RENEWAL with ARRIVAL

A participatory urban renewal in Hong Kong immigrant neighborhood

by Xiaojun Liu (4605454), TU Delft, 2017-2018



P5 REPORT
Arrival with Renewal

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INTRODUCTION

Hong Kong is an immigrant city. Over 30% of population nowadays are immigrant from mainly China mainland, Malaysia, Philippine and UK (CSD, 2017). Since Hong Kong society is composed by immigrants and it is also friendly toward new comers. Over 500 social organizations in Hong Kong is supporting and concerning immigrant group. (CSD, 2017) The immigrant policy in Hong Kong is famous for its openness. The multi-cultural background also provides relative job equality to immigrants and open citizen right to immigrants.

Sham Shui po is a typical arrival city that had successfully accommodated several generations of immigrants and help them rising to the local city middle class. Sham Shui Po is developed in 1920s. Then in the 1940s, as the edge of Hong Kong metro area, it accommodated a large number or mainland immigrants during Great Immigration during Chinese Civil War. From then on, it has become an enclave of immigrants for the following half century. During this period, more than 50% immigrants in this urban district have achieved social-status rising and moved out of Sham Shui Po. (Society of Community Association, 2013) And now, with continuous influx of migrant residents, almost 50% of population was born outside of Hong Kong. This number is the highest in Hong Kong and is predicted to go up in 65% in 2028 when Hong Kong population reach its peak. (CSD, 2017)

Sham Shui Po's tiny housing type provided enough affordable house for immigrants to live near job opportunity. Tang Lau, a south east Asian building typology built in 1920s, in Sham Shui Po offer apartments with area below 40 m2 in four or five stories. 10,000 units of subdivided apartments, mostly around 20 m2, are located in Sham Shui Po providing accommodation for more than 40,000 people, including around 12,000 new immigrants. (CSD, 2017) The average rent are 3,500 HK dollars which is only one-fifth of another apartment in adjacent district. Thought the housing price is low, it is a part of Hong Kong metro area with quick access by dense road network and subway line.

The density and streetscape help them to frame a social supporting network and create more low-skill job opportunity. The four-storey Tang Lau frames the pedestrian-friendly streetscape in Sham Shui Po with continuous arcade on the ground floor for small shops. It provided a space for immigrants to start their small enterprise and create low-skill job opportunity. These commercial spaces are also room for immigrants' social network. Besides, the dense residential area (40,000 people/km2), attribute to the social network that supporting immigrant's families. (Hong Kong 2030, 2017)

In the last 5 years, to renovate the terrible building structure, regeneration projects were put forward in Sham Shui Po. It is also aiming to attracting higher-income people to activate the upgrading of old district Sham Shui Po. It also targets to rebuilt and intensified old neighborhood for more low-income people. The administration on streets and subdivided housing is planned to forbid the informal space, like temporary market and subdivided housing to improve citizens' environment, health and safety.

However, these urban renewal projects are damaging the existing immigrant community's social mechanism that



Mainland Chinese immigrant neighbourhood in Hong Kong metropolitan area

Subdivided housing accomodating migrant residents, source: Publicis HK

helps them to move upward to better income social status. New real estate project raises the rent price and food price which used to be suitable for low-income immigrants. The rent for shops in Sham Shui Po has rose 25% in the last 5 years comparing to the Hong Kong's equivalent figure at 8%. The housing rent were also soaring for around 50%, with the same price per square meter in elite housing in city centre. (Centaline Property Agency, 2016) In addition, public housing projects are changing the streetscape that is friendly to small business and community network. Some of four-storey Tang Lau were demolished and rebuilt into 30-storey apartments. The ground floor of this kind of apartment cannot provide equal number of shops in the same area and the average area of them are also bigger than before, which is supposed to be more expensive. The street on rebuilding neighborhood now also lost their vitality with blocked façade. In all, the urban beautify measure is killing the bottom-up living environment that is incubating new urban middle class from immigrants.

What's more, with the growing awareness of property right and community movement, the counterviews from neighborhood residents, including migrant tenant, property owners and other stakeholders, were getting stronger and lead to radical rise on financial and administrative cost of redevelopment process. Therefore, these renewal projects proceed very slowly in the last 10 years. It leads to a situation that the exclusion of wider stakeholders is not an option and the property renewal promoters, namely property developers and government, are in need of taking these stakeholders in.

This trend is also a global trend, especially in western developed countries. To answer it, participatory planning and design was proposed in a series of research and study since 1970s. Participatory planning and design is a method developed under the context of rising awareness of public. In 1970s, American citizens and planners started movement against the complete top-down planning approach and participation and advocacy were proposed (Tian Li, 2003). In the meanwhile, since more and more built environment was to be redeveloped after prosperity in the 1960s, planning became much more related to wider range of citizens' benefit. A more inclusive approach was called for. What's more, building identity was demanded after the 1970s, a flexible planning and design approach meet diverse need was then fertilized in this social background. (Colleen McTague, 2013)

This research is aiming to use participatory planning and design to fulfill urban renewal's economic and social goals while 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 Hong Kong.

It is based on the theory of migrants' city, which addresses on migrants' life and spatial need. Its social and spatial quality will be defined and analyzed by the example of other cities and regions. Its connection between migrant settlement's spatial elements and their social movement shows how the spaces is used and designed in these arrival areas.

Another theoretical column is participatory planning and design, which claims to include users and stakeholders voice in design and planning process. Its classification theory and development process will be used to design the process of Hong Kong's transformation from property-led to spontaneous renewal approaches. What's more, by comparing various patterns of participatory practice in different cities, especially in Asian cities, the planning framework of participation is concluded. This framework then suggests several effort that planner can do in its three process. Then, with the help of these theory, this participation framework will be conducted in Sham Shui Po, a typical immigrant neighborhood in Hong Kong metropolitan area where is planned to be renewed. Imperial study based on map and site visit will also be used to test and analyses its social and spatial quality. The propose is a participatory framework of Sham Shui Po urban renewal which is constituted by strategic masterplan, community engagement and a design catalogue according to the participatory approach and migrant neighborhood's need. In the end, the possible vision of renewed Sham Shui Po neighborhood is shown.

MOTIVATION

It was predicted that by the end of this century, more than 90% of human beings on earth will living it city (Dougs, 2011). A huge influx to the city will be witnessed in this century, and this will be probably performance in developing countries, migrating from rural areas to cities. Therefore, from cities' perspective, how to integrate this large number of urban immigrants to cities is the top threat and also opportunity in the following century. As an urbanism student, to achieve this goal, I hope I can take immigrant integration not only as a social issue but also a spatial issue. For cities complexity, I want to improve immigrant's living condition by synergy of spatial approaches and social approaches. I am faithful to a more flexible design and planning approach which is potential to make our cities inclusive to everyone together with accomplishment of overall interest. I want to spend the last year to develop my design and planning skill as well as to prove the design and planning knowledge I acquired in the first year can be used to tackle the problem in Asia context. More participatory planning and design approaches will be introduced in order to trigger urban renewal and redesign by collaboration of bottom-up and top-down efforts. For Hong Kong's unique spatial characteristics, physical reformation can be the room for the immigrants to survive and environmental tools supporting immigrant's integration.

Sculpture in HKU indicating the people's struggling on the path of knowledge

RELEVANCE

Social relevance

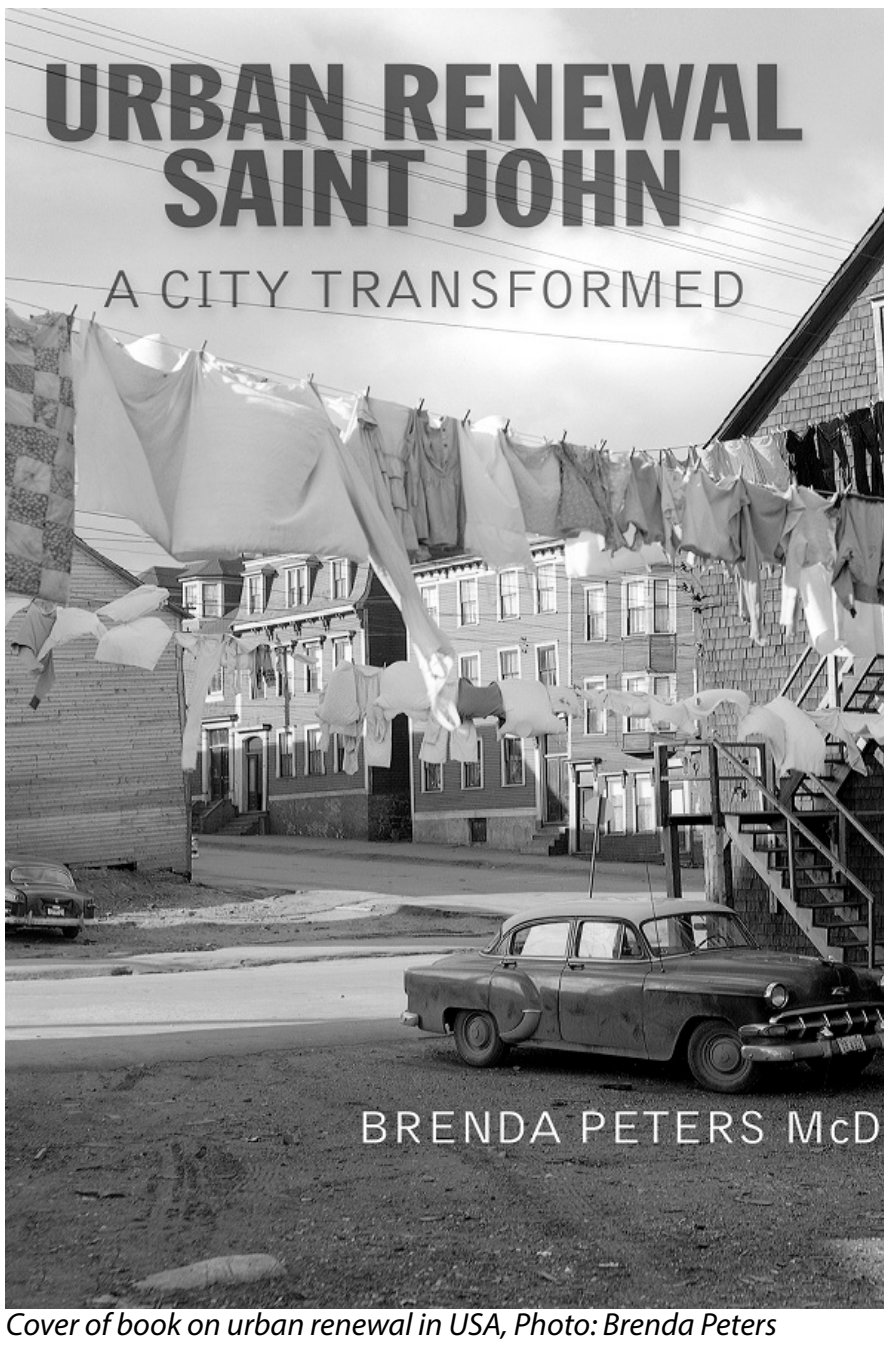
Cities all around the world are facing the dramatic trend of urbanization, but not all of them are ready to accept them, integrate them and settle them, in spite of their hospitable propaganda. Especially in large city like Hong Kong, the urban environment is not friendly to urban immigrants, in terms of social segregation and discrimination. Therefore, polarization is intensified and urban immigrants became a threat to the cities, which is the most frequent social problem in Hong Kong. What's more, similarly as a product of urbanization, urban renewal is also an inevitable choice for cities around the world. This movement is well-known for its social product as gentrification. Then, when these social effects come the immigrant community where social and spatial environment is fragile, the side-effects become for complicated and intense. Therefore, this report is going to understand this conflict and aiming to find an approach to balance them. The outcome of it can provide an approach for large cities to rethink their strategy to the immigrant neighbourhood and the urban regeneration projects upon it, as well as transform our cities into a more inclusive space.

Scientific relevance

When Dougs' arrival city was published in 2011, people are shocked by the vitality and variety in immigrants settlement. It overturned the perceptive that they are slum with crime and terrible living environment. Then, planners started to find a more positive approach to intervene these areas. Community-based planning and other participatory planning approaches were tested in less developed countries in Africa and South Asia. The ideology of social sustainability was also used in developed countries in Europe and North America. However, in rapid developing countries like, China the special social context and intensity make the problem more complicated and local. So, this report targets to a urban renewal approach based the humane perspectives on immigrant neighbourhood and test the founding in other context on Chinese urbanization background. The outcome of it can enrich the catalogue of immigrant community development and participatory planning approach in Chinese social context and immigrant social context.



Traditional Chinese brand for shops opening in Hong Kong



Cover of book on urban renewal in USA, Photo: Brenda Peters

TREND 1:
IMMIGRATION NEIGHBORHOOD

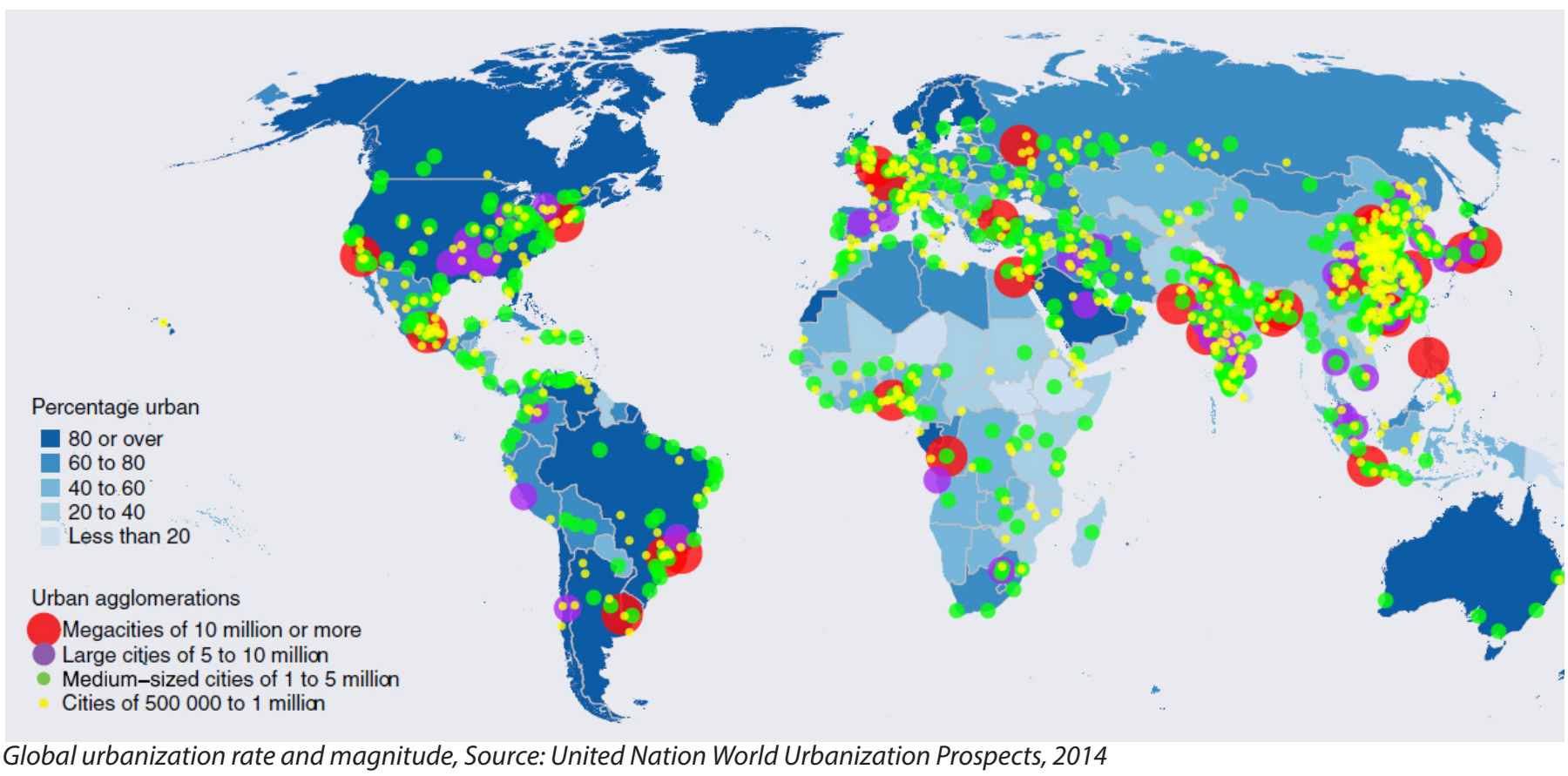
Global Urbanisation

According to UN's research, nowadays, more people live in urban areas than in rural areas, with 54 per cent of the world's population residing in urban areas in 2014.(United Nation World Urbanization Prospects, 2014) By 2050, 66 per cent of the world's population is projected to be urban. Since the development of urban economic and continuous growing dominant culture, cities has been attracting people from rural areas, where people earn less with lower quality of life. As the world continues to urbanize, sustainable development challenges will be increasingly concentrated in cities, particularly in the lower-middle- income countries where the pace of urbanization is fastest. In China, slightly less than 50% of population is still living in rural areas eager to be integrated into the current conversation of the city and rural. Besides, migration from less developed or less international city to higher-level one also enlarging the influx of urban immigrants. Though their motivation and approaches are diverse, comprehensive integrated policies to improve the lives of both urban and rural dwellers are needed.

Cross-border immigration

With the context of urbanization, urban migration also happens cross borders. Commonly, the cross-border immigration is more difficult than others, due to administrative restriction on borders. So, this usually results from strong motivation like political instability or largely improve life hood. For example, in the 1950s to the 1980s, in fear of Communist government and social instability, there was a large-scale migration on Hong Kong-mainland border, when Hong Kong was still a colony of the Great Britain. Immigrants were taking the risk of death on smuggling.

Besides, challenge of integrating to local society also intensified in mainland immigrants' community. Though sharing the similar ethnic background, there was cultural and economic gap between newcomers and local. Therefore, cross-border immigrants are more likely to face more hindrance in settling their life in the city. With the growing number of this group of people, some of the immigrant groups gradually formed independent community and started to transform the urban environment.



Global urbanization rate and magnitude, Source: United Nation World Urbanization Prospects, 2014



An urban village in China accommodates urban immigrants, Source: www.iaweg.com/

Immigrants' settlement

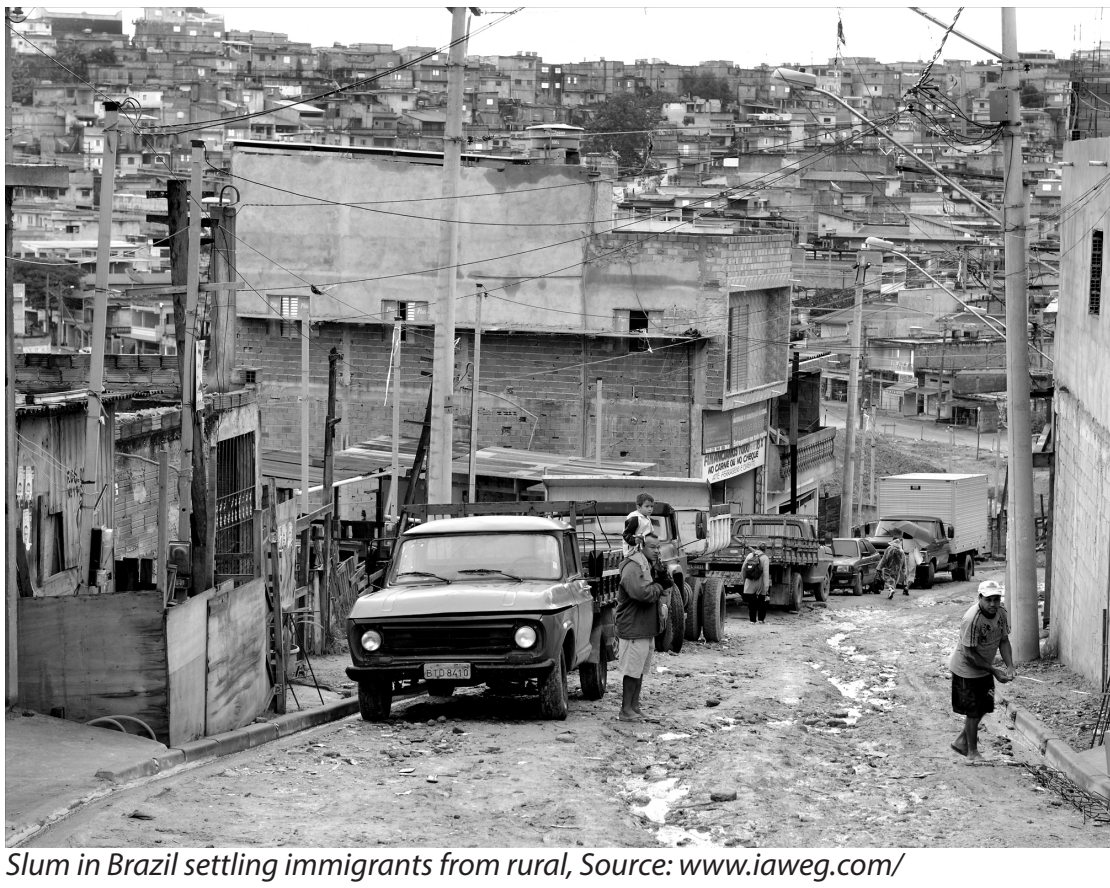
The growth of immigrant community is usually together with establishment of the immigrant neighbourhood. Because of their inferior situation of economy and social network, immigrants tended to live in districts where they can afford the land price and transportation, like suburb and decayed city centre. These kinds of areas than gathering more and more immigrant residents and former local residents becomes gradually not willing to live with this newcomers.

With the high concentration of immigrants in lower-class, most of these urban areas can't afford sufficient public goods. Therefore, it is lack of management from city level. Then, for community's independency, this neighbourhood is likely to be autonomous and isolated from the local environment, both passively and initiative. These urban areas are usually ruled by an informal community autonomy.

This neighbourhood plays a role as a buffer zone for urban immigrants. It provides housing, jobs and most importantly, social bonding for immigrants to get themselves prepared to city life style. In the meanwhile, immigrants culture and ethnic identity can also be enhanced by the concentration of immigrants. Like Dougs praises in Arrival City, immigrant neighbourhood is like a ladder form its residents' upward social mobility and the birth place of new urban middle class, where is needed be study as a tool for immigrant integration.

Usually, with absence of public management, the deterioration of public spaces continues due to the escape of residents who became richer to afford better life and lost hope on existing neighbourhood. However, the intense polarization and failure of public housing policy in Hong Kong makes this exit difficult to reach, when few of them can afford property in other district and acquire right to live in public housing. Without expectation of the exit, Hong Kong immigrant residents started to regenerate their neighbourhood on themselves based on their community network.

In addition, these kinds of immigrant neighbourhoods are also labelled as decayed areas like a cancer to a city. Therefore, they are also potential are for current urban renewal trend and the experiment place of gentrification.



Slum in Brazil settling immigrants from rural, Source: www.iaweg.com/



Street in Brooklyn, New York, Source: LikeAKid

TREND 2:
URBAN DECAY & RENEWAL

Urban decay is a result of the urbanization process. With increasing urban population in city centre and dilapidating built environment, certain areas became unattractive to middle class. Then the gathering of lower income people and loss of interest to capital accelerate the decay of these areas for the lack of public management and spatial improvement. These urban side effects can be depicted in three aspects:



The demolition of Pruitt Igoe housing complex, source: Michael J. Baldridge Post-Dispatch

Economic issue

Urban decay's effect is shown most directly in the form of economic problems. Firstly, the passing by of industrialization age left a dramatic land use change in industrial areas. They used to be the cities' banknote printing machines and now are ruins produce nothing. What's more, the termination of former industry leads to a large amount of employment and neighbourhood poverty in works community. From city's perspective, the vacant buildings results from both dilapidation and post-industrialization occupied the precious land in urban area and limiting the potential of these areas. Therefore, no matter individuals or authority take urban decay as a significant economic threat.



Riot and police on the streets in Brixton, London, source: Kim Aldis

Social issue

Urban decay also leads to social isolation and crime in city centre, with the emerge of a large group of lower-class citizens. With the economic decay, these neighbourhoods are less and less capable to afford public services. Then, urban management becomes weak, which also exclude the intervention by city authority or residents from other districts. Informal management may emerge in the form of gang, and ethnic dominant, will took the power of the street. This makes these neighbourhoods less pleasant for other citizens and gradually isolated as a time-boom of the city.



Abandoned built area in Detroit, source: deadlinedetroit.com

Environmental issue

According to Lefebvre's spatial production theory, as the spaAccording to Lefebvre's spatial production theory, as the spatial form of urban political and economic situation, built environment deteriorates with de depression in social and economic aspects. Generally, disorder for spatial design and planning make public spaces fail to fulfil the need of public activities. In the meanwhile, for its growing age and low-quality of construction, the built environment, including

building, public spaces and infrastructure dilapidates faster than other area and event danger to its residents. What's more, the infrastructure was likely to be built in early period when people's understanding on environment and environmental problem was weak, therefore hardly meet the need of current environmental threat. Therefore, a lot of large cities faced these problems and looking for a method to deprive these side effects.

Urban renewal is a popular answer for this question around the world, which transform the spatial, social and economic condition of decayed urban areas.

Economic renewal

After the fall of industrialization, many cities are tended to introduced higher-level of business, including high-tech, knowledge industrial and service. They decayed areas are redefined as potential areas for these new land uses. What is more, adding of new industry also aims to offering more job opportunity to remit unemployment. In the meanwhile, the purchase power of middle class is introduced by settling middle class on these abandon areas.

Social renewal

The introduction of middle class in decayed areas are well known as gentrification. By building facilities for middle class, urban renewal attracts them back to the lost neighbourhood in order to bring back vitality and external intervention confronting social isolation. By reconfiguring the local community, it extends the controlling power of the city from the community informal autonomy.

Environmental renewal

Most of the urban renewal is companied by built environment upgrading. First of all, open spaces and buildings improvement will be conducted in forms, like rebuilding, rehabilitating or revitalizing. Besides, infrastructure construction is also a significant part of the environment upgrading, in terms of transportation, supply and disaster prevention measures.

In all, urban renewal is the mainstream solution against urban decay. However, this also leads to other both social and environmental problems.



Regeneration in Xian Cun, Guangzhou, Photo: Qing cai

TREND 3:
INCLUSIVE URBAN PLANNING

More inclusive approaches

After the Second World War, the political mainstream is liberalization which laid more emphasis on including more social and economic power into decision making and inviting wider public participation. With this context, urban planning, as a political measure by some means, is getting more and more welcome for non-elite participants. On the other hand, the growing practical difficulty due to urban complexity also urges planners invite more co-operators instead of making decision merely based on academic knowledge.

Top-down

In the age of modernism, the dominant ideology of urban planning is written in Le Corbusier's Athens Charter, as principles like functional city with zoning. The philosophy of it is rooted from the top-down approach of authority. In this background, Le Corbusier even proposed his famous Paris renewal project which planned to rebuild the urban fabric of the historic Paris centre. His "rude" vision didn't acquire acceptance but shows the arrogance of power, whom planners and designers stand for, on urban spatial affair. In this process, spaces were merely designed or defined by authority or capital, without the voice of general public who also live with it. Therefore, the spatial feature was full of heroism and formalism, lacking of humane consideration.

Capital-led

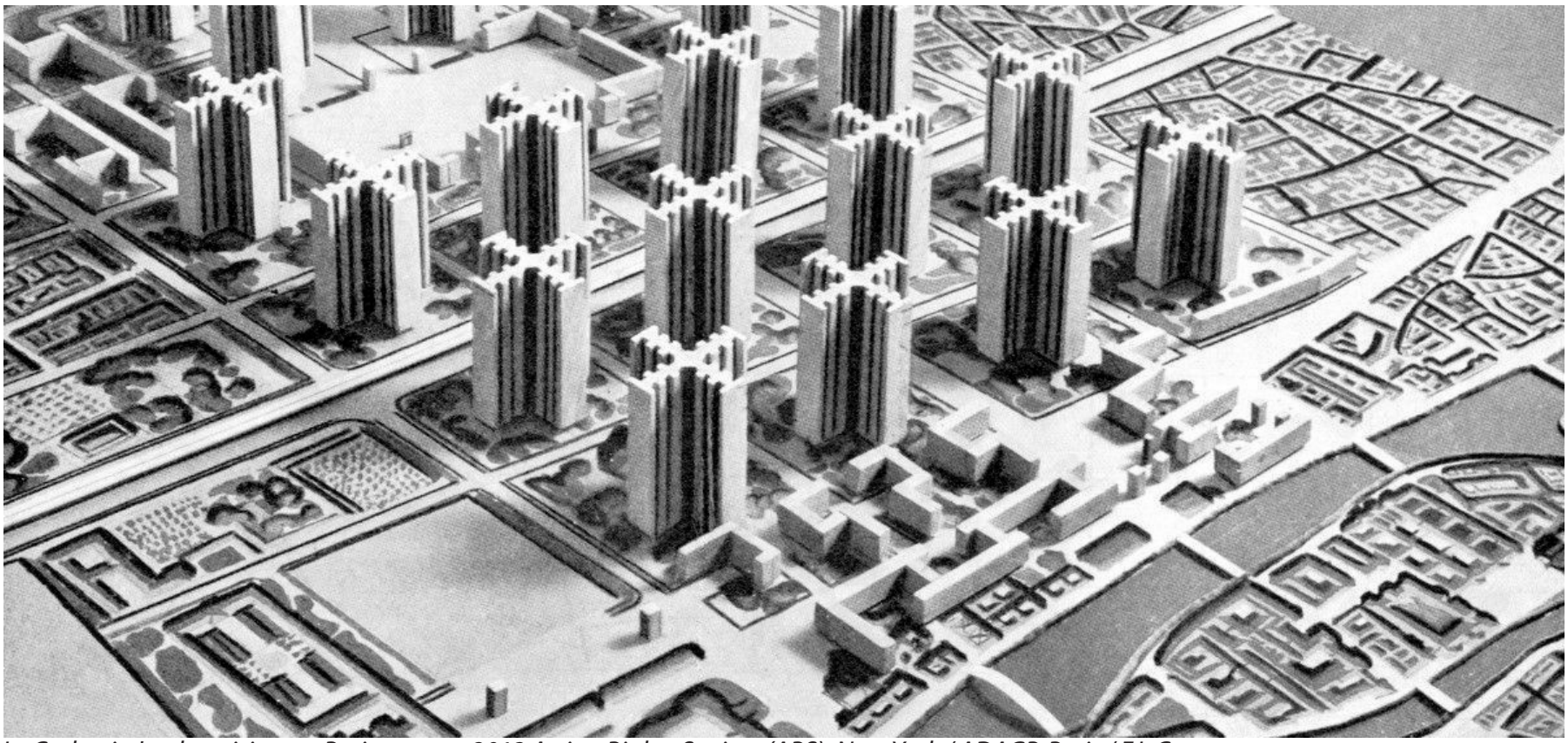
IInfluenced by neoliberalism and economic decline in the 1970s, authority started to make more rooms for private and civic sector in planning and design issues. Urban planning is then more related to financial benefit and local interest. Capital, as a thrust of the urban transformation, plays important in designing urban space according to market rules. In order to make bigger difference, cooperation between developers were inevitable so that more participation was brought. This planning procedure required more flexible and adaptive strategy in design and planning in case of constantly changing balance of negotiation. High-line park projects are an example of it, which was led by the cooperation of civic and private sectors and constantly adapt its strategy to the changing context affected by the project itself.

Community-led

Also affected by neoliberalism and the idea of enhancing city's variety, community-led planning was introduced in North American and European cities. This approach is based on the democratic context and aiming to invite local public participation. Community empowerment is the first key to this inclusiveness. Then, decisions are made by the framework of community instead of the municipality or federal government to make sure that the requirement of residents are heard. In spite of a lot of experiment in different cities, like Französische Viertel in Tübingen, the design approaches are site-specific with a generic and flexible framework.



Protest in front of the White House, source: Mario Tama



Le Corbusier's plan vision on Paris, source: 2013 Artists Rights Society (ARS), New York / ADAGP, Paris / F.L.C.



Collaborative renewal of Highline triggers urban renewal nearby, Photo: Friend of Highline



Participaroty community design of Französische Viertel in Tübingen , Photo: www.tourismus-bw.de

HONG KONG
is an IMMIGRANT CITY

Hong Kong, bordered by from China mainland a river, covers a surface of 2,754 km2 with populations of 7,336,585 people. It has been a British colony since 19th century and later became an economic and cultural center in east Asia. Its prosperity attracted a huge number of immigrants. As an immigrant society, Hong Kong differs from the United States that receives many immigrants of diverse backgrounds (Lih-Shing Chan 2015) has a continuous inflow of immigrants predominantly from Mainland China, where the immigrants and the natives share a common ethnic origin and cultural heritage. (Lam & Liu, 2002)

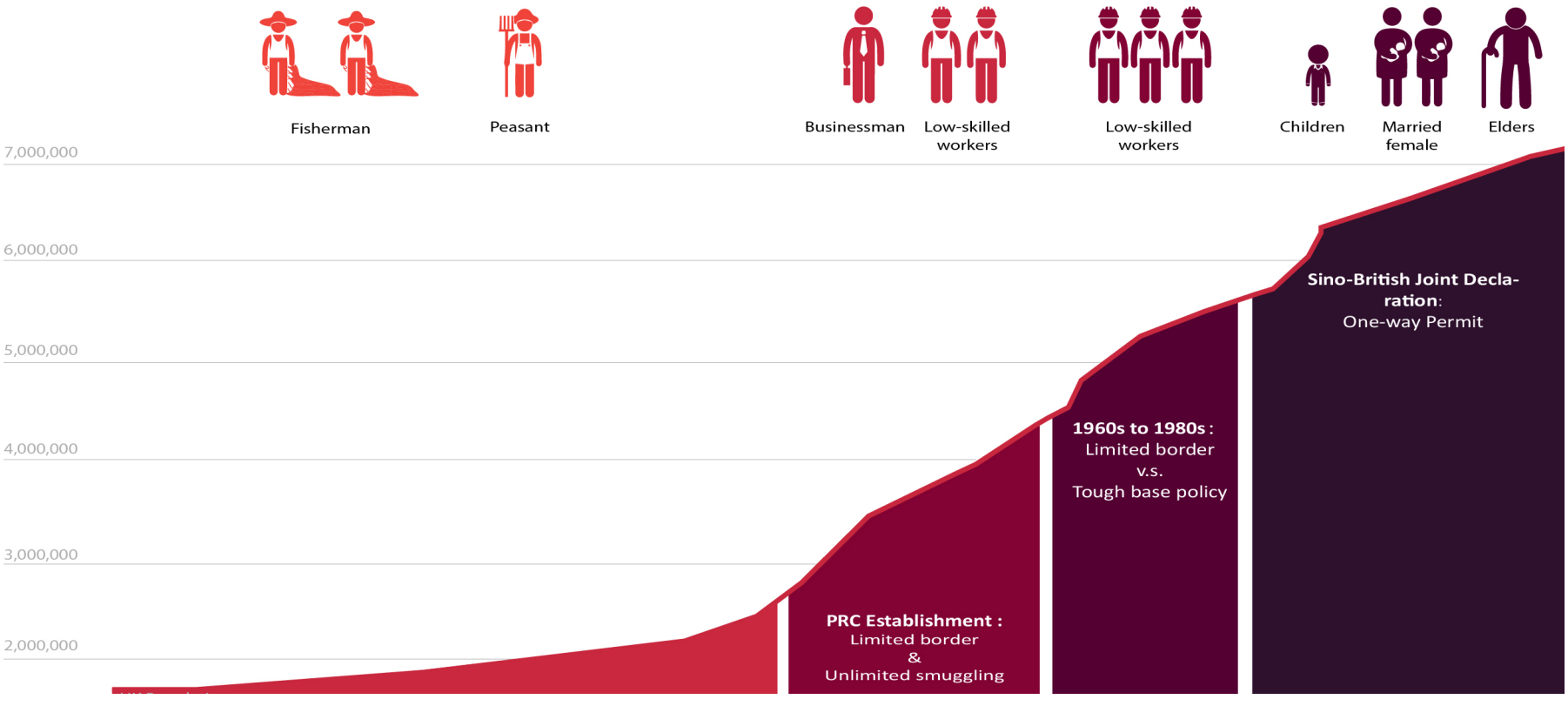
Changing profile of immigrants in history

Their process of immigration is also the golden history of Hong Kong's economic rising up.

During the early colonial period, a significant proportion of Hong Kong's population started including migrants, who is mainly fishermen, peasants from Mainland China after its establishment as a British colony in 1841 (Chow & Ho, 1996; Law & Lee, 2006; Siu, 2009; So, 2003). People in Mainland China and Hong Kong were allowed to cross the border freely without any restrictions. Because of the influx of Mainland migrants, Hong Kong's population increased substantially, from 7,450 in 1841 to 1.8 million by 1948 (Lam & Liu, 1993; Ng, 1984).

Following the establishment of the People's Republic of China (PRC) in 1949, formal documentation was required to travel between Hong Kong and the Mainland. However, this restriction imposed by the PRC government did not stop the influx of immigrants from Mainland China, and it is estimated that about 1 million Mainlanders migrated to Hong Kong during the 1950s (So, 2003; Wong, 2007). Most of the immigrants at that period are young male workers from Guangdong and entrepreneurs from Shanghai running away from communist government.(Lih-Shing Chan 2015)

The migrant flow further increased Hong Kong's population from 3 million in 1960 to 5.1 million in 1981 (Census and Statistics Department, 2013) when the political disturbances in Mainland China during the Great Leap Forward and the Cultural Revolution drove a massive wave of migrants to seek refuge in Hong Kong. Despite intensive



Growth of population and mainland immigrant inflow with policy transition, Hong Kong population grew with immigration inflow in the last half century, deal to the background and immigration policy on the border, scale and demographic characteristics changed, source: Census Statistic Department, Population by-census 2016

border guards of both mainland and Hong Kong preventing smuggling, smugglers found their way crossing the border through dangerous mountains or rivers. Therefore, the majority of migrants are young male workers from Guangdong, who are capable to go through the risky border. Their arrival sustained the prosperity of manufacture sector in Hong Kong and finally acquired transient and conditional acceptance by Hong Kong authority with Tough Base Policy from 1974 to 1980.

Starting from 1983, the One-Way Permit (OWP) quota system was introduced to regulate the number of Mainland migrants entering Hong Kong. (Lih-Shing Chan 2015)Mainland authority started allowing people legally migrate to Hong Kong only for family reunion purpose, which is called One-way Permit. The number of this permit is limited in 150 per day and only be investigated by mainland authority. On the other hand, as the more strict border control and the establishment of Shenzhen, a border city adjacent to Hong Kong, number of smuggling decreased. Under One-way Permit policy, selected legal immigrants, who are mainly married female, children of immigrant parents and immigrants' elder parents, became the majority.

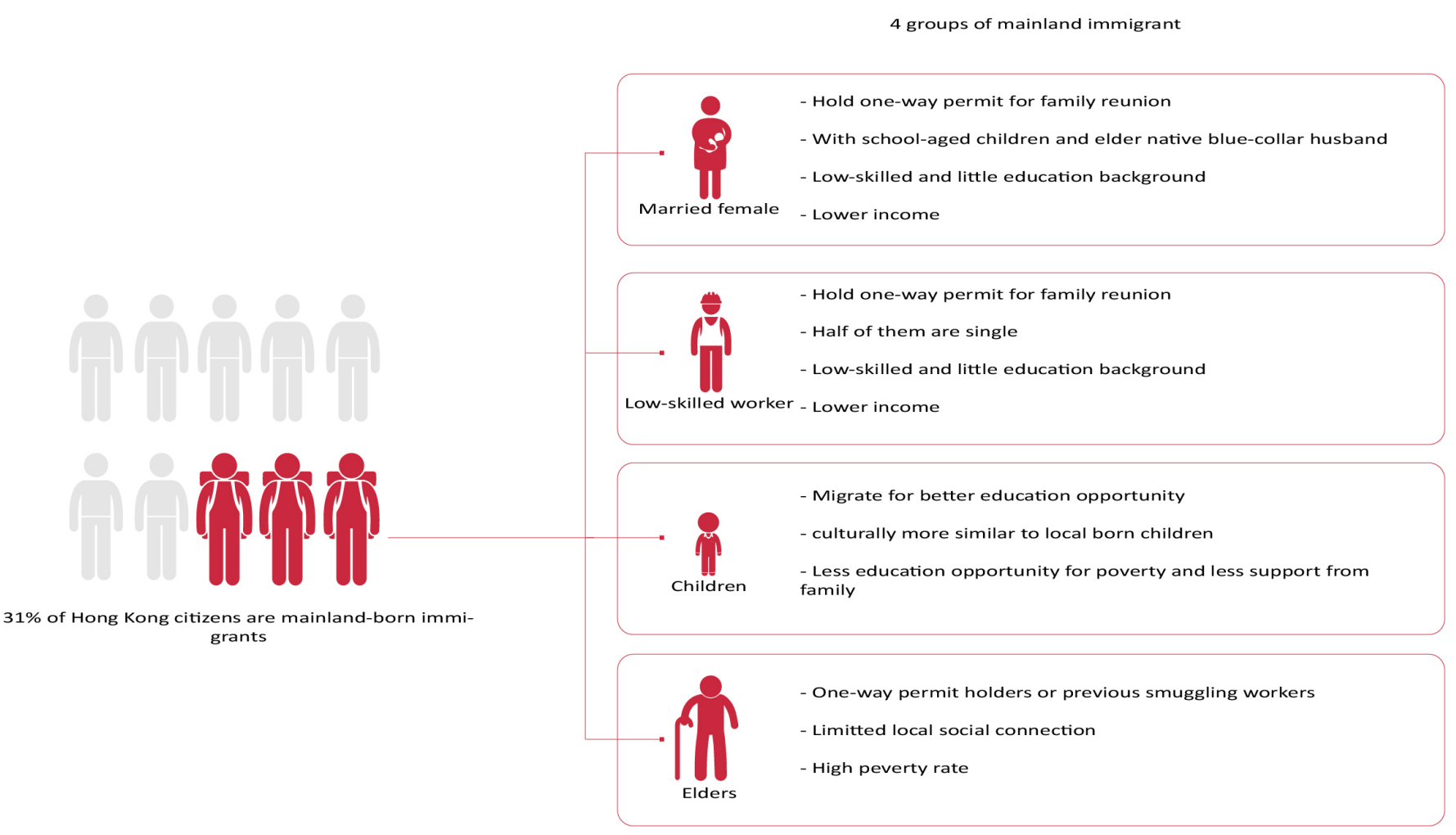
Social condition of immigrants

The history of immigration lead to a demographic characteristic we can see in immigrant community now. In Hong Kong, Chinese mainland married females, their school-aged children, graduates of higher education, and low-skilled workers composed the majority of immigrant population (Gu 2011, Chau-kiu Cheung 2015, Eric Fong 2016, Lih-Shing Chan 2016).

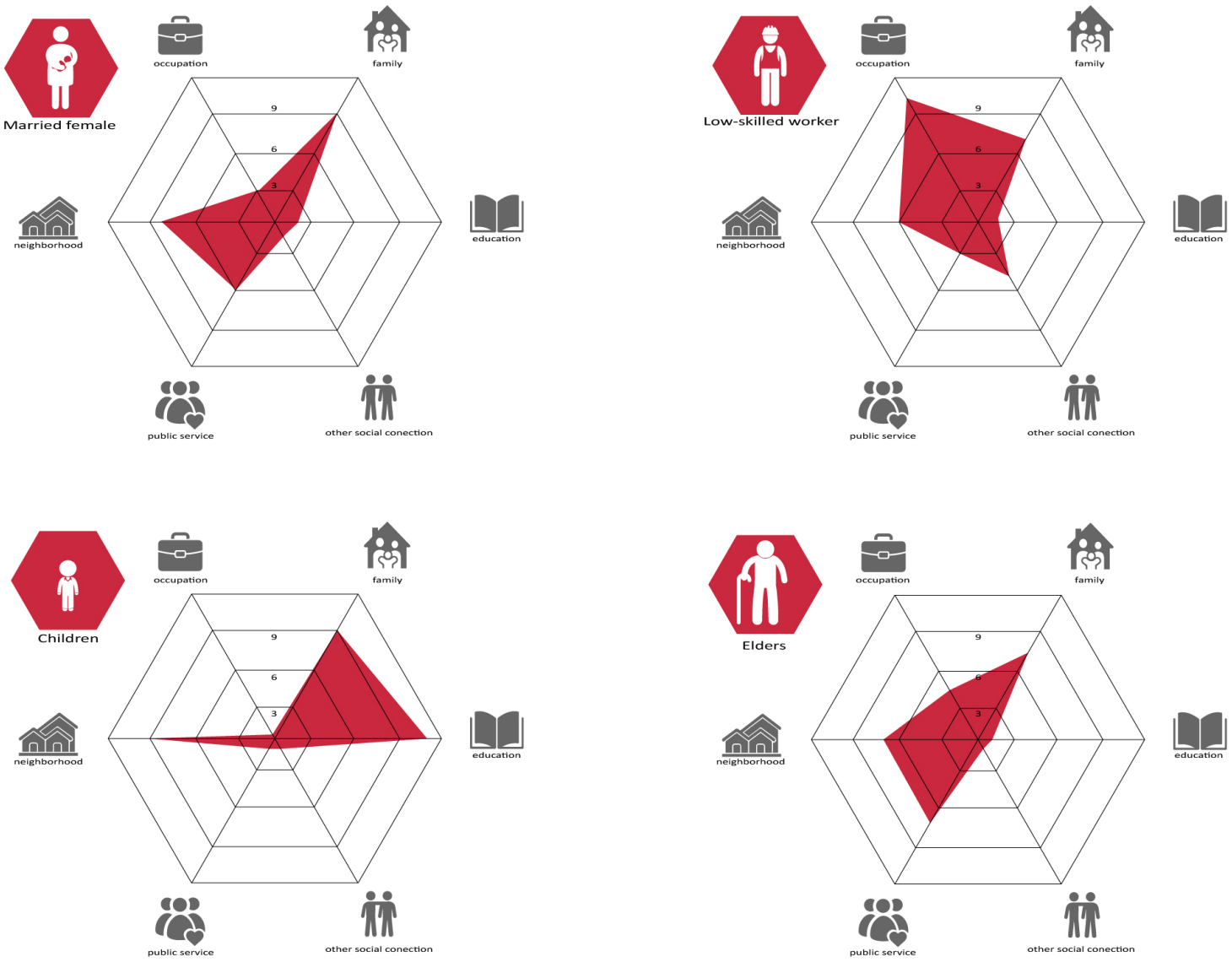
1) Married women

Chinese mainland females take a large proportion of immigrant population for the on-way permit policy undertaking among Hong Kong-mainland border. Under strict control by mainland authority, about 55,000 mainland immigrants are issued by this permit annually. With the Chinese tradition that wives should follow their husband and the immigrant threshold of family reunion, the majority of one-way permit immigrants are mainland wives married to Hong Kong husbands.

In the most cases, these mainland females has less education background and work experience than local



Approaches for immigrants to attain social bonding, six categories are the main source of immigrants' social connection. Based on research on each groups of Hong Kong immigrants, the social characteristics of them diverse, source: Francis K.W. Wong, 2009; Elizabeth Sinn, 2005; Isabella F. S. Ng, 2015; Nicole Newendorp, 2015



6 approaches and condition of 4 typical groups of mainland Chinese immigrants' social bonding, Source: Interview with immigrant residents in Sham Shui po, Junk bay and Mong kok, Hong Kong

females. Most of them are from rural areas in mainland.

And, their husbands are also in lower class in Hong Kong where they can hardly find wives from local women who have equivalent social status and willing to marry a man with higher social status. This also implies that mainland wives' husband and their in-laws can hardly provide an abundant local social network and economic materials though it is still an essential approach for them.

Besides, they are also facing the general discrimination as their identity of mainland immigrant, who is said to be lazy and abuse Hong Kong social welfare. This discrimination is a common obstacle for mainland immigrant to embrace the Hong Kong labor market.(Hang-yue Ngo 2016) Another way for female immigrants to attained social connection is through neighborhood, where they spend the most of time for family life (Newendorp 2010). Neighbors and shop-owners they regularly meet bring them information and psychological comfort. In addition, there are a lot of voluntary female focus groups who are responsible for their public services. They hardly provide a weak connection between local community and immigrants' (Newendorp 2010).

2) Children

Due to the one-way permit policy, children, as important component of family, are also a significant component which is attached to the growth of mainland immigrant families. Their immigration mainly had taken place before they started schooling or not later than primary education. This is because the Hong Kong education resources are one of the most significant motivation for their movement. A research on immigrant youth found that children immigrants who moved to Hong Kong when they are younger, can archive the higher social coherence and job opportunity. (Chau-kiu Cheung 2015, Eric Fong 2016) Comparing to adult immigrants, they are less discriminated by local community, but they are also be labelled as mainland for their accent and life style. (Gu 2011) Their social connection is more similar to that of local born children who takes family and school as their major social bonding type.

3) Low-skilled workers

Most of the low-skilled workers migrated in the 1970s to the 1990s when the manufacture in Hong Kong was thriving and in massive need of labour force. They are mainly from Guangdong, where have similar culture with Hong Kong but various provincialisms or ascents. Therefore, one's origin place played a vital role in social network and bring people form the same cultural background together, which is called tongxiang. These immigrants are with less skill due to their working experience in mainland. (Chau-kiu Cheung 2015) After a few decades, most of this group of people has been more or less integrated to the local community. However, their life satisfaction and social status are still generally lower than average because of their immigrant background (Lih-Shing Chan 2016)

After the sovereign change, a number of low-skilled workers legally migrated under the policy of one-way permit for the job opportunity in low-skilled service industry. Unlike previous male immigrants, they have more or less have relatives or families in Hong Kong, who helps them to attain opportunity for immigration. Therefore, their social network status is similar to married female immigrants who engage themselves to local society by families and workplace, though their occupational approaches are stronger.

4) Elders

The majority of the current cohort of older immigrants came to Hong Kong before the implementation of the OWP system. Most were young workers from Guangdong and entr epreneurs from Shanghai who arrived in Hong Kong from the late 1940s to early 1980s, and represented a plentiful supply of cheap labor, financial capital and technological know-how, all of which were essential to the development of the manufacturing sector in Hong Kong. Nonetheless, despite sharing ethnic and cultural origins, occupational segregation and wage divergence were found between the Chinese immigrants and the native-born (Lam & Liu, 2002; Liu, Zhang, & Chong, 2004). A higher rate of poverty is found on this group and is negatively related to the degree of their integration and assimilation. (Lih-Shing Chan 2015)Their social network is largely based on their formal colleagues, elders from the same origin place and families.

Under the one way permit policy, parents of Hong Kong residents (both formal mainland immigrants and native born) are another part of elder immigrant group. With their lack of skill and social network in Hong Kong, heir life is largely dependent on their working children due to the Due to the underdevelopment of public retirement income protection. Social life is limited within neighborhood and families because of travel inconvenience.

In all, there are 4 representative group of mainland immigrants. Due to their inferior in the new environment, they have very limited financial support and limited social bonding, which can be depicted in six categories: occupation, school, neighborhood, public service, family and other. For their various characteristics accordingly, the patterns of their social connection are diverse and shown in.



Miss. Leong, a 45-year-old female immigrant in Sham Shui po, is an interviewee of this research



Mr. Pang, a male immigrant, is looking for a job in restaurants. The interview with him is taken as an example of the low-skill worker.



Sumyip, an 7-year-old child migrated with his mother from Nanhai, Guangdong, 2 years ago, is a sample of children immigrant.



Mr. Ho, a 68-year-old mainland immigrant, has an immigrant son who migrated 10 years ago and had acquired residency.

HONG KONG with URBAN DECAY

With urban decay The fall of city centre is a major concern in Hong Kong. Over 70% of population are living in the metropolitan area (Hong Kong 2030, 2017). However, it is also the high concentration of dilapidated areas with low-quality building and out-dated infrastructure. On the other hand, with limited housing supply in the last decade, the city centre is getting more and more crowded, which is shown as smaller and smaller housing area per person. The increasing population and growing age of building, together, intensify the living condition in metropolitan areas. In addition to the spatial problem, urban decay are also social and economic problems..

Economic decay

Hong Kong metropolitan area also experience economic degrading with de-industrialization and changing population. After the garment and food production industry had been relocated to mainland in the 1980s, the high tide of industrialization in Hong Kong came to its descending tendency. Spatially, a lot of industrial building, seven to 10 storey high building for manufacture mainly located in current city centre, was left vacant. This means the loss of vitality in these areas and they became unpleasant spaces. Neighbourhood poverty spread from them and be intensified by the large amount of unemployment because of factories' relocation.What's more, the former city centre was design for small-scale retail and office. They are not adapted to the requirement of the scale-economy shopping mall and flexible workspace. In result, the commerce in city centre lacks of room for upgrading and become marginalized.

Social decay

Social isolation and poverty are two main social problems in Hong Kong metropolitan areas. There are seven districts in metropolitan, and four of them are listed on the top ten poorest districts in Hong Kong (CSD,2017). Lower income people, including disable, immigrants and elders highly concentrate in metropolitan areas. This is with the moving out of middle class who is not fond of the living environment in city centre. Therefore, this group of people are abandoned in the dilapidated buildings in city centre without enough communication with other citizen groups.



Over-dated buildings are concentrated in the metropolitan area, including Kowloon City, Mongkok, Sham Shui po Kwun Tong, Source: Urban Renewal Authority



A place urban highrise road is occupied by gathering of homeless' squarers in Sham Shui po. It became an area for poverty concentration and of security problems in city centre.

OLD TOWN
MIGRANT NEIGHBORHOOD

Three typologies of the immigrant neighbourhood

Commonly, immigrants settlement is located somewhere life cost is affordable and jobs are desirable. In Hong Kong, these areas can be categorized in three types: old town, villages and New Town.

a. Old town

In the old urban area of Hong Kong, like Sham Shui po and Mong Kok, earth surface are crowdedly covered by building constructed in more than 50 years ago. Most of them are five to eight storey high standing side by side along streets with a backstreet between the back of two rows of these buildings. This type of buildings with an arcade was widely built in the urban area at that time from the 1920s to the 1950s when population soars with the huge influx of immigration. As a result, a lot of mainland immigrant who migrate at that time lived in such kind of neighborhood, which is the majority of housing supply when they enter such new environment.

In addition, because of the decay of this kind of building without proper maintain and renewal, the housing quality is poor and out of date in living facility, like sanitation, the internet. Therefore, housing price is relatively lower than latest property, which exactly meets the need of mainland immigrants and the followers of early immigrants.

These neighborhoods located in city center, from Sai wan to Quarry bay on Hong Kong Island and from Sham Shui po to Kwun Tong. After several movement of urban renewal, the remained majority is on Kowloon peninsula.

b. Village

Village housing is another kind of immigrant housing in Hong Kong. In New territory, 82 villages were authorized land ownership by the colonial government. Male villagers can automatically own a certain area of land near the village they live when they were born, as the agricultural tradition did before. Because of their dispersive ownership, these village houses are built in small scale and lower density. In the meanwhile, with the lack of public service by municipality, the housing price for village houses is relatively lower than urban accommodations. This attracts a considerable number of mainland immigrants to live there before they can afford a house in city centre.

Due to the inconvenience on traffic aspects, most of mainland immigrants live in village houses are working in New territory, instead of working in city centre. In addition, without adequate management and spatial planning, public space in villages sometimes are occupied by villager's houses and the rest are in low quality. Therefore, immigrant village residents are mainly people relative less in demand of public space, like elders and single immigrants.

c. New town

There are eight new towns beyond the metropolis areas, built since the 1970s. Most of them are in high intensity with forests of high rising residential buildings surrounding limited public service center. However, they are actually in distance to city center and with less job opportunity, which results in lower housing price that attracts mainland immigrants. One the other hand, some mainland immigrants were forced to live in public housing in new towns, when they are relocated by urban renewal in the downtown neighborhood they used to lived. Like village housing, they are inferior in traffic to city center and lack of balanced land use other than residential ones.

In the context of Hong Kong urban renewal, the old town immigrant neighborhood is the most relevant. They are located in city center, where current urban renewal is undertaken and where is in significant need for it. Besides, mainland immigrants live more intensively in old town with larger scale social connection and economic connection to local community. However, though the focused areas are the old town areas, the significance and impacts on other kinds of immigrant neighborhood will also be discussed.

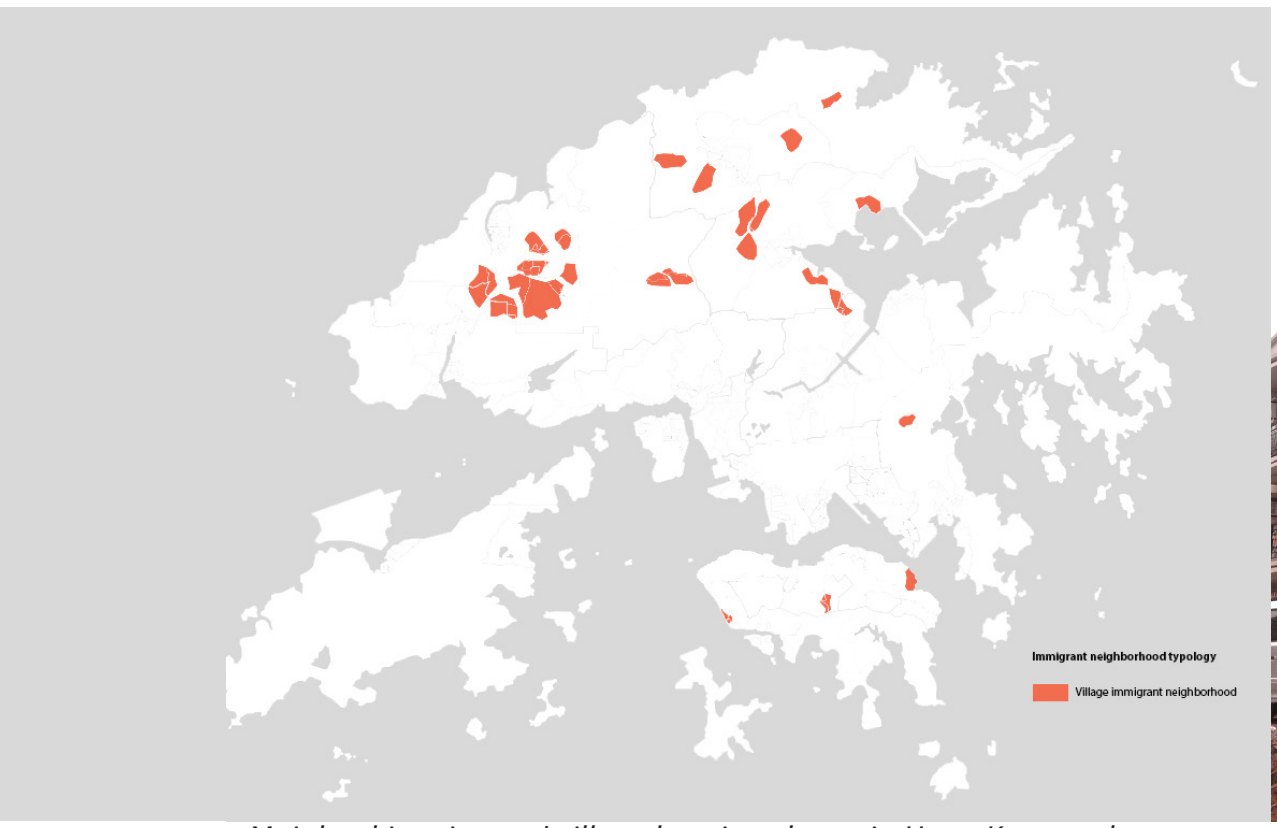
In this research, I am going to focus on the old town immigrant neighborhood which is more likely to face directly with urban renewal.



Concentration of old town immigrant neighborhood in Hong Kong scale, source: Hong Kong Historic Museum



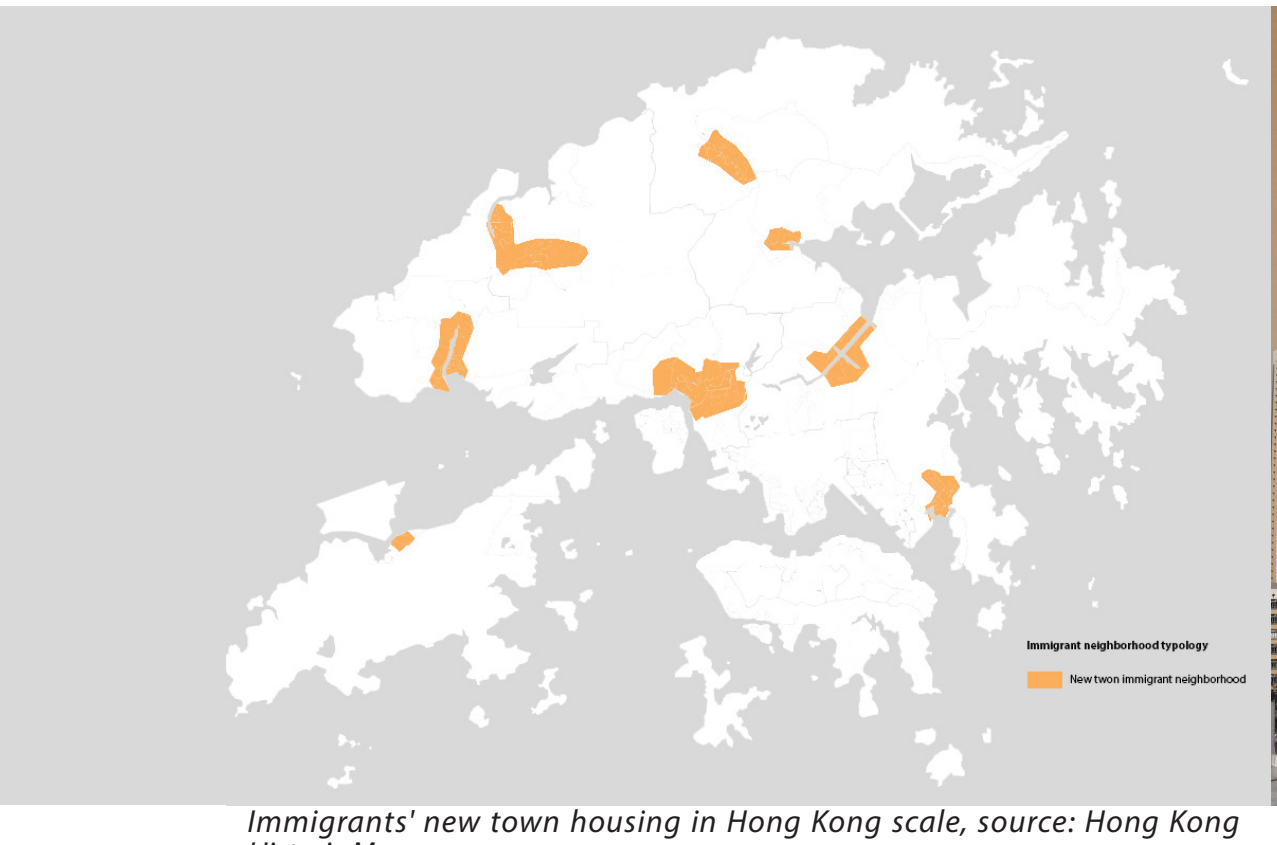
Immigrants' housing in Sham Shui po, an old urban area, source: https://lulunotebook.wordpress.com/



Mainland immigrants' village housing cluster in Hong Kong scale, source: Hong Kong Historic Museum



Immigrants' village housing in Falling, source: http://polyunit.com/



Immigrants' new town housing in Hong Kong scale, source: Hong Kong Historic Museum



Immigrants' housing in Tin Shui Wai, a new town, source: http://www.leungjingyuen.com/

SUPERIORITY OF MIGRANT NEIGHBORHOOD IN CITY CENTER



Hong Kong Subdivided housing, Photo: HK community organisation association

In terms of old town immigrant neighbourhood, several qualities of these areas contribute to the choice of immigrants:

Small-size Living condition

For the long-history buildings, old town immigrant community provides small-size accommodation which is affordable for low-income immigrants. Hong Kong is well known for its incredible housing price in spite of the public housing policy. For immigrants, who is not allowed to participate public housing policy before residing in Hong Kong for 7 years, the only choice for accommodation is small size one thought the unit price per square meter is high but total price is relatively lower. Due to this logic, they also invent subdivided housing which is divided from small apartments with about 6 square meter per person. In spite of limited living space, it is at least room to survive in city centre. What's more, within these crowded living spaces, immigrant residents are creative enough to adapt the space to their basic need through design, like mobile kitchen and folding beds.



