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by Xueqing Peng

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BARTLETT SCHOOL OF PLANNING

**Participatory planning in the ‘micro’ regeneration
of traditional urban villages in South China:
Analysing two cases in Guangzhou**

Master dissertation in Urban Regeneration

Author: Xueqing Peng

Being a dissertation submitted to the faculty of The Built Environment as part of the requirements for the award of the MSc Urban Regeneration at University College London:

I declare that this dissertation is entirely my own work and that ideas, data and images, as well as direct quotations, drawn from elsewhere are identified and referenced.

(signature)

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Acknowledgement

The journey through the thesis has helped me to find my original passions of studying urban regeneration. I did not know much about participatory planning but have discovered it, and I have a feeling of being in the right place of planning.

I would like to thank everyone who supported me through this, often bumpy journey. I would like to thank my supervisor, Fitzpatrick, Daniel for offering guidance and supervision in these months. I would like to thank my friends Chulin, Changru, Shuliu, Minzhi and Daisy who was during all these months listening to my struggles and giving courage and motivating to me in this year. Importantly, I would like to thank my mother Mrs He and father Mr Peng, without whom this whole year in the UK would never happen.

During this year in UCL, the most vital thing I have learned is that life has endless possibilities. After leaving UCL, I know I will not limit myself in a frame but try again and again and finally find my life pursuit.

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Abstract

In the past 40 years, China has experienced a rapid urbanisation process. Since 2014, to cope with problems such as the lack of land, the government of China has proposed a series of guidelines to promote the inventory mode of urban regeneration and avoid large-scale demolished and construction. Then the concept of micro regeneration has been proposed, aiming at protecting the historical culture and natural ecology and promoting the harmonious development, which is suitable for the regeneration of traditional urban villages. In the context of the new trend, many scholars started to consider participatory planning as the approach for micro regeneration, and some have done experimental practices in the metropolis of China since 2016, and Guangzhou is one of these cities. However, there is a lack of studies to reflect on these practices. To answer 'what effects does participatory planning bring and what factors influence them? ', the thesis summarised four advantages of participatory planning, including exchanging knowledge and mutual learning, increasing the support of the planning process, enhancing the sense of ownership and improving civic capacity, as well as two critiques which are the high cost and the power problem through literature review. Then it comparatively analysed two traditional urban villages which have adopted participatory planning in their micro-regeneration. The results show that participatory planning does have these four advantages. The thesis also found six factors influence the effects, including the participation methods, the trust in organisers, the correspondence between the participation experience and the expectation, the bias of public perception toward the regeneration process, the residents concerning for the collective interest and the support of the government. These results can be applied to a broader public participation field and have practical significance.

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Chapter 1: Introduction

In the past 40 years, China has experienced a rapid urbanisation process, accompanying with the large-scale demolition and construction of Chinese cities. It has caused the lack of land, the homogeneity of cities' image, the damage of ecological environment and the loss of historical resources (Lin, Huang and Zhou, 2013). These problems have led to a reflection of the mode of urban development.

In 2014, the Central Ministry of Land and Resources issued the "Guideline of Promoting Land Saving and Intensive Use", proposing to strictly control urban expansion, gradually reduce the scale of new construction land, and focus on revitalizing the brownfield land, which implies a crucial direction of the urban development of China- urban regeneration. Meanwhile, in 2016, The State Council issued the "Several Opinions on Further Strengthening the Management of Urban Planning and Construction", emphasising the implementation of urban repairs and organic renewal, solving the problems of environmental quality degradation in the old city, chaotic spatial order, and damage to historical and cultural heritage. In this policy context, Guangzhou issued '2016 Guangzhou old village regeneration guideline' to regulate the regeneration of urban villages which is a special Chinese urban phenomenon resulted by the rapid urbanisation. The guideline proposed two different regeneration patterns, complete redevelopment and micro-regeneration. 'micro-regeneration' is a regeneration mode that is mainly funded by the government and aims at protecting the historical culture and natural ecology and promoting the harmonious development of old villages, including refurbishment and partial redevelopment (Guangzhou urban renewal bureau, 2016). It emphasises the small and micro construction projects to maintain and improve the characteristics of the places. This mode has become a new trend of urban regeneration in China and is commonly applied in the regeneration projects of traditional urban villages which remain historical culture.

