# RENEWAL WITH ARRIVAL

## An immigrant participatory urban renewal in Hong Kong metropolitan area

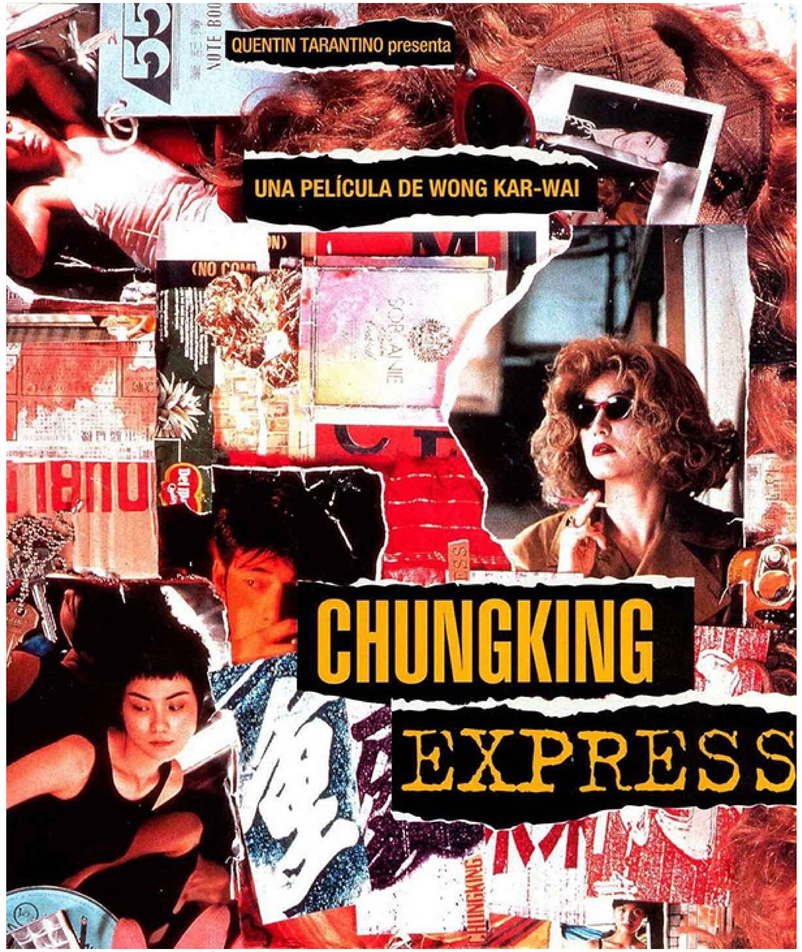


# WHO BUILDS CITY?

**What is an inclusivecity city?**

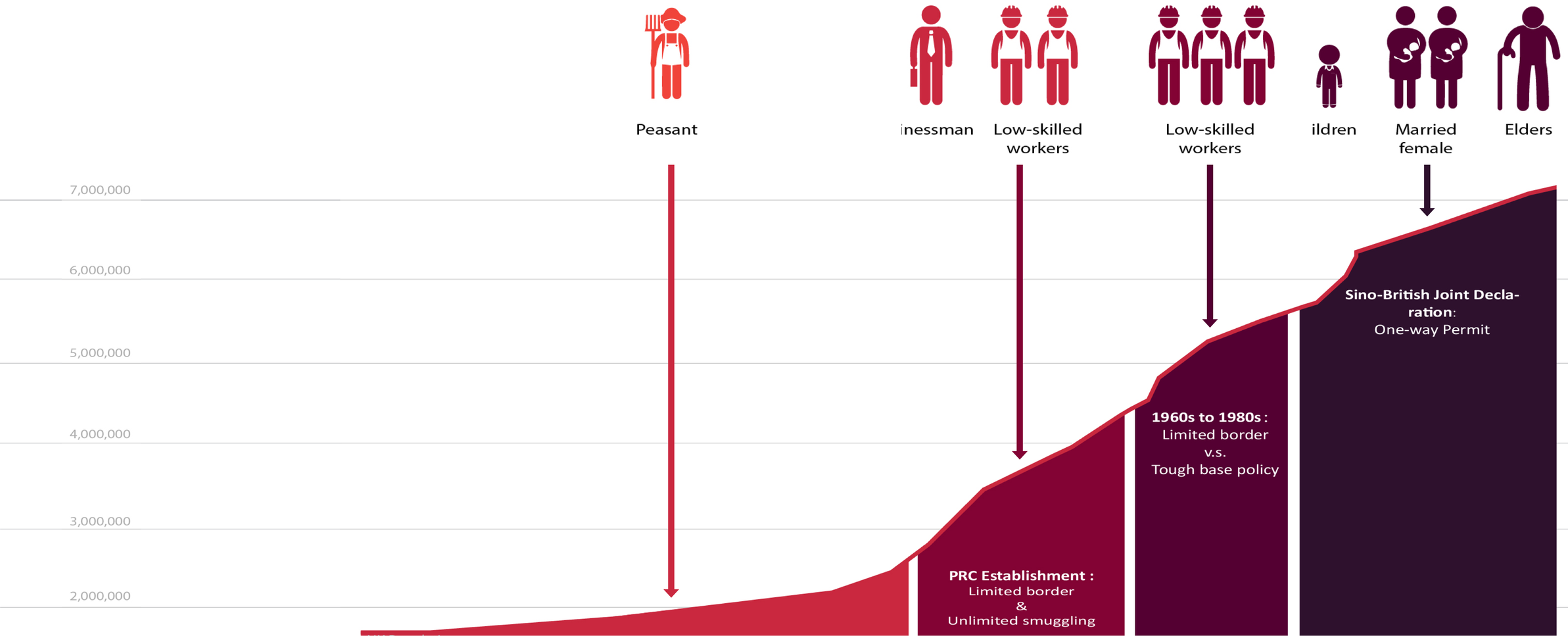
**Can citizens spontaneously build their city?**

**What can a planer do if city is able to be built spontaneously?**




*Poster of movie: Chungking Exress, Wong Kar-Wai,1994*

# GROWING NUMBER OF MIGRANTS




*Growth of population and mainland immigrant inflow with policy transition, source: Census Statistic Department, Population by-census 2016*

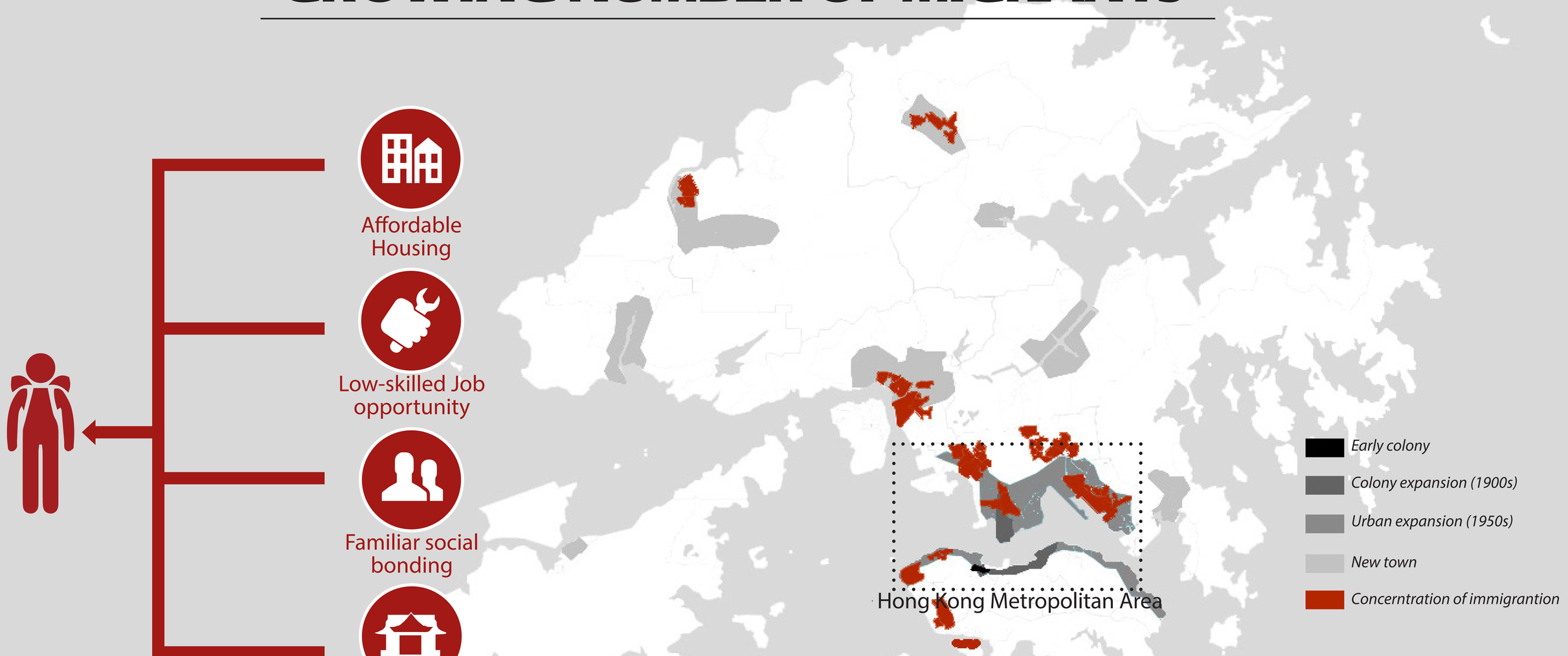
# GROWING NUMBER OF MIGRANTS

Affordable Housing

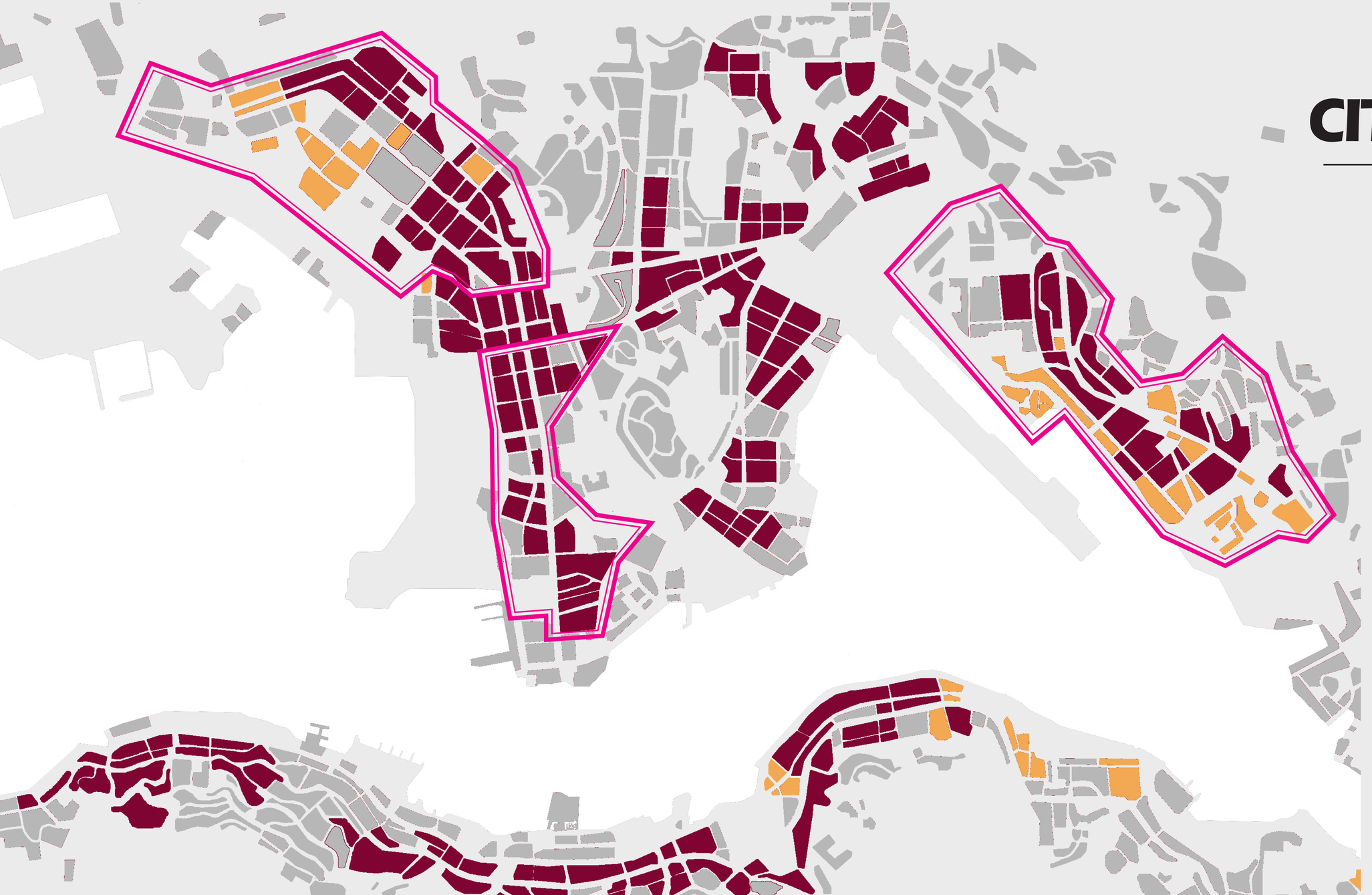
Low-skilled Job opportunity

Familiar social bonding

Multi-cultural environment



# FALLING CITY CENTER

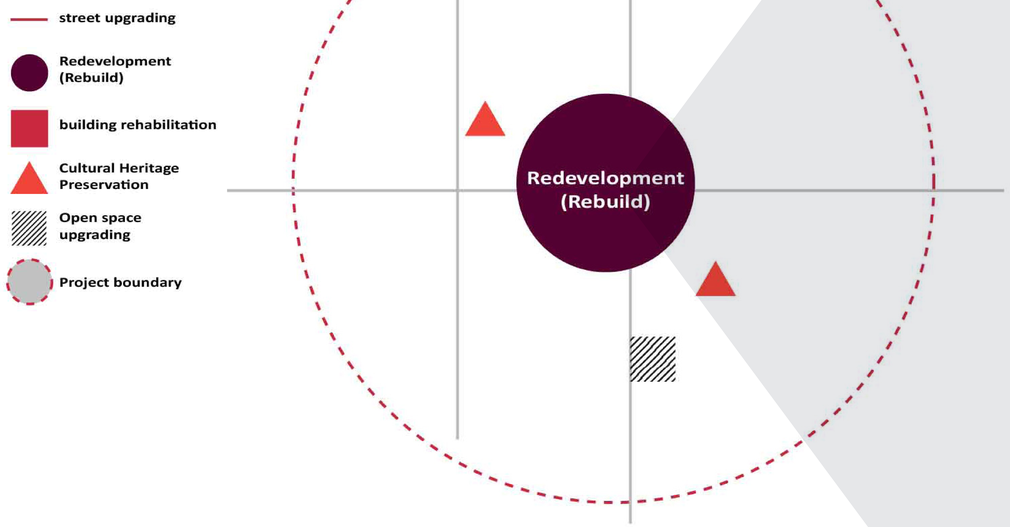



*Aged buildings concentrated in the metropolitan area, including Kowloon City, Mongkok, Sham shui po, Source: Urban Renewal Authority*

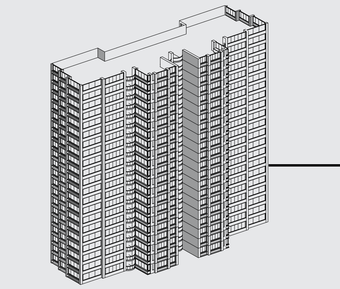



*A place urban highrisead road occupied by gathering of homeless' squarters*

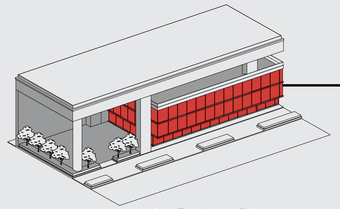
# PROPERTY-LED URBAN RENEWAL



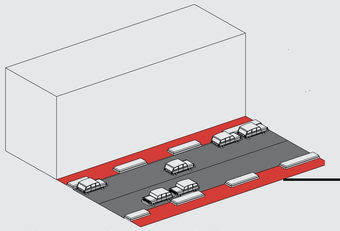

Spatial pattern of urban renewal project in reality



Residential Tower



Commercial Podium



Car-oriented Street

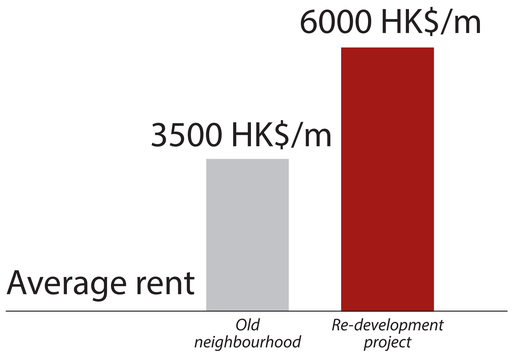


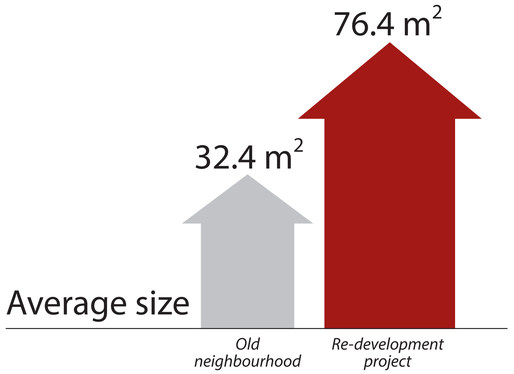
*Renewed migrant spaces* *Existing migrant spaces*

*High-rise Residential in Hon g Kong, Source: http://www.chinaluxus.com/*

# CONFLICTS

## Reducing affordable housing




## Reducing Low-skill job opportunity

Old neighbourhood




Logistic | Wholesale | Auto repair | Auto repair

Redevelopment projects



Cafe | Restaurant

## Occupying room for community social network

## Impairing community identity




*Drawing of Yen Chow Street Hawker Bazaar*




*Urban renewal project in Sham Shui Po*



*Immigrants residents gaming in their shops in Sham shui po*

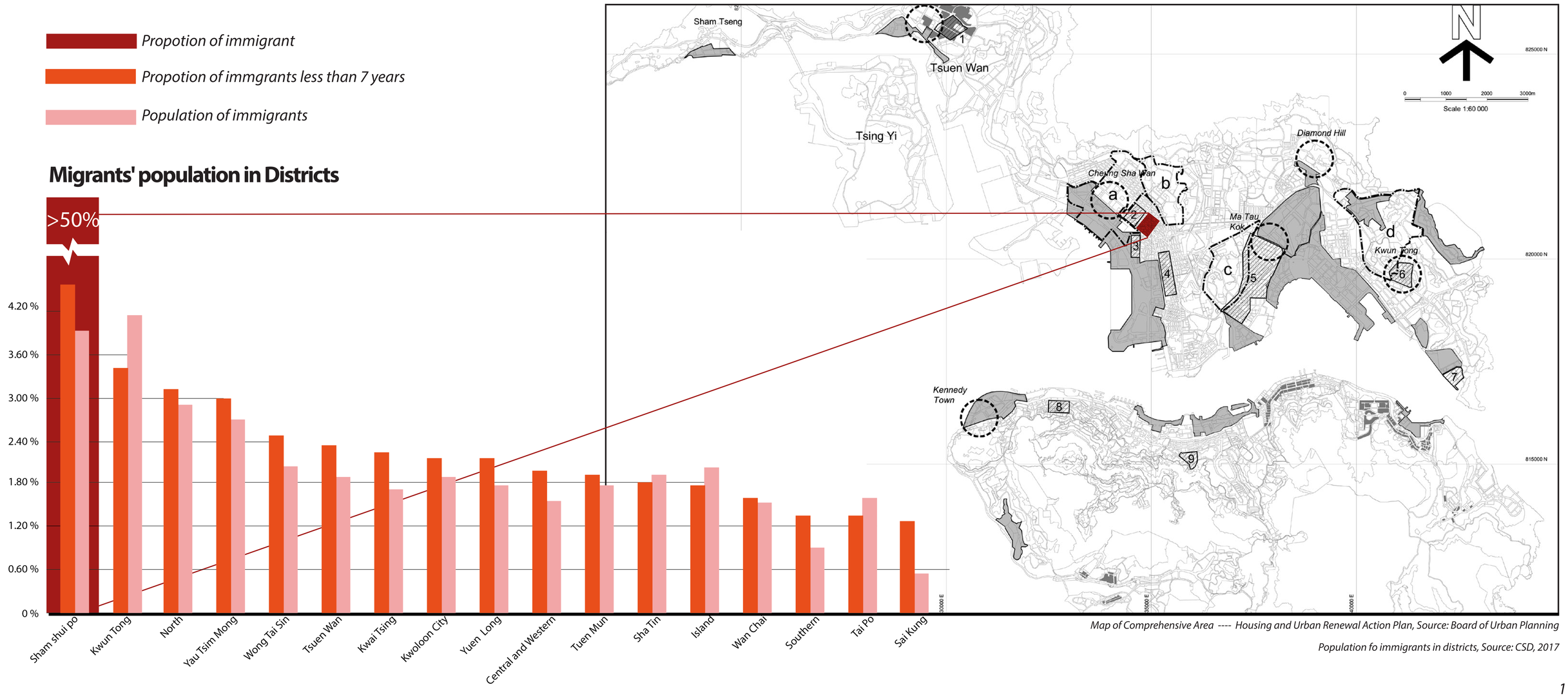
# PROBLEM STATEMENT

**Immigrant Neighborhood** in Hong Kong, as an immigrant city, are **undermined by demolition and gentrification resulted from current property-led urban renewal**, in terms of reducing affordable housing, low-skill job opportunity, damaging cultural identity and neighborhood-based social network.



