

Emerging New Model of Urban Residential Historical Built-up Area Renewal in China: Five Practice of Urban Renewal in Shenzhen, Guangzhou and Shanghai

Long Jiayu, Liu Gang

College of Architecture and Urban Planning, Tongji University, longjiayu1994@gmail.com

College of Architecture and Urban Planning, Tongji University, liugang_tj@126.com

Abstract: China's urban development need to seek a new path, with the putting forward of inventory planning and the deepening understanding of heritage. In this context, a number of cities begin to explore new models of urban development based on the requirements of heritage protection and the demand of old district transformation. The problem is, are these new models balanced, harmonized and sustainable? Shenzhen, Guangzhou and Shanghai are all in the transition after the rapid urban development. "Urban village" in Shenzhen is a kind of old residential area derive from village bypassed by urbanization due to high cost. "The historic and cultural blocks" in Guangzhou face the dilemma stem from the original demolition model. "Lilong house block" shaped up in modernization as a type of grouped residential buildings in Shanghai, facing the high-intensity use. These three kinds of residential historical built-up areas are in urgent need of a new round of urban renewal. Based on this background, Shuiwei village and Yutian village in Shenzhen, Yongqing Lane in Guangzhou, Chunyangli and Chengxingli in Shanghai, these five historic residential built-up areas renewal project, with the goal of heritage protection, livelihood improvement and urban development, take the new models with multi-subject participation, urban space restoration, construction retention, and new functions placement. However, its occurrence mechanism, participants, and results are different due to its own characteristics and local urban renewal laws. This paper analyzes the advantages and limitations of these five models by comparing the background, the characteristics of the objects, the target positioning, the mechanism of occurrence, the operation mode, the results and follow-up works. Then study its rationality and adaptability, hope to provide a basis for the exploration of the future renewal mode of better residential historical blocks.

Keywords: urban renewal; built heritage; historic block; heritage protection

Introduction

With the development of social economy into a transitional period, the development of stocks and the continuous improvement of the sense of heritage protection in the whole society, the transformation of old urban areas in China began a comprehensive transition to organic renewal.

Under the new development background, the new renewal pattern is emerging in the recent history settlement renewal of Shenzhen, Guangzhou, Shanghai and other large cities. These modes are different from the freezing protection or the demolition and construction of new buildings with a high plot ratio, which were widely



adopted in China before. They try to form a comprehensive transformation mode by considering the improvement of people's livelihood, heritage protection and urban function development at the same time.

This paper is based on the question of whether these new development models are balanced, harmonizable and sustainable to meet the needs of value realization in a more diverse, broader and longer-term future urban renewal? As the core problem, through the investigation and analysis of five comprehensive renovation cases in Shenzhen, Guangzhou and Shanghai, this paper discusses the new model of protection and renewal of future residential historical built-up areas and puts forward policy suggestions. [Paragraph]

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1. The dilemma facing China's urban development

The development of Chinese cities begins to enter the stock development stage, which is the main reason for Chinese cities to seek a new mode of urban renewal from "demolishing old buildings and building new ones".As China's economy moves from the "old normal" of pursuing rapid economic growth and industrial-led manufacturing to the "new normal" of pursuing development quality, transformation of industrial structure and transformation of power mechanism. The urban construction of medium and large cities has also shifted from "incremental development" to "stock development".In the previous stage, because of high construction speed, low cost and high construction quantity request, a large number of construction projects can be in space or at low cost operation, in the history of proper such areas are usually distributed in the city, it led to the old city center in the construction of this round of neglected by the government or the development main body. This is reflected in the three cities of Shenzhen, Shanghai and Guangzhou as villages in the city, lilong blocks and historical street districts.

However, after the construction land available for rapid processing is gradually completed, it mainly relies on the fiscal revenue of land transfer fee, the increasingly serious livelihood situation of the old



areas, and the gradually improved sense of heritage protection, which makes the government have to face the problem of renewal and reconstruction of the residential historical built-up areas in the city center.

But these three types of residential historical built-up areas face different problems.