At the same time, many Chinese scholars advocate using participatory planning to do 'micro-regeneration' (Fang, 2011; Zhou, 2014), and several advanced experimental practices have started in traditional urban villages since 2016 in Guangzhou. Moreover, In February 2019, the Central Ministry of Housing and Urban-rural Development issued a guideline advocating residents to participate in environmental regeneration and requiring cities to select three to five different types of communities to carry out pilot 'co-creation' activities. This guideline further emphasises the critical position of participatory planning in the future micro-regeneration projects, which means that the relevant researches become more and more significant. However, currently, there are very few studies on the analysis of these advanced ongoing practices to discuss the effects and problems of participatory planning in the micro-regeneration process. Therefore, this thesis aimed at analysing two cases to find out the effects and issues of two different ways of participatory planning in the micro-regeneration process of traditional urban village in South China. These two cases have different processes and methods for implementing participatory planning. For Pantang village, the participatory planning form is proposed by individual planners without supports from official agencies; For Shenjin Village, it is implemented by a workshop comprised of a university team, individual design companies and grassroots organisations and strongly supported by the local government. This thesis is divided into seven chapters. Chapter two introduces relevant information about urban villages and traditional urban villages in the context of China. Chapter three states the theories and previous literature about participatory planning and summarised several vital advantages and problems of participatory planning. Chapter four describes the methodology used in the research. Chapter five is the case study part presenting the background and the participatory process of the two villages respectively. Chapter six comparatively analyses and discusses the findings of these two villages based on the theoretical discussion from Chapter three and responds to the research aim. The final chapter provides the overall conclusion of this research and emphasises the key findings of the research.

Chapter 2: Urban villages in China

China implements a dual land ownership system, by which urban land is state-owned and rural land is collectively owned. In the rural land sector, the village collective economic organisation (VCEO) retains the ownership and organises economic activities on behalf of villagers. The invigoration of urbanisation, industrialisation and economic growths since the 1980s put high demand for urban land (state-owned land) and led to a considerable urban sprawl. During this period, local governments expropriated a great deal of rural land. Compared with converting the whole villages into urban land, local governments preferred expropriating only the farmland part, leaving the residential areas untouched. The action caused islands of collective building land in the middle of the urban districts, called 'urban villages'. (Li, 2001; Li, 2002; Zhang, 2003; Zhou, 2014; Lin et al., 2014).

'urban village' is defined as a mixture community between urban communities and villages (Li, 2002). While in nature, they are rural communities within cities, remaining rural values and systems but influenced by urban landscape and lifestyles (Zhang, 2003; Yan et al., 2004). Lin et al. (2012) summarised the characteristics of urban villages with four features, including collective land, collective economy and private economy, mixed culture and traditional social norms and urban self-organised grassroots unit (Administrative committee and VCEO) (Fig. 2.2). Some urban villages have retained villagers committee, while some have been changed to community committee. Moreover, the collective land of some urban villages located in the city centre has been expropriated into state-owned and there is no VCEO.

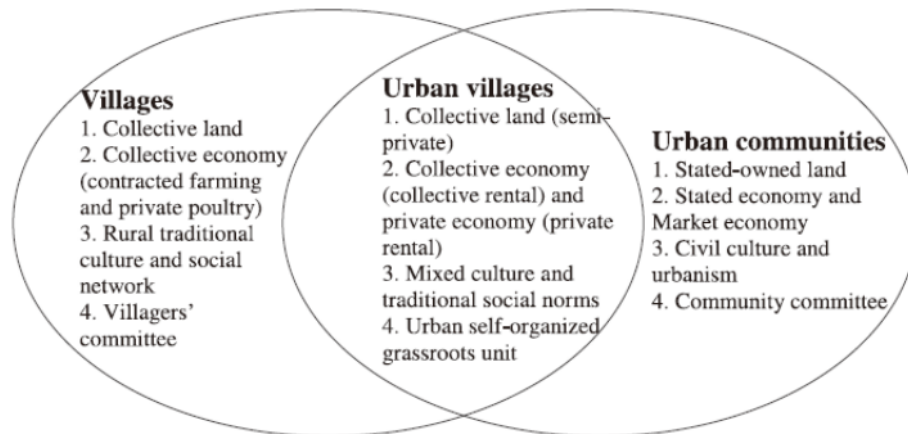


Fig. 2. 2. The plural characteristics of urban village (Lin et al., 2012)

Because the farmland was expropriated for urban construction, the villagers lost their previous income resources from agriculture. However, based on the new geographical advantage and a large number of the transient population in cities, villagers found rental houses as the new income resource. While to pursue the higher economic benefit, villagers illegally construct houses over their collective land or to add cantilevered floors to their existing houses to accommodate the migrants. It has caused several problems, including high population density, spatial congestion, and poor quality of buildings inside, etc (Li, 2002).