# SHAM SHUI PO

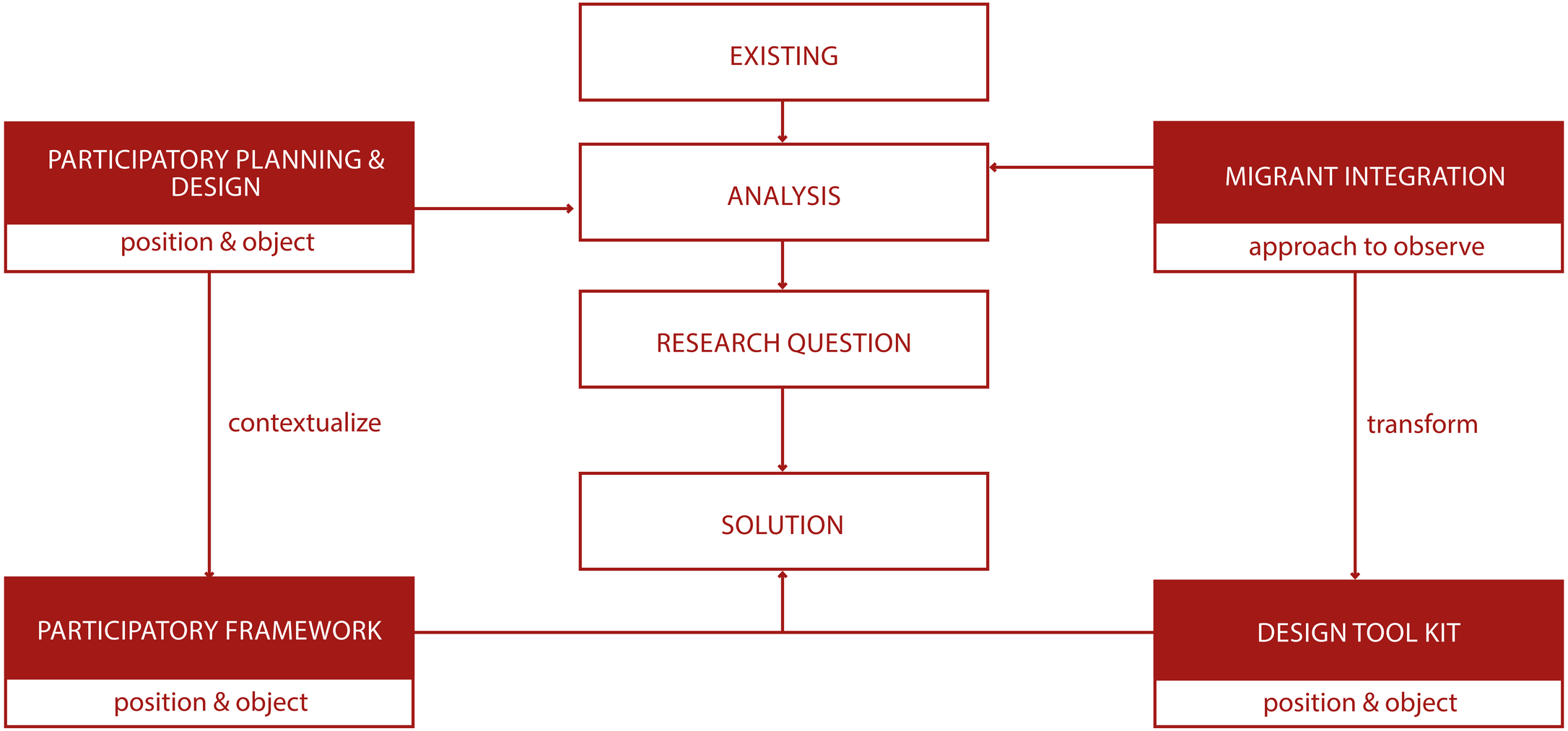
# SHAM SHUI PO as A MIGRANT COMMUNITY



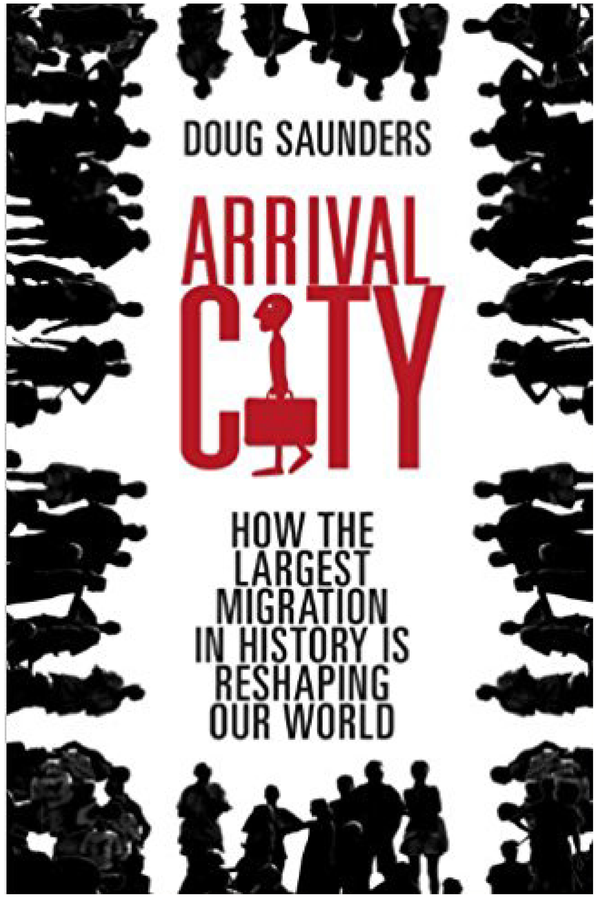

*Map of Comprehensive Area ---- Housing and Urban Renewal Action Plan, Source: Board of Urban Planning*

*Population fo immigrants in districts, Source: CSD, 2017*

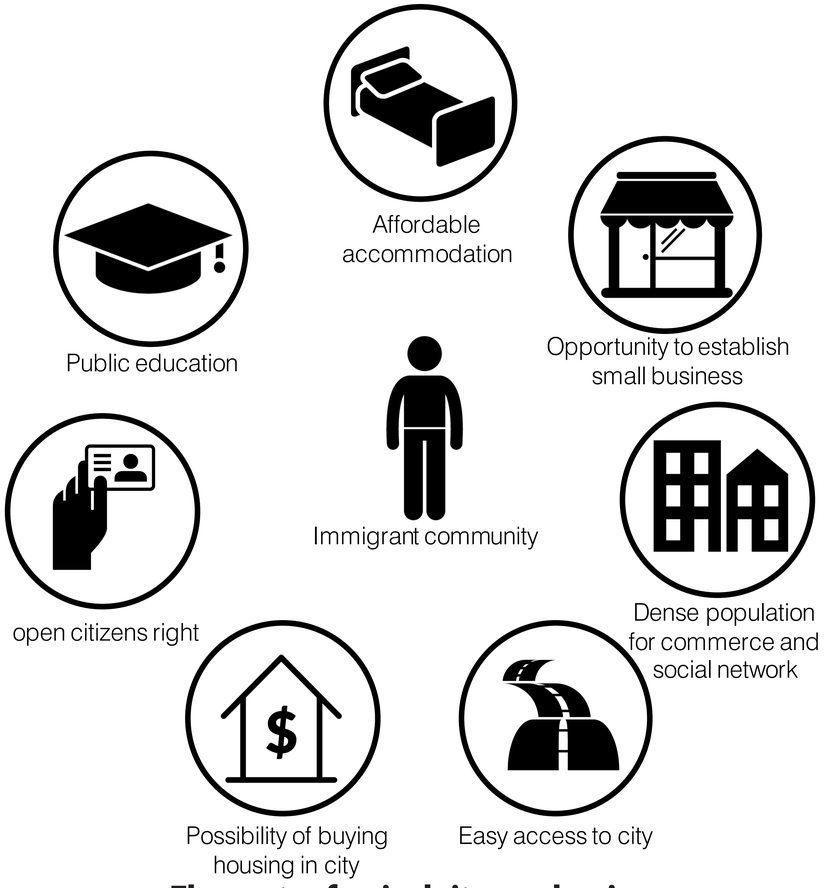
# GIANTS' SHOULDER



# THEORY OF MIGRANTS INTEGRATION

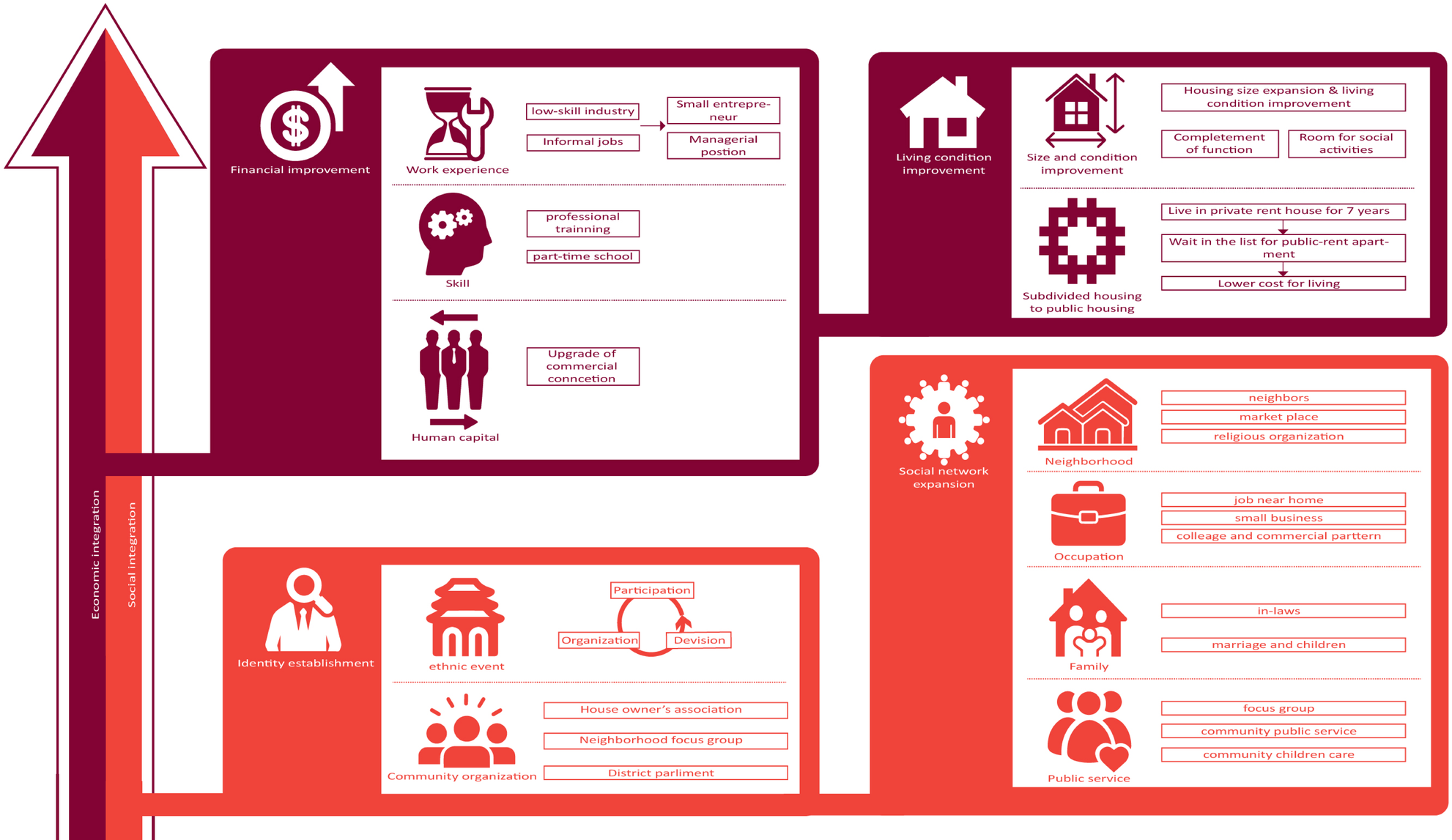



**Book of Arrival City**



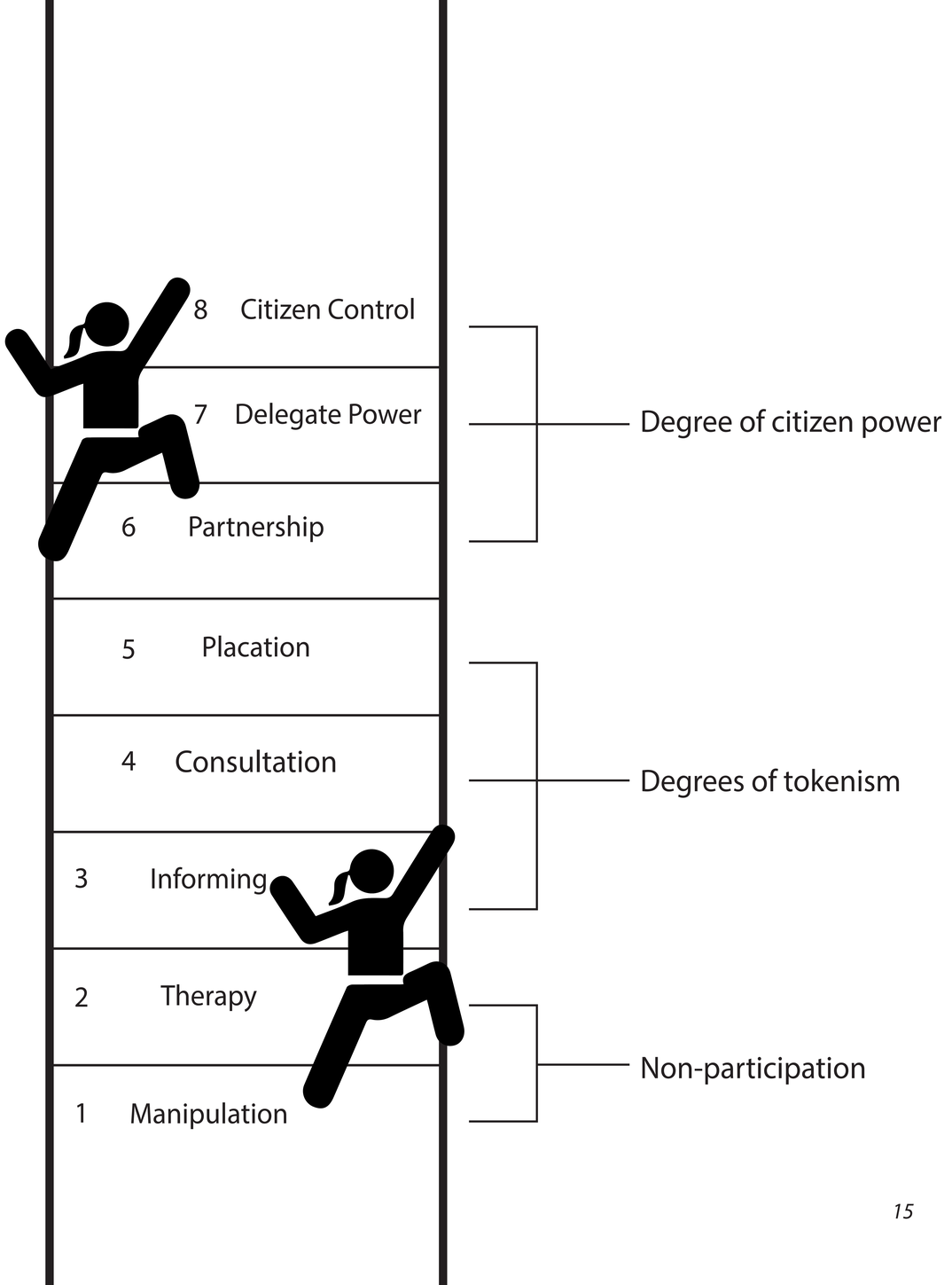

**Elements of arrival city mechanism**

# THEORY OF MIGRANTS INTEGRATION



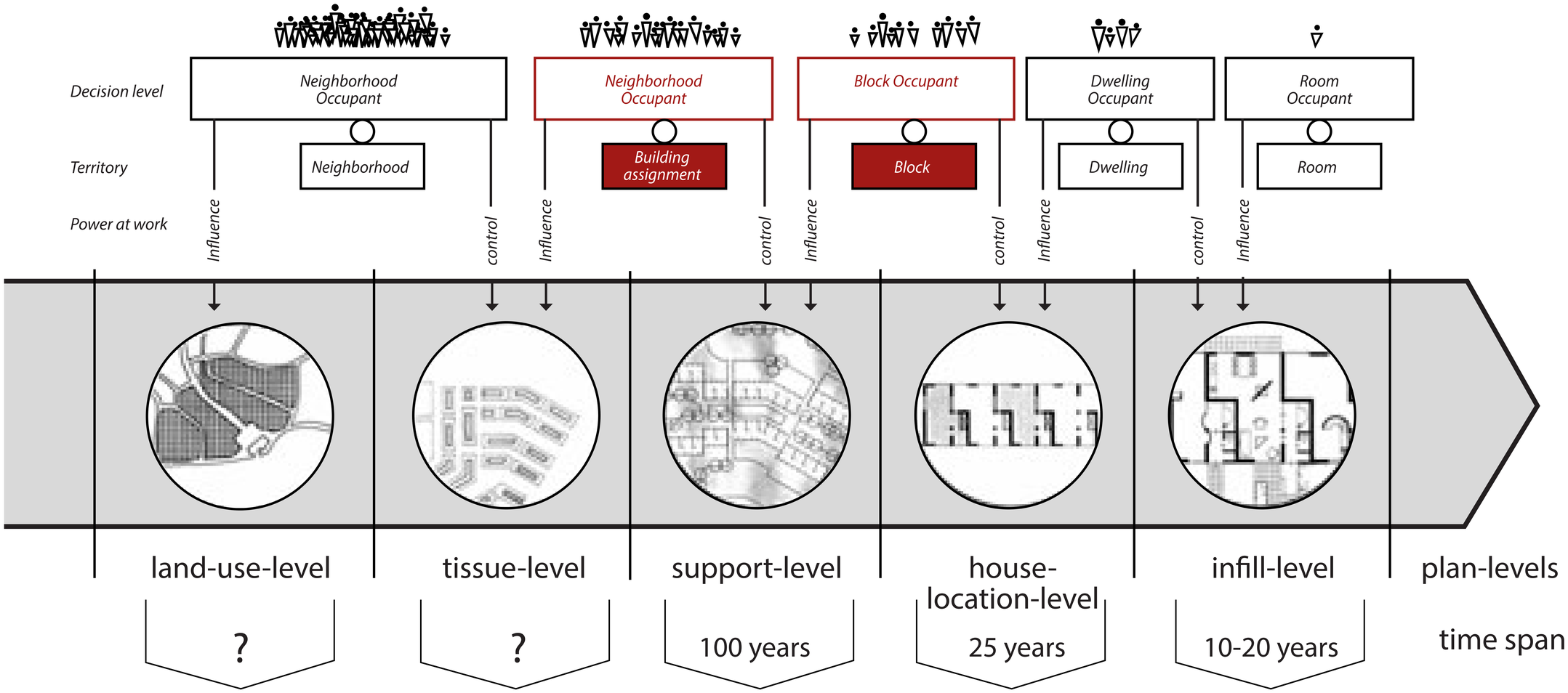
# THEORY OF PARTICIPATORY LADDER

*Source: Sherry R. Arnstein, 1969*



# THEORY OF PARTICIPATORY ENVIRONMENTAL LEVELS

Source: N. J. Habraken, 1998



# Global diversity of PARTICIPATION PROCESS

## Urban Redevelopment Framework in South Korea

**Phase 1**
-- Developing an Urban Regeneration Master Plan
-- Key Player: **Local Government** (with consultan)

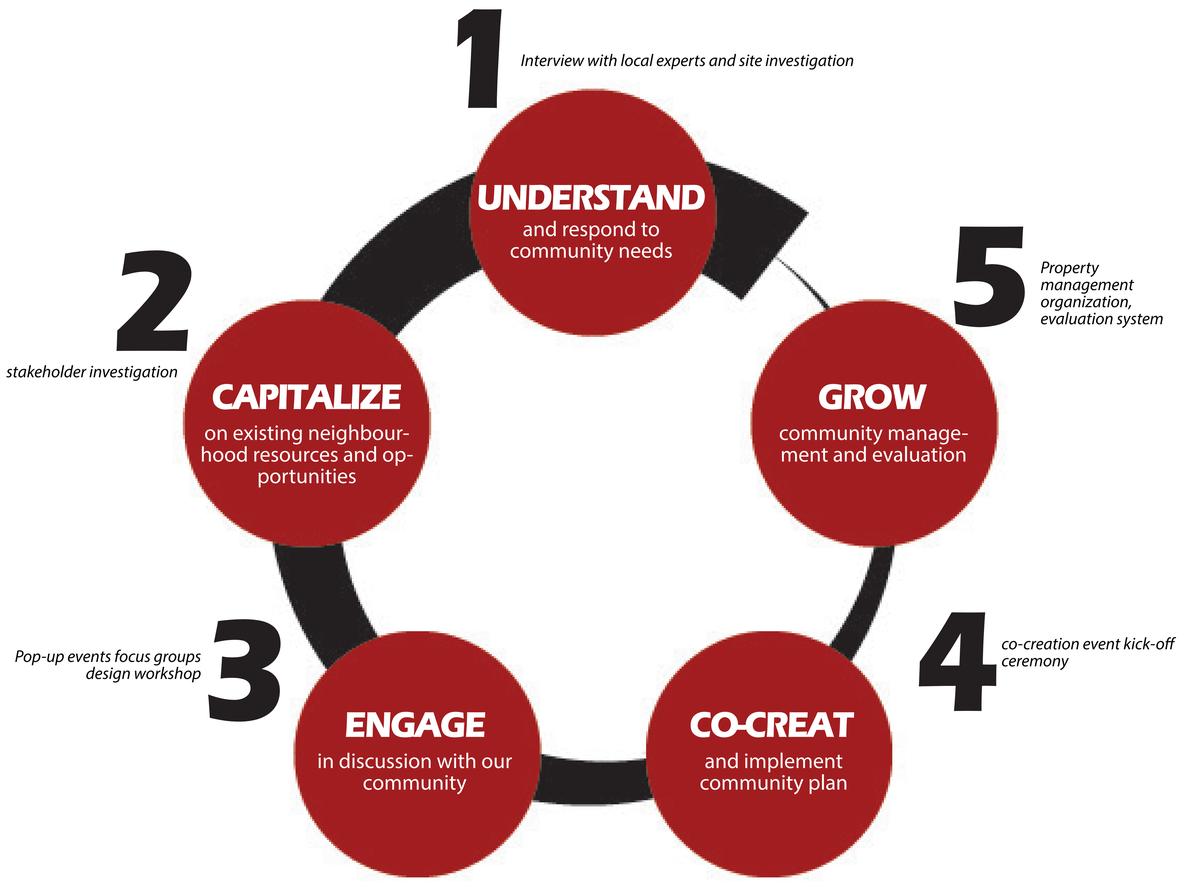
**Phase 2**
-- Determining the project promoter
-- Key Player: **Local Government + Local Owners**

