

A Study on the Activation Plan for Continuing Urban Renewal Project

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Abstract

The purpose of this study is not to study for the specific parts of the urban regeneration industry, but to present the plan for revitalization in a comprehensive view. In the process of drawing out the revitalization plans, the first of them was the theoretical consideration of urban regeneration industry, secondly, the introduction and analysis of cases in urban regeneration industry, and the third was to present the plan for the revitalization and its implication through the case analysis.

The implications by the way of case studies are that the urban regeneration projects must be done with considering the situation in Korea and that the careful selection and intensive support are needed for the target areas. Also they need to strengthen its role of the central government and take steps in order to implement urban regeneration projects and take special measures.

Through these, the first is the preparation of a master plan through governance cooperation as a way to revitalize the nation's urban regeneration projects. Second, it is the necessity of establishing social and economic companies introduced by the civilian vitality. Third, it is necessary to establish a vision and task for residents to suit the regional characteristics. Fourth, it is necessary to create an urban regeneration space where social programs are converged.

Despite the above-mentioned research results suggesting methods to activate Korea's urban regeneration projects, the limitations of this study are these points that limited to literature research and the inability to conduct quantitative evaluation study through empirical analysis. In addition, I hope that this study can be used as a basis for establishing the policy of urban regeneration to overcome the urban decline.

Keywords: Urban Development, Urban Regeneration System, Urban Regeneration Project, Case Study, Activation Method.¹

1. Introduction

Recently, people in the world have been looking for alternative plan to re-activate not only regeneration of urban functions but also its infrastructure for residents along with self-reflection against physical improvement policies in the past. In our country as well, R&D and businesses related to urban regeneration have actively been performed recognizing importance of urban regeneration. As one of those researches, our country has begun to perform researches for urban

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regeneration by establishing urban regeneration business unit in 2006 under Ministry of Land, Infrastructure, and Transport to set directions of a national policy named urban regeneration.

Therefore, this study has its purposes to suggest activation method in terms of objective view instead of performing specific researches for urban regeneration industry and procedures to draw up such activation methods include: First, theoretical review for urban regeneration industry, second, case studies and analysis for urban regeneration industry, third, implications via such case studies and activation plans..

2. Theoretical background

2.1. Advent and background for urban regeneration

The concept of urban regeneration began to appear in United Kingdom late 1980s. U.K at that time had lost its competitiveness of steel industry as well along with downfall of coal mining industry and inevitably faced transition of industrial structure and its infrastructure condensed in downtown of cities started to be relocated into suburb areas thanks to advancement of transportation system. Because of this, such relocation caused social problems such as runoff of facilities and population in centers of cities and increase of unemployment and unstable public security, which in turn caused nullification of land and weakened competitiveness of city. [1]

In other words, urban regeneration is not just how to use existing urban lands efficiently but it has focused on a plan to achieve creative and sustainable advancement by applying cities' local historic · distinctive aspects.

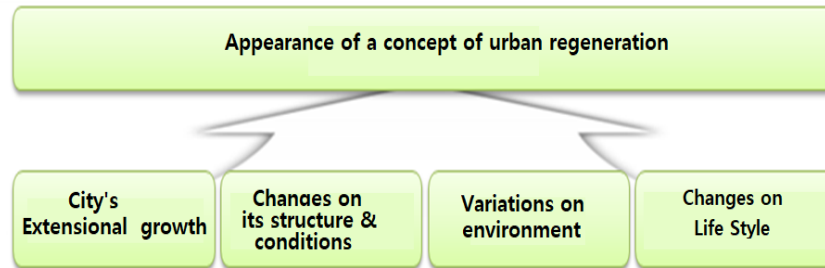


Figure 1. Background of Urban Renaissance

2.2. Concept of urban regeneration for each country

U.K defines urban regeneration “not as problem solving for ‘Economically, social and physically obsolete areas via individual project but as an integrated approach to improve economic, social and environmental conditions continuously under strategic plan for growth of whole city via partnership between public and civil sectors . [2]

Japan has conceptualized urban regeneration as a term named urban renaissance in terms of enhancement of society, welfare, education, culture and service levels and securing competitiveness through recovery of urban economy. In other words, this could be a concept emphasizing comprehensive meaning to revive cities' physical · environmental, social · cultural, industrial and economic aspects via rearrangement of them.[3]

In Korea, urban regeneration has become a concept containing all compound words whose spells are started with “Re” such as re-development and re-architecture which are currently

used as arrangement and development of internal · external side of existing city spaces excepting new-development. Therefore, urban regeneration is defined as “Life·cultural, economic, physical · environmental reviving or renaissance in a way that adopts or creates new functions for existing cities which are shrinking due to expansion of cities focusing on new urban district · towns and changes on industrial structure”. [4]

2.3. Necessity for urban regeneration

Recently, for most cities, aging and shrinking of downtown and industrial zones are accelerating. Shrinking of downtown and industrial zones is inevitable due to urban growth and transition of industries. It's because cities are more focused on their extensional expansion rather than inner faithfulness such as construction of downtown and new towns. [5]

City's downtown has its own identity, history, culture and artistic aspect and this becomes very important factor to emphasize today's urban competitiveness which became deepened between cities. Therefore, preserving and improving local history and identity by regenerating such shrunk downtown is a factor to secure competitiveness.

Recently, as movement of capital and human resource is globalized due to innovative growth of information technologies, national competitiveness is dependent of cities' competitiveness. In 21st Century when informatization and globalization are more advancing, it's required to promote urban regeneration to create values between cities and change cities affording social demands for quality of life and well-being. As quality of life in cities becomes higher, it's possible to secure city's competitiveness as its international position and roles of exchange is being extended due to inflowing creative human resource, information and tourists. Therefore, nation-wide urban regeneration strategies and system & policies are required to be established for enhancement of national competitiveness and quality of life. And fused · complex urban regeneration technology development such as construction technologies and design methodology are also required.