Immigrant waitress in old town restaurant, Source: Robert Jann



Immigrant logistic workers, Source: Tian Ma

Low-skilled Occupation

For the unique building typology, there are a lot of small-scale service business in the metropolitan areas, like tea restaurants, telecom hotel, cloth shops and take-out food shops. These small businesses provided a lot of low-skill job opportunity for immigrant residents. Besides, the running capital, for them, is not an impossible threshold for immigrants to establish their own business. Many skilled immigrants can start their enterprise with a limited budget. Therefore, the small business becomes a ladder for them to reach higher social class. In addition, most of the small business provides economical products and services, which also help immigrant residents to lower their living expenses. They take food shop in Hong Kong is a typical example. The food they provided, siu mei, is half-prepared and can be done in 2 min when it is ordered. So, they can serve as many customers as possible without providing room for lining up. Since these food are made to be took out, less room for the shop is needed which reducing the rent and lowering the price of food.

Neighborhood-based organization

Neighbourhood-based organization is very popular in metropolitan areas. They are mainly origin from three approaches.

Firstly, some of them are religion organization, organize by a temple or church nearby. For the multi-cultural context, there are a lot of religious groups in Hong Kong. In order to organize regular religious events, they are based on certain area and gradually become a strong voice in community affair.

Besides, community service in Hong Kong also provides a bridge for neighbourhood-based organization. Most of the community services are supported by public sector of a regional institute which manages this work regionally. Therefore, events or discussion will be based on the neighbourhood and providing opportunity for immigrants to meet.

Last but not least, hometown organizations, which are constituted by people from the same origin place in mainland, strongly bring immigrants together. In case the need of mutual assistance, mainland immigrants are likely to live with people sharing the same origin place, Tongxiang. Then, hometown-based organizations were formed when the population was big enough. Besides, this organization occasionally holds cultural events which regularly maintained the social bonding of their members.

Multi-ethnic Cultural event

Though mainland immigrants are generally origin from China mainland, they have a very diverse cultural background. They brought these cultural labels when the migrate to Hong Kong and took them as the glue of people from a similar background. These cultural labels are established and enhanced by traditional events. And these events need public space to take place. Therefore, some public space is marked by cultural significance.



Yulan Opera during Chinese traditional ghost festival, Source: Yong

PROPERTY-LED URBAN RENEWAL

The Principle of Hong Kong urban renewal

The undergoing Hong Kong urban renewal strategy proposed in 2011 is a product of the long history of urban regeneration in Hong Kong. (Ng 2002) It can be dated back to the early colonial period when urban regeneration was executed in the form of comprehensive slum clearances due to slum area's public health hazard. (Adams and Hastings, 2000; Jim, 1994).

Then in the 1960s, Hong Kong government designed Sheung Wan as an "Urban Re newel District" in order to upgrade the problematic urban landscape there. (Fong, 1985). However, the government found lack of funding and legislation tool to operate the demolition and reconstruction by its own and this project was later held up. (I. Ng, 2003)

What is following was a changed strategy of regeneration efforts in the 1970s to 1980s when Land Development Corporation (LDC) was established by the government. It is a department designed to work with private sector to redevelop derelict buildings. The foundation of this cooperation is a self-financing principal and only little investment will be from the public department, LDC. The roles of government then were transformed from operator to assistance of capital. With the rapid development of real estate market in that periods and the large number of



History of Hong Kong urban renewal policy, Reference: Yau, 2012

dilapidated and relatively low density buildings in old urban areas, this pattern to some extend achieve governments goal to transform the decayed urban area.(Mee Kam Ng 2001) However, in late 1990s, this strategy failed to support the urban renewal for shrinking room for benefit in regeneration and slow process of negotiation for property acquisition.(Yau 2012)

The unsatisfactory progress of LDC invoked a review and based on this, the Hong Kong Special Administration enacted the Urban Renewal Authority Ordinance in 2000 and set up the Urban Renewal Authority (URA) in May 2001. The ordinance authorized government to compulsory purchase projected land under urban development plan initiated by the private sector. Therefore, URA is a stronger stakeholder, unlike LDC, who was conferred statutory power of land resumption for redevelopments. In contrast to this enforcement, District Advisory Committees and the conducting of social impact assessment (SIA) were introduced to bridge the general public's opinions and urban renewal decision making. This piece of legislation helps curb the problem of speculative holdout in land assembly for redevelopment. (Yau 2012)



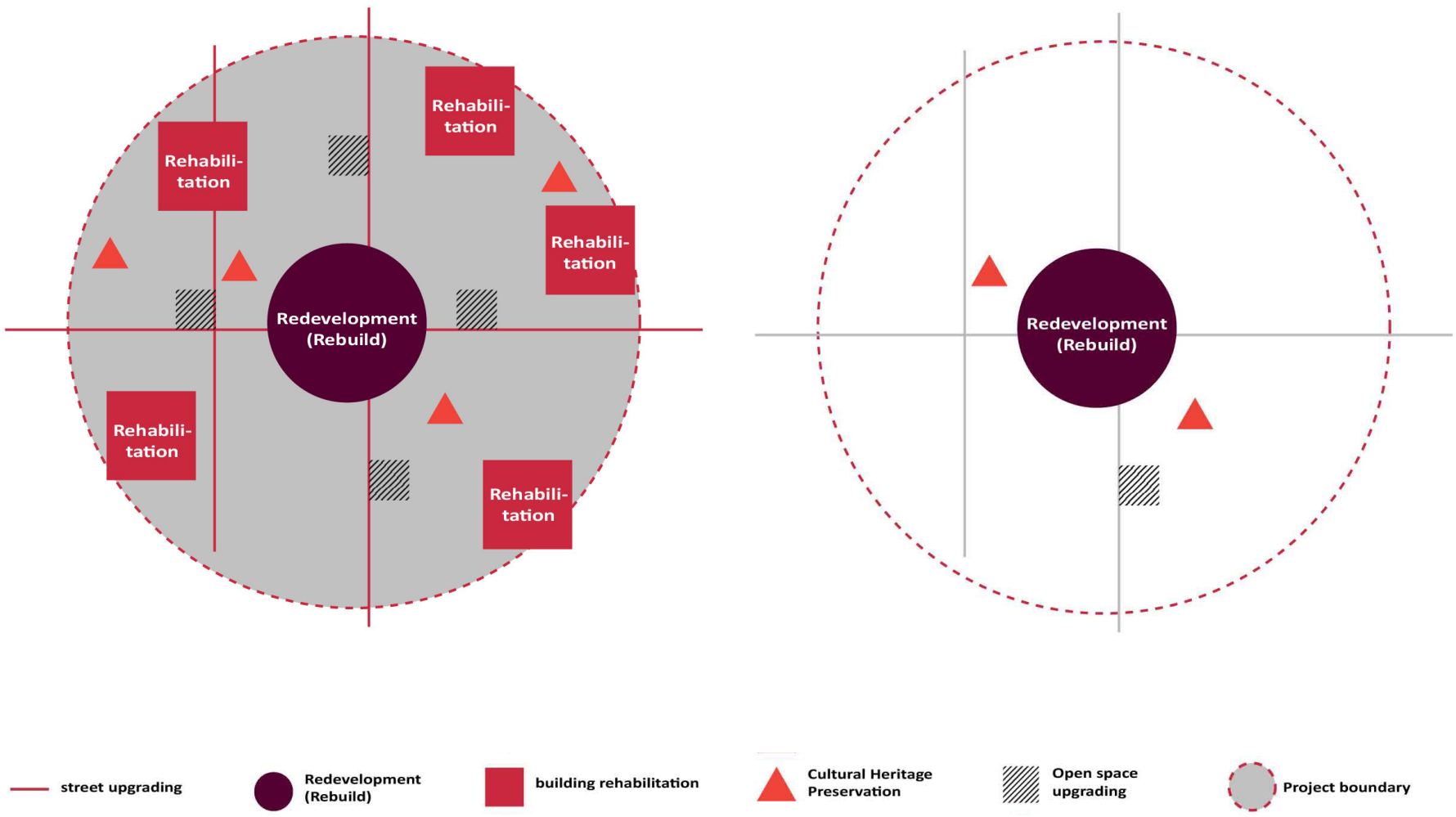
Changing morphology of Hong Kong built environment, Photo: Andy Yeung

SPATIAL INTERVENTION of URBAN RENEWAL

Spatial impact of urban renewal on community

In order to prevent disperse redevelopment, urban renewal projects' object is planned to be certain area. The intervention is constituted by so called 4R: Redevelopment, Rehabilitation, Preservation and Revitalize. Redevelopment is the core of an urban renewal project. It includes demolition of dilapidated building and its reconstruction. Then it is accompanied by several rehabilitations of fewer dilapidated buildings, revitalization of street life and open spaces. Preservation of heritage is another anchor to preserve local culture and appreciate the areas commercial value. This pattern is spatially concentrated in a designed development area and depicted in figure 5 (Bureau 2011, Chen 2011).

However, in reality, the completeness of interventions on the streets, open space and rehabilitation is much lower than redevelopment, which contributes to the majority of profit. The district-based goal is not fully fulfilled, and the neighborhood's spatial quality improvement is limited. In the meanwhile, the spatial impacts on immigrant community from redevelopment are prominent. Rising of rent price is on the top of list. Redevelopment doesn't only remove the previous small-size apartments but also raise the housing price in adjacent area; secondly, public spaces, like park or market places are occupied by new development; besides, the ground-floor streetscape is changed by new projects' higher-level commercial pattern. This spatial change of immigrant neighborhood has impacts on their life quality and social network, which will be discussed in the next chapter.



Pattern of spatial intervention of a Hong Kong urban renewal projects, Hong Kong urban renewal project is district-based and composed by 4 strategies. The implementation status is different from the plan written as statutory document, source: Bureau 2011, Chen 2011



Namcheong Street under urban renewal project

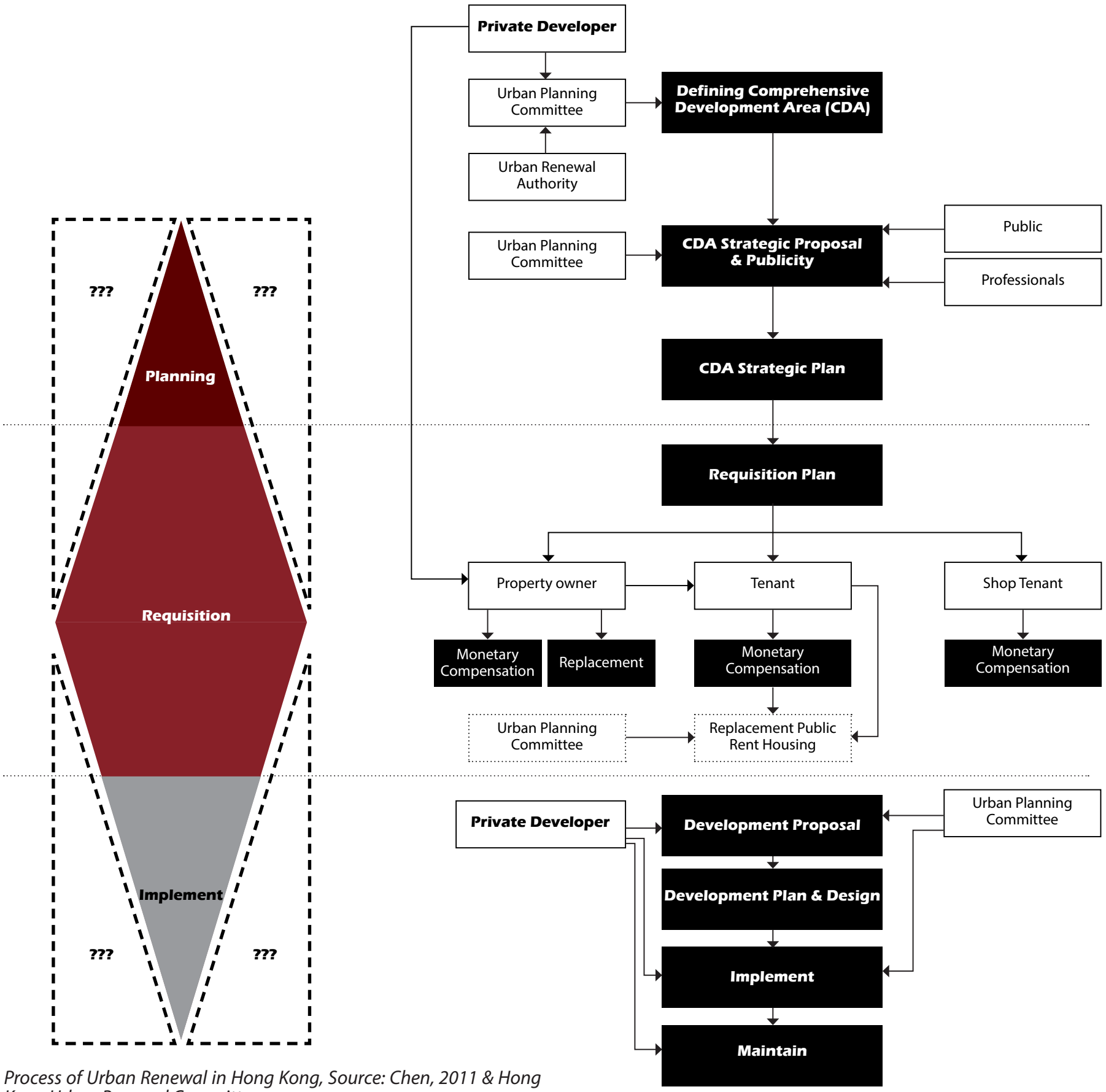
Economic and social impacts on community

According to the impacts of spatial characteristics on immigrant community, the impacts of urban renewal can also be defined as economic category and social category.

Property-led urban renewal has burdened on immigrants income and cost of living. First of all, demolition of commercial-friendly streetscape and exclusion of low-level shops reduce low skill job opportunity in city center where immigrants highly concentrates. Secondly, demolition of small size apartment raise immigrants' spending on housing. The higher rent price for shops also expels small shops providing economical life necessities for immigrants.

On the other hand, urban renewal strikes the immigrant community based on living spaces and daily life spaces. The membership of immigrant community became very unstable when facing the dramatic rising rent price. Ethnic cultural events are also threatened due to dispersion of immigrants who used to gather in a neighborhood sharing similar origin place. What is more, the exclusion on petty dealer damage the social network that is built upon immigrants commercial life. And this is also impaired by new projects that occupy open space that use to be the room for immigrants social activities.

FRAMEWORK OF URBAN RENEWAL



Process of Urban Renewal in Hong Kong, Source: Chen, 2011 & Hong Kong Urban Renewal Committee

Urban Renewal Excluding Residents' participation

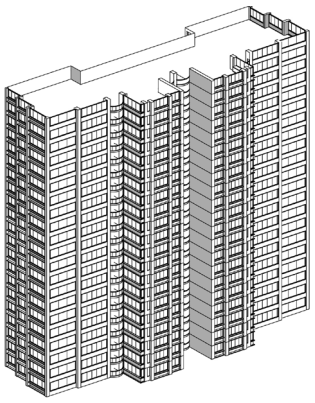
The Urban Renewal planning process includes three parts (Chen, 2011), planning, property requisition and implementation. In planning stage, Urban Planning Committee (UPC), is the key role to start the whole project by defining a Comprehensive Development Area (CDA), responding the motion from Urban Renewal Authority (URA) and developers. The public and professionals' voice are only heard between the proposal and finalization. Participation is limited in form of consulting making little influence.

Then, residents can say more in property requisition stage, where the right to directly negotiate with the combo of URA and developers are protected. However, tenants, who is the role of more than 50% of migrants in Sham Shui Po will faced double pressure from developers and landlord due the discriminatory compensation policy. Shop tenants, another typical role of migrants is also forced to be relocated without options.

After finishing the property's deal, residents has nothing to do with the renewal project, which is mainly dominated by developers planning and design sector and supervised by planning department.

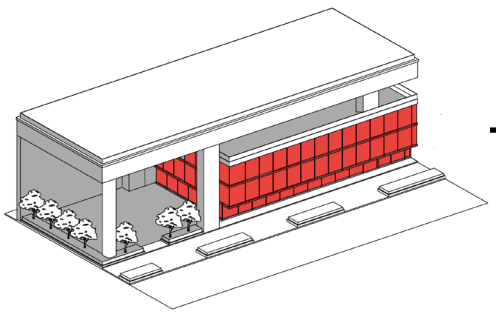
RENEWED BUILDING TYPOLOGY

Due to the limited land resources, the residential tower is the typical residential building typology in Hong Kong,. It is also widely used in urban renewal.



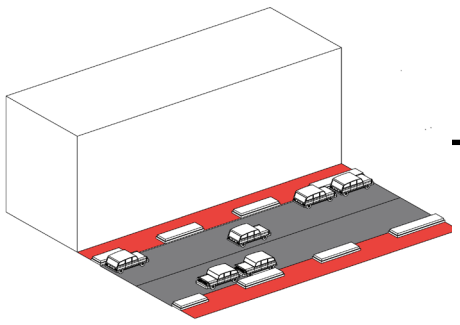
Residential Tower

To make good use of the height restricted by urban plan and creating more surface for daylight, the residential part is design as a column stretching to the height limit. Each floor has a same plan with 4 to 6 apartments making the façade monotonous but effectively using the built floor area.



Commercial Podium

The bottom of the building normally has significant commercial value, so the accessible floor area is the key to property developers. Normally, the whole bottom will be completely occupied for commercial purpose and adding two commercial floors on the top which is also considered valuable. Then, the top part of the podium between commercial floors and residential floors are for services for residents and other facilities for community demands.



Car-oriented Street

As the entrance of the residential tower, most of these streets are car-oriented: wide motor road (>14m) and narrow pedestrians (3-4m). Sometimes, because of the building's setback, the pedestrian will be wider (5m more), but occupied by parking. Therefore, the walking environment is less friendly.

Toothpick Tower

Toothpick Tower is the nick name of the residential tower very high but very small floor space. The land division in old urban area is smaller, which is in typical townhouse system. If the property owner can't be purchased and combine several neighboring plot, they have to rebuild in the small ground but extend its building as high as possible. This kind of building is wired from urban landscape perspective and ineffective from land use perspective.



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

CONFLICTS



Reducing affordable housing

While current urban renewal is producing more housing for middle class, they are also relocating small-size accommodation which is affordable for immigrant residents. These projects are led by property development and pursuing profits. This means they prefer larger scale housing which can be sold in higher price with lower construction price. Besides, self-financing principle requires sufficient profit from renewal projects which also excludes public housing. Therefore, for immigrants, the survival room is shrunk.



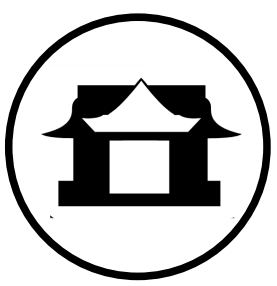
Limiting Low-skill job opportunity

The urban renewal is not only changing the living environment but also changing the commercial and industrial environment. Due to the need of profits and the aim that introducing middle class, small scale shops are replaced by larger scale ones whose rent is higher. Then, only higher-level of commerce and service industry can survive, which require more skill workers. Therefore, in terms of immigrants' labour force market, their low skill job opportunity is excluded.



Occupying room for community social network

The immigrants' social bonding is largely relying on neighbourhood public spaces, like street, market, park and public service centre. However, these public spaces are the most available place for urban renewal to change. Many of them are used to build new residential areas and upgraded into regular public spaces in the city for middle-class customers. Therefore, though they are getting more and more formal, the social bonding constructing on it is vanished by the "revitalization" .



Threatening cultural identity

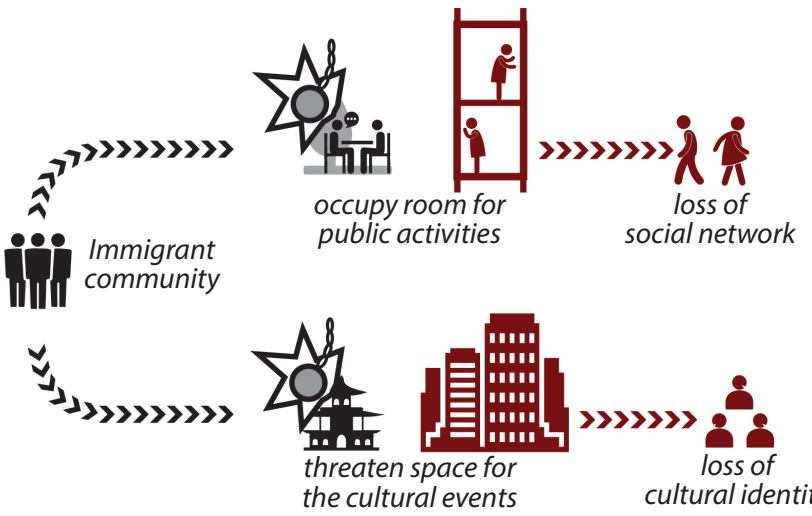
The neighbourhood is not only a room for living but also a carriage for mixed-culture identity. Parks and religionary spaces are the spaces where ethnic events took place. They are the symbol of community culture and immigrant residents cultural background. Therefore, the loss of cultural spaces also leads to extinction of the colourful immigrant cultural.

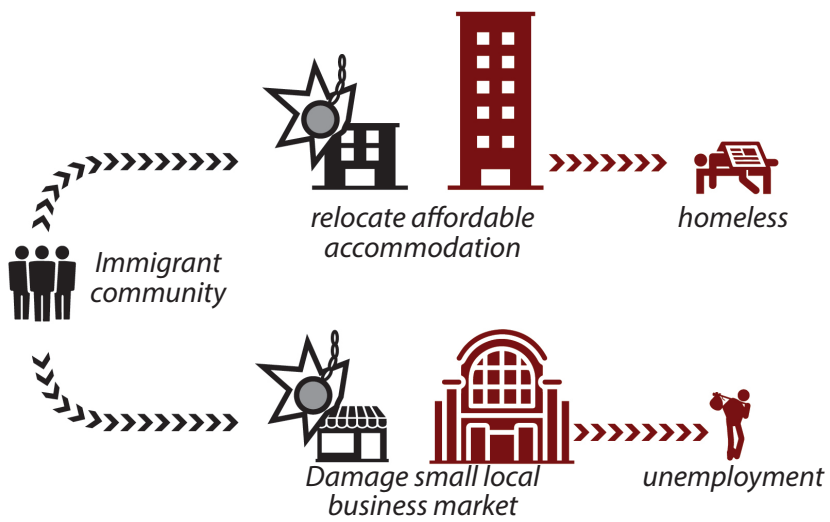
Jungle of the high-rise urban renewal building and high-density immigrant neighbourhood

PROBLEM STATEMENT

During our age of urbanization, some urban areas are playing roles as transitional zones, called arrival cities by Doug Saunders, accommodating new arrivers. Like other arrival city, Hong Kong urban immigrant neighborhood in old town area is not only a room for newcomers but also a supportive space for immigrant's economic and social integration, though with the unpleasant and limited living environment. However, these urban areas in Hong Kong, as an immigrant city, are undermined by dramatic demolition and gentrification resulted from current property-led urban renewal, in terms of affordable living space and neighborhood-based social network.

Immigrants residents gaming in their shops in Sham Shui po









Economic Issue

By intervention of capital and politics, old town area in Hong Kong is being undertaken large-scale re-configuration, in terms of introducing economy and housing product for middle or higher class. Yet, this transformation is walking along with demolishing economical housing and relocating small-scale business when bring in commerce upgrading. They squeeze the affordable room for immigrants and also deprive the income source from immigrant groups. Therefore, with immigrant neighborhood's shrinking, entrance to Hong Kong become less and less economically feasible.

Social Issue

Due to cost of transportation and limited social connection, immigrants' social network is more relied on neighborhood, which is close to their accommodation and daily life. Constructed and redesigned by immigrant community, the flexible public spaces in Hong Kong old town areas, like street with temporary markets and multi-functional park, provides public rooms for immigrants to expand their relationship network. However, these flexible and multi-functional open spaces are occupied or transformed by monotonous public spaces provided for middle class. Besides, the lack of immigrants participation on urban renewal also leads to the absence of an immigrant's community identity.

Selected site: SHAM SHUI PO

This research takes Sham Shui Po as an example of neighborhood facing , because of its population concentration, location and history of development:

Immigrant population

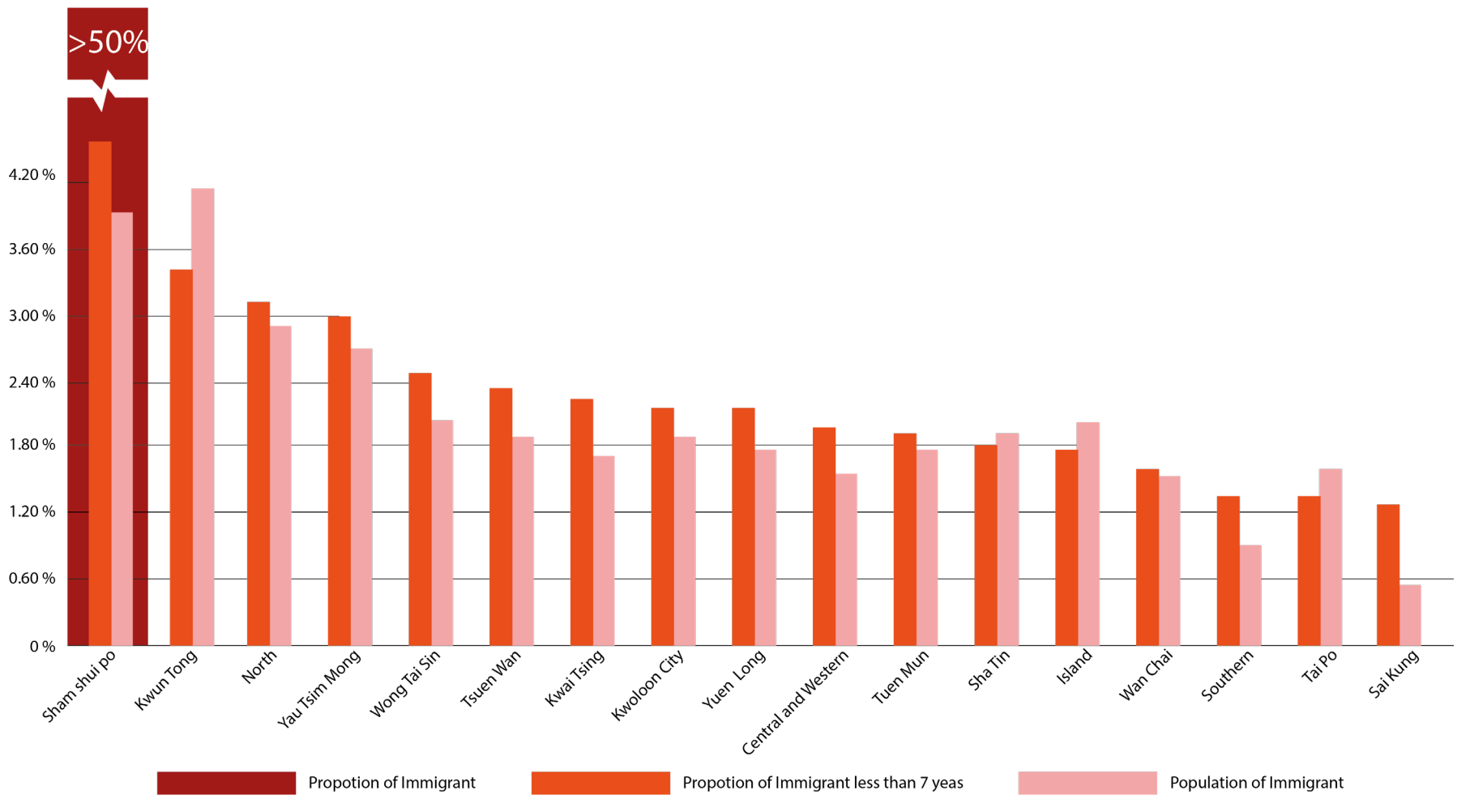
The districts with highest mainland Chinese immigrant concentration, according to the survey by CSD in 2017, is Sham Shui Po. 4.8% of population in Sham Shui Po is that resided in less than 7 years. What's more, since the migrants integration is slower, most of migrant even who had lived in Hong Kong for 20 years, are still stuck in the bottom of social stratification, with limited social network, lower income and terrible living environment. The number of this group is over 50% in Sham Shui Po and the number of this is expected to rise in the coming ten years when Hong Kong population reaches its peak. Besides, Sham Shui Po is famous as the first settlement for . A survey reveals that over one third of mainland immigrants choose Sham Shui Po as their first living place when they entered . What is more, it is also one of the most important immigrants organization center. There are 186 hometown associations in Sham Shui Po and Maple Street Playground, a space in, is also one of the most important place for Yulan Festival, a traditional community festival.

Location

Sham Shui Po is located near the north city center, constituted by Mong Kok and Tsim Sha Tsui. Five major food wholesale markets situate here making this districts as a logistic center for the city. In districts scale, Sham Shui Po, a concentration of residential area, which stretch from. Industrial and logistic areas are bordered on the west separated by Yen Chow Street.

Besides, it is also right on the significant way from city center to new towns, airport and harbor on the west of the city. Two major highways to airport and mainland boarder stretch across Sham Shui Po. The high-speed railway also goes through this area and has two stations nearby.

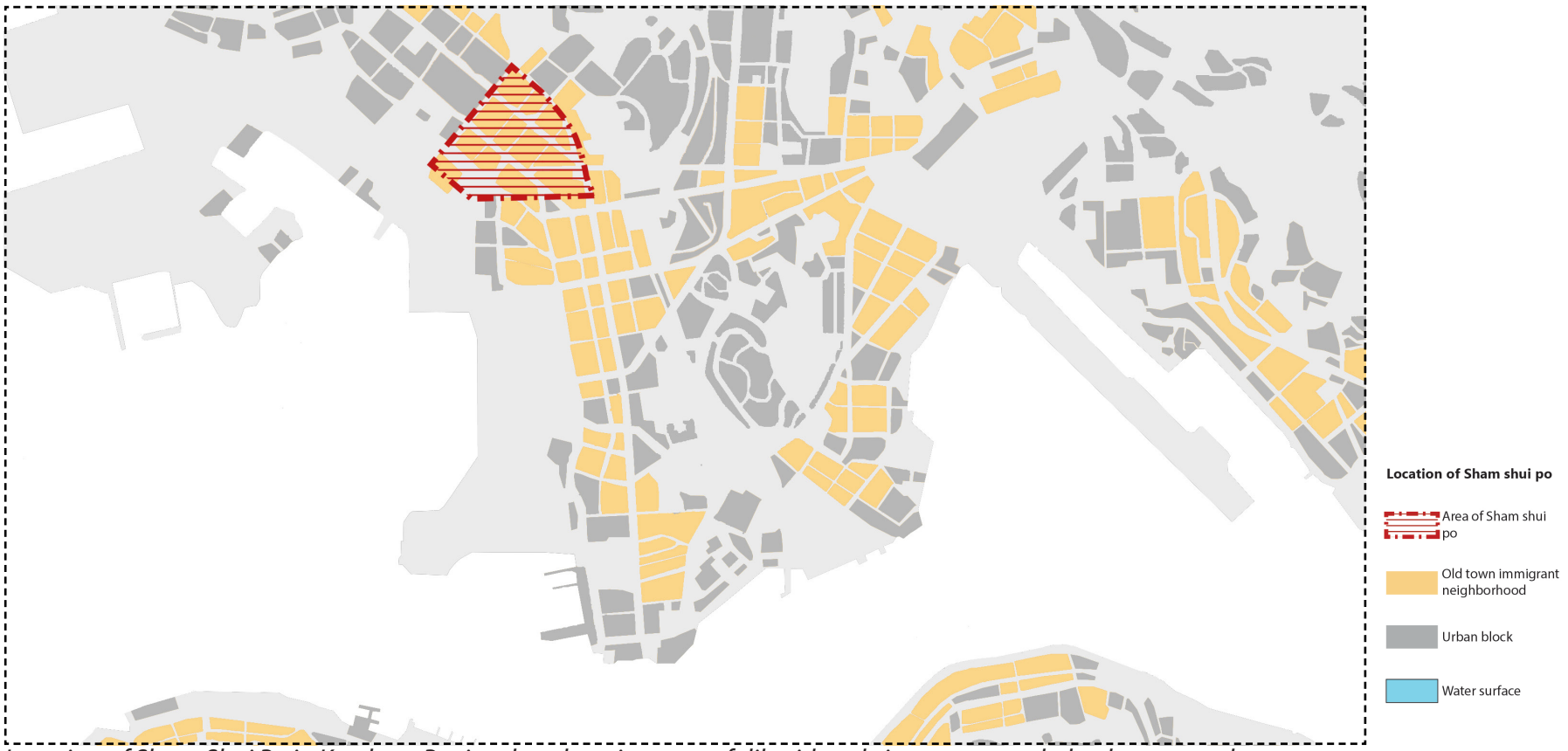
On natural aspects, Sham Shui Po are on the west end of the plain on the south of Lion Rock Mountain, bounded by Kam Shan on the west. Sham Shui Po is between the Crow's Nest mountainous area on the north and the waterfront on the south. Two reservoirs are located on both the west and east of Sham Shui Po, controlling surface water flow in this district.



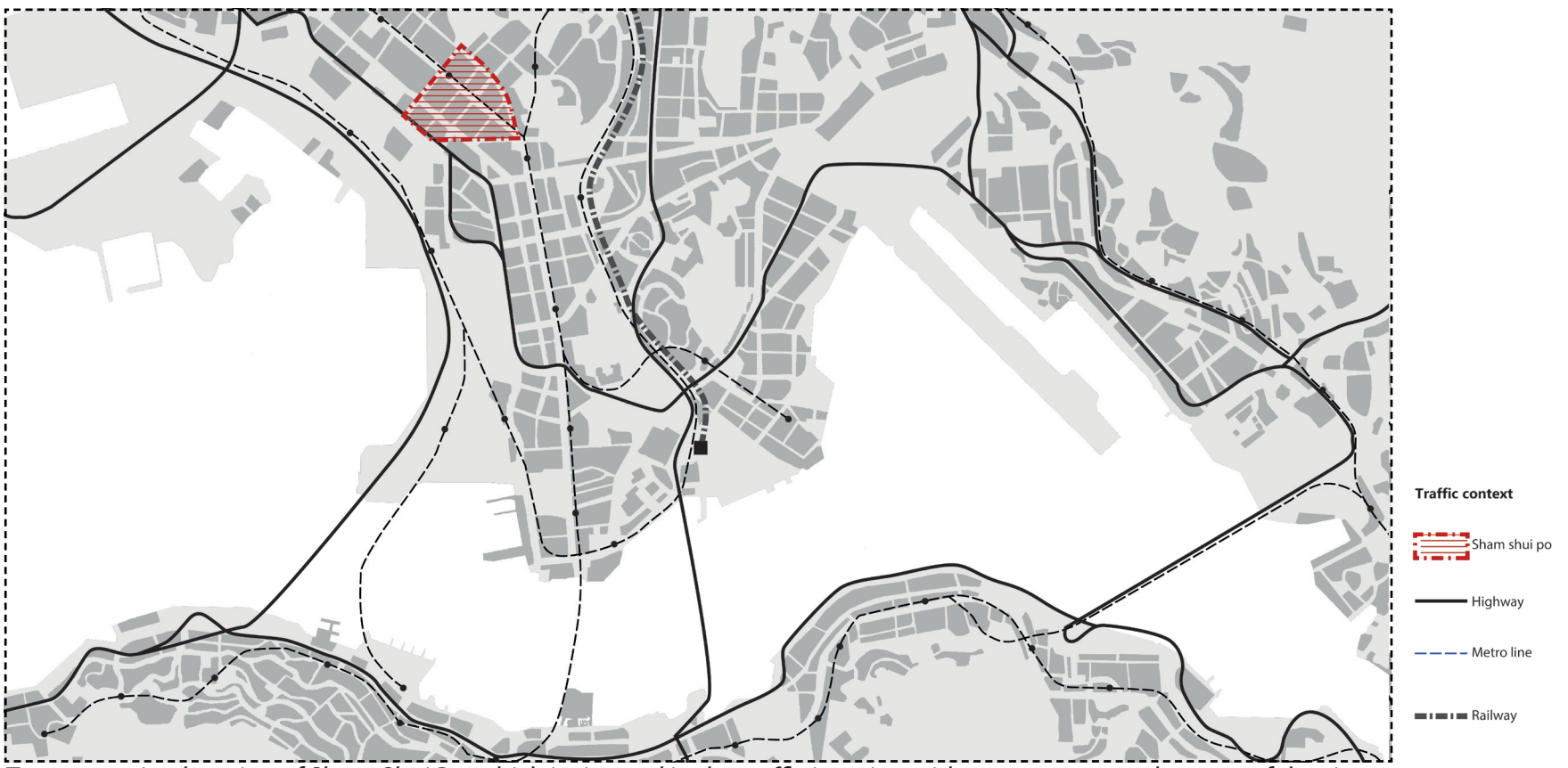
Immigrants population and proportion, source: CSD



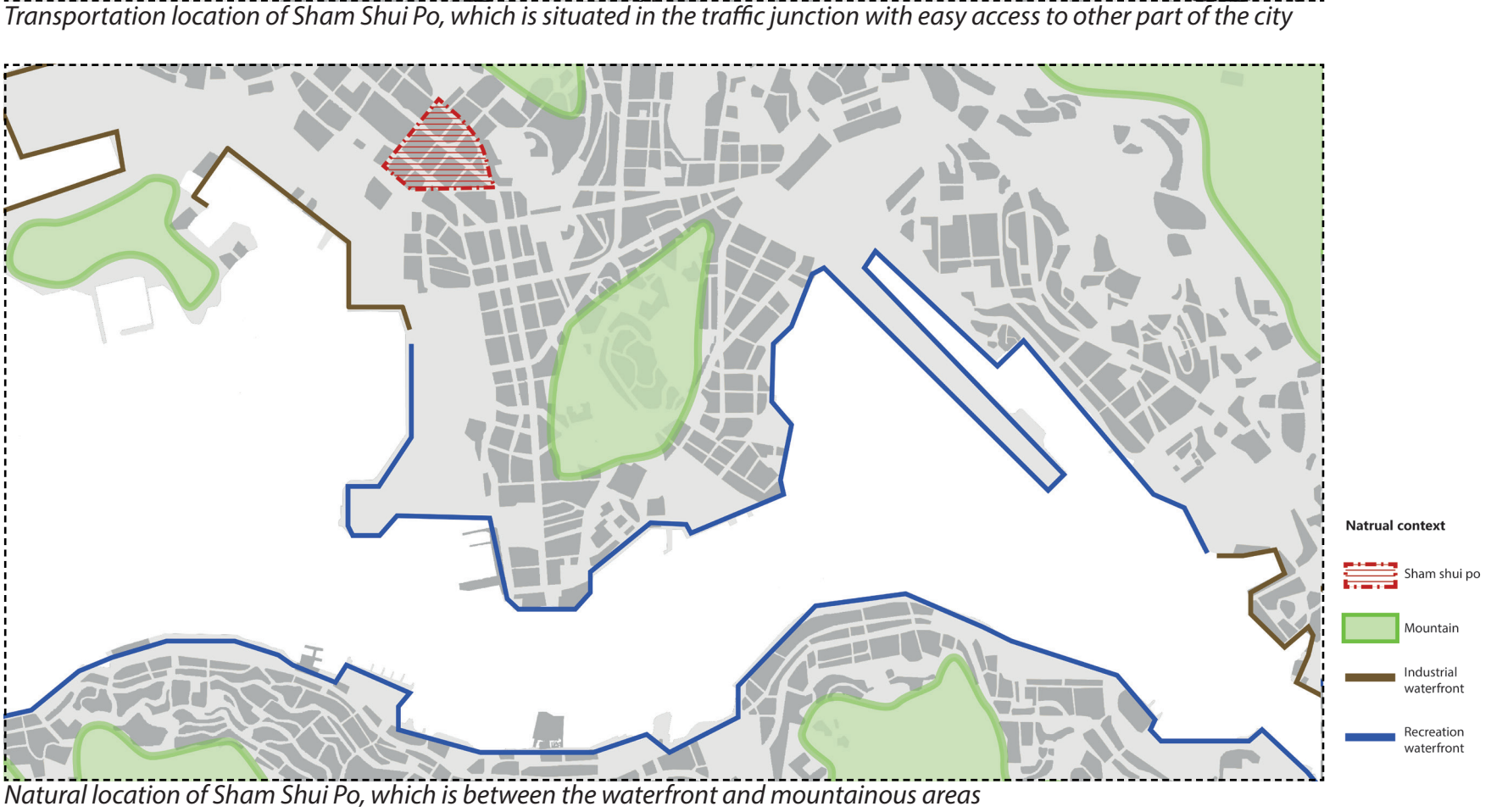
Street-scape of Sham Shui Po in the morning



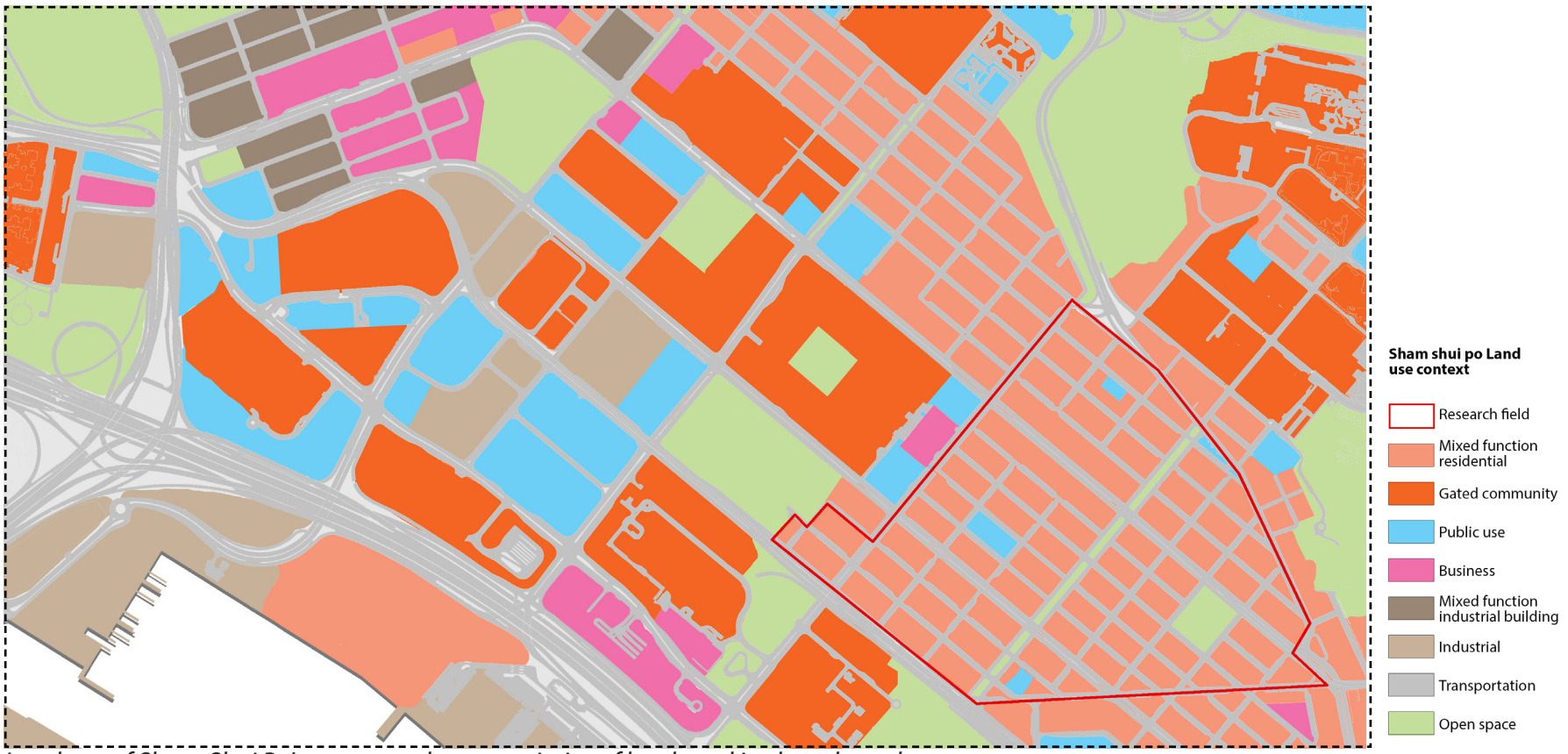
Location of Sham Shui Po in Kowloon Peninsula, where is a part of dilapidated city centre needed to be renewed



Transportation location of Sham Shui Po, which is situated in the traffic junction with easy access to other part of the city



Natural location of Sham Shui Po, which is between the waterfront and mountainous areas



Land use of Sham Shui Po's context, where a varieties of land used is planed nearby



Sham Shui Po is located between green belts connecting from mountainous green space to waterfront



Sham Shui Po is a neighborhood with high density of road and small blocks

INDUSTRIALIZATION TO RESIDENTIAL

In additional to its role as immigrant neighbourhood, Sham Shui Po is also an old urban area facing urban decay in terms of building dilapidation, post-industrialization and crowded living condition.

Aging buildings and neighborhood

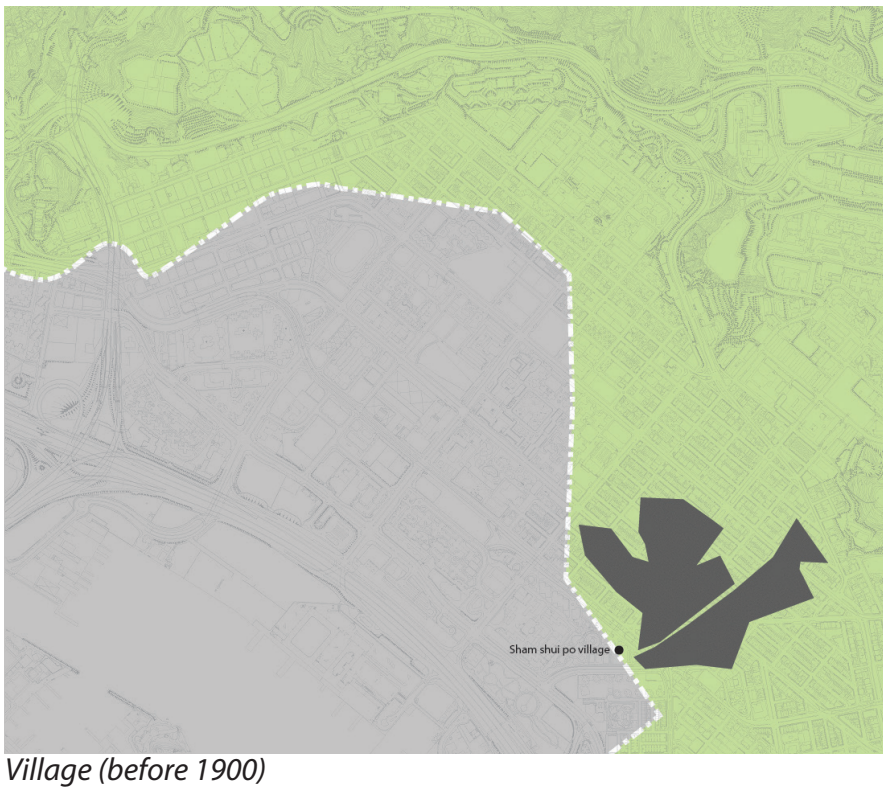
Sham Shui Po is a typical old town neighbourhood in Hong Kong. Around 50% of buildings were built more than 50 years ago, which is the designed building life length. Most of these aged buildings are located in the south and west part of the neighbourhood, where used to the waterfront when they were built. And the half of rest were rebuilt in the 1970s to the 1980s from 4-storey Tung Lau to 10-storey apartment buildings. Then later, the renewed residential buildings are mainly 20-storey high-rise buildings with the podium for commerce. They are now been used as shopping centre, warehouse or office.

Unchanged areas in spite of changing context

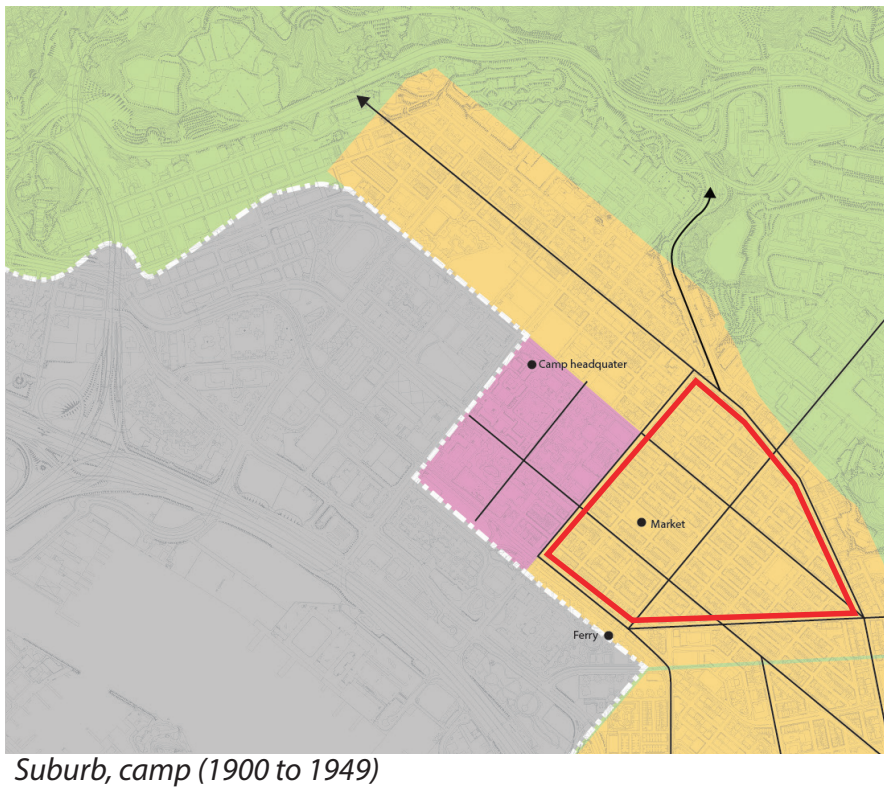
Though situated in the centre of metropolitan area now, Sham Shui Po was suburb on waterfront. Before 1900, when the north part of Kowloon became British colony, Sham Shui Po was a fishing village like other millions of Chinese traditional village. Then in the 1900s, in order to build a camp in the west edge of the city, colonial government reclaimed the harbour and demolished the whole fishing village. Then, grips were planned to divided plots for land leasing, which is the origin of Sham Shui Po's urban fabric. Then in the 1950s, the influx of mainland immigrants led to a dramatic population growth in Sham Shui Po and expansion of residential areas. During this migration, industry was brought here with establishment of industrial buildings on the west of Sham Shui Po. This continued in the 1970s which were the peak of industrialization. A part of harbour was reclaimed to for industrial development as well as the camp was relocated and transformed into industrial land. After that, the waterfront was changed several times, for the need of residential area and municipal infrastructure. The land use and buildings were demolished and changed for different purposes. However, Sham Shui Po, locating nearby these change, mainly remain the same with aged buildings and streetscape.



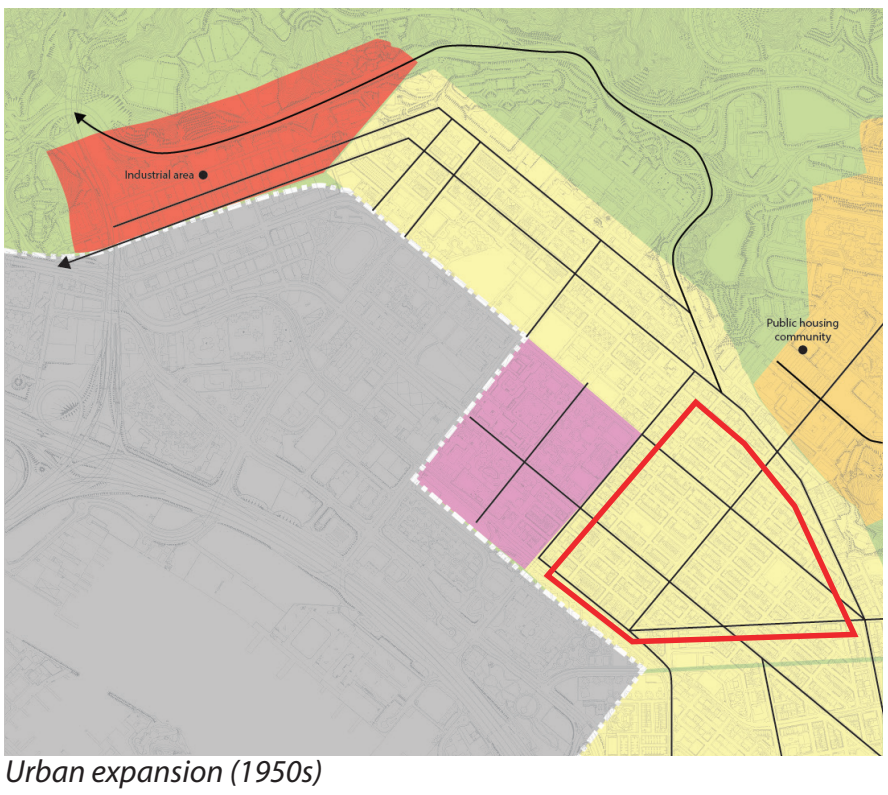
Building ages of Sham Shui Po neighbourhood



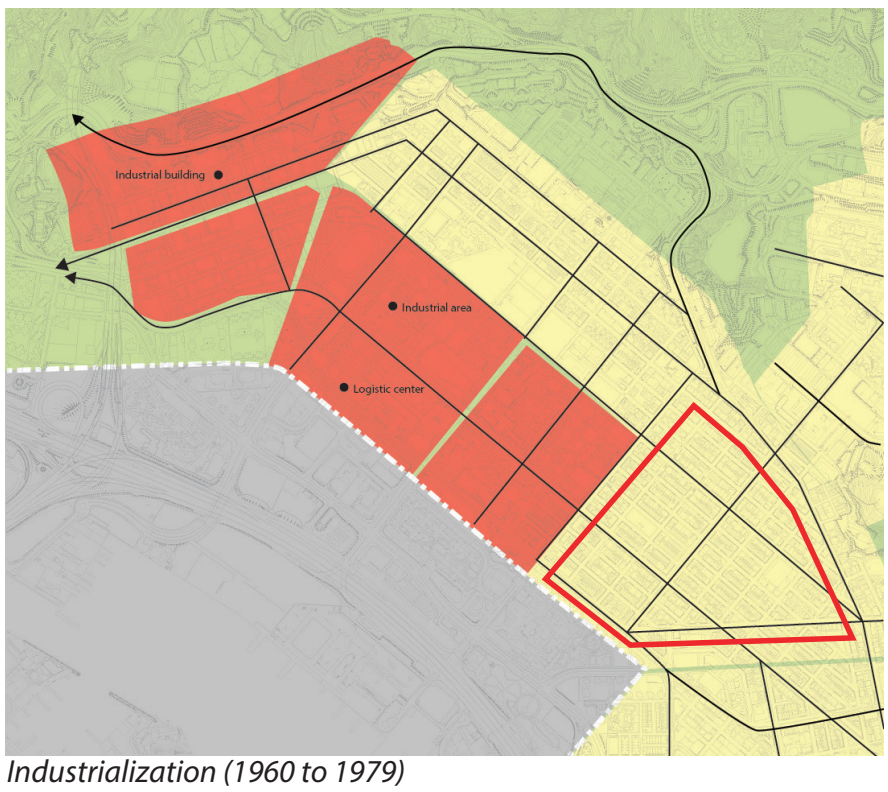
Village (before 1900)



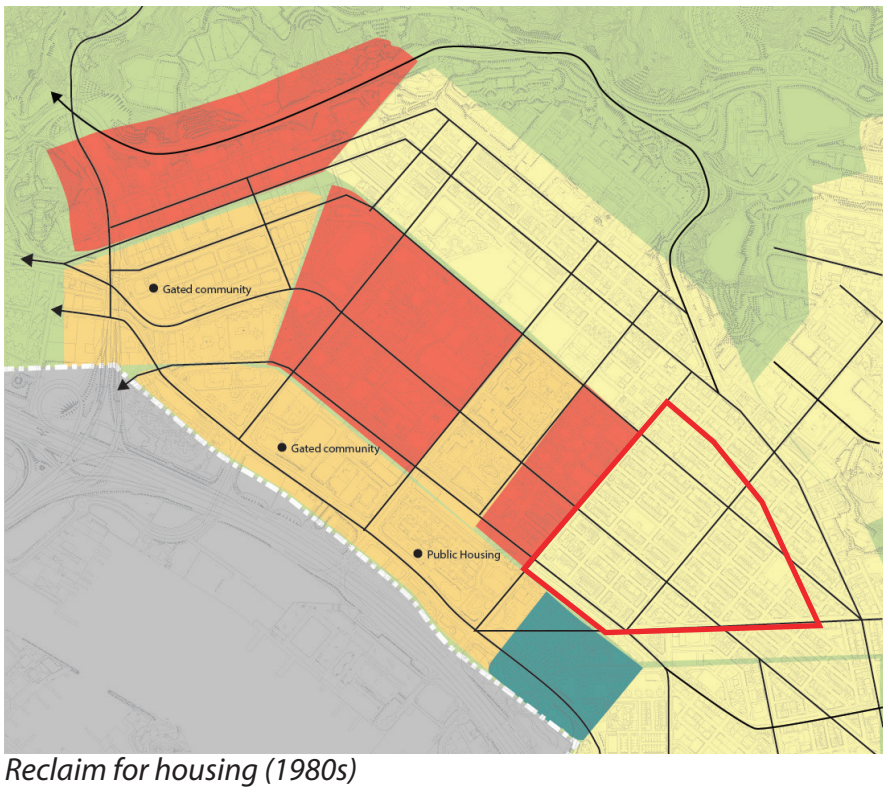
Suburb, camp (1900 to 1949)



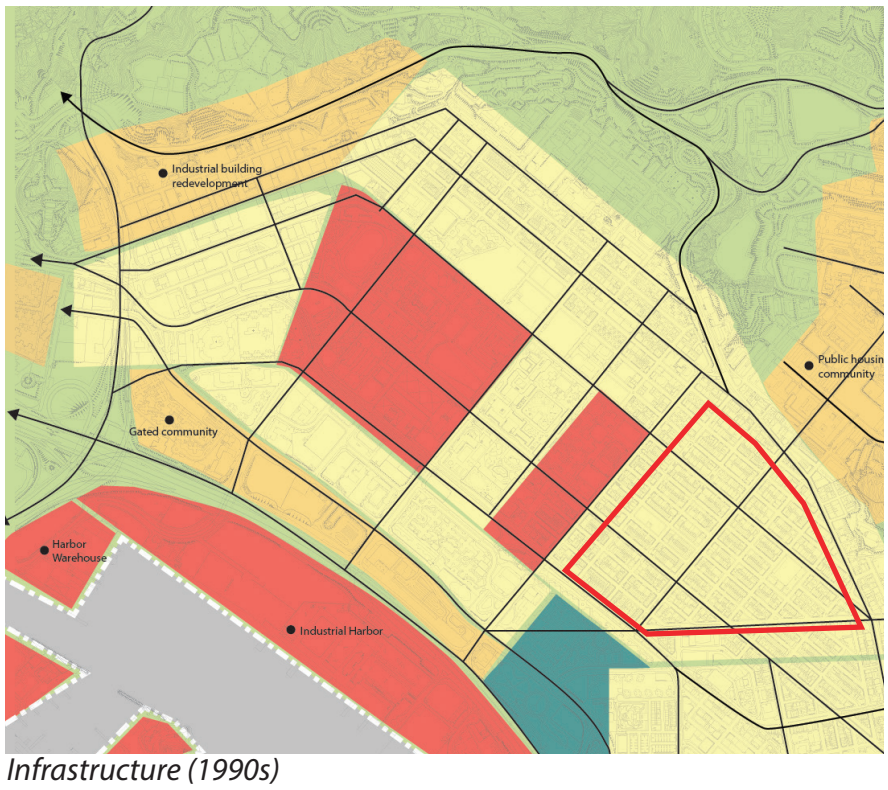
Urban expansion (1950s)



Industrialization (1960 to 1979)



Reclaim for housing (1980s)



Infrastructure (1990s)

Study field *Water* *Nature* *Village* *New residential*

Residential area *Industrial* *Park* *Millitary* *Main road*

IMMIGRANT CITY

For those who migrated from other places, it is likely that inferior in economy and social aspects in new environment are the things that hindering their integration. Mainland immigrants' problems are special because of their generally similar cultural background but diverse lifestyle, skills and social resources.(Elizabeth Sinn 2005) The process of mainland immigrants' assimilation can be understood in economic and social aspects (Zhong 2013). They are reflexed on immigrants daily life, behaviors, habit, ideology, social status and values(Zhong 2013).