The urban villages in Shenzhen are faced with the problem of the distribution of benefits caused by collective ownership of land property villages. In Shenzhen, village in the city is a village surrounded or run by urban built-up areas within the scope of urban planning or on the edge of the city. Due to China's special land system, the property rights of all land in cities are owned by the state, while the property rights of land in villages are owned by village collectives. At the same time, urban community management is part of the work of the grass-roots government, which is under the unified management of the state, while village communities have certain autonomy, which is managed by the "villagers committee" as an autonomous organization. Therefore, the villagers have the right to distribute, earn and supervise the village collective as an economic organization. Therefore, villagers have the right to distribute, profit and supervise the village collective as an economic organization, which makes the land renewal in urban villages more complicated than other land in ownership.

The main problem of Shanghai lilong blocks is the contradiction between the demand of improving people's livelihood and the demand of feature protection. The lilong blocks in Shanghai were developed and built after Shanghai opened its port in the mid-19th century. It is a modern residential neighborhood with rich inner alleys, connected vertical buildings and high density. They have been largely dismantled in the subsequent rounds of large-scale urban construction, and gradually evolved into "group rental" residential communities with high use intensity, single living function and high population density in the public housing rationing and reform. At the same time, these living communities are faced with old houses, incomplete facilities, hidden safety problems and other living problems.

In Shanghai, lilong block, a lilong house originally designed as an 80-180 square meters house for one family, now is divided into several rooms for 5-8 families with an average area of less than 30 square meters. The more than half of the residential buildings in the lilong district, which were classified as "old-lilong" and closer to traditional Chinese houses, did not have modern sanitation. This was called "toilet problem" in Shanghai, and Shanghai urgently needed to renew lilong district, one of the reasons is the center of the people's livelihood problems in urban situation and international metropolis development goal, under the background of the Shanghai government proposed "before 2020 years, solve city's toilet problem" requirements, prompted the lilong blocks, especially given priority to with the old lilong blocks to search for new renewal mode.

In the last stage, the government's means to "eliminate toilets" was usually to expropriate the blocks, relocate the residents, and build new buildings by demolishing the old ones, which not only solved the problems of people's livelihood, but also benefited the land and urban development. However, in 2015, Shanghai announced the list of the first 119 landscape-protected neighborhoods, including a large number of lilong blocks. In 2017, the list of style protection neighborhoods was expanded, and some of the lilong blocks that have already been transferred to the agreement were covered, and emergency protection was carried out. This also made the original demolition and new construction, and greatly increased the floor area ratio to balance the high demolition costs. The method no longer applies, and



a new protection renewal model is imminent.

The same kind of rescue protection is happening in Guangzhou, where the main problem is the conflict between landscape protection and the development of the city center. In the old central city of Guangzhou, a large number of historical blocks are in the area. A large number of historical districts are located in the old central district of Guangzhou. In 2006, the Enning road district was identified as "contiguous dilapidated houses", which was initiated as the first old city reconstruction project and will be demolished and rebuilt. Under the impetus of the multilateral force, however, the "Guangzhou Historical and Cultural City Protection Plan" in 2007 included Enning road district into the "historical and cultural district", which made the citizens, planning units, developers and style protection work in the next few years. The interior has been seeing the transformation mode of Enning road district, and Enning road district has also entered the "frozen" protection. Until 2014, the "Procedures for the Protection of Historic Buildings and Historic Preservation Areas in Guangzhou" was officially implemented, and the relevant regulations were also introduced one after another. In 2016, a micro-reform model suitable for historical urban areas was proposed, which enabled the Yongqing block project in Enning road district to begin. start up.

Generally speaking, when the development situation of Chinese cities changes, these three cities are looking for a new mode of protection and renewal that is suitable for them and can simultaneously realize the three major goals of heritage protection, people's livelihood improvement and urban development.

2. Case study of new protection and renewal mode -Shenzhen, Shanghai, Guangzhou

2.1. Shenzhen - Village in the City Renovation

2.1.1. Shenzhen Urban Renewal Regulation System

Because Shenzhen has a certain degree of autonomy as a special zone, it has its own particularity in the legal system. First of all, Shenzhen has implemented two core policies for its urban renewal work: the "Shenzhen Urban Renewal Measures" and the "Shenzhen Urban Renewal Measures Implementation Rules". In addition, three sets of supporting measures have been issued, namely, "Practice Guidelines", "Special Provisions" and "Interim Measures". "Practice Guidelines" provide guidance for specific practices at various stages of urban renewal, such as guidelines for planning declaration, planning approval rules, technical provisions for planning preparation, etc. The "special provisions" include the recommendation provisions for guaranteed housing, the provisions for innovative industrial accessories, and the measures for the identification of old houses, as well as the provisions on the identification of objects and the requirements for allocation and construction. "Temporary measures" are mainly used to solve the dynamic problems constantly encountered in urban renewal. Two core policies and three sets of supporting regulations jointly guide the specific mode development of Shenzhen urban renewal.