3. Case studies for urban regeneration

3.1. U.K's urban regeneration

Since 1950s, cities of U.K had suffered from serious economic depression and social problems due shrink of traditional industries such as manufacturing, steel and shipbuilding. In downtown, many problems including wasted industrial facilities and abandoned land, high unemployment rate and crime, poor housing and residential area of minority group have appeared and their transition into suburb areas is accelerated due to popularization of passenger cars and building of new town in suburb area. [6]

In order to solve these problems, U.K deployed urban regeneration policies presided by central government in a way that prepare a framework for regeneration policies against city's down towns and other several shrunk areas and promotes public financial investment and improvement of system and also private investment. However, since U.K's initial urban regeneration is a short-term policy focusing on specific projects, roles of local government were only shrunk. In addition, such urban regeneration policy only considered physical and economic regeneration without integrated approaches and consideration of local communities and social regeneration. [7]

3.2. Hong Kong's urban regeneration

Hong Kong, which was British territory in the past, had similar urban regeneration policies to directions of U.K and it has prioritized development of new towns and building of public rental houses rather than re-development to fulfill housing demands caused by rapid growth of population in 1960s~70s . [8]

Under the situation, the government of Hong Kong had established Urban Renewal Authority in 2001 and performed businesses required by urban regeneration. URA policy is primarily classified into 2 categories: One is redevelopment and the other is rehabilitation. Besides these, the government performs cultural asset preserving project. For redevelopment policies, URA plays roles for both constructor and aid.

3.3. Japan's urban regeneration

Urban policy during those time was focused on affording of population and industries condensed at cities and furthermore, deployed a policy to distribute population and industries facing affordable limits in cities. [9] However, this national development plans yielded not only long-distance commute, traffic jam and reduction of green zone but also caused new urban problems being unable to react to social . economic changes in which internationalization, informatization, low child birth and aging are deepened.

Under these situations, Japanese government had officially established Urban Regeneration Headquarter in 2001 in order to strongly and generally implement policies and businesses for urban regeneration in terms of environment, prevention of disasters and internationalization. [10]

The Japanese Urban Regeneration Headquarter had set two major goals of policies. First is to create new demand by attracting force of private such as private funds and knowhow and then connect such demand to economic regeneration. Second is to have city policy-based objectives to improve old urban environment in Japan.

4. Case studies and implication

Urban regeneration in these case studies has been started under different background respectively. U.K started urban regeneration in order to overcome shrinking of urban economy and depressed economy while Japan starts to discuss urban regeneration in order to revive national economy which was depressed since bubble economy elapsed, and Hong Kong started urban regeneration to improve old urban functions.

The implications summarized by the case studies include: First, it's required to implement urban regeneration businesses fitted with our country. We need to set up the concept of urban regeneration fulfilling our situations when we implement urban regeneration businesses. In order to implement urban regeneration businesses considering our situations and urban conditions, it's first required to assign areas in need of regeneration through meticulous diagnosis regarding changes on population and employment, social and economic vitality, historic & cultural characteristic and physical infrastructure and even consciousness of residents and communities for down towns, suburbs and old cities.

Second, carefully selecting target areas for urban regeneration businesses and concentrated supports are needed. In order to guarantee validity of public supports to extend and construct infrastructure and recover communities, it's required to sort out and assign target areas for regeneration by making it stricter to assign them and to prioritize such areas and support them gradually in ways that assigns leading areas through selection and concentrated strategy.

Third, roles of central government are required to be enhanced. it's necessary to take into account establishment of local-oriented coordination institute such as U.K's urban regeneration

corporation or Hong Kong's urban regeneration institute which will implement businesses by summarizing and adjusting opinions from central & local government and local residents.

Fourth, urban regeneration business needs its implementation in order and special laws. Currently, business areas for urban regeneration are planned for very wide areas similar to those of conventional re-development of building. These businesses can't be controlled by public sectors as they are all dependent of residents' wills. Therefore, assignment and business implementation of urban regeneration promotion areas are required to be carried out step by step while they maintain harmony with city basic plan and arrangement plan for zone of life.

5. Conclusion

This study intended to suggest activation of urban regeneration in Korea as following by analyzing urban regeneration policies from U.K, Japan and Hong Kong and their implication.

First, a master plan needs to be prepared through cooperation of governance. Our urban regeneration businesses are usually focused on government-sponsored, physical · environment-oriented development policies in spite of much efforts.

Second, social · economic corporation adopting civil's vitality need to be established. In order to overcome exclusion and disruption of communities caused by growth-priority and their alienation, socially and economically balanced programs which enhance identity and potentials of local areas need to be prepared.

Third, resident-sponsored vision and establishment of project fitted with characteristic of local areas are needed. Sustainable community programs need to be created by enhancing participation of interest parties via information sharing and communication regarding urban environment, traffic, societies & culture, economy, resource and energy, which means that local issues are best known to local residents and their measures are nearest to local residents, characteristic of local areas and social · economic recovery.

Fourth, urban regeneration space fused with social programs need to be made. Urgent aspects which appear from physical · environmentally oldness and these shrinking age are usually causing social problems such as housing, education, traffic, finance, health and welfare.

As previously stated so far, this study has its limitation that it is limited to study of literature despite research results suggesting methods to activate Korea's urban regeneration business and didn't perform quantitative researches via empirical analysis. However, this study is expected to be used for basic data to establish urban regeneration policies to overcome shrinkage of cities.

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