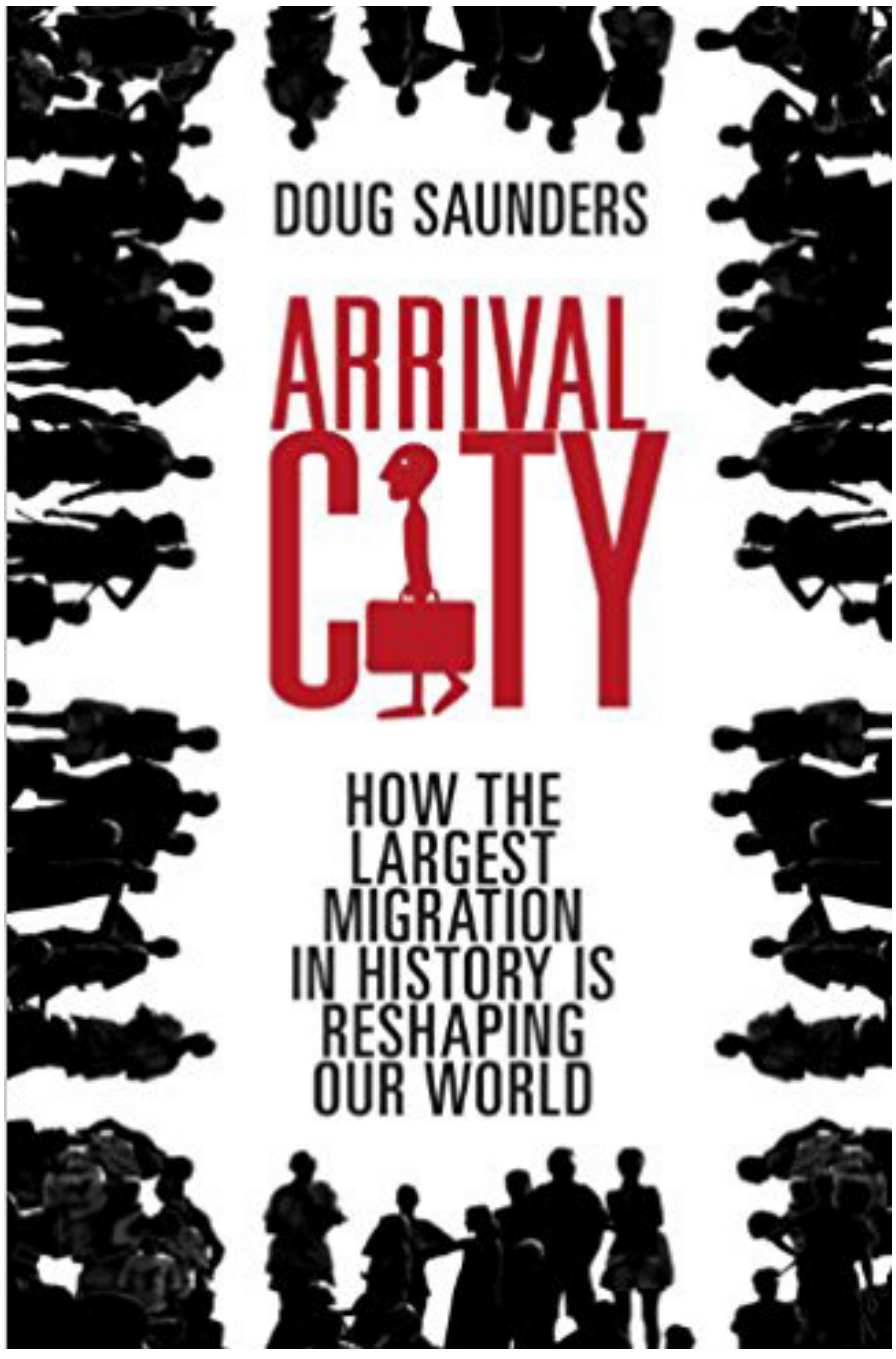
1) Economic :

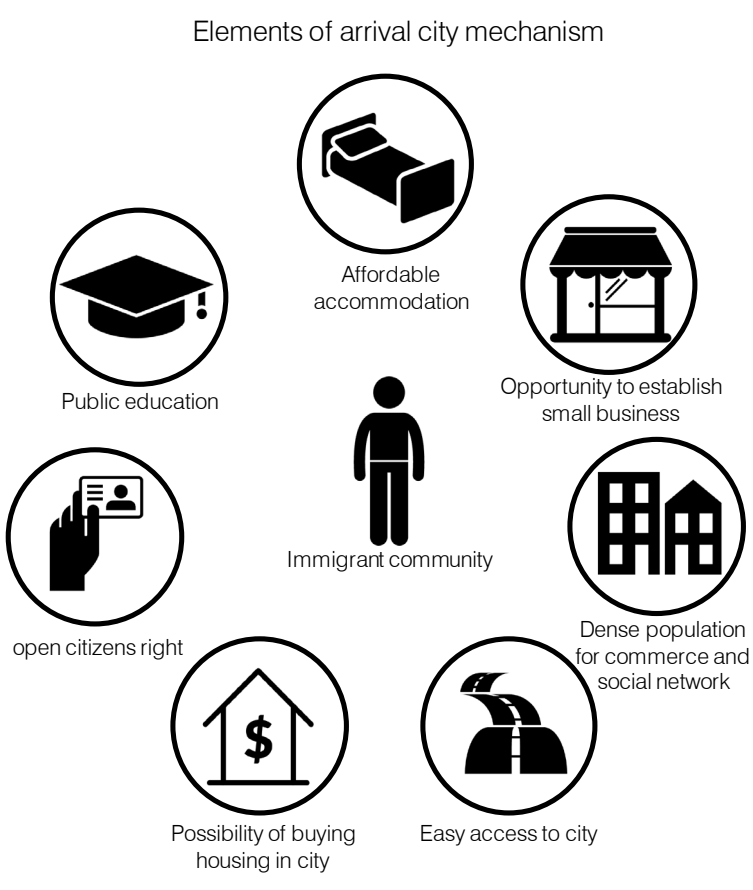
a. Income improvement

Surveys on immigrant income claimed that immigrants are more likely to gain less income. The medium income of mainland immigrants is only two-thirds of medium number in Hong Kong. (CSD 2012) Lower income is also found related to immigrants' low life satisfaction, mental and physical health. (Nirmala Rao 2001) The financial inferior then leads to higher perception of discrimination from local society and feeling of isolation from local society. (Chou 2015) So, income improvement is a significant part of immigrants' integration and even upward social movement. This improvement has close relationship with elements have impact on immigrants occupation, which is acquired of work experience, skill and human capital accumulation(Chau-kiu Cheung 2015, Eric Fong 2016).

b. Living condition improvement

Another factor has impacts on immigrants' assimilation is housing condition. Over half of immigrants' monthly income is used for accommodation in Hong Kong. (CSD 2012) Their financial situation and Hong Kong's relatively high price for public transportation limits their choice for living to where is close to their workplace. Only within limited range, are public services, like hospital, education and library can be accessible for immigrants. Therefore, immigrants' choice on accommodation is very sensitive to location. They are likely to live near city center where infrastructure, public facilities and job opportunity are sufficient. And the housing price of these areas are much higher and suggesting that immigrants are likely to live in a small apartment expensive per square meter but cheap in total. (CSD 2012) The average number of immigrants housing area per person is only 17 square meter which is lower than Hong Kong's figure in 32.7 square meter and Shenzhen's figure in 45.2 square meter. This kind of apartment is too small that hardly fulfil all of the living requirement for immigrants, which also means less life satisfaction and possibility can be achieved.(CSD 2006) In consequence, immigrants are also sensitive to the size and quality of accommodation. And the other ladder for living environment improvement are public housing provided by the government, with which resident don't need to pay a lot in rent. However, it is very scared for the lack of public housing supply and the long waiting list. In all, their living





condition improvement plays very important roles in their integration and social upward movement.(Ng 2002, Yabo 2003)

2) Social:

a. Social network expansion

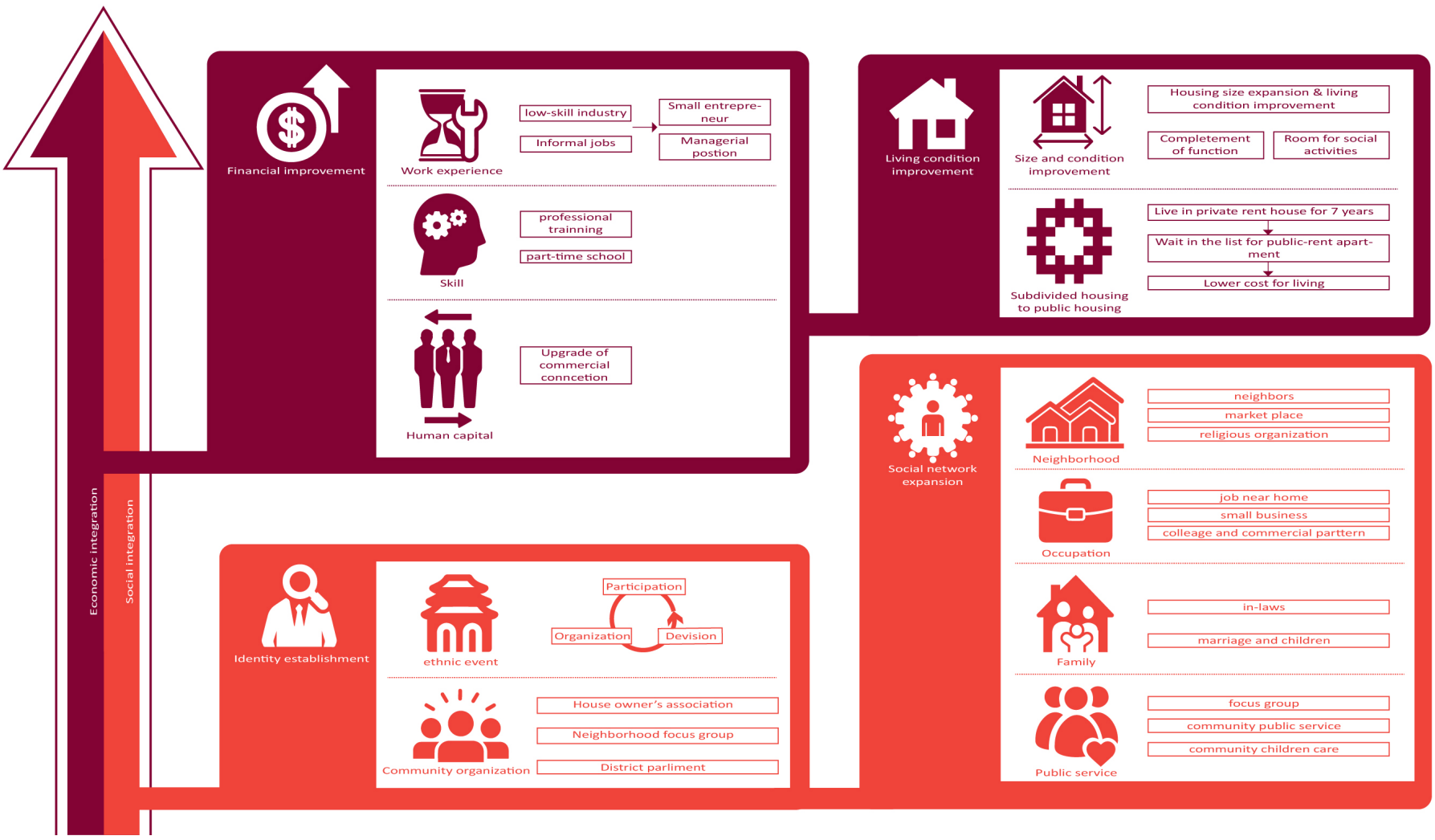
Mainland immigrants' social integration walks hand in hand with the their social network's growth. Initially, social network assist immigrants life in psychological way. A survey finds that the life satisfaction of mainland immigrants is related to the amount of social connection, including participant approach and informal approach(Kee-Lee Chou 2009). In addition, the social network is a form of human capital and social capital that contribute a lot in Hong Kong's new arrival financial improvement. (Kee-Lee Chou 2009) Immigrants' with larger amount of social connection are more likely to be easily found sufficient financial support and information for their career and entrepreneur. According to the social profile of 4 immigrants groups, their social network expansion is mainly in 4 categories: occupation, family, neighborhood, public service.

b. Identity establishment

Commonly, mainland immigrants' identity establishment is considered as a goal for integration. In the case of Chiuchow community's Yulan Festival in Hong Kong, Guangdong immigrants, a branch of mainland immigrant, consider undertaking of this annual ethnic event as a ladder to Hong Kong higher class community. The unique events are held annually and attract general public's attention and immigrant entrepreneurs invest it to brand themselves as a representative of Chiuchow community in Hong Kong society. In the meanwhile, the events are open to anyone, so Chiuchow participants can also take it as a platform to show themselves and build communication to the general public. Besides, immigrants' cultural identity is related to their sociocultural adaptation and life satisfaction in the host.(Hang-yue Ngo 2016) Hang-yue Ngo's survey reveals that that local identity is positively related to assimilation attitude, which is then associated with sociocultural adaptation and life satisfaction of immigrants. In conclusion, ethnic event and community organization are two primary way for identity establishment.

Scale	Xi'an	Hong Kong
City scale	Immigrant – city edge Local – city centre	Immigrant – dispersive in city centre Local – city centre
District scale	Immigrant -- High concentrated in urban village Local – urban area	Immigrant – old urban area Local – newly built area
	Immigrant – range of activity limited by smaller social network	Immigrant – range of activity limited by recreation hours and traffic cost
Local scale	Immigrant – lower frequency in public spaces with higher at home Local – frequently use public spaces	Immigrant – considerable frequency at home and free-entrance public spaces (park, street) Local – frequently use public spaces
	Immigrant – settlement highly concentrating near limited education resources	Immigrant -- settlement concentrating near public education resources
Building scale	Immigrant – live in illegal village building	Immigrant – live in small size apartment
	Immigrant – work and start their small entrepreneur outside of village for property right owned by villagers	Immigrant – work and start their small entrepreneur near accomodation

Comparison with urban village in mainland Chinese city (Xi'an): (Zhong 2013)



3) Spatial characteristics and immigrant integration

Urban area includes physical space, space for land use, and social space, which is studied through neighborhood, community and social network(Zhong 2013). The physical space has impact on the people's social activities, by which contribute to a shift of social network.

When we consider what are the spatial characteristics of immigrant settlement that have impacts on immigrants social mobility, Doug describe 4 element's mechanism in helping immigrants' integration: high density, commercial-friendly streetscape, traffic connection to city center and affordable accommodation. They can both improve the economic and social status of immigrants. Besides, political elements are also discussed in his book, which are open citizenship, welfare, health secure and education opportunity (Saunders 2010). Some of them are also attached on the spatial element, like education based on school.

A research on Chinese urban immigrants, mainly from Chinese rural area with a similar cultural background, also conclude that spatial characteristics of immigrant settlement also has impacts, in various scales, on immigrants' assimilation (Zhong 2013). Zhong's research on urban village in Xi'an revealed that immigrants' high concentrate on the edge of city lead to isolation from local community, who mainly live in city center. Immigrants are tended to live in somewhere with weak governance, which also results in a disconnection to local society. The research also shows that immigrants life spaces are restricted by their accommodation, which is also highly related to their occupation and their children's school.

PARTICIPATORY PLANNING & DESIGN

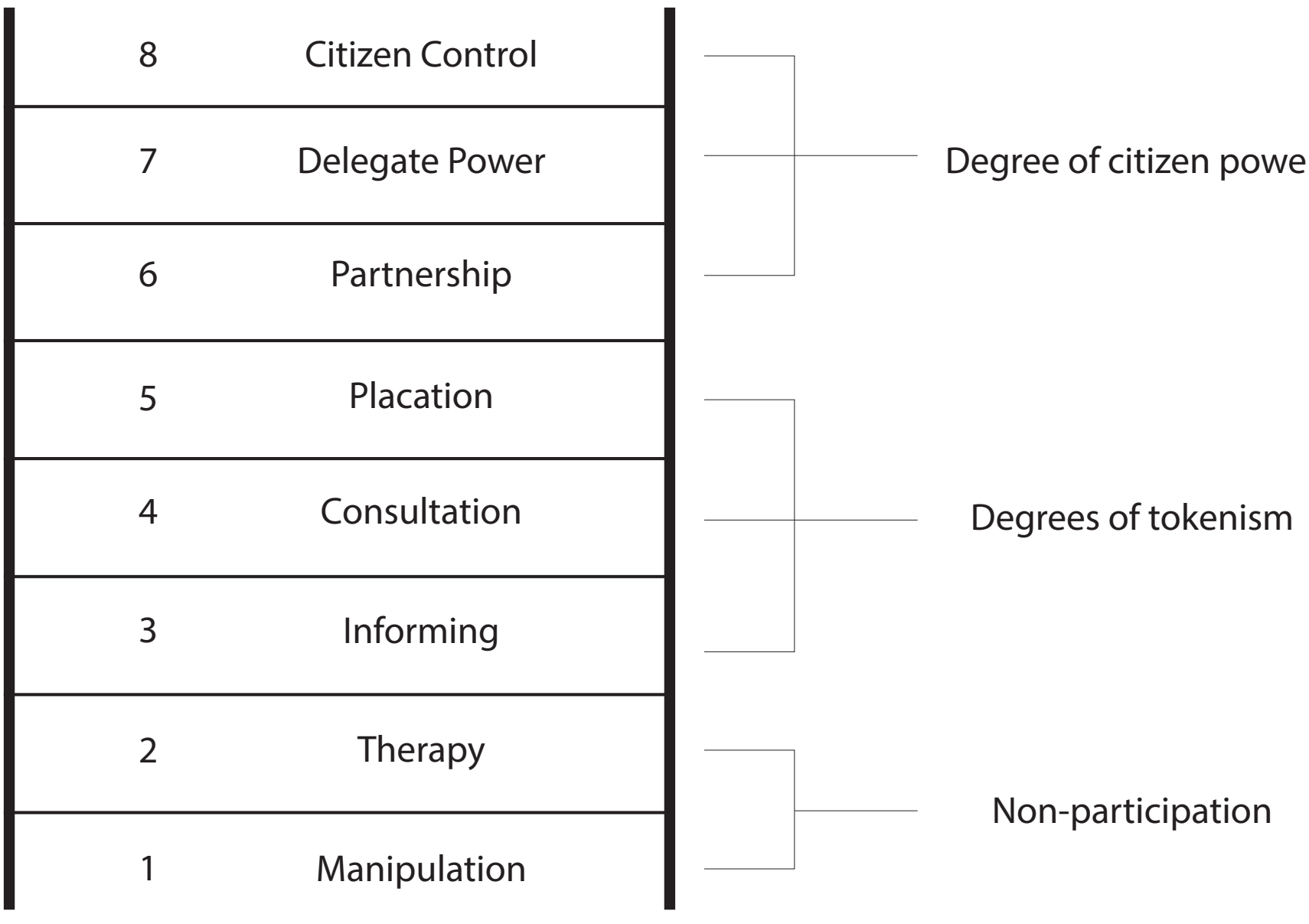
What is participatory planning?

"Citizen participation is a process which provides private individuals an opportunity to influence public decisions and has long been a component of the democratic decision-making process." Congan emphasized the influence that this process bring to the decision making.(Cogan & Sharpe, 1986 p. 283) . In planning domain, Pierre Lefevre considered participatory planning is an urban planning paradigm that emphasizes involving the entire community in the strategic and management processes of urban planning; or, community-level planning processes, urban or rural. It is often considered as part of community development. (Pierre Lefevre 2000)

Now, participatory planning is undertaken in many developed countries by different means. In America, this process is much related to the democratic political system. North European countries, like Norway and Sweden, take it as a component to enhance social equity. (Tian Li, 2003) Some cities in Asia developing countries are also experimenting it, such as Seoul, Singapore and Taipei. They are usually limited by the top-down political institution and social context, but are sill exploring in certain domains. (Centre for liveable cities Singapore, 2016)

Why Participatory?

Participatory planning and design is a method developed under the context of rising awareness of public. In 1970s, American citizens and planners started movement against the complete top-down planning approach and participation and advocacy were proposed (Tian Li, 2003). In the meanwhile, since more and more built environment was to be redeveloped after prosperity in the 1960s, planning became much more related to wider range of citizens' benefit. A more inclusive approach was called for. What's more, building identity was demanded after the 1970s, a flexible planning and design approach meet diverse need was then fertilized in this social background.(Colleen McTague, 2013)



Ladder of participation, Source: Sherry R. Arnstein, 1969

Ladder of Participation

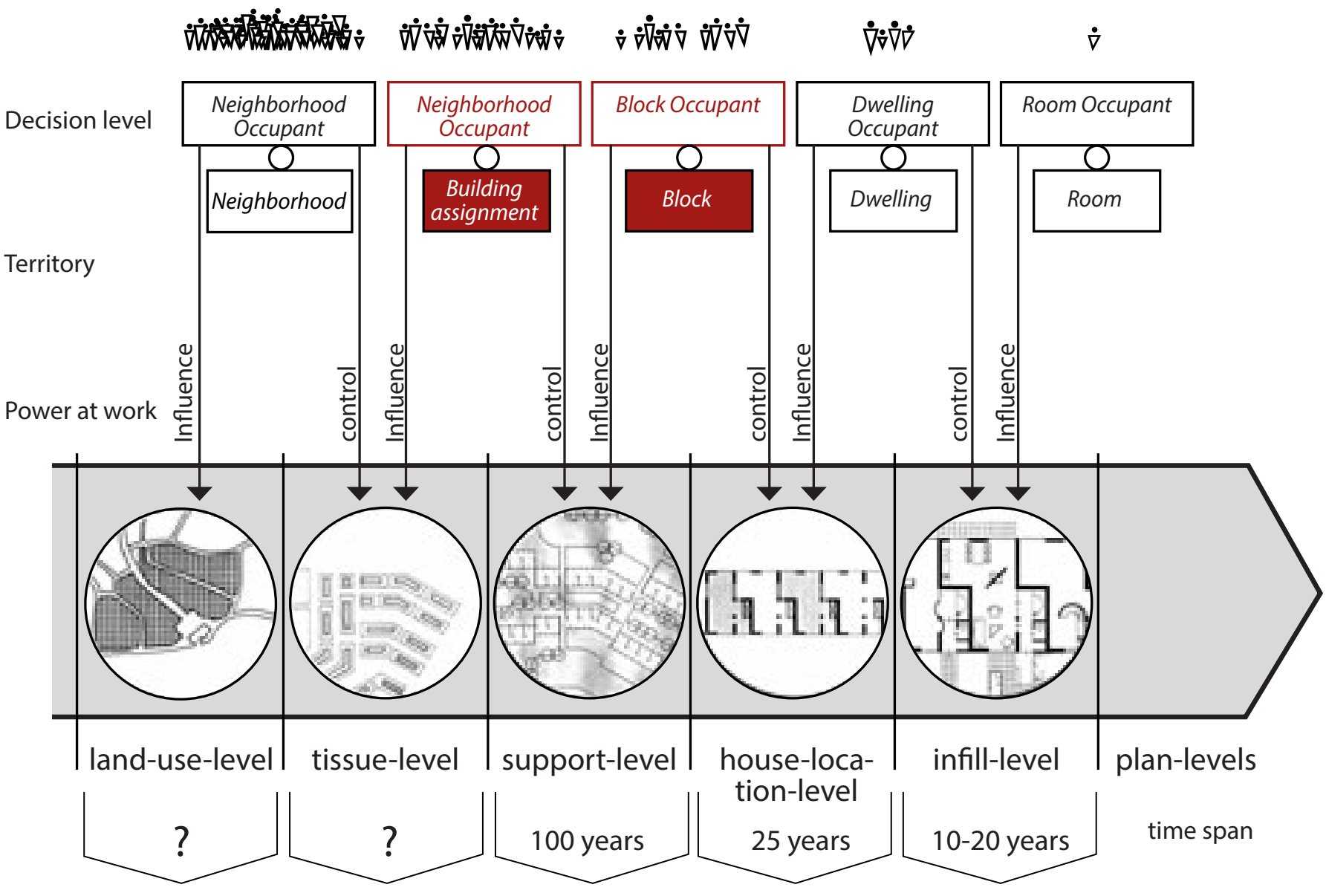
Participation has many forms. Sherry classified them into 8 levels in his participation ladder and categorizes them into three degrees, including citizen power, tokenism and non-participation. He considered that the higher level reached is the higher degree of inclusiveness attained.

Level of decision-making

To define a participation, the participant, the decision-making process and the issues to be discussed are significant. These depend largely to what questions are to be answered (N. J. Habraken, 1998).

In planning domain, the scale of decision matters. In Habraken's theory, five levels are classified from in-fill level to land-use level. Generally, the range of participants will be wider as the scale is larger and the number of stakeholders' increase. This means it will be more complex and time-consuming. Therefore, the decision-making process is usually relatively more elitist and public is powerless.

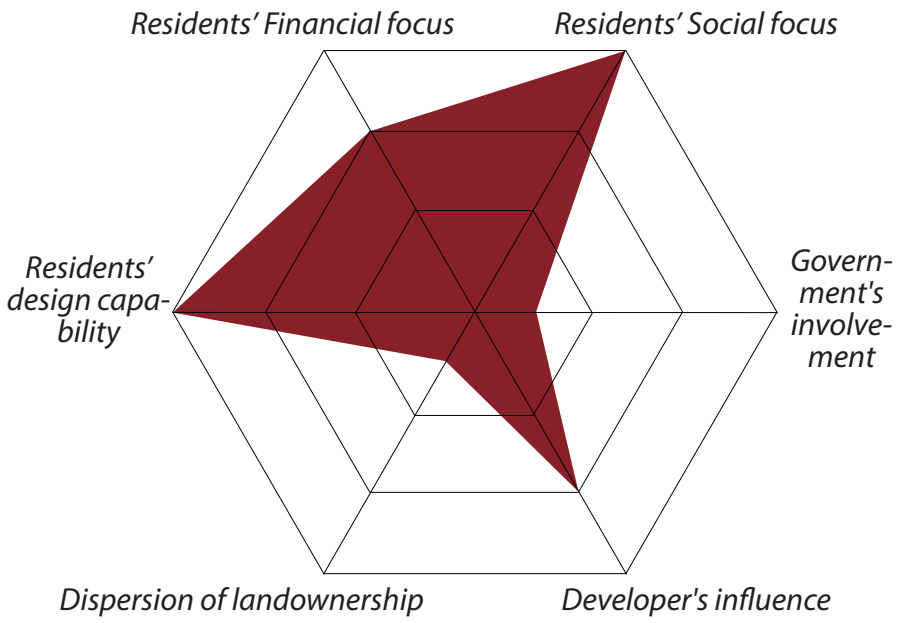
In Hong Kong's case, it would be mainly between support-level and house-allocation level where residents can make relatively larger voice but need to cooperate with other capable players, like investors designers. In addition, not mentioned in this research, in-fill level participation is also a possible approach to be tested in Hong Kong, which is considered to be less complicated.



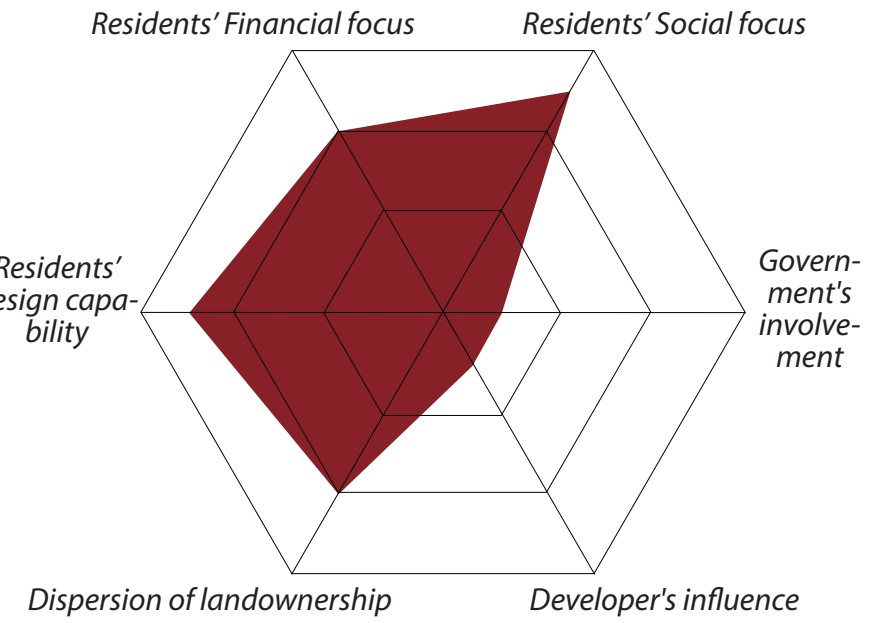
A Diagram of the Principle of Environmental Levels , Source: N. J. Habraken, 1998

GLOBAL PARTICIPATION PRACTICE

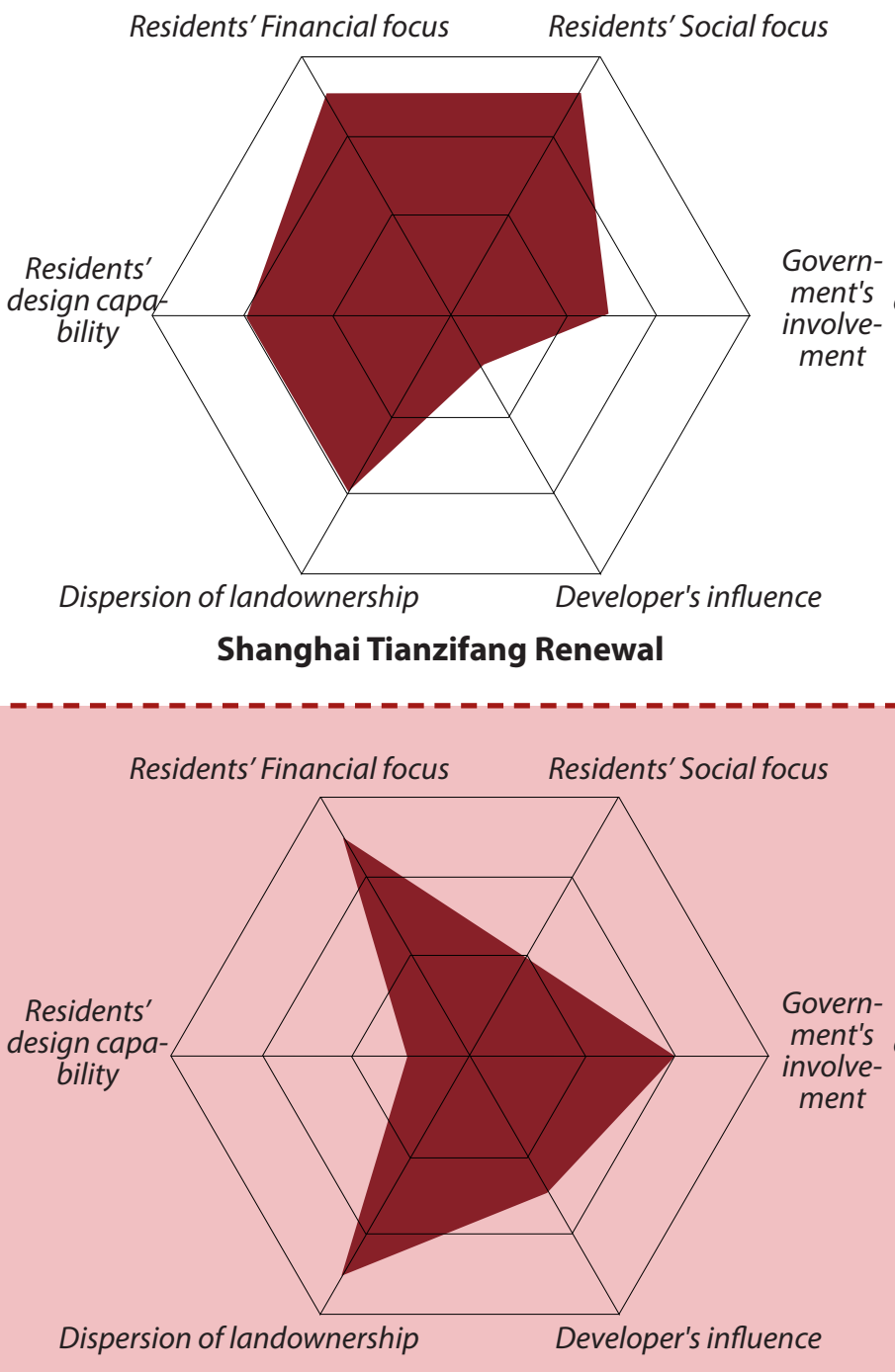
There are various approaches of participation in different cities. To find the pattern that can be tested in Hong Kong, I selected 2 practices in western countries and 4 Asian practices. Then, based on William's conclusion, the influencing factors that determine participatory patterns include, residents concern, residents' capability and external factors (William Peterman, 2000). Then they are translated into 6 dimensions based on Asian context: residents' financial concern, resident' social concern, residents' design capability, dispersion of land ownership, developer's influence and government's involvement. And the analysis using this evaluation system is below.



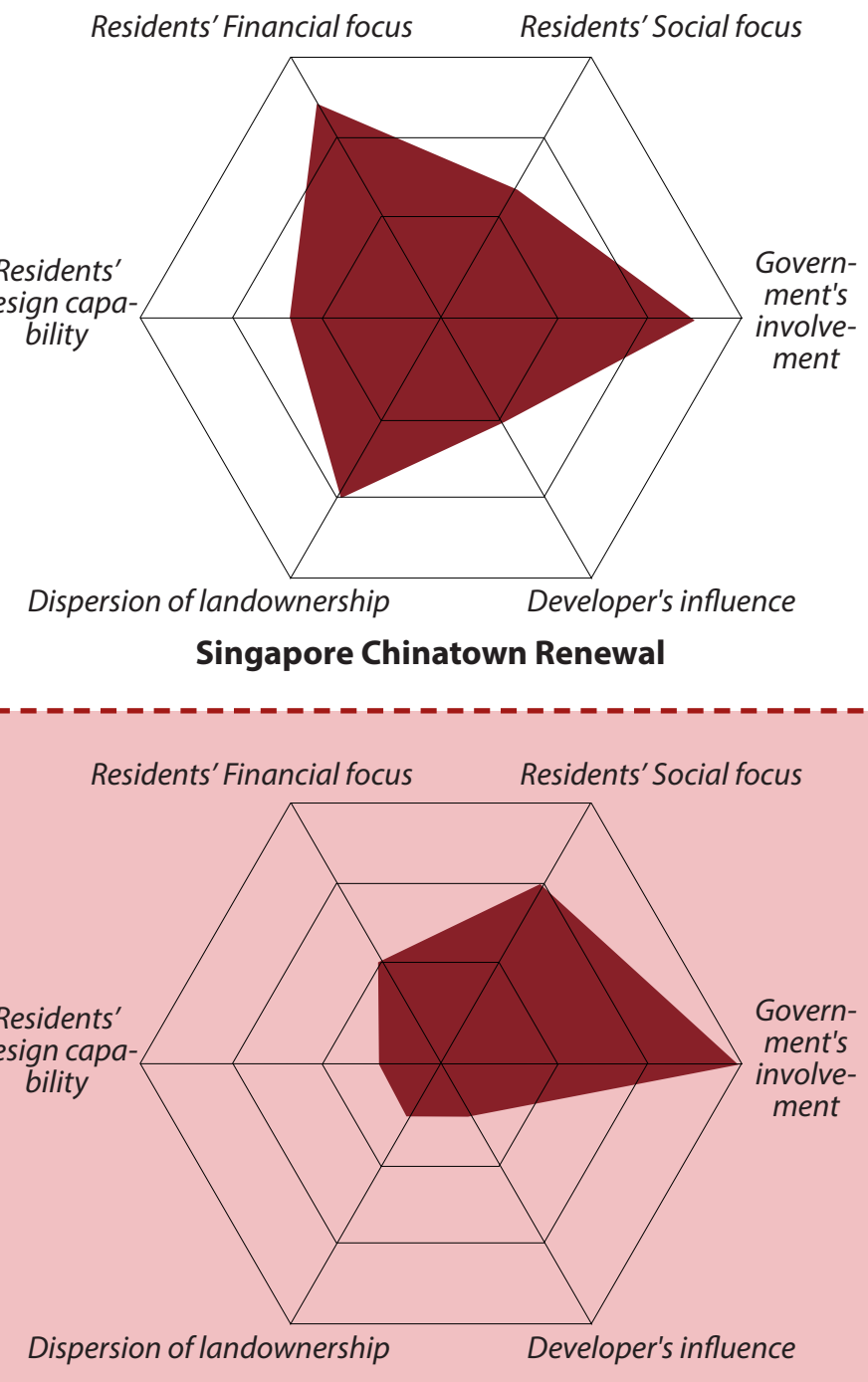
Michigan Avenue-Roseland Initiative



London Coin Street Regeneration



Shanghai Tianzifang Renewal



Singapore Chinatown Renewal

Seoul Squatter Area Redevelopment

Singapore Social Housing Renewal

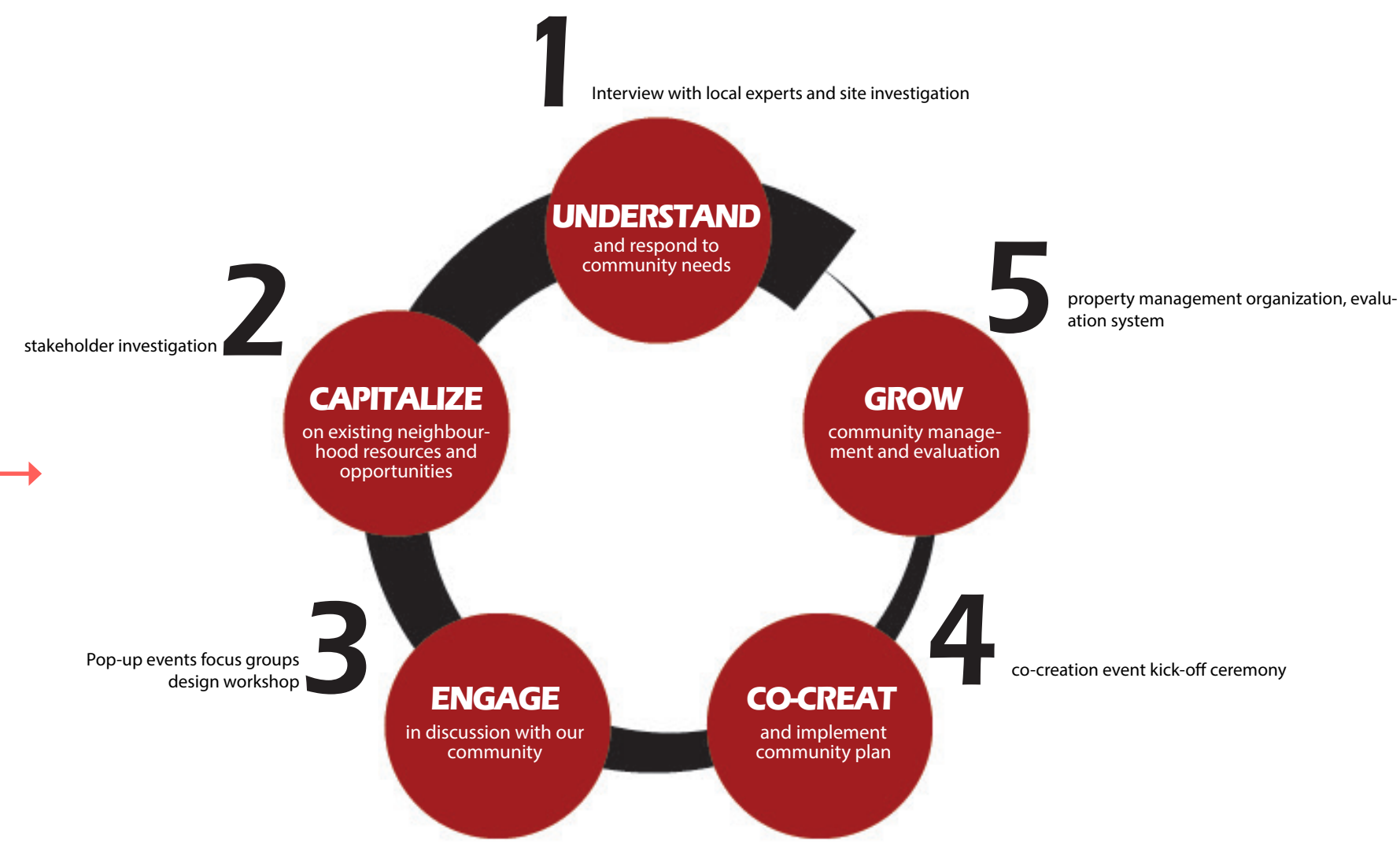


The Urban Redevelopment Framework in South Korea, Source: Edmond C.M.Ho, 2012

Compared to Hong Kong's context, two patterns are chosen: Seoul and Singapore public neighborhood

Squatter Area Redevelopment in Seoul

The renewal in Seoul was defined as a public-private-citizen partnership pattern. In the first phase, local government is responsible to propose a regeneration masterplan based on professional knowledge. Then, residents are invited to form an organization and co-decide the possible developer with government. After the involvement of developer, the committee of developers and residents is the highest decision-maker and executor of the renewal project. By this means, unskillful public can be involved with guidance and control by authority.



Engagement Strategies, Source: DrCho Im Sik, 2017

Singapore Social Housing Neighborhood renewal

The Singapore pattern is more idealists because it is a social housing neighborhood project that there is no need to introduce property developer in the project. In the first step, research will be undertaken by professionals. Then, possible stakeholders and residents are engaged by help from planers. Then, with planers' discussion scheme, stakeholders are invited, co-create and maintain together.

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**

?

SUB-QUESTION

1. How to contextualize the theory of immigrant integration in Sham Shui Po, an immigrant neighborhood in Hong Kong old town districts?
Objective: Planning positioning

2. What is the opportunity and challenge for immigrant community and participatory urban renewal to be collaborated in Sham Shui Po?
Objective: Possible vision

3. How can participatory planning and design be introduced in Hong Kong's urban renewal procedure to achieve synergy of immigrant community improvement and urban revitalization?
Objective: Planning approach

4. What planning framework and tools, including methodology and spatial elements can contribute to the participatory planning and design process in Sham Shui Po?
Objective: Planning tools

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 transitional city, with larger capacity to migrants, more residents' spontaneity and better supporting facilities.



Built Environment Redevelopment

Physical enviornment including infrastructure and rundown buildings and should be renewed into safe and humanized ones.



Economy Upgrading

The types and chain of commerce and industry in rundown urban areas should be upgraded according to the changing context. New potential can be found using the previous space.



Social Coherence

Capacity of urban environment should be increased while keeping the diversity and identity of local community.





Supporting Facility

More public facilities supporting migrant residents should be added.



Autonomous Community

Spontaneous community management should be encouraged. More room should be left to be discussed in neighborhood design



Larger Capacity

As an arrival city, more capacity in terms of housing, job, recreation and traffic should be provided to accommodate the increasing number of new commers.

METHODOLOGY

- **Literature review**: by searching the related literature online or from library to help build up a theoretical framework; The academic literature to be consulted will be from interdisciplinary fields related to history, sociology, immigrant integration as well as urban planning and design.

- **Practical/Report Review**: This process will be done by critically analysing the reports produced by public sector, including Central Policy Unit and Legislative Council, as well as social foundations like UN Habitat, Society for Community Organization, to understand the living condition of immigrant and the ongoing urban renewal strategy.

- **Collection of Data**: Recording data by mapping from the information accessed by open data. Statistics will be obtained from Hong Kong Census and Statistics Department and Government Records Service.

- **Historical analysis**: by keeping into the specific way it formed responding to its the unique quality of Sham Shui Po and community-based social bonding could be conserved better in the future.

- **Spatial Analysis**: An analysis of the city and classic maps are made to understand Hong Kong urban development and its morphology, and therefore to understand the site selected; It is also to investigate the spatial bonding between sites selected and Hong Kong context in terms of immigrants movement and materials movement.

- **Interview:** Interview will be in 3 categories:
1. Expert Interview
2. Immigrant residents Interview
3. Local residents Interview(in a selected site)
4. Urban renewal developer

- **Mapping**: Behavioural mapping as explained by Jan Gehl is used to plot people's movement, sitting, standing and chatting, etc. marked with symbols

- **Site Visits**: Identify immigrants' need on community in terms of space and social network. Clearly picturing, sketching, mapping different activities of immigrant on dimension of time and space, in order to understand the relationship between immigrants' behaviour and built environment.

- **Case study**: by viewing the existing transformation examples of other immigrant neighbourhood in Asia to gain experience for further planning approaches and design guidance as well.

- **Metaphor/analogy**: object to adapt the same principles or qualities when the complexity of the original one are hard to tackle;

Connection with Research question:

1. How to contextualize the theory of immigrant integration spatially in Hong Kong old town district's immigrant neighbourhoods?

This question will be answered by Literature review, Collection of Data and Interviews on immigrant community to understand the process of Hong Kong mainland immigrant integration; Historic analysis will be used to understand the transforming profile of mainland immigrant groups and the shifted approaches for immigrant integration.

2. What is the opportunity and challenge for immigrant community and urban renewal to collaborate in Hong Kong old town districts.

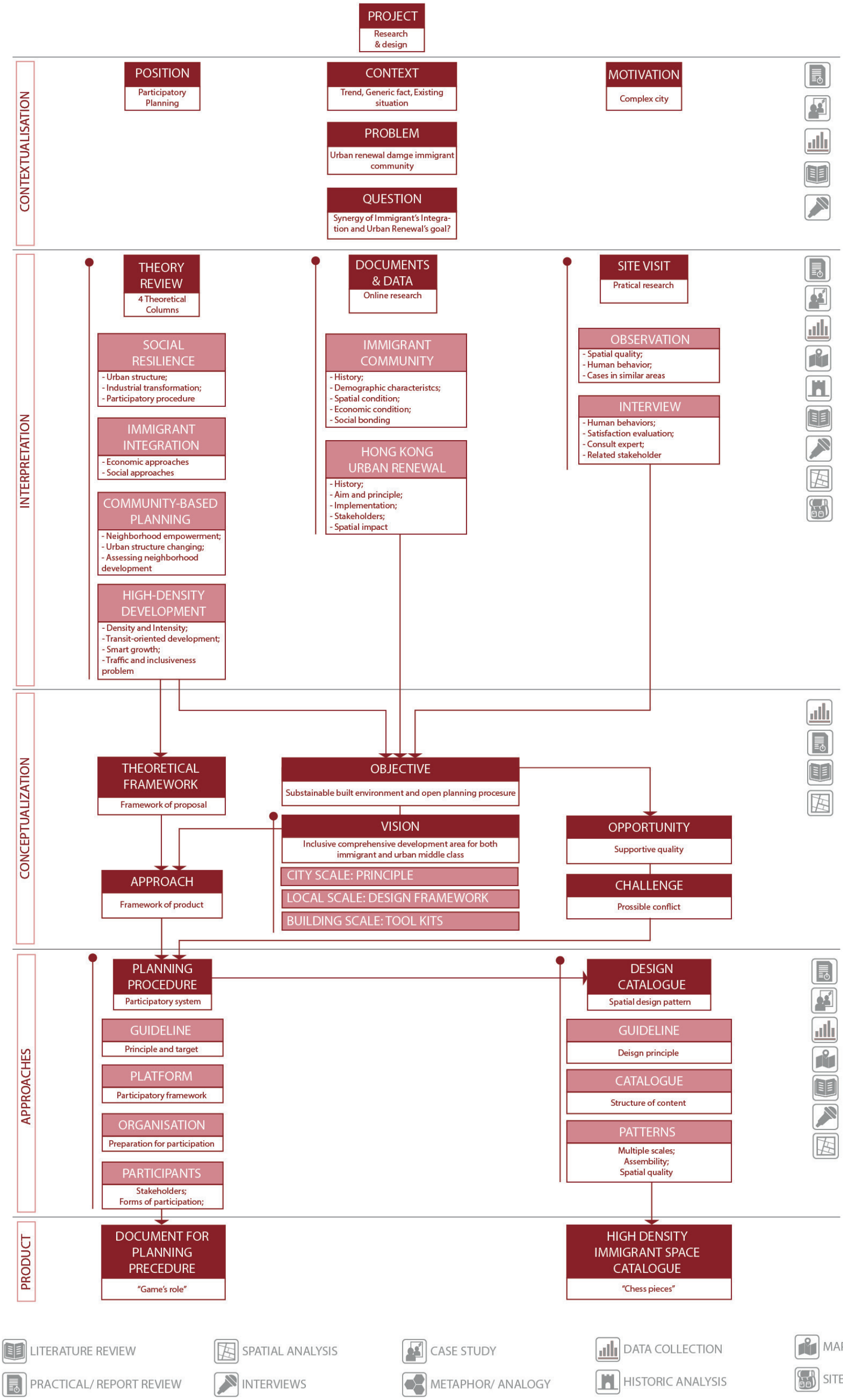
This question will be answered by empirical researches, including Site Visits, Mapping on Sham Shui Po and Interview on immigrant residents, to find the spatial elements of immigrant neighbourhood supporting their integration and their mechanism; Interviews on urban renewal project participants, Report Review and Case study on other old town urban renewal projects will be used to explore the spatial and social intent and impacts of current Hong Kong urban renewal strategy on immigrant community.

3. How to introduce immigrant community-based planning in urban renewal procedure to achieve synergy of immigrant community improvement and urban revitalization?

The answer will be explored by Case study and Metaphor/analogy on other neighbourhood renewal practices sharing similar characteristics, including community-based planning to find possible approach to include wider participation in planning procedure. This will be tested and modified based on Interviews on Sham Shui Po mainland immigrant community organization and experts focusing on this topic.

4. What socio-spatial environment could contribute to a collaborative goal of immigrants integration, urban regeneration in Hong Kong old town district?

The environmental method will be based on the participatory framework of urban renewal discussed on the third sub-question. It will be also explored with research on existing spatial quality by Mapping and Spatial analysis of existing immigrant neighbourhood and the Interview on immigrant residents' evaluation on them. Reference from other cases will also be study and adopted to address similar problems.

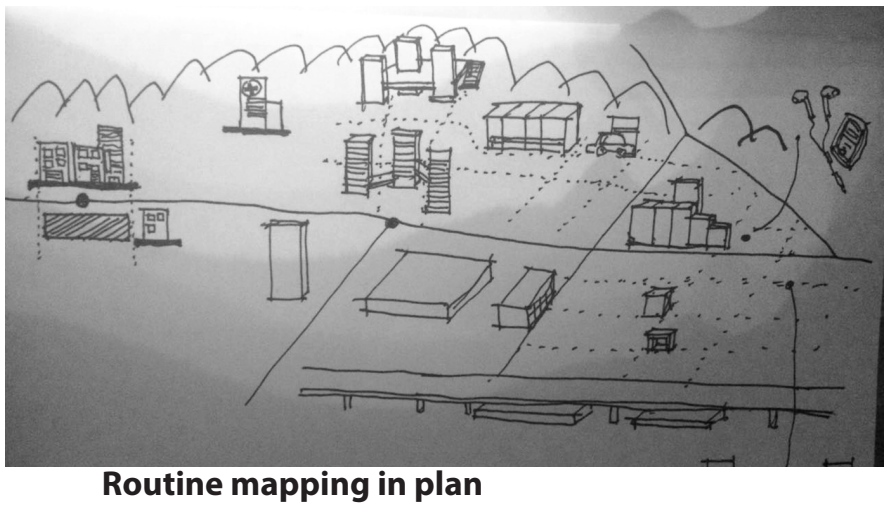

PROJECT
Research & design
CONTEXTUALISATION
POSITION
Participatory Planning
CONTEXT
Trend, Generic fact, Existing situation
MOTIVATION
Complex city
PROBLEM
Urban renewal damge immigrant community
QUESTION
Synergy of Immigrant's Integration and Urban Renewal's goal?
INTERPRETATION
THEORY REVIEW
4 Theoretical Columns
DOCUMENTS & DATA
Online research
SITE VISIT
Pratical research
SOCIAL RESILIENCE
- Urban structure;
- Industrial transformation;
- Participatory procedure
IMMIGRANT INTEGRATION
- Economic approaches
- Social approaches
COMMUNITY-BASED PLANNING
- Neighborhood empowerment;
- Urban structure changing;
- Assessing neighborhood development
HIGH-DENSITY DEVELOPMENT
- Density and Intensity;
- Transit-oriented development;
- Smart growth;
- Traffic and inclusiveness problem
IMMIGRANT COMMUNITY
- History;
- Demographic characteristcs;
- Spatial condition;
- Economic condition;
- Social bonding
HONG KONG URBAN RENEWAL
- History;
- Aim and principle;
- Implementation;
- Stakeholders;
- Spatial impact
OBSERVATION
- Spatial quality;
- Human behavior;
- Cases in similar areas
INTERVIEW
- Human behaviors;
- Satisfaction evaluation;
- Consult expert;
- Related stakeholder
CONCEPTUALIZATION
THEORETICAL FRAMEWORK
Framework of proposal
OBJECTIVE
Substainable built environment and open planning procesure
VISION
Inclusive comprehensive development area for both immigrant and urban middle class
CITY SCALE: PRINCIPLE
LOCAL SCALE: DESIGN FRAMEWORK
BUILDING SCALE: TOOL KITS
OPPORTUNITY
Supportive quality
CHALLENGE
Prossible conflict
APPROACH
Framework of product
APPROACHES
PLANNING PROCEDURE
Participatory system
GUIDELINE
Principle and target
PLATFORM
Participatory framework
ORGANISATION
Preparation for participation
PARTICIPANTS
Stakeholders;
Forms of participation;
DESIGN CATALOGUE
Spatial design pattern
GUIDELINE
Deisgn principle
CATALOGUE
Structure of content
PATTERNS
Multiple scales;
Assembility;
Spatial quality
PRODUCT
DOCUMENT FOR PLANNING PRECEDURE
"Game's role"
HIGH DENSITY IMMIGRANT SPACE CATALOGUE
"Chess pieces"
LITERATURE REVIEW
SPATIAL ANALYSIS
CASE STUDY
DATA COLLECTION
MAPPING
PRACTICAL/ REPORT REVIEW
INTERVIEWS
METAPHOR/ ANALOGY
HISTORIC ANALYSIS
SITE VISIT

SITE VISIT & INTERVIEW



Recording daily life

To understand to immigrants daily life, I record their behaviours for the whole day. The observation is conducted with Mrs. Lau, a female immigrant residing in Sham Shui Po, and her family, including her immigrant husband and sons. The daily life record of elders immigrants is conducted on Mr. Zeng who is 67 years old living with his immigrant son. Their behaviour and the location where these activities took place will be record.



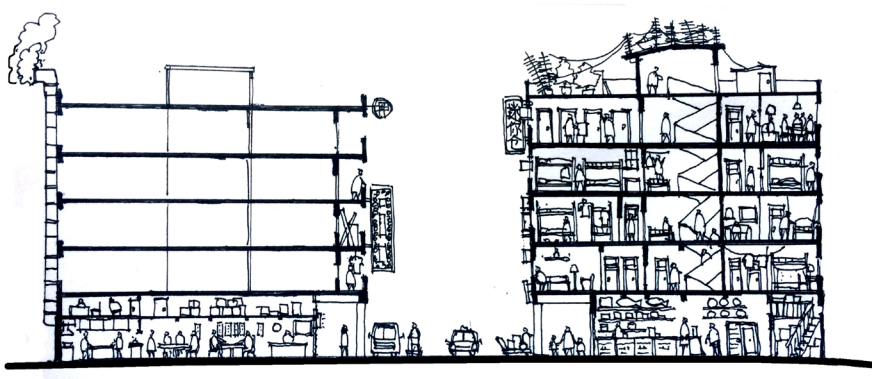
Routine mapping in plan

Tracing immigrant residents routine is aiming to understand how immigrant interact with living environment. This observation was conducted by tailing after immigrant passer-by and interview with immigrant residents. Tailing is to map the movement and activity within neighbourhood, while interview is to understand their travel and its purpose across the city and their evaluation on these spaces. Their behaviour and the location where these activities took place will be record.



Similar project

During site visit in Hong Kong, I also visit other urban renewal project took place in Hong Kong, including the ones in Kwen Tung, Causeway Bay, Cheung Sha Wan and Mong Kok. The special quality is mapped and analysis as patterns of urban renewal. Besides, interviews on immigrant residents living in these renewed areas were also conducted to understand how satisfactory they are toward current urban renewal strategy. In addition, the implement and planning for these projects were study online with literatures.



Behavior mapping in section

The behaviour mapping is also conducted vertically in section. They are based on interviews in immigrants apartments on what they are probably doing in which period of day. Then, these activities are combined in a section to diversity of spatial usage on different floors and in the same moments. Their behaviour and the location where these activities took place will be record.



Residents

Interviewee: They interview on residents are mainly on immigrant tenants and local property owners.

Topic: The questions were about the satisfaction of current urban renewal projects and their own vision on urban renewal. In addition, the motivation of planning and design Sham Shui Po is tested by sketching of Sham Shui Po's future. Most of the residents have stronger idea on the neighbourhood renewal, while immigrants are more tended to improve based on current condition.



Experts on Renewal Development

Interviewee: Mr. Leong, manager of Fortune Property Agency, the biggest property agency working on land requisition and researching on the property development in Sham Shui Po.

Topic: The questions are about the feasibility of current urban renewal and the conflicts between developers, property owners and immigrant tenants. And the discussion is also about possible future of inviting immigrant community to planning procedure and spatial design.

Immigrant organization

Interviewee: Miss. Pang, chairman of immigrant focus group in Society for Community Organization.

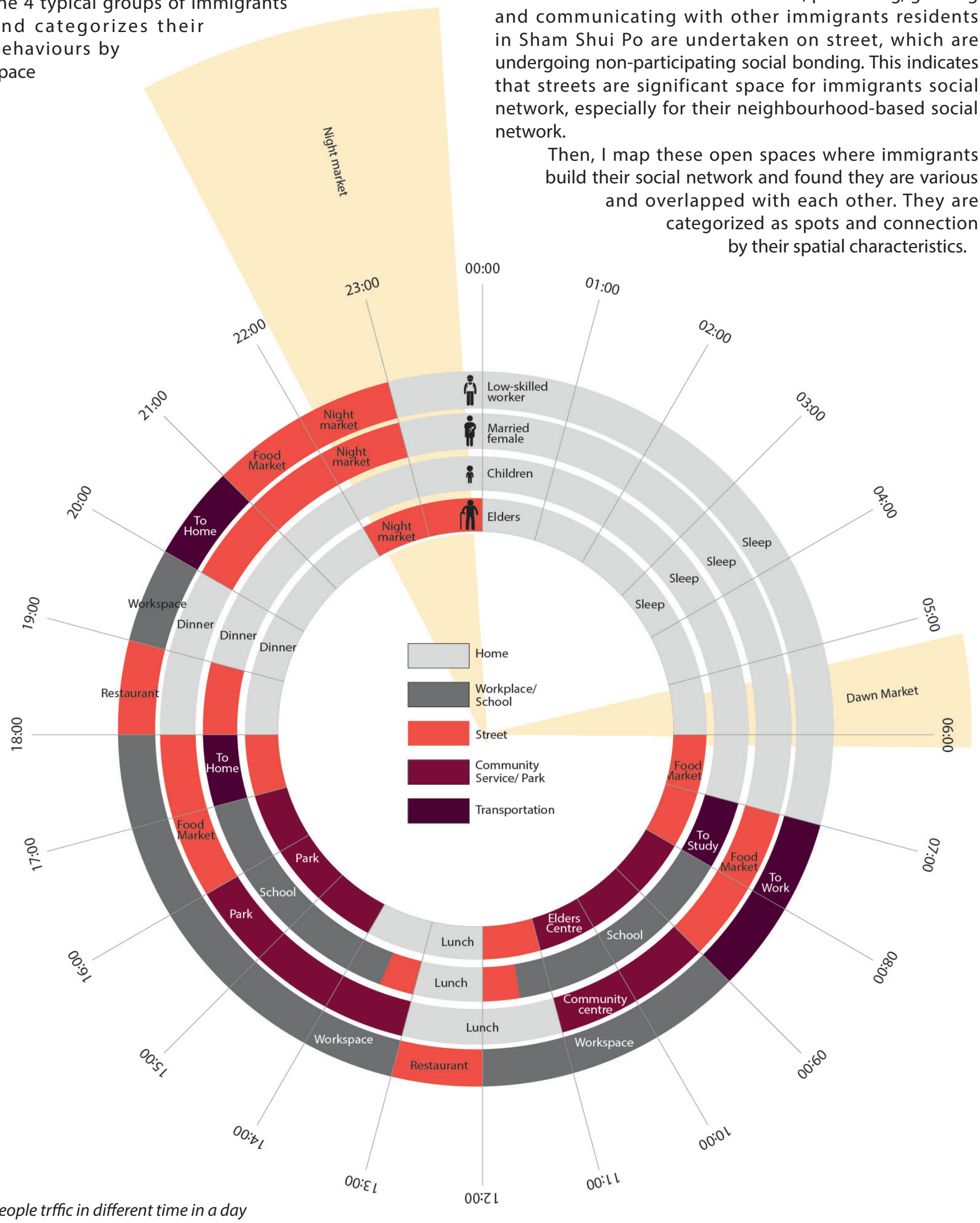
Topic: The discussion is about the economic and social situation of mainland immigrant community and the trend of the changing context. We also discussed the possibility of immigrant neighborhood organization which can be formed for participatory planning procedure and community empowerment. The impacts of urban renewal in other immigrant neighborhood are also discussed based on their research.