2.1.2. Shenzhen Urban Renewal Basic Modes



There are two basic modes of urban renewal in Shenzhen: demolition and reconstruction, and comprehensive renovation.

The urban renewal mode of demolition and reconstruction demolishes existing buildings, changes the nature of land use, the main body of rights, and the period of use for re-planning. This model mainly meets the needs of urban development, with the "propose urban renewal unit plan—the preparation of urban renewal unit planning—confirmation of the implementation body—land transfer—project construction and construction" as the control process, similar to ordinary urban construction process, the difference is put forward the concept of "urban renewal unit" as an object to pattern implementation. "Urban renewal unit" mainly refers to the built land with the land area of more than 3000 square meters, the construction quality has serious safety hidden danger, the existing use after the function positioning adjustment does not conform to the planned function, the industry has serious pollution or land use. Different from the general urban construction process, in terms of confirming the implementing bodies, the urban renewal unit demolition and reconstruction project in Shenzhen accepts multiple rights subjects to join or set up a company, and the implementing bodies sign renovation cooperation agreements with village collective economic organizations and units to implement urban renewal cooperatively. This is actually a response to the urban village in Shenzhen, as a unique "residential historical built-up area with collective land ownership" among the three cities.

In this model, there are five main innovation points: first, urban cooperation, hierarchical preparation of five years of special planning, and the definition and implementation of the target strategy and update indicators. The second is to establish a city renewal unit planning system, so that it has the same legal effect as the control detailed planning, reaching the depth of the constructive detailed planning, which is equivalent to separately setting a public interest priority and public participation negotiation for each urban renewal unit. Controlled detailed planning. Third, the government guides and plays a decisive role in the allocation of land resources. The rights subject can implement the urban renewal project by itself, and the market entities can also be implemented separately or jointly. Fourth, innovate the land management policy. The land for reconstruction can be transferred by agreement to the original right holders or market players participating in the reconstruction, and establish different land price standards. The fifth is to emphasize the support for the construction of housing, public facilities and innovative industrial buildings.

The comprehensive rectification urban renewal projects mainly include improvement of fire facilities, infrastructure and public service facilities, improvement of street facades, environmental remediation and energy-saving renovation of existing buildings. Additional facilities can be added as needed and required. The main body of implementation of this update mode is the government department, and the funds are mainly borne by the government, and some of them are borne by the relevant obligee through consultation with the district government. However, the problem with such urban renewal is that external environmental remediation does not solve the fundamental problem, and financial investment is not sustainable.

On the basis of this model, in 2017, Shenzhen issued a "Shenzhen Housing Leasing Pilot Work Plan" and other documents to emphasize the requirements for pilots of large-scale leasing houses through the comprehensive rectification of urban villages, and to provide supporting master plans at the municipal level.



2.1.3. Comprehensive Rectification - Shuiwei Village, Futian District, Shenzhen

Shuiwei village, futian district, shenzhen is a typical case of comprehensive renovation mode. The linneng talent apartment transformed into the first talent security housing community in shenzhen transformed from an urban village. With a planned area of 8,000 square meters, 29 self-built houses of villagers are transformed into 504 talent apartments. In space, it has mainly done some remediation work, including rectifying the external environment and transforming the internal space. The fire protection, municipal supporting facilities, additional elevators and air public corridors were added, and the original urban texture, spatial scale and architectural structure were preserved. The function is mainly residential and commercial, with the commercial space below the third floor, and the above as talent apartments into the policy-supported housing system.

