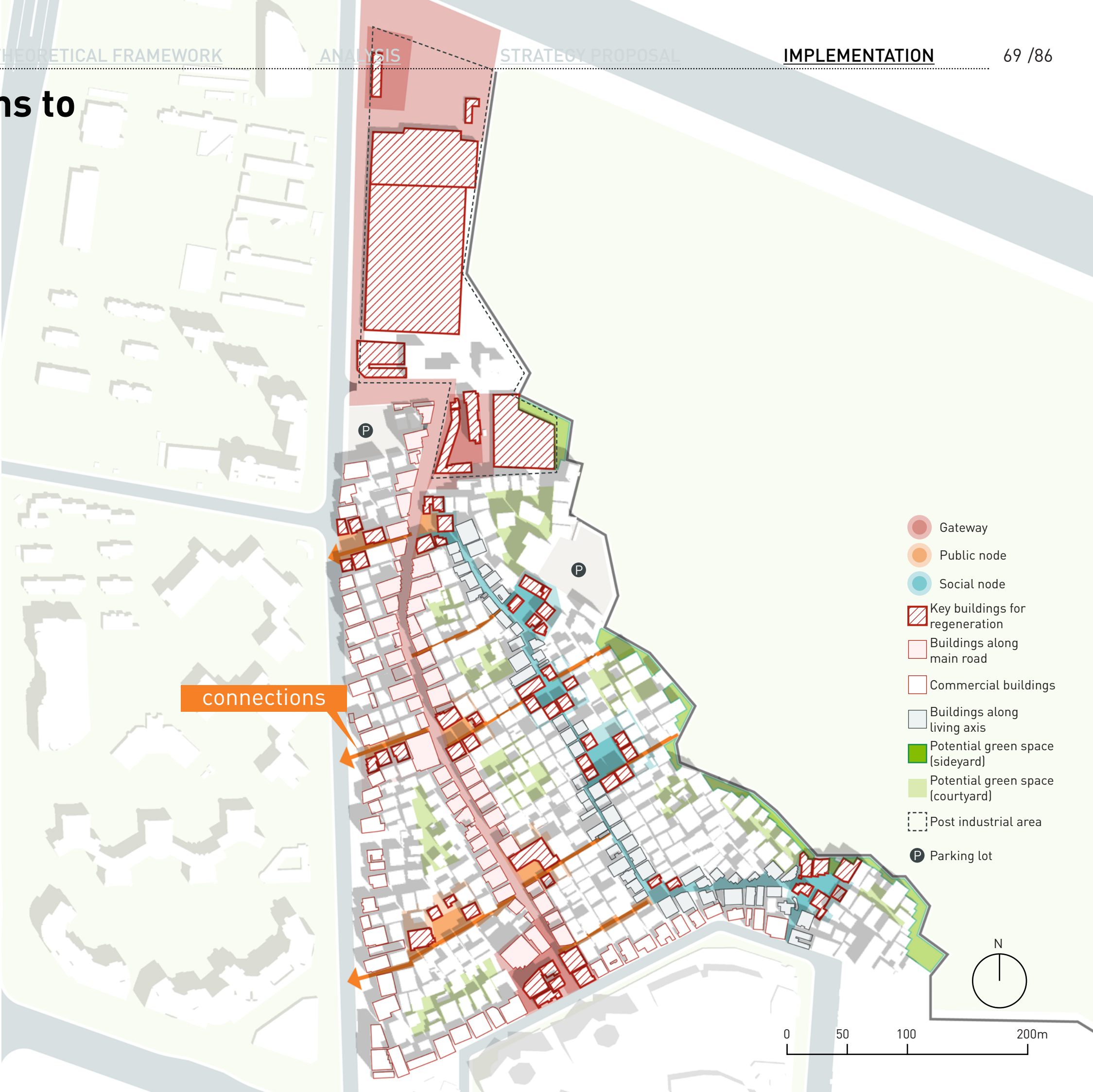
Add living axis to regenerate the east part as **livable community**

Leading stakeholders



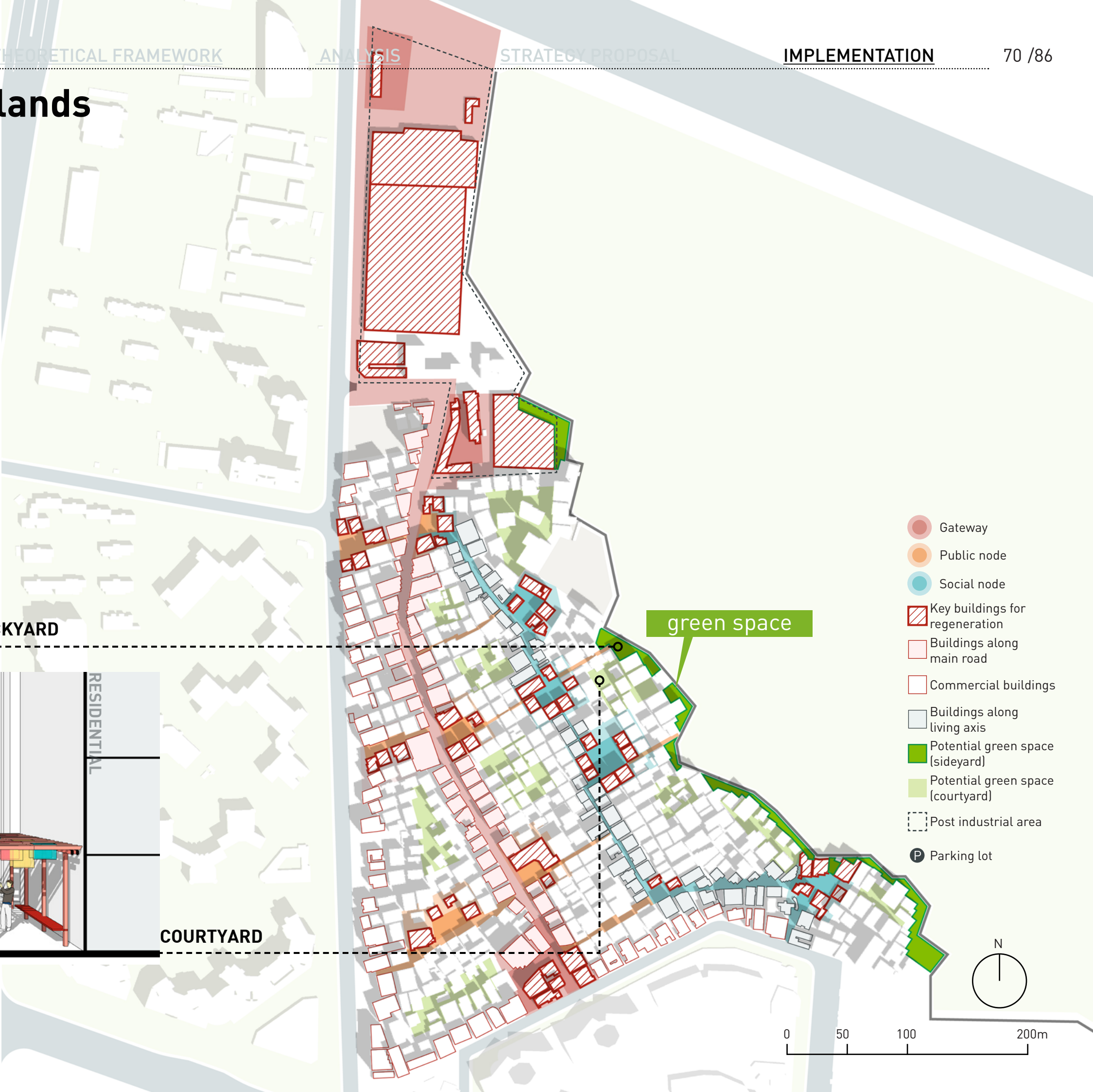
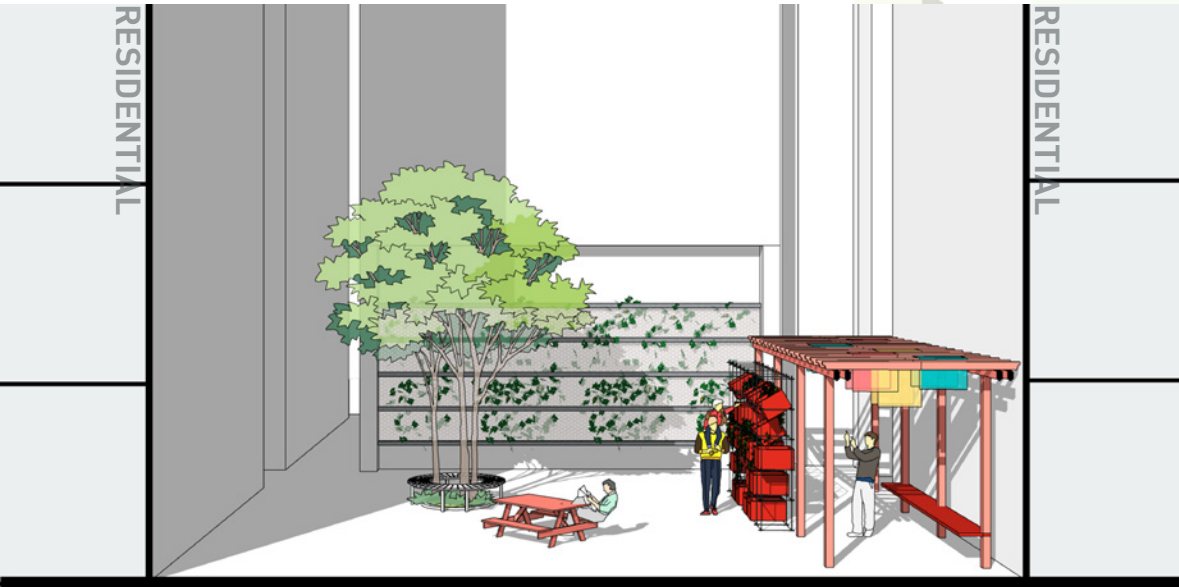
Add footpath connections to optimize the network

Leading stakeholders



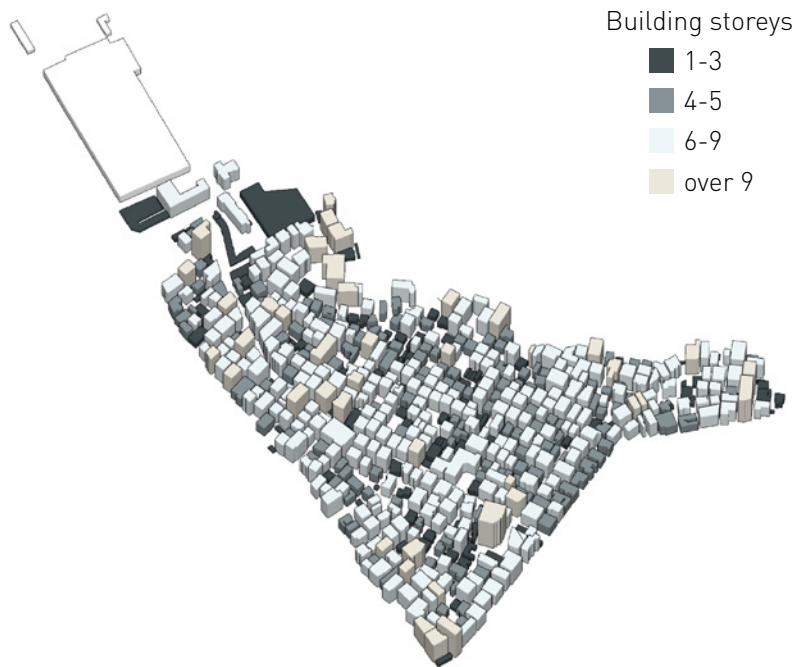
Fill the leftover vacant lands with green space