NEIGHBORHOOD-BASED SOCIAL BONDING – STREET LIFE

Timetable of immigrant's daily life

In order to understand the need of immigrants and how they make use of the neighbourhood spaces, recording their daily life is adopted. The investigation was taken on the 4 typical groups of immigrants and categorizes their behaviours by space in 5 kinds: Home, workspace, street (in Sham Shui Po), community service/ park and transportation. Then it was found that during day time, all of these 4 groups spend their time on the street. From the interview, purchasing, greeting and communicating with other immigrants residents in Sham Shui Po are undertaken on street, which are undergoing non-participating social bonding. This indicates that streets are significant space for immigrants social network, especially for their neighbourhood-based social network.

Then, I map these open spaces where immigrants build their social network and found they are various and overlapped with each other. They are categorized as spots and connection by their spatial characteristics.



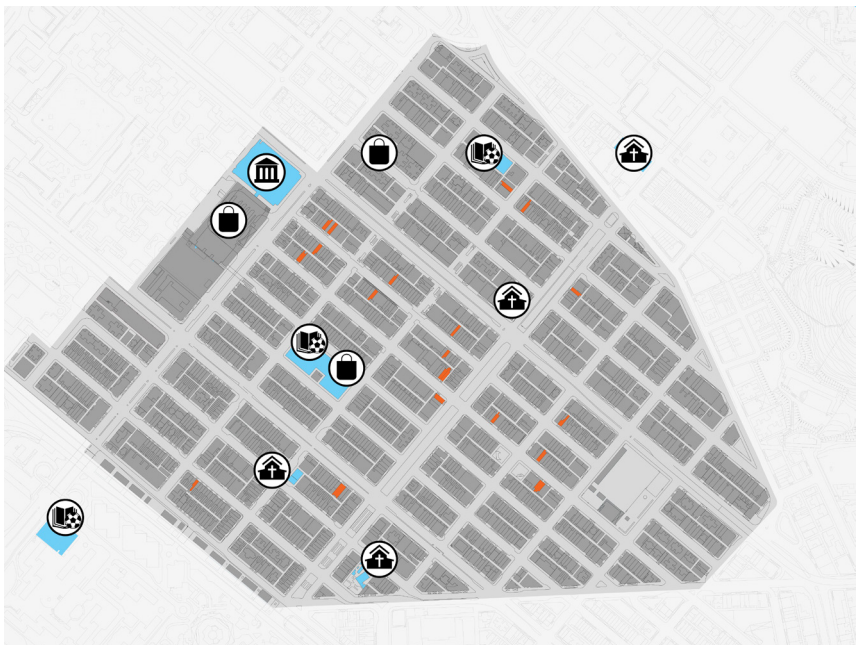
People trffic in different time in a day

Spaces for social connection



Kindergarten *Primary school* *Middle school*
College

Education facility



Public facility *Shopping centre* *Religional*
Municipal service centre *Hometown association*

Public service center, Community organization



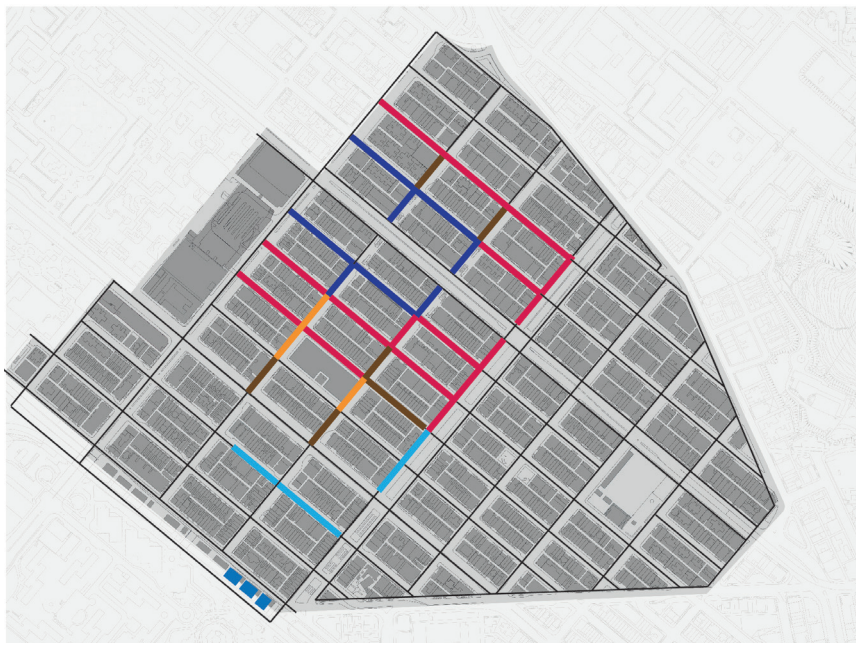
Park *Elevated green space*

Green spaces



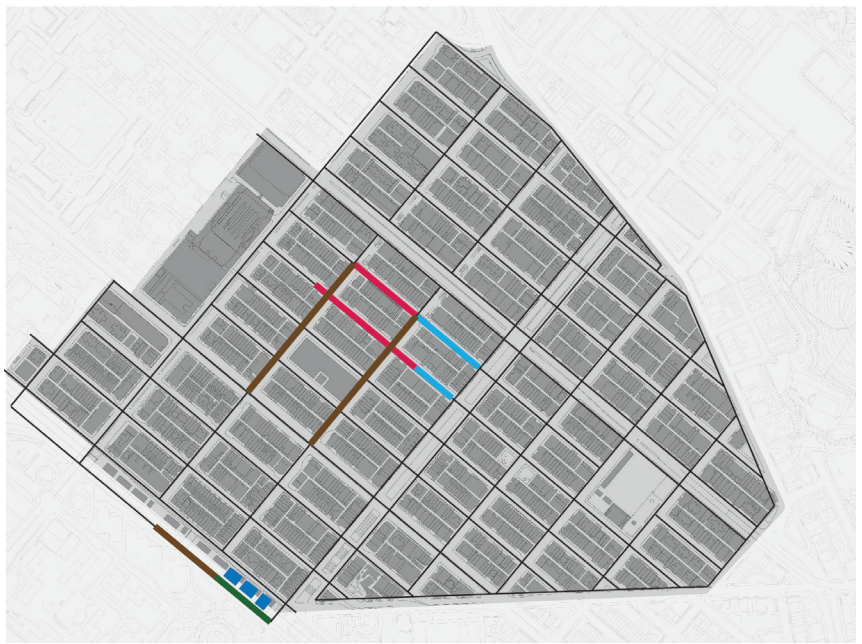
Food market *Take-away food shop*

Food market



Eletronic *Second-hand* *Jade* *Food*
Grocery *Clothes* *None* *Compact market*

Street market



Second-hand *Clothes* *Grocery* *Jade*
Golden fish

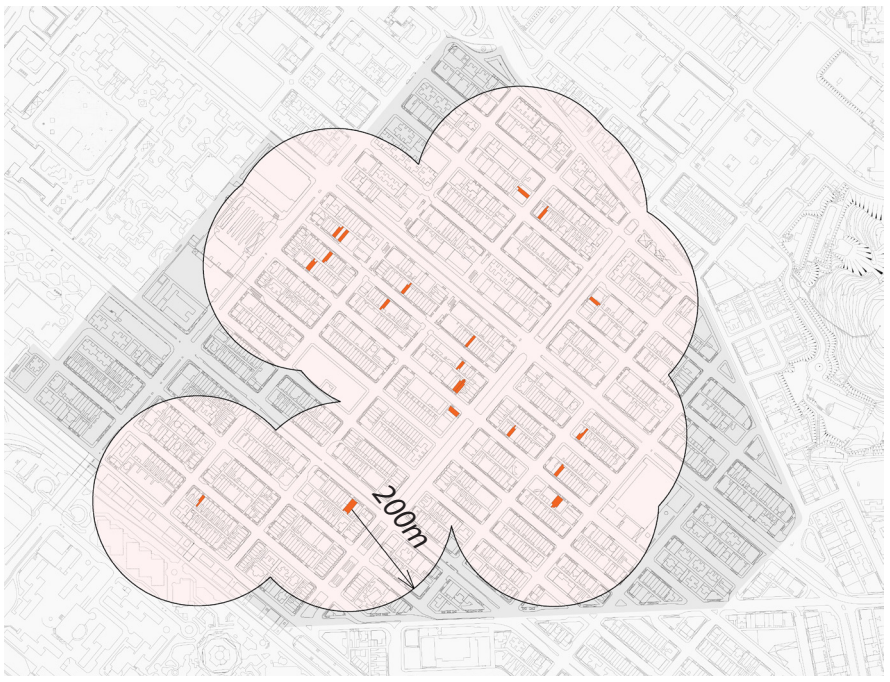
Mid-night market

NEIGHBORHOOD-BASED SOCIAL BONDING – PUBLIC ACTIVITY

Hometown Organization

Hometown Organization is one kind of community public space in Sham Shui Po. They are run by various Hometown Committee, an organization of migrants from a same origin. Usually, they set the head quarter in agglomeration of their participants. And migrants are tended to live close to other migrants from the same origin. Therefore, Hometown Organizations play the role as neighborhood public service station. The social network based on that then is highly related to distance.

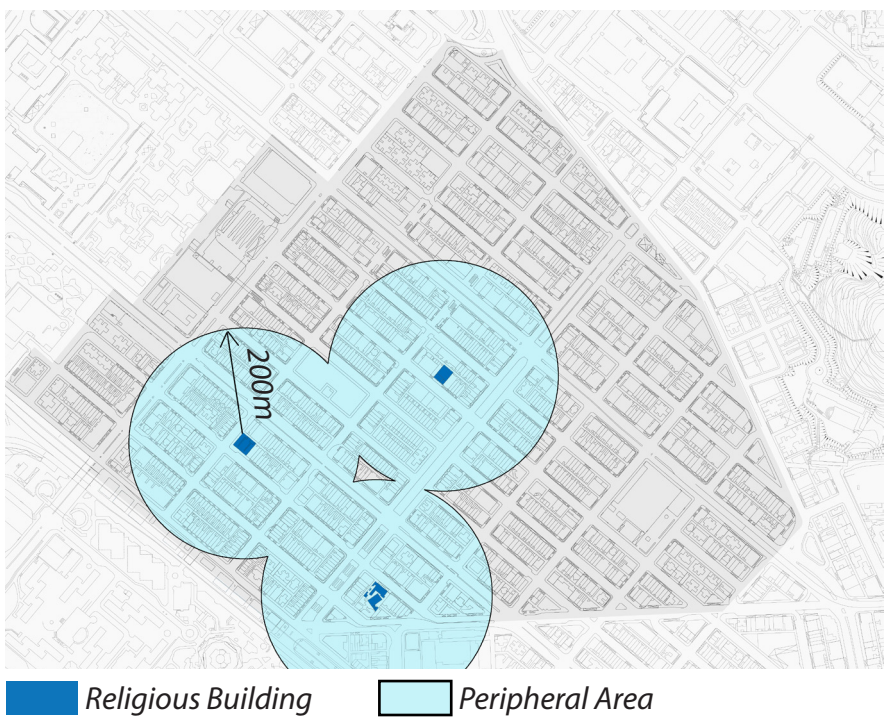
Generally, hometown organizations are sited all around the neighborhood, all residents are not for away from these facilities



Religious Site

Religious sites are places owned by religious organization and where believers gather for religious activities. In Sham Shui Po, it includes Guandi Temple, Church and Taizi Temple, three different kind of religious group. There are periotic activities in these sites and attracting people to gather. What's more, the Chinese folk religion is not strict as others but welcoming other people without believing in it. Therefore, it becomes a place for residents live nearby to meet and expand their social bonding.

Spatialy, all the religious facilities are situated in the southern-west part.



Community Service

There is a well-developed community service system in Hong Kong. They have work stations and branches in each neighborhood. They provide voluntary life assistance to residents live nearby. Regularly, social workers visit around the apartment nearby to give active help and keep daily contact with disadvantaged migrant residents.

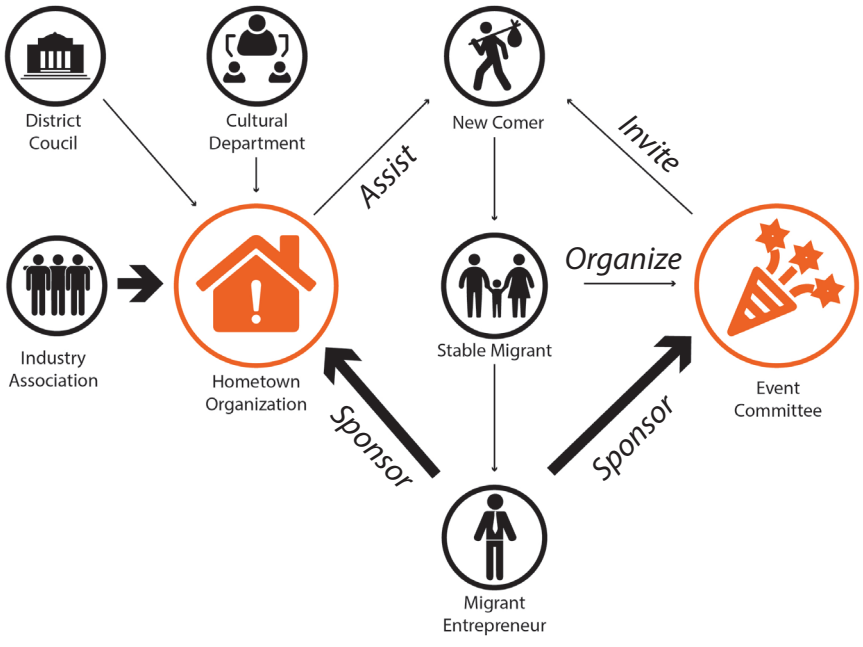
Generally, community service station are sited all around the neighborhood, all residents are not for away from these facilities.



Hometown Organization Network

Hometown Organization is a mutual that is initially aiming to help migrants each other. They are led and sponsored by older migrants who had achieved enterprise success. In normal days, the organization is run by stable migrants who had lived in Sham Shui Po for several years. They aid new migrants who are not familiar with the city. Usually, this organization is also supported by Cultural Department and District Council. Some industry associations also subsidize it to make use of its influence. In traditional events, migrant entrepreneurs fund the events to show their social status, which also help migrants find a place to meet each other.

The hometown community in Sham Shui Po are mainly the ones from Guangdong province and can be dated back to more than 30 years.



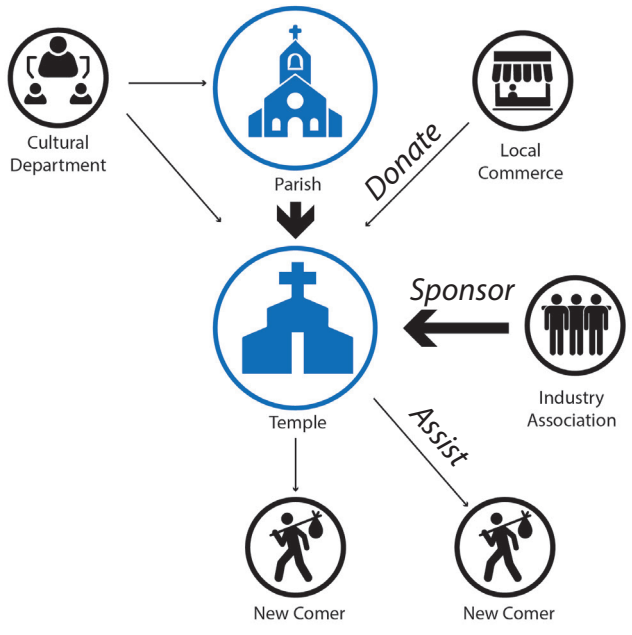
Social Network Based on Hometown Community

Religious Site Network

The neighborhood temples are usually a branch of a parish. In Sham Shui Po, the Chinese temples are subsidized by local entrepreneurs and industry association, like cloth and toy manufacture. They are considered as a symbol of cultural identity. It is also a kind of social safety net that help migrants when they are homeless or starve.

The Christian church is more open to public with many individual sponsors. Some local food shops sometime donate food that is not sold out to them and let them offer to disadvantage people, like elders and disables. As a kind of cultural heritage, they are supported by Cultural Department and making community harmonious.

What's more, periotic religious events provide chance for residents nearby to meet and enhance their sense of belonging.



Social Network Based on Religious Site

Community Service Network

Community Service is a non-profit organization aiming to help residents in community, in domains like education, health care, mental assistance. Compared to other organization, they are more active because they know much more information of residents from district council and are able to pay a visit to residents' home. Normally, they are also branches of a larger organization which provide knowledge and training.

Since they can directly contact with residents, Welfare Department and real estate agency benefit from their information and return with advise and financial assistance. What's more, research institutes, like HKU, also rely on their social network to have touch with migrant residents in researches.



Social Network Based on Community Service

MIXED COMMERCIAL SPACE

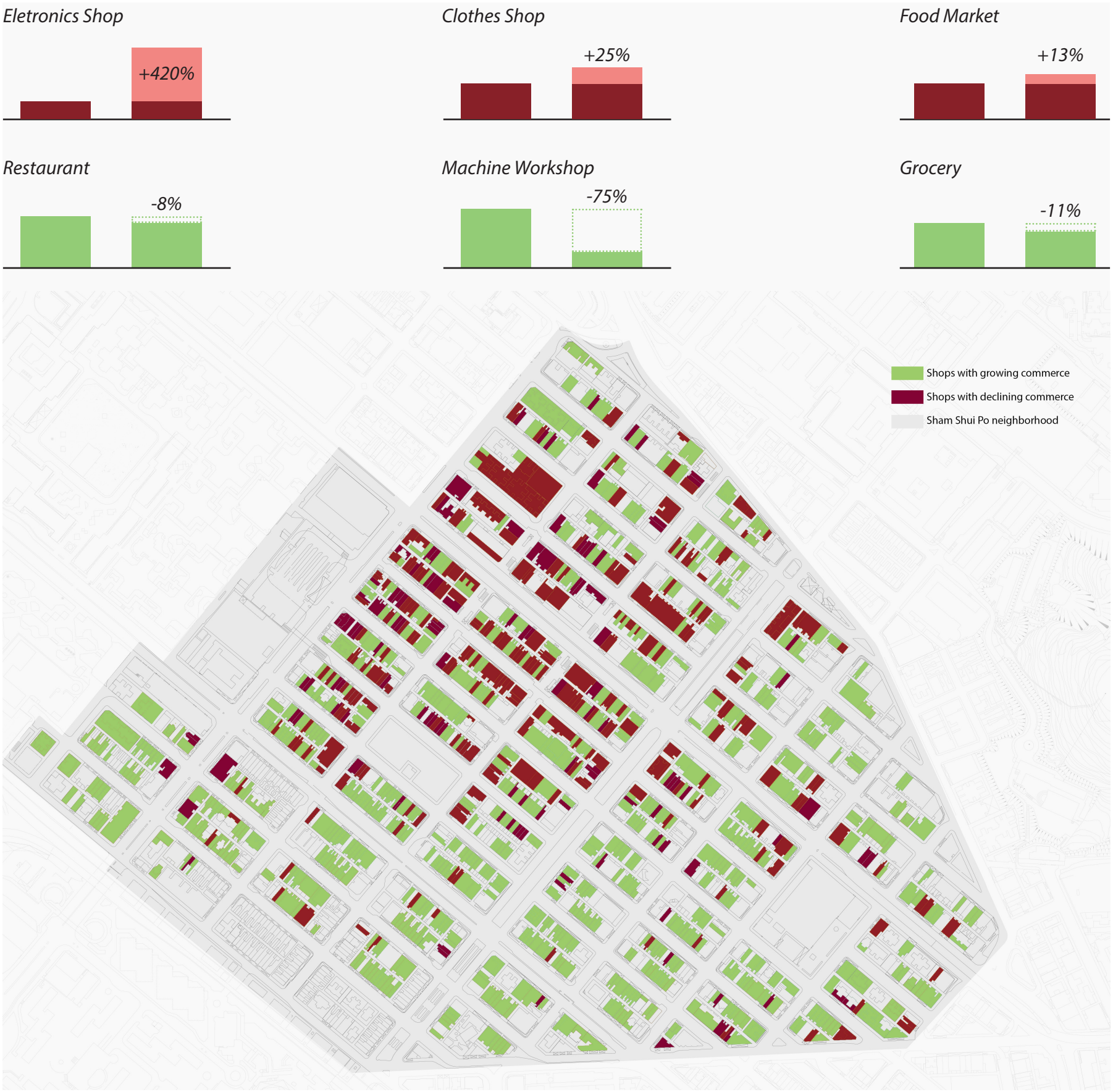
Local serving commerce & Regional serving commerce

Sham Shui Po is a residential neighborhood highly mixed with commerce on the ground floor. It is not the kind of neighborhood commerce that only serving residents but also wholesale center of clothes, electronics industry. A cheap electronic market is located on the north in several shopping mall. The cloth whole sale is a combination of many street shops.

Changing commercial micro-environment

This commercial environment in Sham Shui Po is rooted in its history of manufacture from the 1970s. However, manufacture of clothes and toys were relocated to mainland and the role of Sham Shui Po's clothes and manufacture was changed to wholesale, logistic and lower-class retail. This leads to the changing total revenue of Sham Shui Po shops in different sectors.

Revenue Growth in Sectors in Hong Kong in the last 20 years (1997-2017), source: Sham Shui Po District Council



First floor space use in Sham Shui Po



Vertically mixed space usage

Due to Hong Kong's limited land resource, the residential-commercial mixed land use typology also need a spatially effective approach, which is vertically mix of space usage. Though the floor plan of residential buildings are mainly similar from the ground floor to the top floor, they are spontaneously modified and used for different purpose, including commerce (contributing to the commercial street), public activity (like mini-school and church) and residential. Generally, the public activity spaces are located on 3rd - 4th floor sharing the same stair case with commercial part and residential part.

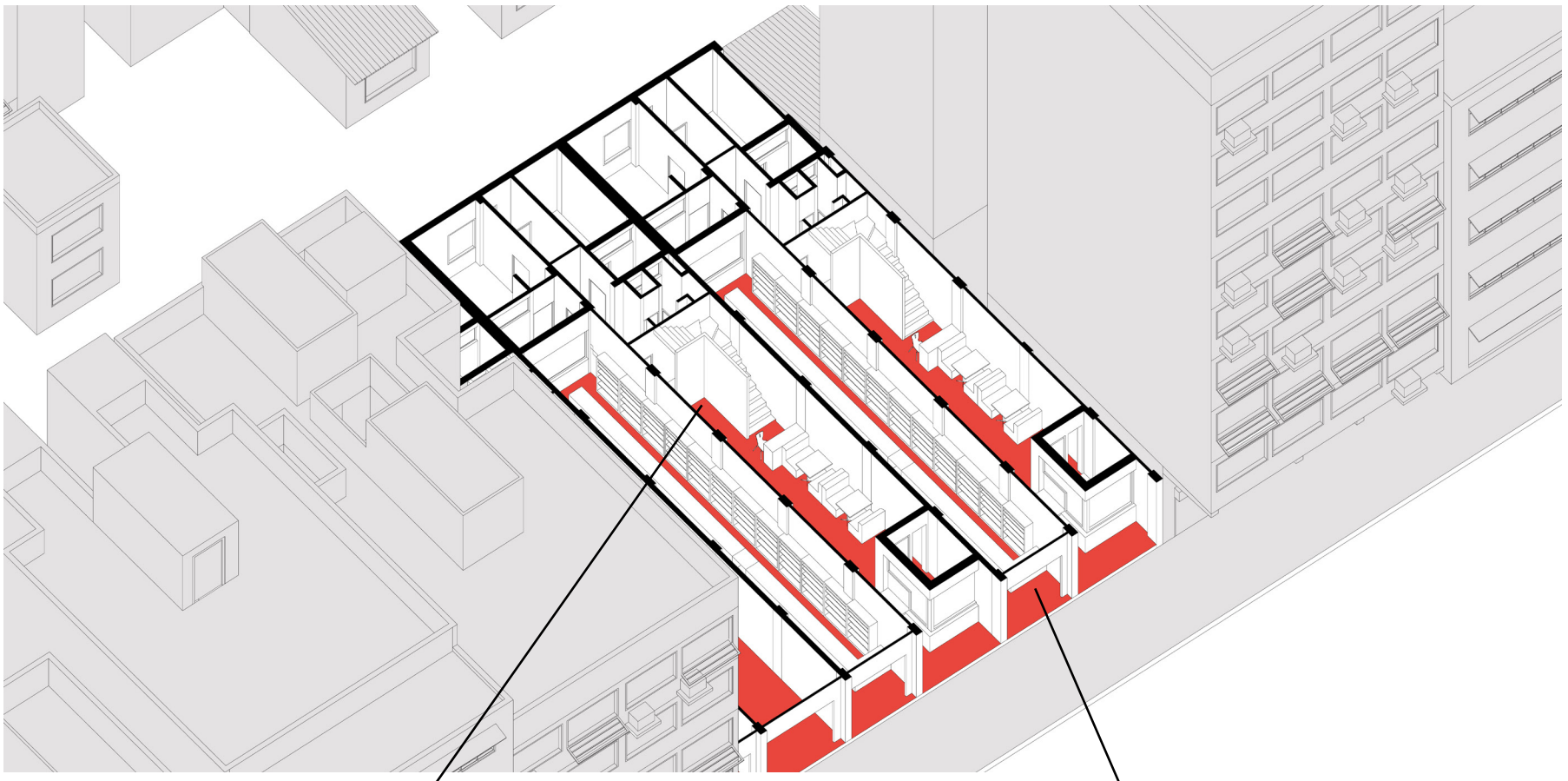
Space use in different floor in Sham Shui Po

COMMERCIAL STREET

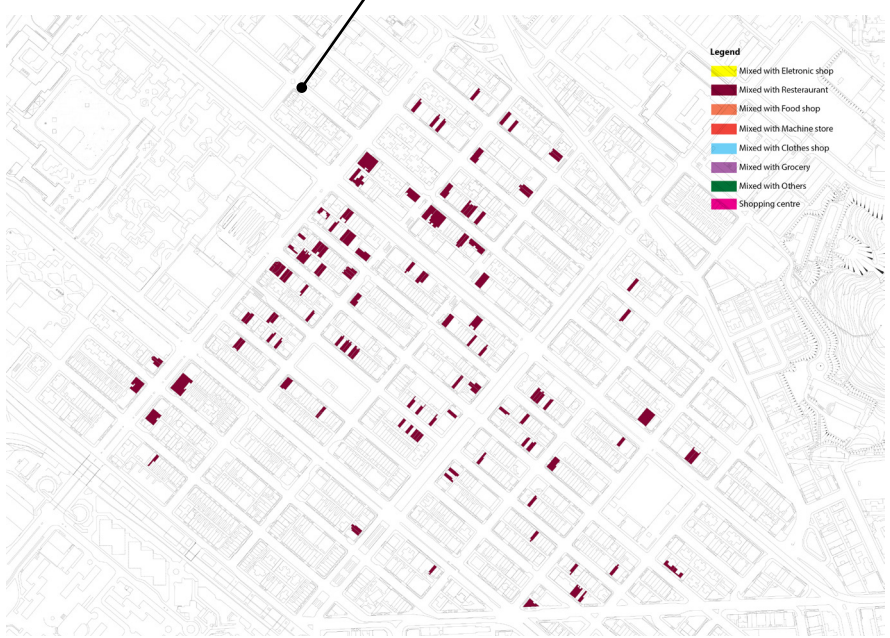
Composition of commerce and street

The existing building typology in Sham Shui Po is called tenement house with shops on the ground floor. These shops are facing to the street and pedestrian in cover, which bring them a lot of potential consumers. In order to make use of the width to the street, shops' plan are slim with narrow front face and stretching to the depth of the block. This small-size shops are separated by fixed bearing walls and can be rent in lower price even though the unit rent is relatively high. So, it is an ideal typology for migrants to start their business.

Shops like restaurants, food shops, cloth shop are highly relied on streets (mainly pedestrian). Cloth shops only use them for showing their product sample but storage on upper floor. Food shops and restaurants in Sham Shui Po is mainly (Chinese) take-away ones. In Hong Kong take-away shop's typology, over half of the ground floor is used for kitchen and storage, while the dining room is tiny.



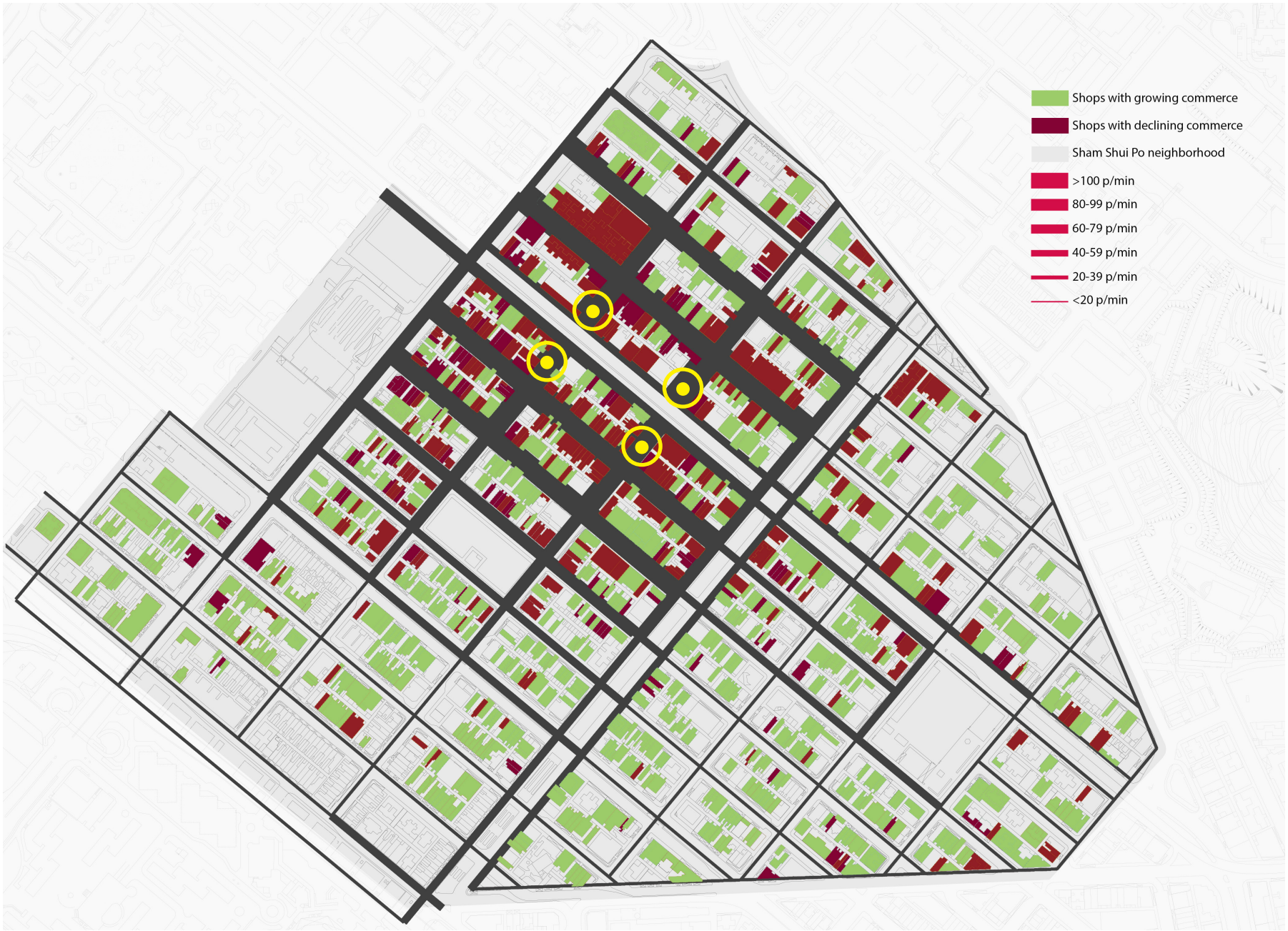
Tenenment Shops in Sham Shui Po



Restaurant



Food shop



Commerce relying on pedestrian

Commercial Street related to pedestrian traffic and public transportation

The commerce in Sham Shui Po is related to the pedestrian. Most of them are located within a radius of 200m from metro station. What's more, this dense area expends to south further than north, where pedestrian system is block by motor road. This means that the movement of people is vital to the street commerce. Relatively, the declining sector is less sensitive to pedestrian but relying on motor path. Therefore, it can be assumed that if all this kind of commerce declins and falls one day, the neighbourhood commerce 's relying on motor road will be lower while, the rely on pedestrian will be more significant.



Diverse facade of Sham Shui Po block changed from the bottom to residential upper floors, Source: http://www.discoverhongkong.com

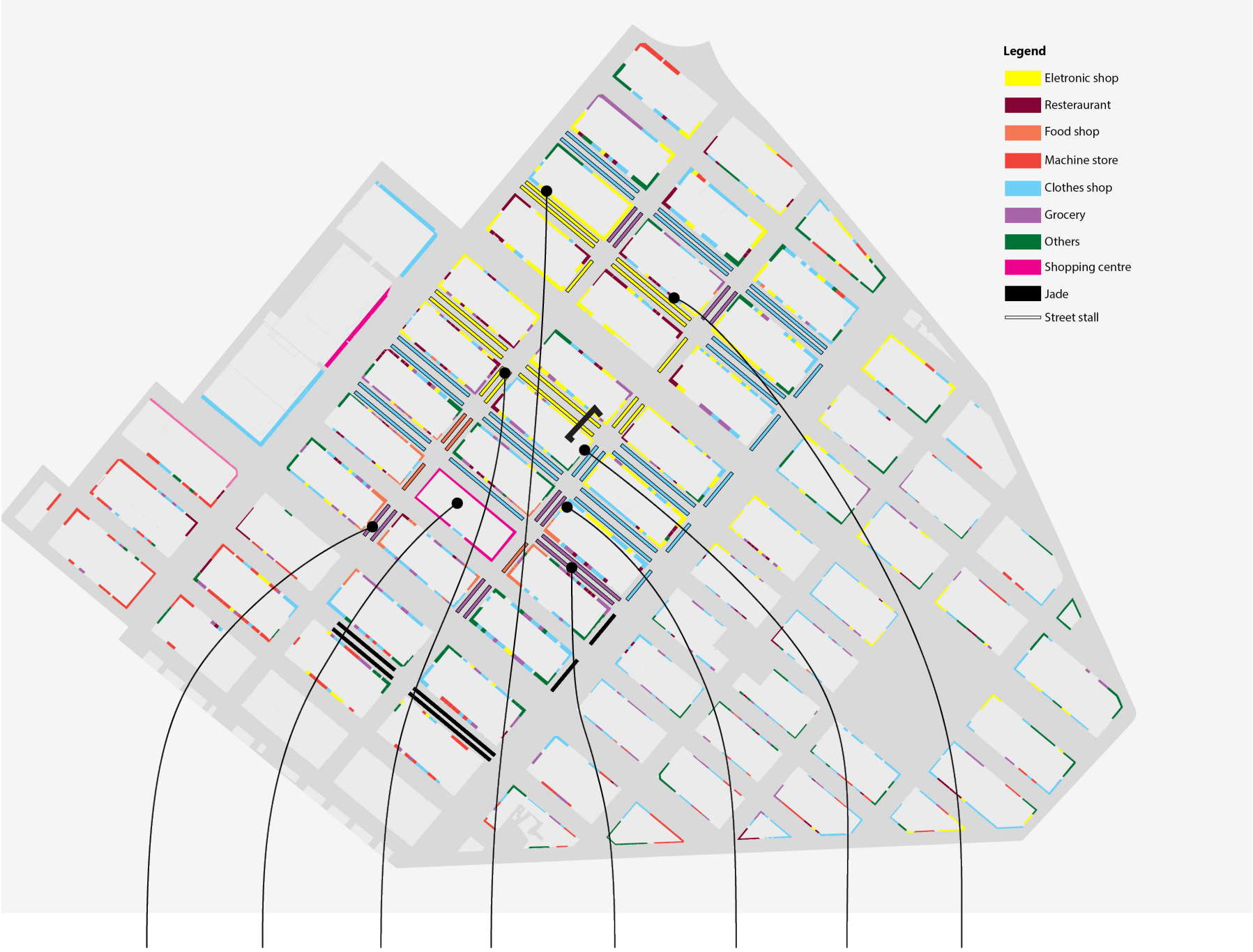
FLEXIBLE STREET

Time-spatial densification of spatial production

The streets in Sham Shui Po are vivid spaces with multiple functions. There are various commerces on these non-motor streets on the first floor.

Besides, their morphology of shops is also diverse. Temporary shops are located on motor lanes while shops in buildings are sited behind them. Then before sun rise and evening, stalls occupies a part of pedestrian and make use of the temporary shop facility as exhibition case.

This diversity is related to their traffic density which is higher if they are closer to the metro station. On the first street outside the metro, there is electronic shops which is the most profitable. Then, it is clothes and food shops that has stable customers. On the outer ring, second hand shops occupy the street attracting people who pass by.





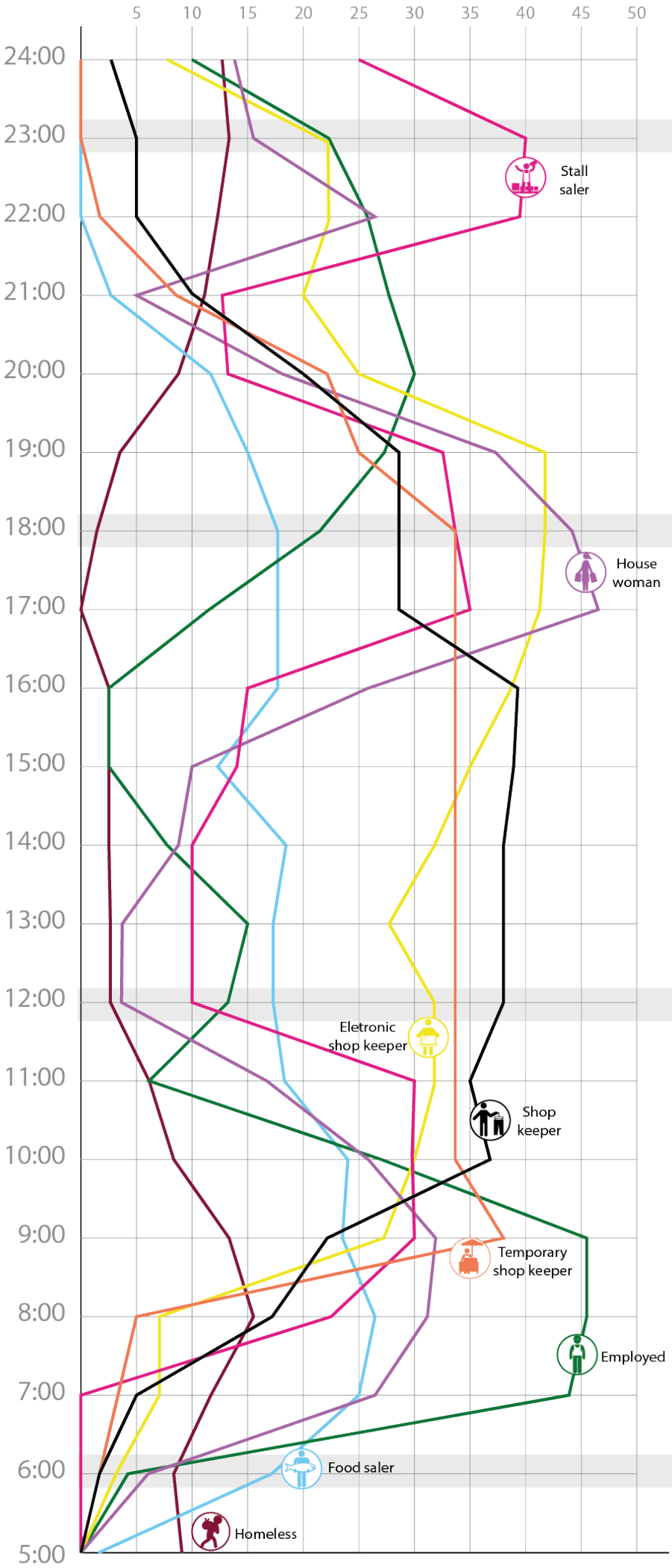

Homeless


Teporary shopkeeper


Stall keeper


Employed


House woman





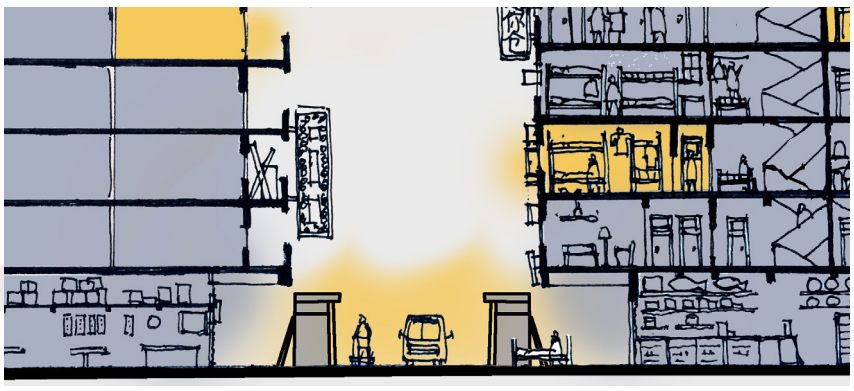
Mid-night market at 11 p.m.



Mid-night market at 5 p.m.



Mid-night marke at 12 a.m.

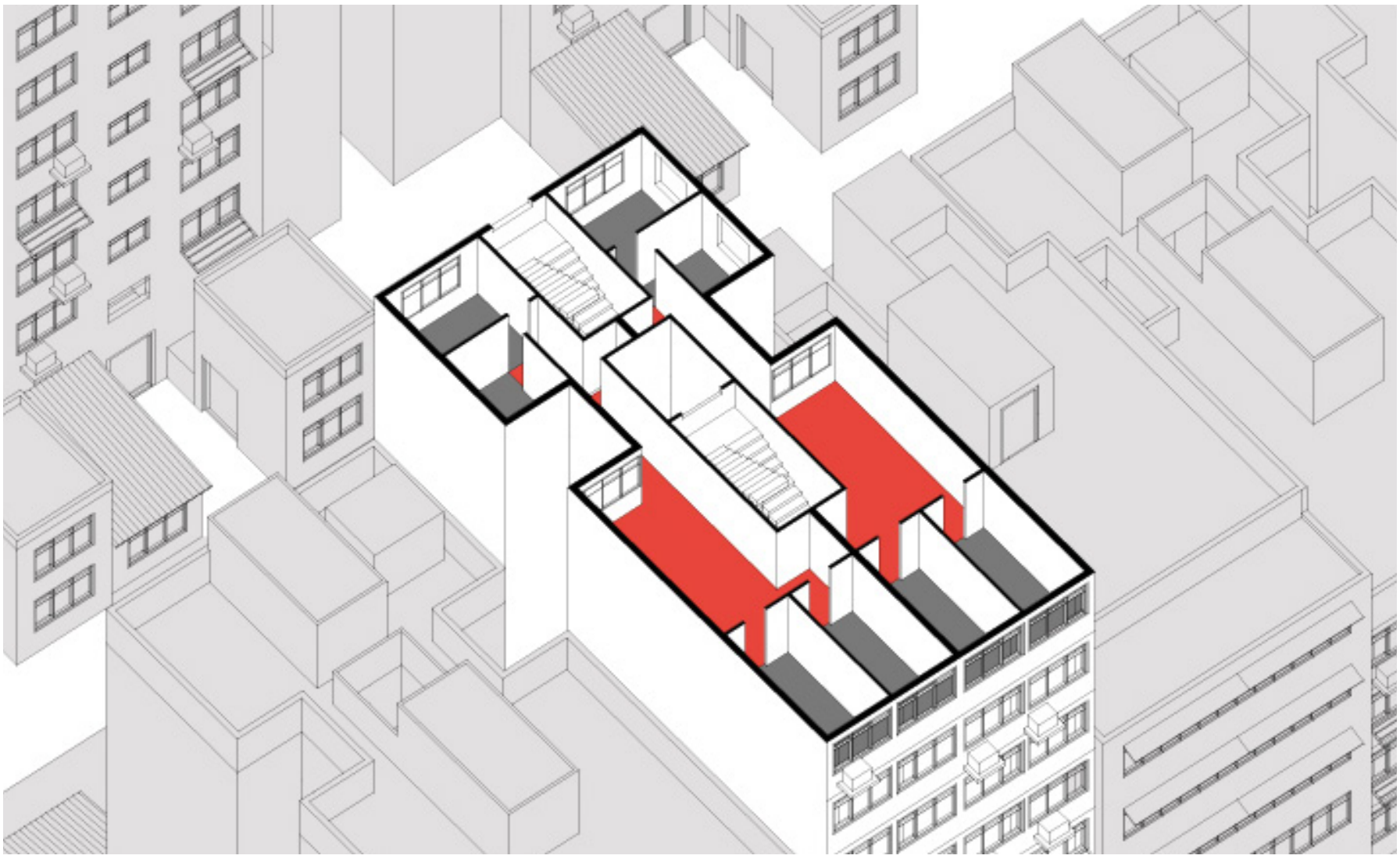


Mid-night market at 6 a.m.

SUB-DIVIDED HOUSING

Sharing space and private little room

Sham Shui Po's high dense environment reflects significantly on housing space, which they invent sub-divided housing. The apartment in residential buildings will be sub-divided into several rooms and accommodating several families. Therefore, each family lives in their tiny room (around 15 square meter) and sharing toilet, bath room and kitchen. Force by the limited space, a lot of activities are done to the apartment's public space, like corridor, living room and kitchen.



Existing sub-divided housing in Sham Shui Po

By this means, the small apartment provides living spaces for more population and make it affordable for each tenant family. In interview of existing residents, interviewees can accept the situation that several activities are in private room while certain family life will take place in shared spaces.

Activities in private room



Watching TV



Storage



Talking



Sleep



Playing Game



Hanging Clothes



Dinner

Activities in shared space



Shower



Toilet



Cook

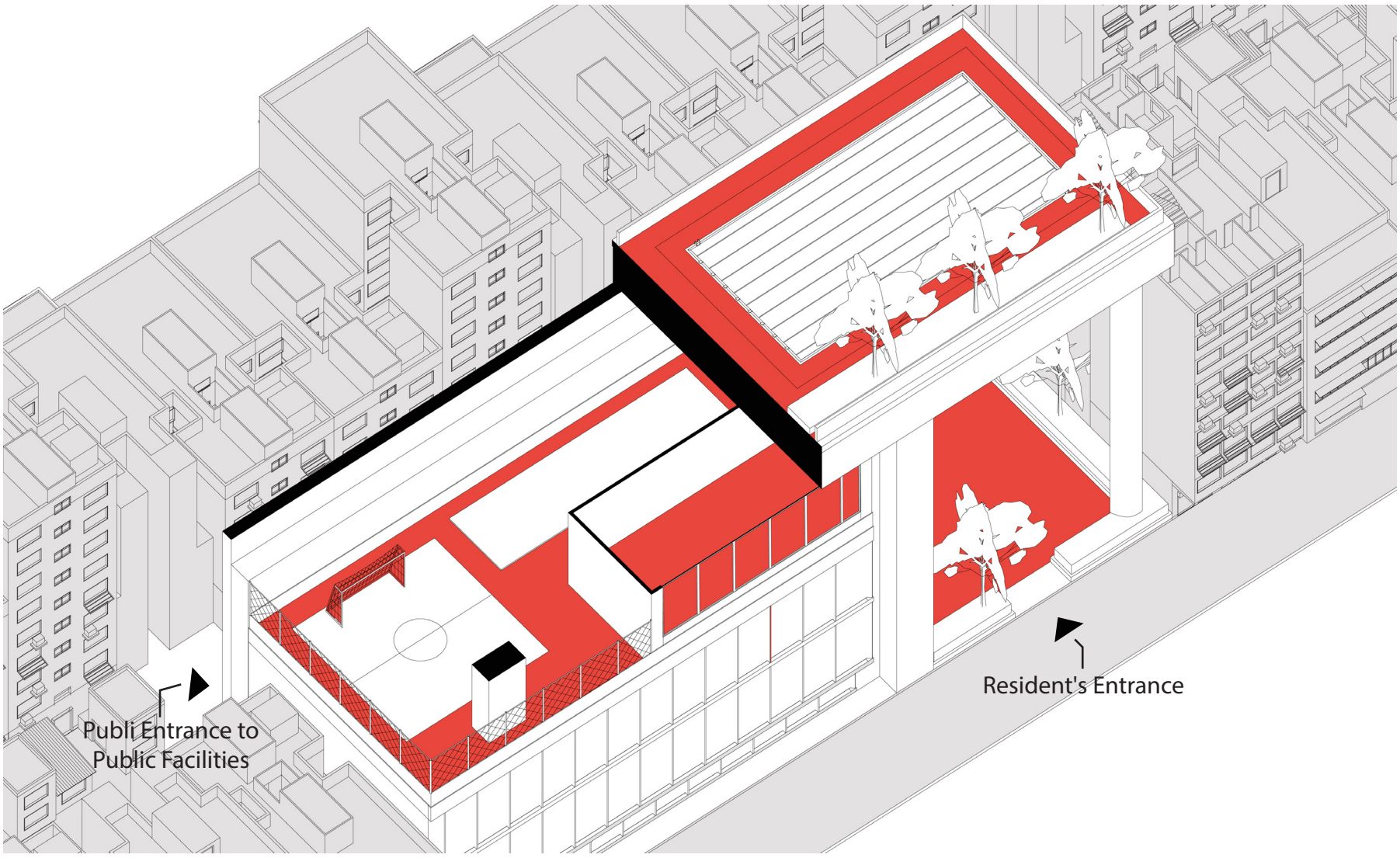


Laundry

GATED PUBLIC SERVICE

Tricks against Act of Public Facility

In previous urban renewal, developers were told to provide certain public service in their program when the land is leased. These services include sports and cultural facilities that other neighbourhood residents need. However, in building design, these facilities are hidden on the upper floor with an in-discoverable entrance. By this means, developers can fulfil the authority's demand without paying to maintain these facilities continuously.



Existing gated public service in Sham Shui Po

Required facility





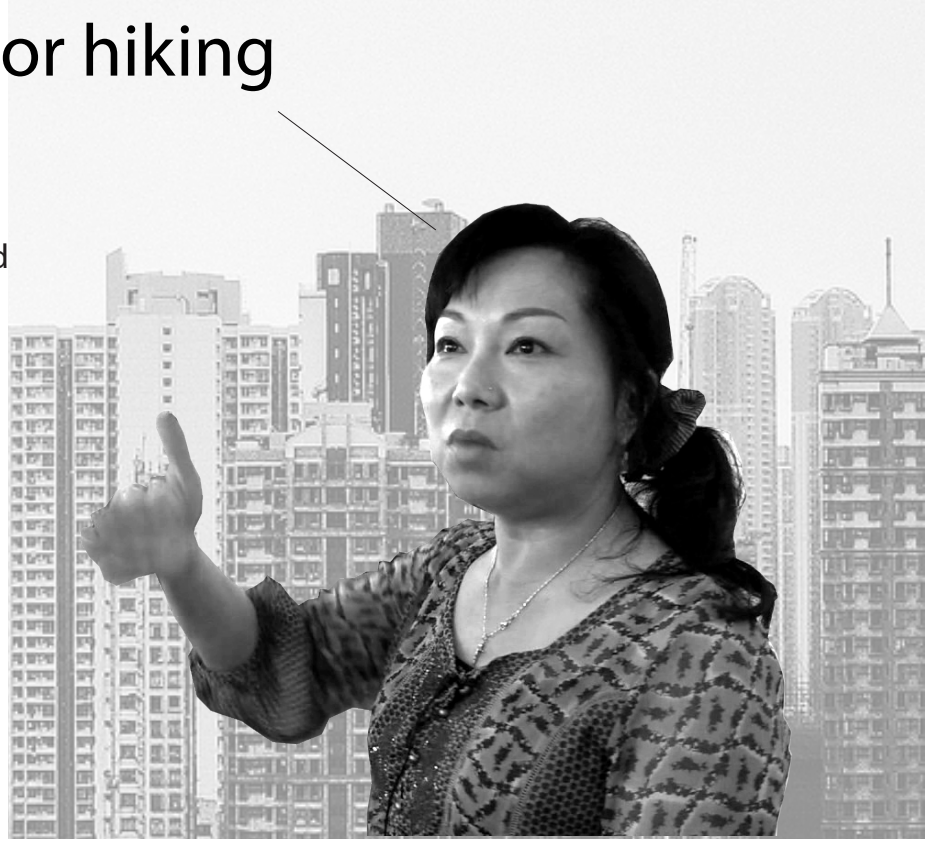
Map of the gated public service facilities

SEPERATED OPEN SPACES



Fragmented Open Spaces without proper connecting to pedestrian system

“I don’t know there is a park or hiking path in Sham Shui Po.”



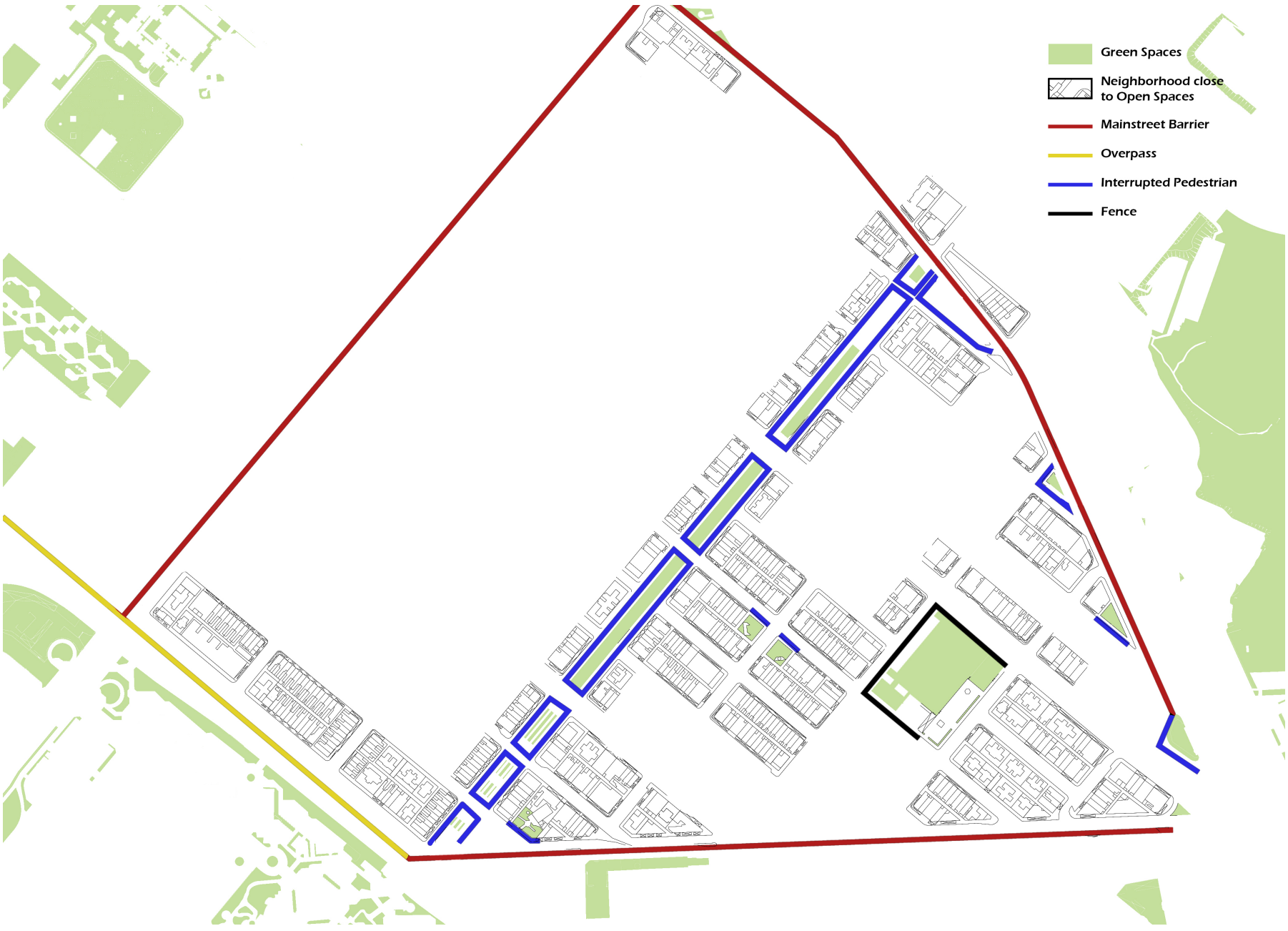
Open space without connected pedestrian system

Though there are several green spaces and playground around Sham Shui Po, when interviewing residents, some of them even didn’t know there are parks and sport fields near their neighbourhood. After mapping the open spaces and sidewalk, I found that this green fragments are not mainly situated next to main infrastructure without high dense of pedestrian system connected.

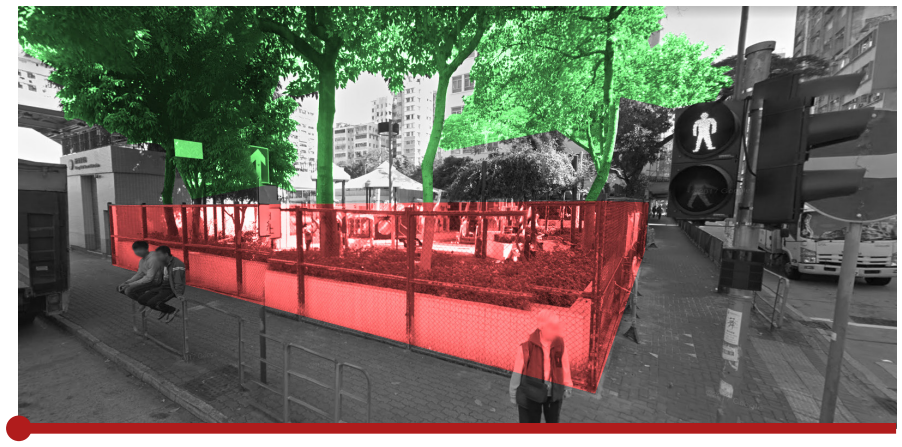
Open space hidden

These open spaces are also barriered by wide motor road, over pass and fences. They make open spaces less visible and physically less accessible. The residents are then excluded from this open space on the boundary.

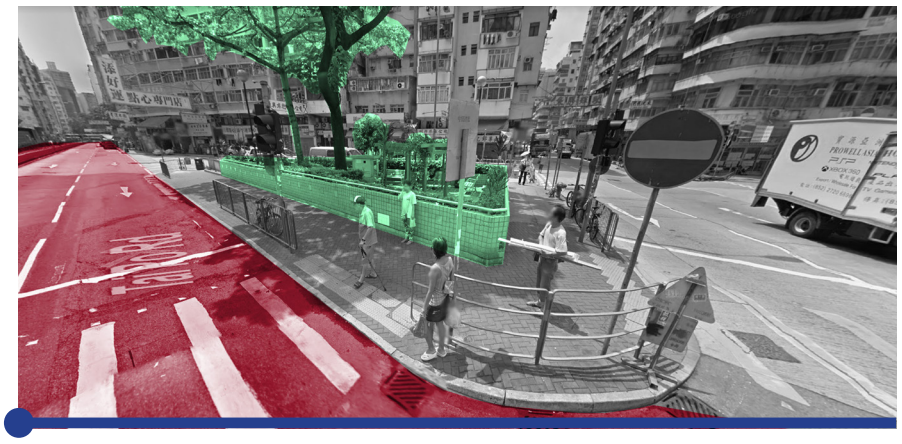
HIDDEN OPEN SPACES



Open Space barriered from neighborhood









SHAM SHUI PO URBAN RENEWAL

Undertaken urban renewal in Sham Shui Po

The current urban renewal project started from 2009 by Urban Renewal Authority. The renewal site surrounded by Tung Chau Street and Boundary Street on the south, Tai Po Road on the east and Yen Chow Street on the west. The major projects are located on the south part, Hai Tan Street renewal. Three block of aged buildings were demolished and planned to be rebuilt into high rise residential buildings with a commercial podium (Board of Urban Planning). This redevelopment project is also aiming to rebuild the forgotten ferry heritage with an open space for it. Besides, Rehabilitation projects are dispersedly in the neighbourhood. They are led by property owners and financed by Governmental Fund of building repairmen. Most of these buildings are the ones with better quality and shorter history. Because only the property owners, at least, partially satisfied with their own buildings are willing to repair it instead of waiting for demolishing by government like the residents in aged buildings.

What should be pointed out is that most of the newly redeveloped residential buildings succeed in residential market but terribly fail in commercial property market. All of shops in the podium, are not open yet though the building has been put into used for more than two years. In addition to failure of attracting shop owners, the controversy over property right also hinder the shops' opening, which can be noticed by the banner outside the building.

In terms of Sham Shui Po street revitalization, less has been implemented. In 2013, the jade market, used be on the street in Sham Shui Po, was cleaned up by government and relocated to the temporary concentrated market in Tong chow Street. However, this effort also fail when the street is immediately occupied by other kind of commerce and the temporary market is empty with few customers and less running shops.



