

Editorial introduction Communities and Urban Regeneration

メタデータ	言語: eng 出版者: 公開日: 2021-06-02 キーワード (Ja): キーワード (En): 作成者: メールアドレス: 所属:
URL	https://doi.org/10.24517/00062375

This work is licensed under a Creative Commons Attribution-NonCommercial-ShareAlike 3.0 International License.



Editorial introduction

Communities and Urban Regeneration

Guest Editor

Tae-Heon Moon^{1*}

1 Department of Urban Engineering, Gyeongsang National University

** Corresponding Author, Email: thmoon@gnu.ac.kr*

According to [Demographia \(2020\)](#), there are 35 megacities with a population of more than 10 million people in the world. As 51.4% of the world's population are living in built-up areas, the number of megacities has increased, alongside the dramatic expansion of urbanization and rapid industrialization. The growth of cities is also driven by national policies that foster megacities, reinforcing their global competitiveness.

However, megacities are facing a range of urban problems in relation to housing, environment, transportation and employment. One easily noticed in urban development is the urban sprawl prominent at city peripheries where land acquisition is relatively easy and affordable. These city-edge cases see population concentrated within certain parts of the city and show a high living density. Increasing population density in these areas often exceeds the underlying capacity of urban infrastructure such as schools, public transport and community service facilities.

Economically less competitive rural villages and communities have a net population loss with continuing population outflow to major cities and many local communities may disappear if no revitalization occurs otherwise. The most difficult tasks that address the issues of shrinking local populations and revitalizing the local communities are often those that must be done.

A potential solution is urban regeneration, which refers to the “comprehensive and integrated vision and action which.... in economic, physical, social and environmental condition of an area...[provides] opportunities for improvement,” as [Roberts and Sykes \(1999\)](#) defined in 1999. Furthermore, many researchers broadly describe urban regeneration as economic, social and cultural, physical and environmental, and governance-related in nature, according to [Tallon \(2013\)](#). [Turok \(2005\)](#) categorizes urban regeneration into people, business and place. Major themes and topics for urban regeneration are suggested such as economic regeneration and funding, physical and environmental aspects, social and community issues, employment, education and training and housing ([Roberts & Sykes, 1999](#)). However, it is also important that project managers in local government, university professionals and neighbourhood community organizations should contribute towards the urban regeneration process. What is required to rekindle city life is a package of comprehensive analysis, appropriate strategy and follow-up, including evaluation and feedback. In particular, it is

necessary to monitor resident satisfaction in order to guide further urban regeneration.

As discussed above, goals of urban regeneration can be achieved in different ways; one approach is that urban renewal, or urban redevelopment, involves redeveloping an old city by a knock-down-and-rebuild approach with a physical restructuring process toward a new city. The other is of keeping a city's unique culture and identity whilst achieving a goal of community regeneration by enhancing local housing and economic growth. Urban regeneration is therefore a focal issue in urban development and calls for more field experience amongst urban researchers, planners and policy makers.

This special issue is a collection of international case studies in urban regeneration and four research papers undertook an empirical study to scrutinize the direction and strategy of urban regeneration. Two of these research papers were presented at the biannual International Conference on Spatial Planning and Sustainable Development held at Chiba University, Japan, August 30 to September 1, 2019. The other two papers are written by prominent scholars from South Korea and Australia.

It is timely and important to establish an international standard of urban regeneration planning and design and to further consolidate by participation of community inhabitants. By having a robust planning system that involves the local residents who know the area best, professionals and the public build cooperative and collaborative urban regeneration. In this sense, urban regeneration is different to urban gentrification where it mainly responds to economic drivers such as the rent gap for urban wealthy families and young professionals. Therefore, urban regeneration studies should focus on customer satisfaction, regularly reviewed, and implemented for sustainable, liveable and desirable community development.

Bearing in mind what has been mentioned, research presented by ([Baek & Joo, 2021](#)) looks into residents' satisfaction scores in relation to the urban regeneration taking place in five local cities in South Korea. The paper aims to identify the possible elements that affect residents' satisfaction in order to provide a reference they can use over the course of a new urban regeneration project. It recognizes a few key factors affecting residents' satisfaction. They are: 1) the degree to which the resident's opinions are reflected in the project, 2) the expectations for improving the local economy, 3) the level of satisfaction with living conditions, 4) the importance of improving neighbourly relations, and 5) the level of satisfaction with public hearings/discussions. The factors that were found to negatively impact the satisfaction were: 1) the need for urban renewal projects, 2) the importance of tourist visits, 3) the importance of improving living environments, and 4) the level of satisfaction with recreational/sports facilities. What this shows is that a tailored urban renewal project in local areas should be set up and that the substantial involvement of local residents should be insured in order to improve their satisfaction.

[Gim \(2021\)](#) takes a 'happiness' approach. He emphasizes a quantitative understanding of happiness felt by the people living in cities such as those that existed in the 1970's. He attempts not to look at overall life satisfaction with land use and city space but to examine how transportation system variables affect the level of happiness related to everyday life. In order to do so, he analyses data from the 2018 Seoul Survey ($n = 5,515$ household heads). The author concludes that as an effort to improve residential satisfaction, the government should use place marketing/branding strategies

and, in doing so, heighten the residents' sense of identity and attachment to the city. Regarding the transportation systems, infrastructure for better mobility and accessibility should be considered a great deal, and that requires motorized—rather than nonmotorized—transportation, particularly taxis and buses. It is, nonetheless, intriguing to note that between nonmotorized modes, the pedestrian environment is more important in urban centres and the cycling environment is overall statistically insignificant. This highlights the importance of making sure that accessibility and pedestrian-friendly paths are prioritized when urban regeneration is put into practice.