However, in the process, some urban villages remain the physical characteristics of traditional villages, such as heritage buildings. This kind of urban villages is usually located on the edge of the city centre without the rental market of significant demand or a historically protected area with strict housing construction requirements. Wang (2003) defines this kind of urban villages as traditional urban villages. While most of them have problems such as poor living environment, inadequate infrastructure, low economic level, and the damage and abandonment

of traditional buildings. Therefore, the regeneration of traditional urban villages is one of the popular topics in China.

In the research on the regeneration of traditional urban villages, the developer-led redevelopment model has been controversial due to the significance of traditional buildings' protection and improvement (Li et al., 2014). Most researchers advocate small-scale renovation and renewal, emphasising the need to embody the traditional culture, and using collectivist theory to suggest that improving the autonomy of villagers to promote the long-term development of the village (Huang and Xu, 2011; Yuan, 2016; Chen and Zhou, 2012). Therefore, the Guangzhou government has chosen traditional urban village to be one of the objects to do the practices of the micro-regeneration mode (Huang and Xu, 2011).

Chapter 3: studies on participatory planning

Participatory planning is a paradigm of urban planning, which is often considered as a part of community development (Pierre et al., 2000). It is identified as the 'systematic effort to envision a community's desired future, plan for that future and involve and harness the specific competencies and inputs of community residents, leaders, and stakeholders in the process.'(Beyea, 2009). Widely convinced, the core of participatory planning is public participation. Since the 1960s, with a series of discussions on the significance of public participation in urban planning, the understanding toward participatory planning has developed.

3.1 Theories of public participation in urban planning

The discussion towards public participation in urban planning started from the reflection on the classic rational planning. After WWII, urban design focusing on physical aspects and procedural planning based on system theory (it believes planning is a procedural matter and is concerned with the planning processes and methods applied by professionals) became the mainstream of urban planning theories at that time(Gough, 2017). Both theories emphasised on the rational planning model relying on the input of experts(Gough, 2017). However, such rational planning relies too much on professional knowledge and separates the public interests, values, and needs from the decision-making process (Innes, 1998).

In the 1960s, a series of citizens' movements provided the background for scholars to criticise the lack of concern for people and validate the significance of citizen participation in urban planning. One of the most famous theories is 'a ladder of citizen participation' proposed by Arnstein (1969). She created a vertical model

that set out degrees of participation along a gradient of the redistribution of power between citizens and services providers. There are 3 levels with 8 rungs on this ladder from the 'nonparticipation' level of 'manipulation' and 'therapy' to the 'tokenism' level of 'informing', 'consultation' and 'placation' and finally to the 'citizen power' level of 'partnership', 'delegated power' and 'citizen control' (Fig.3.1). She recognises the value of citizens' participation as an approach to share the benefit of the affluent society with have-not citizens and points out that 'the extent of citizens' power' decides 'the end product [of public policy]' (Amstein, 1969, p. 217.) which indicates the significance of empowerment.

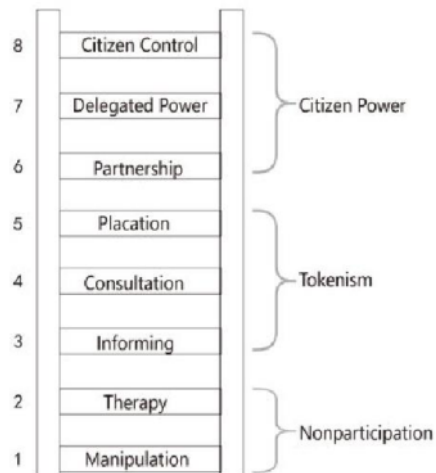


Fig.3.1. The ladder of citizen participation (Arnstein, 1969)

Another essential paper encouraging people's participation in the planning system is 'Advocacy and pluralism in planning' (Davidoff, 1965). Davidoff advocated a way of planning to ensure different views among the plurality of interests equally presented in the political system, especially those from the underprivileged. While different from Arnstein's thought, he underlined the need for planners and argued that planners should not only be technicians but also become facilitators who

concern underrepresented groups and become advocate and educators to declare their interests.