Buildings after urban redevelopment projects



Buildings under restoring project



Projects of building redevelopment and building restoring in Sham Shui Po

Kindergarten *Primary school* *Primary school* *College*

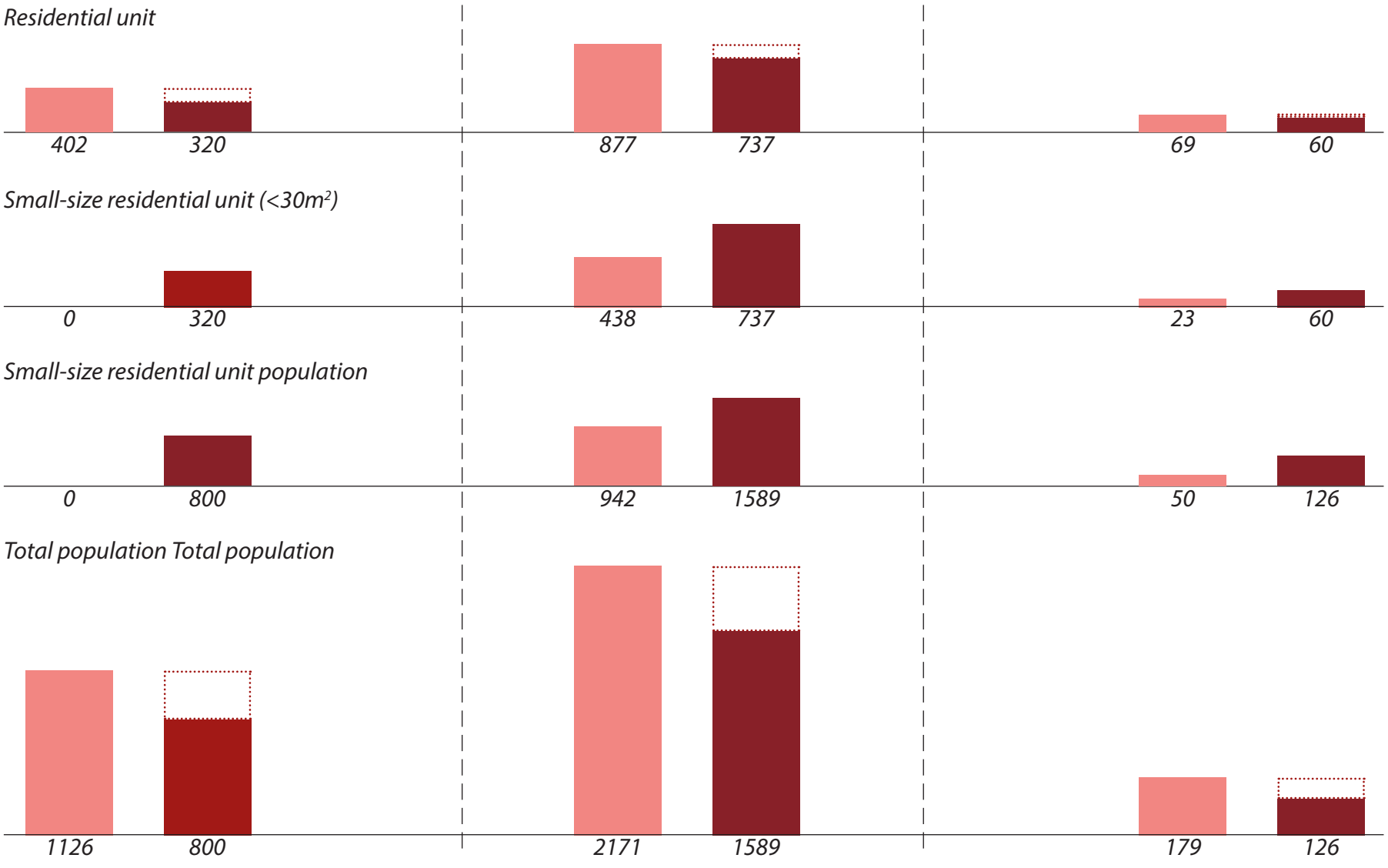
HOUSING RENEWAL CASE STUDY

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



Then the existing urban renewal cases in Hong Kong similar neighbourhood to understand what if this renewal pattern continues. The comparison shows that There is only little amount of small-size housing provided in new building typology. Over 2/3 of small units are removed in this kind of renewal and 50% migrant residents are excluded, while population increase by 1/3.

Then if all aged buildings (22,000 migrants and



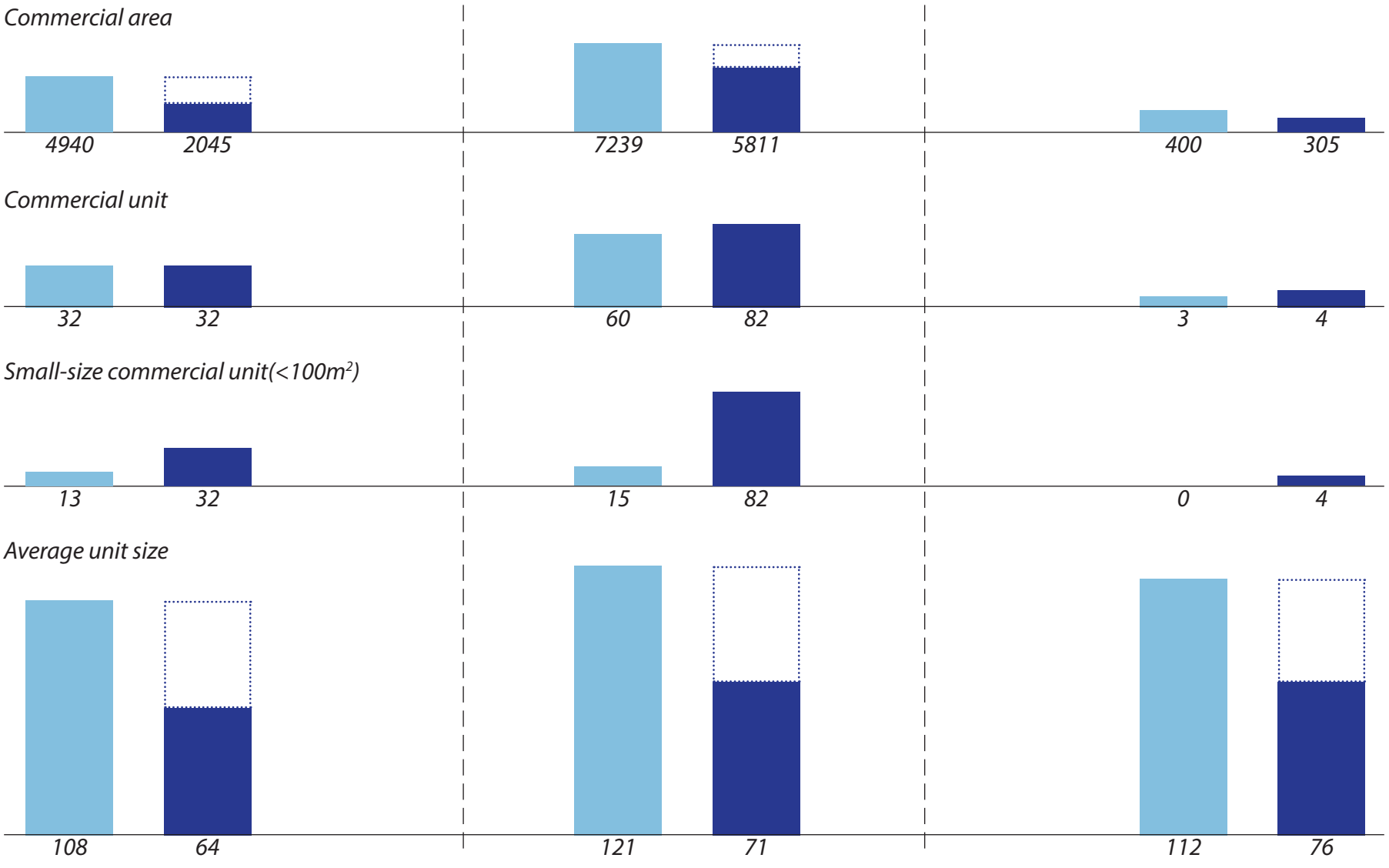
COMMERCIAL RENEWAL CASE STUDY

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



33,196 locals are living in aged buildings) are all renewed in this way, all residents will be excluded and 5,400 migrants incoming migrants are expected to lose their home in the 5 years future.

Apart from this, the larger scale of renewal is the higher population can be accommodated in specific floor area. That means that combining plots and enlarge renewal scale would be a possible strategy.



STAKEHOLDERS IN RENEWAL

Promoter:

Participant

Supervision, advise



Investigation

Governmental Sector:
Transport and Housing Bureau
Vision: District Revitalization



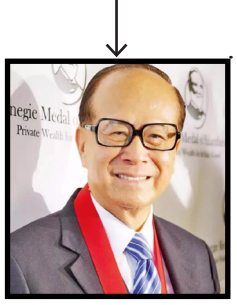
advise

Residents
Vision: Proper relocation project

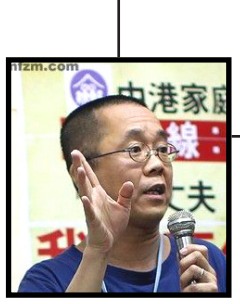
co-work

consult

organize



Developer:
Cheung Kong (Holdings) Limited
Vision: New middle class neighbourhood



consult

Hong Kong Housing Association
Vision: Social Equity, Culture Preservation



Property Owner
Vision: Fair Compensation, Short Relocation

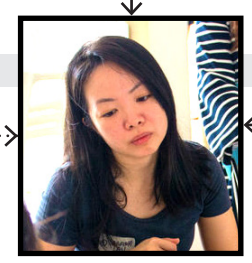
negotiation

relocation

negotiation

negotiation

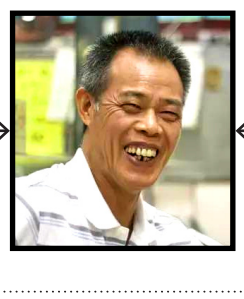




social housing relocation

Developer:
Cheung Kong (Holdings) Limited
Vision: Lower cost and time consumption

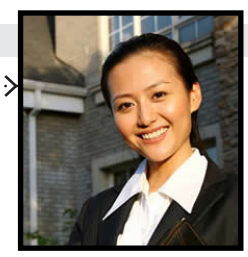
Residential Tenant
Vision: Return Relocation Project



Street Shop Tenant
Vision: Return Relocation Project



employ



Property Management
Vision: More Profitable program

Developer:
Cheung Kong (Holdings) Limited
Vision: Lower cost and time consumption

employ



supervision

Construction Contractor
Vision: Lower Cost

supervision

Assistance



The Chinese University of Hong Kong
Vision: Sustainable spatial design



Governmental Sector:
Transport and Housing Bureau
Vision: District Revitalization



Governmental Sector:
Transport and Housing Bureau
Vision: District Revitalization

Defining Comprehensive Development Area (CDA)

CDA Strategic Proposal & Publicity

CDA Strategic Plan

Requisition Plan

- Property owner
  - Monetary Compensation
  - Replacement
- Tenant
  - Monetary Compensation
  - Replacement Public Rent Housing
- Shop Tenant
  - Monetary Compensation

Private Developer

Development Proposal

Urban Planning Committee

Development Plan & Design

Implement

Maintain

STAKEHOLDERS ANALYSIS

Key players ?

The stakeholder related to Sham Shui Po's renewal includes governmental, private and civic ones. In the three renewal topics, housing, job and open space, they have different contents. Based on their statement document and interview, their concern, contribution and capability to block the project are listed and analysis.

In housing domain, developers are the key role. The high land price and capital-demanding property market make developers, who has an adequate fund dominating. Besides, Housing Department and Resident owners' organization are equally vital to keep the project running. Therefore, the cooperation of developer and resident's organization would be the key to engage stakeholders.

In the commercial domain, the shop owners' organization is the key player. They are capable to make controlling rule within Sham Shui Po and organize shops to

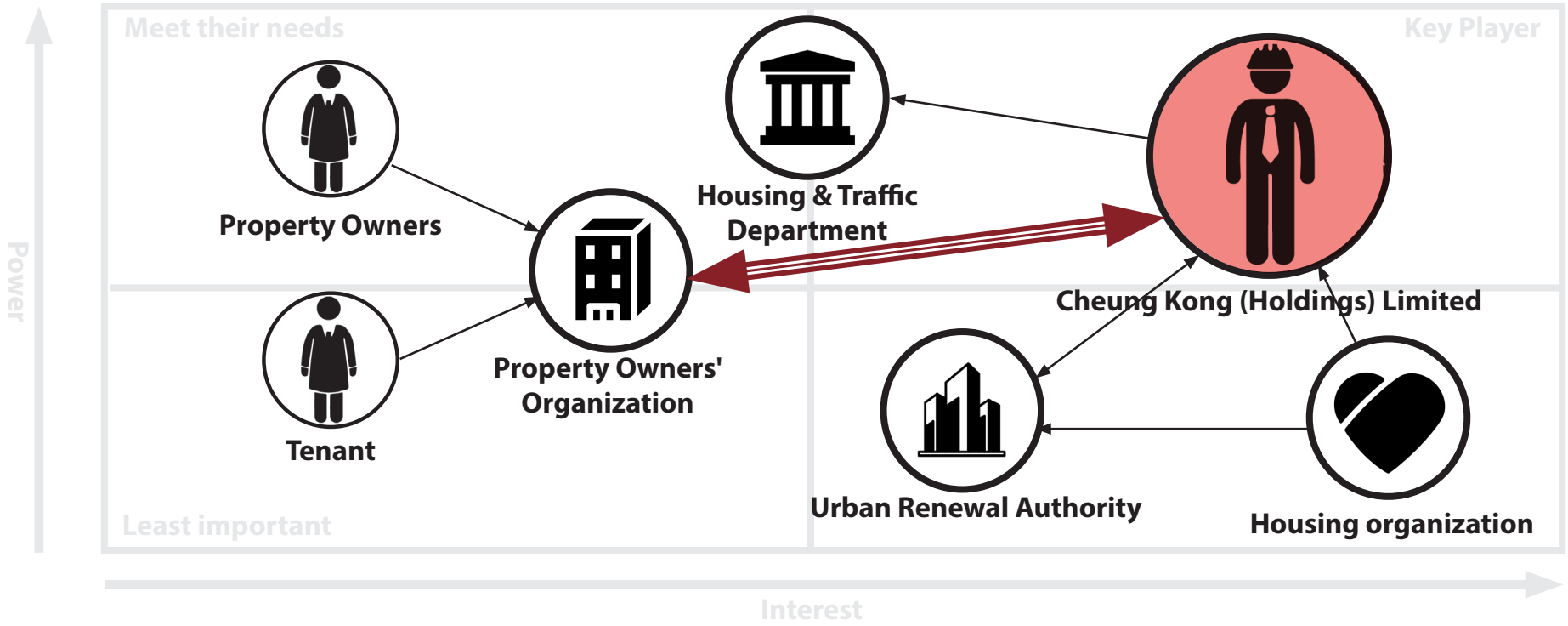
Stakeholder analysis matrix

Stakeholders	Sector	Impact	Influence	Concern	Contribution	Block of project	Engagement Strategy
Housing & Traffic Department	Public	High	High	- Providing more housing -Sustainable built environment	-Supervision of the project - Planning authority	- Reject the renewal project - Changing rbanplan	Roundtable Discussion
Property Owners	Civic	High	Medium	-Relocation, compensation	- Providing property to be renewed	- Reject the requistion project - stop maintaining	Community Engagement
Property Owners' Organization	Civic	High	Medium	- Relocation, compensation - spatial design	- Providing property to be renewed	- Reject the requistion project - stop maintaining	Community Engagement
Tenant	Civic	High	Low	- Reloction, compensation	- Giving up property right	- Refuse to be relocated in lease period	Community Engagement
Urban Renewal Authority	Public	High	High	-Redeveloping rundow area	- Cooperating and requisiting	- Choosing cooperating developer	Roundtable Discussio, cooperate
Cheung Kong (Holding) Limited	Privtate	Medium	High	- Profit from property development	- Investment	- Giving up renewal project	Meeting and feedback, cooperate
Clothes Association	Civic	Medium	Medium	- Commercial environment in neiborhood	- Organizing shop owners and design industrial facilities	- boycott the project - influencing district council	Meeting and feedback, cooperate
Housing Organization	Civic	Medium	Low	- Housing capacity and quality	- Contacting residents - Start research on housing	- Influencing district council - Organizing residents	Meeting and feedback, cooperate
Kowloon Centre	Privtate	Medium	Medium	- Commercial environment	- Upgrading commerce	--	Roundtable Discussion
Eletronics Assiociation	Civic	Medium	Medium	- Commercial environment in neiborhood	- Organizing shop owners	- influencing district council	Meeting and feedback, cooperate

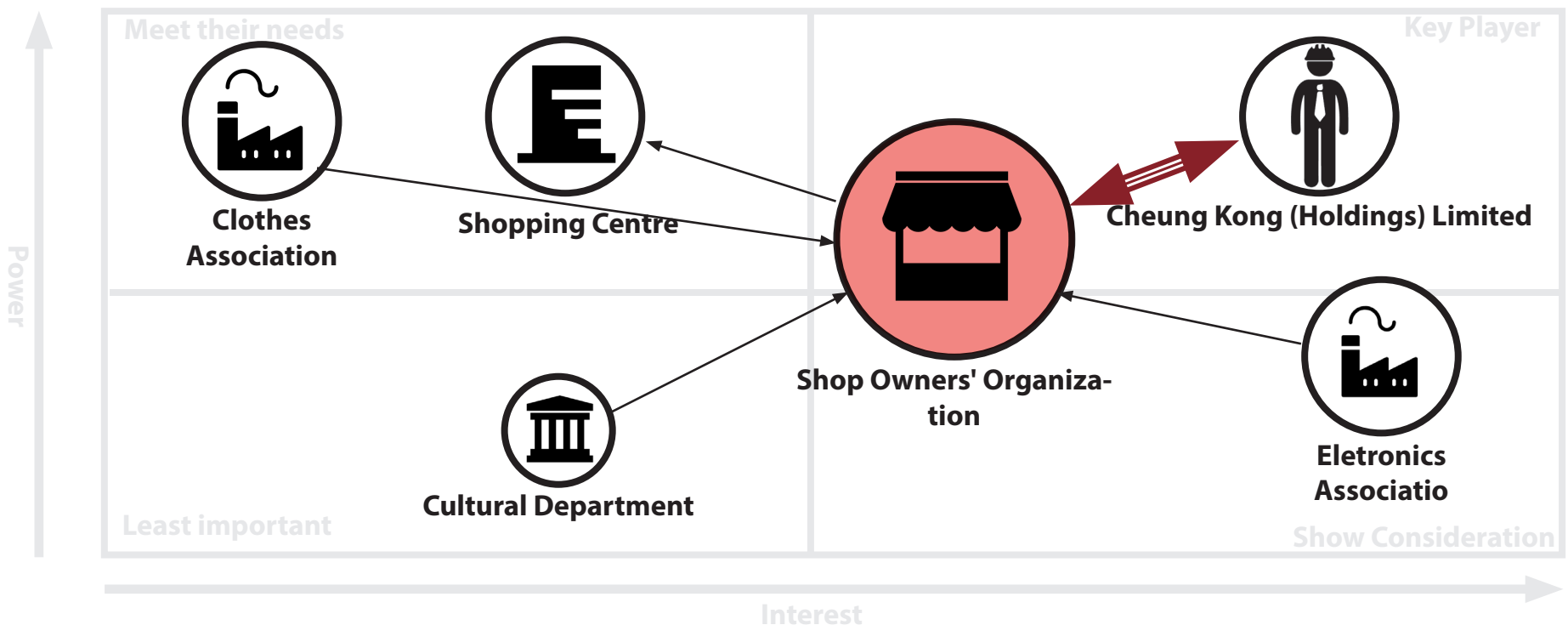
boycott renewal projects. Therefore, the alliance between it and developers can make the huge power in renewal. Shopping centre is a potential stakeholder that is powerful but also has clear concern on the lower-class commercial environment.

In open space domain, the district council, Sham Shui Po neighbourhood committee and Cultural Department are significant as decisionmaker, users and property owner and maintainer, respectively. The mutual benefit of them is the public benefit of citizens, though their range of target groups are different. Developers are not that related in this process but has the potential to push the project if they can earn profit from it.

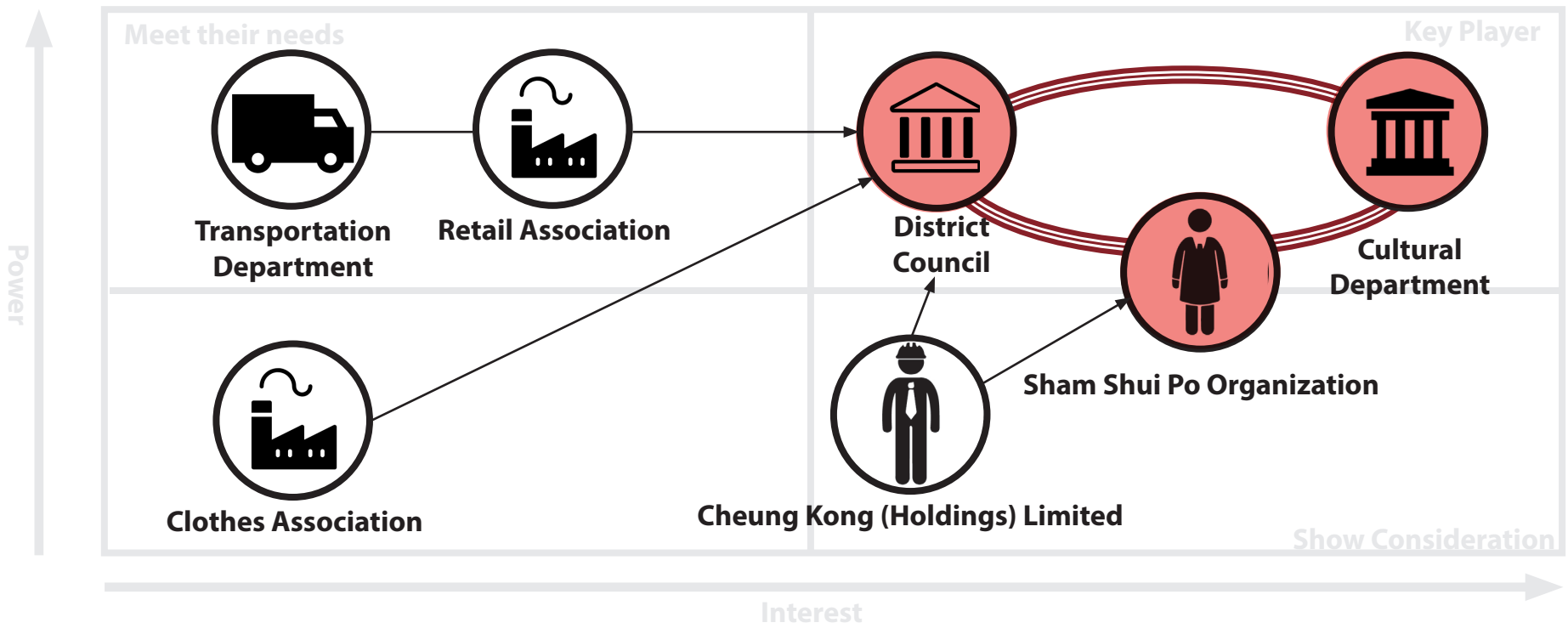
STAKEHOLDER ENGAGEMENT STRATEGY IN HOUSING DOMAIN:



STAKEHOLDER ENGAGEMENT STRATEGY IN COMMERCIAL DOMAIN:



STAKEHOLDER ENGAGEMENT STRATEGY IN OPEN SPACE DOMAIN:



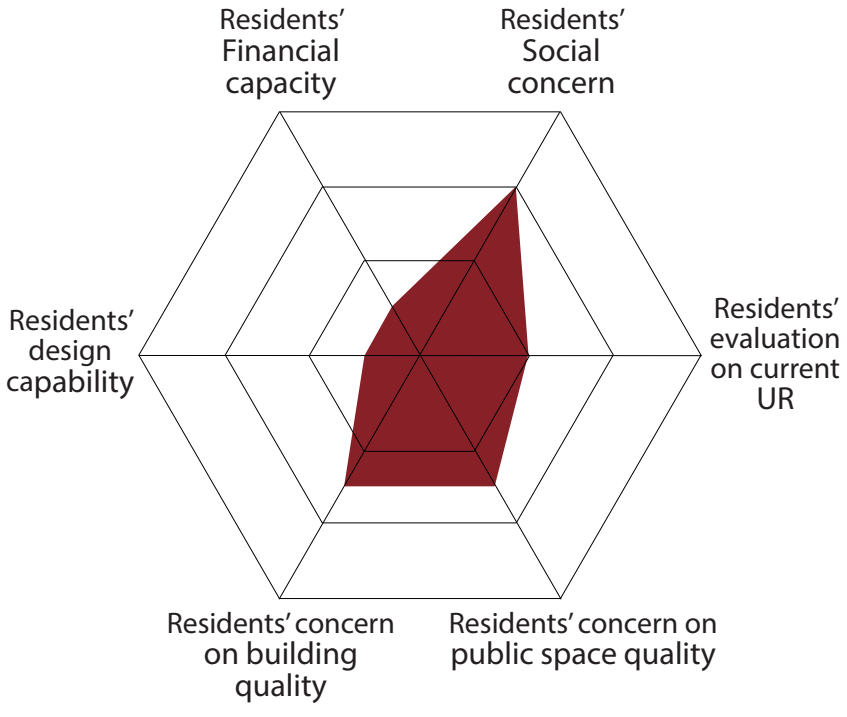
RESIDENTS' ATTITUDE TOWARD URBAN RENEWAL

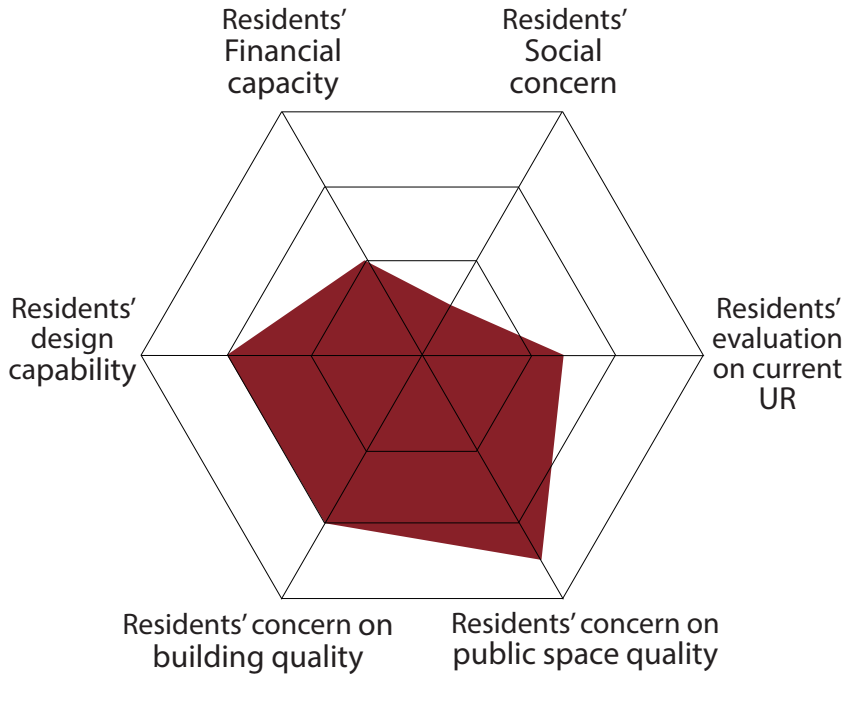
Concerning living environment but not capable

Living in Sham Shui Po, migrant tenants concern their living environment a lot. Especially, community social bonding is what they are afraid to lose. However, they lack financial support and skills to modify their living environment individually. What is more, because they feel excluded in urban renewal process, they are not active in staying and changing the neighborhood they live in.

Concerning living environment but not social bonding

New middle-class residents also concern the living environment, but they are not that sensitive to local social bonding like migrant tenants. Even though they have more knowledge in designing their neighborhood, they are limited by inadequate fund and legal permission from administration.









MIGRANT TENANT

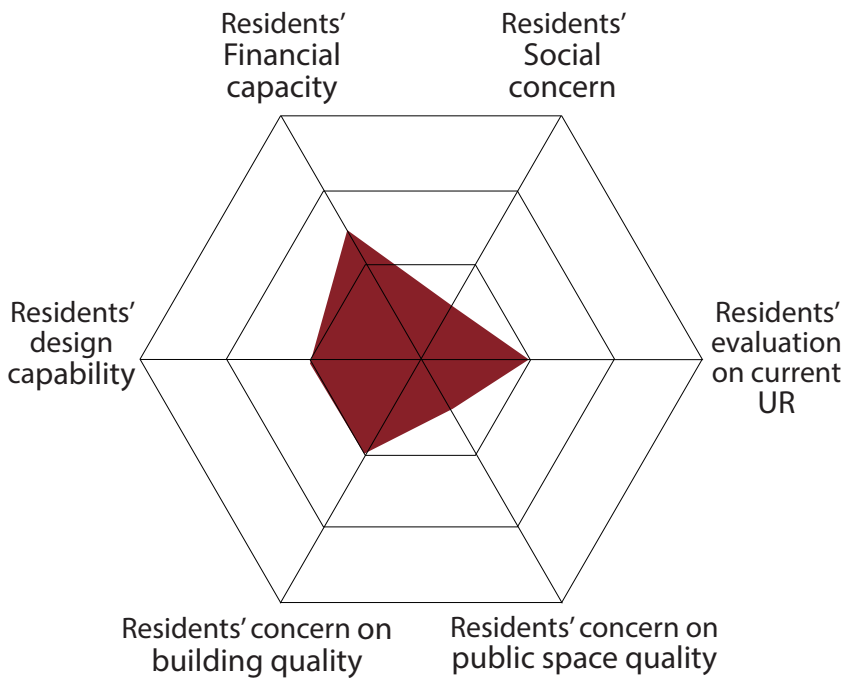
MIDDLE-CLASS RESIDENT

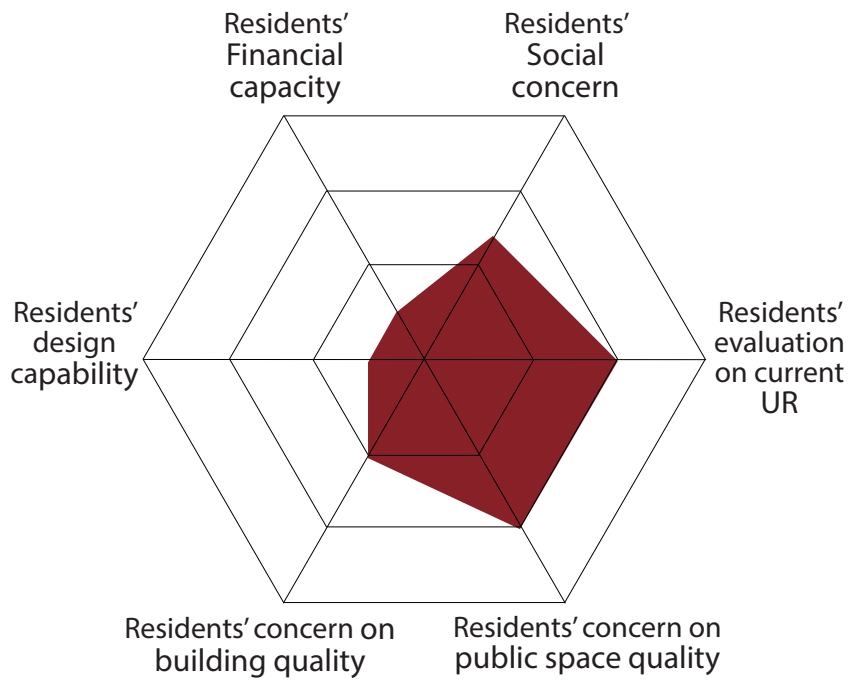
Concerning property value but not actual living environment

Most of the property owners didn't live in Sham Shui Po. Some of them even live on the rent. Therefore, they are not that sensitive to the living environment but the property value. They have the legal right and certain fund to renew their apartment but less initiative in financial concern. What's more, since the expected compensation for property requisition is extremely high(230000 HK$/$m^2$), they prefer waiting for the requisition rather than renewing it on themselves.

Concerning open spaces but not residents' life

Outsiders are the people living in Sham Shui Po or peripheral neighborhood but not affected by urban renewal. Most of them agree the renewal, considering that this will bring better public space to them. However, they are not well aware of the renewal process and relocation plan, though most of them claimed they are satisfied with the projects.









PROPERTY OWNER

OUTSIDER

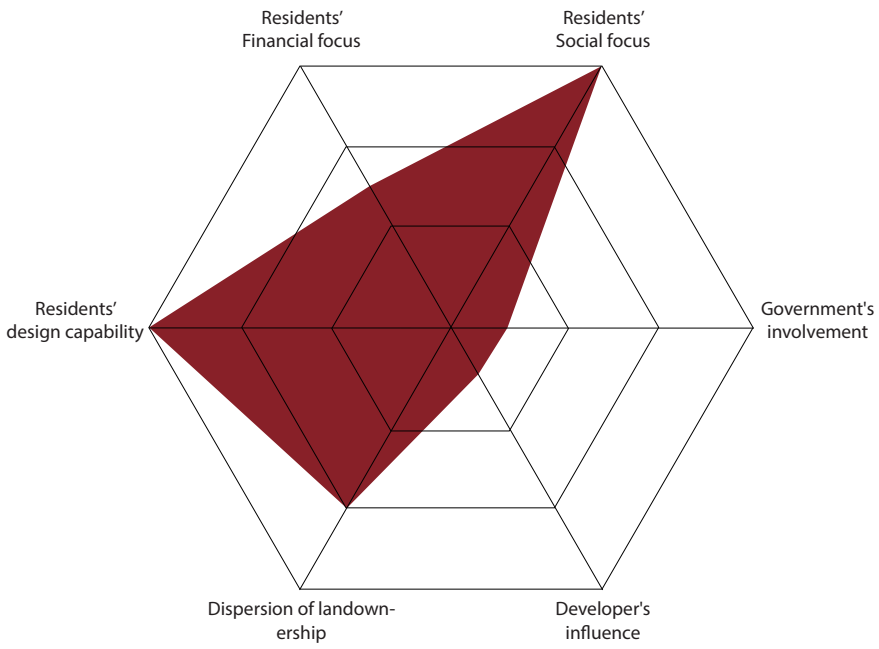
SCENARIO OF PARTICIPATION

Three participation scenarios through the process of community engagement

Base on the theory of participation ladder, 3 scenarios are set to discussed the future background of urban renewal to help defining the possible participatory planning process.

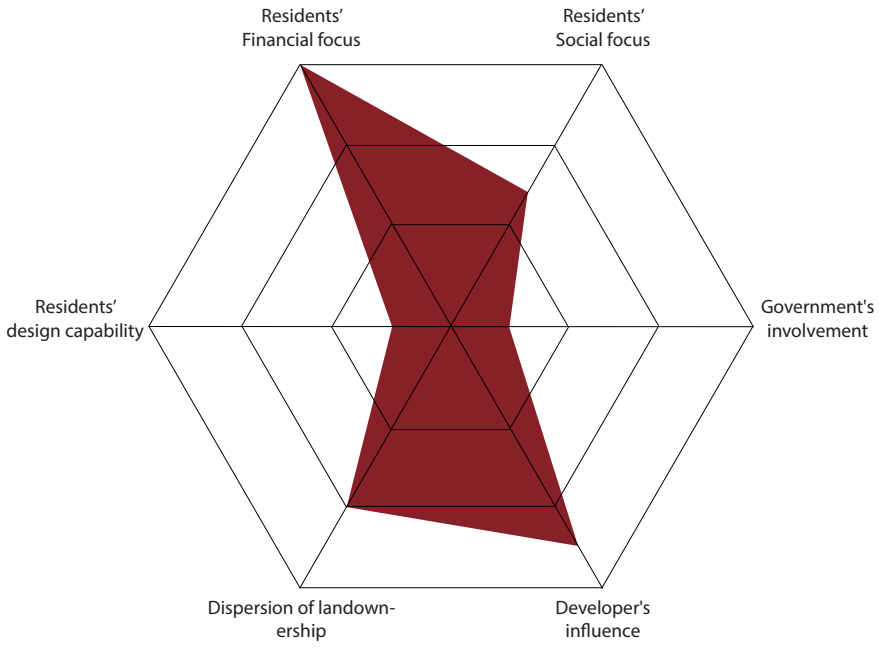
Citizen control

The envisionable future is citizen control that the residents' organization has strong capability to design their neighbourhood even without the investment from developers. Residents are not willing to leave their neighbourhood and willing, as well as able to design their neighbourhood



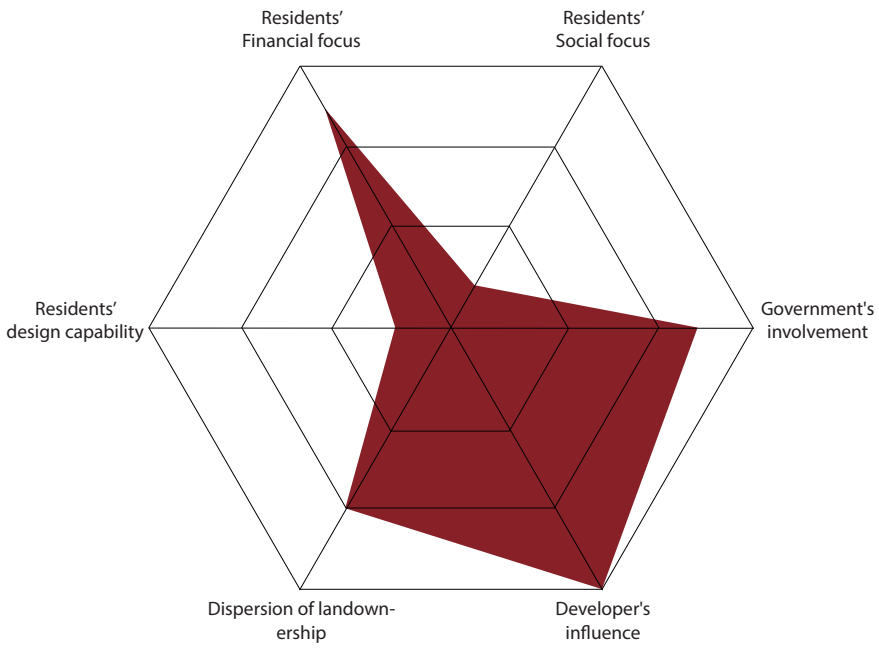
Partnership

Private developers are eager for a residents-approved proposal but residents are not capable to design



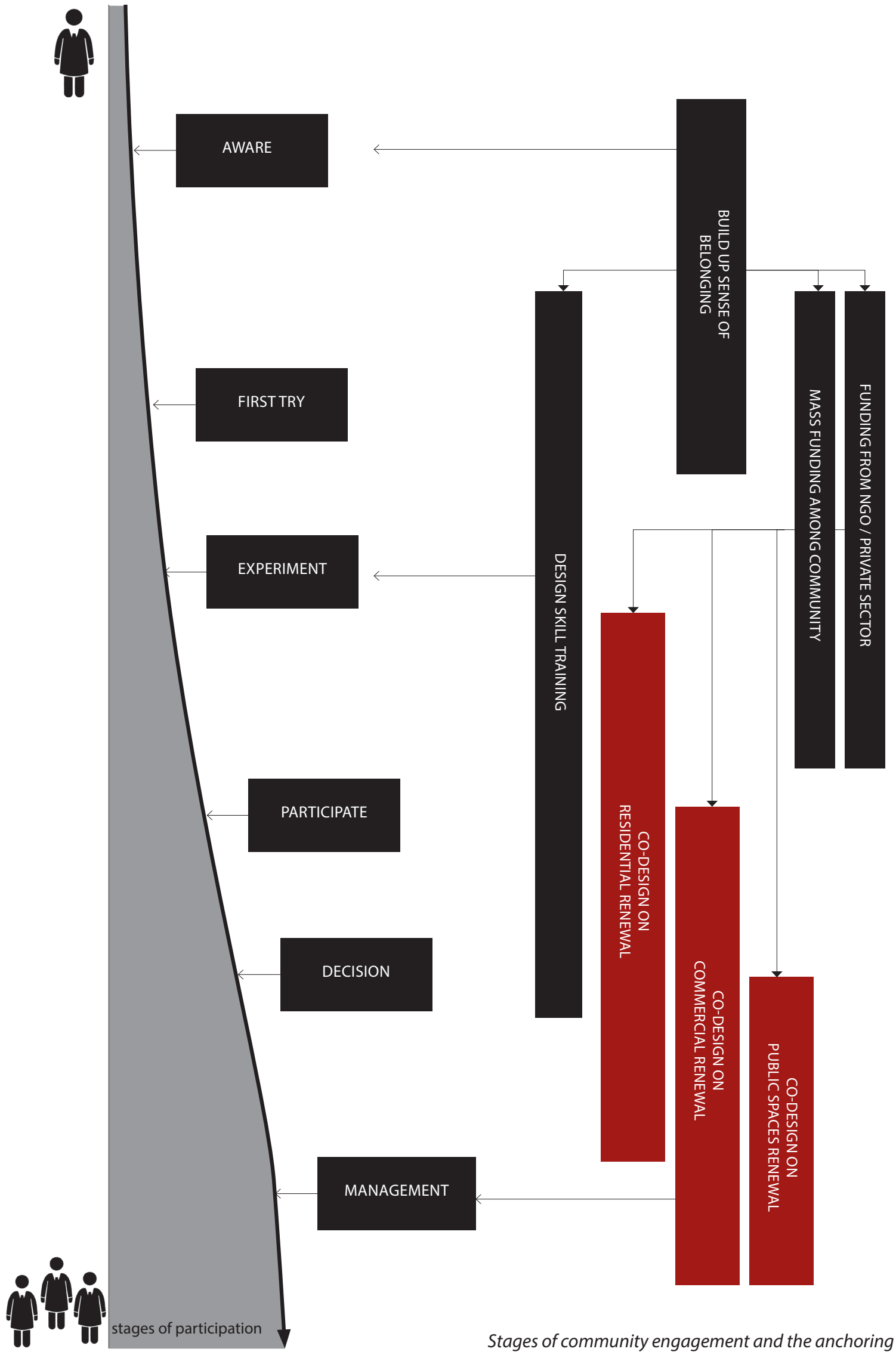
Consulting

Currently, the participation situation of Sham Shui Po is in the level of consulting. Where residents are not engaged and lack a sense of belonging. Residents and professionals are only consulted to provide more information. Private developers are not willing to listen to residents and residents can only attend the process through compensation procedure.



COMMUNITY ENGAGEMENT

The residents didn't have a very positive attitude toward designing their living space but only waiting for developers' involvement. Therefore, in order to help them participating the process, a process of community engagement is needed from identity establishment to co-design and co-managing.



Stages of community engagement and the anchoring goals

COMMUNITY ENGAGEMENT TOOLS

level of participation

A: Establishing:
to establish a sense of identity

Art & creativity

Story interview

Community living room

Interactive exhibition

Community event

Future search

B. Informative
to let people know related information

Citizen's panels

Community notice board

Interactive exhibition

Community mapping

Future search

Idea market

Role play game

Focus groups

DIY toolkit

C. Educative
to provide assistance for participation

Citizen's panels

Art & creativity

Community mapping

Street stall

Community notice board

Walking conversation

Working group

D. Participatory
to include for decision making

Community notice board

Roundtable consensus

Design clinic

Open office

DIY toolkit

Working group

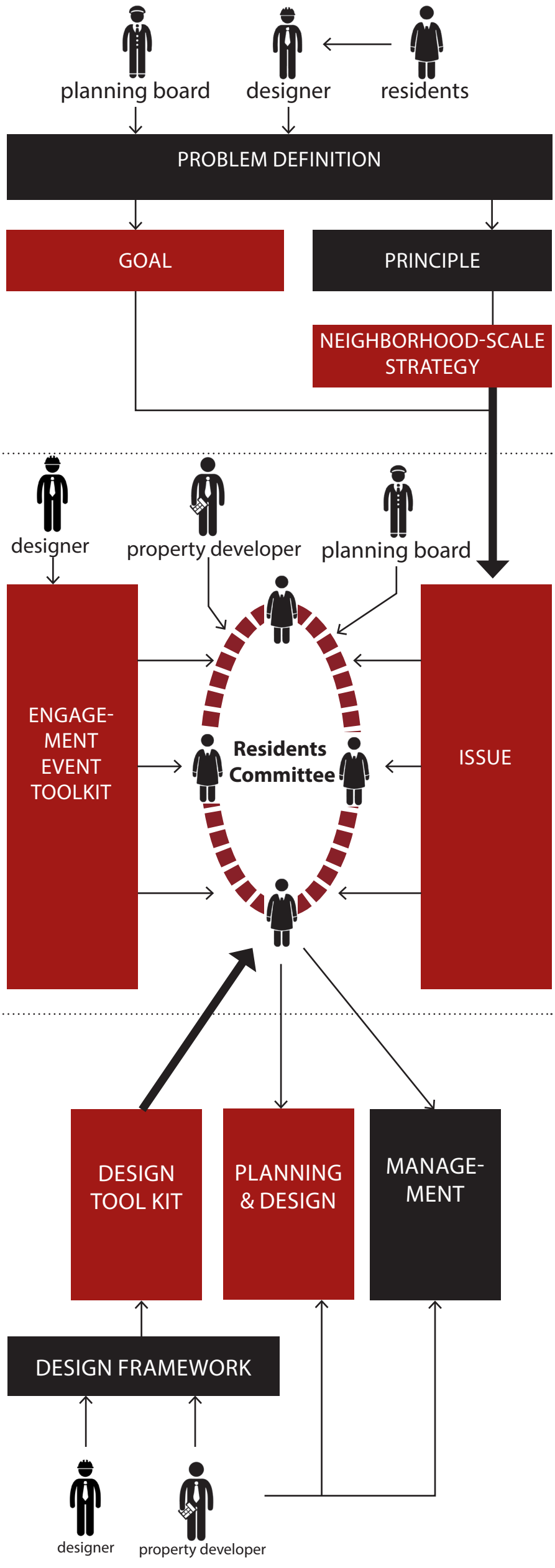
Citizen's juries

Engagement process is a process of stakeholders understanding their neighbourhood. This includes four phases to conceive, establishment, educating and participating.

In the engagement process, events can be tools to achieve the goals. Referring to the practice in Singapore Social Housing Neighbourhood and London's Coin Street Renewal, several events are proposed. They are categorized by engagement scheme and the events are also classified by their format and degree of openness.

PLANNING FRAMEWORK

Then to get participation in the current urban planning process, a planning framework is constructed based on the framework of Singapore and Seoul renewal. It includes three parts: strategic plan, participatory design, and design toolkit.



STRATEGIC PLAN

The strategic plan is a document made by government and professionals with consulting stakeholders, including residents. It defines the planning framework, the boundary of participation, by stating the problem of the site, goal of renewal and renewal strategy before the participation process.

PARTICIPATORY DESIGN

Then with the guidance of strategic plan, the issues to be discussed were defined to be discussed by Residents Committee. It is a committee of Sham Shui Po residents, making a decision of neighbourhood planning and design. To form this organization, designers will provide a community engagement event toolkit for community residents. After the establishment of this organization, the project will be managed by the combo of property developers and Planning's Department.

DESIGN TOOLKIT

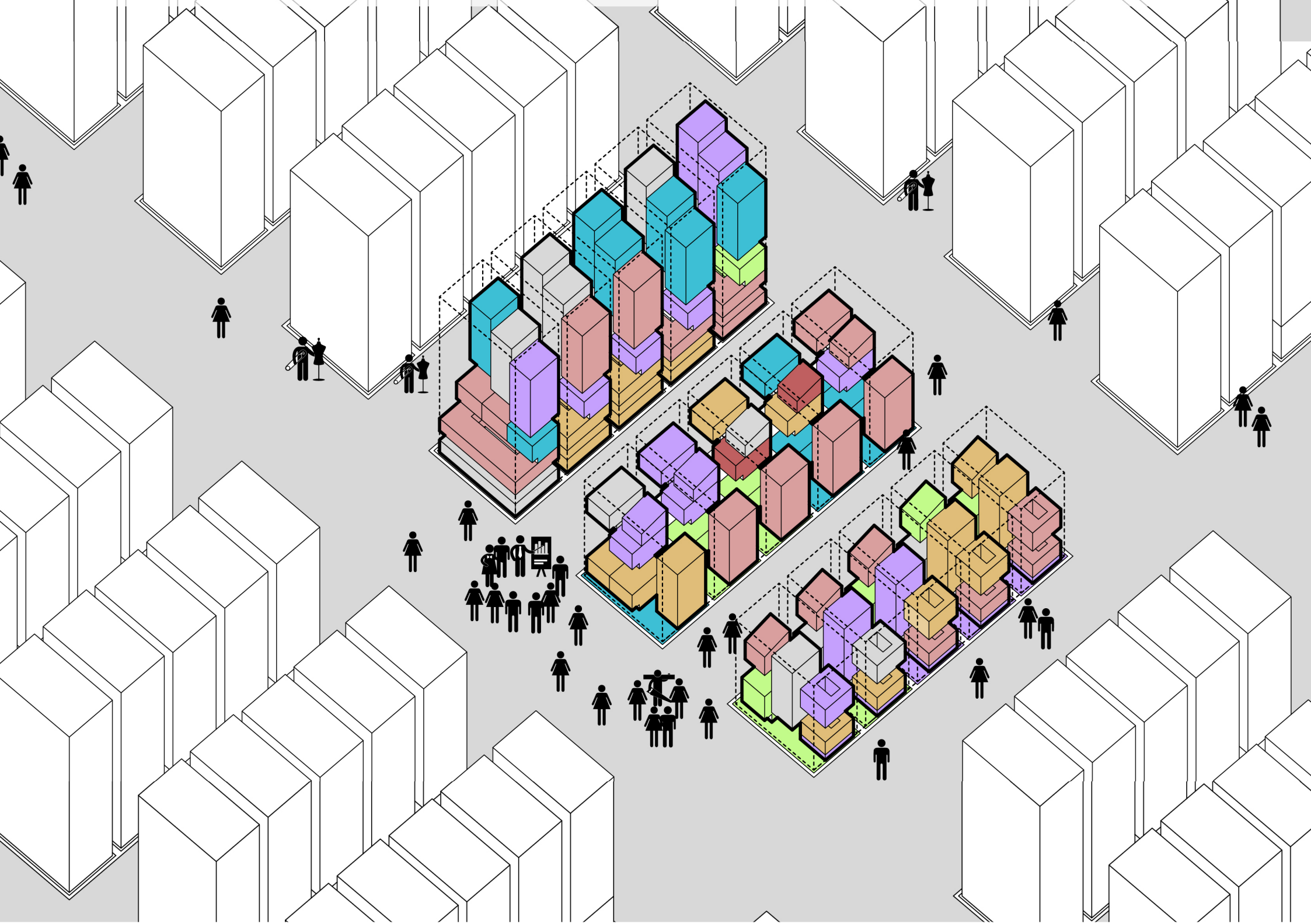
To help unskillful participants in participation process, professionals create a design toolkit according to existing spatial typology and other typology. This toolkit is applicable to combine and form design during participation process. Then, the outcome, including the products and process of participation will be transformed into planning & design by professionals and supervised by governmental and civic sectors.

VISION

MIXED-LIVING NEIGHBORHOOD RENEWED WITH ARRIVALS

Sham Shui Po should embrace its identity as arrival city that accommodates as well as grasp the opportunity to introduce new economic potential in urban upgrading.

Therefore, Sham Shui Po should be a mixed-habitat neighbourhood where migrants can find their place to live and room to grow. Improving open spaces and mixed-use commercial environment can be the synergy of these two needs. What's more, participatory process is also the vision that can ensure the voice of migrant residents can be heard and the consensus and outcome of neighbourhood design can be socially sustainable.

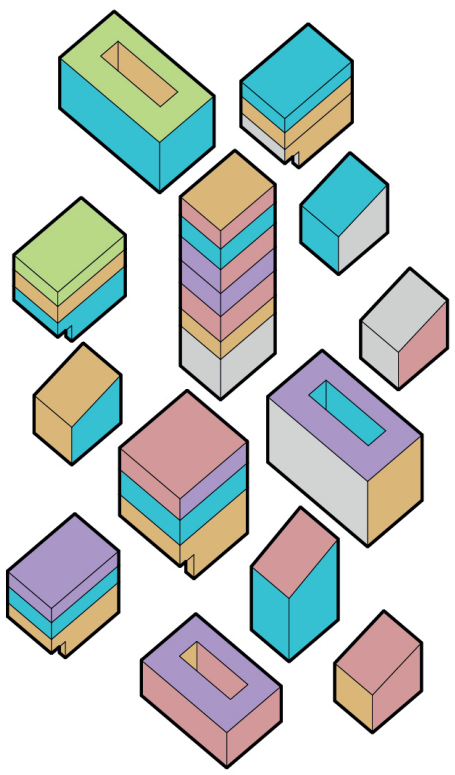


RENEWAL OBJECTS

Based on the problems on Sham Shui Po, the objects that are to be renewed can be defined as private property and public spaces.

Private property renewal

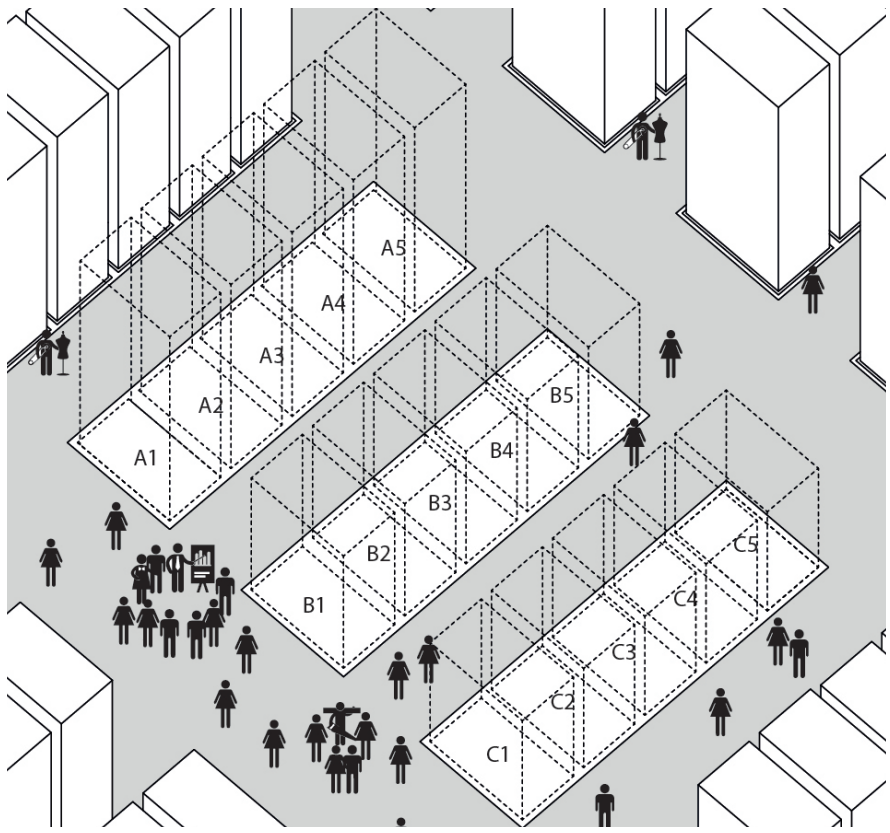
The private property, including buildings, private-owned facilities are physically in a dilapidated condition. Therefore, renewing them is one of the main topics in the whole vision. The private property should accommodate more population including migrants and middle-class citizens. On the other hand, this topic is much related to existing stakeholders and related to the housing and commercial space problem in the future. Therefore, inclusiveness should be emphasized in this field. What's more, diversity is also expected due to the diversity of decision-makers. In all, it is the main "battlefield" of participation.



Diverse pripate property renewal

Public facility & open space renewal

The public spaces are not well-developed as the limitation of space and awkward understanding of their users. Therefore, a well-developed public space system is called for to fulfil the new residents and changing the profile of existing residents. Since it is much related to the higher scale of urban fabric and owned by public sectors, it will be the instrument of authority to manage the property development. In the story of migrant synergy, it is the mutual benefit of both social groups and has the potential to build the connection in-between.



Public space as the boundary of participatory design

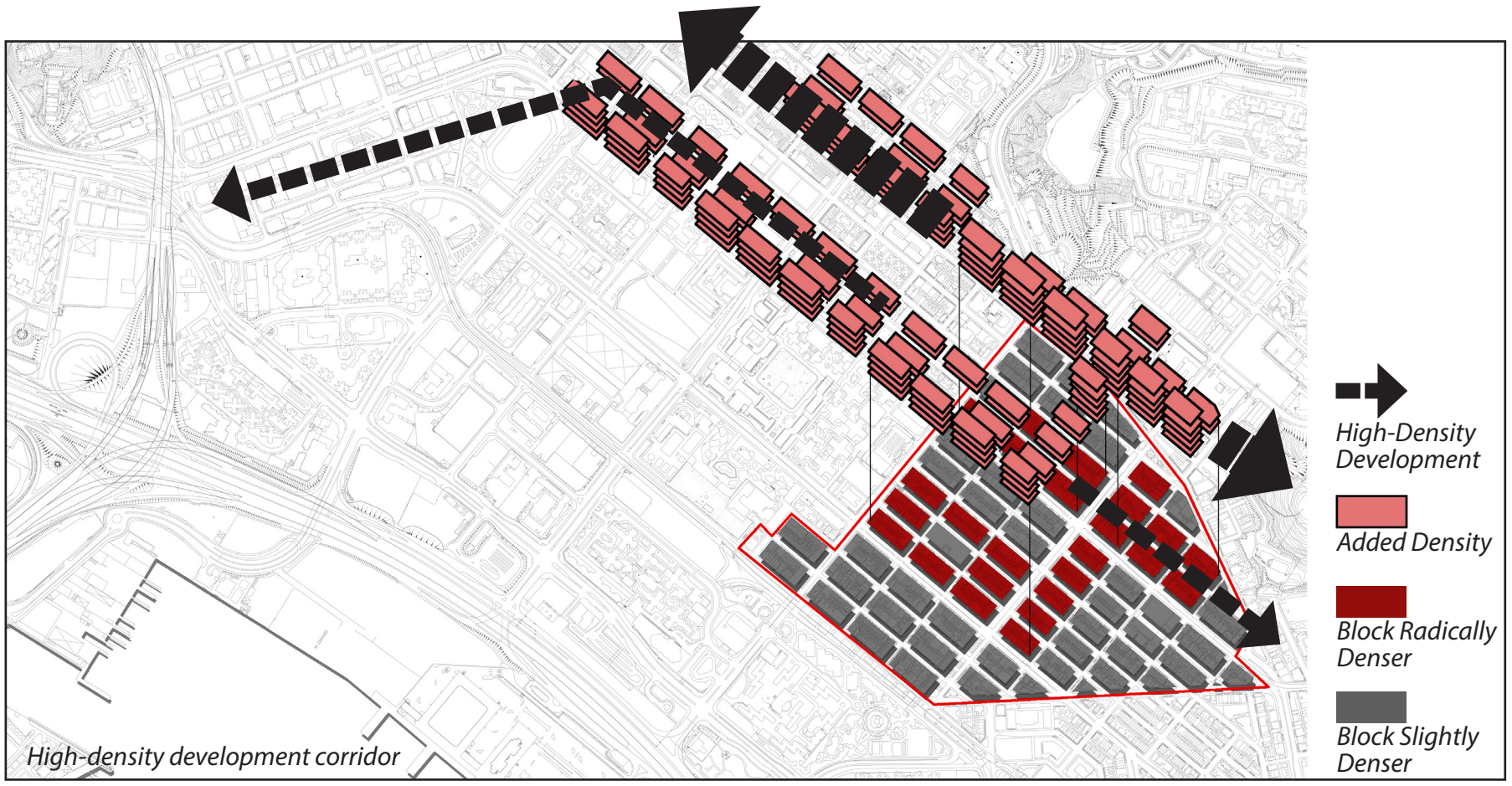
REGIONAL VISION: TRANSITIONAL CITY

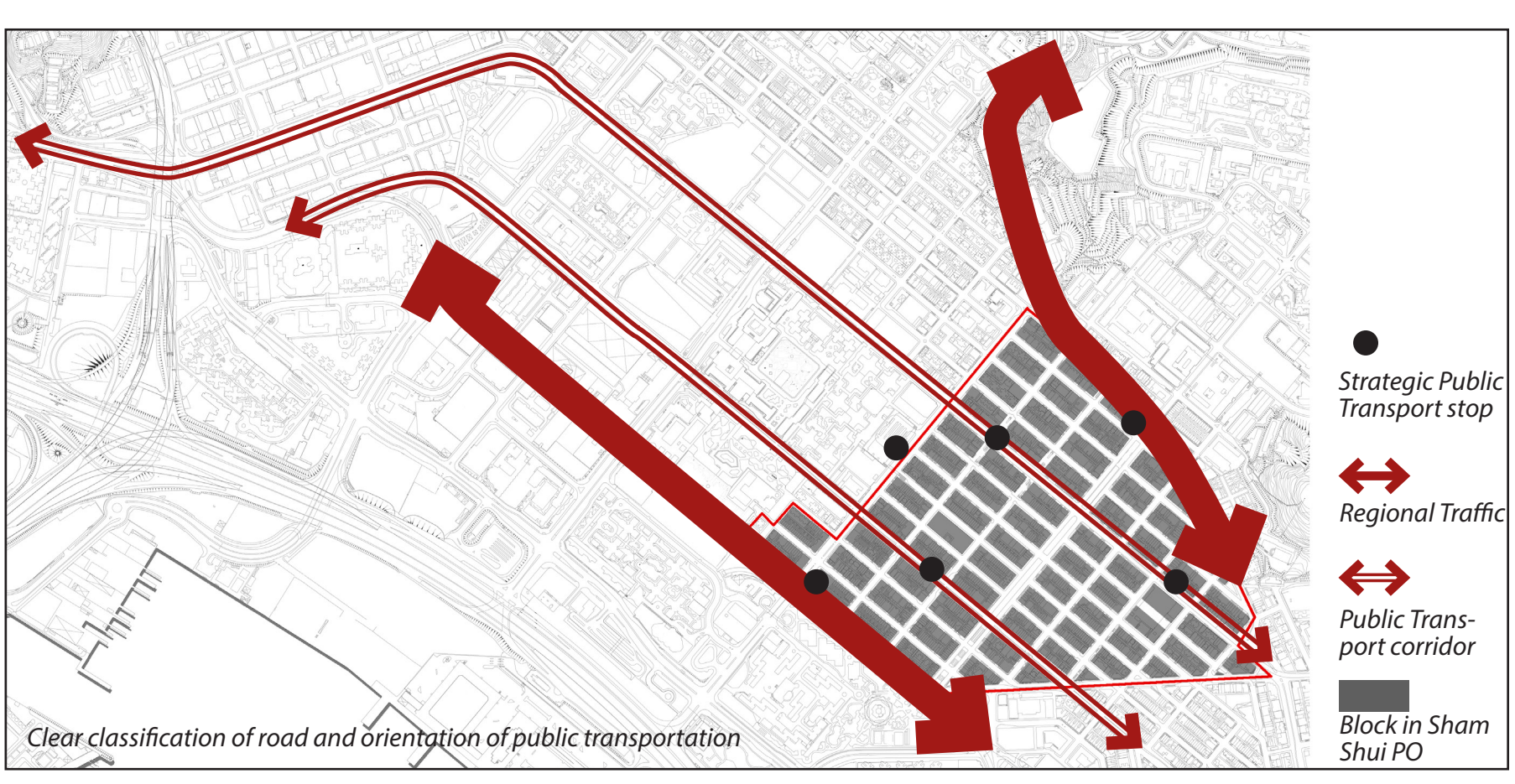
Area with Increasing density along infrastructure

Added density will be planned along the two infrastructures to continue the higher density development on the neighbouring west and east of Sham Shui Po. The higher density is to increase the capacity in housing, traffic, occupation and public activities. It is also an approach to financing the local renewal.