**Phase 3**
-- Developing an Urban Regeneration Project Implementation Plan
-- Key Player: **Local Owners + Project Promoter**

**Phase 4**
-- Implementation the Urban Regeneration Project
-- Key Player: **Project Promoter + Constructor**

*Source: Edmond C.M.Ho, 2012*

## Singapore Social Housing Neighborhood Redevelopment




*Source: DrCho Im Sik, 2017*

# RESEARCH QUESTION

HOW CAN

Tool **PARTICIPATORY DESIGN** RESULT IN

Desire **A COMPREHENSIVE URBAN APPROACH**

TO

Object 1 **FULFILL URBAN RENEWAL'S ECONOMIC AND SOCIAL GOALS**

WHILE

Object 2 **MAINTAIN, AS WELL AS IMPROVE, THE SUPPORTIVE MECHANISM OF IMMIGRANT NEIGHBORHOOD,**

IN TERMS OF BETTER AFFORDABLE LIVING, ACCESSIBLE JOB OPPORTUNITY, SENSE OF COMMUNITY AND CULTURAL IDENTITY

IN

Context **SHAM SHUI PO, HONG KONG**

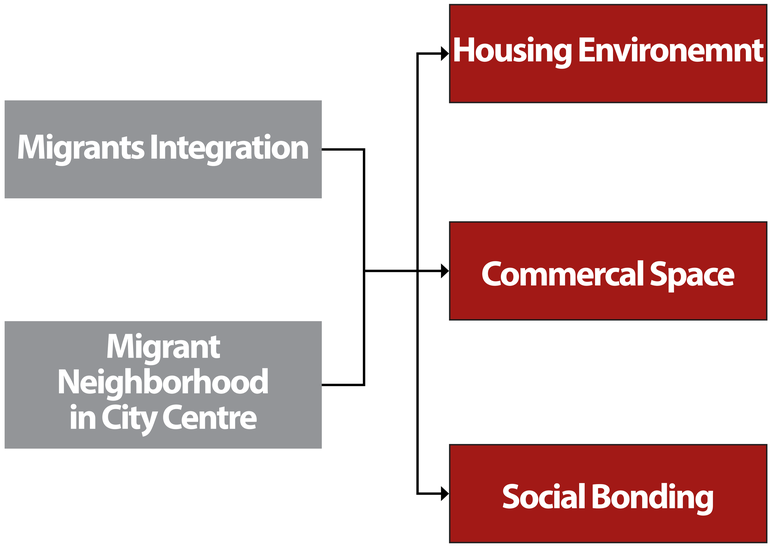
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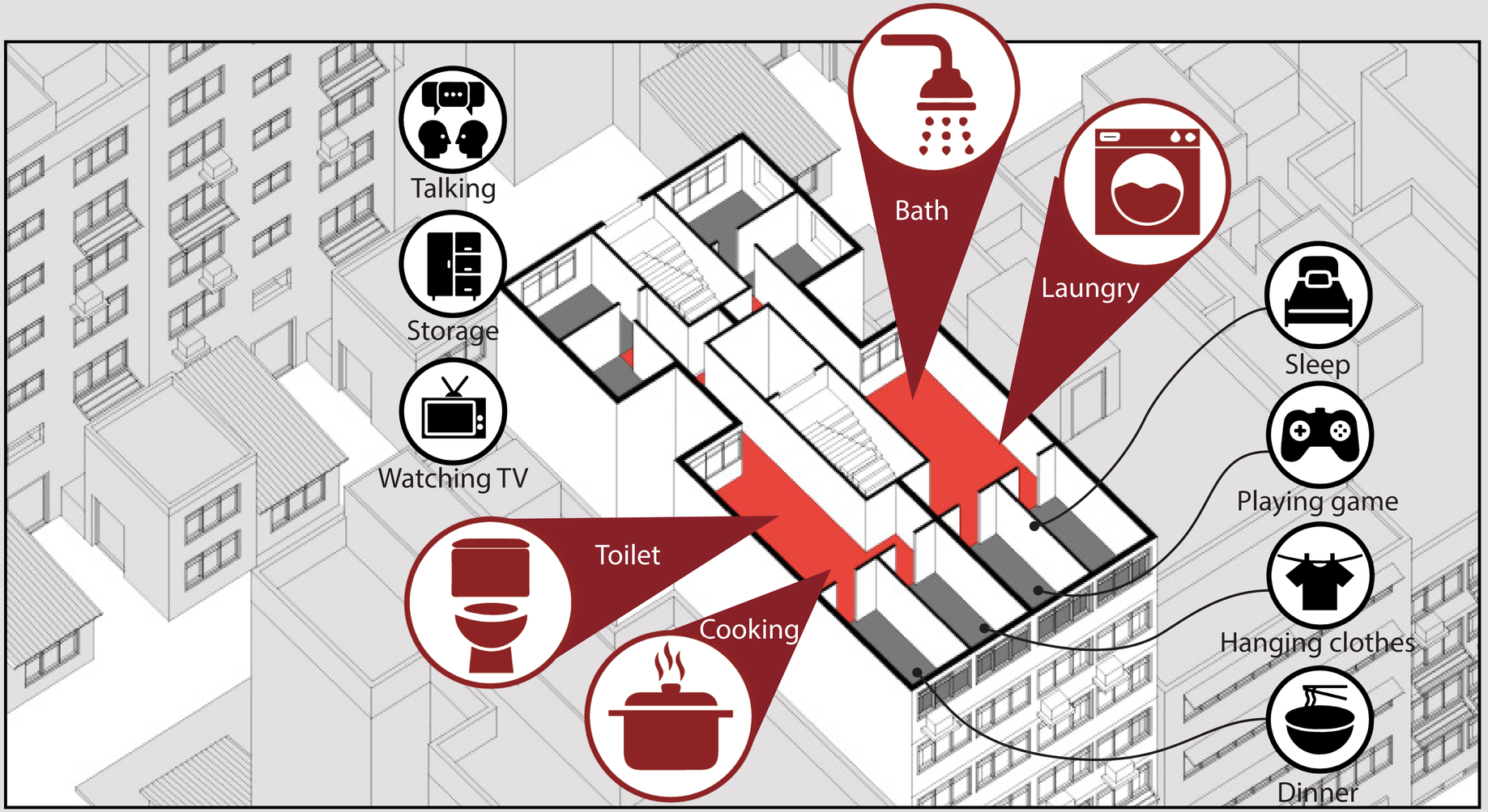


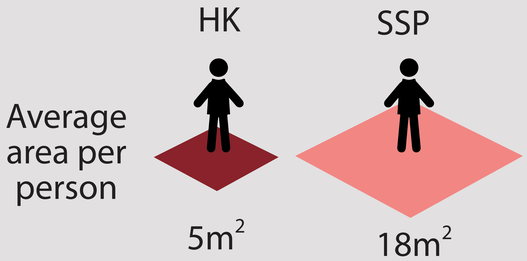
# SHAM SHUI PO

**Analysis**



# SMALL-SIZE HOUSING



# SMALL-SIZE HOUSING

After UR,
over **2/3 OF SMALL** units are **REMOVED**,
**50% MIGRANT** residents are **EXCLUDED**,
while population increase by 1/3




**Luxury renewal -Trinity Towers** | **Middium renewal - Kweilin St.** | **Smaller scale renewal- Hai Tan**

| | Renewal | Origin | Renewal | Origin | Renewal | Origin |
|---|---|---|---|---|---|---|
| Residential unit | 402 | 320 | 899 | 737 | 69 | 60 |
| Small-size residential unit (<30m2)a | 0 | 320 | 438 | 737 | 23 | 60 |
| Small-size residential unit population | 0 | 800 | 942 | 1589 | 50 | 126 |
| Total population | 1126 | 800 | 2171 | 1589 | 179 | 126 |
| | | **+25.6%** | | **+22.0%** | | **+15.0%** |