Leading stakeholders



Building code: Guide the spontaneous regeneration

01 Building height



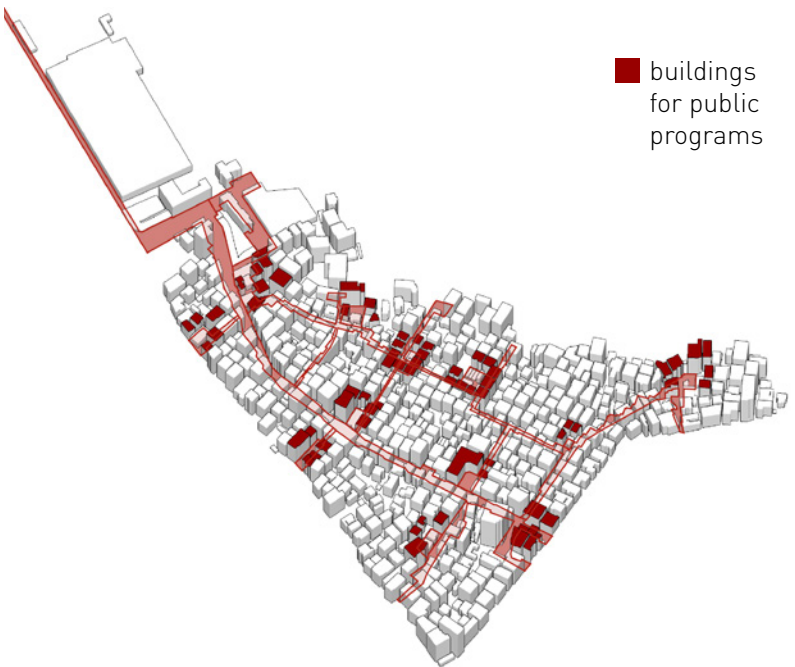
02 Demolition



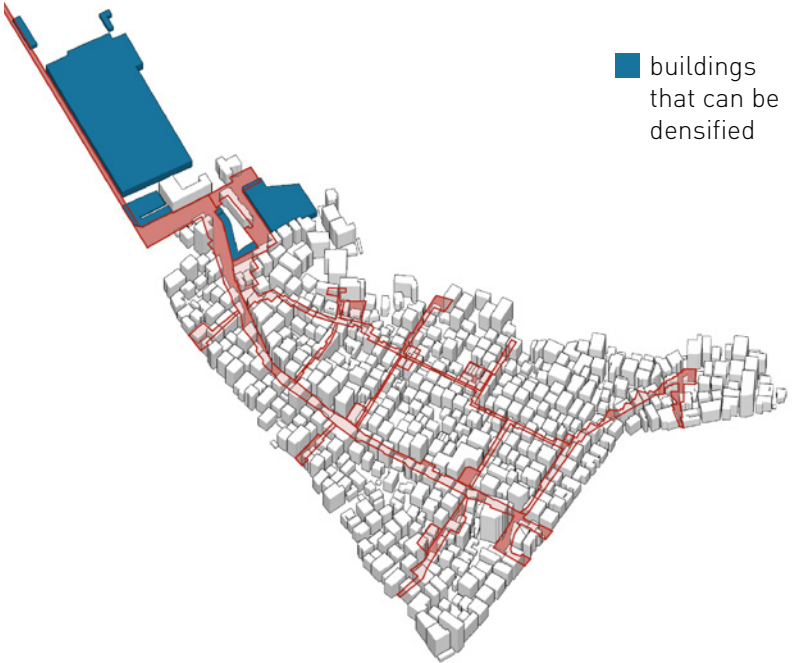
03 Set back/ open ground floor



04 Insert public program

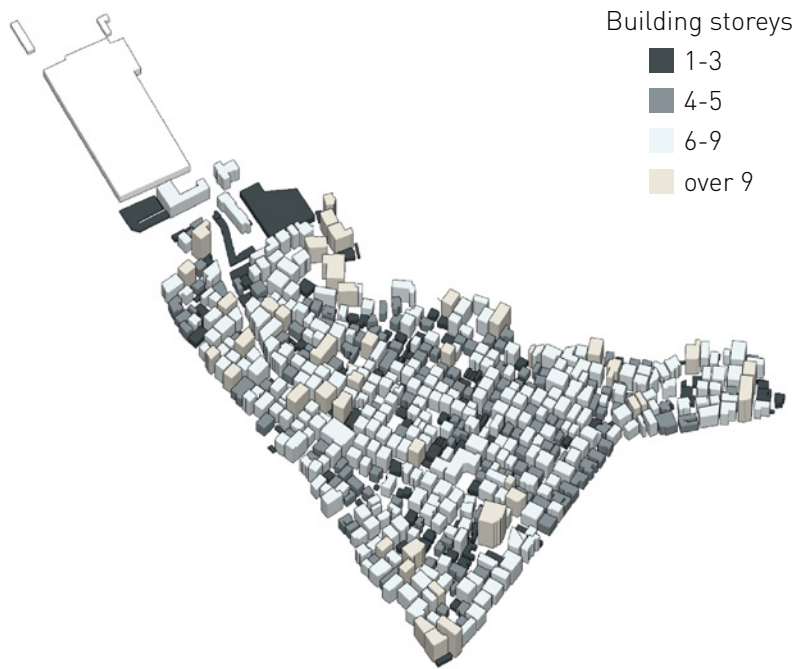


05 Densification as compensation

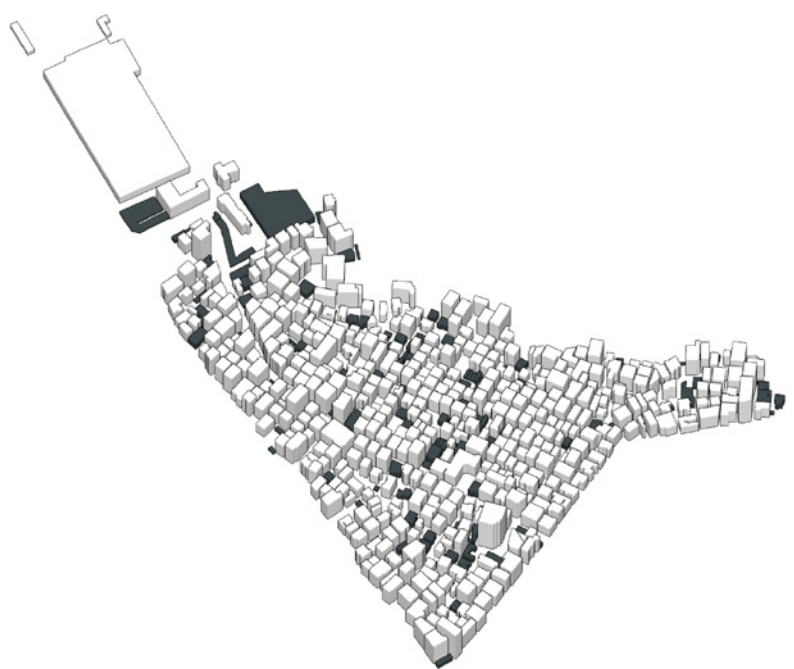


Building code: Guide the spontaneous regeneration

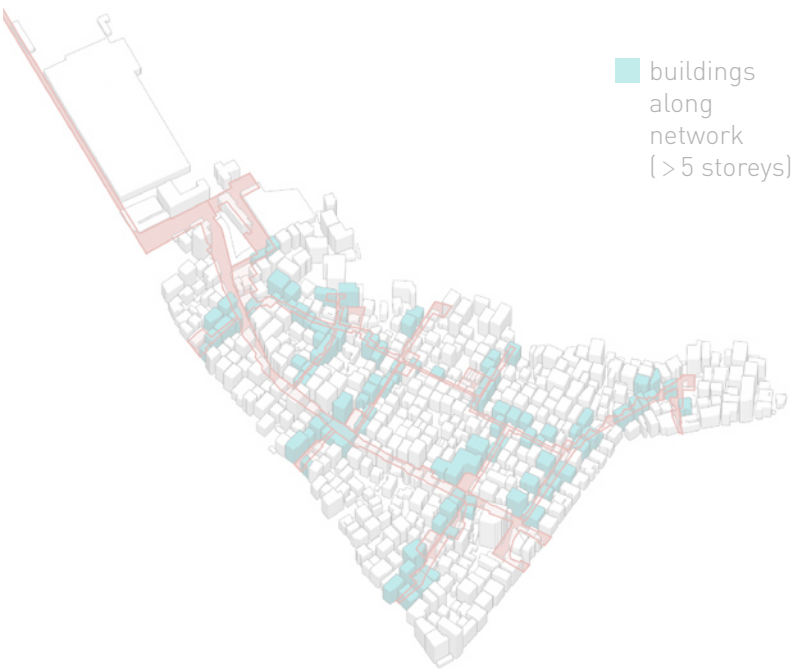
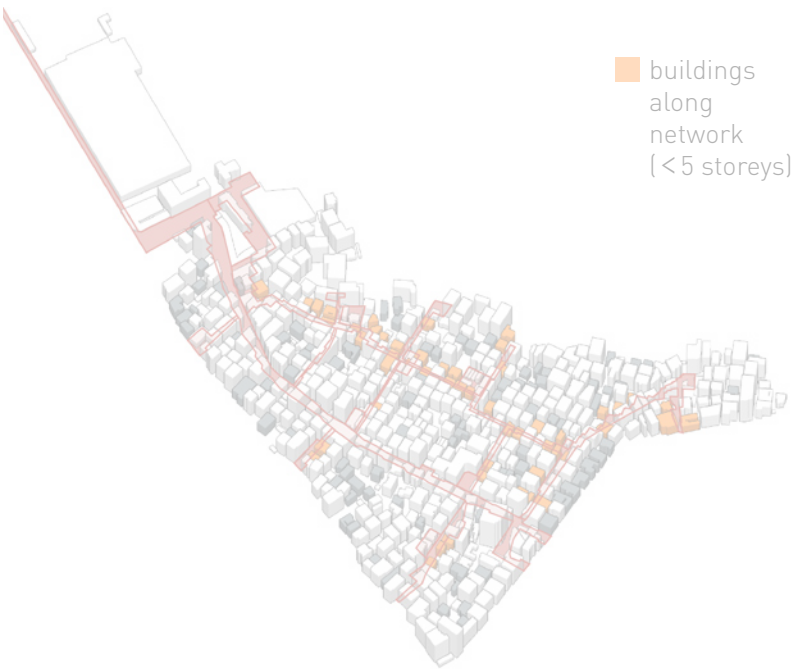
01 Building height