All these above theories claimed the significance of public participation from the social justice perspective. While in the 1990s, based on the shift of epistemology of knowledge from professionalism to the understanding that 'knowledge is socially constructed', both Innes and Healey realised that participation could be an approach to obtain consensus between different stakeholders (Innes, 1998; Healy, 1996). They proposed 'communicative planning or collaborative planning' which is to engage all stakeholders in a negotiating process to solve conflicts and build a consensus (Healey, 1996). In the process, equal distribution of power among stakeholders, openness and trust are crucial. Healey (2003) also indicated that the network of social relations, the relationship between participants and organisations and the capacity of local institutions could be essential factors to the process. Moreover, the role of planners is regarded as a participant or collaborator guiding the process where results are collectively established through consensus (Healey, 2003).

According to the above discussion of participation in planning, it can be concluded that at its core, participatory planning seeks to achieve consensus among different stakeholders, thereby, providing a vehicle to resolve conflict between potentially opposing interests, resolve power differences between various groups, and give groups that are commonly marginalized by institutional structures an opportunity to contribute to the planning process.

3.2 Advantages of participatory planning

3.2.1 Exchanging knowledge and mutual learning

Social interaction creates knowledge and value rather than technical studies (Innes, 1998). Planners who reflected on their work were 'uncertain about what authority or knowledge gives them legitimacy to act as they do' and were 'uncomfortable with the expert role for themselves, recognising that they have their own biases and that expertise has its limits' (Innes, 1994, p.186). Whilst participatory planning changes the relationship between professionals and users in the urban space production process, from one-way information transmission by planners to two-way communication between planners and users. It also creates a platform for joint learning among stakeholders. Therefore, decisions are made based on social knowledge both from local experience and the instrumental-rational approach (Healey, 2010)

3.2.2 Increasing the support of the planning process

In the participation process, people can gain information and have the power to present their opinions. In this way, people need to share the responsibility for space production, which was previously carried out by planners. At the same time, with positive responses to the input of participants, people tend to trust more organisers and be more willing to contribute, and their support to decisions is also strengthened (Nalbandian, 2016). Furthermore, the participatory approach provides opportunities for people to understand others' needs and thus improve the social relationship, as different cultural background and general societal fragmentation are the reasons for little cooperation between citizens (Boonstra and Boelens, 2011).

3.2.3 Enhancing the sense of ownership

The long-term professional monopoly planning system has resulted in a lack understanding of people toward their rights and maintained an indifferent or passive attitude toward the development of public affairs (Beyea, 2009). The leading spirit of participatory planning is democratic participation. The spirit identifies participation in environmental production or community planning is a matter of participation in public affairs and is a democratic power(Healey, 2003). Therefore, the deeper meaning of participation is to change the planning mode of elitism, so that people who are currently excluded from political and economic processes and have no power may be included in plans. It can rebuild people's confidence to change their self-living environment and construct a sense of ownership between participants by exploring problems and solutions together (Innes, 1998).

3.2.4 Improving civic capacity contributing to long-term development

Civic capacity is “a capacity of individuals in a democracy to become active citizens and to work together to solve collective problems and of communities to encourage such participation in their members” and “It implies not only the ability to think and act but also a willingness to do so in the public good.”(Letki, 2018). The participatory approach can improve civic capacity and increase communities' influence on decisions. Healey (2003) argues that the collaborative planning process “builds up social, intellectual, and political capital, which becomes a new institutional resource”. This capacity has spread effect, from the participants to their associates and " in turn has the potential to create a more intelligent society,

better able to adapt quickly to changes in the conditions and more competent to address controversial, difficult issues."(Innes and Booher, 1999, p.431)

3.3 Critiques of participatory planning

3.3.1 The high cost

Participatory planning requires a constant communication and negotiation process, where not only organisers need to input but also its participants. However, these inputs may not lead to greater efficiency but instead can become costlier, as the participation of diverse requires longer time spent on consultations(Nuissl and Heinrichs, 2011). A question also arises, whether people really want to participate and devote their time, often on the long-run, to the process or they only want to have a choice to possibly pick from prepared decisions (Patsias, Latendresse and Bherer, 2012). Many practices validate that participatory planning invest more in the process, but the efficiency of the process not as good as without public participation (Patsias, Latendresse and Bherer, 2012).