A typical multi-subject participation in the urban renewal project: the Futian District Government initiated and led the Shuiwei Industrial Co., Ltd., which was established on behalf of the villagers' collectives, to negotiate with the property leasing, and the government delegated the market. Shenye Land Investment Development Co., Ltd. is responsible for the renovation and operation of the talent apartment. Shuiwei Industrial Park Co., Ltd. and Shenzhen Commercial Investment Co., Ltd. jointly established Shuiwei 1368 Street Commercial Management Co., Ltd., which is responsible for the commercial space below the third floor. Reconstruction and operation; Futian District Housing and Construction Bureau will lease back the restructured property and distribute the talents of the enterprise. Under this mode of operation, the government has achieved the goal of improving the people's livelihood and improving the urban space efficiency with a subsidy of 30 million yuan and a subsidy of 75 yuan per square meter per month. Shenye Land Company passed the transformation investment of 3,000 yuan per square meter, and its operating expenses for 8 years, got the rental income of 75 yuan per square meter per month, the operation experience of the redevelopment of the urban housing rental project and the subsequent lease priority right. The village collective obtained a monthly rental income of 475 yuan per square meter, 30 million yuan start-up funds for infrastructure and environmental improvement, and the appreciation of community properties. According to the current situation, in this urban renewal project, the government makes multiple subjects obtain the required benefits with less capital input cost, benefiting from the clarity of appeals of all parties, the establishment of the platform of rights subjects and the transformation of spatial rights and economic rights.

2.1.4. Comprehensive Rectification - Yutian Village, Futian District, Shenzhen

Yutian Village, Futian District, Shenzhen covers an area of 17,200 square meters and was launched in September 2017. It is the first stop for Vanke to launch the "Million Village Recovery Plan". Vanke will carry out the project operation in the way of obtaining the lease right of the self-built houses of the villagers and putting them into operation. The mode is mainly for the comprehensive rectification and content operation of the village in the city. The former is mainly to improve the living environment and supporting services. The latter includes the introduction and management of housing properties, as well as the introduction of other industrial chains such as commerce, industry, and education, and profitability through long-term operations.



The main implementation body of this project is Shenzhen Vanke Group, which initiated the project plan, and its Wancun Group contacted the villagers' owners, arranged a series of work such as property acquisition, renovation and reconstruction, operation and management, and other teams such as its park house group carried out follow-up management and operation. One of the reasons why Vanke initiated the project is that the enterprise has the need for transformation in the new urban development environment. Therefore, it exchanges the investment of comprehensive rectification and the cost of property group and operation management for stable rental income and profit of other industries in the later stage and finally achieves the long-term profit goal from the short-term balance of income and expenses. In the process, the villagers increased the value of assets and obtained stable capital gains.

2.2. Shanghai - Shikumen Lilong Comprehensive Reconstruction

2.2.1. Shanghai Urban Renewal Policy

After experiencing the last round of efficiency-based renovation of the old city, Shanghai issued the "Measures for the Implementation of Urban Renewal in Shanghai" in 2015, targeting "the transformation of old districts, the transformation of industrial land, and the transformation of urban villages that have been approved by the municipal government". The region has formed a new urban renewal regulation system with this as the core, and formed supporting documents related to land planning such as the "Shanghai Urban Renewal Planning Land Implementation Rules" and the "Shanghai Urban Renewal Regional Assessment Report Results Standards". In the implementation of urban renewal, planning adjustment, land, construction management, powers and other aspects, as well as the "Shanghai Municipal Housing Comprehensive Transformation Management Measures" and other comprehensive transformation and management of urban housing. At the same time, there are also the "Regulations on the Protection of Shanghai's Historical and Cultural Areas and Excellent Historical Buildings", which stipulates the principles of transformation, the contents of transformation, the management institutions, and the specific implementation procedures and related technical requirements.

2.2.2. Shanghai Urban Renewal Modes

There are three existing renewal modes in Shanghai: old district reconstruction, housing transformation, and development and adjustment of historically remaining Maodi. The main point of the old district reconstruction model is "leaving houses without people", mainly for the scope of the old district reconstruction, planning to determine the areas that need to be sliced or partially protected and functionally updated, and the land reserve can be implemented through "levy without dismantling" "expropriation without demolition" or self-raised funds from diversified subjects can be introduced to organize the implementation of feature protection and renewal. Its problem is that the investment demand is too large, the new function has limited ability to digest, as most of the existing cases are transformed into commercial blocks. The core of the complete set of housing transformation is "retaining the house and retaining the people", mainly for the public housing that is determined by the plan to protect reservations. The government invests in adding supporting facilities and infrastructure, retains the original use function, and removes part of the lease relationship. Carry out a



complete set of renovations to improve the living environment of residents. The problem with this model is that it can only improve the living conditions of residents in a limited way. However, the updated land is easy to fall into the hardening state, and it is difficult to wait for the second round of upgrading, and it will decay again as time goes by and become the problem area of the city. The last model is aimed at "Maodi" which means projects that the government signed agreements with the developers before the requirements for the protection of the city heritage and for various reasons, there projects has been no levy and construct for collection and construction. For such objects, if it is determined that it is necessary to implement the protection of the heritage, the planning and land use demands needs to be update according to landscape protection. However, the problem is that when the land transfer contract is signed, the amount of new construction promised by the government to the developer cannot be realized today. There is a big contradiction between development and city heritage protection. All of the above three models were born to meet the requirements of landscape protection requirements and stock development, but they all have difficult problems to solve, and it is difficult to fully estimate people's livelihood, city heritage protection and urban development.