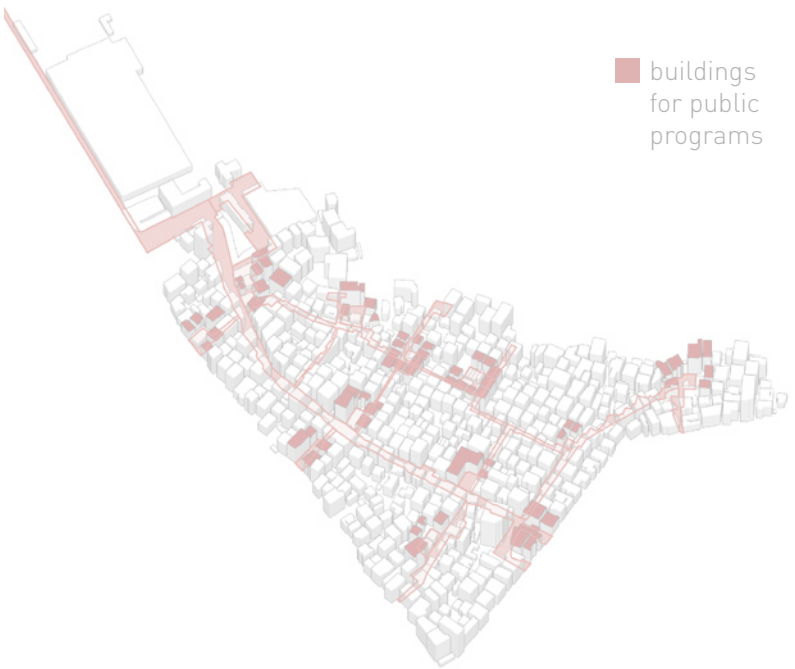
02 Demolition



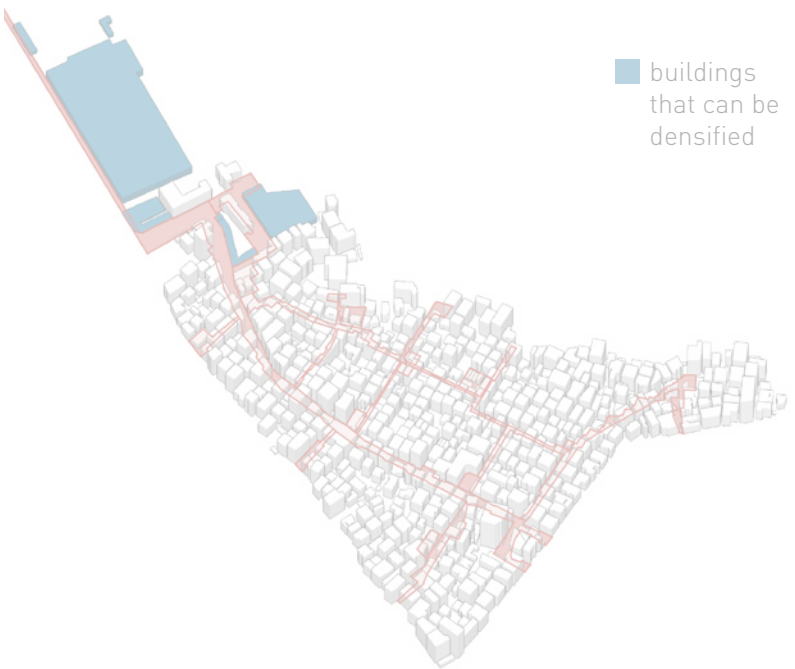
03 Set back/ open ground floor



04 Insert public program

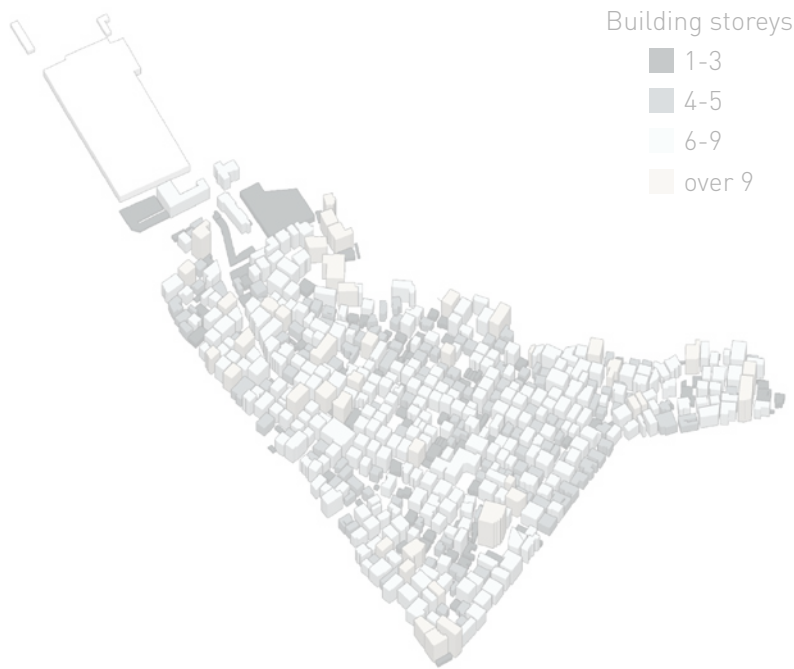


05 Densification as compensation



Building code: Guide the spontaneous regeneration

01 Building height



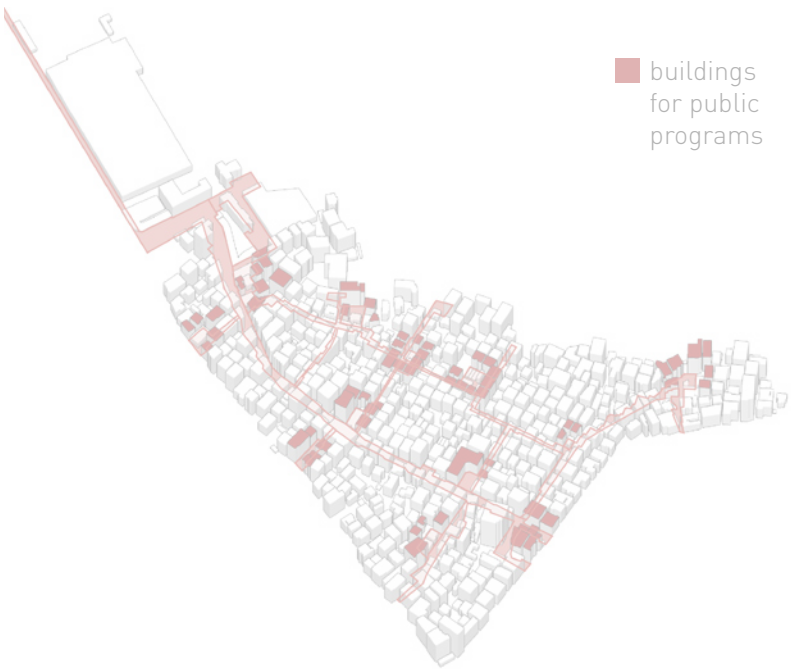
02 Demolition



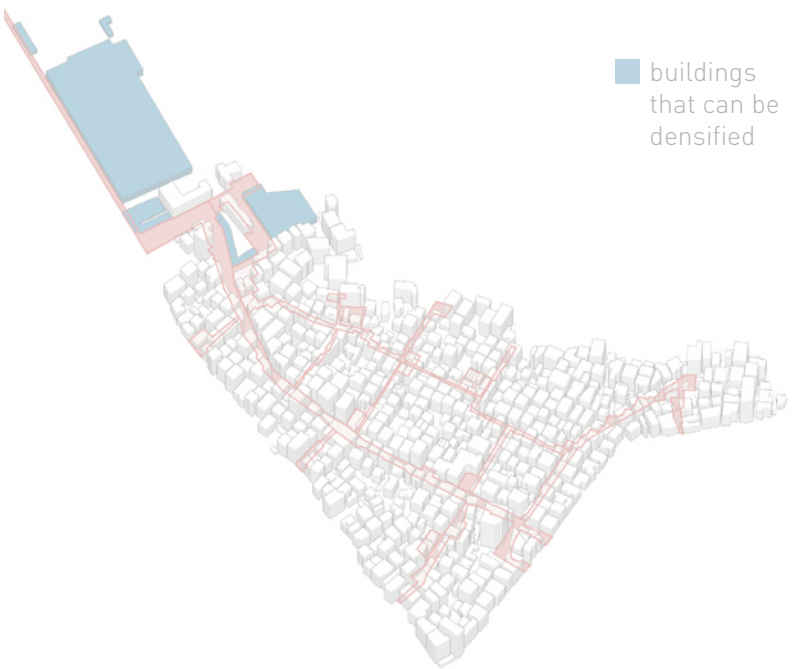
03 Set back/ open ground floor



04 Insert public program

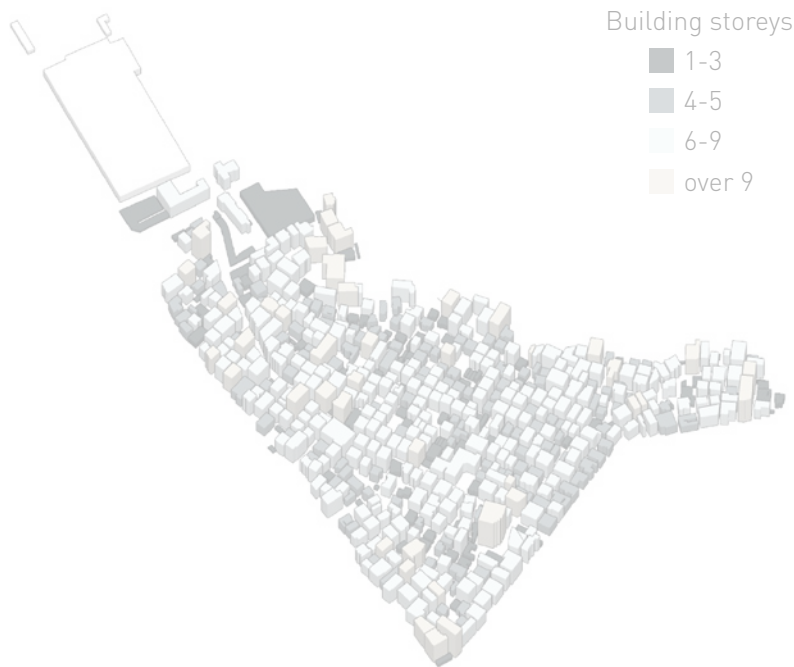


05 Densification as compensation



Building code: Guide the spontaneous regeneration

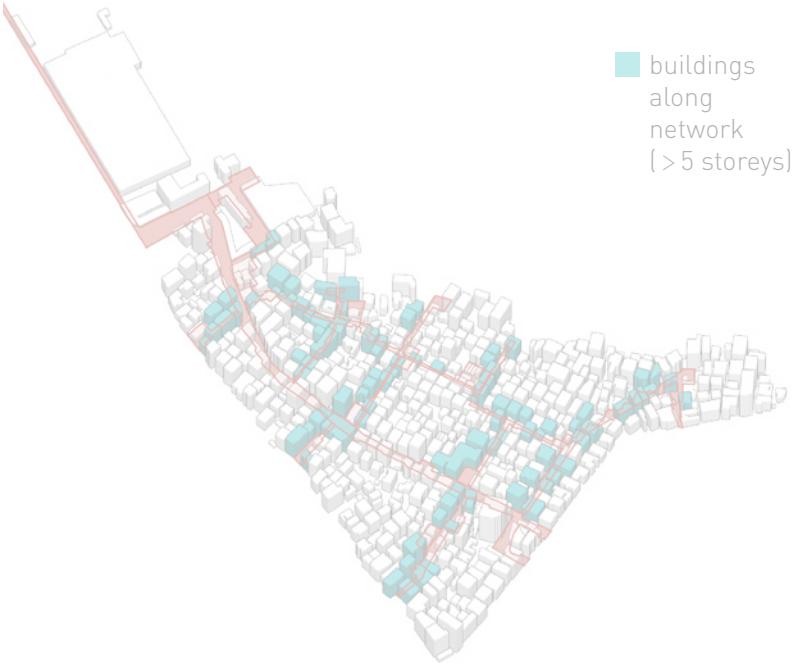
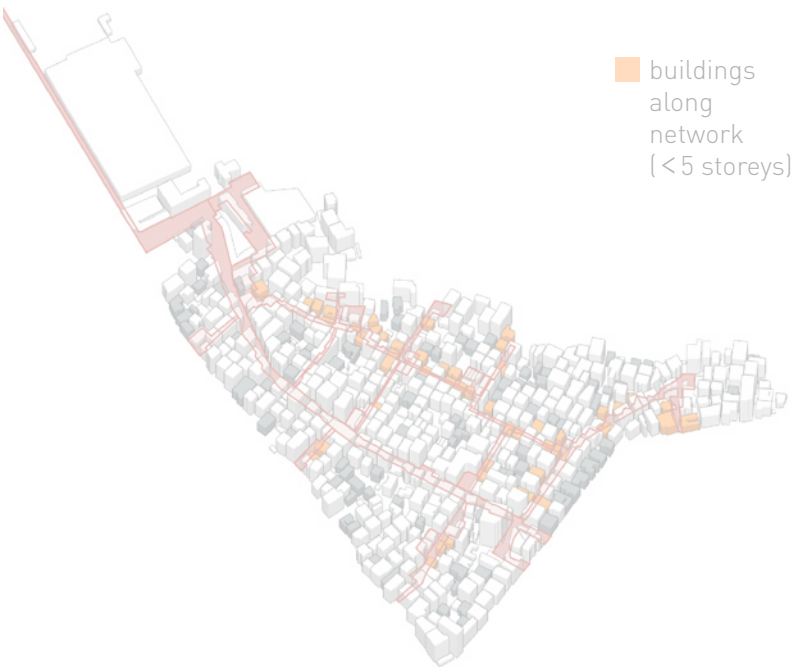
01 Building height