# COMMERCIAL STREET



Small-size Tenenment Shop

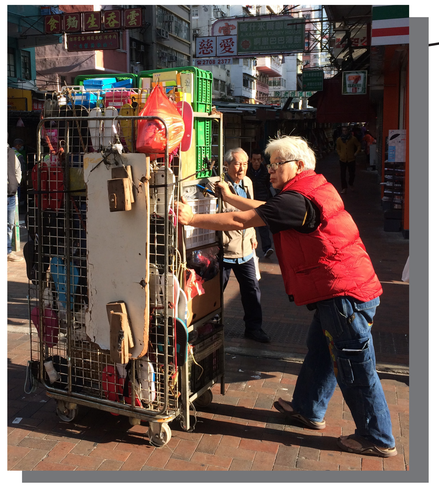



Shops and traffic flow

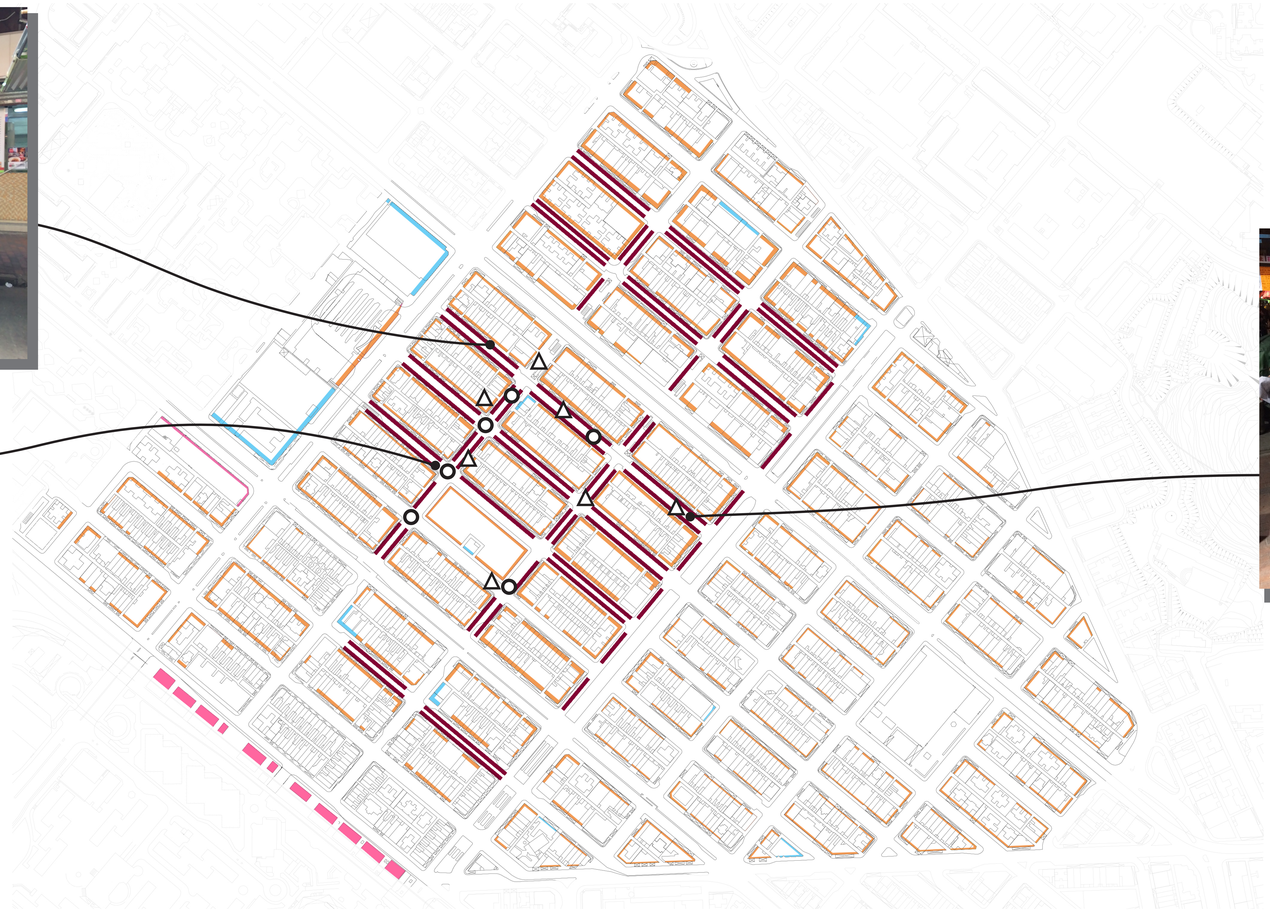
# FLEXIBLE COMMERCE



Temporary shop



Mobile Stall

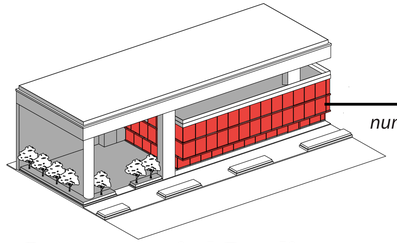


**Diverse street space use pattern in Sham shui po**



Stall

# COMMERCIAL PODIUM

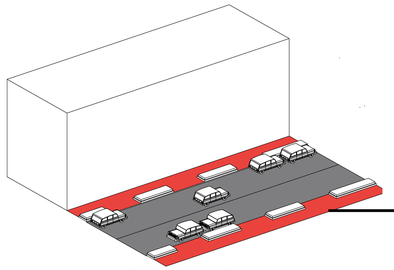


2

20

*number of small-size shop (<100m²)*

**Commercial Podium**



5

3

*width of pedestrian*

**Car-oriented Street**

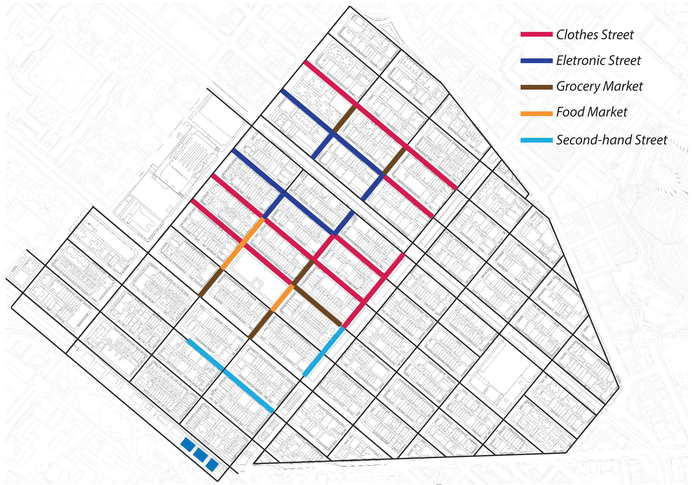
*Renewed migrant spaces*

*Existing migrant spaces*

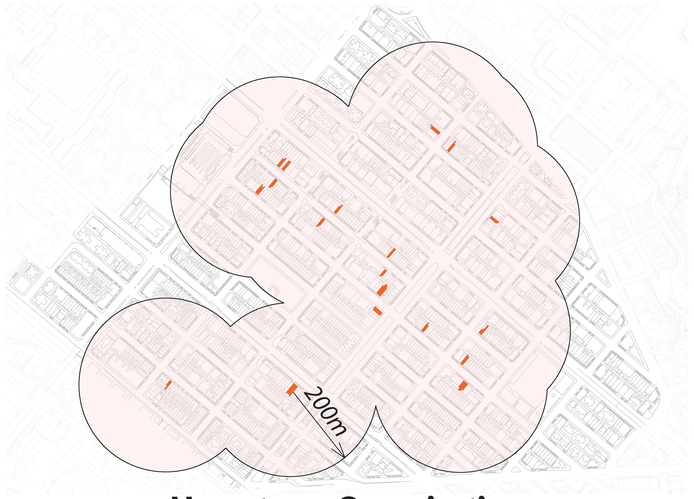


*High-rise Residential in Hon g Kong, Source: http://www.chinaluxus.com/*

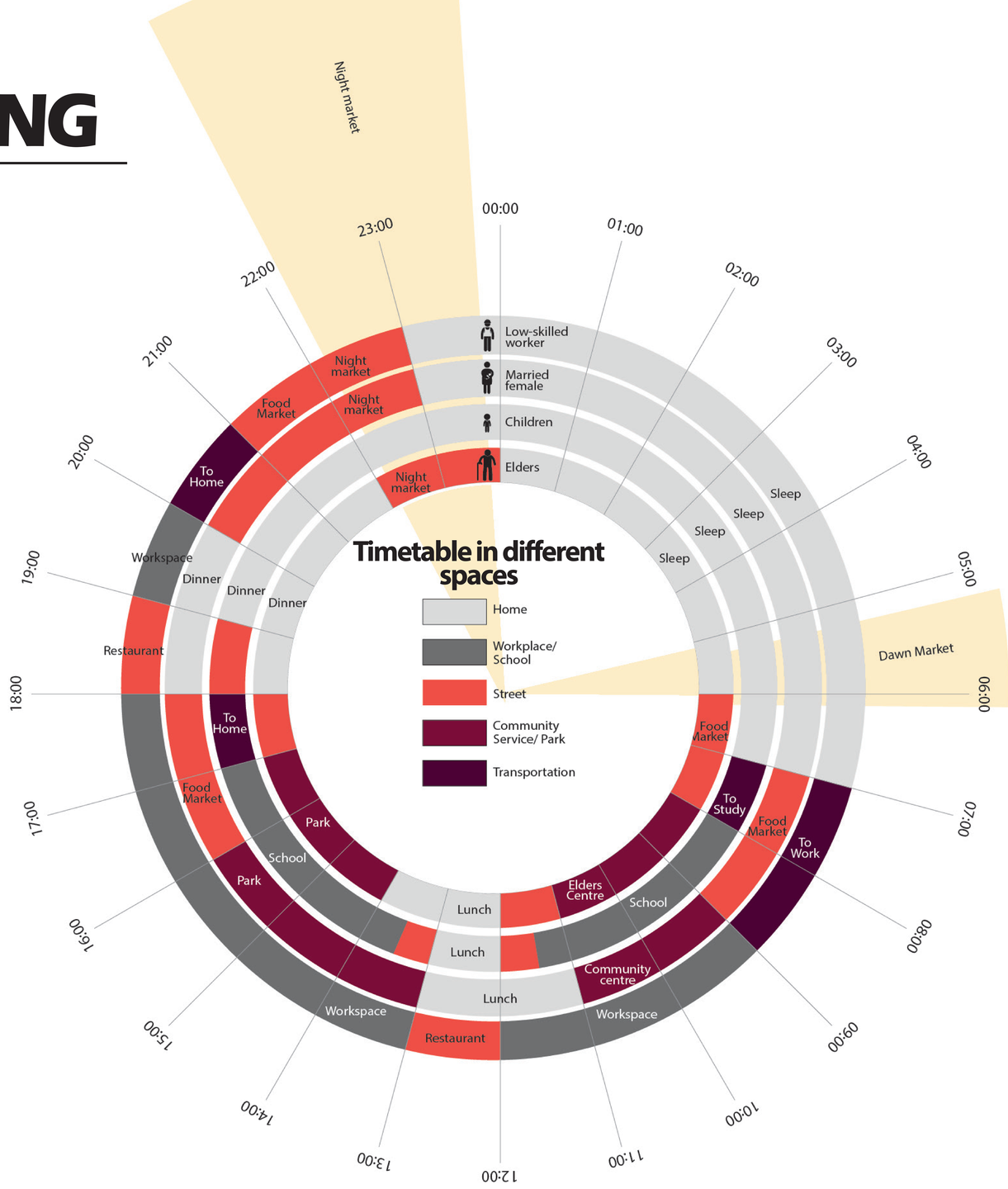
# LOCAL-BASED SOCIAL BONDING



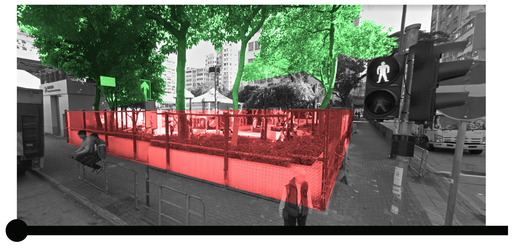

**Diverse Commercial Street**



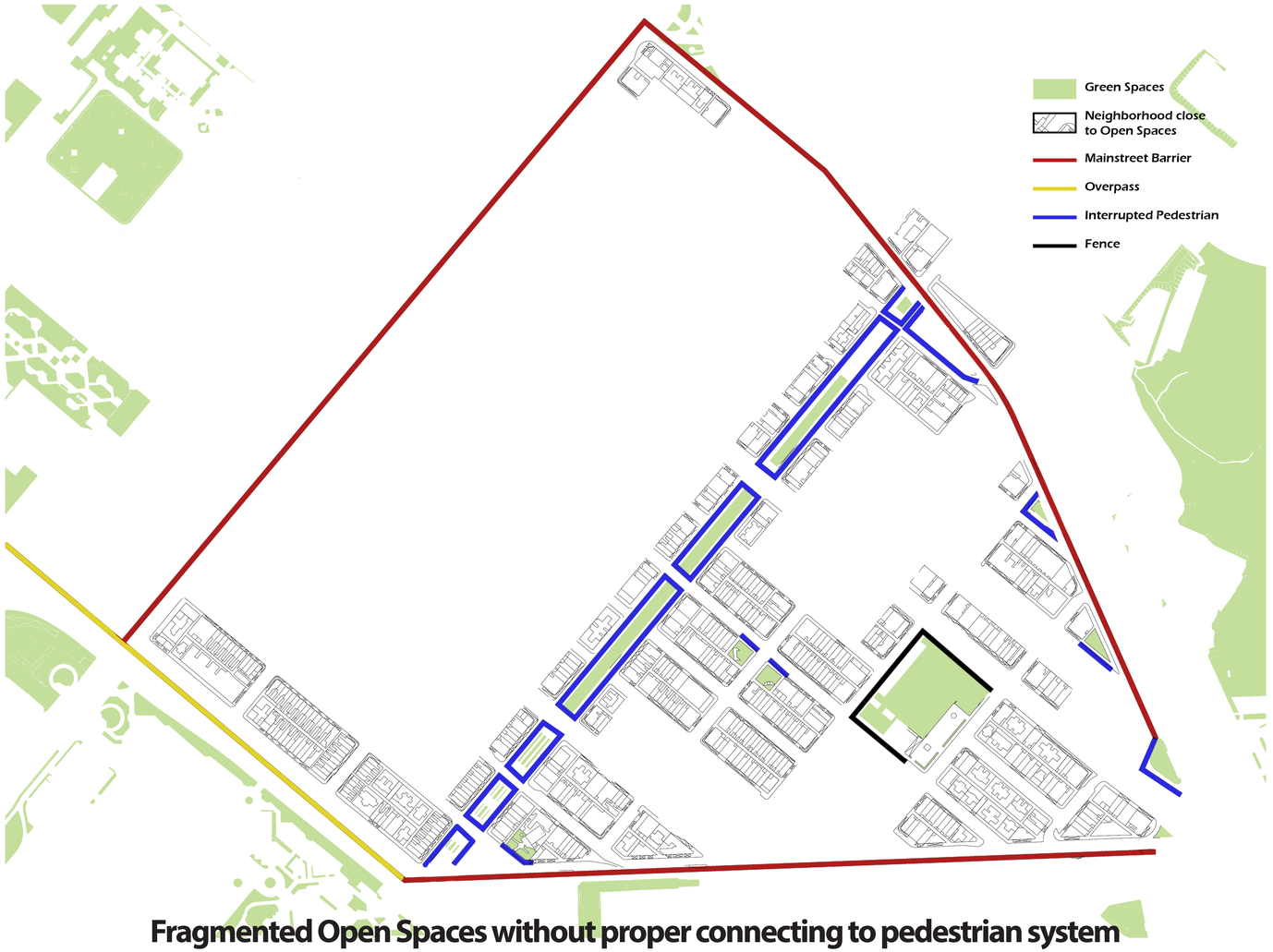

**Hometown Organization**



# FRAGEMENTED OPEN SPACE





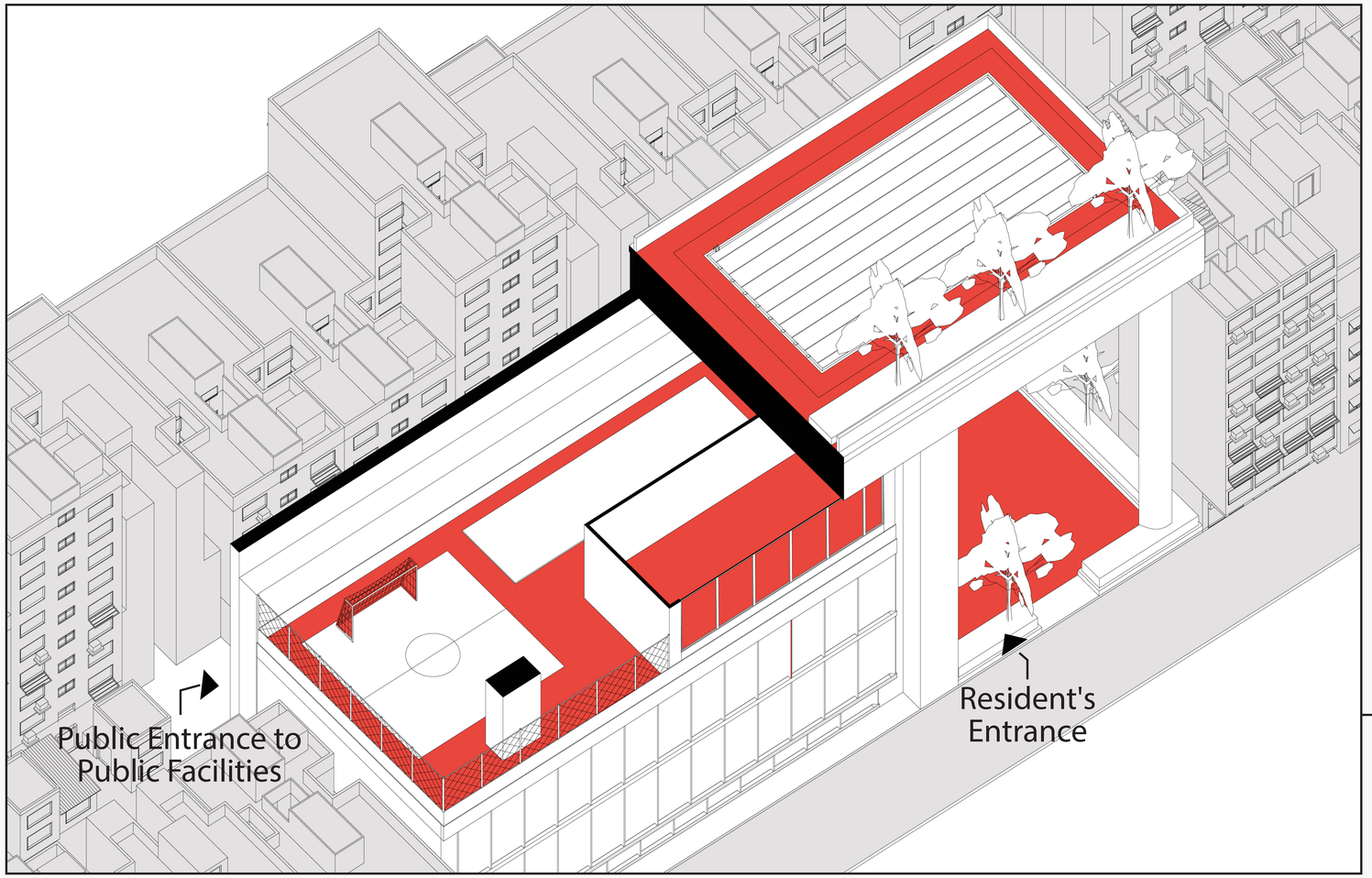







**Fragmented Open Spaces without proper connecting to pedestrian system**

# GATED PUBLIC FACILITY




**Required facility**

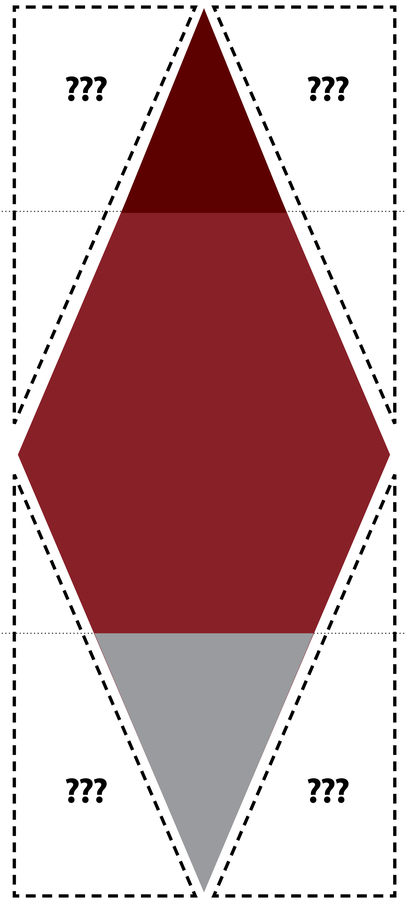






**Map of the gated public service facilities**

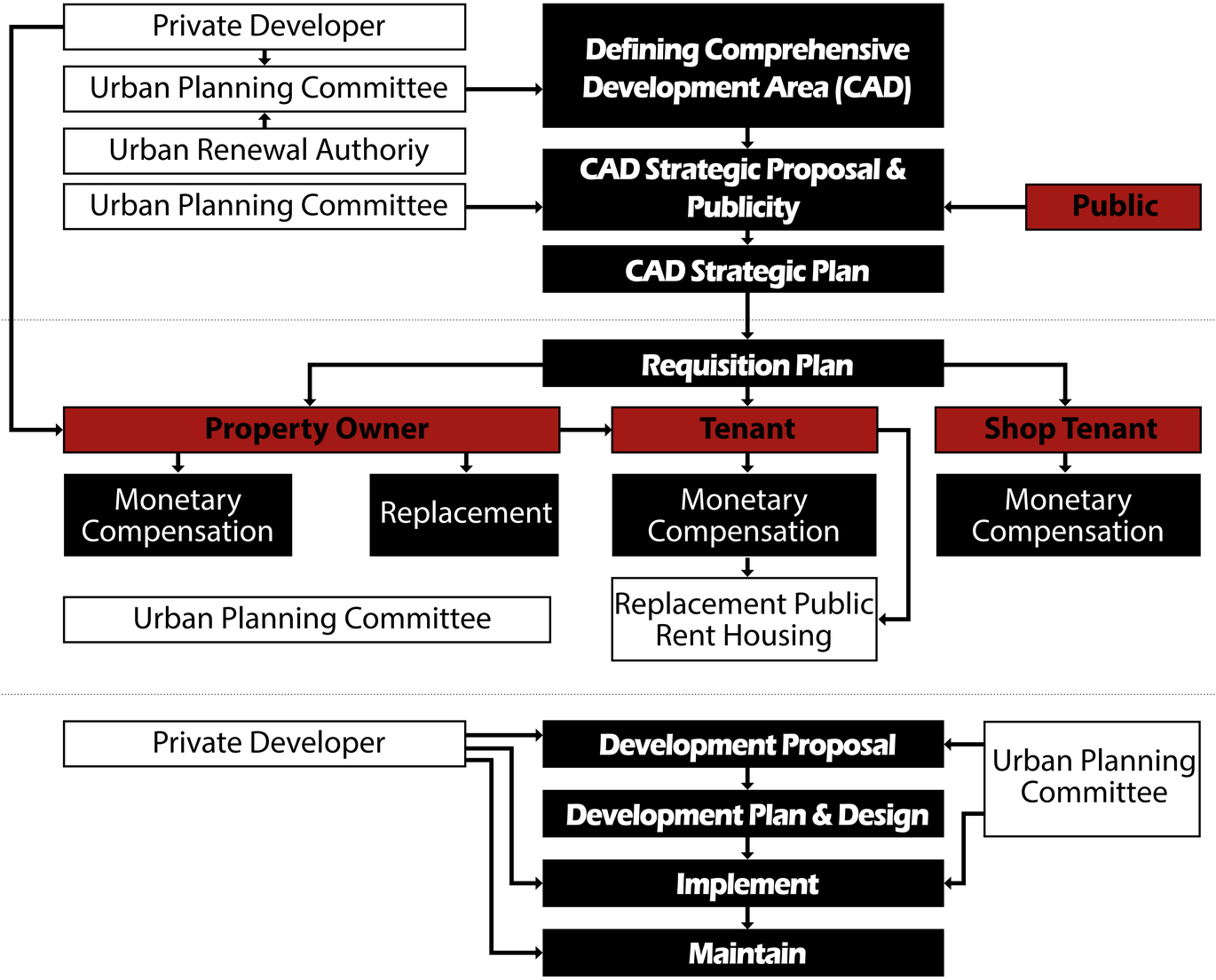
# URBAN RENEWAL FRAMEWORK



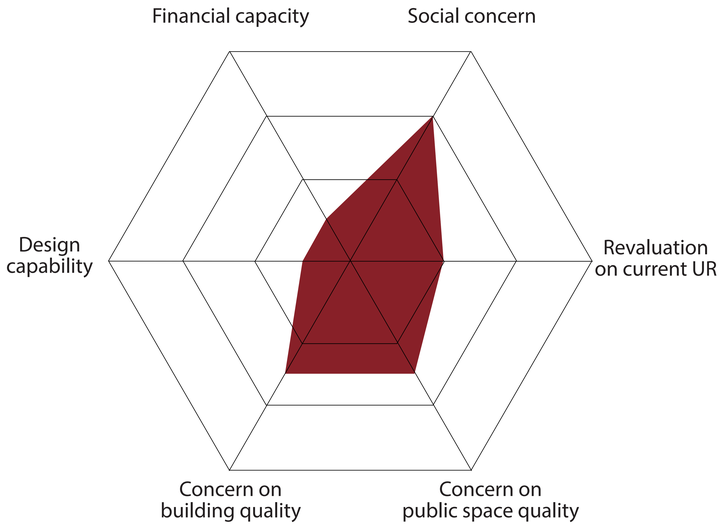