3.3.2 The critiques of power

Participatory planning is regarded as a democracy approach, while it cannot escape the influence of power. Many scholars claim that having all actors in a dialogue to obtain an agreement is not a realistic approach, especially when considering the complexity of the operation of power (Harris, 2002; Bedford et al., 2002; Brand and Gaffikin, 2007; Huxley and Yiftachel, 2000).Brownill and Inch (2019) consider 'participation as a process in which the operation of power inevitably leads to inequalities of outcomes resulting in a related questioning of the

nature and purposes of participation itself'. Flyvbjerg (1998) used the case of Aalborg to implicate the 'dark side' of planning and the biased results, both operated by the powerful interests and governments. Cooke and Kothari (2001) even state participation as a 'new tyranny' with ostensible involvement and engagement. More specifically, organizing party may influence the process so that it ends in a way beneficial only or foremost for them, especially when politics is involved (Patsias, Latendresse and Bherer, 2012).

In contrast, Barnett (2005) and Massey (2017) question this perspective as it denies the potential of participation and political progress with 'a monolithic view of power' (Brownill and Inch, 2019, p.15). Legacy (2017) and Metzger (2018) further emphasize that conflicts and political discontent continuously appear in participation spaces and are not all eliminated by powerful parts. The positive significance of participation should not be denied because of the final decision to bias the interests of the authority.

Chapter 4: Methodology

4.1 Case selection

In terms of choosing study cases, I focus on the city, Guangzhou in the south of China, which I familiar with as I have spent my undergraduate in there for five years. It is one of the leading cities who firstly proposed micro-regeneration implementation guideline in urban villages, and many advanced experiments of urban regeneration have been done or are ongoing in the city. Firstly, I did some researches based on news, reports and papers about participatory planning practices in China and found that there are mainly two types of actors who propose participation planning into practices, one is individual planners who work for private company or NGO and the other is professors supported by a team of students and teachers. Therefore, I planned to find two cases with different types of actors to do comparative analysis. Coincidentally, a professor of my undergraduate university is working on participatory planning, and his team was doing the practices in a traditional urban village-Shenjing Village. Meanwhile, I also found a case from the internet which has much news introducing the participatory approaches in the regeneration of the village-Pantang Village, and two planners who work for an architecture design company operated these approaches. Through the field visit and the pre-survey interview to the residents, I confirmed these two villages as the study cases.

4.2 Methods

For the question of this study, three research methods were used, within the category of qualitative study. Firstly, a desk-based literature review was used for

the theoretical identification of the effects and problems of participatory planning. Secondly, at the first stage after choosing study cases adopting different approaches for doing participatory planning, in total twelve semi-structured interviews were conducted toward the planners, the government officials and the residents of these two cases respectively. Thirdly, Questionnaires were sent to residents to get more information about their experiences and feelings in the process.

4.2.1 Interviews

The working process of interview is firstly gathering the relevant information of these two villages from the internet, secondly, interviewing the planners of each village as they know the participatory planning process best, and then according to the interview results of planners, identifying other actors in the two cases and setting questions to do interview respectively. The main actors include residents, the government departments and relevant social groups. The whole interviews were adopted as a semi-structured way. All the interviewees and question topics are listed in Table 1

Pantang Village	Shenjing Village	Question topics
2 planners	1 planner	The situations of the village and the micro-regeneration project, the participatory planning process, the effects and problems of the process and their feelings and expectations of the process
1 official from the Liwan District Urban Regeneration Authority	1 official from the Shenjing Community Committee	Their roles in the regeneration project and the participatory planning process, the effects and

	1 employee from the Shenjing Village Collective Economic Organisation	problems of the process and their feelings and expectations of the process
5 residents and 2 of them are members of 'Xicheng Tang Club' which is an informal villager group	5 residents and 2 of them are migrant residents who opened stores in the village	Their experience in the process, the effects and problems of the process and their feelings and their feelings and expectations of the process
	1 student volunteer	The experience and feeling of participating in the process

Table 1. Interviewees and questions topics

4.2.2 Questionnaires

According to the literature review and the interview results, I set questionnaires toward the residents of these two villages respectively (see Appendix A). The questionnaire is comprised of 5 parts including the basic information of residents, the participation experience, the expectation of participation, the participated activities and the change of attitudes or feelings in the process. Based on the number of residents, 40 and 60 questionnaires were distributed in Pantang Village and Shenjing Village respectively, while 35 of valid questionnaires were collected from both of these villages in the end.