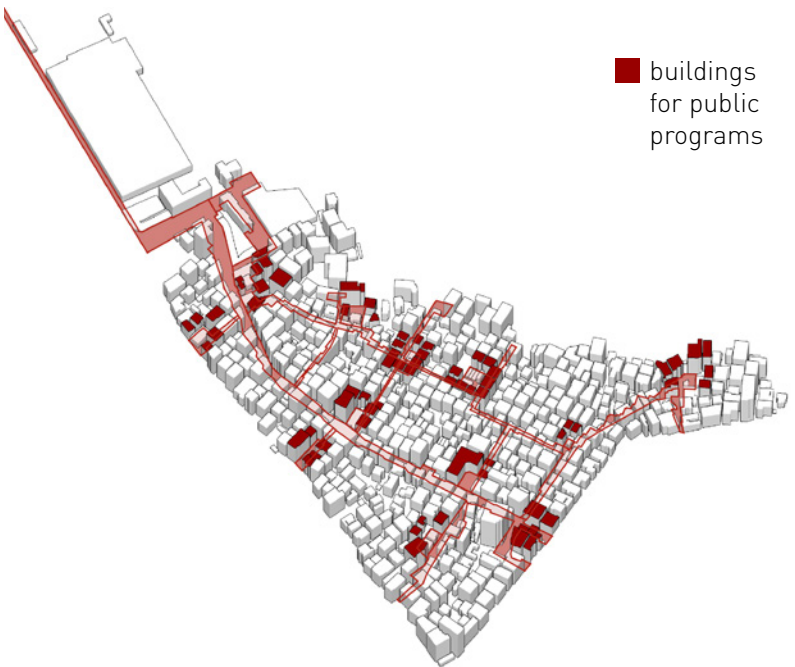
02 Demolition



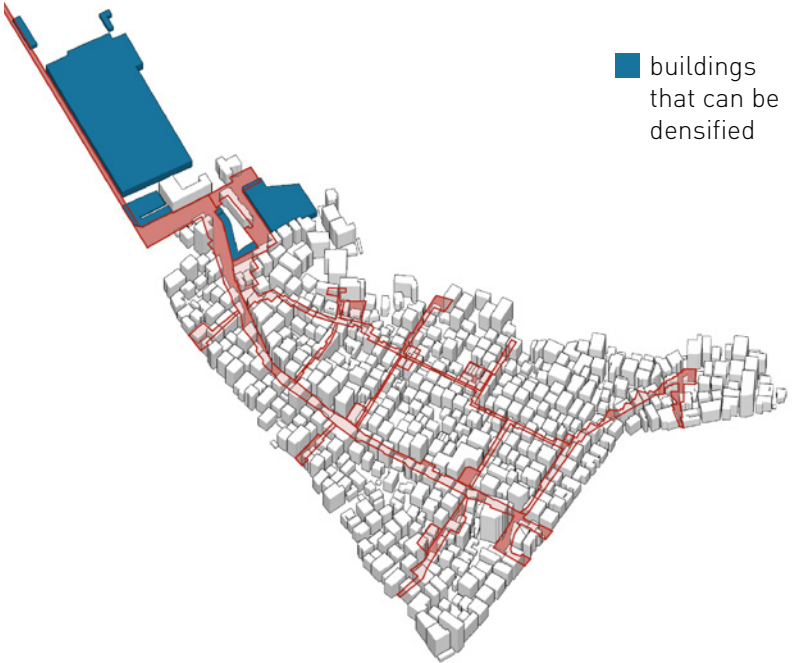
03 Set back/ open ground floor



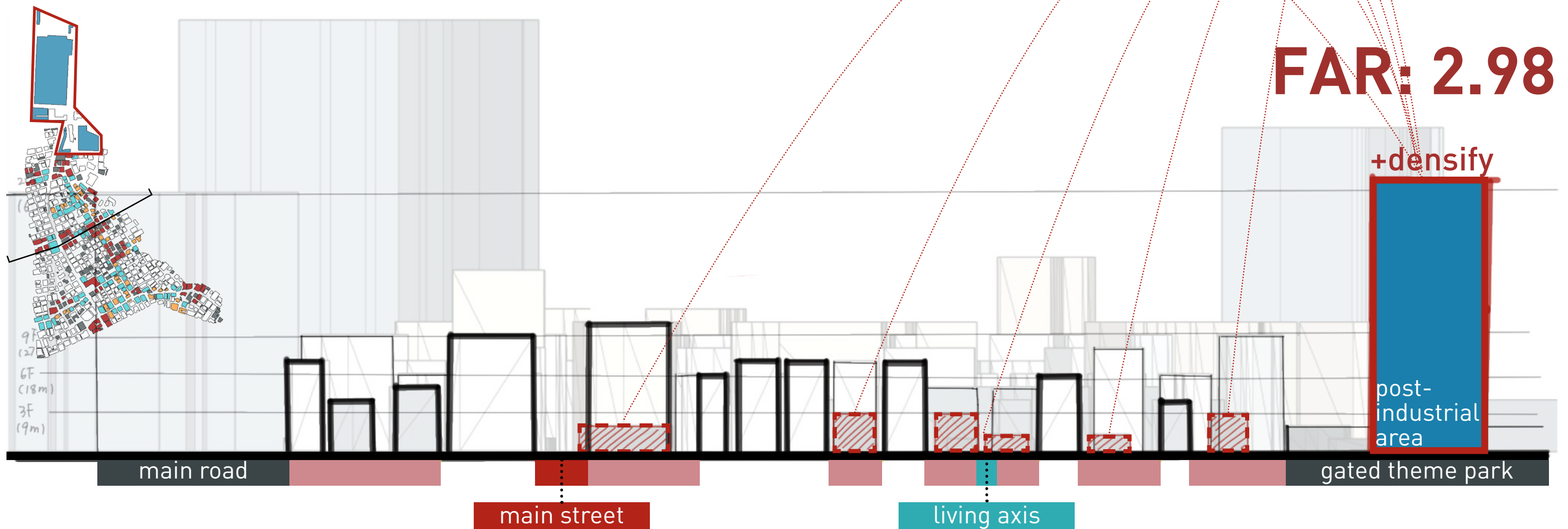
04 Insert public program



05 Densification as compensation



Compensate demolition



2.2

Longnan Garden Social Housing, Shanghai

Source: <https://www.gooood.cn/longnan-garden-social-housing-estate-by-atelier-gm.html>

3.2

Baiziwan Social Housing, Beijing

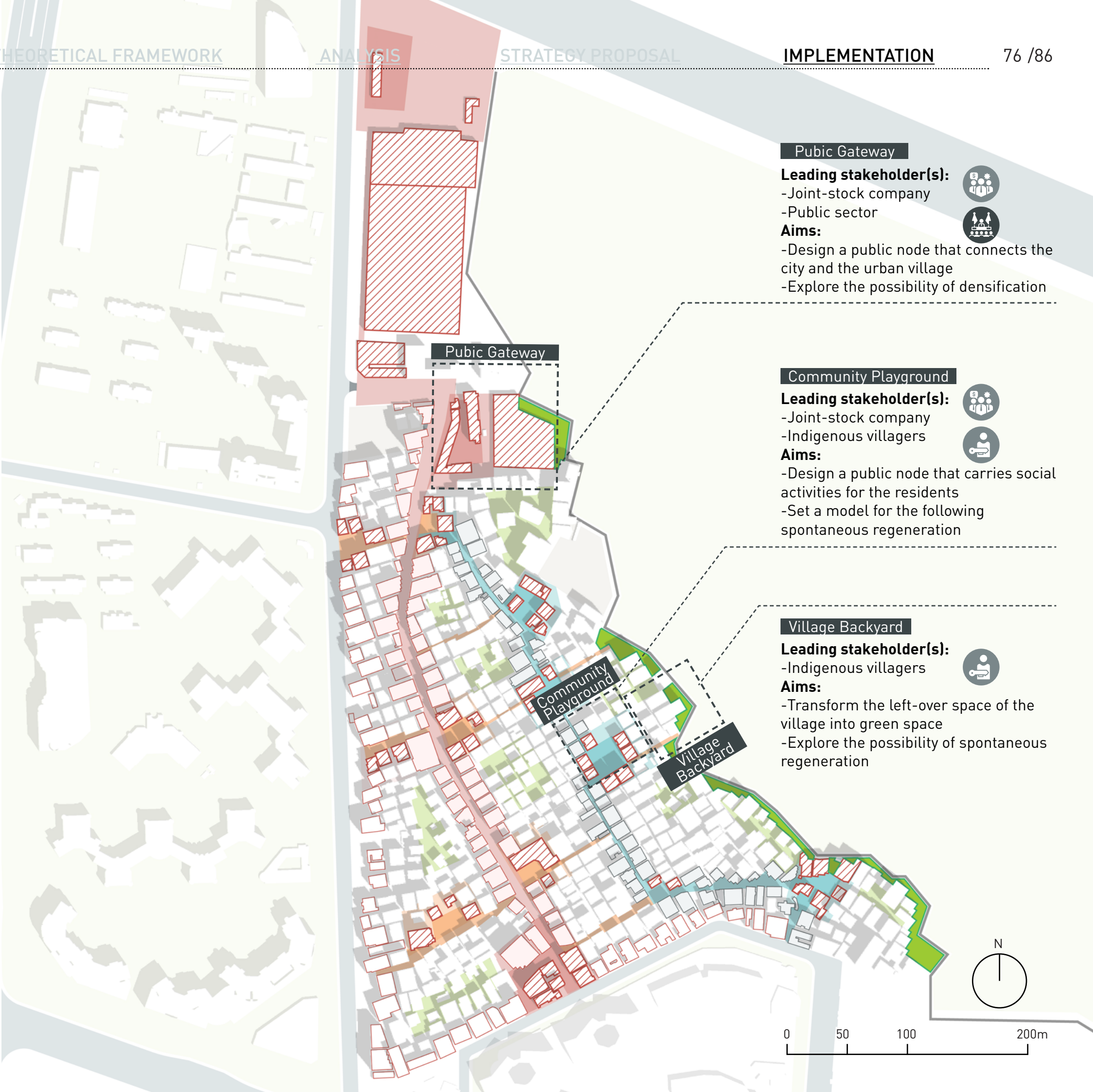
Source: <https://www.gooood.cn/baiziwan-social-housing-by-mad.htm>