**Planning**

**Requisition**

**Implement**

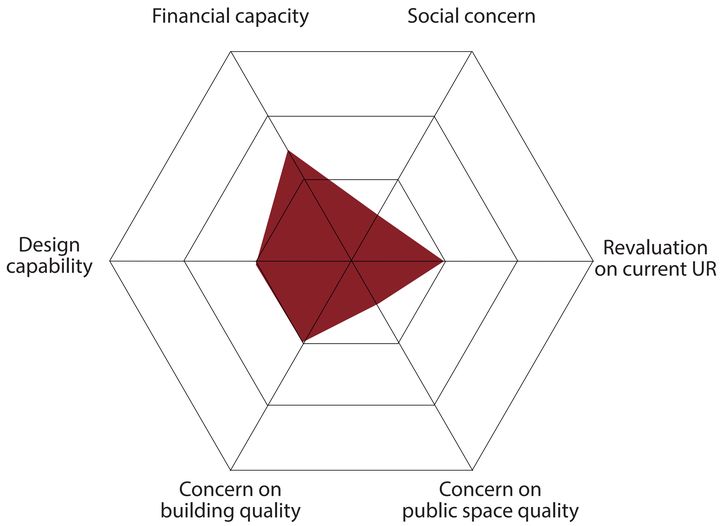


# PASSIVE ATTITUDE TOWARD RENEWAL



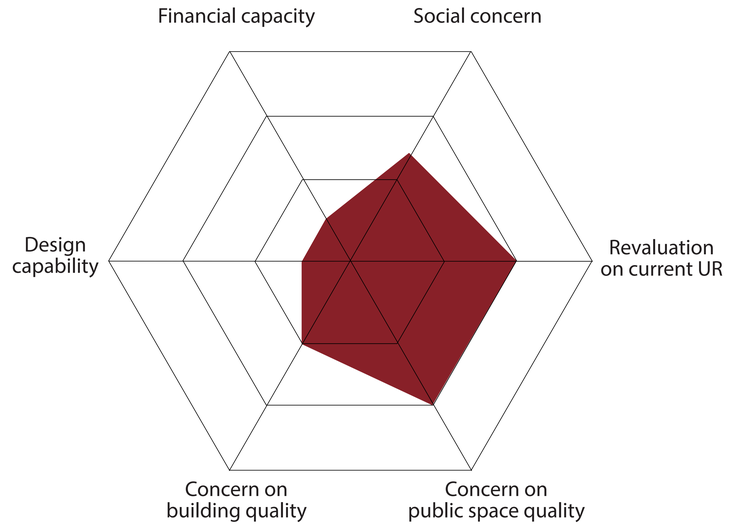

## MIGRANT TENANT






## PROPERTY OWNER

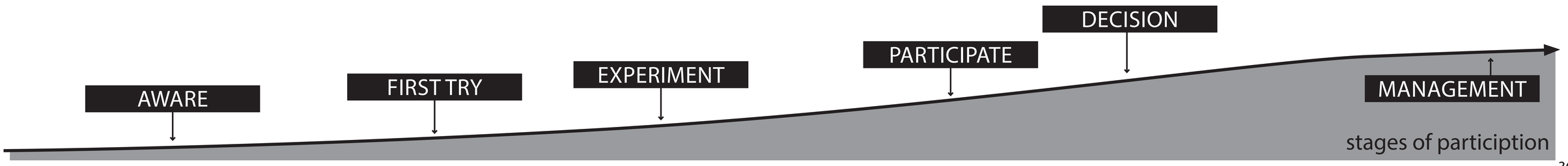




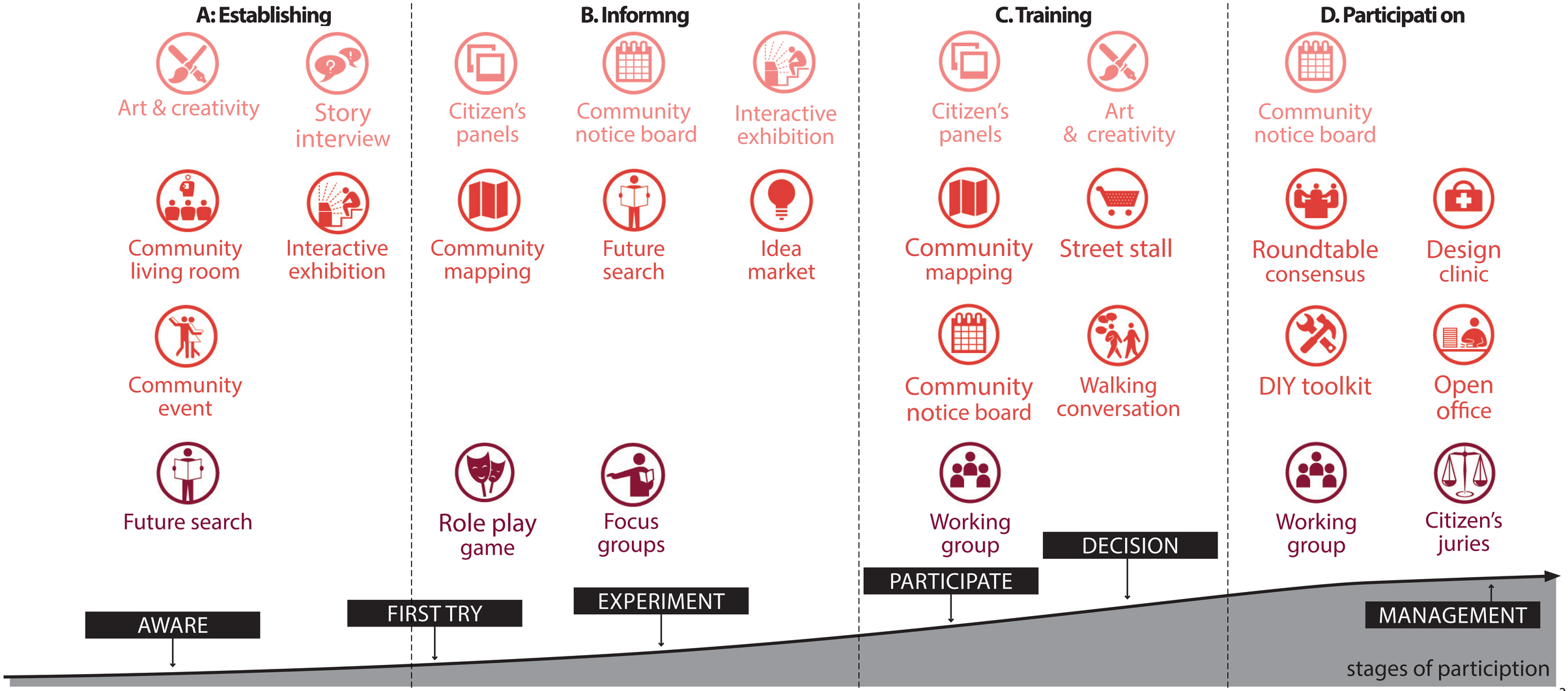

## OUTSIDER



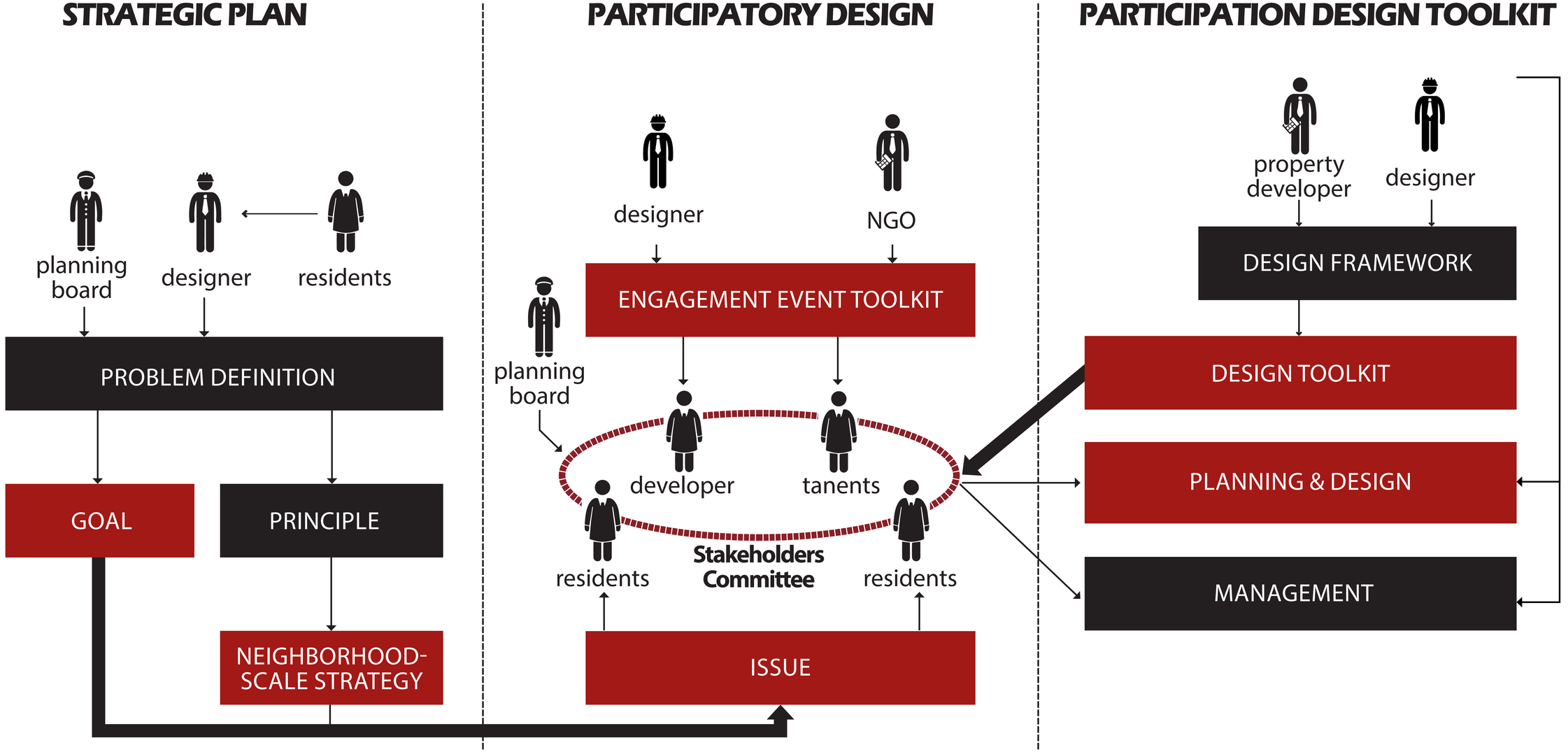
# COMMUNITY ENGAGEMENT & COOPERATION



# COMMUNITY ENGAGEMENT & COOPERATION



# PARTICIPATORY PLANNING FRAMEWORK

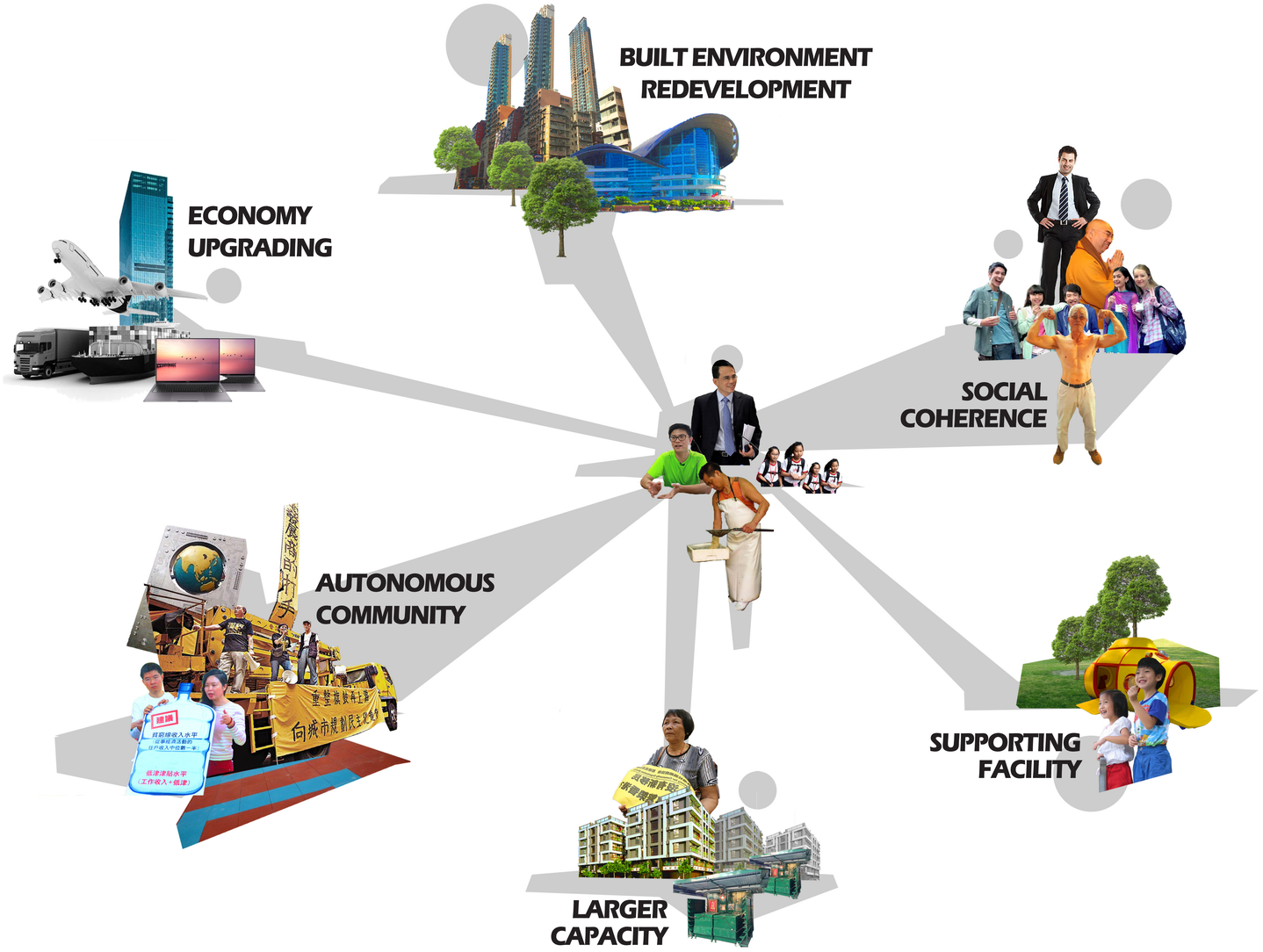


# GOAL IN SHAM SHUI PO

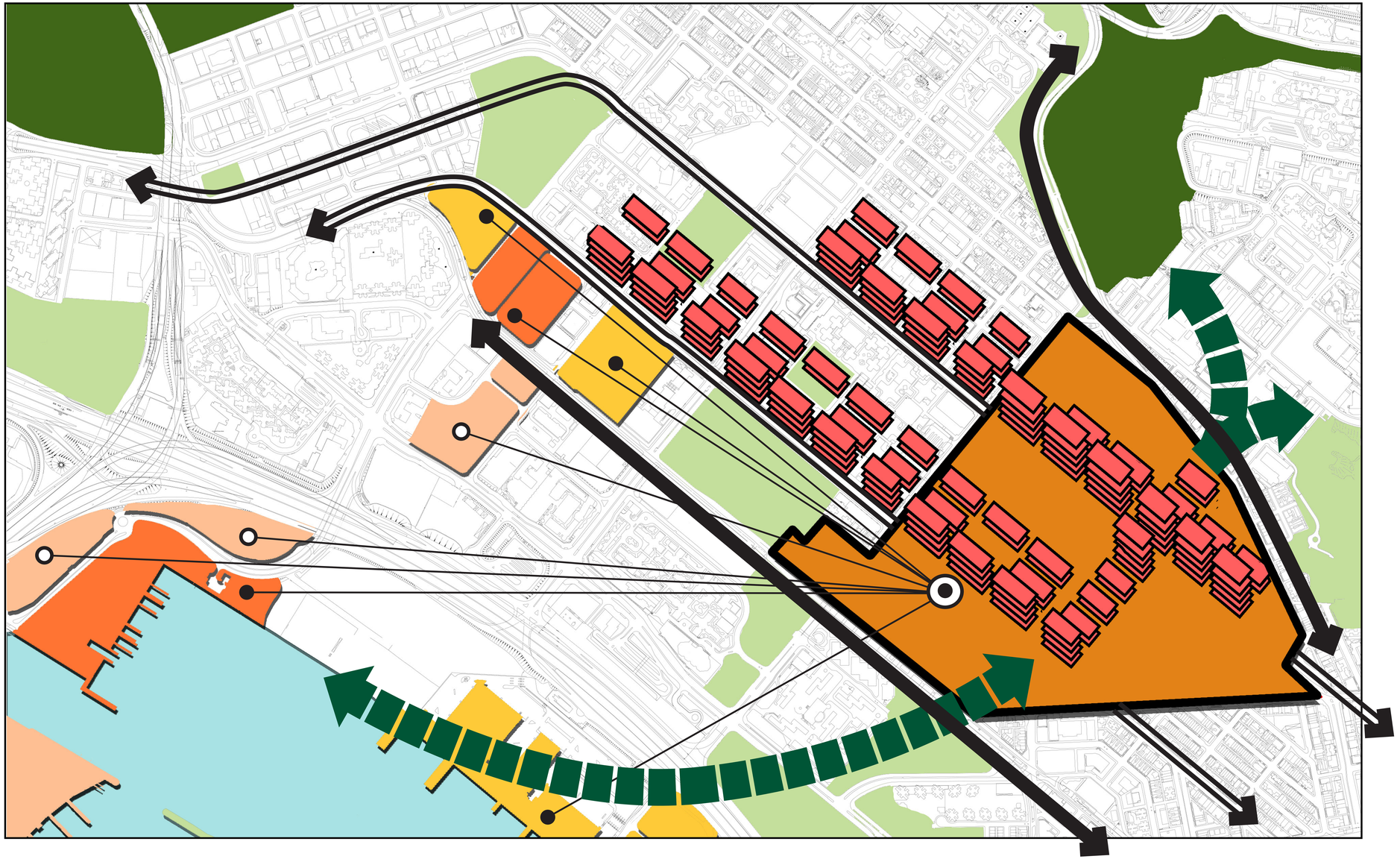
**RENEW the run-down migrant neighbourhood in terms of Built Environment Redevelopment, Economic Upgrading and Social Coherence**

**While**

**IMPROVING the mechanism of arrival city, with larger capacity to migrants, more residents' spontaneity and better supporting facilities.**



# REGIONAL VISION: ARRIVAL CITY



Creative Factory

Storage

Retail Centre

Regional Infrastructure

Public transportation

Corridor of open spaces

Nature Preserve Mountain

Park

Sham Shui Po

Water Surface

Wholesale

Added Density

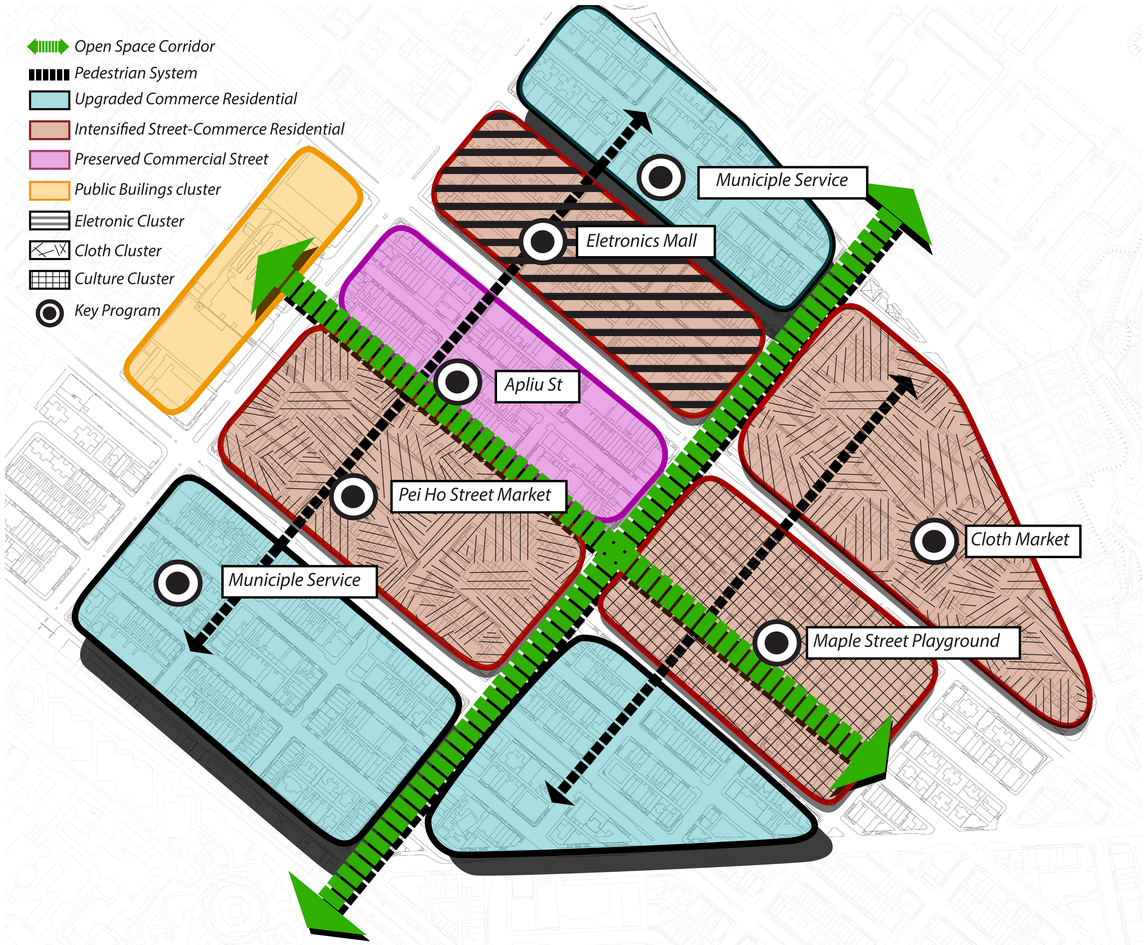
Storage

Storage

Sham Shui Po as Arrival city

# LOCAL VISION: INTENSIFY AND MIXED-USE

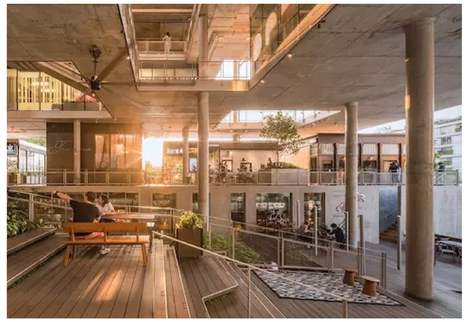
## Intensified developing Districts of Sham Shui Po neighborhood