Chapter 5: Case study

5.1 Pantang Village

5.1.1 Background

Pantang Village is located in the historical zone of Liwan District, Guangzhou, near Liwan Lake Park (Fig.5.1.1). This village has a history of more than 900 years. Currently, there are over 600 households. In the process of rapid urbanisation in Guangzhou, it has become an urban village with the characteristics of insufficient infrastructure, poor public environment, dilapidated buildings and rental economy.



- The micro regeneration scope
- The Pantang community committee management scope

Fig.5.1.1 The map of Pantang Village

Pantang village is a focus of the regeneration of the old villages in Guangzhou. In 2007, the village was included in the extension project of Liwan Lake park. In 2013, the Guangzhou municipal government planned to transform Pantang Village into 'cultural squares'. During the process, the management system of Pantang Village changed from village committee management to urban community committee management. However, because of the lack of funding, compensation issues and political change, both of these two projects were only partially demolished and rebuilt, and they stalled. After these two redevelopment projects, only a part of the old village with the traditional street pattern and some traditional buildings have remained. Additionally, the village remains traditional folk activities such as dragon boat racing and the birth of the Northern God. The Xicheng TangYan Club, which mainly holds lion dance performance, has existed in the village for over 80 years as an informal organisation.

In 2016, the city government designated the old part of Pantang Village as a pilot project for the micro regeneration of old villages in Guangzhou due to its traditional cultural background, unique geographical advantages and repeated redevelopment failures.

The goal of the project is to improve the living environment and build an area to promote cultural commerce and tourism. This project has two stages. The first stage is to renovate or rebuild houses that have been expropriated in the previous two plans for future businesses. The second stage is based on the completion of the first stage, aiming at helping residents to improve their living conditions by adding infrastructures and improving their public spaces. In this stage, the Liwan District Urban Regeneration Authority employed two private design companies to make the design programme.

5.1.2 The process of participatory planning

5.1.2.1 The reason for choosing participatory planning

Pantang Village adopted participatory planning method in the second stage of micro-regeneration. This method was proposed by two planners working in Xiangcheng Design Company. Enlightened by the experience of participatory planning in Taiwan, they hoped to carry out participatory planning in this project based on social responsibility.

Therefore, the start goal of participatory planning for the project is to form a more acceptable and suitable plan by understanding the needs of the residents and thoroughly communicating with them. Meanwhile, for planners, this method is also to embody the social ideal of democratic participation and inclusiveness.

5.1.2.2 The methods of participatory planning

The organisation mode of participatory planning

The regeneration project of Pantang Village is funded and carried out by the government as the controller. '2016 Guangzhou old village regeneration guideline' indicates that the micro-regeneration projects of refurbishment and repairs mainly led by government-funded do not need to be voted by the villagers for their agreement. Because they do not use the village collective funds and do not involve significant matters such as house demolition and resettlement. Since the construction of the projects of Pantang Village is on the expropriated houses and land, and the environmental improvement in the public areas is the government-

led livelihood project, high-level public participation is not a legal requirement. For the government departments, they only need to inform the public about the relevant situation.

The series of participatory planning activities was mainly organised and operated personally by these two planners, and government departments did not provide financial or organisational support for those activities.

participation activities

Participation activities have two categories. In the design phase, activities were held mainly for the content of the programme design. The planners invite residents to express their opinions by informal chatting and seminars. In the implementation phase, the aim of activities gradually turned to improve the long-term development of the village. Planners assisted and encouraged residents to organise community activities and did small-scale spatial construction with residents. (see Appendix B)

At the beginning of 2017, before designing, two planners went to the village three times to chat with the villagers in order to understand their life needs and attitude towards regeneration. The planners found that most of the residents' attitudes were not so positive because of the long-term demolition and relocation in the previous planning. As one resident said *'when they (the planners) first came, I didn't mean to ignore them. this place has been changed for more than 10 years, but still the same.'*

Because of the negative attitude of residents, planners held a formal seminar, which attracted more than 40 residents. During the meeting, planners tried to alleviate the grievances of residents accumulated from the previous planning.