3.6

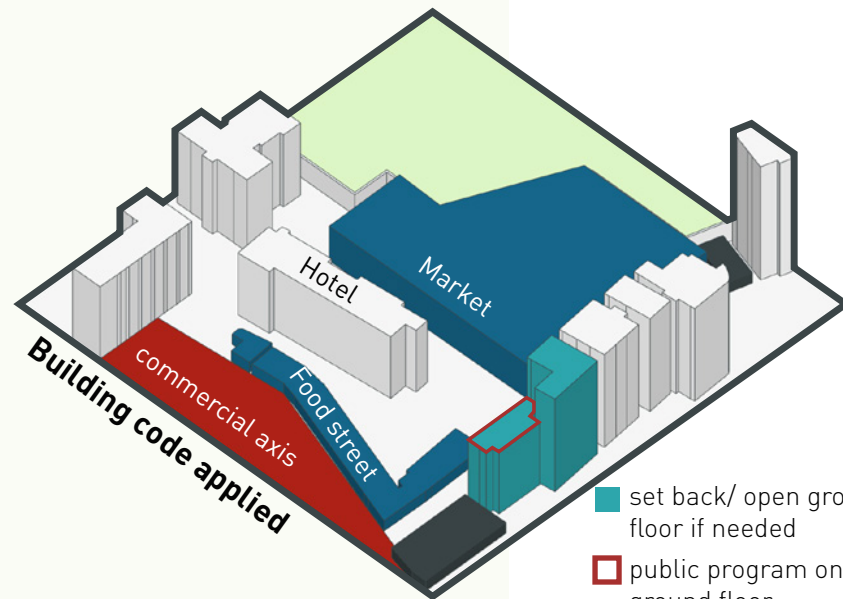
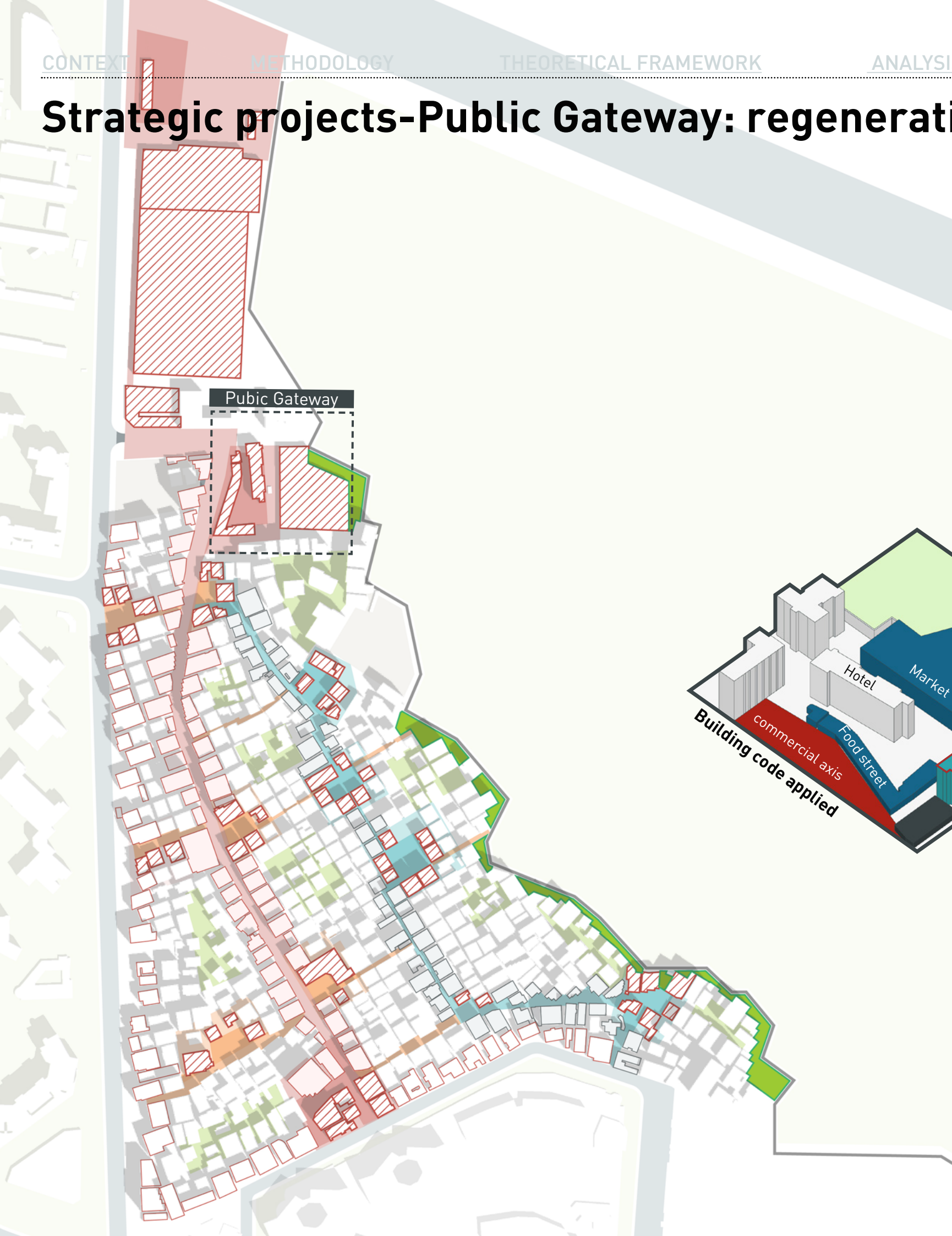
LM Youth Community, Shenzhen

Source: <https://www.gooood.cn/lm-youth-community-china-by-doffice.htm>

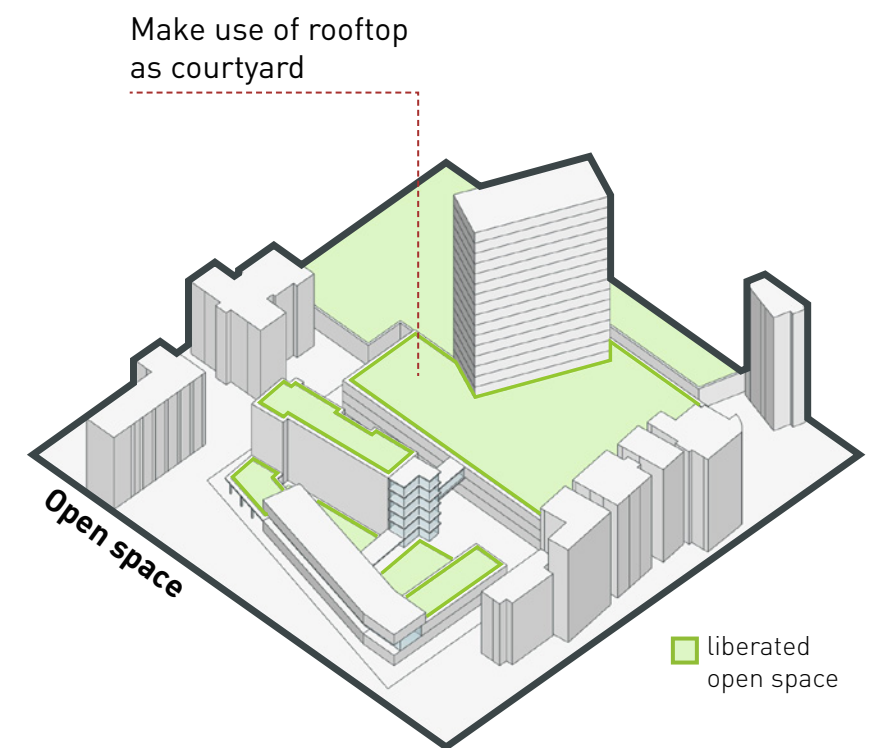
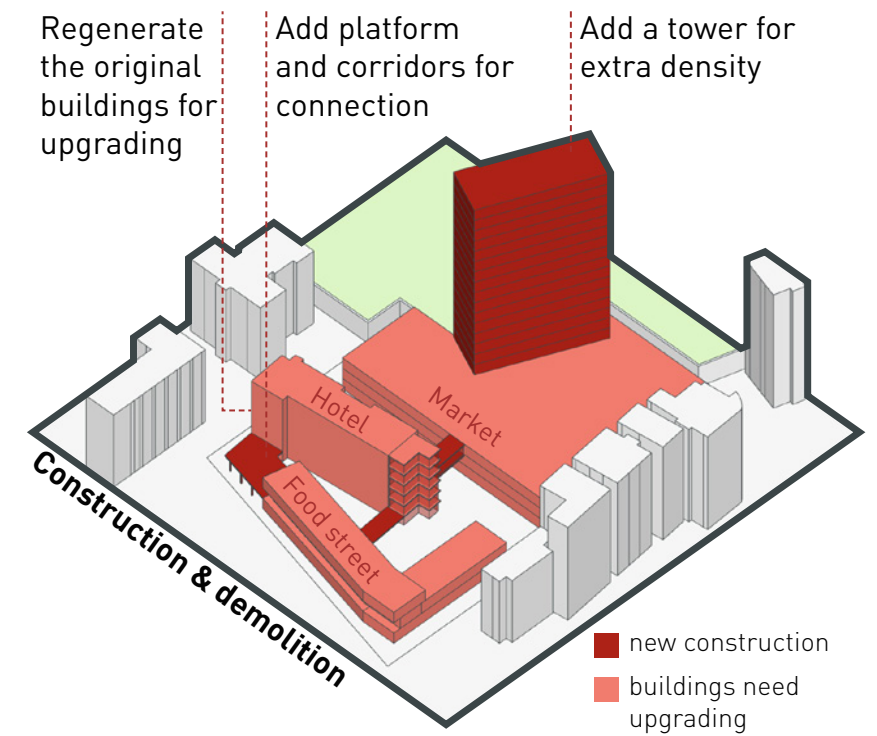
Strategic projects



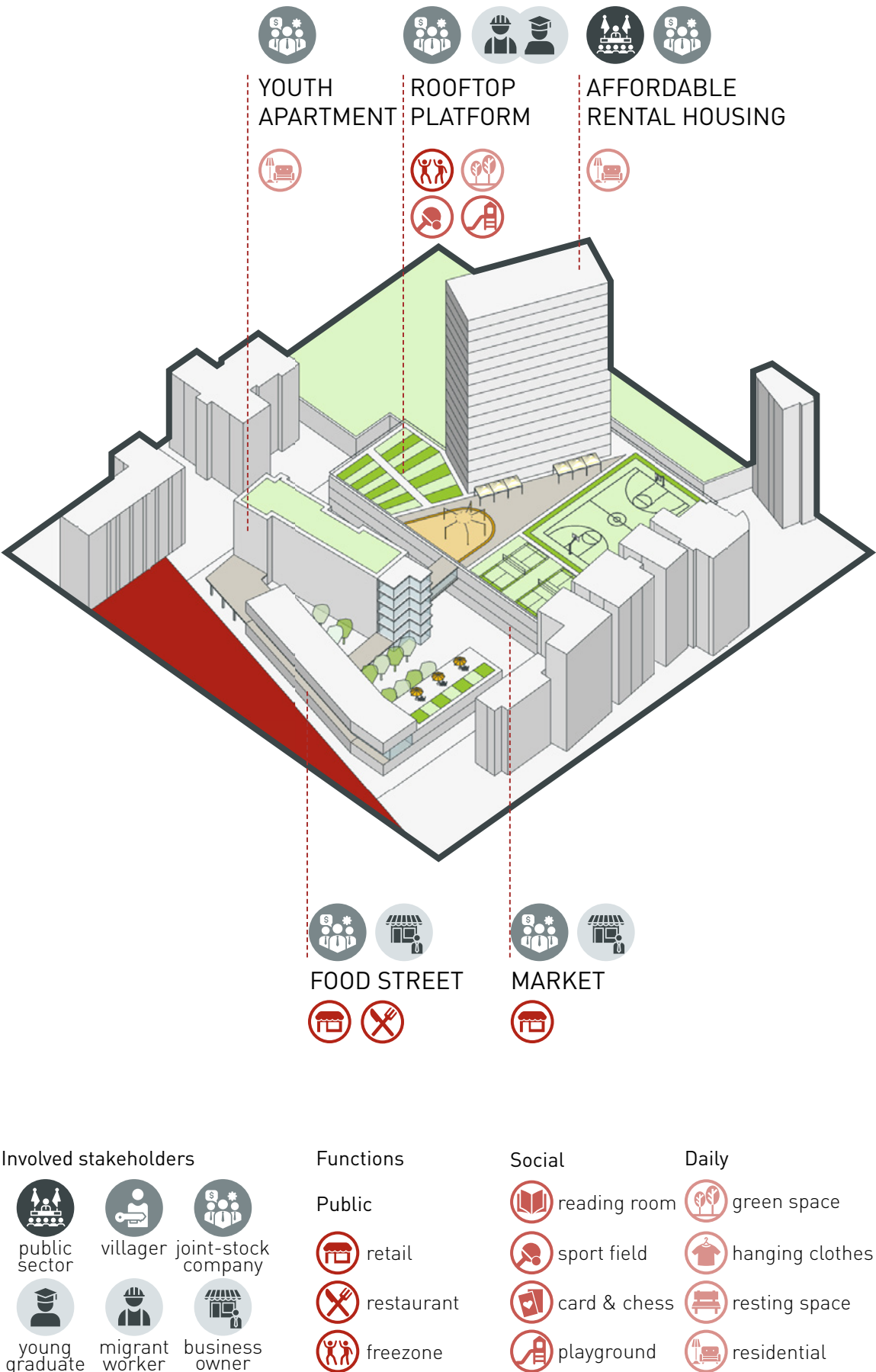
Strategic projects-Public Gateway: regeneration + densification