2.2.3. Housing Transformation - Chunyangli, Hongkou District

Chunyangli is located in Tilanqiao Street, Hongkou District, Shanghai, with a total construction area of 20,762.55 square meters, all of which are public houses and are affiliated to Hongfang Group. In 2015, it was listed as a historic conservation block. By 2016, the difficulty of demolishing a large number of illegal buildings forced Chunyangli to carry out an overall transformation. The Chunyangli renovation project keeps all the households on the people; removes the illegal buildings, protects the buildings by dismantling the old buildings and rebuilt them, each house has an independent entrance and independent kitchen and bathroom facilities, The situation of original multi-family residents live together in a set of lilong house, use a public entrance, and no kitchen and bathroom facilities, shifted to "household sets". One of the different points of the Chunyangli renovation project is that it was initiated by the Tilanqiao Sub-district Office. In cooperation with the Hongfang Group, the Hongkou District Housing Management Department allocated special repair funds to transform 1,181 households with 280 million yuan.

Except for the capital investment, the government's greater investment in the Chunyangli project is the labor cost of the grassroots workers in the Sub-district Office, which in exchange for the improvement of the environment, the protection of the historic buildings and the improvement of the people's livelihood. And after the transforming, these houses through the By the rental company to solve community problems and promote community development. Residents lost some illegally built space, but they received independent kitchen and bathroom facilities and 3-5 square meters area. At the same time, the overall environmental improvement also brought them an increase in the value of the property.

2.2.4. Complete set of transformation - Chengxingli, Huangpu District

No. 8 Block (Chengxingli) in Huangpu District is located in Huanghe Road, Huangpu District,



Shanghai. It belongs to the historic conservation blocks of Shanghai. There are many new lilong and old Shikumen lilong buildings in the square, and the overall texture is complete and orderly. The buildings involved in the renovation pilot are all public houses and old lilong. The project was initiated by the Huangpu District Housing Security and Housing Administration. It was implemented by the Nanjing East Road Sub-district Office and Huangpu Land (Group) Co., Ltd., based on the principle of comprehensive repair, environmental improvement and balanced improvement. Each household is equipped with an independent kitchen sanitation facility while dismantling the illegal construction. Different from Chunyangli, Chengxingli signed a comprehensive transformation agreement for the residents involved in the transformation, and carried out comprehensive environmental improvement and overall comprehensive transformation. At the same time, it signed a lease relationship cancellation agreement with some public housing tenants to release the space to achieve the configuration of independent kitchen, this kind of means is called "subduct households". Which part would be subduct is initially identified by the design plan. The part that terminates the lease relationship is preliminarily determined by the design plan. In the design plan, the parts that are not involved in the transformation and cannot be completely restored can also be voluntarily applied for and considered by the project evaluation group. If the extracted area is not up to the standard, the public signing and soliciting can be conducted. Finally, the lessee who dissolves the lease relationship shall be compensated with one-time monetary compensation.

2.3. Guangzhou - Historic District Renewal

2.3.1. Guangzhou City Renewal Policy

The core of Guangzhou's urban renewal policy system is the "Guangzhou Urban Renewal Measures" promulgated in 2015. On the basis of government control, it strengthens the participation of multiple entities, explores various ways and means of "micro-reform", and pursues comprehensive benefits. Around this core are three implementation methods for different objects, "Guangzhou Old Town Renewal Implementation Measures", "Guangzhou Old Factory Renewal Implementation Measures", and "Guangzhou Old Village Renewal Implementation Measures". In the relevant government agencies, it established the Urban Renewal Bureau in 2015, mainly to formulate policies and regulations, research on innovative methods and organize implementation.