They introduced the micro regeneration to residents, answered their questions and clarified their work approach about doing a design based on the needs of the residents. Planners wrote down residents' opinions on sticky notes and posted them on the bulletin board where everyone can see others' ideas. This seminar is a turning point for villagers to understand micro-regeneration and accept planners. As the planners said, "*When we talked to the villagers after the seminar, they were more friendly than before.*"

After that, the planners went to the village many times and chatted with the elderly about historical buildings and folk culture, thereby establishing a good relationship with the old residents. To collect the views from the younger residents who mostly work on weekdays, the planners used their leisure time to visit these people. During the process, the planners captured a thought of this group that they wanted to hold an exhibition to introduce the history and culture of the village to the young generation and visitors.

At the end of 2017, the historical photo exhibition was held, which was organised by the planners with the assistance of active residents. In the preparing phase, the planners collected old photos and stories from residents personally and communicated exhibition details with residents, which has enhanced the relationship with villagers. During the exhibition, they also used maps and models to show initial design based on residents' opinions for attracting more attention from residents.

In 2018, the project entered into the implementation phase. Planners set up a work office in the village for residents expressing their opinions. Meantime, planners encouraged and assisted the active residents to hold two cultural activities in cooperation with an external social organisation. In the early of 2019,

under the policy influence¹, the government department organised a 'co-create' committee to invite residents in the decision-making process.

In the process, planners mainly organised the activities. The government departments, except the 'co-creative committee, did not provide support but passively responded to the residents' opinions reflected by the planners. For residents, they have experienced a change from passive participation to active participation. Moreover, few social organisations participated in the activities under the contact of planners.

5.2 Shenjing Village

5.2.1 Background

Shenjing Village is located in the historical zone of Huangpu District, Guangzhou (Fig.5.2.1). There are currently 1305 households. The village has a history of more than 700 years and was classified as a traditional Chinese village in 2018. Under the impact of rapid urbanisation, Shenjin Village faces problems such as population outflow, lower per capita income and the loss of traditional features. The village remains 75 traditional buildings, but with the phenomenon of lying idle, being demolished and adding new houses. In the cultural aspect, there are dragon boat races and festivals of respecting the elderly. For the management system, the village committee has been transferred into the management of the urban

¹ In February 2019, the Central Ministry of Housing and Urban-rural Development issued a guideline advocating residents to participate in environmental regeneration

community committee, and the Shenjing Collective Economic Association manages the collective industry within the village.