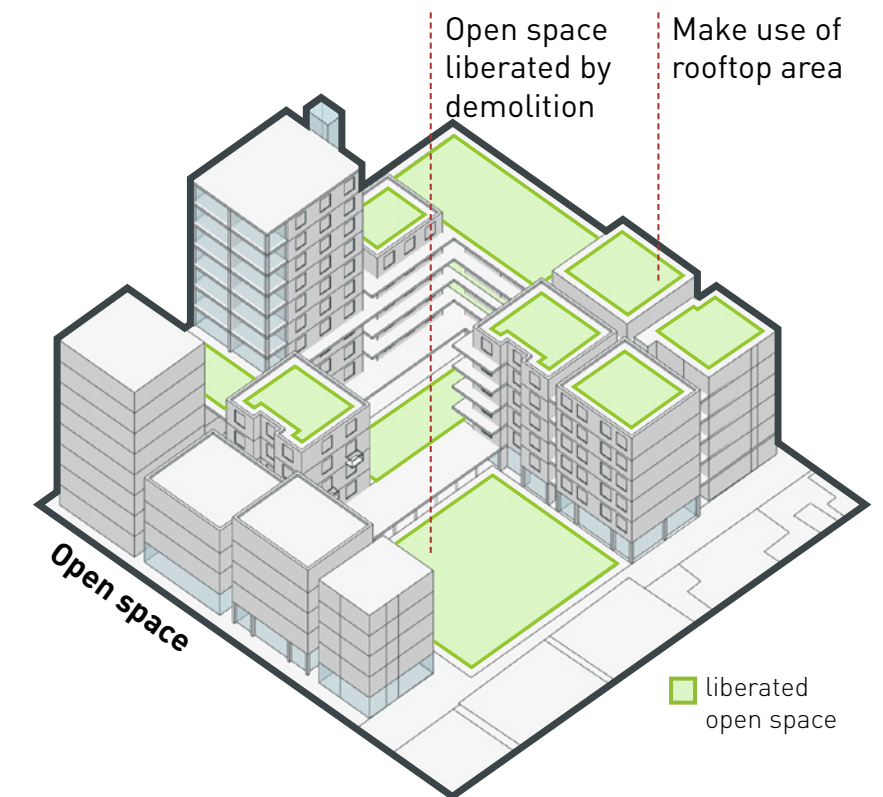
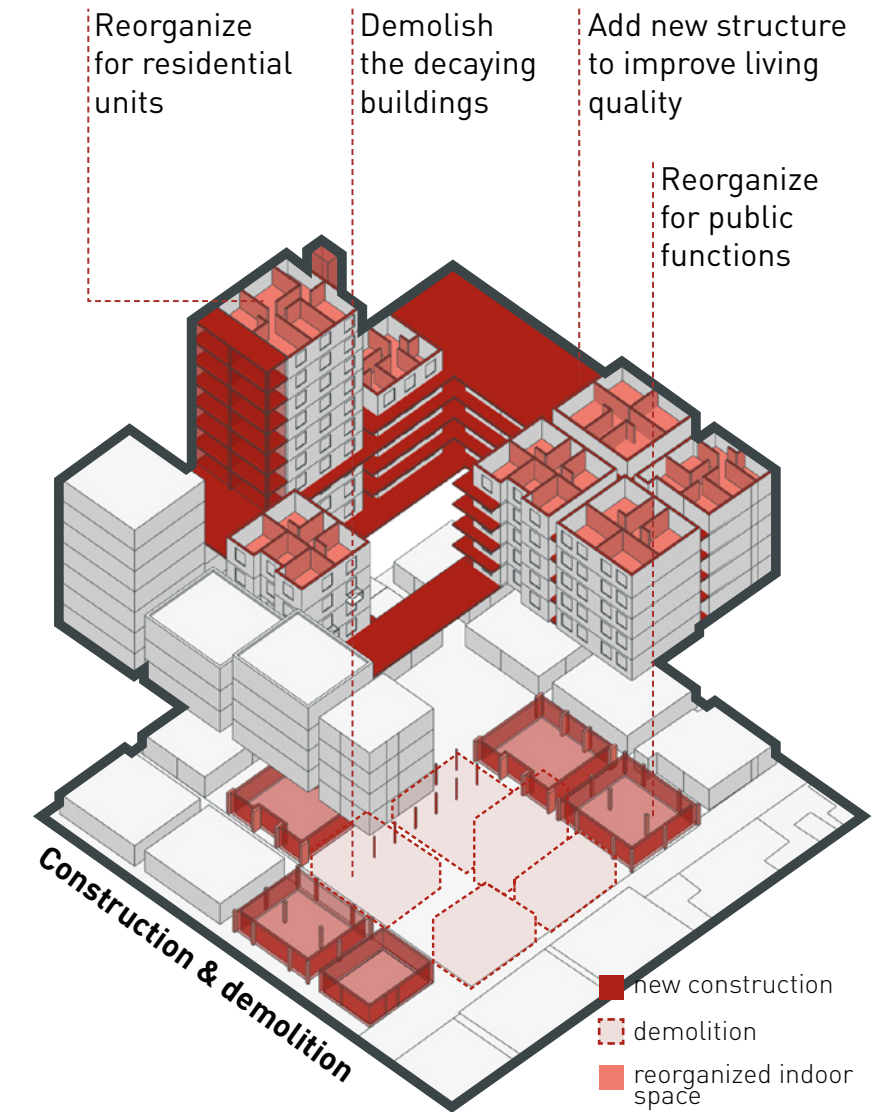
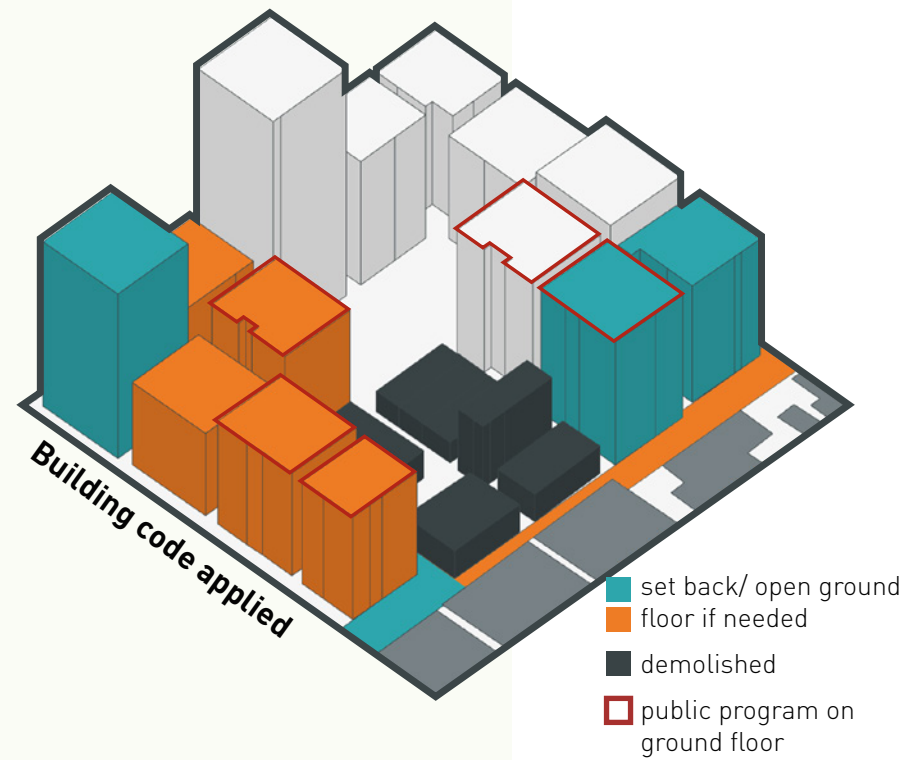
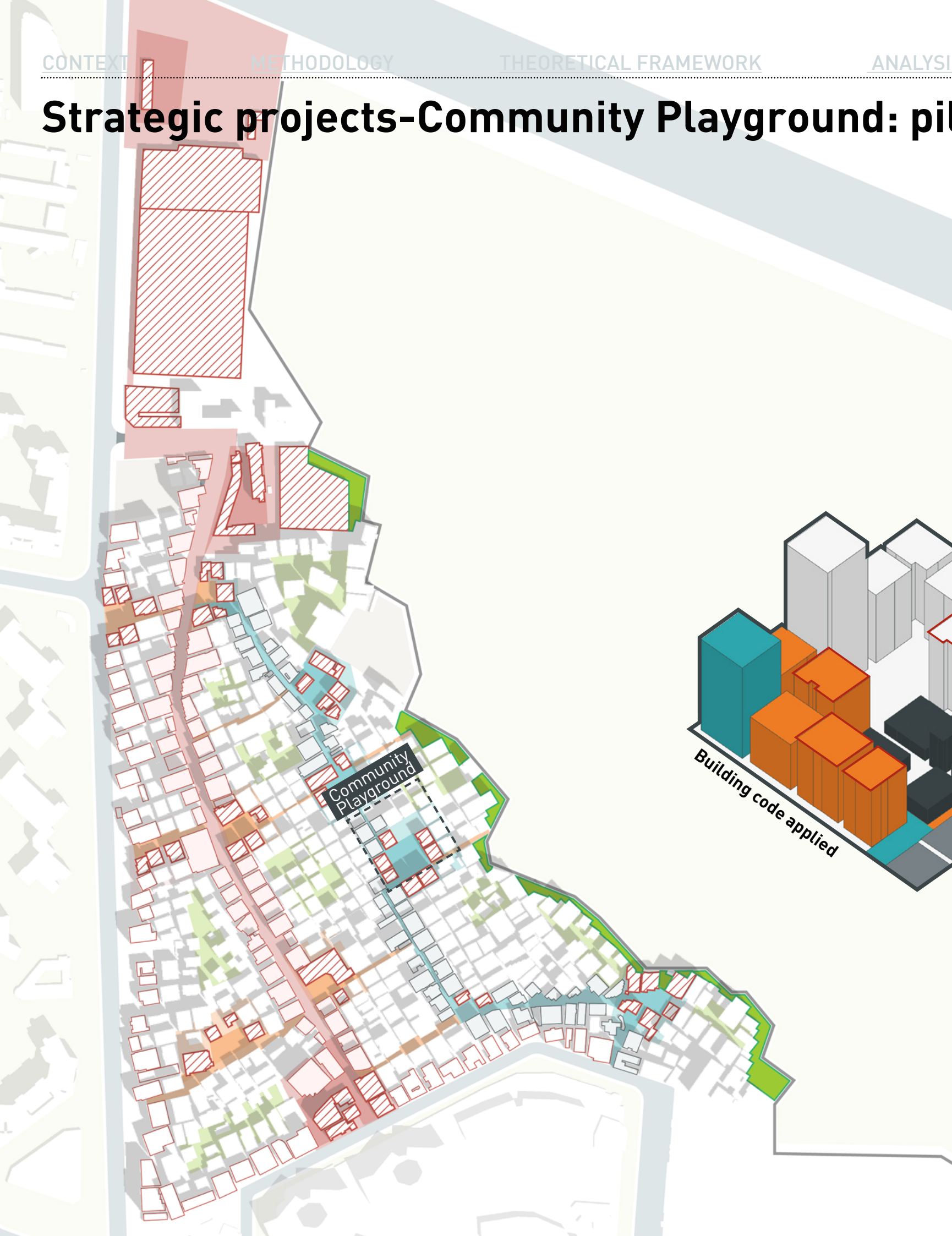
- set back/ open ground floor if needed
- public program on ground floor
- demolition
- densification