In terms of planning and control, it is divided into three levels: "Guangzhou 'Three Kinds of Old Area' Reconstruction Planning Outline" clearly defines the transformation principles and basic strategies from the overall level, and connects with the overall urban planning, and is responsible for the macroscopic grasp. The three special renovation plans for the old city, the old village and the old factory are controlled from the middle level. In the micro implementation, the transformation plans and guidelines for each plot are included in the control system and form a statutory plan.

There are two basic models for urban renewal in Guangzhou: comprehensive renovation and micro-reconstruction. The comprehensive transformation means the renewal mode based on demolition and reconstruction. The micro-reconstruction refers to the partial demolition and construction of buildings, the replacement of building functions, the maintenance of repairs, and the improvement, protection and activation of the rectification under the premise of maintaining the current construction pattern,



improve the implementation of infrastructure and other methods of implementation. The comprehensive transformation is similar to the demolition and old construction model in Shenzhen, in most cases, the property rights are integrated and belong to the new ownership, the compensation for demolition compensation is large, the investment is large, and the return period is long. However, the new micro-transformation mode enables property right unchanged or collective land to be transferred to state-owned land by paying land transfer fee paid, so as to achieve faster results at a lower negotiation cost and less investment. The transformation mode mainly includes partial demolition and reconstruction, functional replacement, renovation and renovation, and protection and activation.

There is no urban renewal unit in Guangzhou, but it adopts the method of "one district, one policy" and takes the historical protection blocks as the unit to transfer the land with conditions, while the historical blocks that are not qualified for transfer are leased. Appropriate attention to the preservation of social and cultural diversity while maintaining the integrity of public facilities and community restructuring while appropriately retaining indigenous peoples. In terms of mechanism, Guangzhou has established a public-private partnership mechanism to set up a construction management committee for the renewal of the community to promote communication and cooperation between the government, developers and society. At the same time, actively introduce market forces to reduce the financial burden. In terms of policies, they explore the phased settlement and small-scale land transfer policies, appropriately support market-oriented behaviors, and consider the mix of functions. At the same time, we will introduce special policies for the renovation of old communities.

2.3.2. Micro-reconstruction - Yongqingfang, Enning Road, Liwan District

Yongqingfang is located in Enning Road Block. Enning Road is the longest arcade-house street in Guangzhou. It was called "the most beautiful old street in Guangzhou". It was built in 1931 and started to be demolished in 2007. However, due to strong social reaction, the progress was slow down. In 2010 the government decided to set up a historical and cultural protection block. In 2012, the "Guangzhou Historical and Cultural City Protection Plan" was completed, forming a superior protection plan. Due to the shelving of the project, until 2016, the neighborhood environment was deteriorating and forced to "freeze protection". In 2016, the pilot project of 8,000 square meters of micro-reconstruction of Yongqingfang was started, which was completed in 2017, and the second phase of the next year started the tender. There are three main development problems facing Enning Road Block: First, land use cannot be completed, and land acquisition and auction cannot be carried out. Second, for the physical space, the environment of the block has become seriously aging because part of residents has removed, and the phenomenon of moving back and continued renting has begun to occur. Third, on social appeals, the demands for improvement of people's livelihood and historical protection are equally strong, which makes the work stalemate.

"Yongqingfang", as the pilot project of the old city micro-reconstruction project in Guangzhou, won the bid by Vanke Group. The space strategy follows the principle of "repairing the old as the old" and implement on the base of retains the original street texture, respecting history and protecting the old city. In terms of functions and formats, the creative and entrepreneurial industrial park with Shared office space, including mass innovation office, education camp, living facilities and other industries. The long-rent apartment (Bo Yu) originally planned is integrated into the second phase of the project.



The social mechanism is centered on "government-led, enterprise-based, and residents' participation". Innovative leasing, bidding and auction--abandoning land bidding and auction, renting and selling, introducing content operators; introducing "build-operate-transfer" BOT Models – reduce government investment, attract social capital to build operations, and transfer 15 years later; encourage social participation – encourage encourage the individual owners who have not moved to update themselves or cooperate with operating entities to update. These three policies enable the unrelocated indigenous people and liwan district urban renewal bureau, which has acquired and stored the relocated property right, to lease the property to vanke company for unified transformation operation and leasing, thus solving the problem of property right decentralization caused by the stalled demolition process.