East-west oriented public transportation

Two main roads are defined as regional traffic path from the city centre to the north-west New Territory. What's more, as the population increases in Hong Kong, more public transportation is needed and their orientation is mainly from city centre to north-west, which is the direction of commuting in Sham Shui Po.



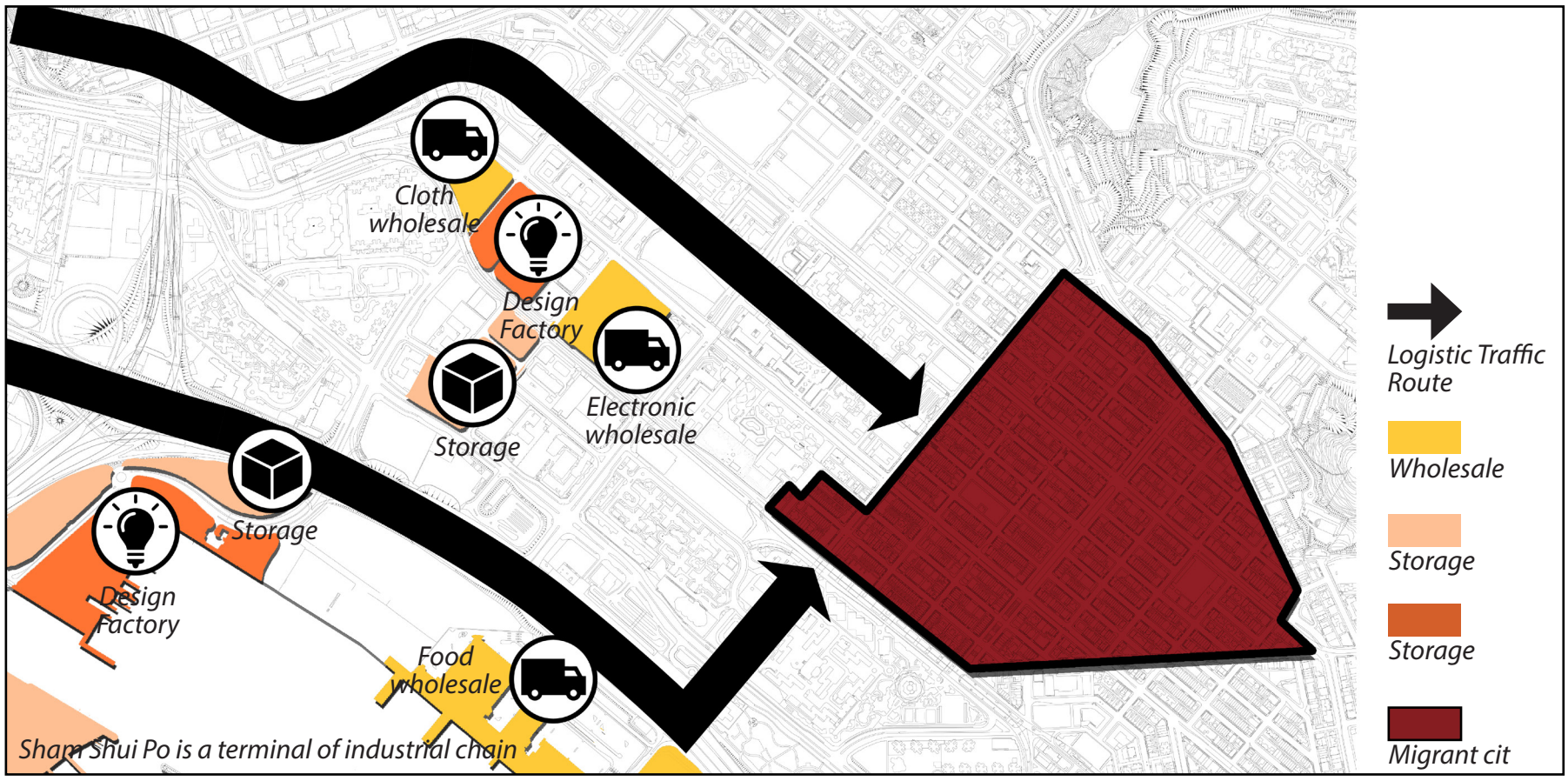


Creative post-industry chain in the district

Responding the changing land use of brown land on the west from manufacture to the creative industry. The industrial role of Sham Shui Po should be alternated accordingly from lower-class retail of cloth and electronics to wholesale and higher-class retail of them. Two paths are vital to Sham Shui Po's industry chain connecting the west to the heart of Sham Shui Po.

North-south corridor of regional open space

In public spaces dimension, Sham Shui Po is also a corridor connecting the waterfront on the south and the mountain park on the north. This corridor goes through the neighbourhood and connecting the inner open space system.





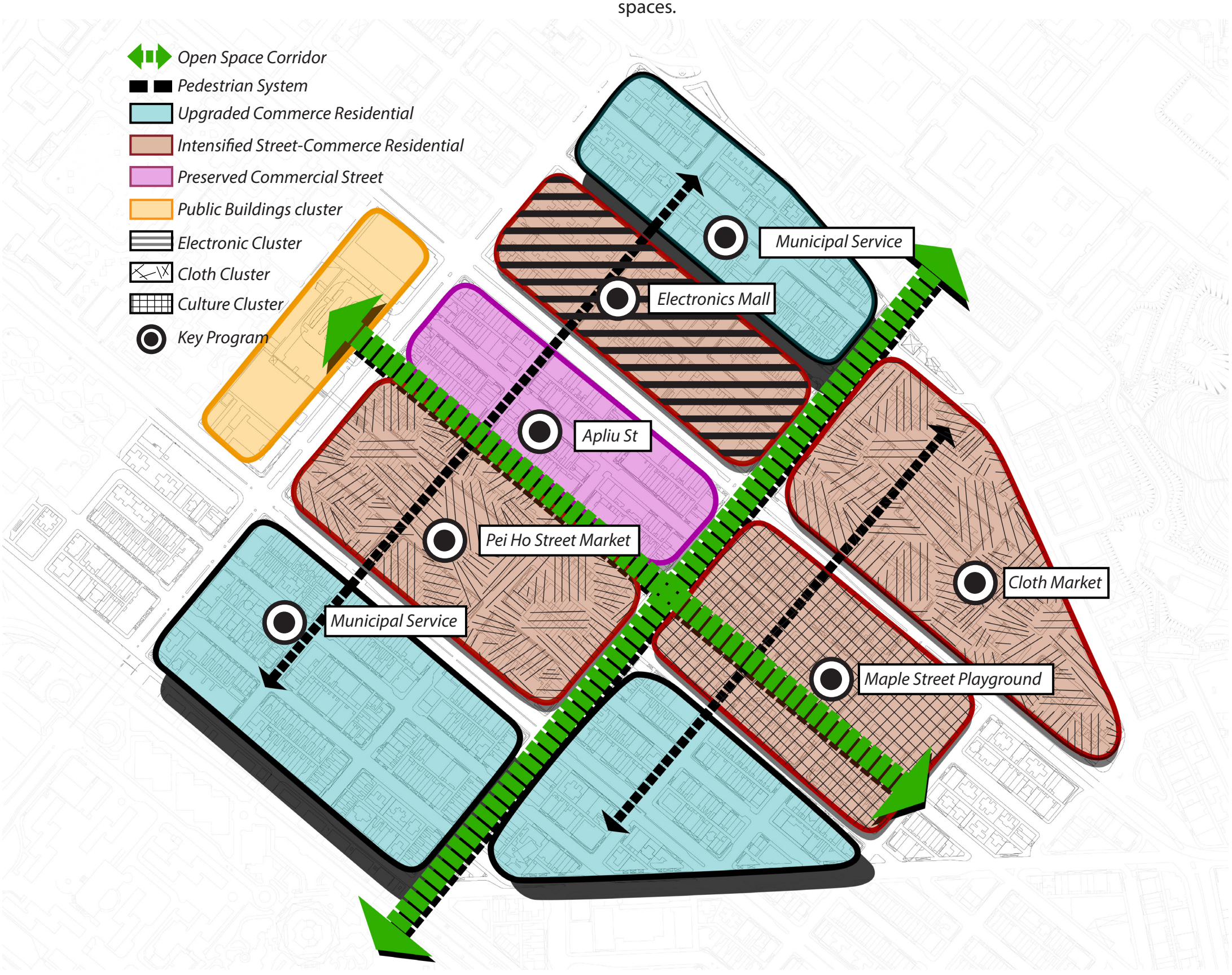
LOCAL VISION:
INTENSIFY AND MIXED-USE

Districts of migrants commercial

In neighbourhood scale, Sham Shui Po is divided into several districts according to the commercial theme and the percentage of migrant residents. The neighbourhood near highways on the north and south are more car-oriented neighbourhood where a higher percentage of middle-class residents are accommodated. The commercial type there are mainly industrial chain management or design studio that not sensitive to the pedestrian. The inner neighbourhood (red) is near the metro station and public transportation, then, the population of the migrants will be higher and the commercial type are mainly retail. The Apliu Street neighbourhood (pink) is an iconic commercial street that the street scape is planned to be preserved and restored.

More Room for new residnts

The density of Sham Shui Po is higher after renewal. Half of them would be the small-size apartment accommodating migrant residents. The other half would be middle-class ones introducing new commerce and industrial spaces.



Intensified developing Districts of Sham Shui Po neighbourhood

Walkable network

The pedestrian-friendly network is planned on the west part of Sham Shui Po, connecting the metro station and the rest of neighbourhoods. What's more, this network is synergetic with the open space corridor connecting the north and south boundary of Sham Shui Po. In addition, public transportation is enhanced in several accessible spots attaching to the infrastructure heading from the west to city.

Quick logistic chain

There is a route of local industry linking to creative industry on the west is planned on main streets to connect plots from the outer direction. This route is restricted in the evening for the pedestrian and opens in the evening for logistic. The pedestrian system should always be separated with the car-oriented logistic route.



Infrastructure and public space framework controled in Sham Shui Po

STRATEGY



FLEXIBLE COMMERCE

More Small-size commercial space !!

More Flexible form of commercial space !!

More street frontage !!



SMALL-SIZE CO-HOUSING

More room for migrants accommodation !!

Diverse shared spaces for residents !!

Co-managing property !!

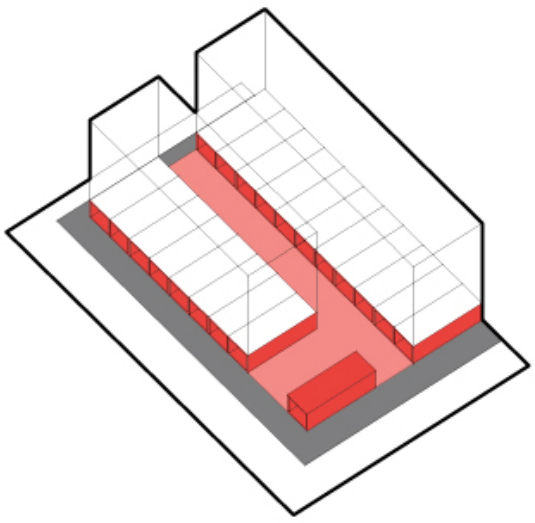


LOUNGE STREET

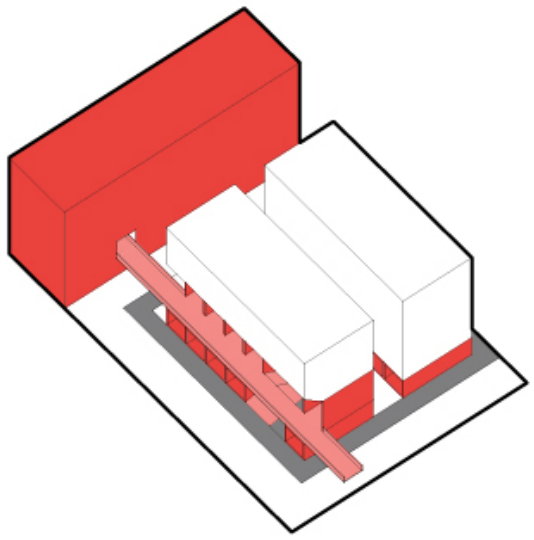
Pedestrian-friendly !!

Connected as a network !!

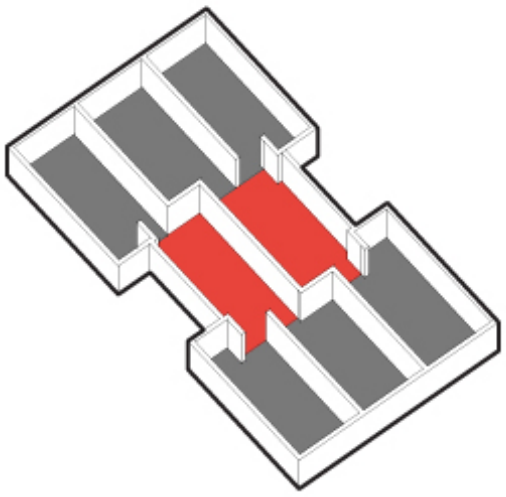
Spaces with flexible functions !!



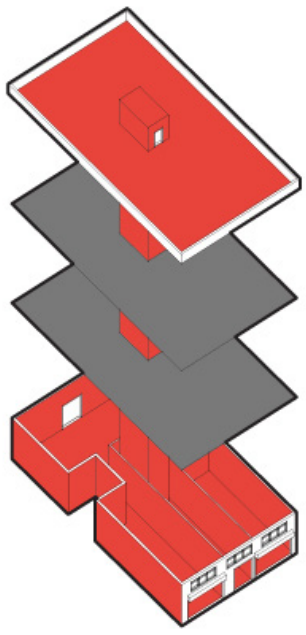
Commercial backstreet



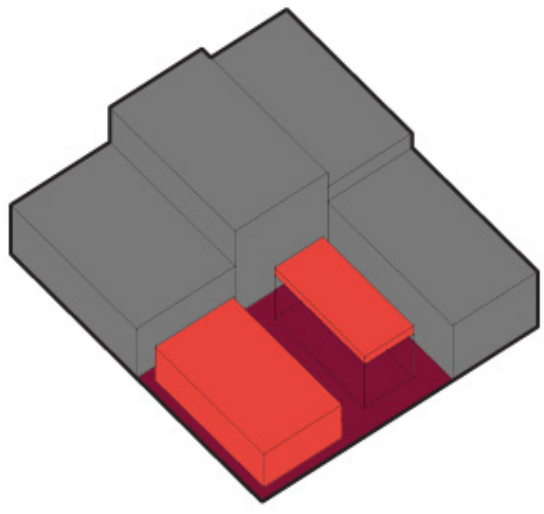
Elevated commercial street



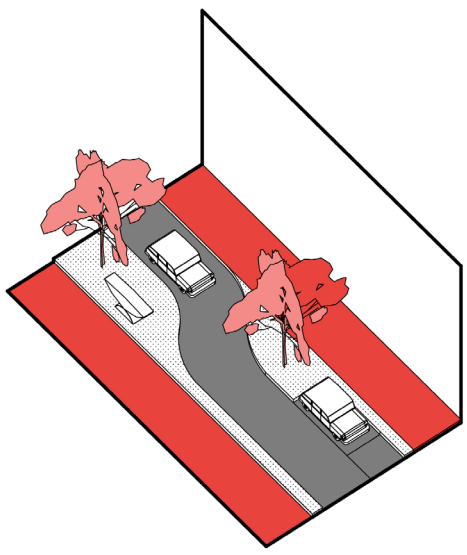
Share in an apartment



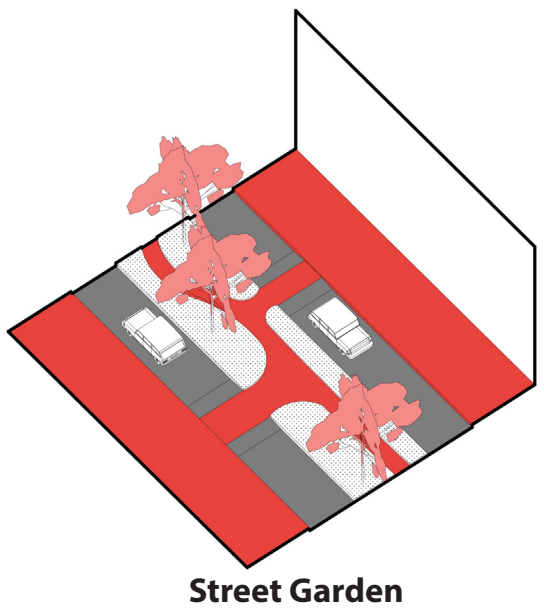
Share in a building



Share in a building block



Walkable corridor



Street Garden

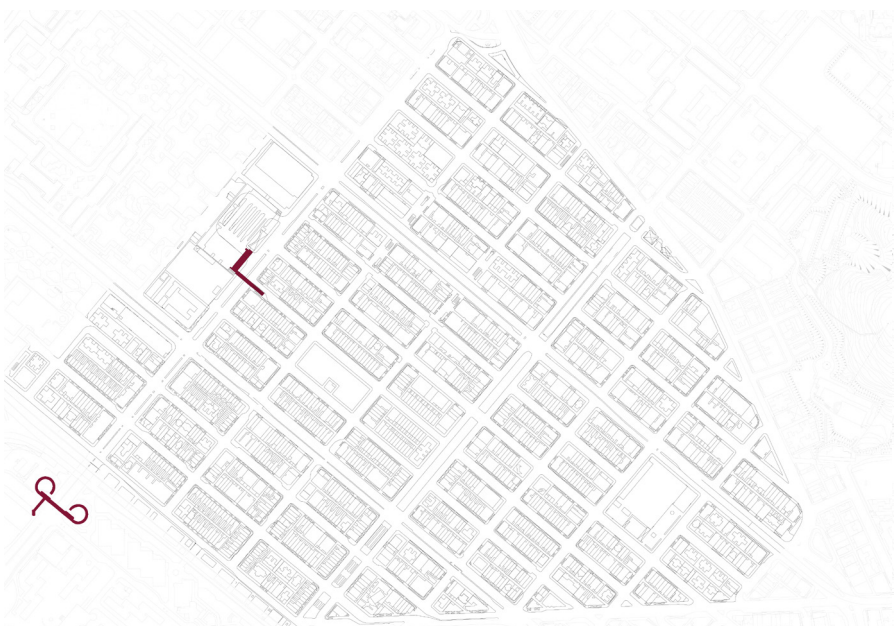
POTENTIAL COMMERCIAL STREET



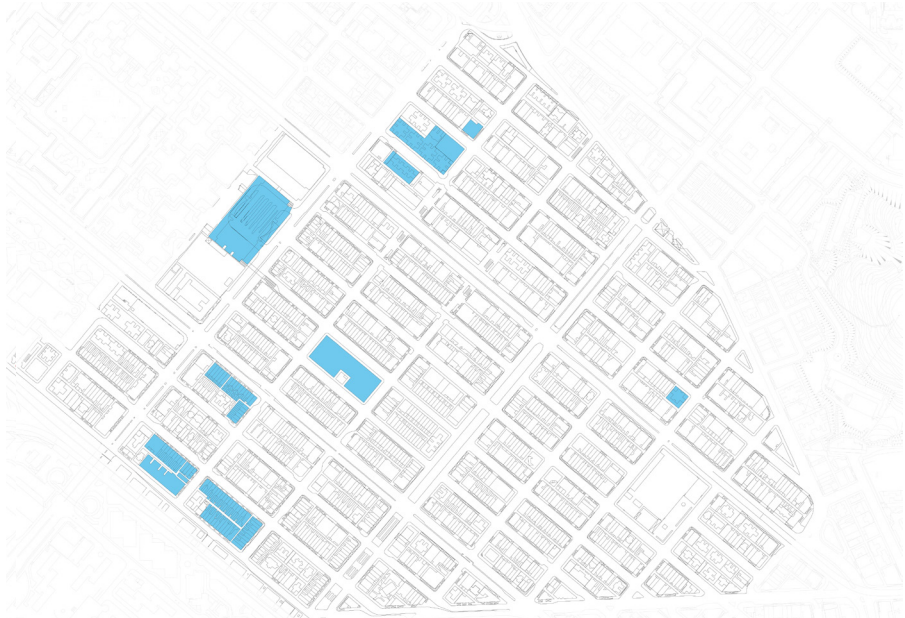
High Land value buildings



Building renewal potential



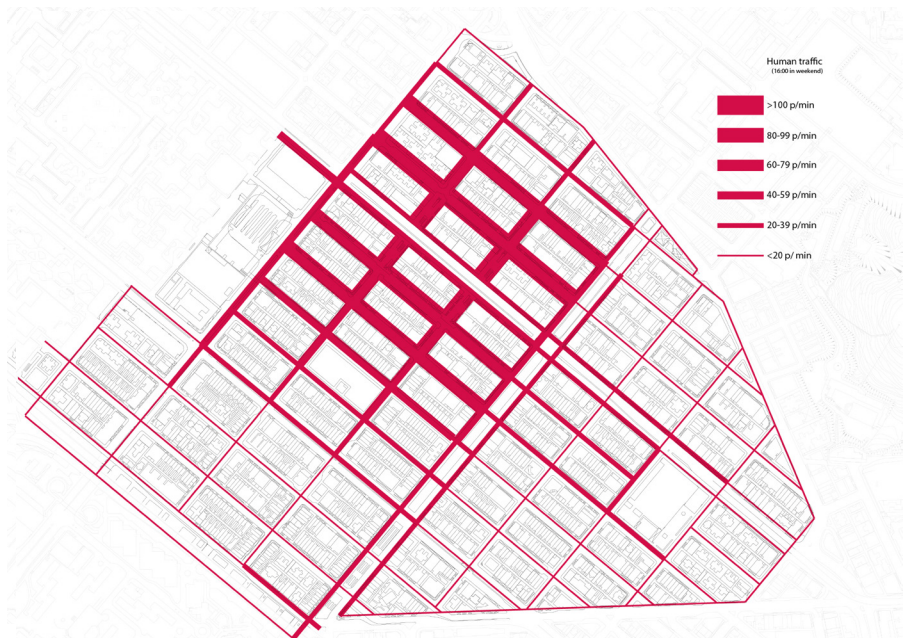
Existing elevated corridor



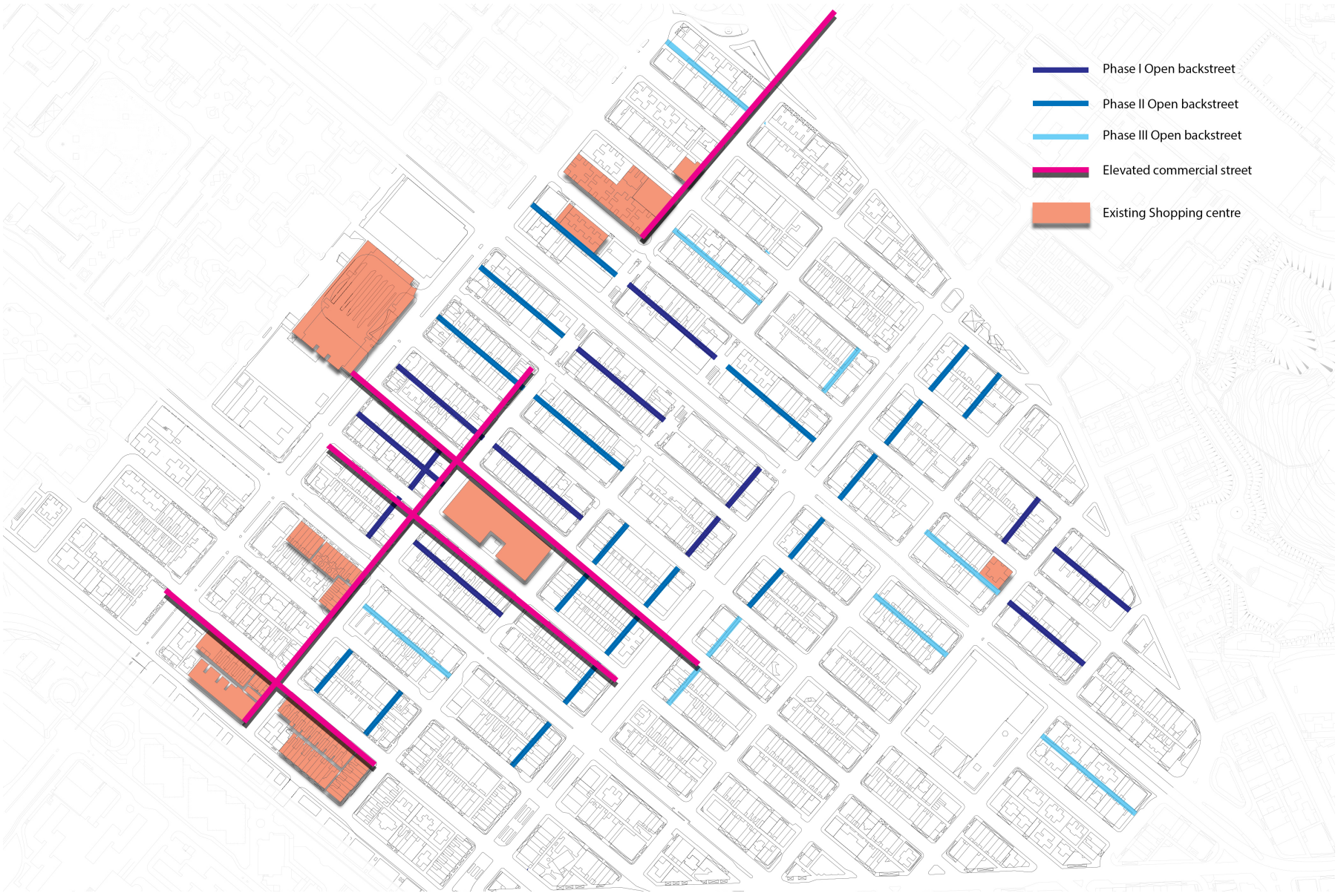
Shopping center



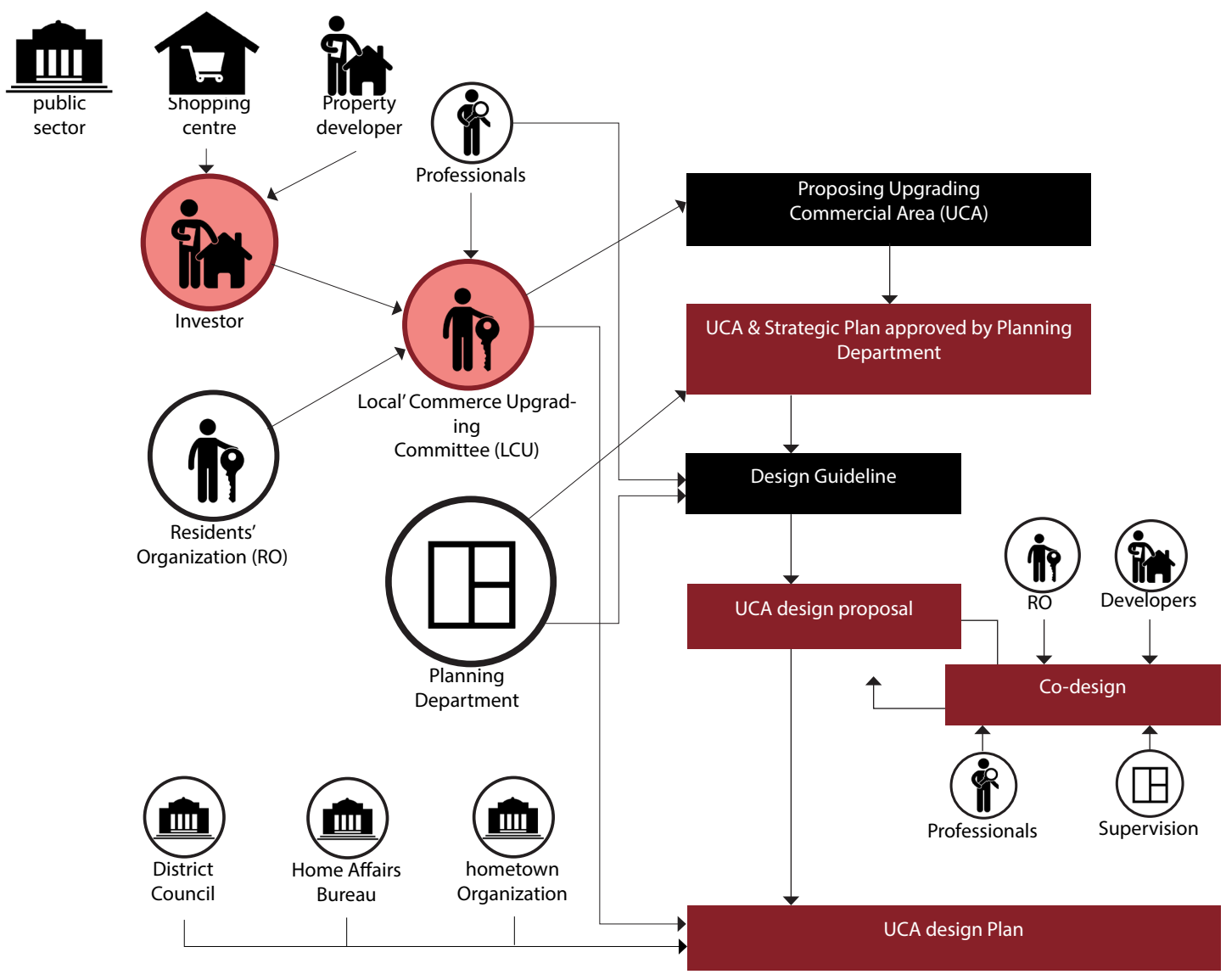
Straight backstreet



Pedestrian density



Potential map of commercial street programs



The participatory framework of the commercial renewal

Industry Association Led commercial renewal

The commercial renewal should be on the industrial association which can organize shop owners and make industrial transformation plan. The new typology of small size shops is the key to attract this player to the renewal project.

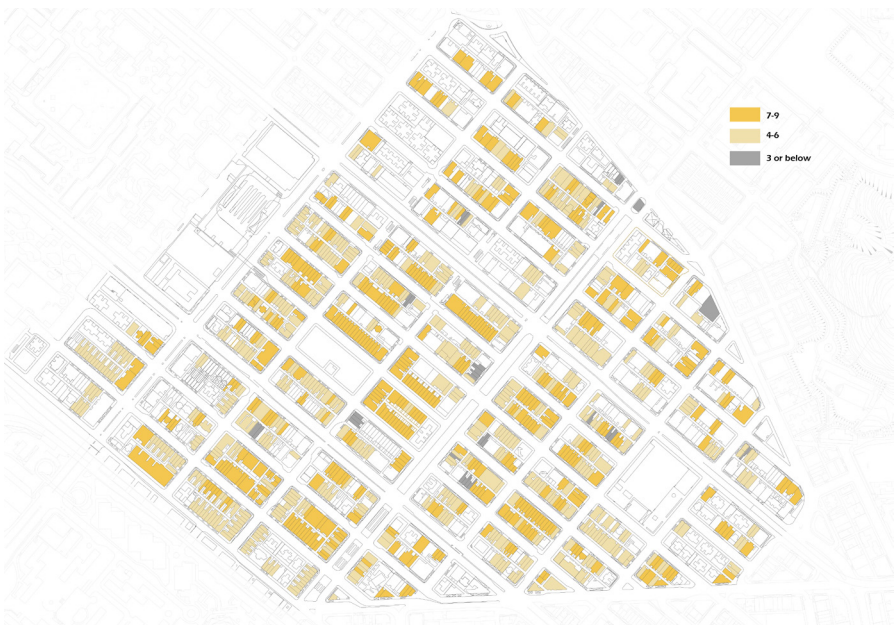
POTENTIAL BUILDING



Aged buldings



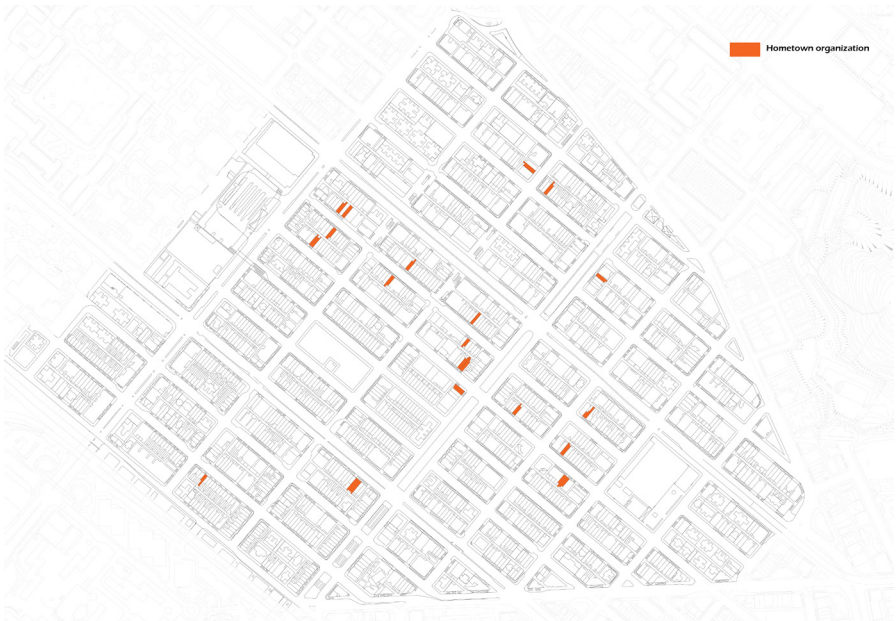
Buildings with owners' organization



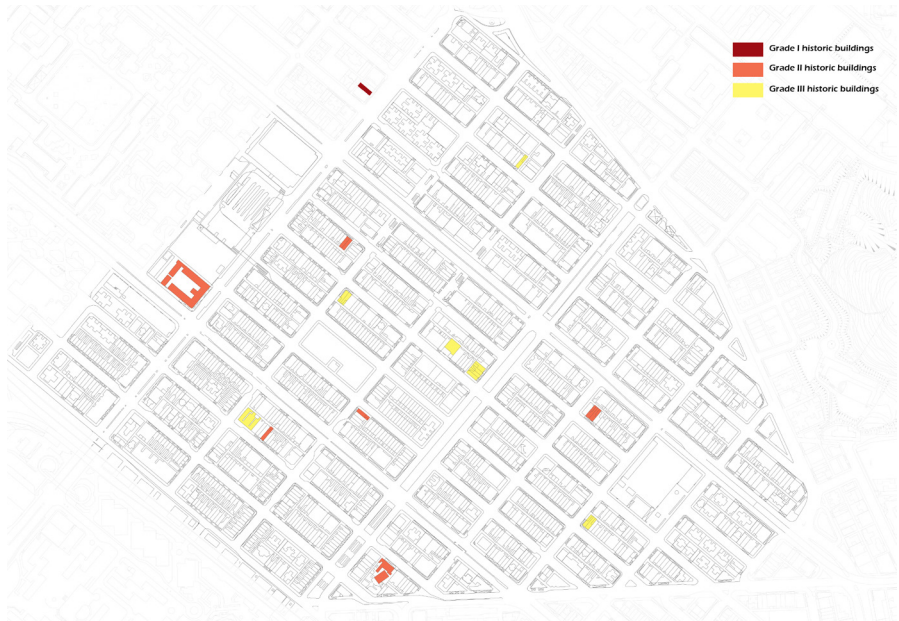
Buildings with lower density



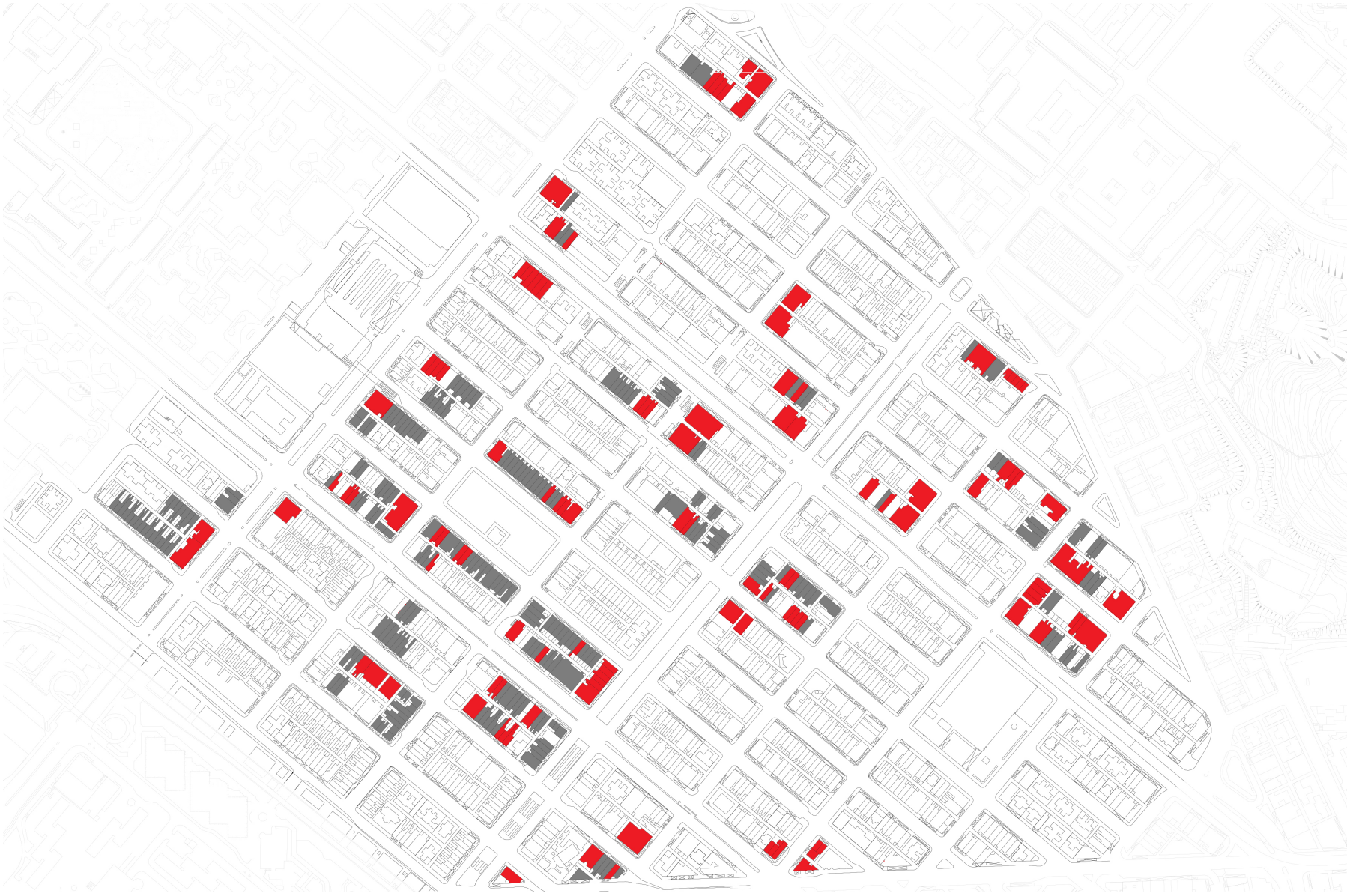
Buildings with lower land value



Buildings owned by hometown organization



Protected historic buildings



Potential map of housing renewal program

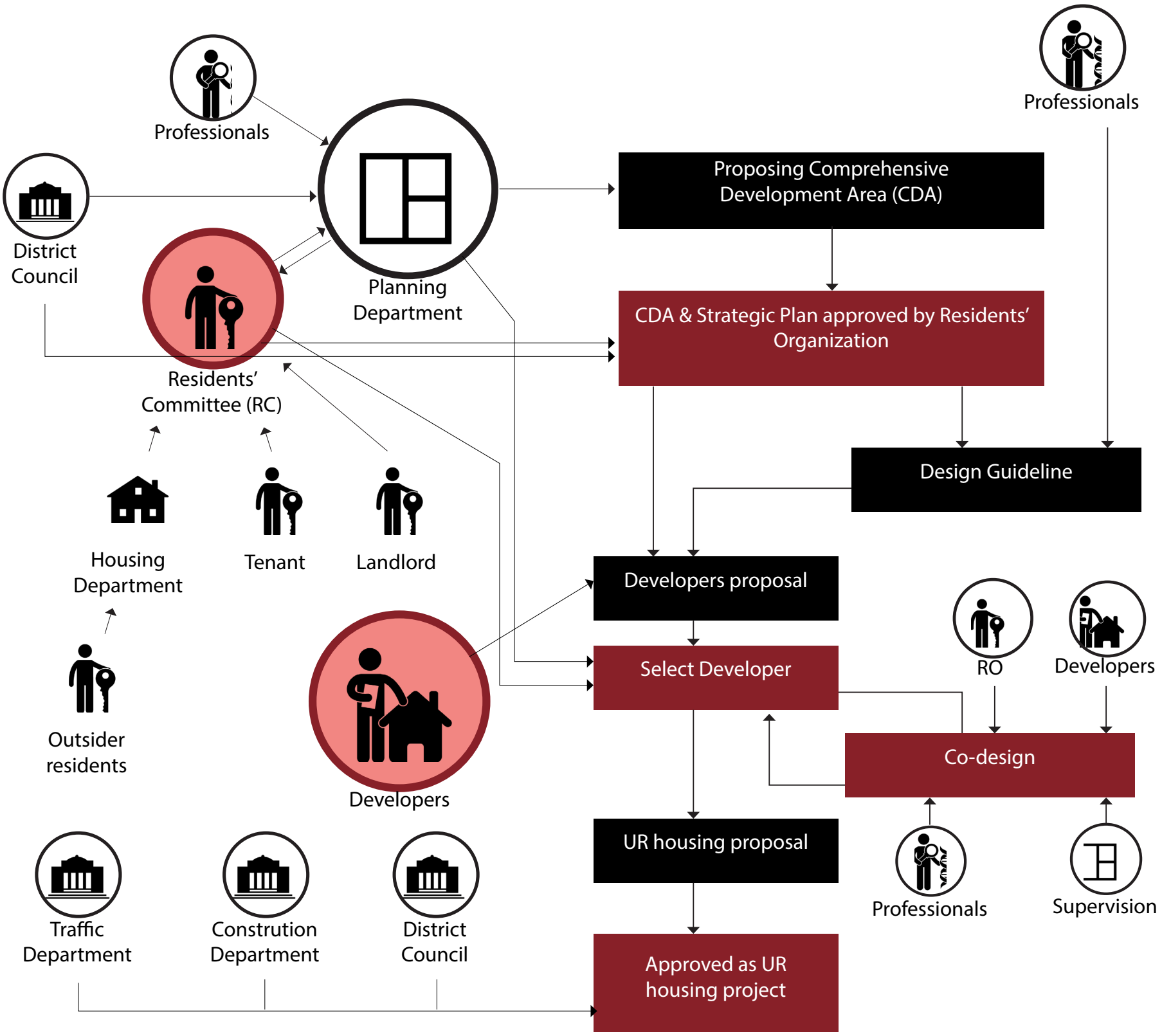
Clustering renewal and individual renewal

From overlapping analysis, the potential building to be renewed are dispersive buildings. However, according to the renewal case study, the small-ground building renewal is not detrimental to urban landscape and inferior in spatial efficiency. Therefore, renewal should be combined into cluster of plots, combined by 4 to 8 previous plots.



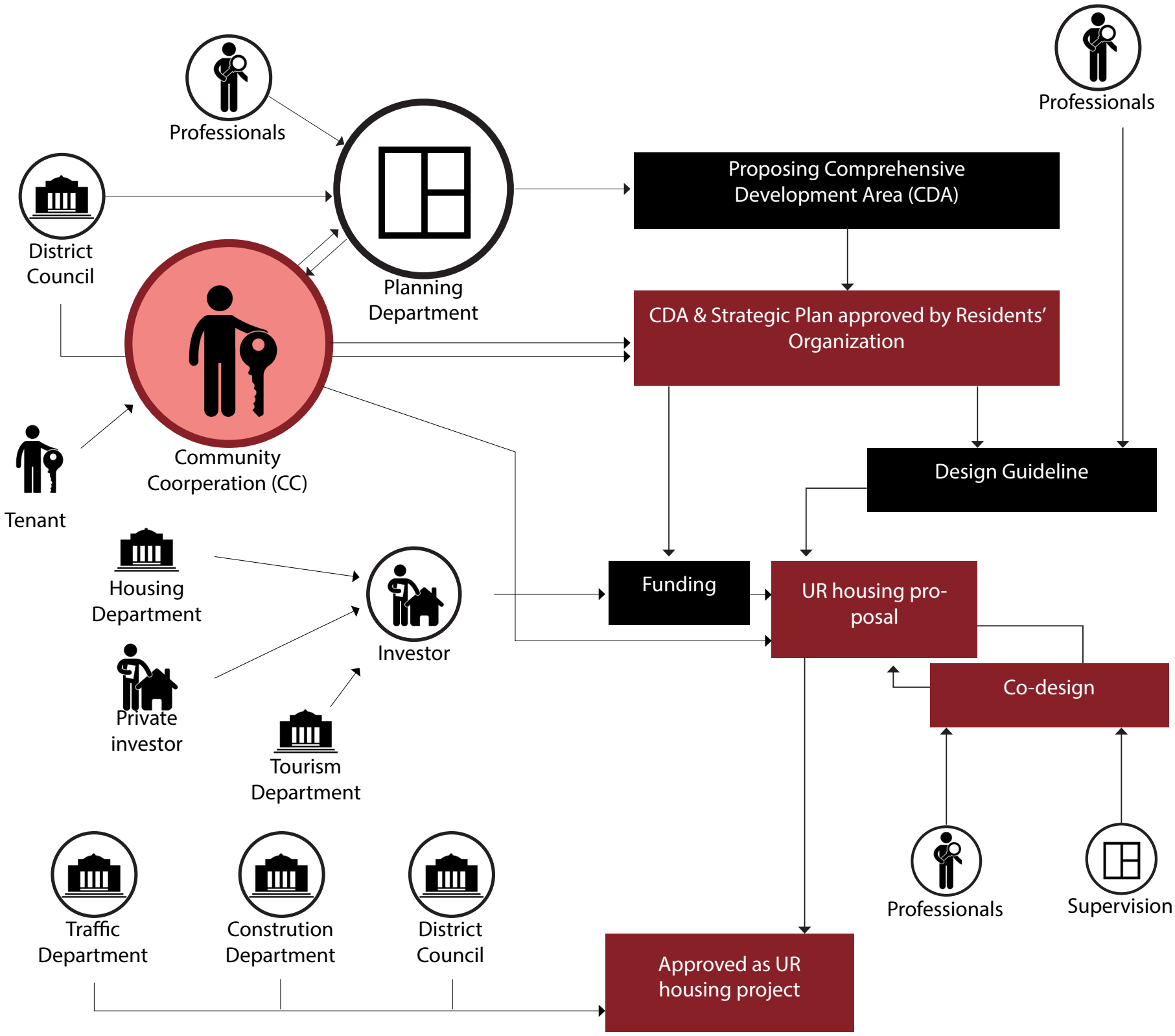
Potential map of clustering housing renewal program

POTENTIAL BUILDING



Devloper-led building renewal

In the scenario of consulting, the participatory renewal framework is dominated by the cooperation of developers and residents' committee. It is similar to Seoul's civic-private partnership pattern. Residents are largely consulted in the early stage of the project while developers are responsible for implementing and guiding the project.



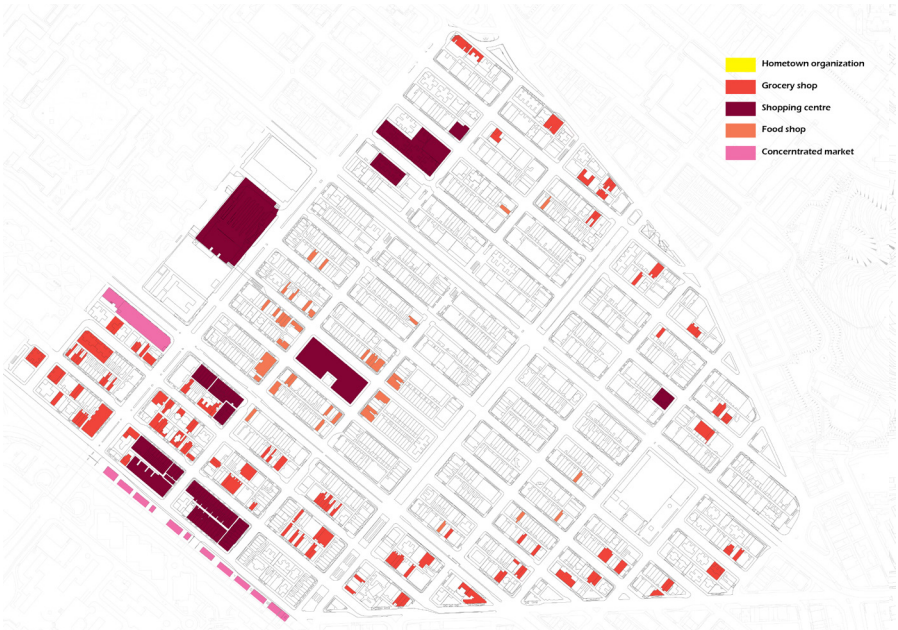
Resident-led building renewal

Then, in the scenario of citizen control, the participatory renewal framework is similar to Singapore's practice that the communities are the highest decisionmaker and even investor. In some programs, developers can be invited to in the civ-ic-controlled framework as an external cooperator.

POTENTIAL OPEN SPACE



Daily life commerce



Buildings and shops in need of car traffic



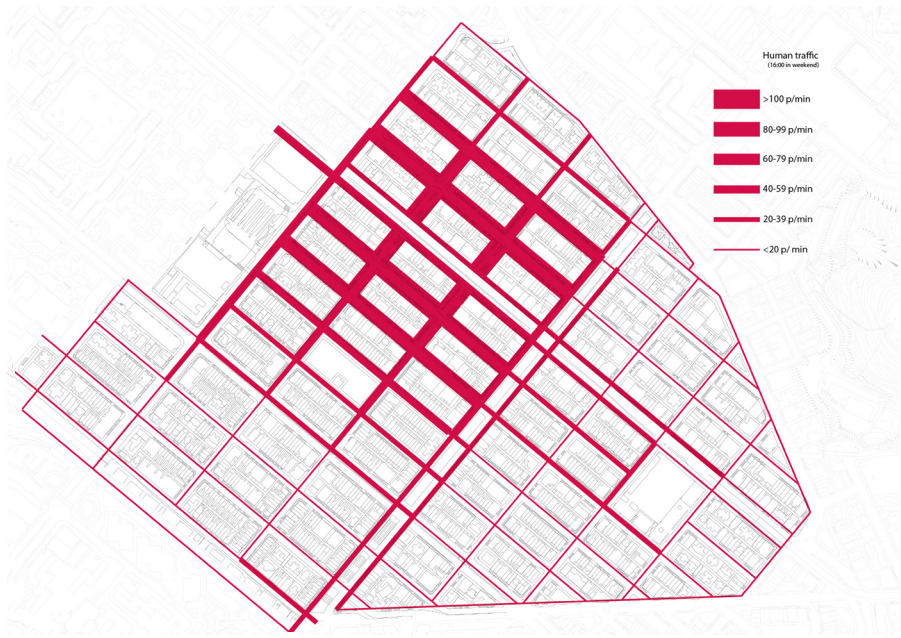
Existing open spaces



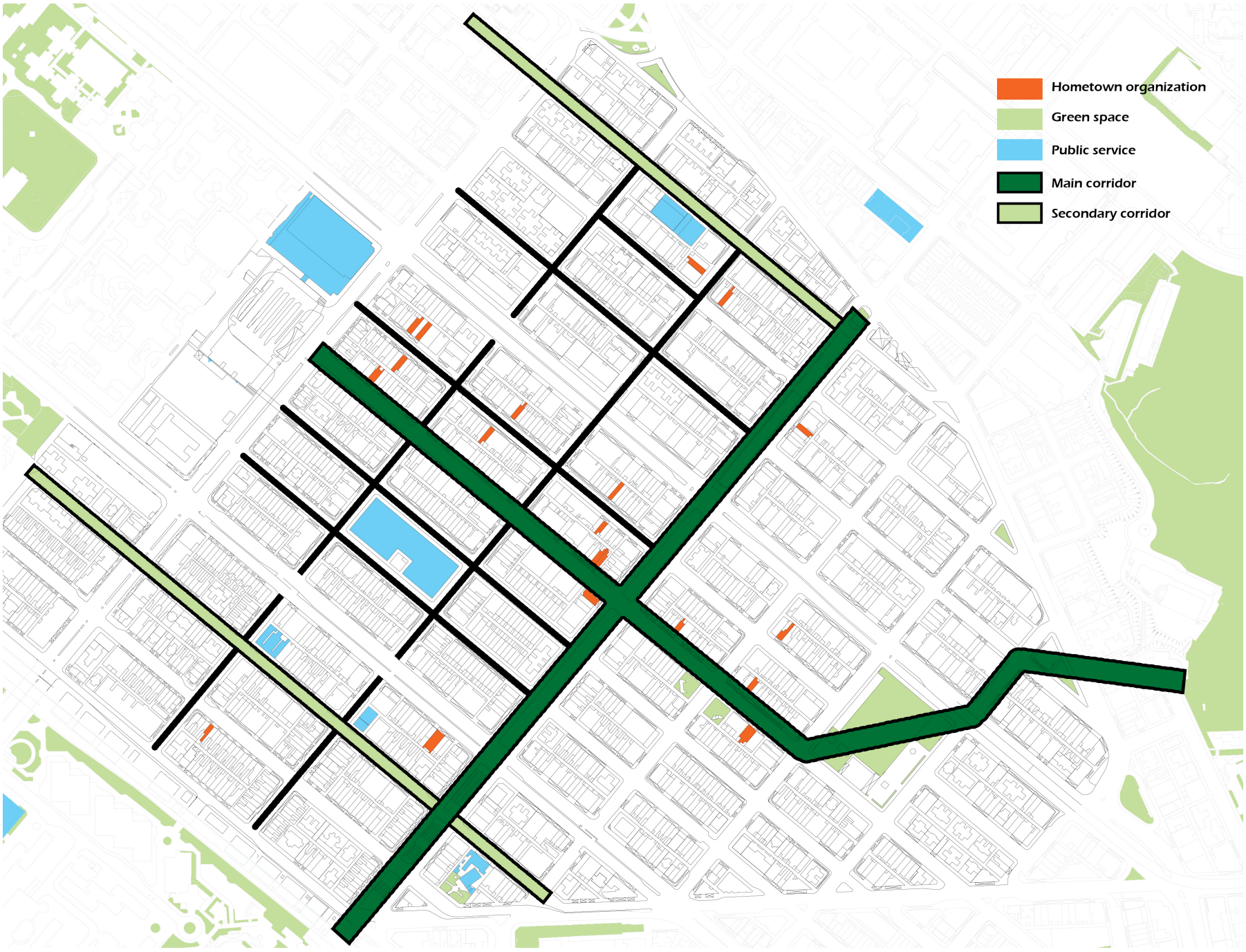
Potential buildings renewal



Public transportation



Pedestrian density

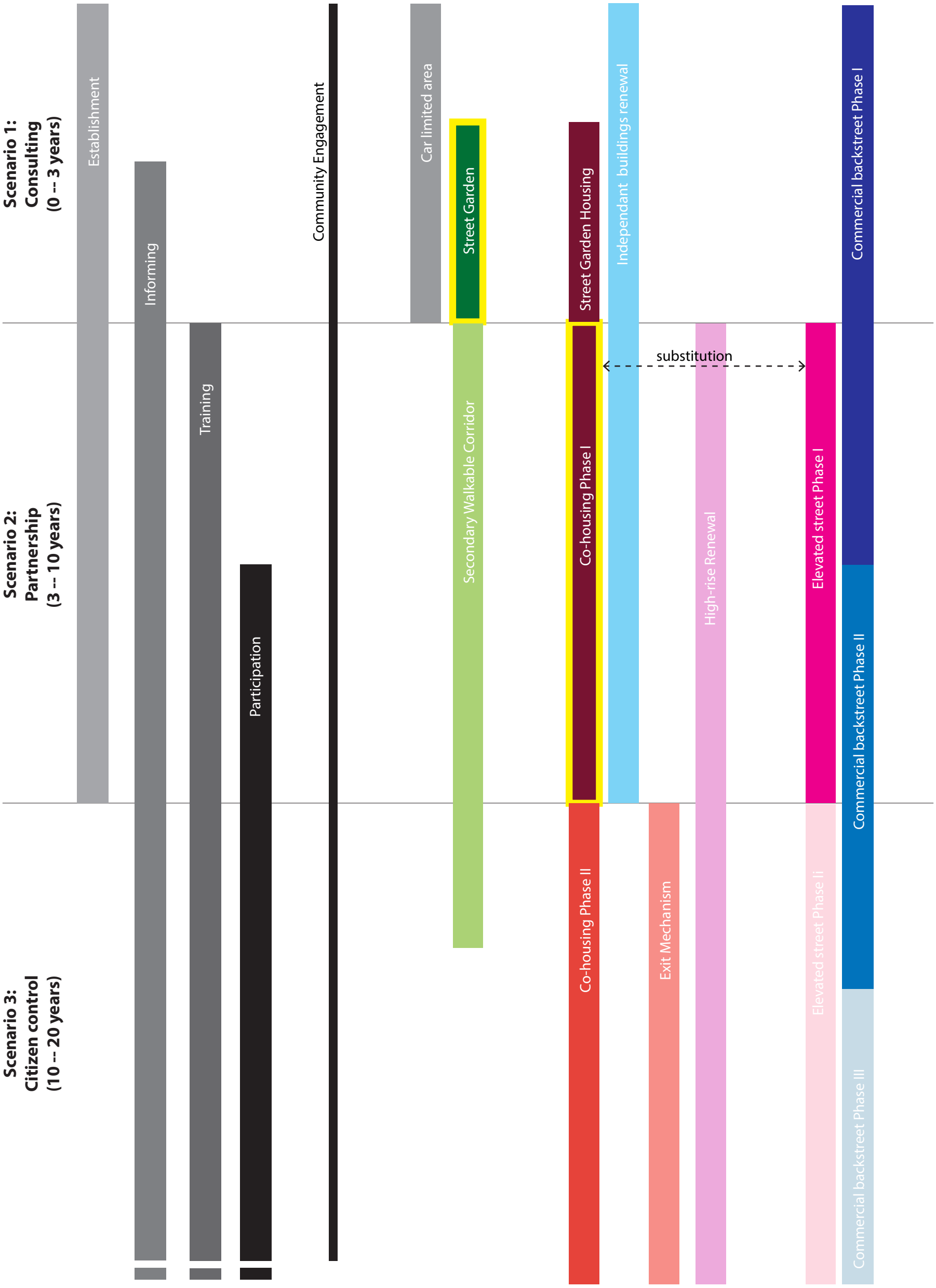


Potential public facility and open spaces supporting the system

Open space network

Based on the analysis, two main open space corridors go through the whole neighbourhood connecting the existing green space on the north and south. What's more, the pedestrian system and secondary green belt are the branches of this network stretching to the neighbourhood.