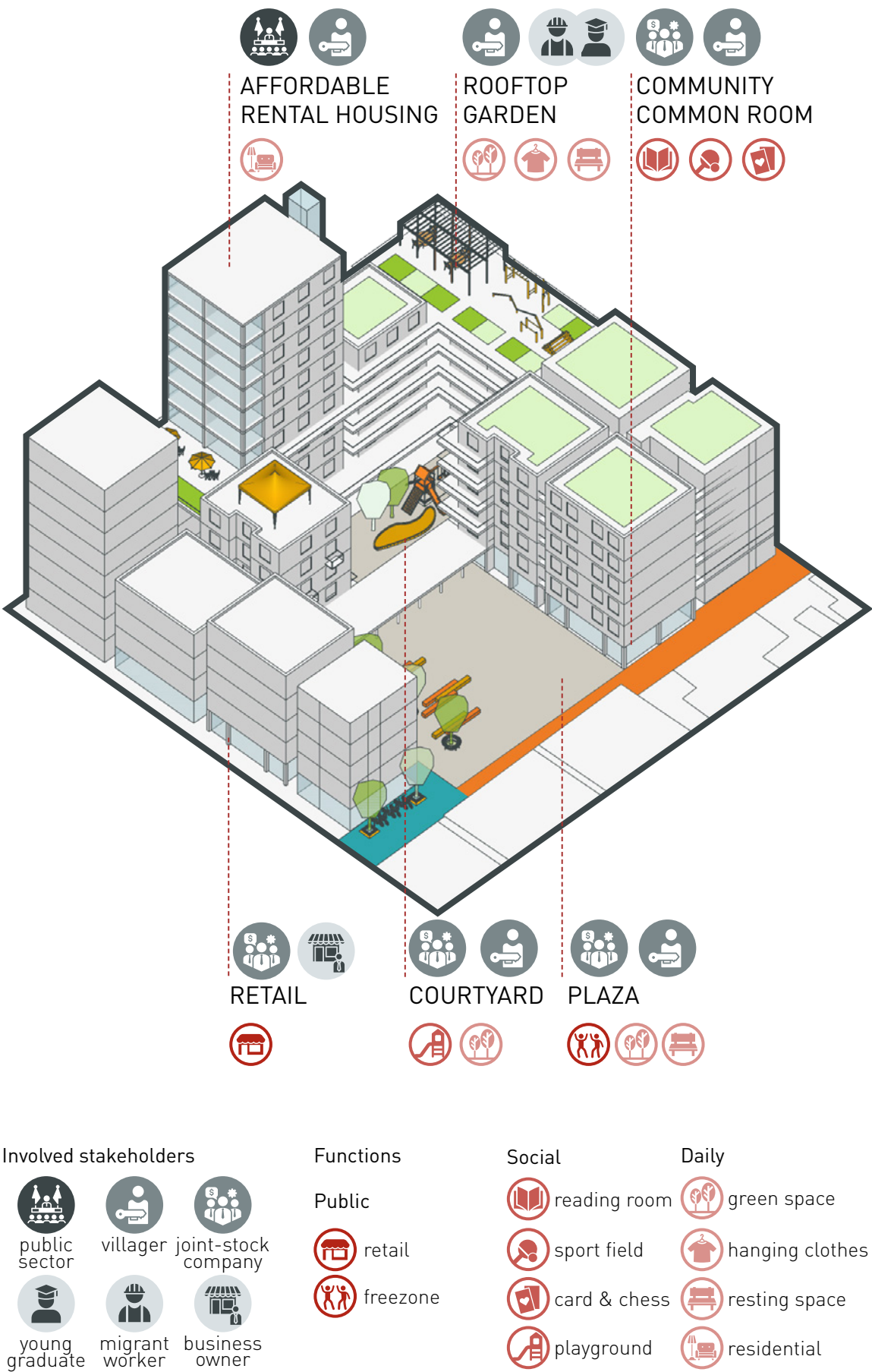
Strategic projects-Public Gateway: public node for the surrounding area



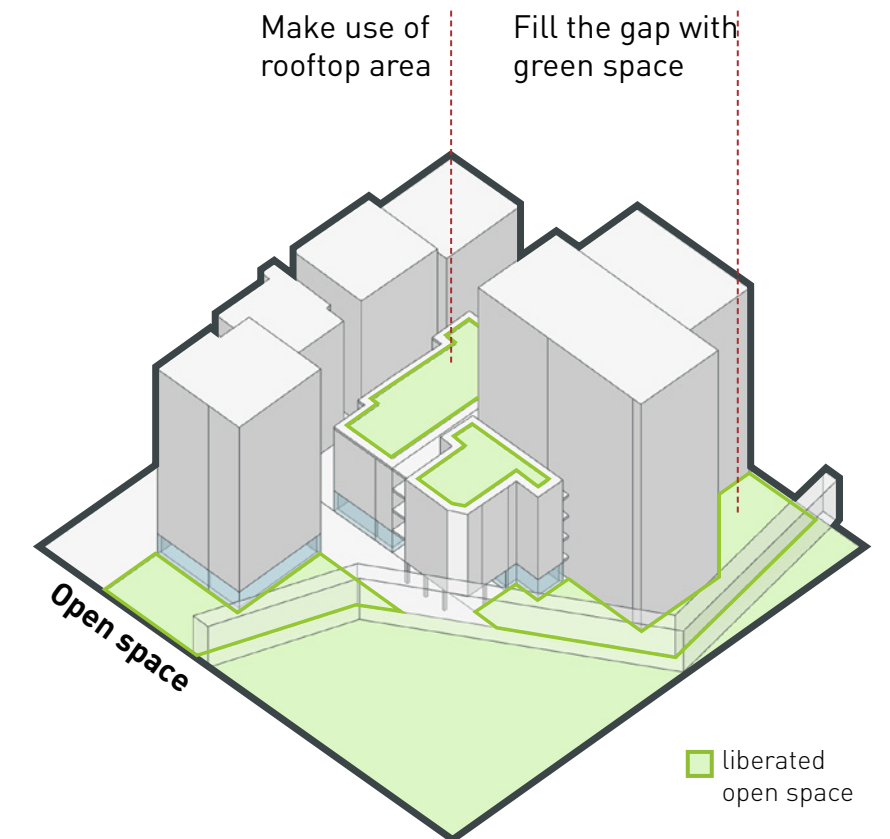
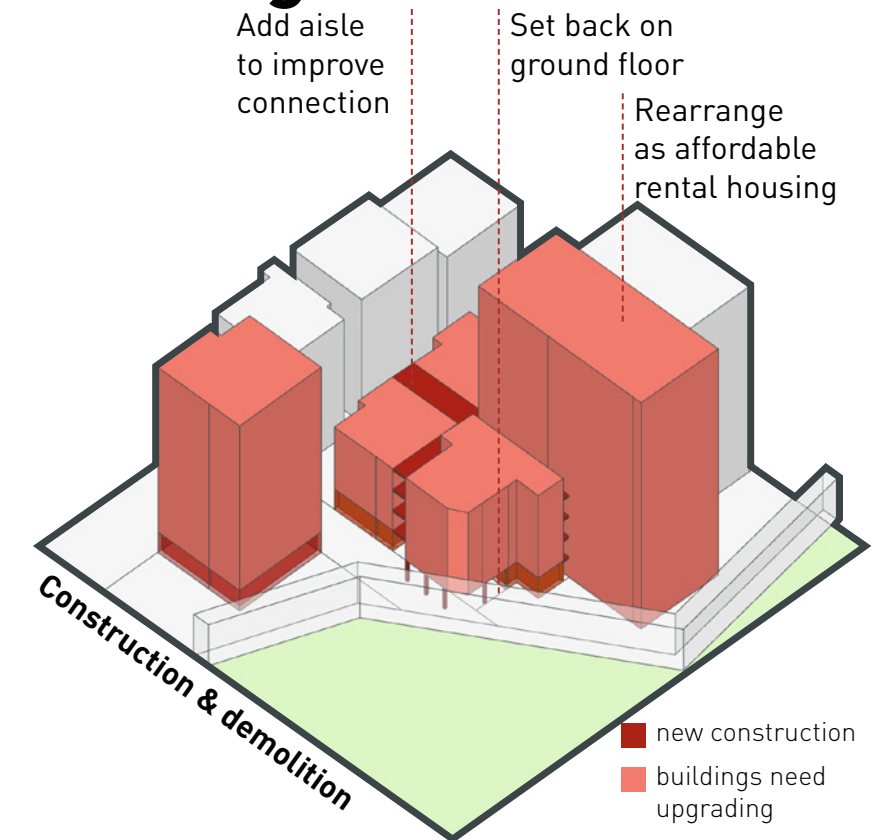
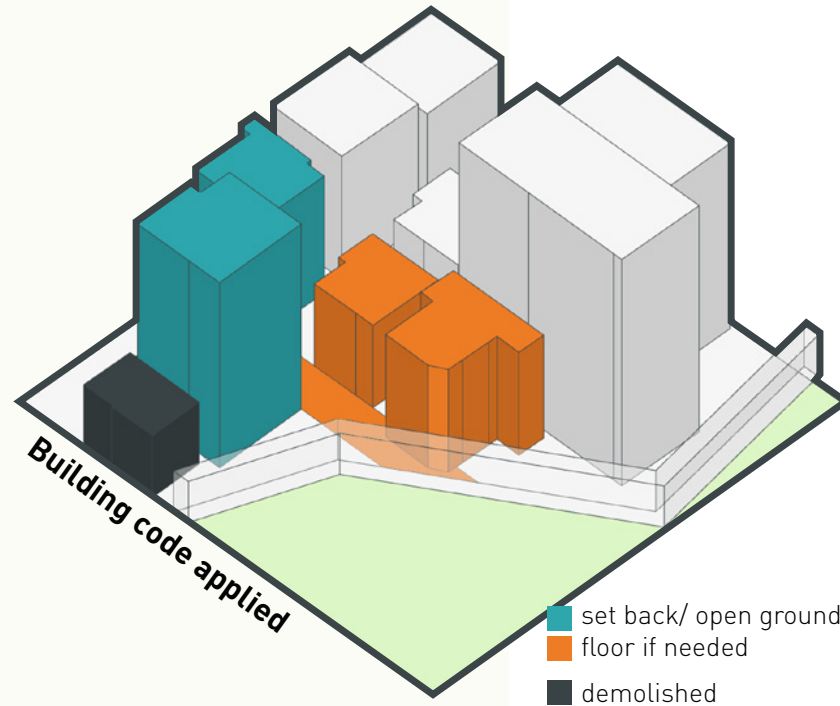
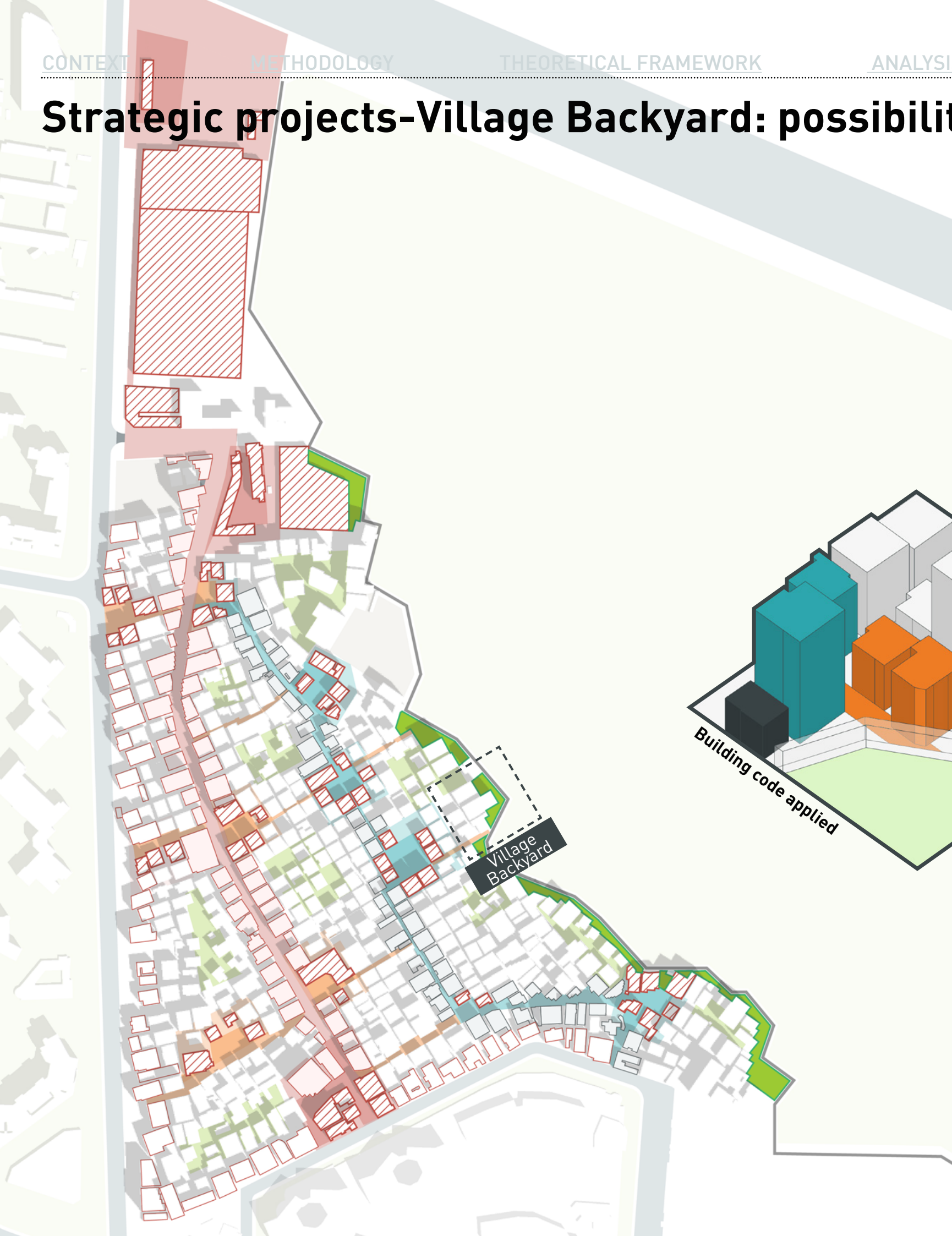
Strategic projects-Community Playground: pilot project