In terms of input and cost, the government paid early relocation costs, and obtained benefits such as improving people's livelihood, improving the historical and cultural district environment, long-term rental income after 15 years, and property rights of high-quality assets. Meanwhile, vanke invested 100 million yuan of reconstruction fund in exchange for basic balance of income and expenditure within 15 years of operation, brand marketing power brought by important cultural projects, experience advantage of the second phase project, priority lease right after 15 years, and brand growth benefits from establishing cooperative partnership with the government. Among the residents, those who move out get compensation income or rent income, while those who don't move out get the overall improvement of infrastructure and material environment.

3. Problem Remains and Suggestions for Future Protection and Renewal of New Model Development

Shenzhen, Shanghai and Guangzhou, as China's three mega cities, share the same four urban development needs: inheriting historical features, protecting cultural memory; promoting community development and ensuring improvement of people's livelihood; developing leasing business, helping housing supply reform; introducing innovative talents, improve the city's core competitiveness. Under such urban development needs, urban construction must shift to the development of stocks. The renewal model and corresponding institutional mechanisms of residential-type historical built-up areas located in urban centers are also undergoing transformation.

For Shenzhen, the comprehensive rectification of the villages in the city has shifted from the external environment rectification to the internal space transformation and functional adjustment, trying to solve the problem of "treating the symptoms and not treating the problem", but the standard system has not yet been established. It is necessary to combine relevant standards and the characteristics of urban village space to provide supporting policies as soon as possible in terms of fire safety, supporting facilities, relocation and resettlement and interest compensation, and clarify planning objectives and demands. At the same time, the supervision measures of the urban village leasing market need to be improved. The implementation of the renovation and upgrading has raised the value of property assets. The fierce market competition may lead to a rapid increase in rents. Relevant departments should strengthen supervision and curb violations and speculation. Meanwhile, it still has the problem of complicated planning and approval procedures. In the future, it should strengthen the cooperation among various entities, simplify the examination and approval procedures, and improve efficiency.



For Shanghai, there is no clear support and encouragement policy at the policy-level level, and the approval process is complex and strict, and it is difficult to make mistakes. The grassroots government is prone to fear and lack of courage to break through, make the pilot is difficult to carry out. In order to avoid policy obstacles and apply housing repairs; the planning and approval procedures are complicated, and the lack of public space and facilities in the residential-style historical districts has not been alleviated; the "subduct households" are extremely difficult, but if the "subduct households" can not be implemented, the problem of tight living space still exists; the implementation model is not promoted and sustainable, and long-term operation mechanism and management model have not been found; at the same time, lack of special fund support (especially start-up funds) and investment channels, the objective difficulty of updating and transformation is high; profit model and fund balancing mechanism design is lacked.

For Guangzhou, the core problem to be solved is the policy: the planning policy and the management caliber are not clear. At present, the implementation of urban renewal projects is trying to avoid policy obstacles and apply for housing repairs. The policy of small-scale land use transfer is also insufficient, which greatly limits the land use potential of the updated project and the potential for renewal. In terms of implementation management, there is a lack of control and standards for the adjustment and balance of functional formats. Firstly, there is no policy support to convert some residents to non-residents, which is in the gray area. Meanwhile, the transformation project has the tendency of excessive commercialization, which has a certain impact on community living.

Finally, after sorting out the emerging renewal modes of the three cities, we put forward development suggestions for the future protection and renewal modes of the historical built-up areas in Chinese cities, starting from development regulation policy, guidance of social capital, optimization of mechanism mode and emphasis on social governance.

In terms of land regulation policies and mechanism models, we should first make clear the standards, base on the improvement of people's livelihood, make clear how to retain historic building, and deepen the screening of historical building reservation, replacement and demolition. At the same time, the comprehensive transformation requirements and supporting facilities standards should be clarified. Combined with relevant standards and the spatial characteristics of residential historical blocks, the target indicators of eliminating safety risks and improving supporting facilities should be clarified. Then, it is necessary to simplify the program approval process, promote the self-organization of grassroots governments or residents' organizations to provide programs, approve by district governments, and the overall planning and implement by sub-district office.

In terms of capital introduction, public resources and social capital should be introduced, the financial subsidy system should be improved, special support fund policies should be issued, and the market should supervise the follow-up operation.

Most importantly, in the future, we need to explore a more balanced, coordinated and sustainable organic renewal model based on four approaches: multi-player cooperation, balance of economic interests, spatial transformation and functional adjustment.



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