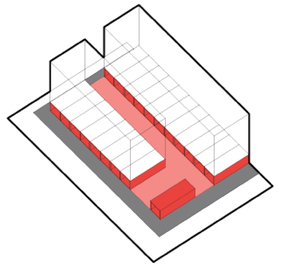

## Infrastructure and public space framework controled in Sham Shui Po



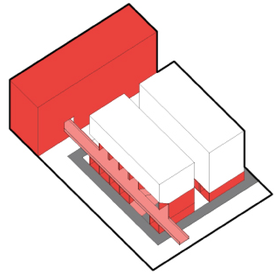
# STRATEGY & PROGRAM



## 1. FLEXIBLE COMMERCE



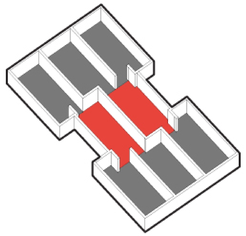
COMMERCIAL BACKSTREET



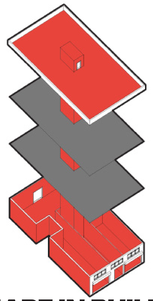
ELEVATED COMMERCIAL STREET



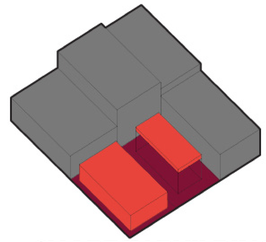
## 2. SMALL-SIZE CO-HOUSING



SHARE IN APPARTMENT



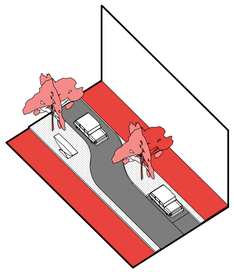
SHARE IN BUILDING



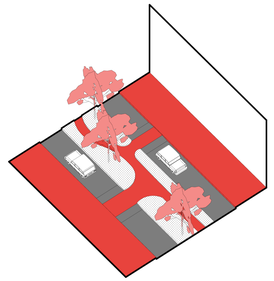
SHARE IN BUILDING BLOCK



## 3. LOUNGE STREET



WALKABLE CORRIDOR

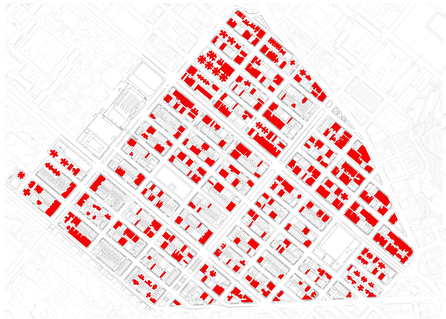


STREET GARDEN

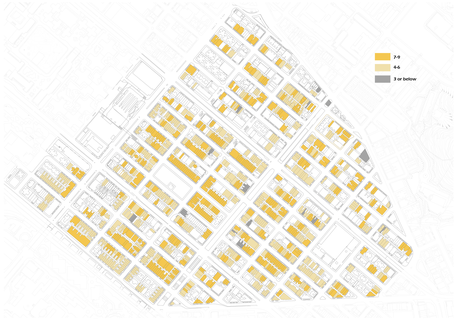
# POTENTIAL RENEWAL HOUSING



*Aged Buldings*



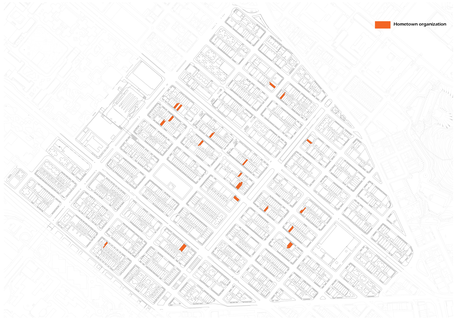
*Buildings with owners' organization*



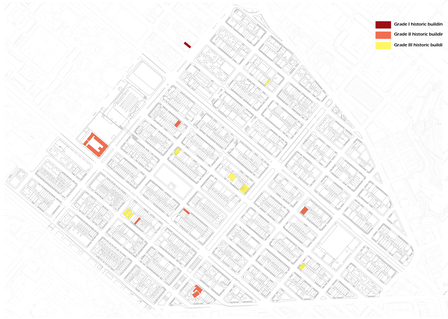

*Buildings with lower density*




*Buildings with lower land value*




*Buildings owned by hometown organization*




*Protected historic buildings*




**Potential map of clustering housing renewal program**

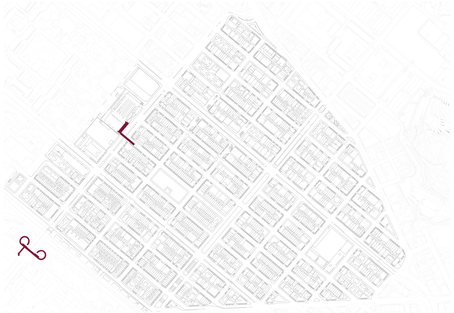
# POTENTIAL COMMERCIAL STREET



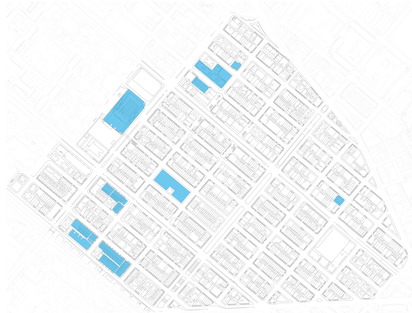

*High Land value buildings*



*Building renwal potential*



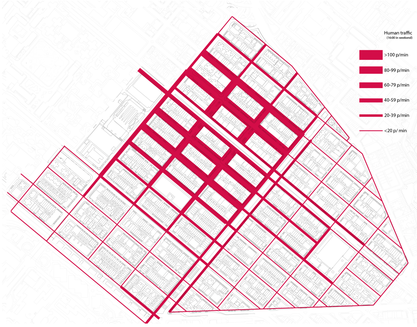
*Existing elevated corridor*



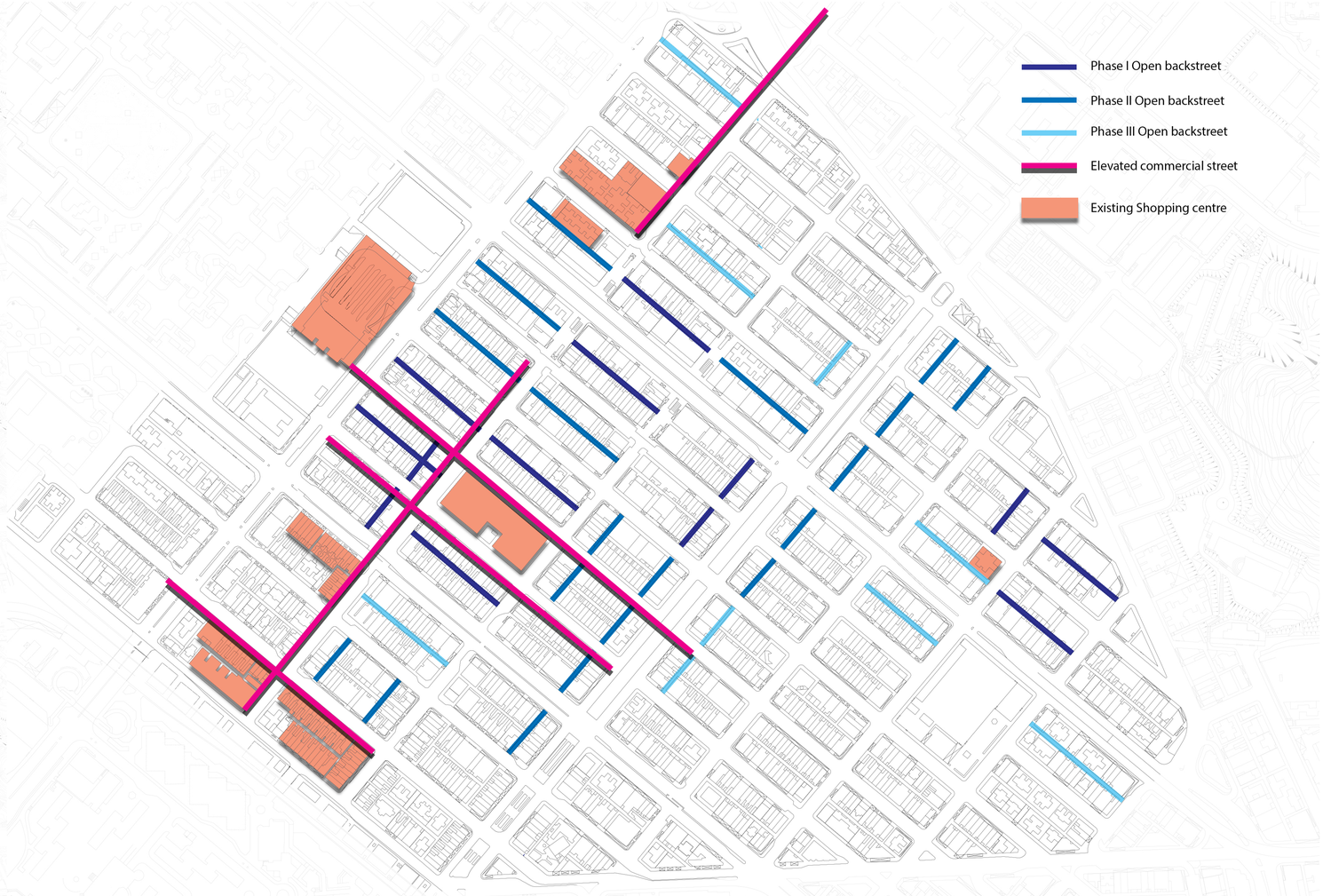
*Shopping center*



*Straight backstreet*




*Pedestrian density*

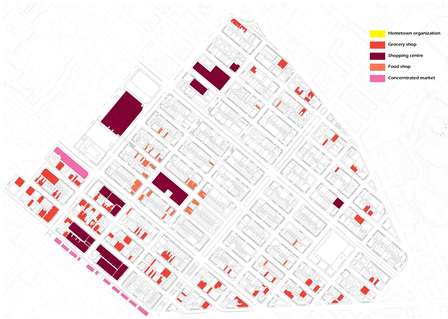



**Potential map of commercial street programs**

# POTENTIAL OPEN SPACE




*Daily life commerce*




*Buildings and shops in need of car traffic*



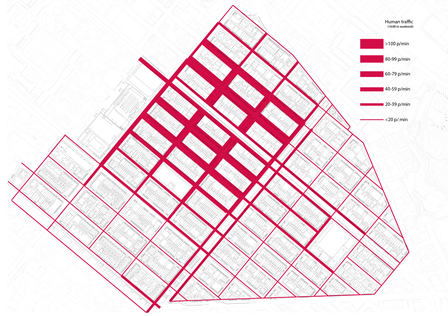

*Existing open spaces*



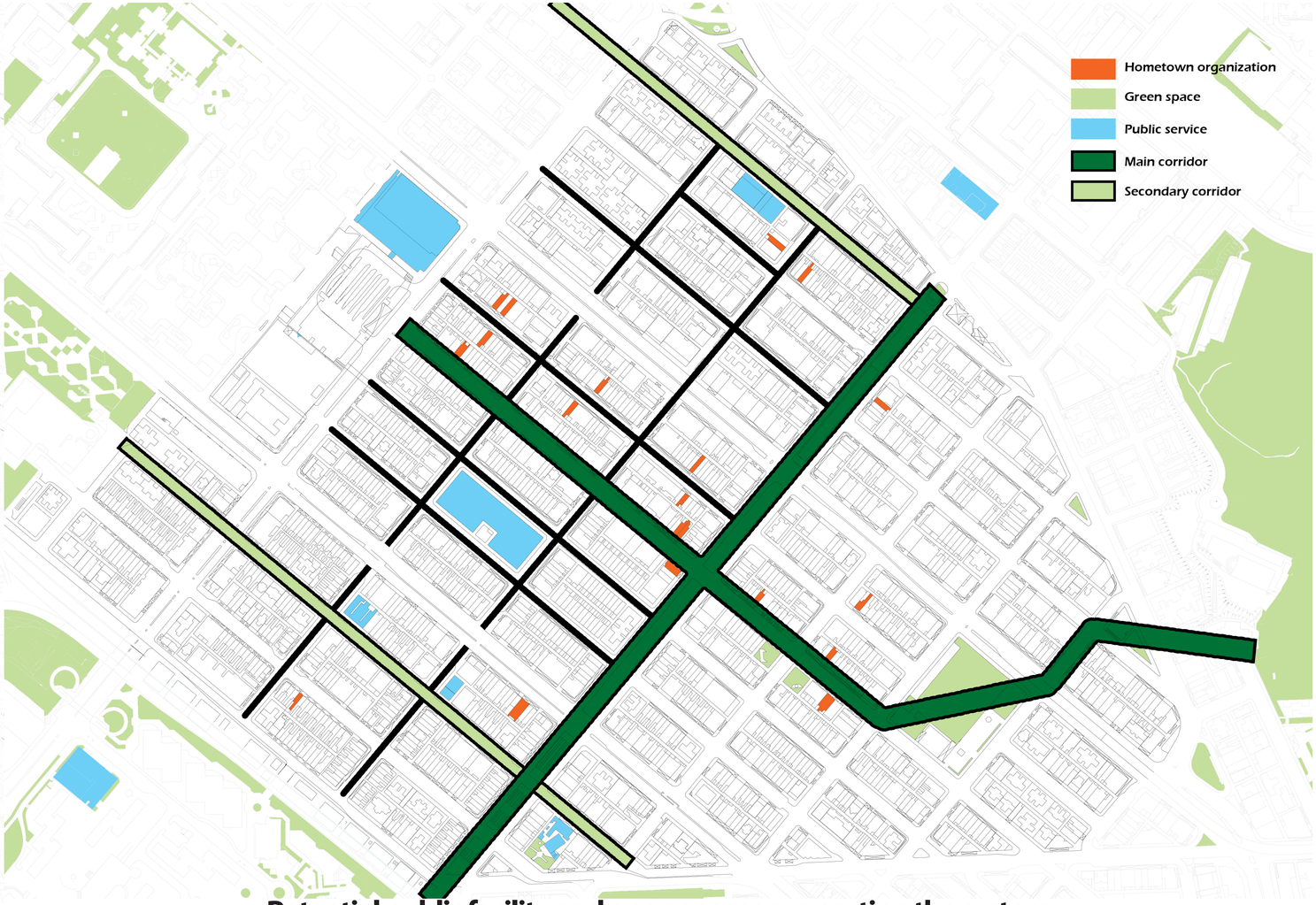

*Potential buildings renewal*




*Public transportation*




*Pedestrian density*




**Potential public facility and open spaces supporting the system**

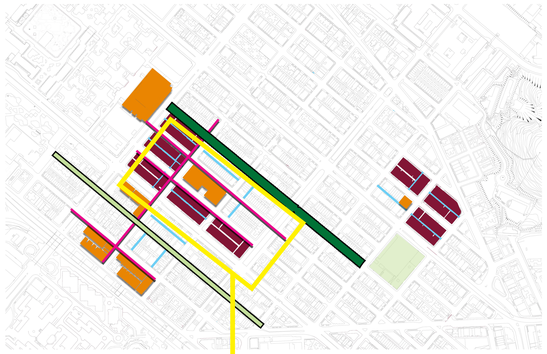
# PHASING & FLEXIBILITY

**Scenario 1: Consulting** *(0 -- 3 years)*

**Scenario 2: Partnership** *(3 -- 10 years)*

**Stage 3: Citizen control** *(10 -- 20 years)*







**STREET GARDEN RENEWAL**

**MARKET NEIGHBORHOOD RENEWAL**

**CORRIDOR EXPANSION**

**COMMUNITY ENGAGEMENT**

- Establishment
- Informing
- Training
- Participation

**COMMERCIAL RENEWAL**

- Commercial backstreet I
- Commercial backstreet II
- Elevated street Phase I
- Elevated street Phase II

substitution

**HOUSING RENEWAL**

- Street Garden Housing
- Co-housing I : Market neighborhood
- Co-housing II
- Independant buildings renewal
- High-rise Renewal

**OPEN SPAC RENEWAL**

- Street Garden
- Secondary Walkable Corridor
- Car-limited area

*Anchor projecs*




# MARKET NEIGHBORHOOD

## — PRIVATE PROPERTY RENEWAL




*Rundown building in Market Neighborhood, Source: Sham Shui Po Urban Renewal District Vision Research Report, 2010*

*Rundown Building in Market Neighborhood*

*Rundown Building in Sham Shui Po*

*Shops in Rundow buildings*

# SITE POTENTIAL

## Peripheral Public Service & Infrastructure




*Source: Sham Shui Po Urban Renewal District Vision Research Report, 2010*

## Potential Density for Development




*Source: Sham Shui Po Urban Renewal District Vision Research Report, 2010*

*Market Neighborhood Renwal*
*Commercial Facility*
*Public Buildings*
*Bus Stop*
*Metro Entrance*
*7-9 storey high*
*4-6 storey high*
*3 storey or below*
*Main Street*
*Secondary Street*
*Street Garden*