Strategic projects-Community Playground: social node for local residents



Strategic projects-Village Backyard: possibility for spontaneous regeneration

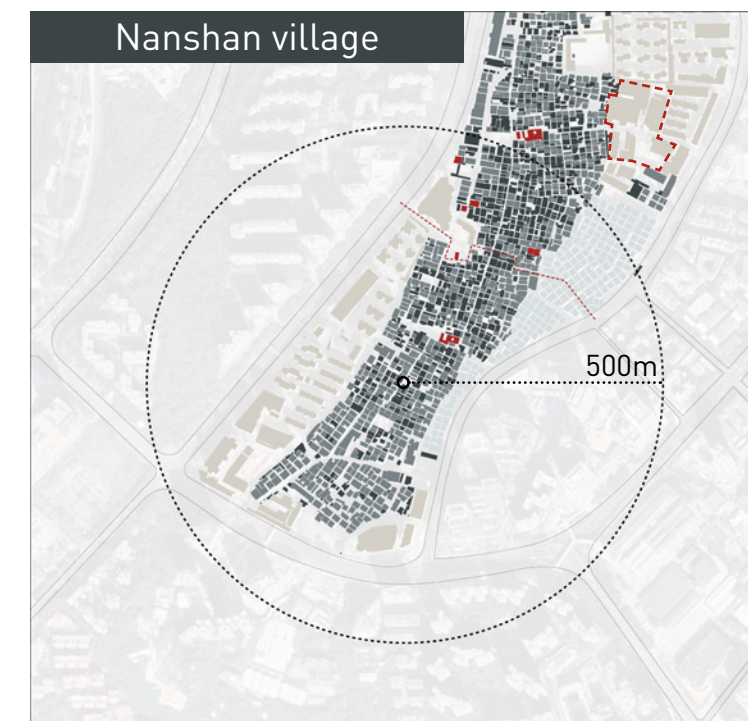
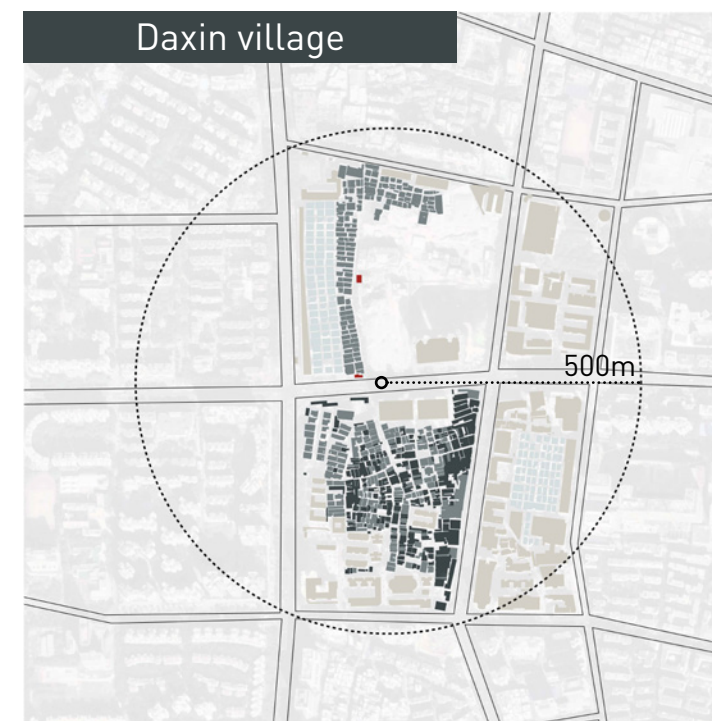
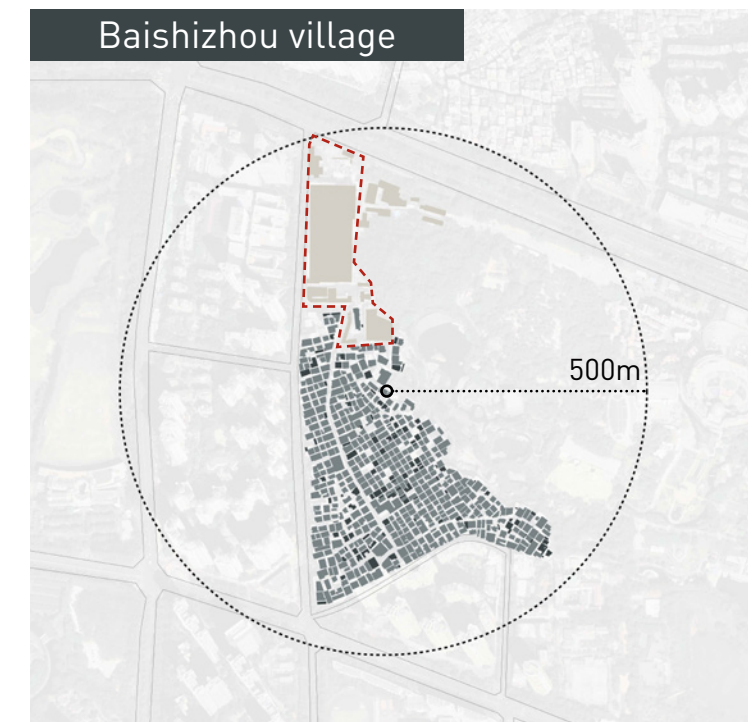
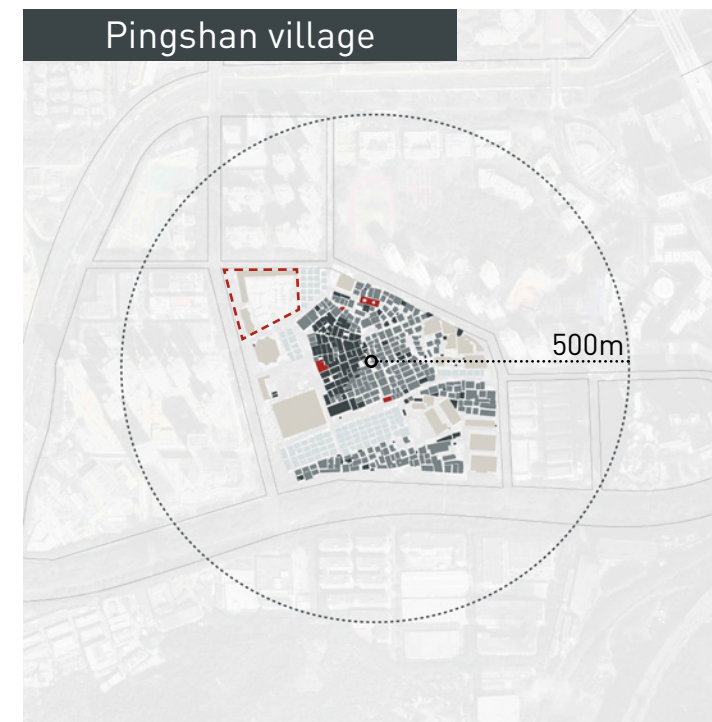


Strategic projects-Village Backyard: improved living environment



Conclusion

1. The regeneration is not only about **providing affordable housing**, but also **improving the spatial quality** like accessibility, vitality, openness and so on;
2. In order to improve spatial quality with more public spaces, **de-densification is needed** inside the dense village settlement;
3. The collective-owned **post-industrial area** has the potential for **densification to compensate** for the demolished areas;
4. If the post-industrial area has already been redeveloped for urban function, it is the government's duty to help the villagers to **transfer their development rights to another place**;
5. The new development can be combined with the **construction of the city sub-centers**, where the opportunity accessibility will be improved in the upcoming future, to make the quality equal to or better than the regenerated urban village.



Existing post-industrial area

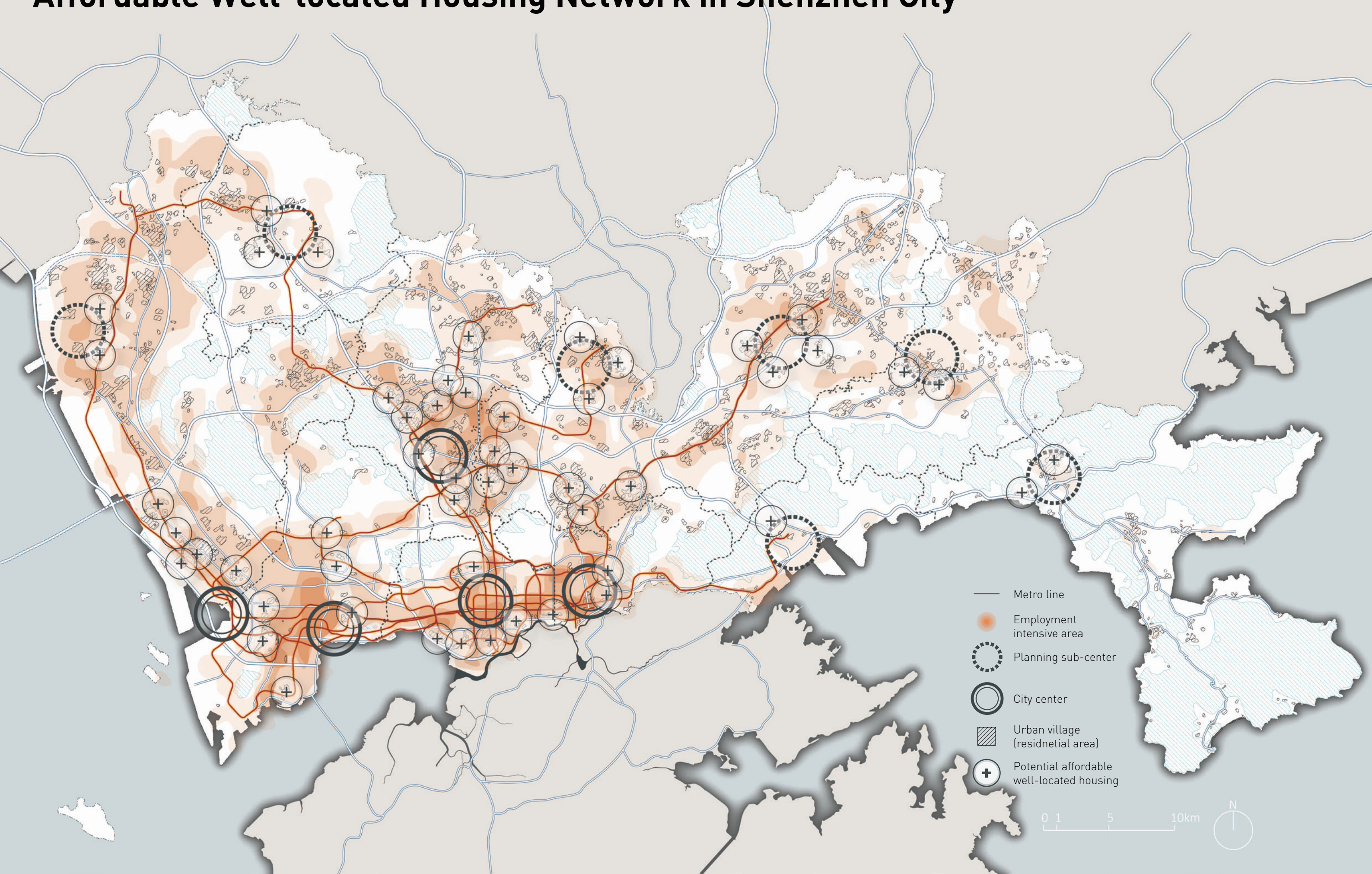
Conclusion

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source: Territorial Spatial Master Planning of Shenzhen from 2020 to 2035, Planning and Natural Resources Bureau of Shenzhen Municipality, 2021

Affordable Well-located Housing Network in Shenzhen City



THANK YOU!