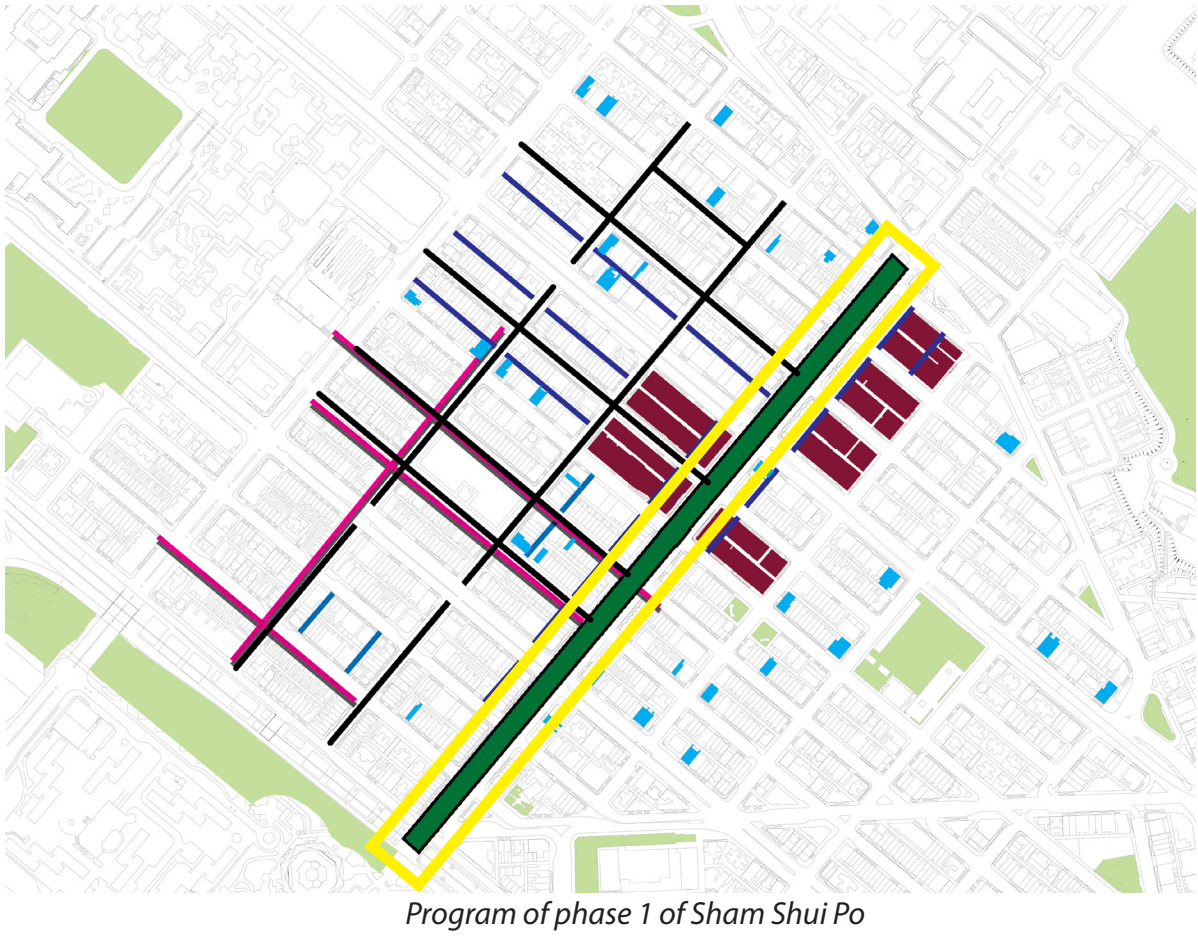
PHASING & FLEXIBILITY



Anchor projecs

Street Garden Renewal

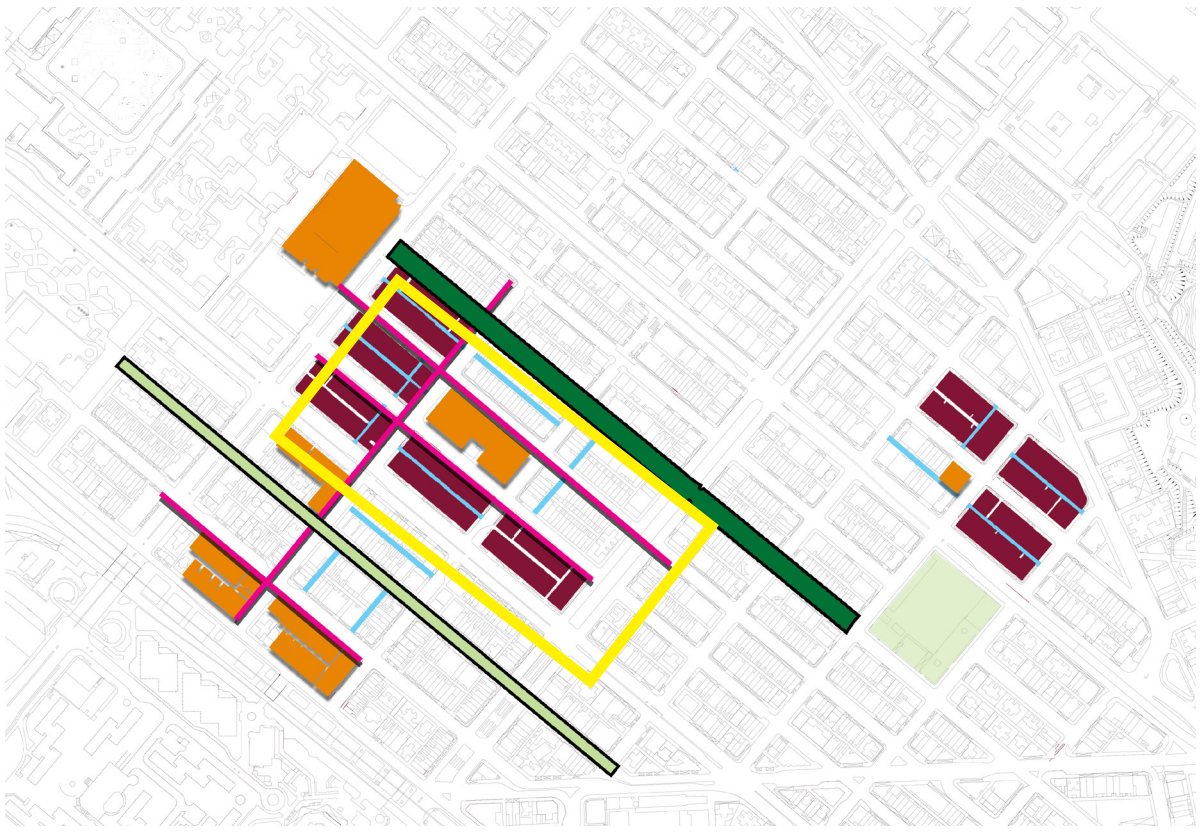
In the first phase, residents are not engaged in their community. The resident's committee is not able to represent residents and negotiate with other stakeholders. Therefore, public domain renewal would be the main program in the first 3 years. Among them, the street garden is the pilot program to start improving the living environment of Sham Shui Po. The planning process of it is also a platform for residents to explore how to design their neighbourhood. Buildings renewal will be undertaken in a smaller amount and smaller scale to deal with de terrible-condition buildings.



Program of phase 1 of Sham Shui Po

Market Neighborhood Renewal

Then in the second phase, the community committee grow into a more capable organization in communicating with residents and doing spatial design. So, private property renewal is ready. The Market Neighbourhood Renewal is the anchor program that shows rundown neighbourhood can be renewed into a migrant-friendly living environment.



Program of phase 2 of Sham Shui Po

Corridor Expansion

Then in the last and ideal phase, the residents' committee is able to dominate the urban renewal in Sham Shui Po. Open spaces network is to be expanded to every corner of the neighbourhood. Besides, with the previous example, other less potential buildings are renewed and gradually redevelop all the aged buildings.



Program of phase 3 of Sham Shui Po



MARKET NEIGHBORHOOD

--- Private Property Renewal

Market renewal is an anchoring program in the south of Sham Shui Po aiming to renew the residential blocks into higher-density and mixed-used.

The planning and design of this is an experiment of the participatory planning and design in smaller scale.

Goal: Mixture of co-housing and middle-class residential
Existing Resident unit : total 4000

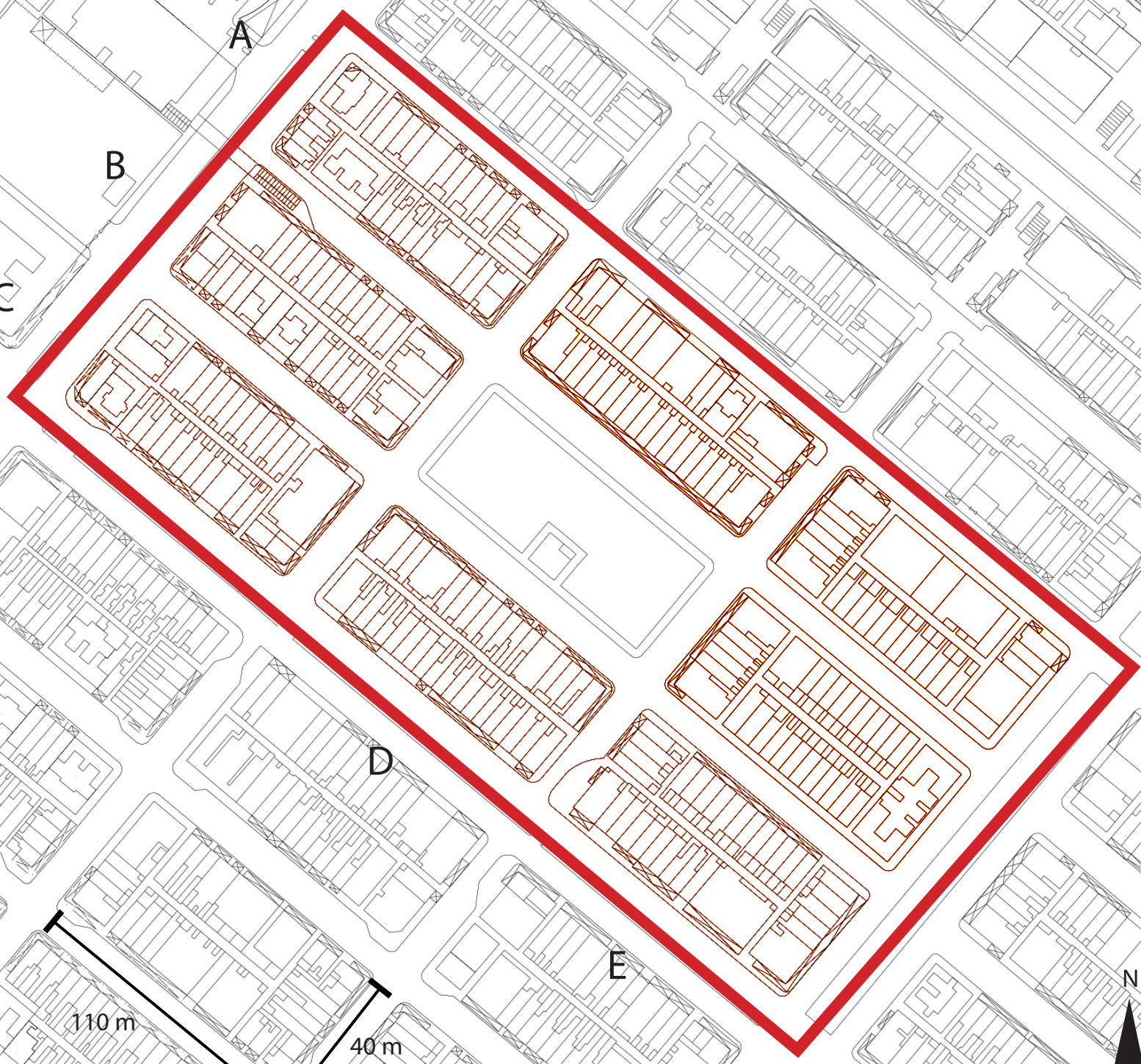
Existing Residents: 9200

Floor: 7 - 10

Gross Residential floor area : 160,000 m^2

Shops : 50 per block, total 250

Gross Commercial floor space : 30,000 m^2



Potential blocks to be renewed

RUNDOWN BUILDING



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

The market neighbourhood is a group of residential blocks surrounding a community market in the centre. It is also an area with a large number of rundown buildings to be renewed. Most of them are not in a dangerous situation, and none of the buildings is with a significant historical value that needs to be preserved. With this buildings renewal, the shops on the ground floor are also facing relocation and upgrading.

In this situation, how to renew these buildings into resident-friendly become a necessary question.

DISPERSED PROPERTY



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



Owners' Organization



Housing Department



Developer



Apartment Owner

Owned by owners' organization

Sole proprietorship

Rundown building with dispersed ownership

The other threat from the site is the dispersed property ownership. The building and the land are legally owned by multiple apartment owners. This means the negotiation with them would be very time-consuming and inefficient. Therefore, normally, the buildings with only one owner are more likely to be renewed by property developers. Sometimes, some buildings were also sold to the property developer before urban renewal process.

INFRASTRUCTURE & PUBLIC SERVICES



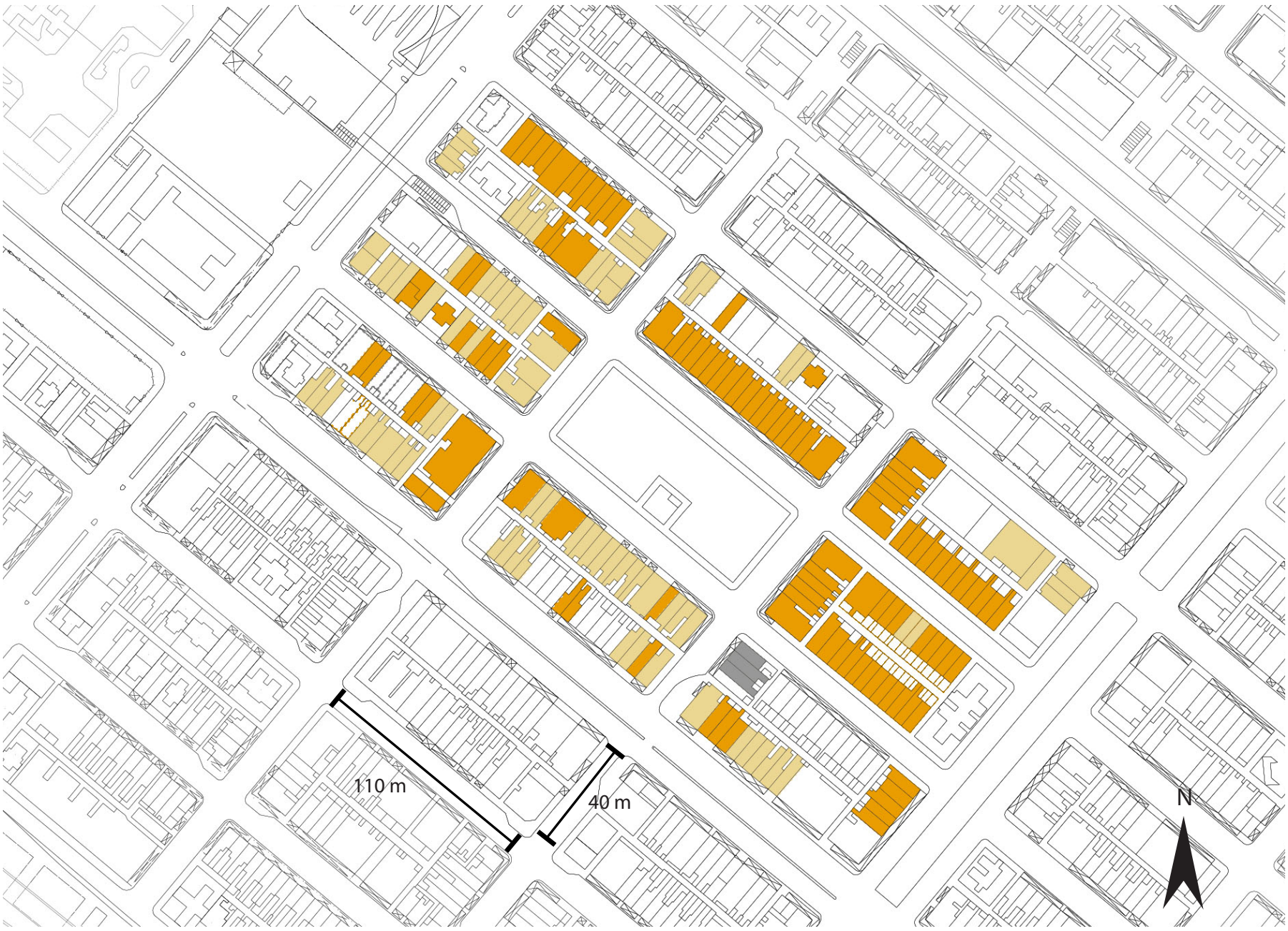
Source: Sham Shui Po Urban Renewal District Vision Research Report, 2010

Market Neighborhood Renewal *Commercial Facility* *Public Buildings* *Bus Stop* *Metro Entrance*

Main Street *Secondary Street* *Street Garden*

Market neighbourhood is located near several public facilities like shopping centre, police station and temples. What's more, two main street intersect here making it an ideal place for a public transportation hub. All these bring a potential of property development in the future and promising living environment for migrant residents.

POTENTIAL DENSITY



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

7-9 storey high

4-6 storey high

3 storey or below

Market neighbourhood is not an extremely high-density neighbourhood that there is still room to increase the density. Most of the buildings are the tenement typology lower than 9 floors.



Building typology in SSP, source: lulunotebook.wordpress.com/





Kowloon Centre

Kowloon centre is a major shopping centre near the market neighbourhood. It is a relatively old and ordinary commercial building that they hope to upgrade its commercial environment. Therefore, it pays a lot of attention to the renewal process in Sham Shui Po neighbourhood and hoping to change the lower-class commercial environment.

STAKEHOLDER ON SITE

Street owned by Transportation Department

Property owned by District Council

Religious Property

Building managed by Cheung Kong Holdings

Property owned by Kowloon Centre



Guan Temple

The Guan Temple is a local religious site. Most of the believers are migrant residents living in Sham Shui Po. They hope that their historic building can be restored in renewal and more people can access to it. In addition, as a religious organization, they have a reputation to influence the community and also concern on the living quality of Sham Shui Po residents.



Sham Shui Po District Council

Sham Shui Po district council is the logistic institute in Sham Shui Po district. Public facilities, including market building, community library and sports field are owned by it. In 2017, their district vision of Sham Shui Po was to revitalize the old urban areas. They value the social and cultural identity of streetscape near the market neighbourhood and hoping to preserve it. Though they are not very capable of financing and subside, they are willing to collect more idea on the neighbourhood renewal.



Cheung Kong Holdings

Cheung Kong Holdings is a major property developer in Hong Kong. They had two existing projects in Sham Shui Po. The commercial podium of one project is planned to be rented out in 2019. So, they are welcoming any project that can improve the commercial environment and raise the property value. What's more, they are also interested in new renewal project so that the new project can share public facilities with existing residential project and the marketing in Sham Shui Po will be easier, too.



Transportation Department

The Transportation Department is the administration of traffic planning. When facing density increasing, they worry about the capacity of roads and the road section design. In Sham Shui Po, the hope to end the existing situation that the car traffic is mixed with pedestrian flow. As a governmental player, it is easy for them to cooperate with other department and introducing them to the renewal project.

POTENTIAL
& DESIGN PRINCIPLE

According to the site analysis, there are several and design principles in Sham Shui Po market.

Generally, the design should be bonding to neighbouring context, and the road network should be kept to connect other urban fabric. In the meanwhile, the neighbourhood should be redeveloped in higher-density approach to financing and accommodate more residents, including increasing newcomers. In order to make the high-density development sustainable, mixed land use is the other key to keep the vitality of the neighbourhood.



Bonding to context

The land use should be responding to the neighboring area.



Keeping the Road Network

Road grid is suitable to connect the existing street. Several pedestrian and secondary streets should be developed into the transformation.



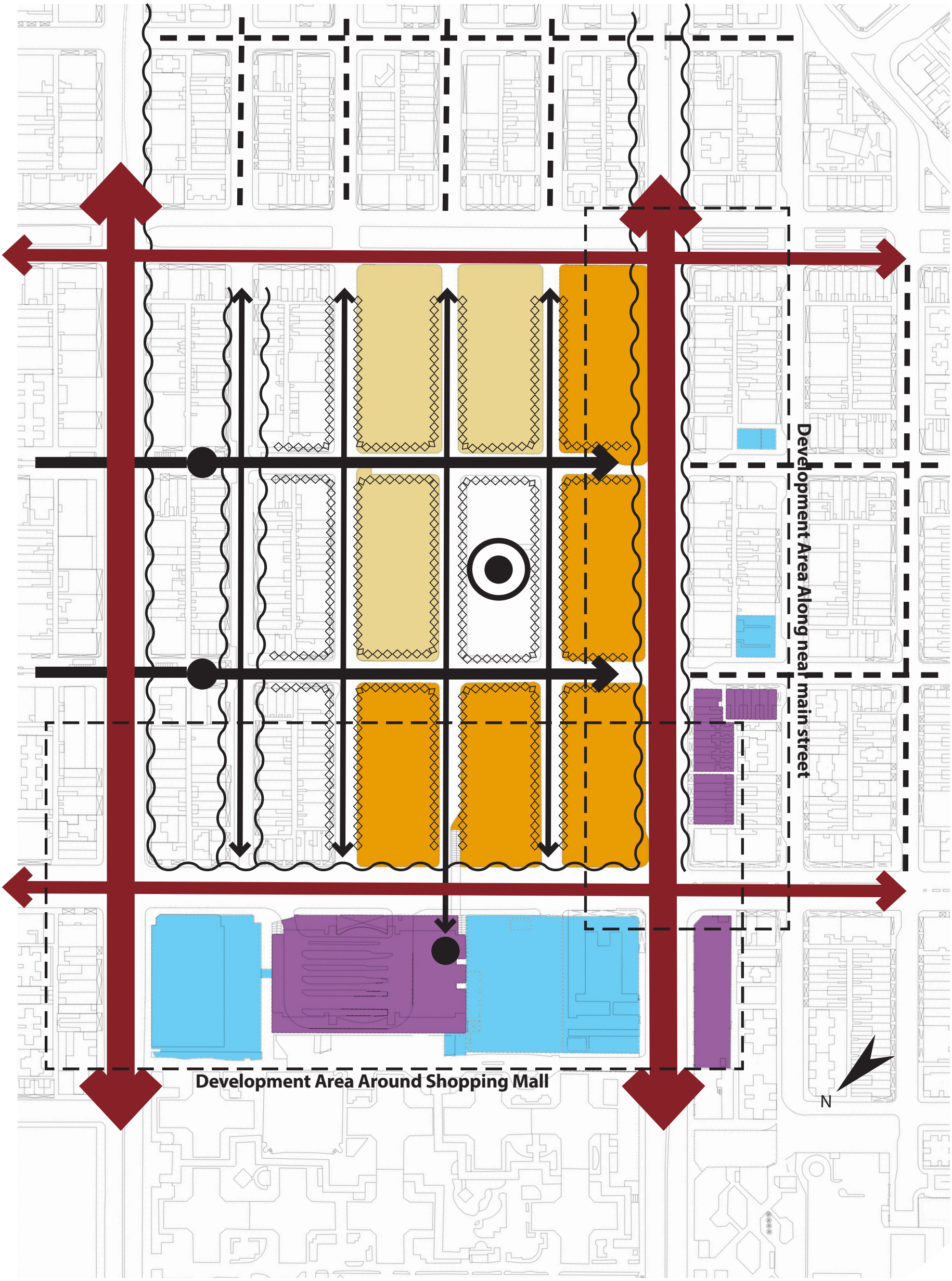
Higher Density Development

Higher density development creates a larger number of accommodated residents and can fully in the missing part of residential.

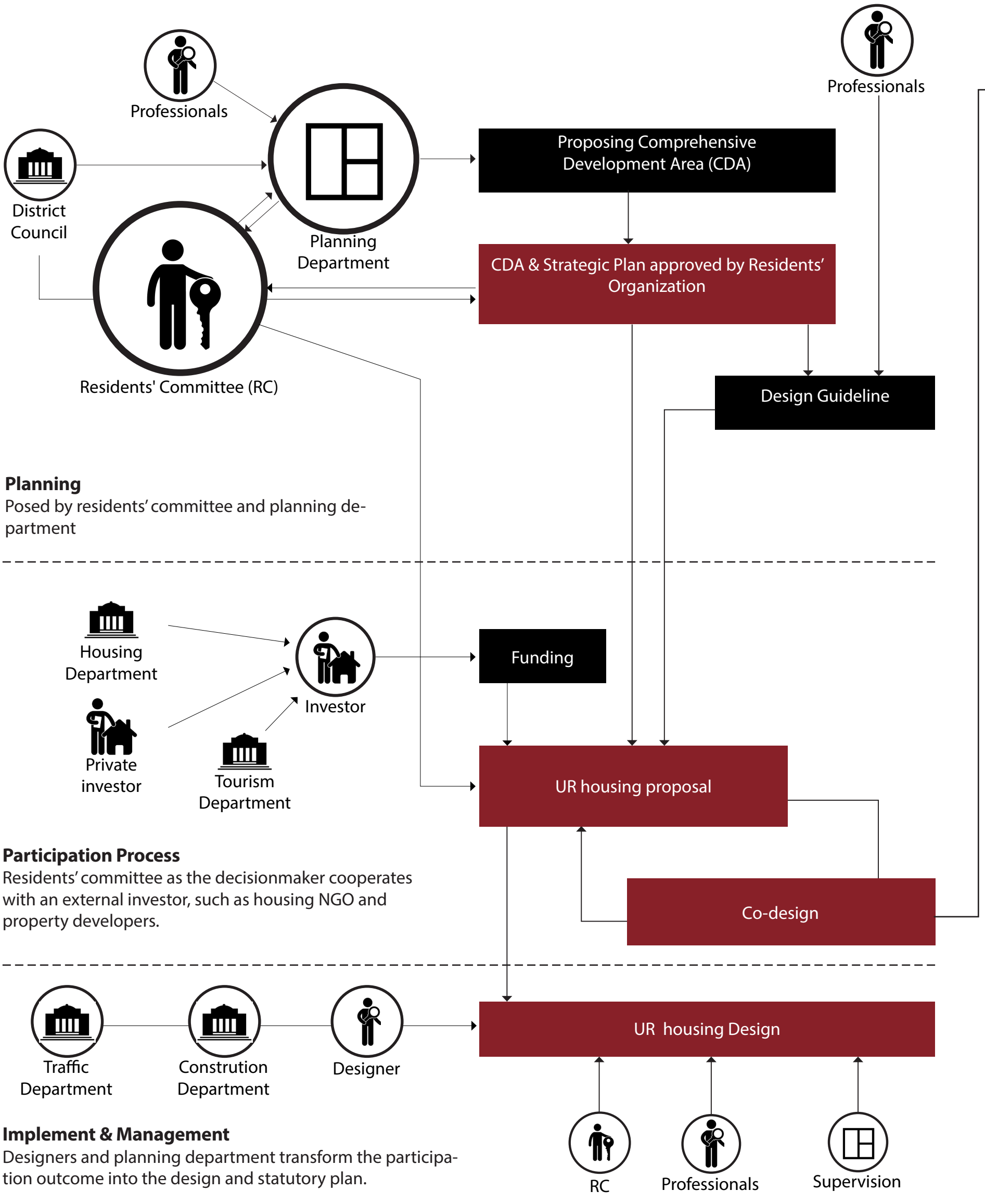


Mixed Land Use

Like the report on commercial land use in Sham Shui Po, the neighbourhood should be higher density and mixed-used.


Development Area Along near main street
Development Area Around Shopping Mall
N
High Density Residential
Low Density Residential
Commercial Building
Metro/ Bus
Main Street
Secondary Street
Public Building
Neighbourhood centre
Commercial for non-locals
Commercial for locals
Walkable Street
Development Area

RENEWAL SCHEME

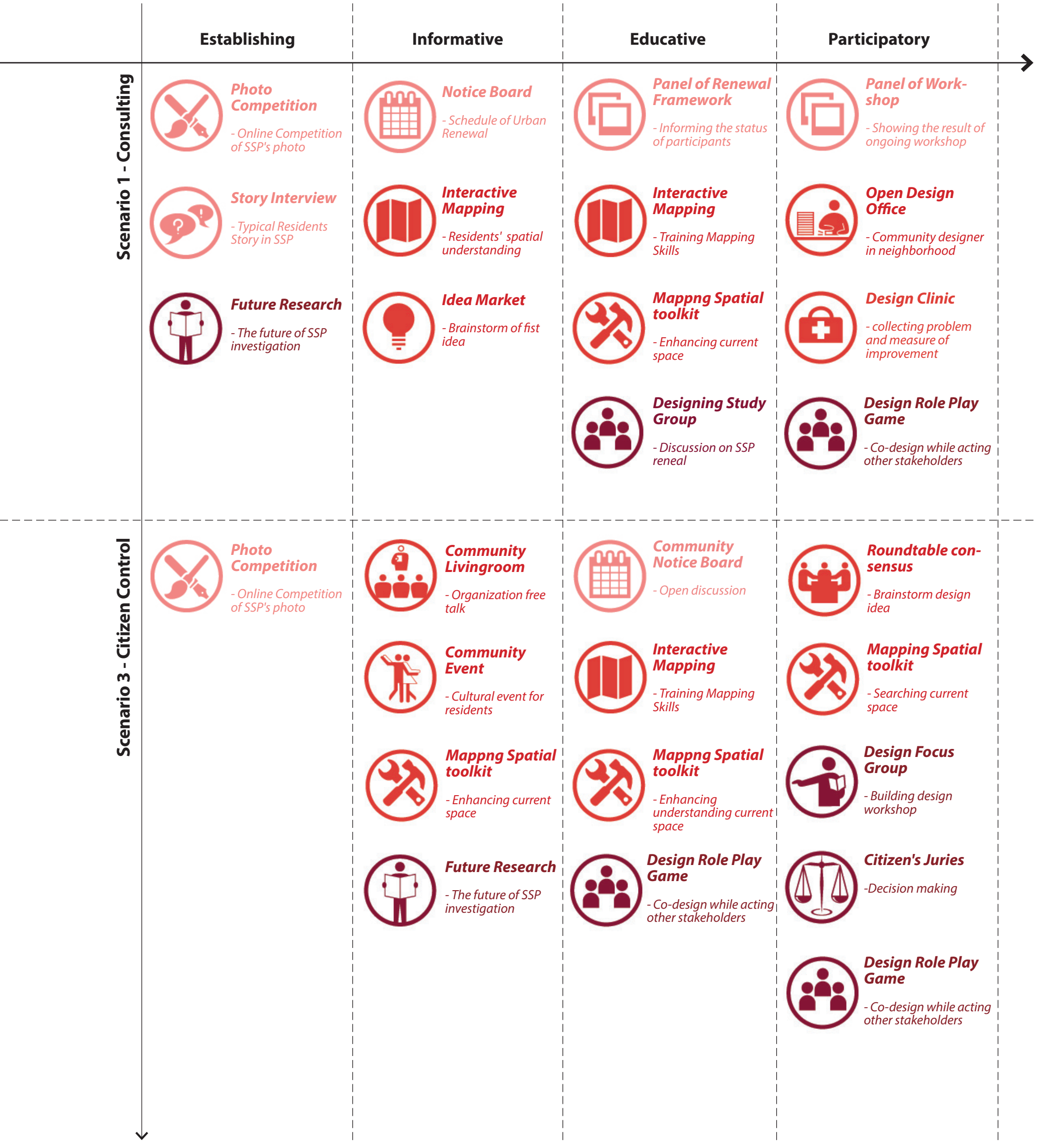


Planning
Posed by residents' committee and planning department

Participation Process
Residents' committee as the decisionmaker cooperates with an external investor, such as housing NGO and property developers.

Implement & Management
Designers and planning department transform the participation outcome into the design and statutory plan.

PARTICIPATION AND ENGAGEMENT SCHEME

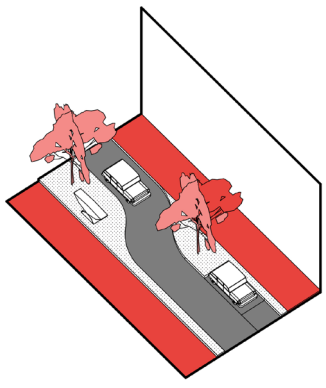


DESIGN TOOLKIT

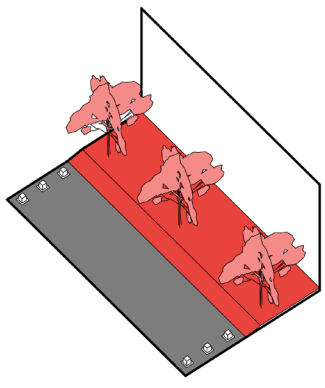
To help participants to design and discuss in participation, several typologies are formed based on the existing and fashionable patterns. Responding to the goal and program in the market neighbourhood, the patterns are categorized in 4 kinds: street renewal, commercial space renewal, housing renewal and public service renewal.

Street Renewal

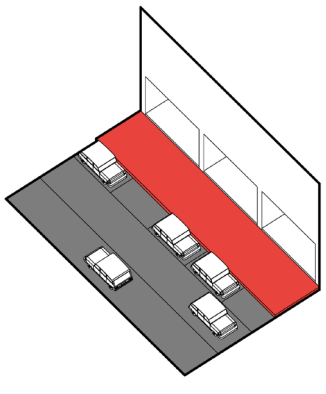
- Slow Street



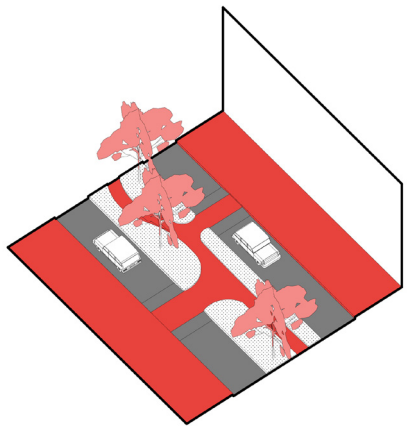
- Periodical Car-limited Street



- Street Parking

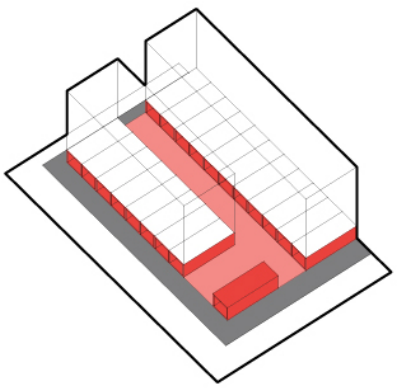


- Street Garden

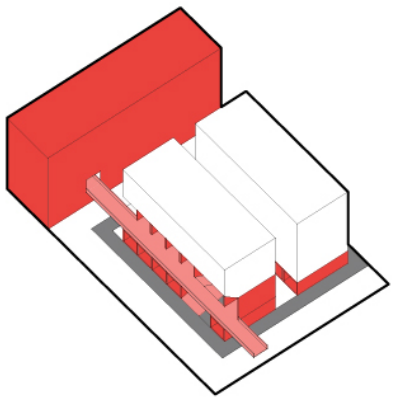


Commercial space renewal

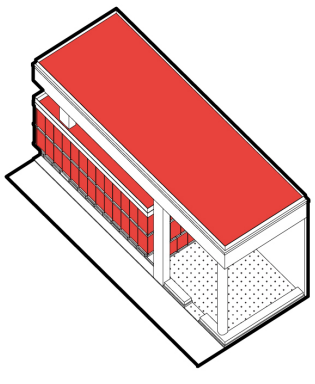
- Commercial Backstreet



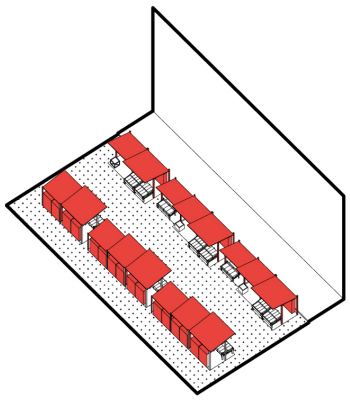
- Elevated Commercial Street



- Commercial Podium

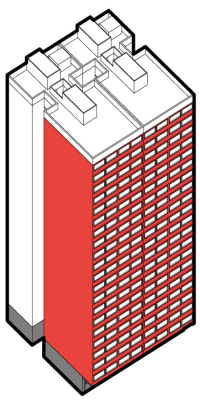


- Temporary Commercial Street

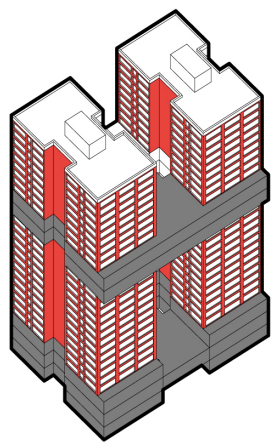


HousingRenewal

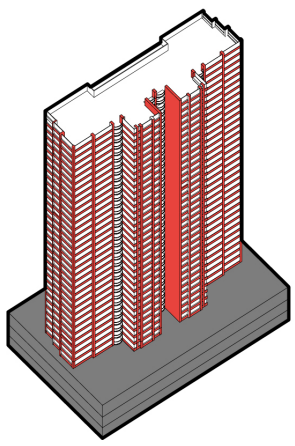
- High-density Shop House



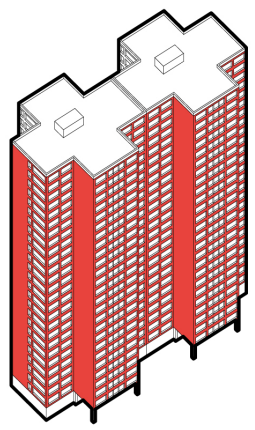
- Small-size Shared Housing



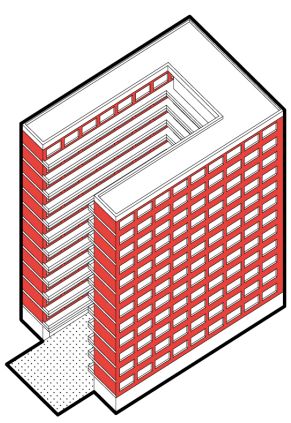
- Tower Housing + Commercial Podium



- Independent Housing Tower

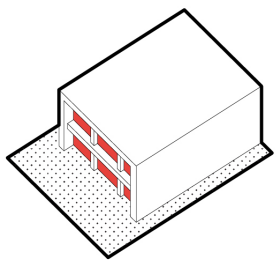


- Enclosure Resident

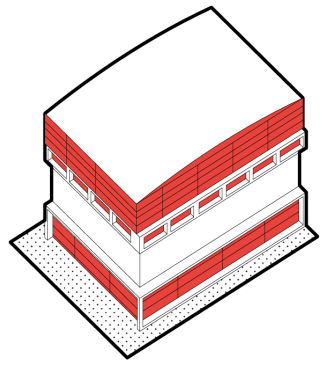


Public Service

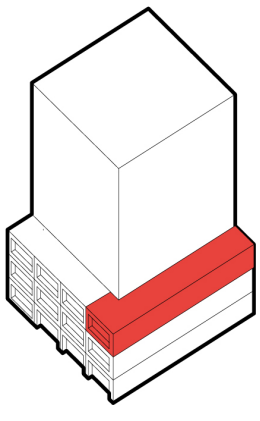
- Independent



- Compact Public Complex



- Public Service in Apartment



GAME AS A DESIGN METHOD

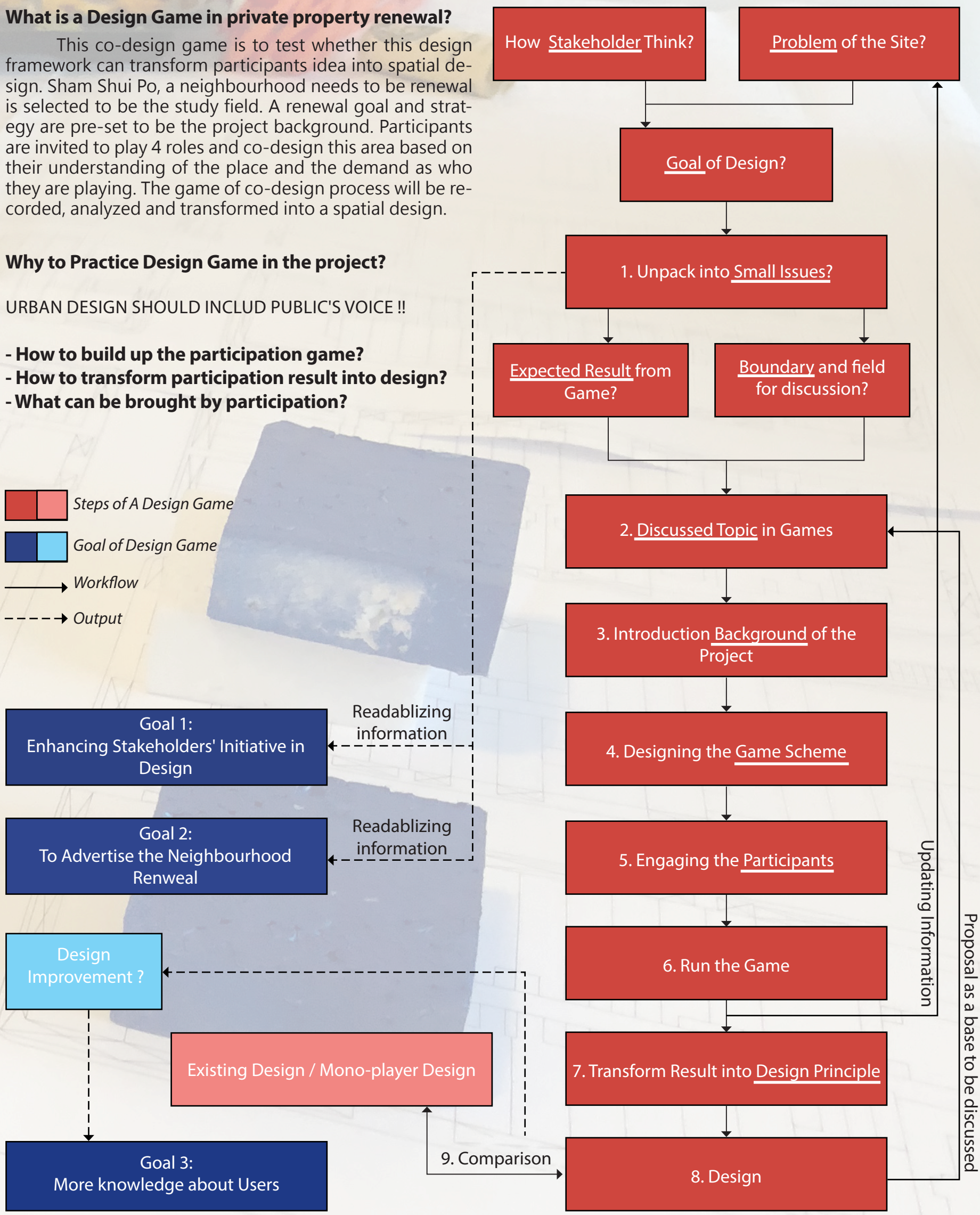
What is a Design Game in private property renewal?

This co-design game is to test whether this design framework can transform participants idea into spatial design. Sham Shui Po, a neighbourhood needs to be renewal is selected to be the study field. A renewal goal and strategy are pre-set to be the project background. Participants are invited to play 4 roles and co-design this area based on their understanding of the place and the demand as who they are playing. The game of co-design process will be recorded, analyzed and transformed into a spatial design.

Why to Practice Design Game in the project?

URBAN DESIGN SHOULD INCLUD PUBLIC'S VOICE !!

- How to build up the participation game?
- How to transform participation result into design?
- What can be brought by participation?

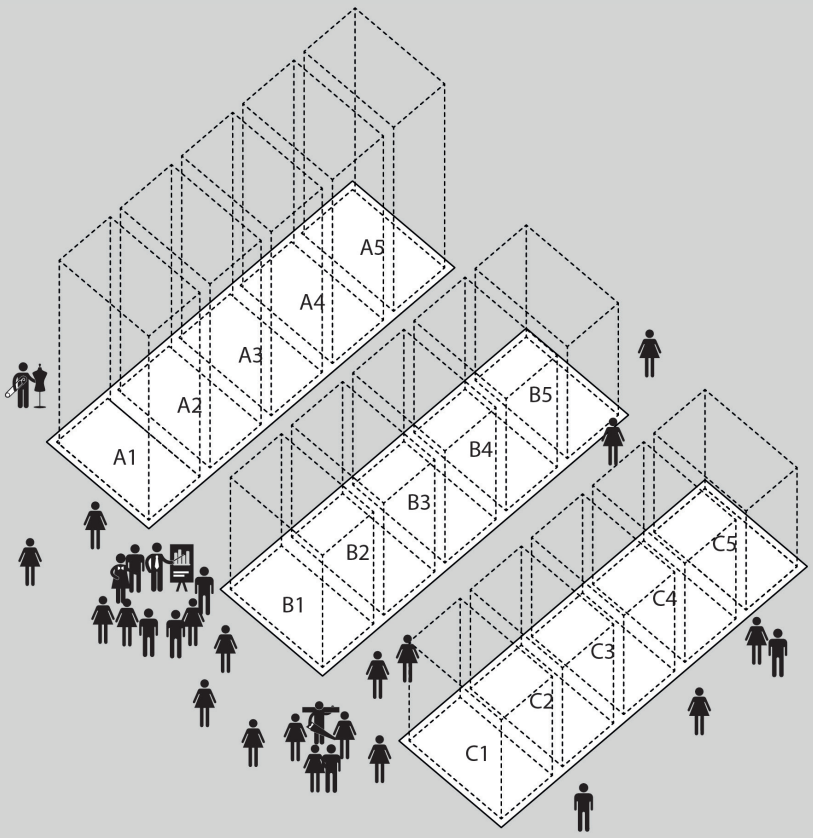


STEP 1.
PROBLEM SIMPLIFICATION

Smaller scale and Mono-dimension

The issue to be discussed should be in smaller scale and related to fewer dimensions possible. With the simple but controversial topic, a participant with different knowledge will provide enough complexity.

Scale of Design	Neighborhood
Discussed Field	Mainly within the plot; without changing the road network
Format	**Design Game (Role Play Game):** Participants design the neighbourhood individually and debate with each other to find compromising solution.
Expected Result	Where will the typologies be placed and composed with each other in Sham Shui Po market neighborhood?

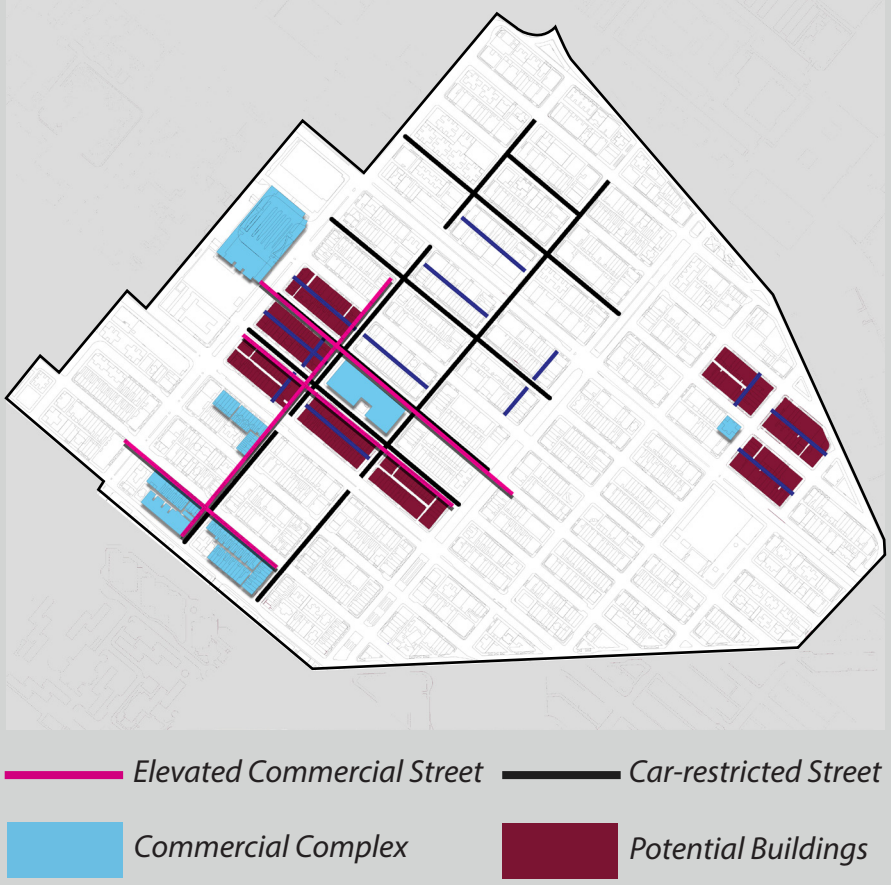


STEP 2.
SIMPLE PROJECT BACKGROUND

Problem - Goal - Strategy - Typology

The background of the game should be clearly and simply present in the logical order from problem statement to design goal, strategy and typology.

Problem	Lacking affordable housing, commerce and public space
Goal	Balancing spatial need of new residents and migrant residents
Strategy	Mixing residential spaces; Consecutive commercial space; Division of car traffic & pedestrian
Typology	- Elevated Commercial Street; - Car-restricted Street; - Co-housing project; - Commercial backstreet



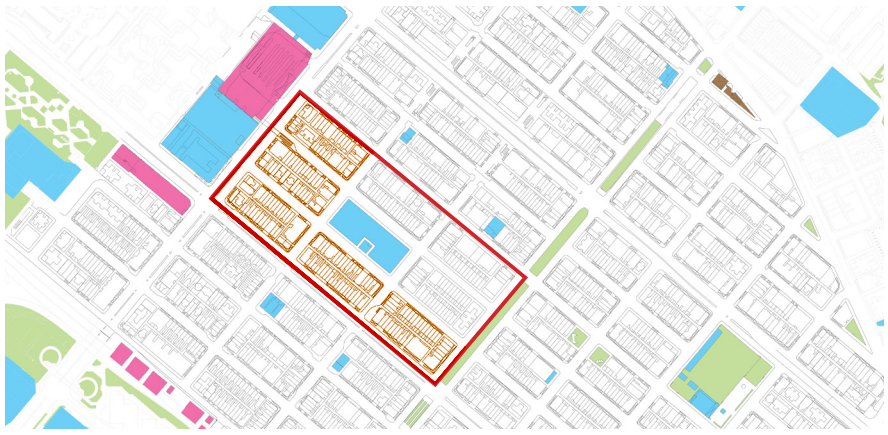
STEP 3.
INTRODUCTION DOCUMENTS

Simulating Game

To help participant quickly get into character and understands the condition of the site, a brief introduction is needed before the game. In Sham Shui Po's game, four maps are the most essential: map of public service and land use, commercial environment, a map of infrastructure and the density of current buildings.

Public Service & Land Use

Commercial *Public Service* *Green Space*



Commercial Environment

Eletronics *Restaurant* *Food Shop*
Machine *Clothes* *Grocery*



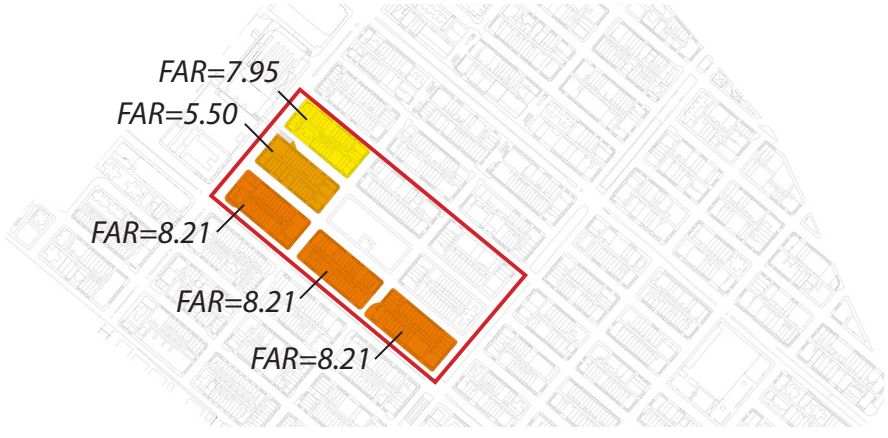
Infrastructure

Project Area *Main Street* *Secondary Street*



Current Density

High Density *Midium Density* *Low Density*



STEP 4.
PARTICIANT ENGAGEMENT

Credit to Win (Role Play Game)

Since the game is not a real negotiation but a simulation, to stimulate players, a system of credit will be used to evaluate how many benefits each player can get from the outcome.

If the players are not the actual stakeholders or they are playing others' role, a general introduction with some fictional personal information of the role is necessary.

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 (-)
/ Age: 45
/ Migrated from mainland for 0 -- 10 years
/ Occupation: workers of a low-skill job
/ Concern: life of migrants in Sham Shui po



Chairman of Urban Planning Department (UPD)

/ Power: say no to all planning projects; infrastructure planning
/ Credit: spatial quality in public spaces (traffic, built environment, the area of park, facilities) (+) ; increase residential space (+)
/ Age: 55
/ Local high educated
/ Concern: Spatial quality in city scale; more housing; support from all participants



Property Developer

/ Power: Invest on projects ; make plan and design
/ Credit: value of property (+) , spatial quality (residential space) (+) ; period of the project (-) ; rent of commercial spaces (-)
/ Age: 55
/ Local high educated
/ Concern: profit on renewal; support from local people; reputation on urban renewal; short period of the projects; rent of new commercial space



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 (-)
/ age: 35
/ local people, not living in Sham Shui Po
/ occupation: none, live on rents
/ concern: property value of Sham Shui Po and compensation



STEP 5.
TYPOLOGY & TOOLS



Handy Tools to Help Designing

The tools are painted in four colours representing four roles. They are stored in a medium-size box so that it can be portable and convenient to start the game anywhere.

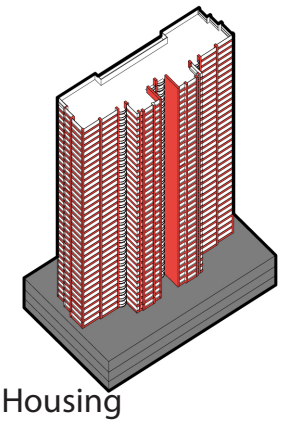
Introduction (15 min)

Brainstorm -- Where projects? (15 min)
Independently place projects on the map

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

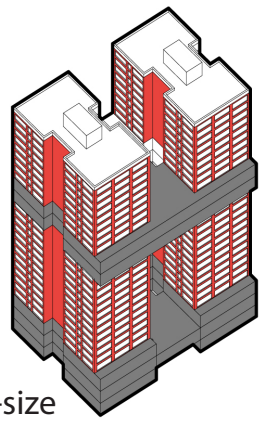
Debate (60 – 90 min)
Negotiate block by block and find the compromise.

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



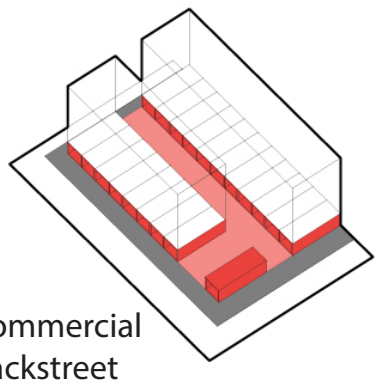
Tower Housing
+ Commercial Podium





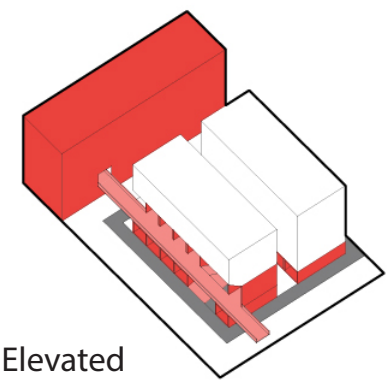
Small-size
Co-housing





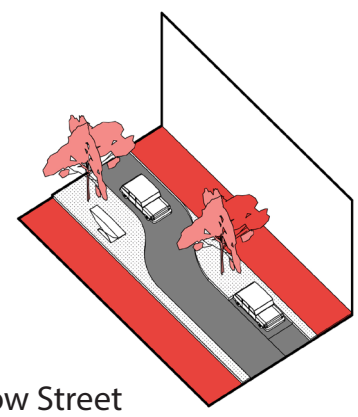
Commercial
Backstreet





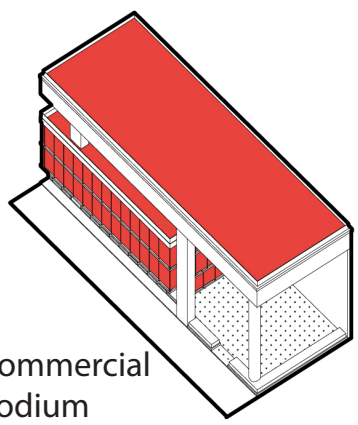
Elevated
Commercial Street





Slow Street





Commercial
Podium

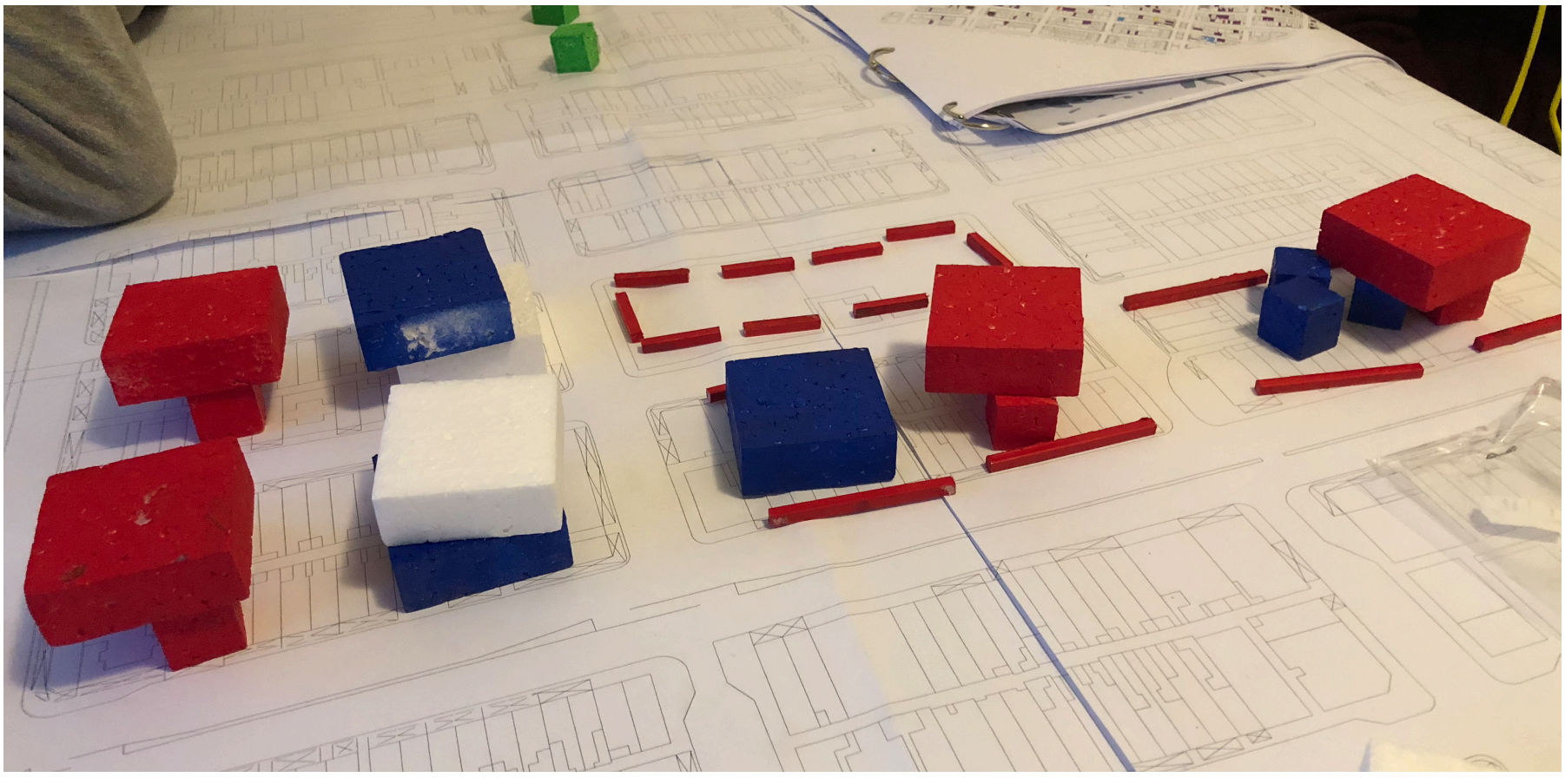


STEP 6.
GAME RECORDING

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



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



DESIGN PRINCIPLE

Middle-class Residential

Co-housing Residential

Commercial Building

Development Area

Public Building

Public Service Centre

Main Street

Main Street

Pedestrian Flow

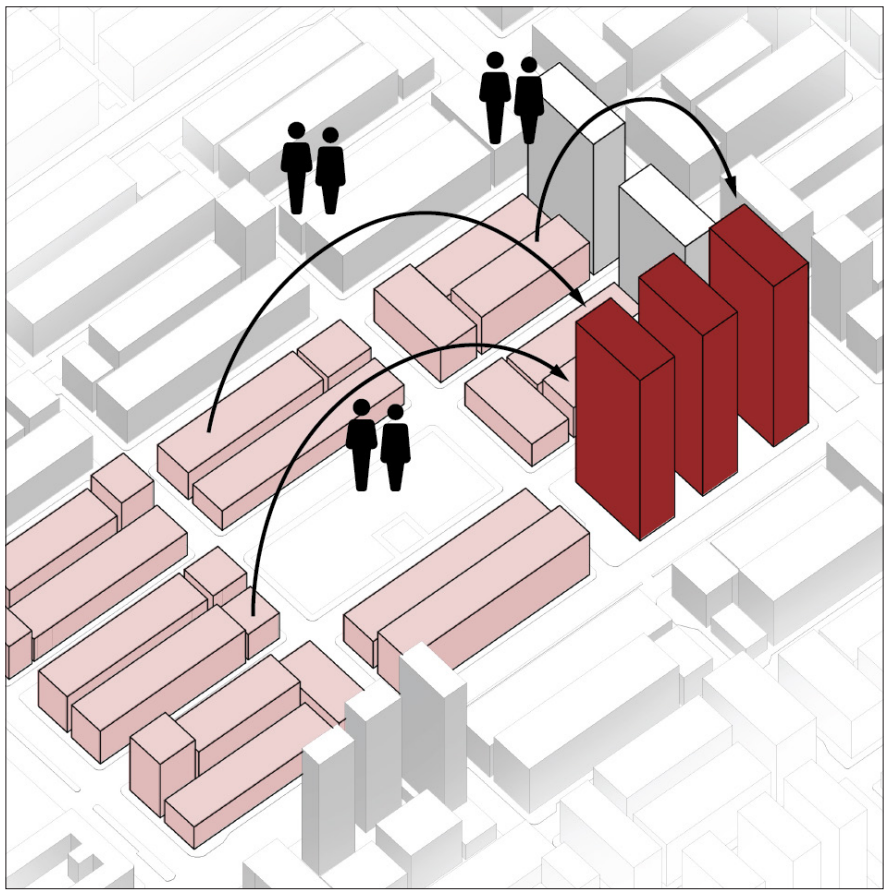
Car Traffic

Commercial for non-locals

Neighborhood centre

Mixed Residence

According to the discussion in the game, developers and residents are all willing to dwell in the same neighbourhood without clear segregation. Therefore, an apart of the neighbourhood is defined as place migrant residents can return to.