Most urban regeneration is introduced in areas where housing is inadequate and a large group of people lives together in rental accommodation. Therefore, providing affordable housing is a major issue and the provision of welfare and secure living for lower-income households has been an important agenda for government policy and urban regeneration. However, the decline in land price is a major hurdle of urban regeneration.

[Han et al. \(2021\)](#) sheds light on both obstacles and opportunities regarding affordable rental housing via an urban renewal project in Australia. By an expert in-depth interview, it has become apparent that NIMBY-ism, limited accountability, limited urban governance, limited longevity, unclear targets, negative impact on property prices, and paid cash-compensation in lieu of providing affordable housing have been considerable challenges to this endeavour. Regeneration often happens in areas near inner cities, therefore, the research would suggest that regeneration projects get access not only to various amenities and locational advantages, but also to local government with urban regeneration instruments installed, making the project easy to progress. In terms of attracting investment and funding, this near-city area can have government grants offered and good opportunities to attract private investment such as from real estate investment trusts (REITs). Moreover, if a government establishes a specific body to act upon a regeneration project, other opportunities can also be identified on the horizon. In order to resolve any reservations that residents may have concerning regeneration, good communication regarding affordable housing is necessary. Strategies that make a reference to international success cases and the importance of securing such housing are required. In this way, the study argues that stronger partnerships between government agencies and various stakeholders could expand the availability of affordable housing.

Chinese urbanization has been staggeringly rapid, with a metropolitan population influx and urban sprawl occurring due to insufficient land and housing; rural villages have become urban villages in this way. This has been to the detriment of pre-existing traditions and culture as villages have been demolished to make way for new structures, much to the disapproval of local communities. Very recently, 'demolition-reconstruction' has come under critical review and China is seeking to change the direction of urban regeneration to 'comprehensive renovation'. ([Xu & Akita, 2021](#)) attempt to see this 'comprehensive renovation' at work in the northern villages of Beijing using a field study. In particular, this paper compares the difference between northern and southern provinces in terms of the residents' physical housing style and points out the slight difference in the spatial form and architecture. The authors report in their research that northern housing styles feature a comparatively smaller building coverage ratio than that of southern styles. A village's spatial form heavily depends on how commercial activity is placed within it. They therefore argue that local culture and tradition should be well respected and physical factors such as historical background

and housing style should not be overlooked, regardless of whether demolition-reconstruction or comprehensive renovation is implemented. Local characters need to be differently considered and reflected in urban regeneration, as established in comprehensive renovation standards and local policies.

Urban regeneration has brought attention from all around the world. There are several success stories and each continent has distinctive trends and historical backgrounds. However, this has yet been marred in numerous historical cases by urban regeneration that paid no heed to local culture; firms have privatized urban resources without benefiting the local residents despite the large-scale building projects that were undertaken. It is therefore encouraging that urban regeneration and research into its concepts and theories have garnered international attention.

This special issue offers a collection of outstanding case studies in association with the demands on recent urban regeneration. One common conclusion each paper holds is that during the passage of urban regeneration, emphasis must be placed on the degree of the participation of citizens and various stakeholders throughout the projects. The case studies this issue contains were undertaken in the three countries of South Korea, China, and Australia, which contribute to international urban regeneration studies. It calls for more companion studies from those in the USA, UK and Europe, which would extend the field of study to next generation urban renewal studies. This hopefully comes in the following journal edition as a special issue. Lastly, may I offer my sincere gratitude to the comments of reviewers and to the authors of this journal. All those efforts may pay huge dividends for IRSPSD and the urban regeneration future.

REFERENCES

- Baek, Y., & Joo, H. (2021). "Determinants of Resident Satisfaction with Urban Renewal Projects - Focusing on South Gyeongsang Province in South Korea". *International Review for Spatial Planning and Sustainable Development*, 9(2), 5-23. doi: https://doi.org/10.14246/irspsd.9.2_5.
- Demographia. (2020). "Demographia World Urban Areas: 16th Annual Edition". Retrieved from <http://www.demographia.com/db-worldua.pdf>.
- Gim, T.-H. T. (2021). "Comparing Happiness Determinants for Urban Residents - a Partial Least Squares Regression Model". *International Review for Spatial Planning and Sustainable Development*, 9(2), 24-40. doi: https://doi.org/10.14246/irspsd.9.2_24.
- Han, H., Kim, S., Jin, M. Y., & Pettit, C. (2021). "Providing Affordable Housing through Urban Renewal Projects in Australia: Expert Opinions on Barriers and Opportunities". *International Review for Spatial Planning and Sustainable Development*, 9(2), 41-61. doi: https://doi.org/10.14246/irspsd.9.2_41.
- Roberts, P., & Sykes, H. (1999). *Urban Regeneration: A Handbook*. SAGE Publications. Retrieved from <https://books.google.com/books?id=oR70O6MayFAC>.
- Tallon, A. (2013). *Urban Regeneration in the UK*. Taylor & Francis. Retrieved from <https://books.google.com/books?id=cnQiw0NhgEsC>.
- Turok, I. (2005). "Urban Regeneration: What Can Be Done and What Should Be Avoided?". Proceedings of Istanbul 2004 International Urban Regeneration Symposium: Workshop of Kucukcekmece District, Istanbul, pp. 57-62.
- Xu, X., & Akita, N. (2021). "Demolition-Reconstruction and Comprehensive Renovation? Reflections on the Renewal of Urban Villages in Northern China - a Case Study of Beijing Urban Village". *International Review for Spatial Planning and Sustainable Development*, 9(2), 62-75. doi: https://doi.org/10.14246/irspsd.9.2_62.