# DESIGN PRINCIPLE



**Bonding to context**



**Keeping the Road Network**

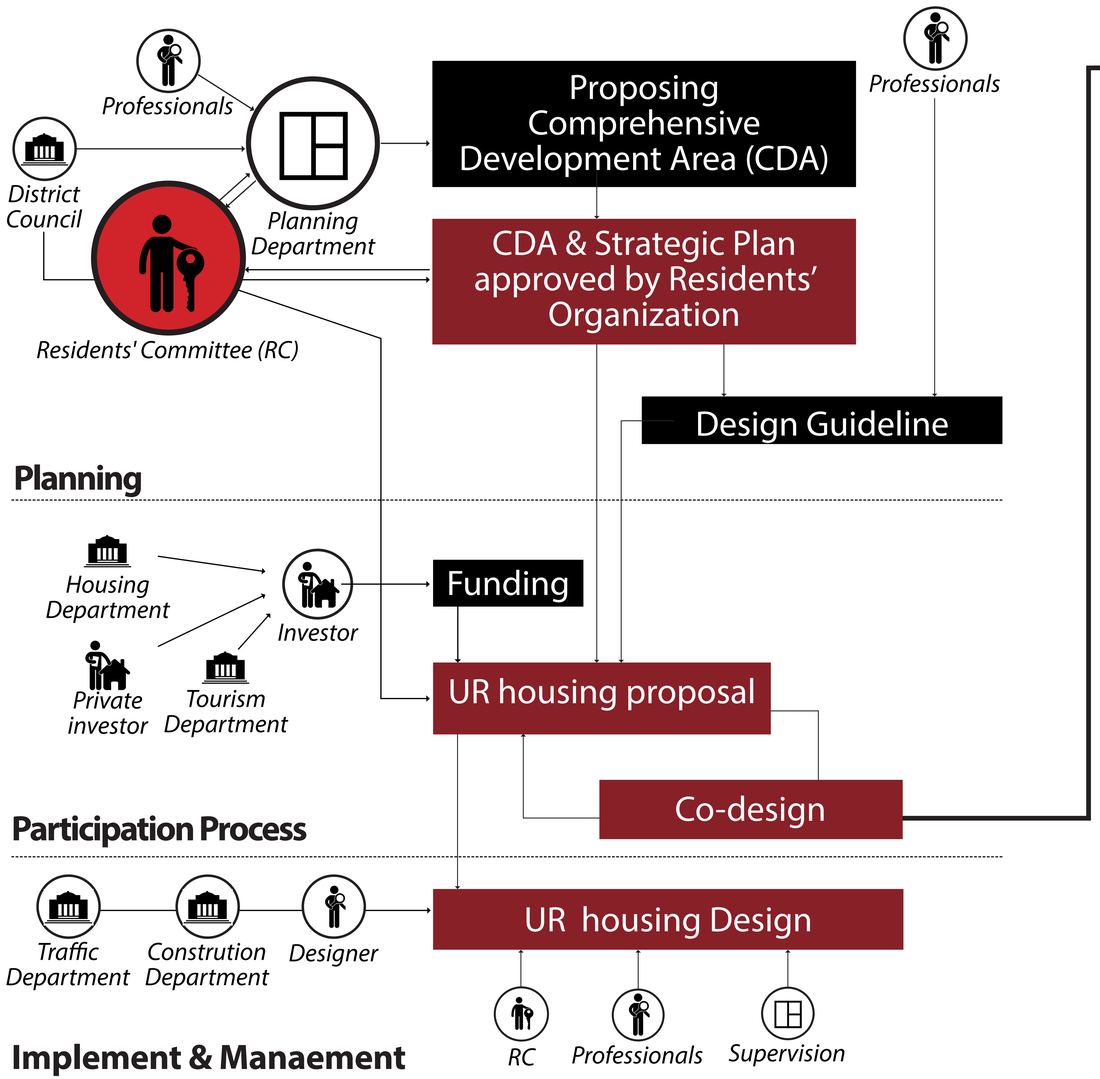


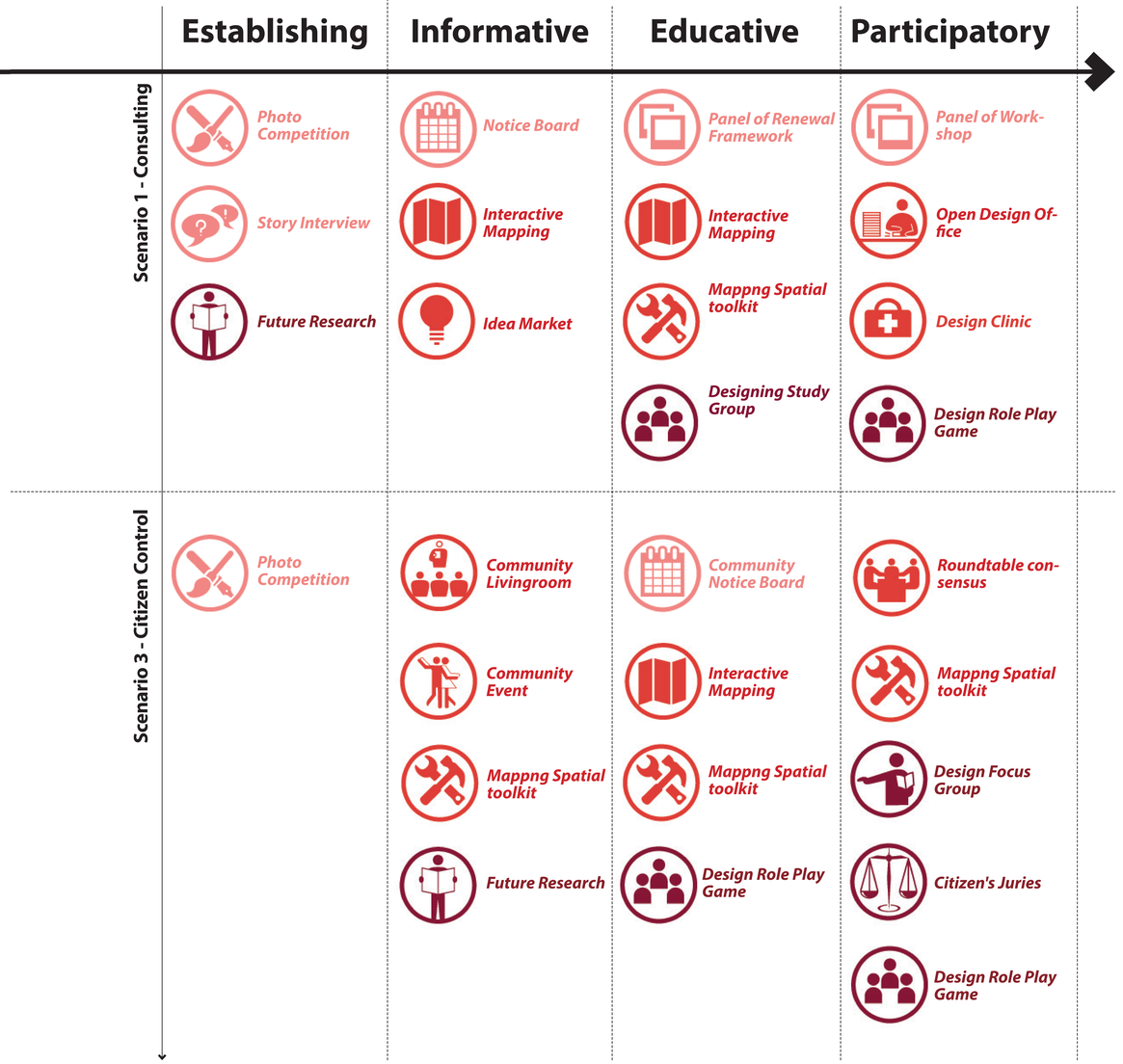
**Mixed Land Use**



**Higher Density Development**

# RENEWAL SCHEME

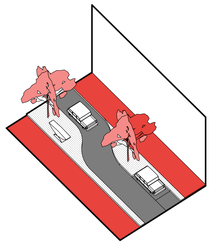


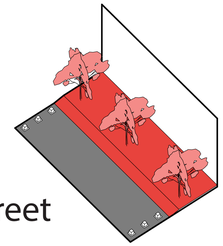
# DESIGN TOOLKIT

## STREET RENEWAL

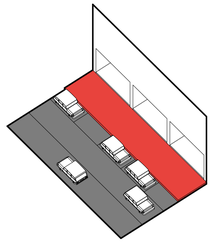
- Slow Street



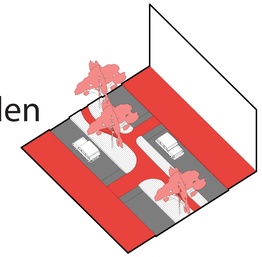
- Periodical Car-limited Street



- Street Parking

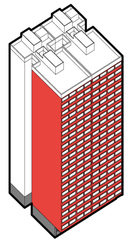


- Street Garden

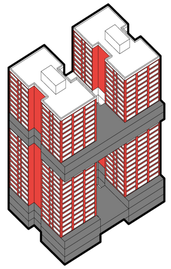


## HOUSING RENEWAL

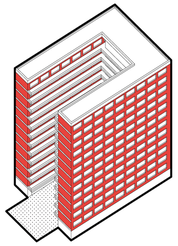
- High-density Shop House



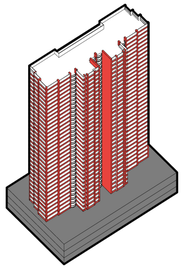
- Small-size Shared Housing



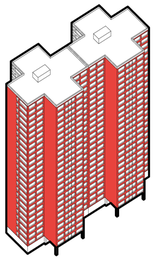
- Enclosure Resident



- Tower Housing + Commercial Podium

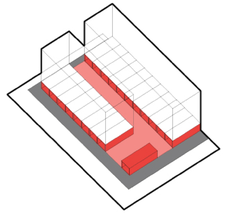


- Independent Housing Tower

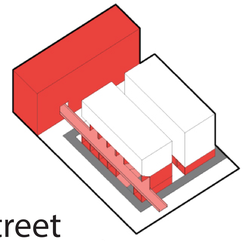


## COMMERCIAL SPACE RENEWAL

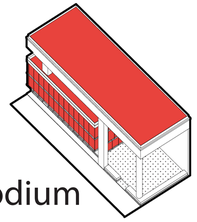
- Commercial Backstreet



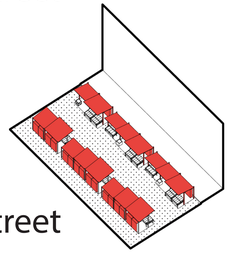
- Elevated Commercial Street



- Commercial Podium

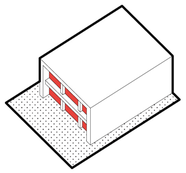


- Temporary Commercial Street

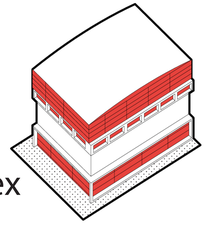


## PUBLIC SERVICE

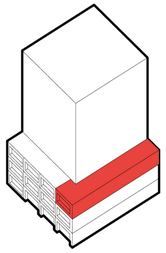
- Independent

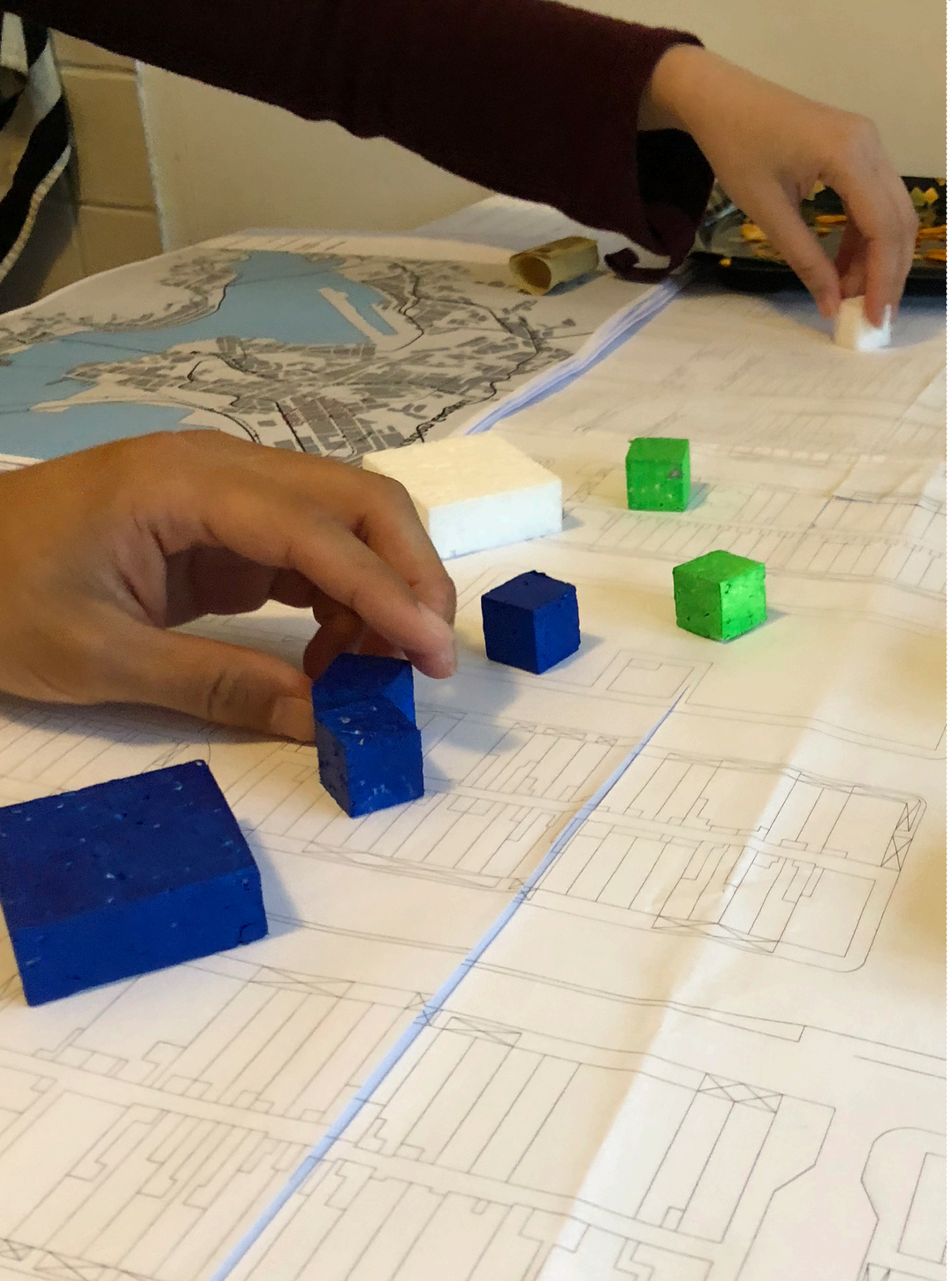


- Compact Public Complex



- Public Service in Apartment

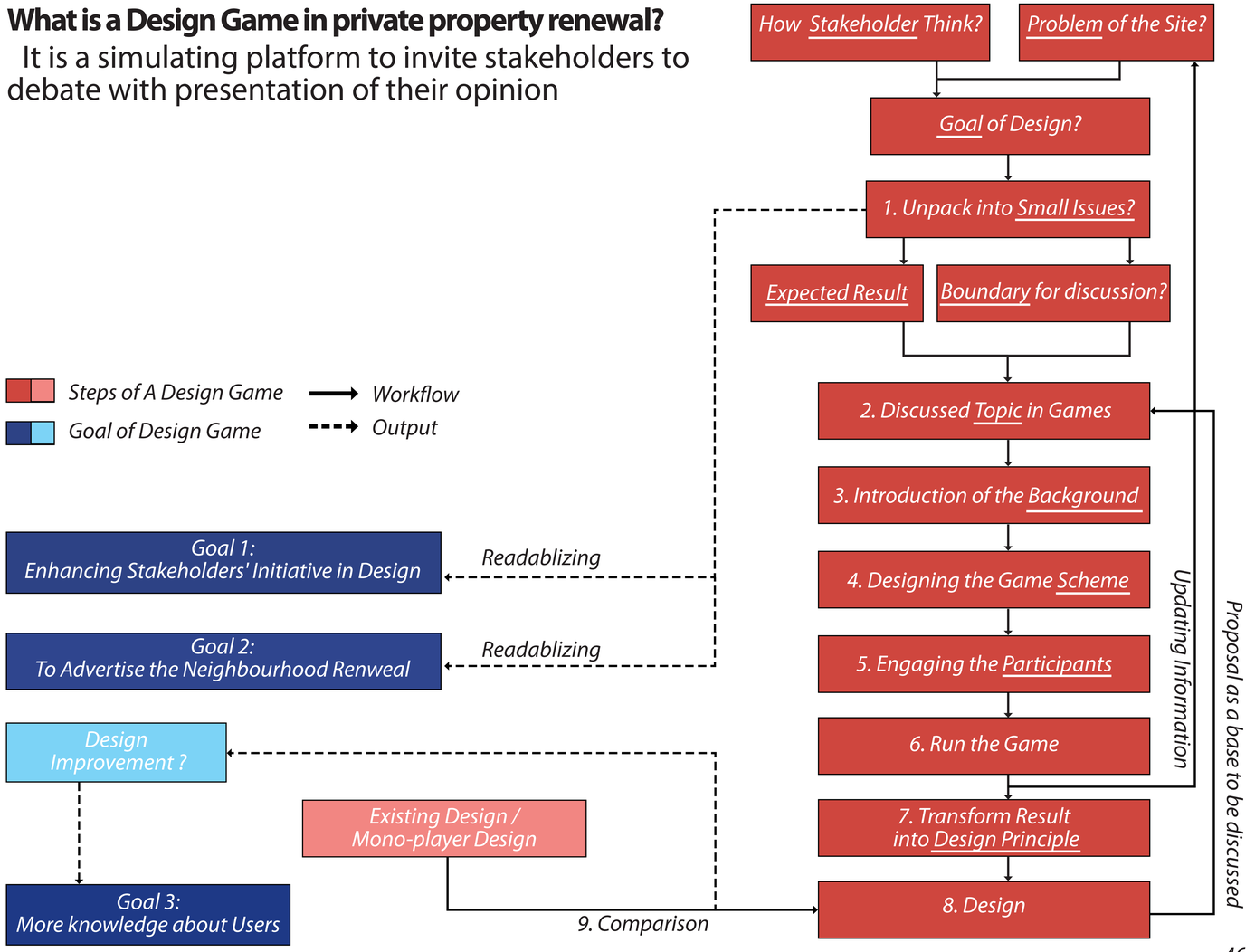




# GAME AS A DESIGN METHOD

**What is a Design Game in private property renewal?**

It is a simulating platform to invite stakeholders to debate with presentation of their opinion



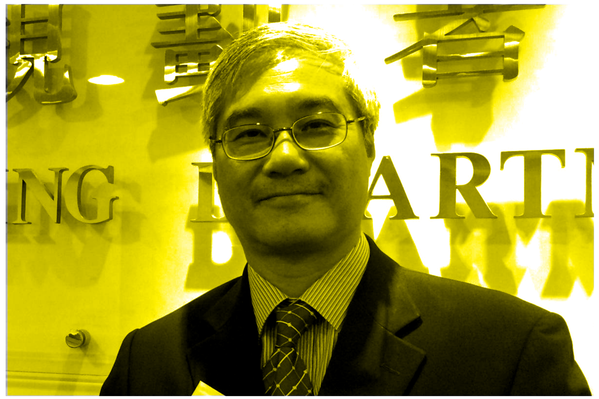
# PARTICIANT ENGAGEMENT



## Representative of Tenants' Group

*/ **Power:** say no to relocation within the lease period (1-2 years); voting*

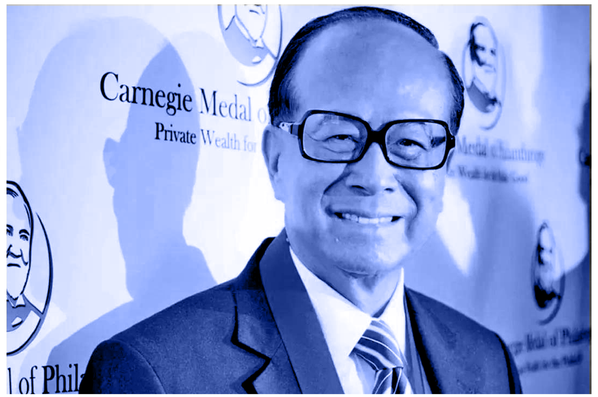
*/ **Credit:** Affordable housing (+) ; Affordable commercial spaces (+) ;Quality of public spaces (+) ; Compensation (+) ; Old buildings (-)*



## Chairman of Urban Planning Department (UPD)

*/ **Power:** say no to all planning projects; infrastructure planning*

*/ **Credit:** spatial quality in public spaces (traffic, built environment, area of park, facilities) (+) ; increase residential space (+)*




## Property Developer

*/ **Power:** Invest on projects ; make plan and design*

*/ **Credit:** value of property (+) , spatial quality (residential space) (+) ; period of project (-) ; rent of commercial spaces (-)*



## Representative of Property owner:

*/ **Power:** say no to relocation, re-negotiate on lease contract, voting, make plan and design*

*/ **Credit:** property value increase (+) ; monetary compensation (+) ; period of relocation (-)*

# TYPOLOGY & TOOLS

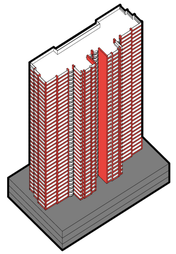
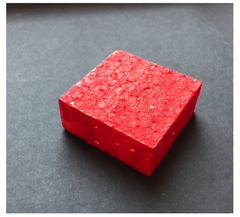
**Introduction (15 min)**
Independantly place projects on the map

**Brainstorm – Where projects? (15 min)**
Independantly place projects on the map

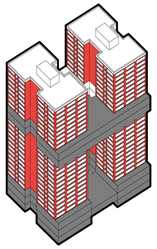
**Review 1 ( 30 min)**
Presenting the plan and principle of your design

**Debate (60 – 90 min)**
Negotiate block by block and find a comprimise

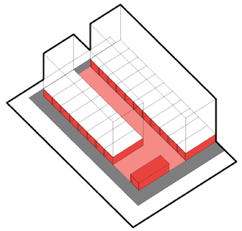
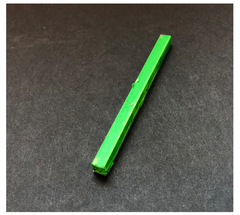
**Review 2 (20 min)**
Evaluate the final result respectively

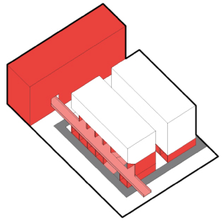
Tower Housing +
Commercial Podium



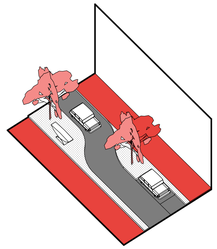

Small-size
Co-housing

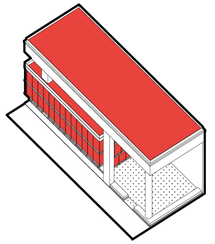
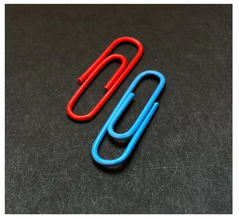
Commercial Backstreet




Elevated
Commercial Street

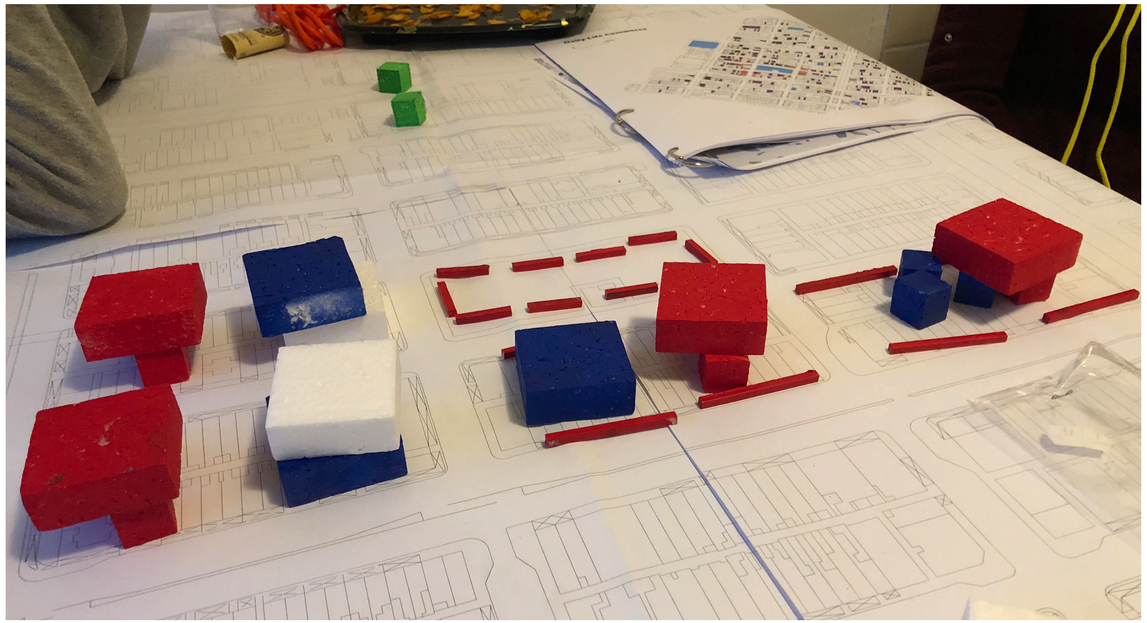



Slow Street

Commercial Podium

# RECORDING OF THE GAME

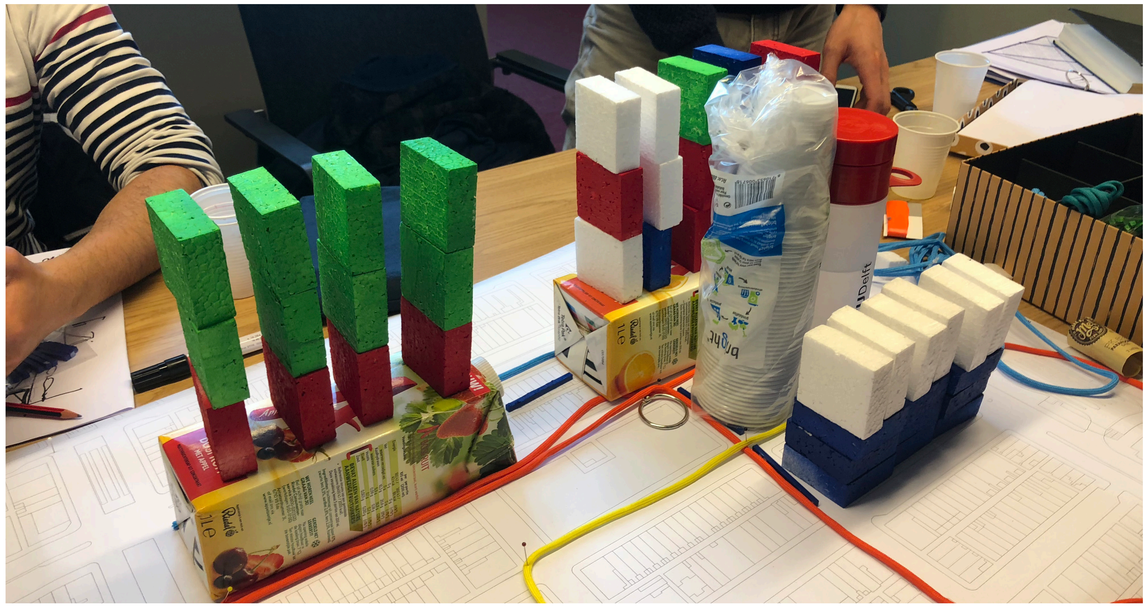


## PARTICIPATION 1

**Participant: TU Delft students from China mainland**

| Question / Participant | Residential Issue | | Commercial Issue | | Public spaces | |
|---|---|---|---|---|---|---|
| | **What is the strategy to relocate current residents?** | **Where are the migrants ? ?community?** | **What spaces should be? preserved in traditional commerce?** | **Where are the traditional commercial space and shopping mall?** | **What public facilities are needed by different residents?** | **Where are these public spaces?** |
| **Tenants' Group** | *- Relocated in affordable housing;<br>- Temporary accommodation;<br>- Compensation* | *- Close to public transportation* | *- Commercial street;<br>- Flexible street facilities* | *- Close to public transportation<br>- Close to living spaces* | *- Community activities;<br>- Green spaces;<br>- Daily life commerce* | *- Mixed with residential blocks;<br>- Accessible by pedestrian* |
| **Government** | *- Relocated in a high-density and coherent approach;<br>- Temporary accommodation* | *- Close to existing public facilities* | *- Food market;<br>- Street scape* | *- Using current facilities;<br>- Close to cultural heritage areas* | *- Infrastructure with larger capacity<br>- Green spaces<br>-Pedestrian system* | *- With proper distance to current facilities;<br>- Connecting to current facilities* |
| **Property Developer** | *- Relocation with less space occupated;<br>- Compensation* | *- Places with lower land price* | *- Commercial street* | *- Inner neighborhood;<br>- Continueous with pedestrian system* | *- Sport facilities<br>- Green spaces<br>- Public transportation* | *- Close to infrastructure and open to wider range of citizens* |
| **Property Owner** | *- Reloacted with a more valuable housing typology;<br>- Compensation* | *- Close to infrastructure* | *- Commercial street* | *- Close to public spaces and infrastructure* | *- Green spaces;<br>- Public transportation;<br>- Sewage system* | *- Mixed with residentsial blocks* |
| **Consensus** | *- Relocated in high-density approach<br>- Compensation & temporay housing* | *- Widely spread and surrounding the market* | *- Commercial street;<br>- Temporary market* | *- Surrounding the market;<br>- Contineous to shopping mall and metro station* | *- Green spaces in neighborhood;<br>- Daily-life commerce* | *- Surrounding the market;<br>- West of neighborhood* |

# RECORDING OF THE GAME

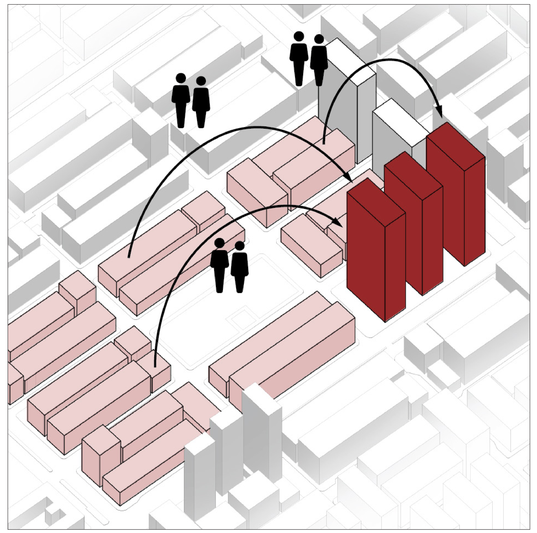


## PARTICIPAITON 2

**Participant: TU Delft students from Hong Kong**

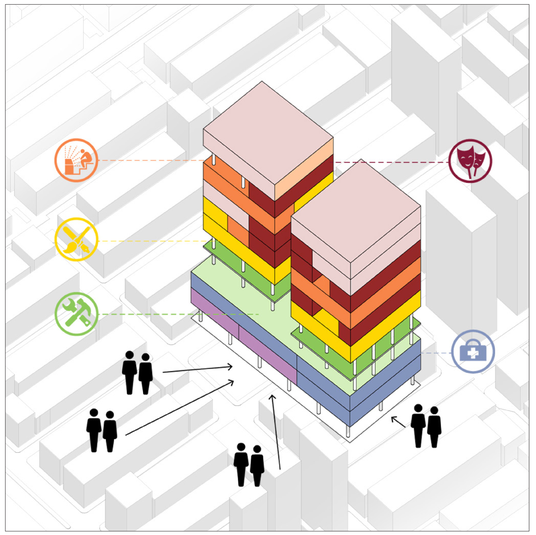
| Question / Participant | Residential Issue | | Commercial Issue | | Public spaces | |
|---|---|---|---|---|---|---|
| | **What is the strategy to relocate current residents?** | **Where are the migrants ? ?community?** | **What spaces should be? preserved in traditional commerce?** | **Where are the traditional commercial space and shopping mall?** | **What public facilities are needed by different residents?** | **Where are these public spaces?** |
| **Tenants' Group** | *- Relocated in small-size housing;<br>- Temporary accommodation;* | *- Close to metro station on the north* | *- Commercial street;<br>- Flexible street facilities;<br>- Temporary market* | *- Mixed with migrant community* | *- Public transportation<br>- Green spaces;<br>- Daily life commerce* | *- Mixed with residential blocks;<br>- On the way to metro station* |
| **Government** | *- Relocated in a high-density and coherent approach;<br>- Compensation* | *- Close to existing market building* | *- Food market;<br>- Temporary market* | *- Using current facilities;* | *- Infrastructure with larger capacity* | *- Center of the neighborhood* |
| **Property Developer** | *- Relocation in a seperated block;<br>- Compensation* | *- Elevated in the bottom of sperated relocation block* | *- Commercial street* | *- Inner neighborhood* | *- Sport facilities<br>- Elevated green space<br>- Public transportation* | *- On the south boundary of neighborhood* |
| **Property Owner** | *- Reloacted in city center;<br>- Compensation* | *- Mixed with middle-class residents* | *- Commercial street<br>- Food market* | *- All the bottom podium* | *- Green spaces;<br>- Public transportation;* | *- Mixed with residentsial blocks* |
| **Consensus** | *- Relocated in a seperated high-density block<br>- Compensation* | *- A seperated block next to the market on the west* | *- Commercial street;<br>- Food market* | *- Inner neighborhood surrounding the market* | *- Daily-life commerce* | *- Mixed with residentsial blocks<br>- Close to market* |