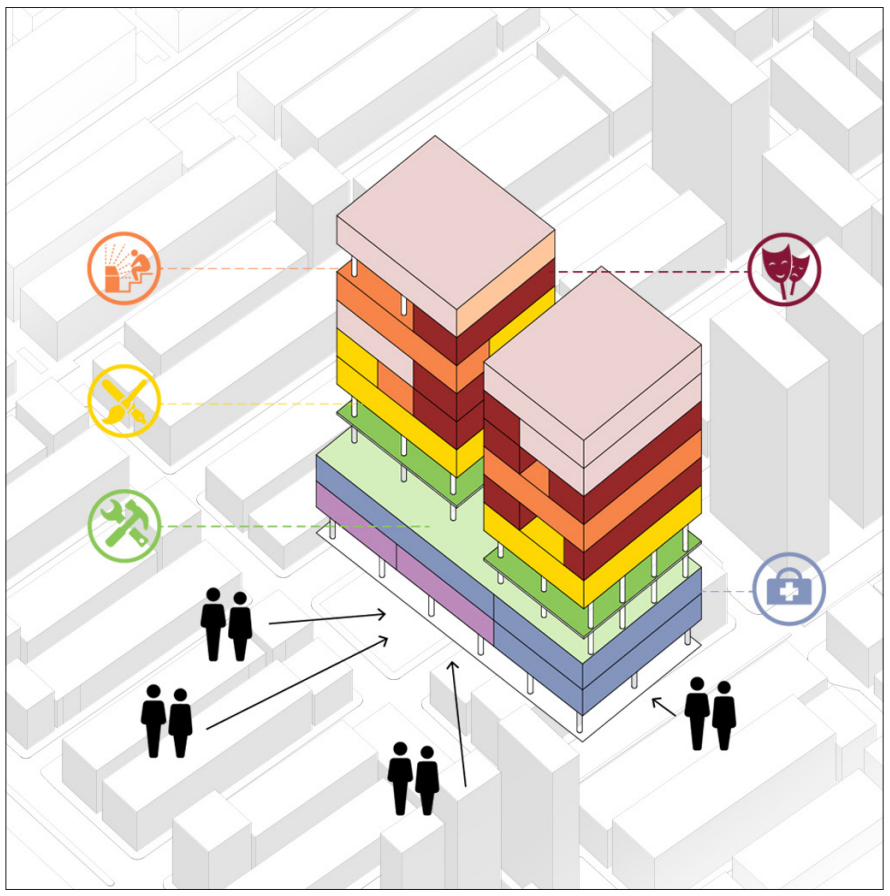


Local Relocation

Migrant residents and planning department hope to stay in the neighbourhood without dramatically being relocated. Developer agrees to provide enough small size housing in Sham Shui Po and let residents return to Sham Shui Po.

Co-housing Relocation

Residents agree that small-size co-housing can be a method to solve the housing demand. In the meanwhile, the government and property developer lay emphasis on the mixed-use and higher-value ground floor.



Management of Public Facilities

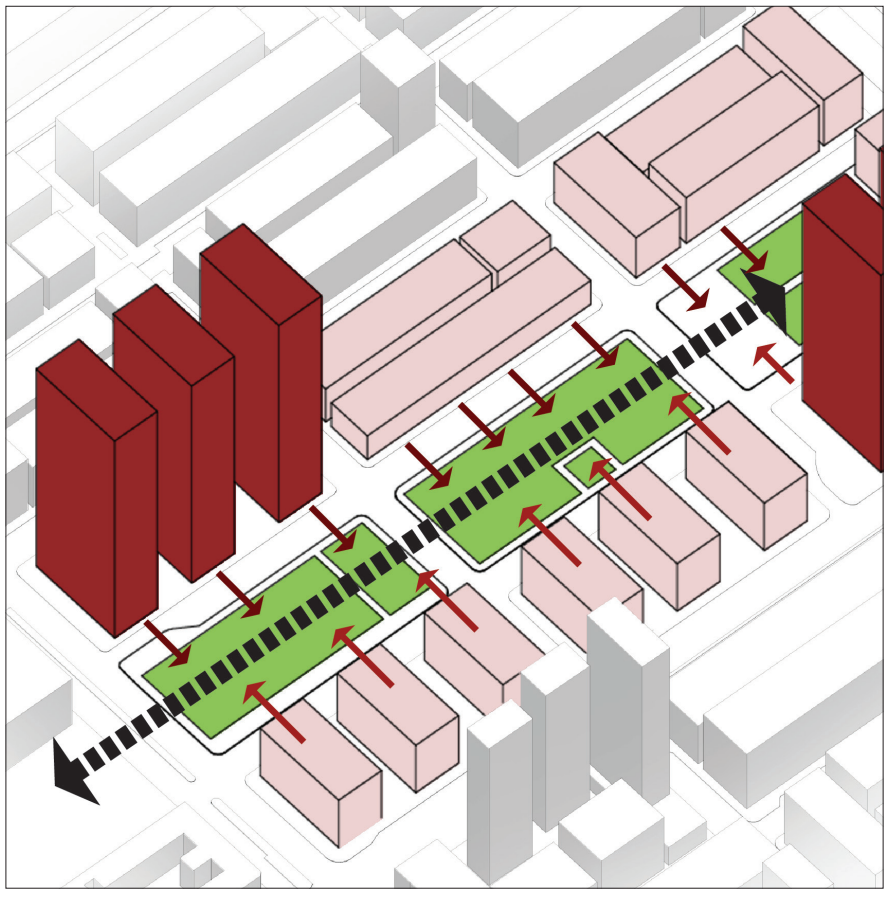
The developers agree to open the gated public facilities unless the community committee can provide you money on time.

Periodic Use of Street

The developers agree to open the gated public facilities unless the community committee can provide you money on time.

Shared Public Green Space

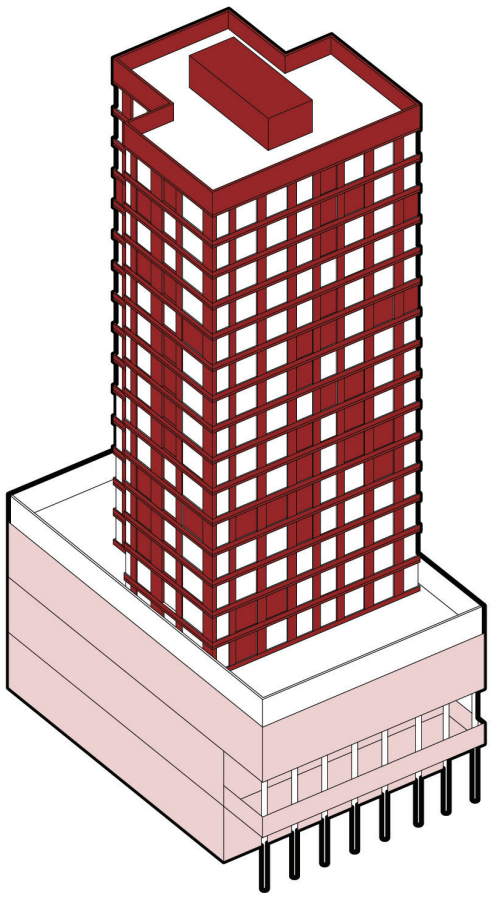
The developers agree to open the gated public facilities unless the community committee can provide you money on time.



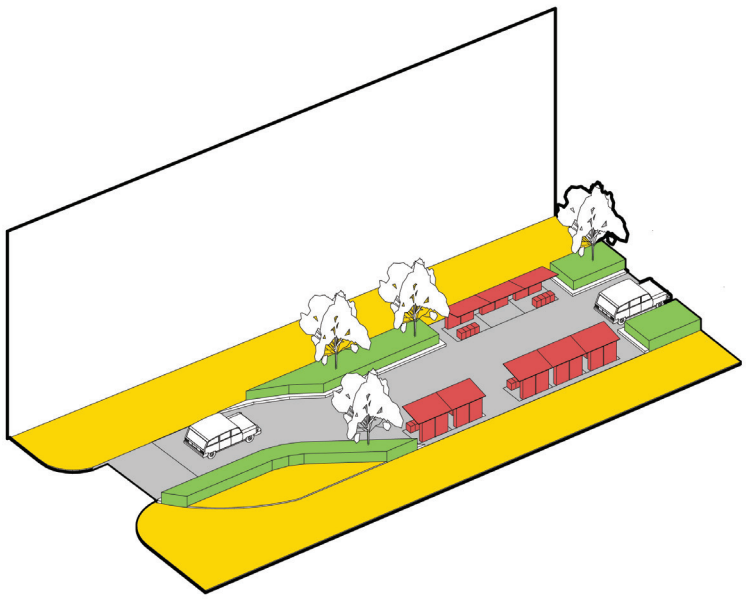
DESIGN ELEMENT

Based on the outcome of planning game, there are several combinations of typologies. It is a part of the toolkit.

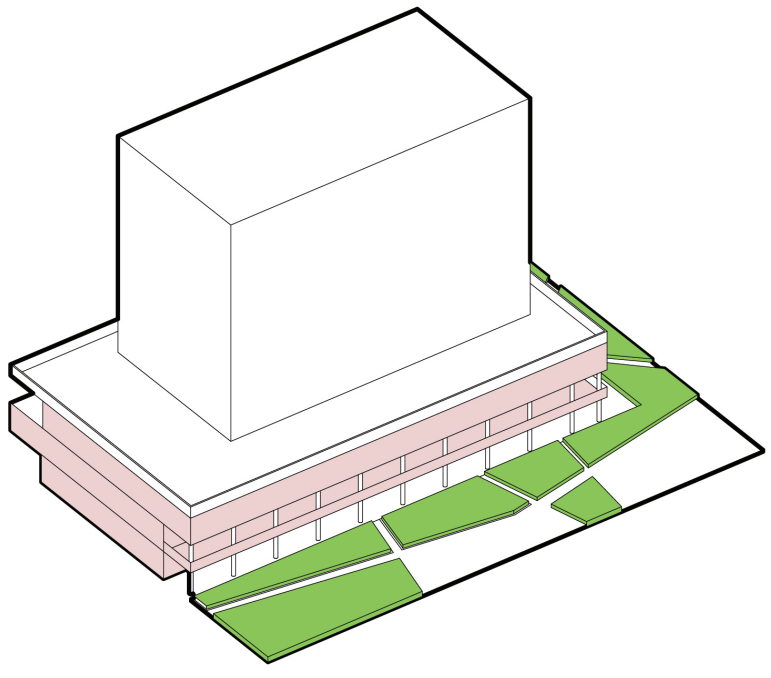
COMMERCIAL PODIUM + CO-HOUSING



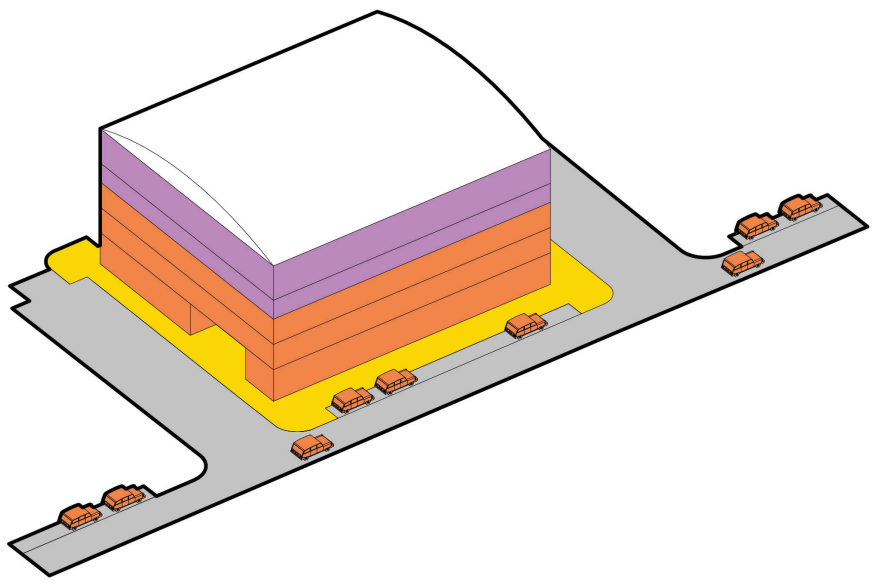
SLOW STREET + TEMPORARY SHOP



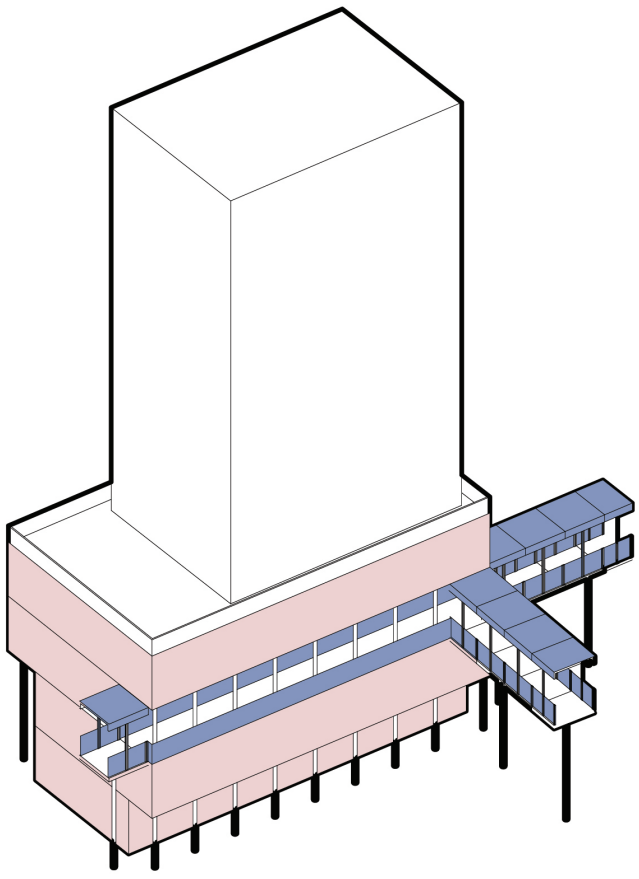
ELEVATED STREET + COMMERCIAL PODIUM



MARKET + PARKING SPACE

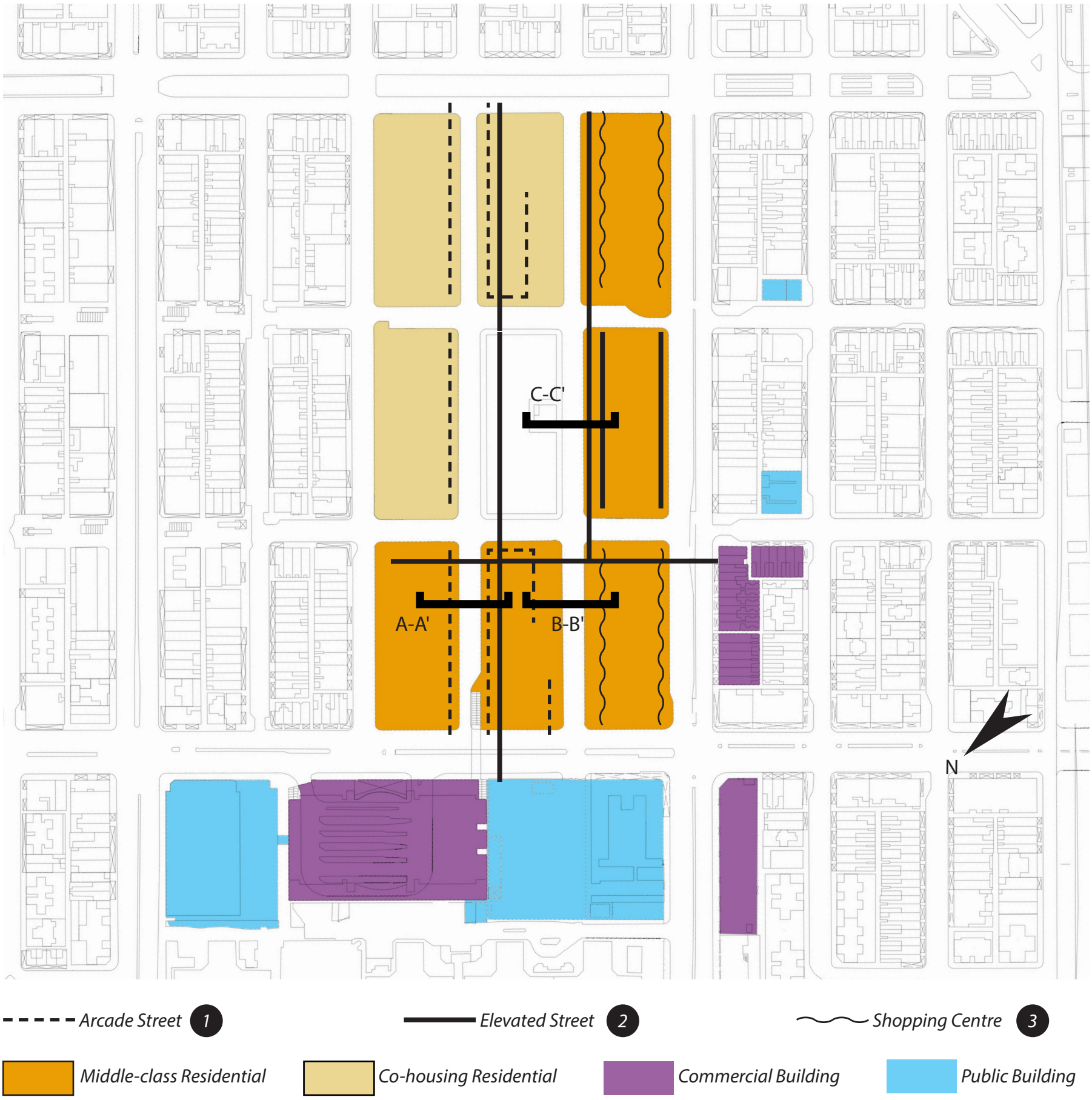


PARK + COMMERCIAL STREET

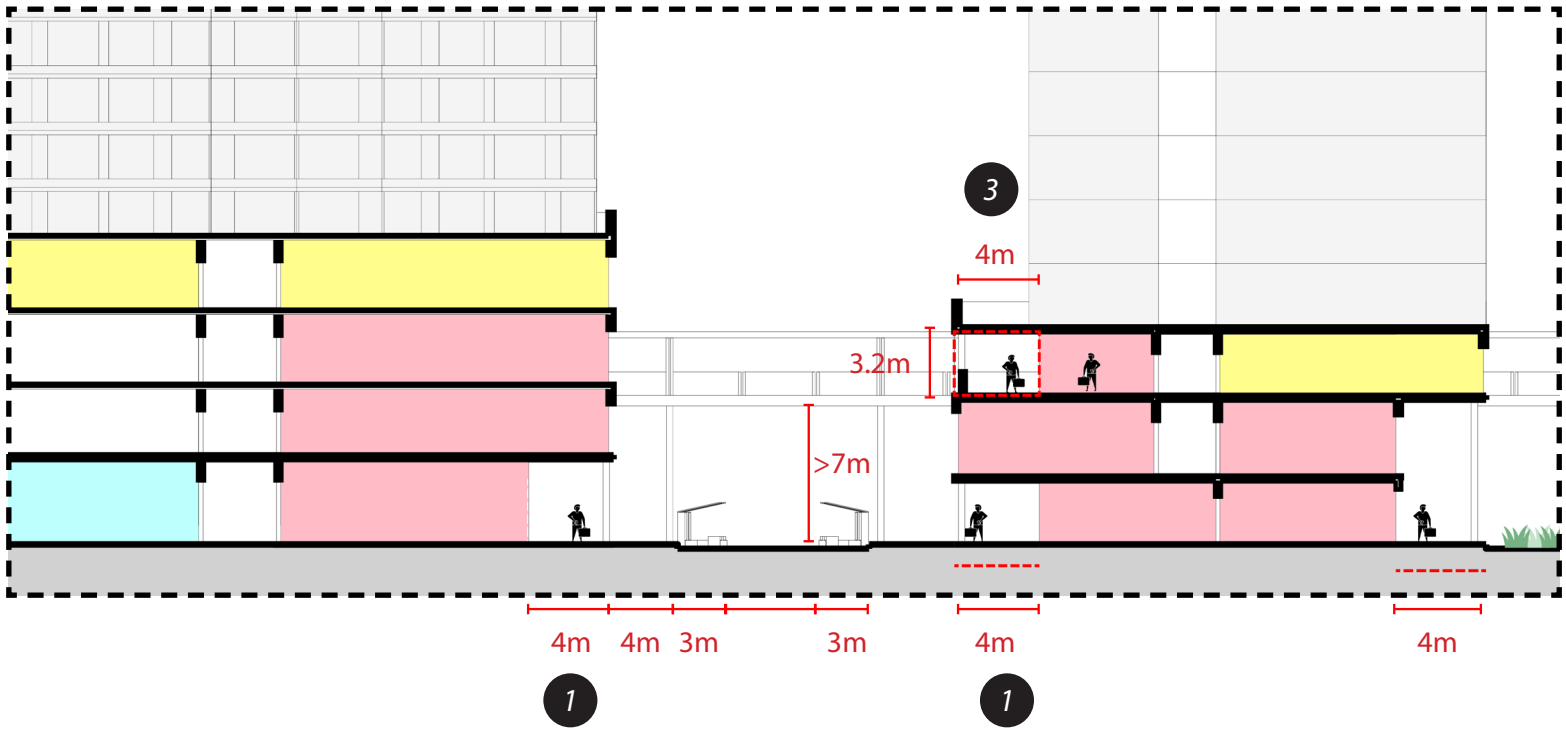


DESIGN GUIDELINE

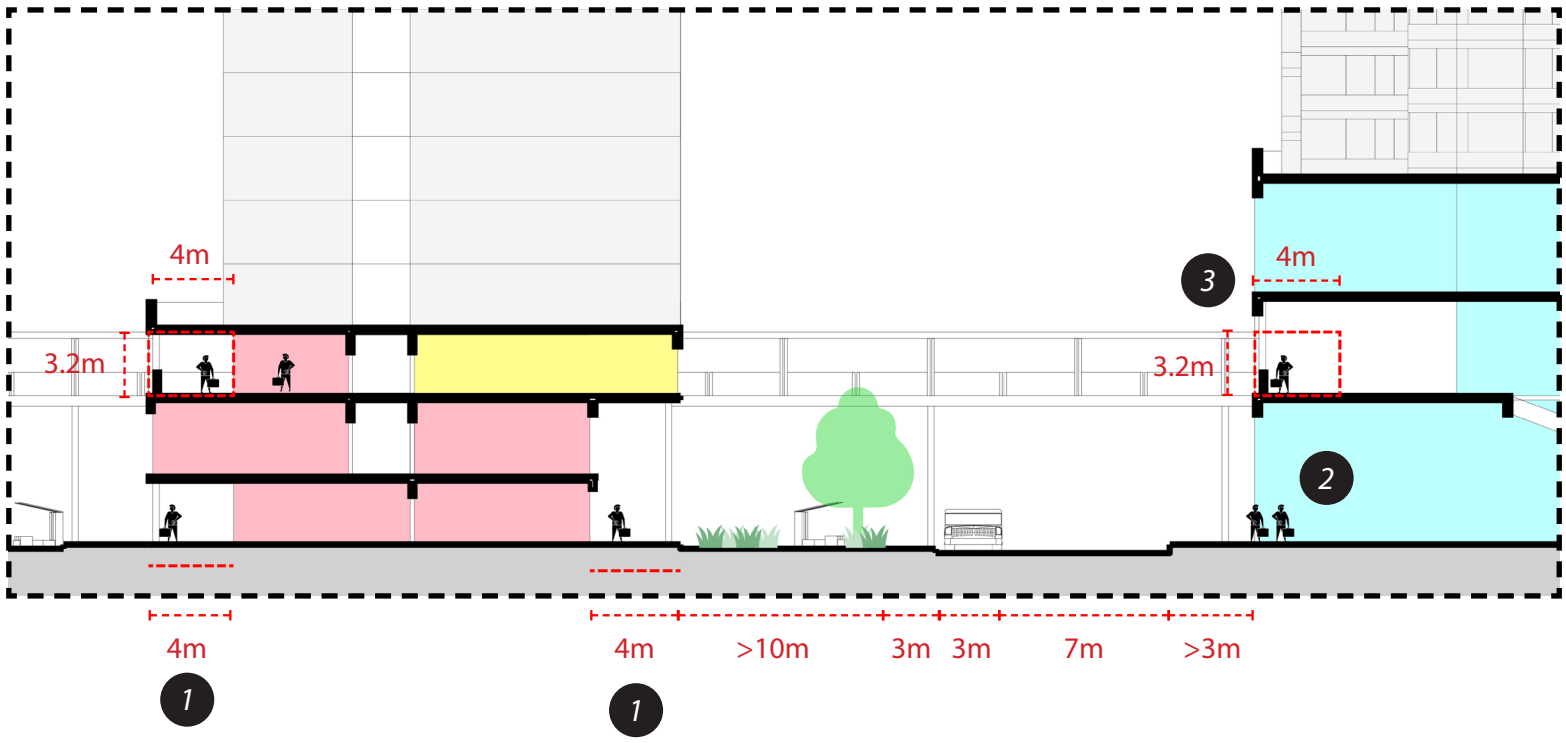
Though the space usage is flexible and diverse, there is continuous arcaded street san elevated street all the buildings on the site should be controlled. The dimensions are listed on the sections.



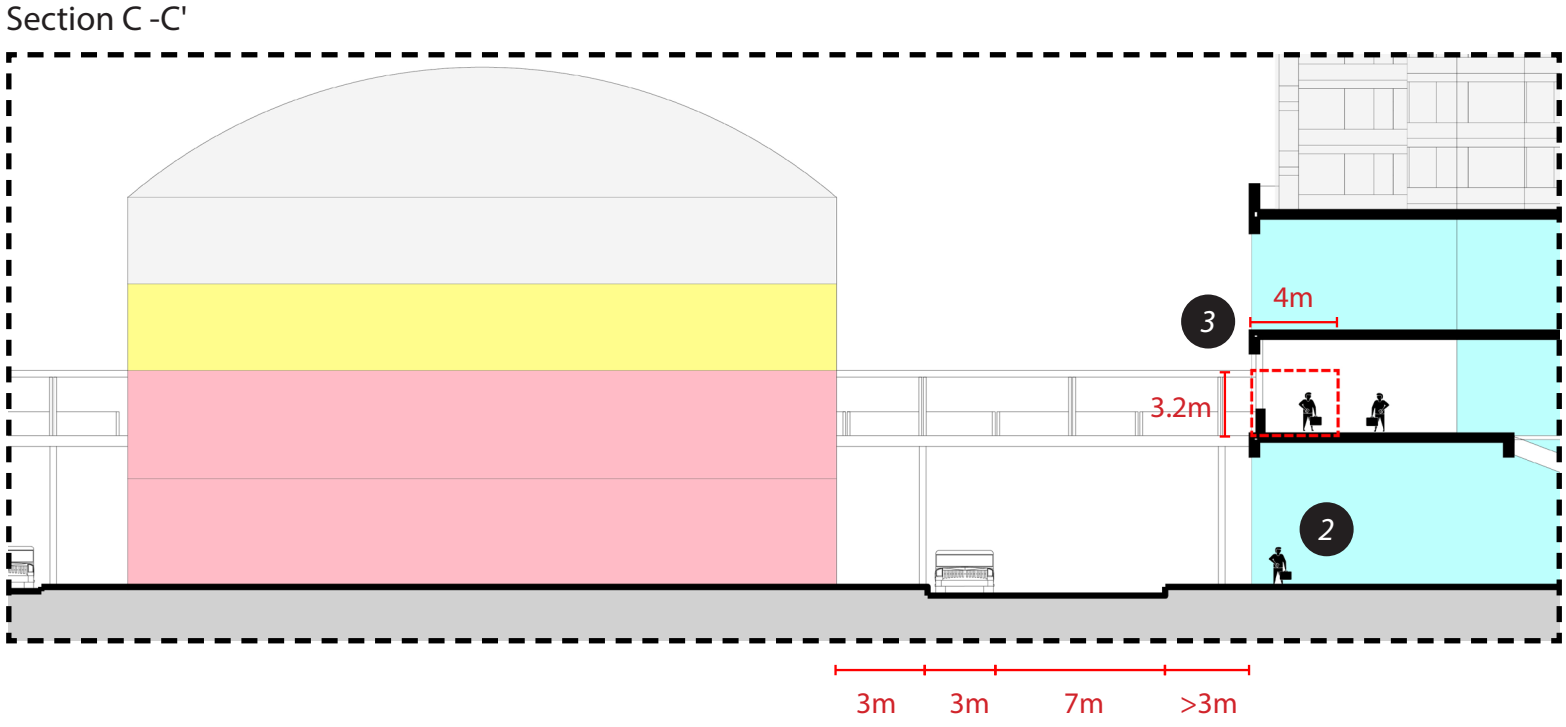
Section A -A'



Section B -B'



Section C -C'



Controlling Dimension

Public Facility *Small-size Commerce* *Shopping Centre* *Residential Block*

PLANNING CONTROL

Hong Kong Regulatory Plan

In the aspect of neighborhood development, Hong Kong has a system of plan regulating the construction in plot.

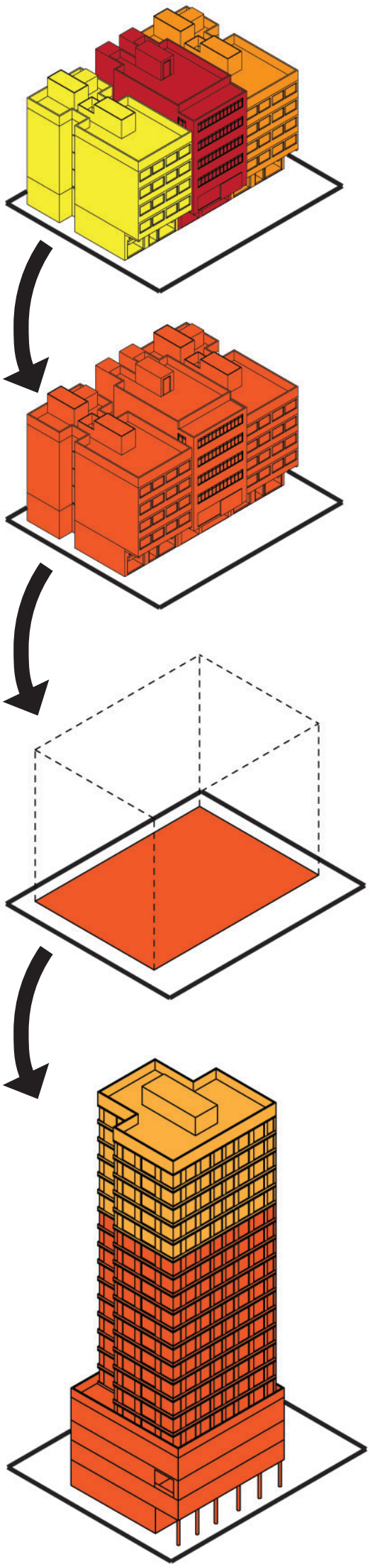
This plan includes several controlling elements: Plot division; Infrastructure; Land use; Density; Public services; Height control and Public facility. This system can be used as a tool to achieve participatory planning's goal. Therefore, the plan of market neighborhood is made according to the participatory process.

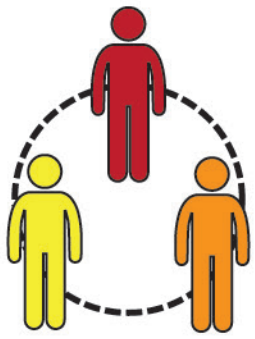
Plan as tool

The first controlling element is the plot division. In order to get redevelopment more efficient, the building plot size will be larger by combining 3 or 4 existing narrow building plots, which are around 15m x 20m. The building plots of south middle-class residential areas are even bigger for higher density and more complex usage, which are around 45m x 45m.

The second element to be controlled is land use. In the north most of building plot can be used as medium-density mixed land use with commercial podium and residential complex, which density is higher than previous. Some other can be only transformed into commercial block with little number of residential units, to fulfill the building limitation of shadow. The south three blocks are for higher density mixed residential area with larger commercial podium and high-rise residential towers.

DEVELOPMENT PROCESS





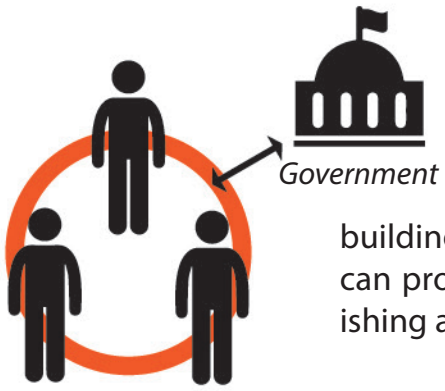
Phase 1: Cooperation

In the first phase, the property owners of clusters of residential units are guided to cooperate with each other to manage their own living environment.



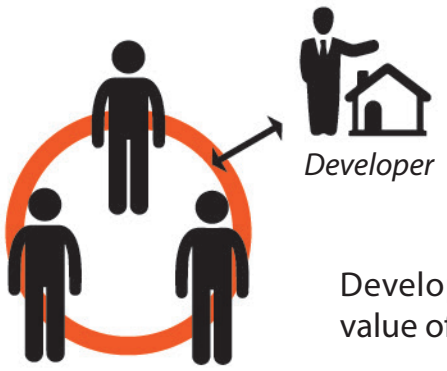
Phase 2: Combination

In the second phase, as the cooperating property owners are working closely, they have the opportunity to combine their property right and transform their property together. Some shared space for collective usages are added in the block.



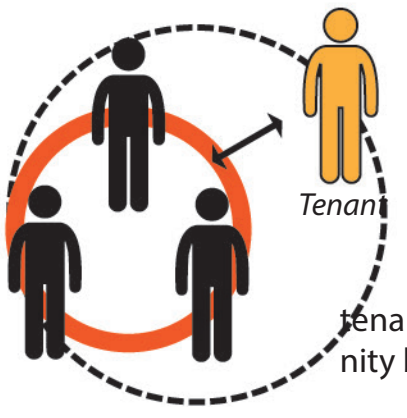
Phase 3: Planning

Then since they combine their property units with community committee, the transformation or redevelopment of larger scale building plot are possible. The government can provide planning assistance on demolishing and adjusting building density.



Phase 4 : Development

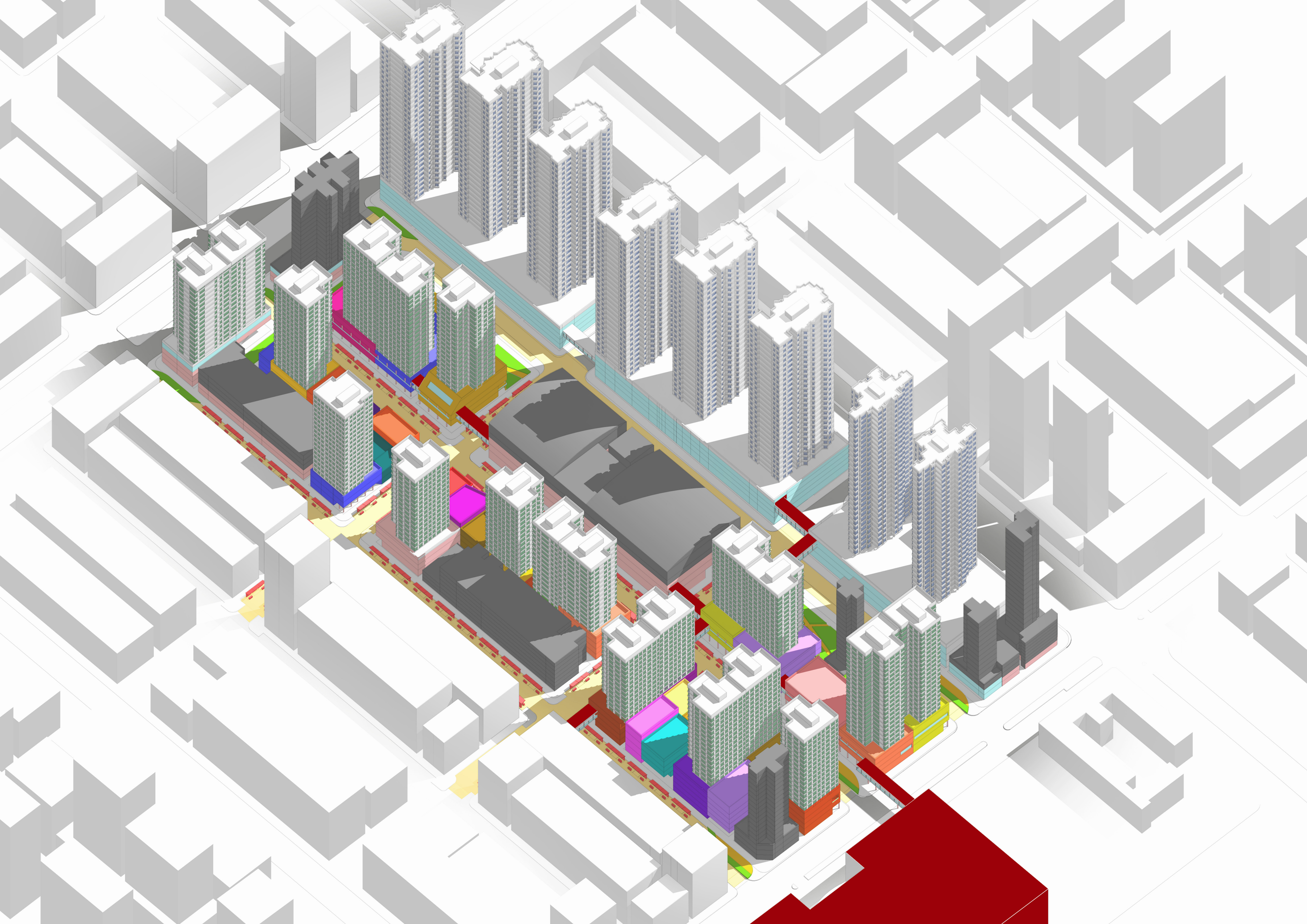
Then in the fourth phase, developers can be invite to help design and construction by co-working with community committee. Developers can be profited from property value of extra building floors.

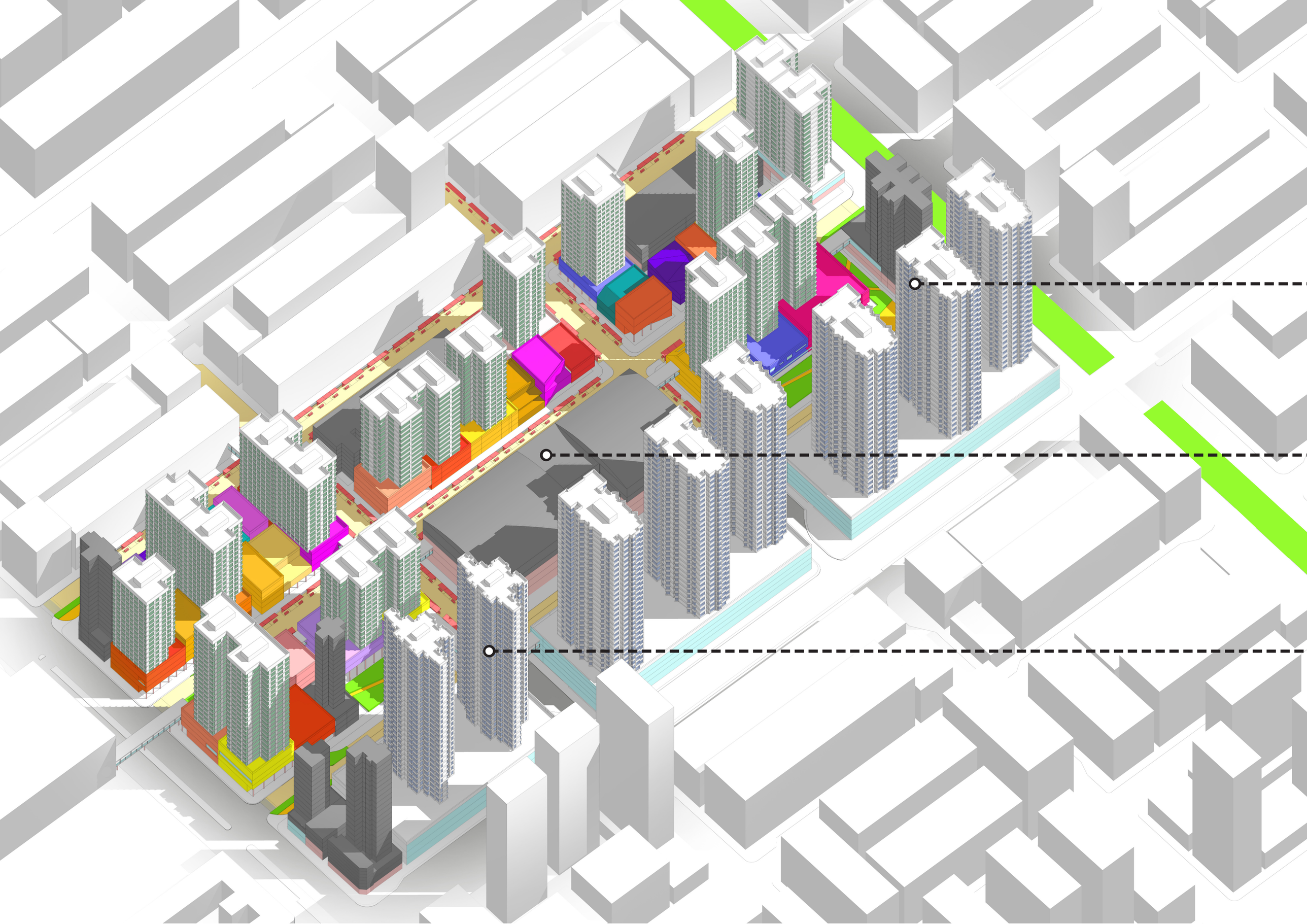


Phase 5 : Management

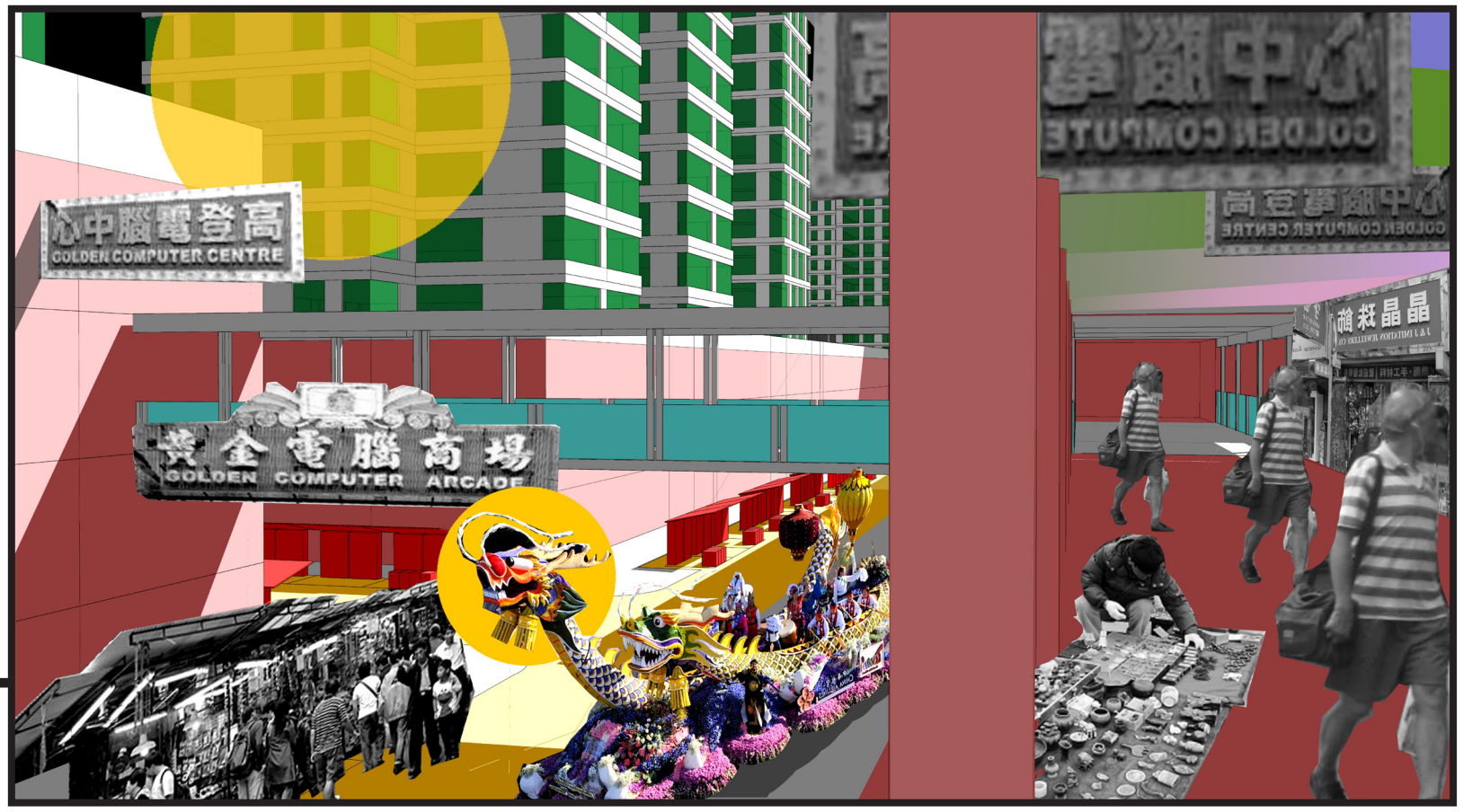
After the redevelopment projects, property will be maintained and managed by a larger committee of tenants and property owners. The community base is wider and more inclusive.

N





ELEVATED COMMERCIAL STREET



SLOW PEDESTRIAN PARK



PARK TO ENCOURAGE PUBLIC ACTIVITY



CONCLUSION

Like many other cities on earth, Hong Kong is suffering from the threat from gentrification in urban renewal process as well as awkward predicament of shrinking room for urban migrants' influx. In Sham Shui Po, property development dominated the renewal process and make it solely work for their customers, middle-class residents. This can shown in the transformation of housing typology and the disappearance of flexible and small-scale public facilities including commercial and public ones. This exclusiveness is rooted from the imbalanced development process that ignoring the need of local residents. To answer it, a participatory renewal framework is needed to make this transformation more socially sustainable.

1. Participatory renewal framework

The participatory renewal framework is a planning system and package of workflow that make government, property developers and civic sectors work together for an inclusive urban renewal. It is aiming to balance efficiency and equality, higher social class and local residents, as well as unskilful group and professionals As a working platform, it includes three parts, strategic plan, participatory design and participatory design toolkit. They three different platform that inviting different means of participation, namely controlling, inviting, and assisting. In this system, planners are able to help to produce several products.

2. Strategic plan

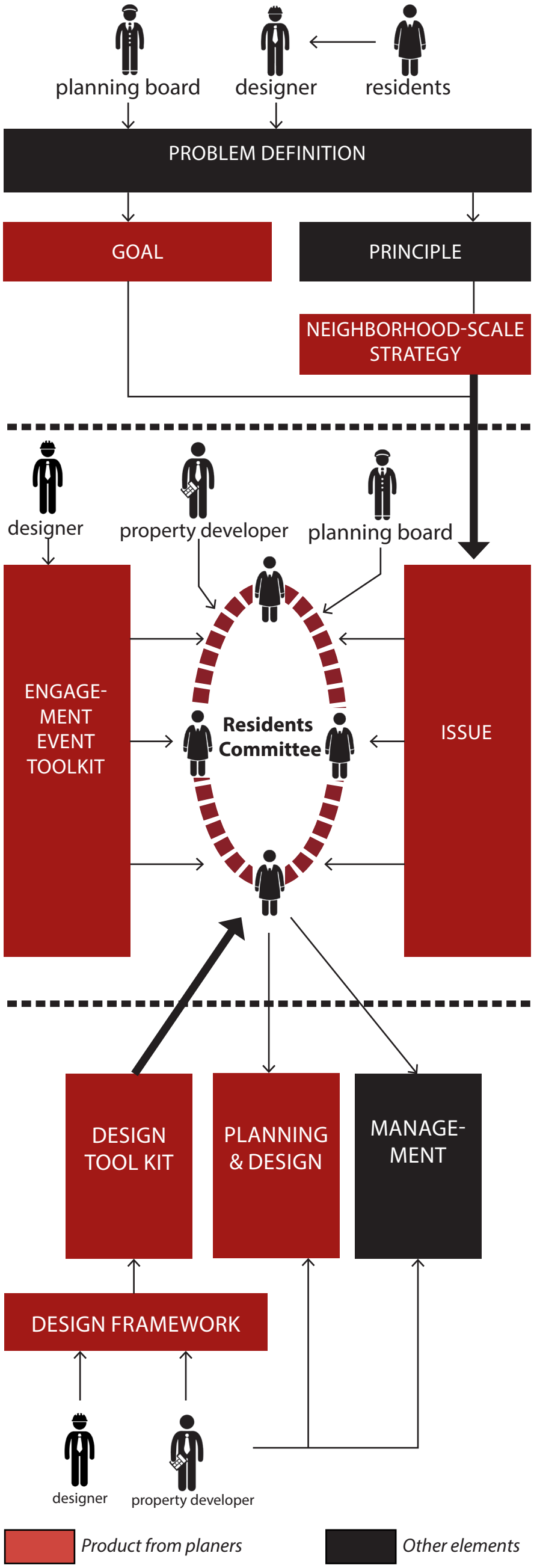
The strategic plan is a document made by government and professionals with consulting stakeholders, including residents. It defines the planning framework, the boundary of participation, by stating the problem of the site, goal of renewal and renewal strategy before the participation process.

3. Participatory design

Then with the guidance of strategic plan, the issues to be discussed were defined to be discussed by Residents Committee. It is a committee of Sham Shui Po residents, making a decision of neighbourhood planning and design. To form this organization, designers will provide a community engagement event toolkit for community residents. After the establishment of this organization, the project will be managed by the combo of property developers and Planning's Department.

4. Participatory design toolkit

To help unskillful participants in participation process, professionals create a design toolkit according to existing spatial typology and other typology. This toolkit is applicable to combine and form design during participation process. Then, the outcome, including the products and process of participation will be transformed into planning & design by professionals and supervised by governmental and civic sectors.



5. Design game

The first part is a strategic plan for the decided urban areas as controlling elements origin from the need of higher scales.

To test the participatory planning process, a planning game is conducted as a method to realize participatory design. This includes 8 steps as a scheme that can also be practiced in other sites and for other issues.

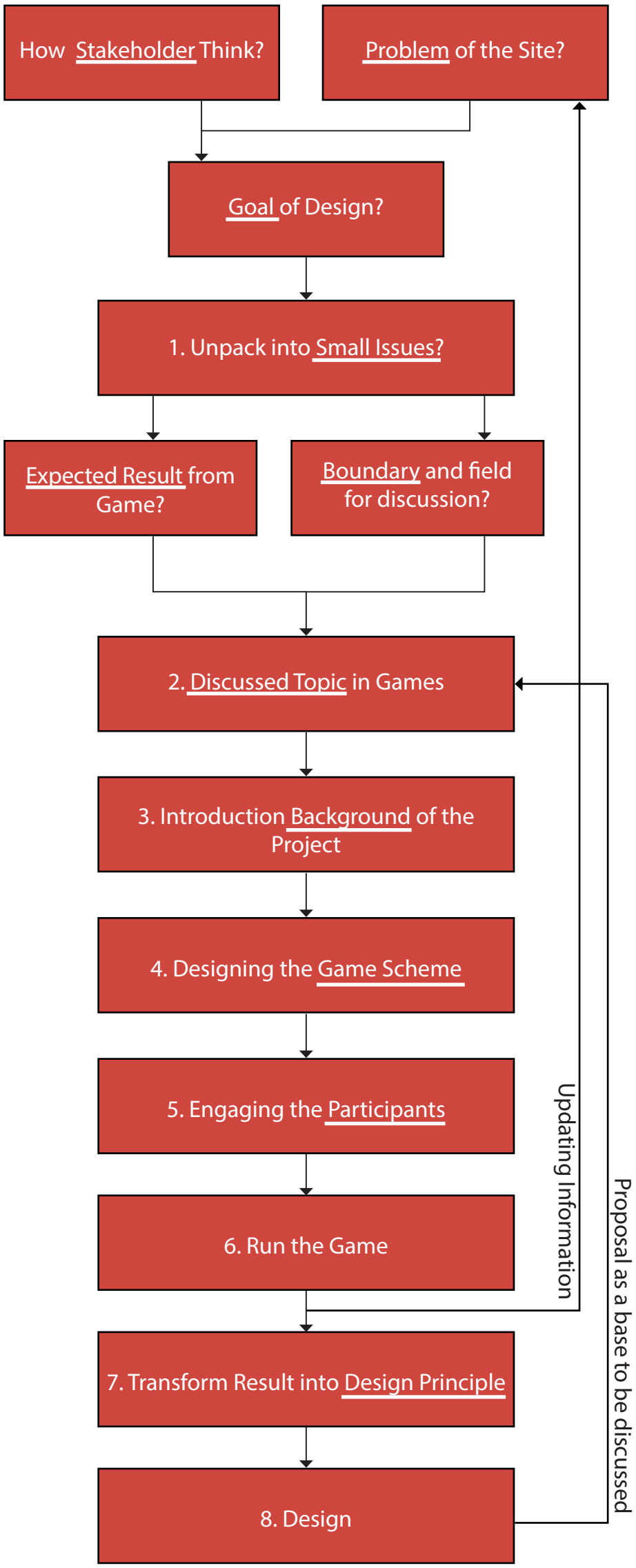
The first step is to simplify the problems. The issue to be discussed should be in smaller scale and related to fewer dimensions possible. With the simple but controversial topic, a participant with different knowledge will provide enough complexity. The second step is to make the project background simple and presentable enough for participants. The background of the game should be clearly and simply present in the logical order from problem statement to design goal, strategy and typology. The product of this process is a set of introduction documents. To help participant quickly get into character and understands the condition of the site, a brief introduction is needed before the game. In Sham Shui Po' s game, four maps are the most essential: map of public service and land use, commercial environment, a map of infrastructure and the density of current buildings.

Then participants should be carefully selected and invited so that the discussion can be constructive and the proportion of participants should also be similar to the actual population.

After that, tools like models and drawing can be used as objects that can represent the design typology and help participants to present their opinions.

During the discussion, the recording of the process by several key questions are can help planner catch the important messages. These messages then are translated into design principles with planners and designers judge and later into products like design guideline and plan that can be used within the existing planning system.

This workflow is not linear but can be circular with using the final product of design transformation as a platform to be discussed during next design game. With several loop, the voice from participants can be largely included.



REFLECTION

1. Scope and future research

The design and research address the relation between arrival city and urban renewal. Aiming for a social sustainable urban renewal in arrival's neighbourhood, participatory planning and design are introduced. Sham Shui Po, a typical migrant neighbourhood in Hong Kong is selected to be tested the migrants' participatory method. A planning framework including controlling elements and the method to form a discussion is proposed. The planning game as a part of the participatory design toolkit is performance, and its results are transformed into the design. It shows that, in participatory urban renewal, a planner can be an organizer, event promoter and designer. Especially, when the participants are those not engaged in the community, not skilful in design and not willing to express their voice, the planner has design toolkit, community engagement event toolkit and transformation of participation process into the design to assist participants.

It is an experiment of the synergy of participation and migrant neighbourhood renewal. The context is with characteristics that the built environment is high-density and the migrants are not that socially segregated. The practice in southeast Asia cities or western countries has potential to confront larger conflict in social dimension while the spatial limitation would be in different form.

Even though within the Asian context, more research is needed to address the methodology that transforming the participation's dynamic outcome into the design, from the view of process planning. In reality, the participation would be a long process and flexibility of this framework should also be explored to meet the changing background.

2. Relevance

Scientific relevance:

When Dougs' arrival city was published in 2011, people are shocked by the vitality and variety in immigrants settlement. It overturned the perceptive that they are slum with crime and terrible living environment. Then, planners started to find a more positive approach to intervening these areas. Community-based planning and other participatory planning approaches were tested in less developed countries in Africa and South Asia. The ideology of social sustainability was also used in developed countries in Europe and North America. However, in rapidly developing countries like China, the special social context and intensity make the problem more complicated and local. So, this report targets to an urban renewal approach based the humane perspectives on the immigrant neighbourhood and test the founding in another context on Chinese urbanization background. The outcome of it can enrich the catalogue of immigrant community development and participatory planning approach in Chinese social context and immigrant social context.

Social relevance:

In Hong Kong, a city urgently lacking urban space, urban renewal is mostly dominated by property developers, due to its heavy cost and complicated legal process. This means local residents, who will be largely affected by neighbourhood renewal are excluded from planning its future. However, in the last decade, the higher land requisition cost and raising awareness of community force developers to start concerning residents' opinions and the influence of community organization. Based on this trend, this research is aiming to explore how to use the participatory planning framework to transform Hong Kong's old neighbourhood into a place can include former residents.

3. Perspective of Research

The research is mainly representing residents and government's perspective. First, it focuses on migrants' right to live in the city and take it as the goal of urban renewal. Besides, absorbing migrants are also the concern of Hong Kong government who takes it as city inclusiveness. On the other hand, the government also worries about the efficiency and outcome of renewal for newcomers. Therefore, this research is exploring the controllable and inclusive approach for authority to improve the urban renewal process.

4. Relationship with Studio

The Complex cities region studio not only took immigrant integration as a social issue but also a spatial issue. For its complexity, I want to improve immigrant's living condition by the synergy of spatial approaches and social approaches, which this studio is specializing in. I am faithful to a more flexible design and planning approach which is potential to make our cities inclusive of everyone together with the accomplishment of overall interest.

I want to spend the last year to develop my design and planning skill as well as to prove the design and planning knowledge I acquired in the first year can be used to tackle the problem in Asia context. More participatory planning and design approaches will be introduced in order to trigger urban renewal and redesign by the collaboration of bottom-up and top-down efforts. For Hong Kong's unique spatial characteristics, physical reformation can be the room for the immigrant to survive and environmental tools supporting immigrant's integration.



Planning game was undertaken in TU Delft, with students from Hong Kong

5. Limitation

The research on participatory planning is largely based on case study and theoretical discussion. However, in reality, participatory planning and design are a process of more than 10 years. The product of this process should not be fixed. It is rather dynamic due to the changing social context or changing attitude from participants. Therefore, the methodology should be a close circle or an uprising spiral line that the periodical product is only a platform for further discussion.

What's more, the planning game is simulated in the Netherlands, due to the limited time and resources. This largely simplifies the complexity of the renewal projects. If the experiment is undertaken in Hong Kong, more conflict, as well as more valuable consensus, can be brought in the planning process. More diversity will be led to the design which increases the difficulty for planners. What's more, the participants in the simulating game are not based on the existing population in Sham Shui Po. This means that the proportion of their voice can not be considered as the representative of all stakeholders. In the future research, participants' selection should be similar to reality.

The objects that are needed to be design are limited. They are mainly private property which are more related to the property right and economic interest. Apart from them, public facilities, like parks and roads are also key elements in neighbourhood transformation. The negotiation on these would be more related to "what facilities are they want" instead of "how much they can offer", which is the main question in housing transformation. In the game for public spaces, the key that needed to be noticed are the daily need of participants. Therefore, the conversation can be closer to asking them to describe their ideal life.

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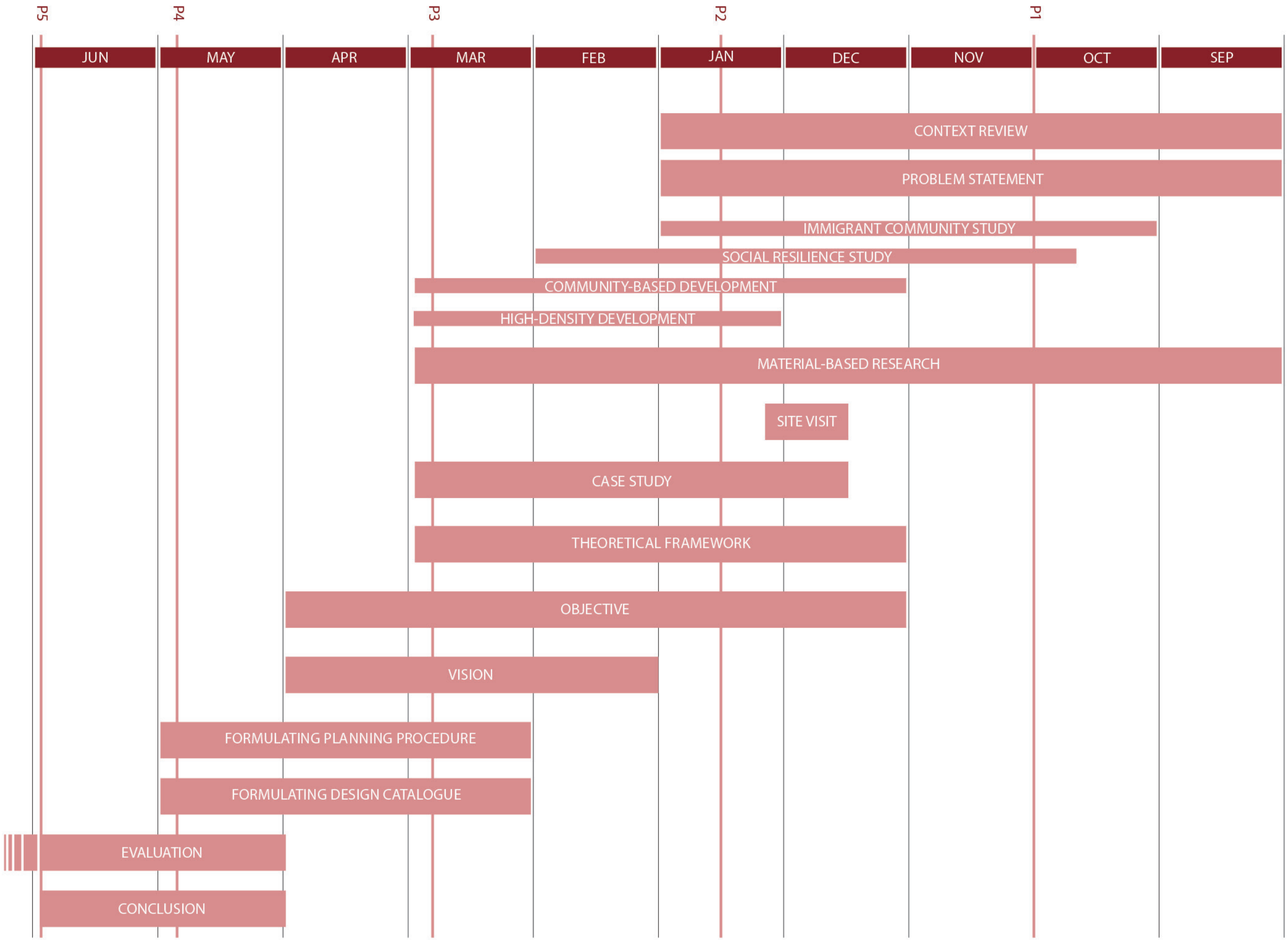
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