# DESIGN PRINCIPLE



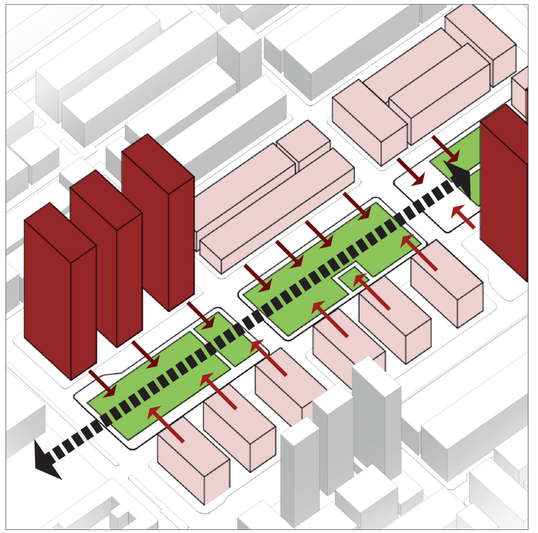
A. Mixed Residence

B. Local Relocation



C. Co-housing Relocation

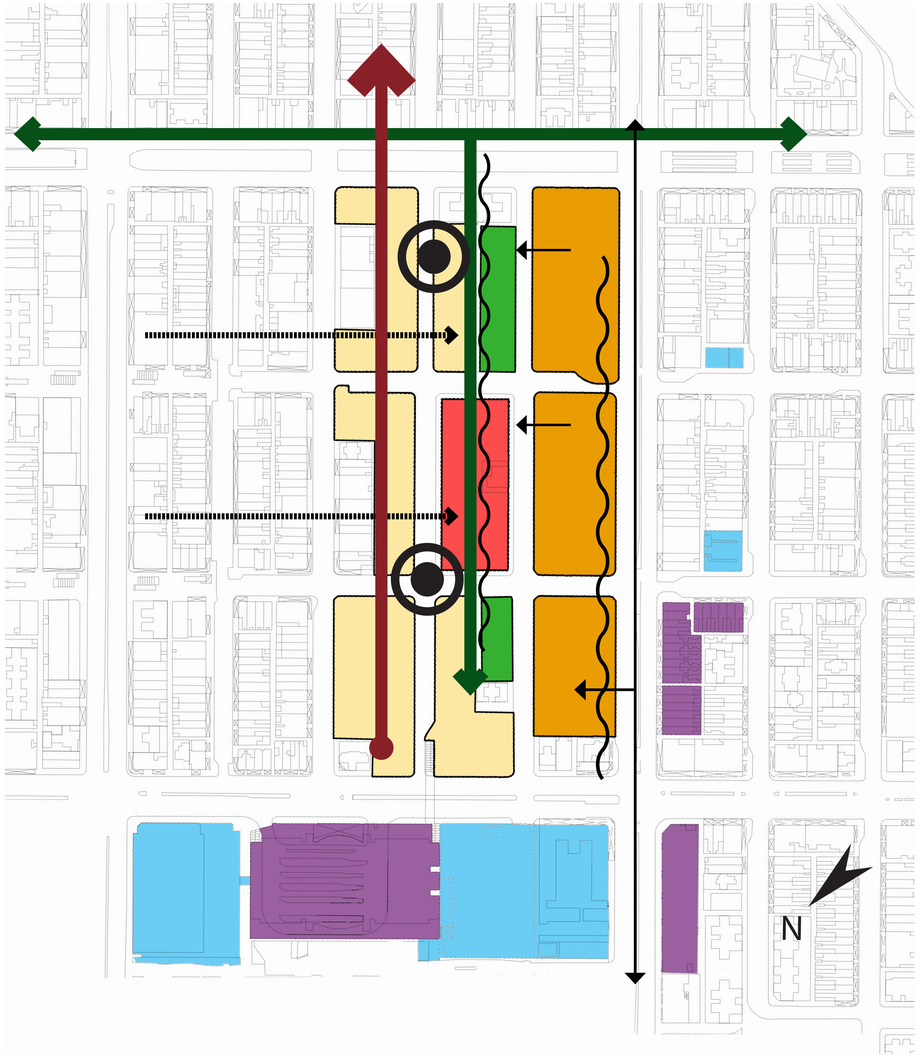
D. Management of Public Facilities



E. Periodic Use of Street

F. Shared Public Green Space

# STRATEGIC MAP




Neighborhood centre

Pedestrian Flow

Car Traffic

Main Street

Commercial for non-locals

Main Street

Middle-class Residential

Public Building

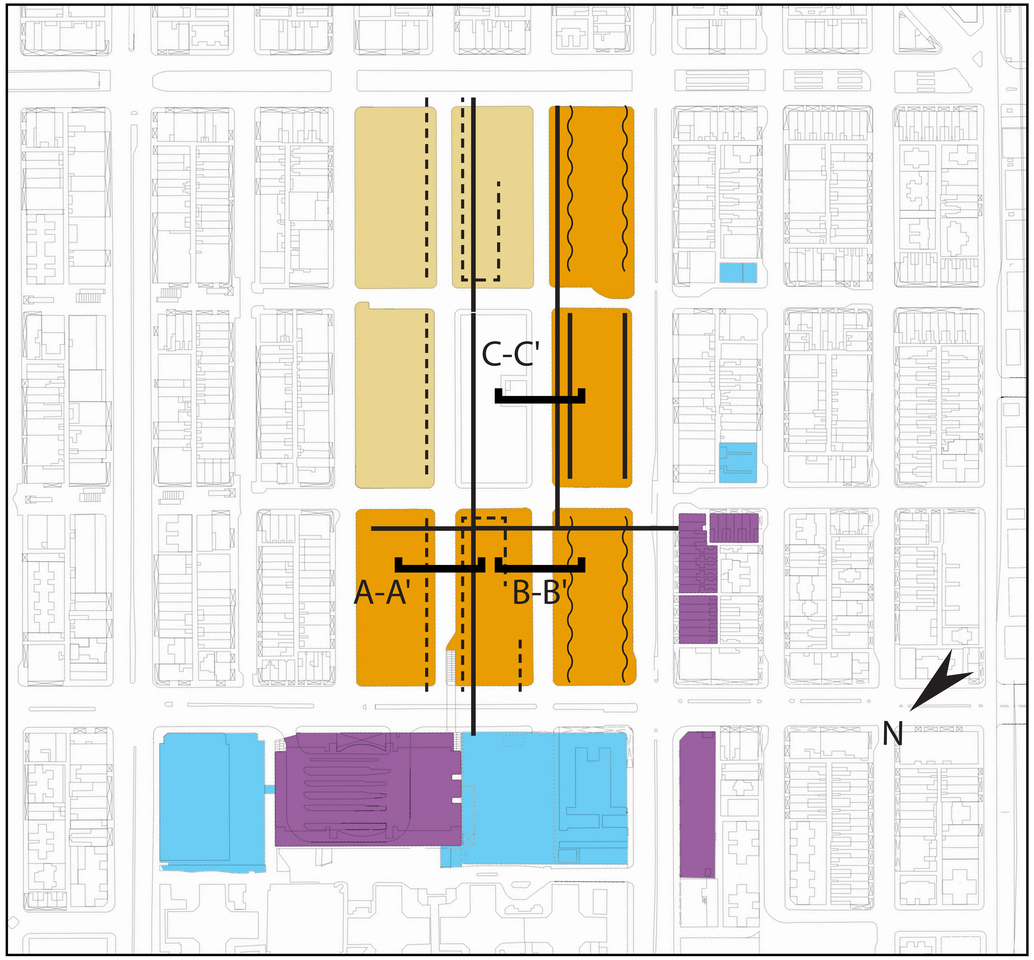
Co-housing Residential

Public Service Centre

Commercial Building

Development Area

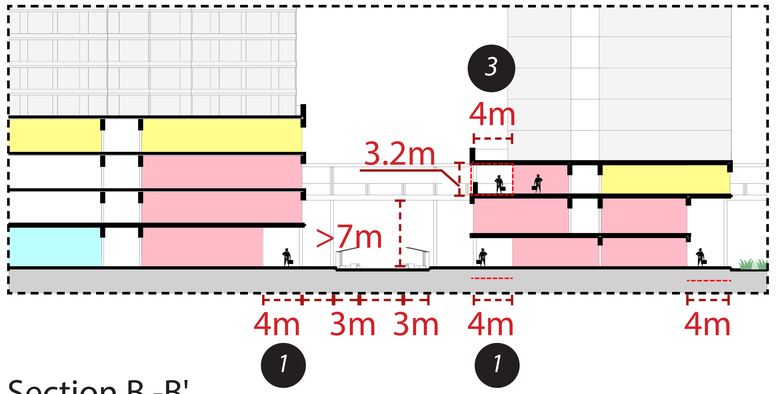
# CONTROLING SECTIONS



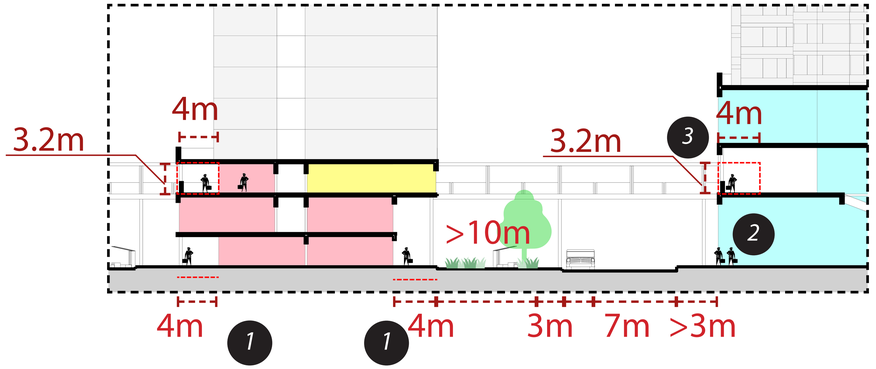

Arcade Street 1 — Elevated Street 2 — Shopping Centre 3

Midle-class Residential — Co-housing Residential — Commercial Building — Public Building

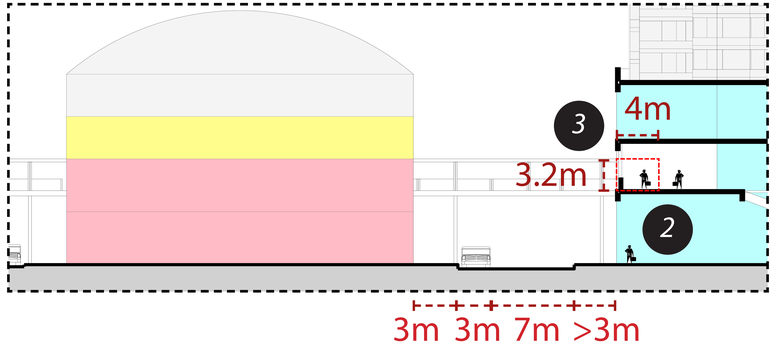
Section A -A'




Section B -B'




Section C -C'

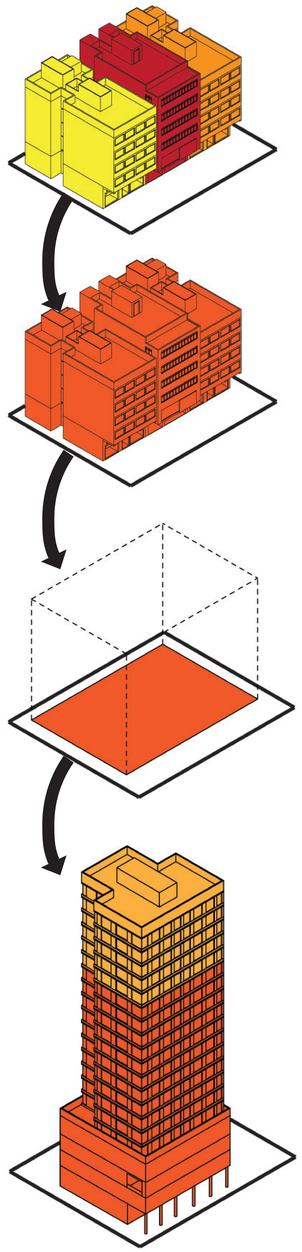


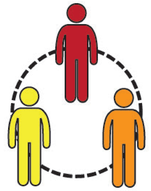

Controling Dimension — Public Facility — Small-size Commerce — Shopping Centre — Residential Block

# PLANNING CONTROL



# PLANNING CONTROL

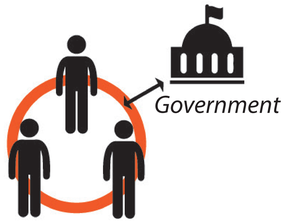




**Phase 1: Cooperation**



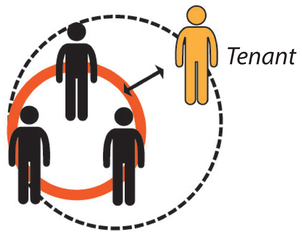
**Phase 2: Combination**



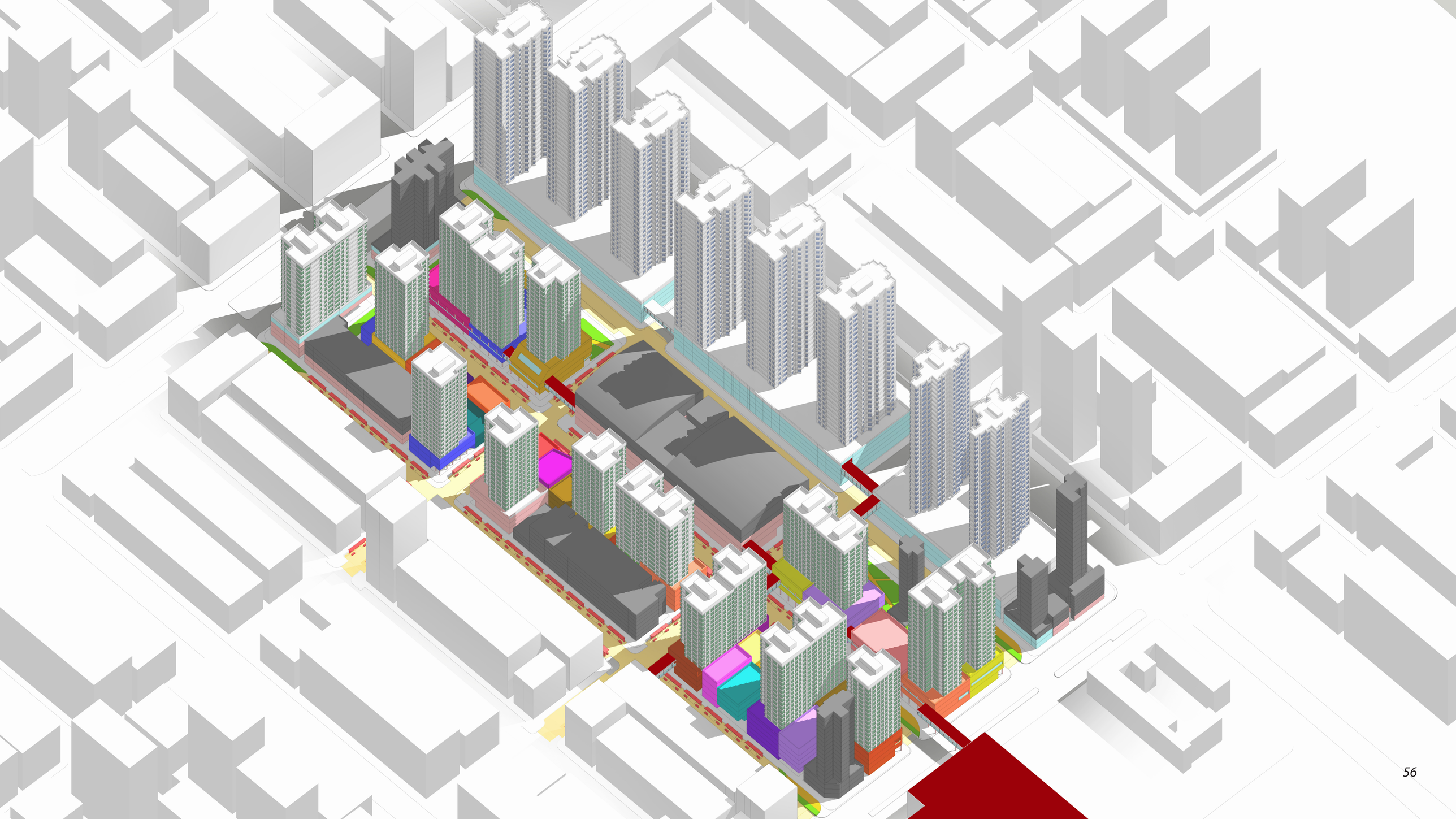

**Phase 3: Planning**




**Phase 4 : Development**




**Phase 5 : Management**





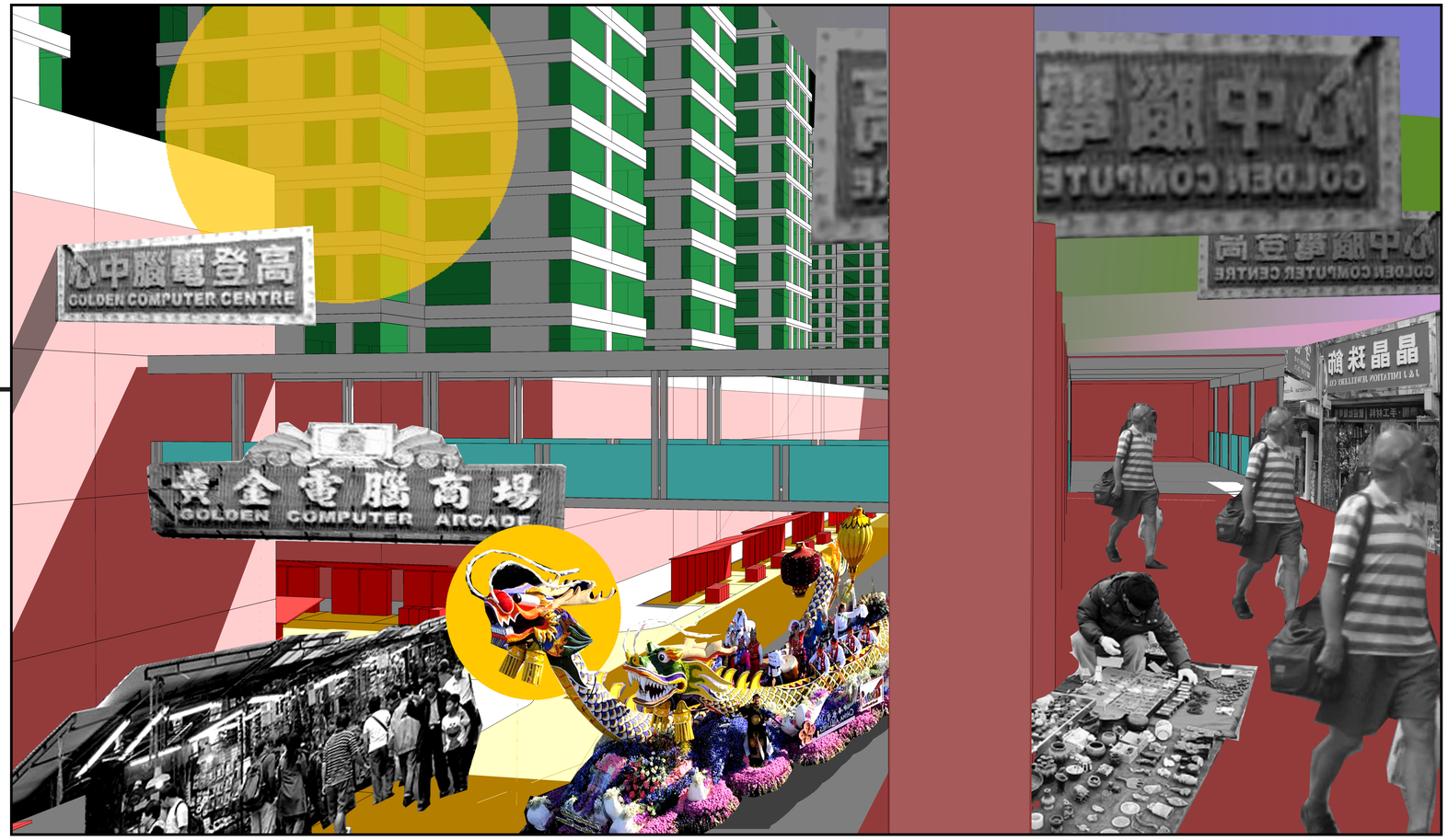






**Diverse building block & Continuous Elevated Street**




**Double-layer Commercial Street**

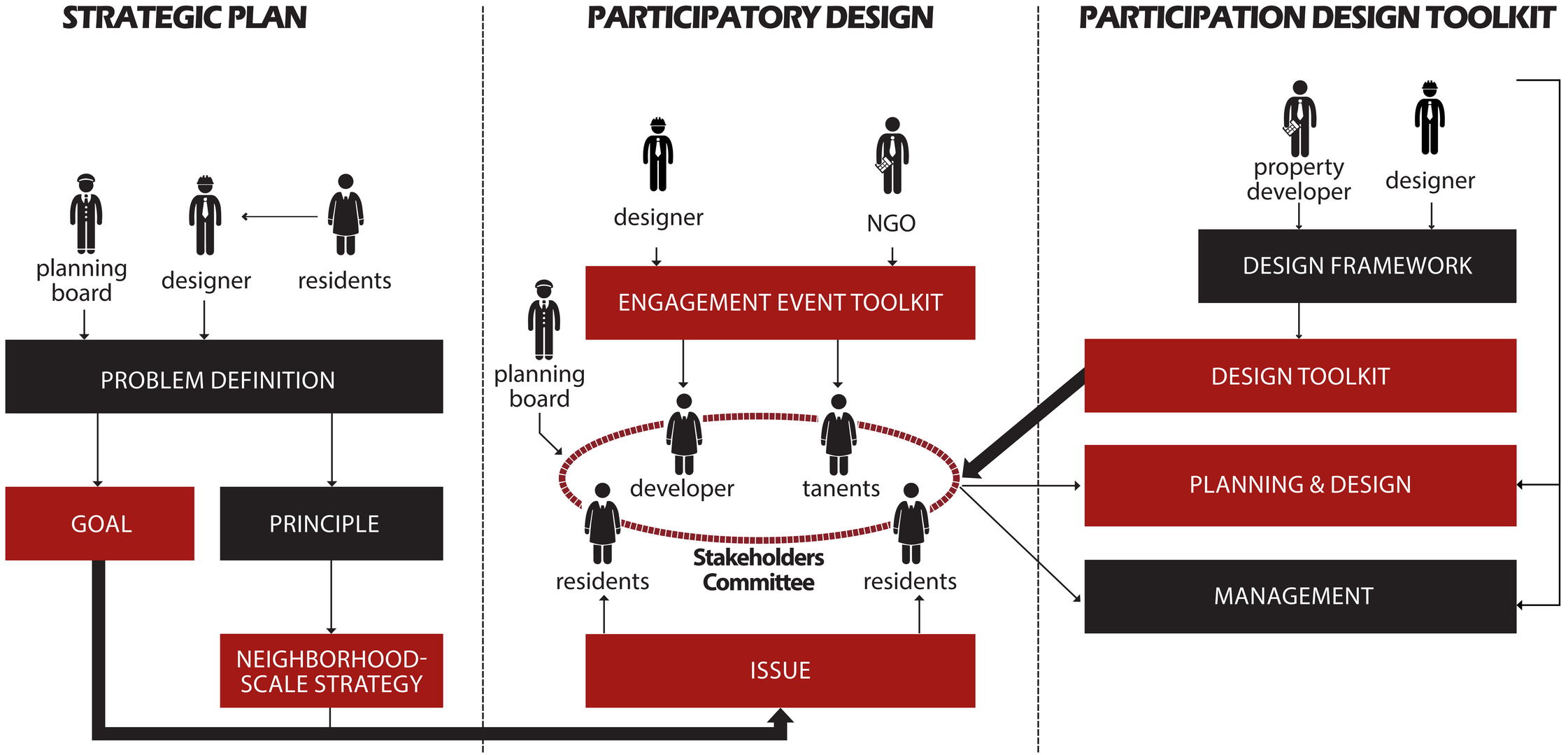






**Shared Open Space with Commercial Street**

# A COMPREHENSIVE URBAN APPROACH ??



# RENEWAL WITH ARRIVAL

## An immigrant participatory urban renewal in Hong Kong metropolitan area

Xiaojun Liu's graduation project, TU Delft, 2017-2018

# THANK YOU !!