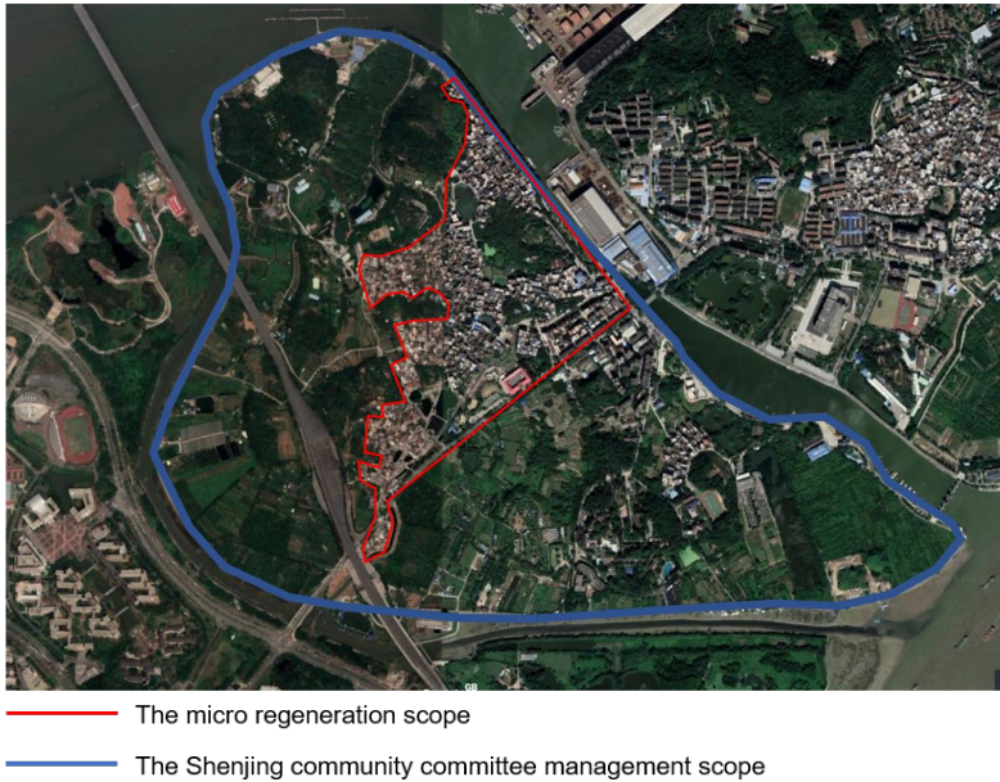


Fig.5.2.1 The map of Shenjing Village

In 2016, The city government designated Shenjing Village as a pilot project for the micro-regeneration. The government hired a university team and two design Institutes as the design unit. The goal of the project is to protect and revitalise Shenjing Village, including the protection and upgrading of historic buildings, the improvement of public spaces, the inheritance of traditional culture and the cultivation of creative culture.

5.2.2 The process of participatory planning

5.2.2.1 The reason for choosing participatory planning

In the project bidding process, the university teacher team put forward the concept of participatory planning, emphasising the bottom-up public participation method to promote the long-term development of Shenjing Village, and introduced their previous implementation experience. The government authority believed that this approach matched with their aim that the village collective group should be the main actor of the implementation of regeneration. Therefore, the main objective of the project adopting participatory planning is to give full play to the initiative of the grass-roots organisations and villagers and promote the long-term self-renewal and development of the village.

5.2.2.2 The methods of participatory planning

The organisation mode of participatory planning

The participatory process of this project takes the form of the workshop with a university team as its core technical force. The form of the workshop is that the government takes the lead in inviting professionals with rich experience in urban planning and social governance to form a team as the multi-party negotiation platform, uniting grassroots organisations, civic organisations, residents, and professional third parties to participate in the work of building a beautiful environment and a harmonious society.

Therefore, in this project, the workshop is the promoter to organise the participation activities with the cooperation of the grass-root organisations (The Shenjing Community Committee and The Shenjing Collective Economic Association) and the financial and organisational support from the local government.

participation activities

Before starting work, there were several meetings where the workshop discussed with representatives of government departments and grass-root organisations on the procedure of the micro-regeneration work. Based on the consensus, the workshop has implemented three different types of activities at the same time. One is to collect and coordinate views for the design scheme, the other is to co-construct the environment with its residents, and the third is to promote the cultural development and enhance community vitality. In this process, the workshop cooperated with various forces, including government organisations, residents and various social organisations. Besides, the workshop set up a work office to facilitate consultation with different actors. (see Appendix C)

For the first kind of activities, the workshop relies on the strength of teachers and students. In the design phase, the professor of the workshop took Shenjing village as the case site of students' course, mobilised students to send questionnaires to residents, and collected villagers' opinions. Later a students' coursework exhibition was held in Shenjing Village, where students introduced their work to the residents and collected suggestions from them. Moreover, in the process of renovation of historic buildings, the grass-root organisations helped the workshop to get in touch with the owners and negotiate with them, and the workshop launched an architecture competition, which attracted the participation of social forces.

For the second type of activities, In 2017, the workshop with more than 60 students from three universities did an activity of wall painting and invited active residents to draw with them, supported by the grassroots organisations (coordinated with the house owners). At the beginning of 2019, the workshop was evoked an idea of beautifying the wall of Shenjign primary school when communicating with its headmaster. Therefore, with the participation of the School, active residents and Student volunteer, the workshop gathered over 20 pupils to do wall painting.

The workshop held a large number of the third type activities in different forms. There were many internal and external social groups participating in the activities. The activities include exhibitions in various themes and public benefit activities with the participation of volunteers from social groups. The workshop planned the procedure of activities and contacted with social groups, and the grass-root organisations provided venues. However, only several residents participated in these activities because of the lack of publicity and limiting the number of participants. As one resident said, *"I don't know where I can get the information of these activities you are talking about."* One of essential events is Spring Festival Fair for enhancing traditional culture and fostering creative culture which is held on the public square during the Spring Festival each year. The workshop organised and publicised the activity and recruited businesspeople and artisan from inside and outside the village to set up stalls in the activity. Grass-root organisations assisted it, such as decorating the venues. Many residents and tourists have attended the activity.

In the process, the workshop plays the role of the organiser and coordinator, which links the government, the public, social and community organisations and other main subjects. It relies on the social relationship of the university team to attracts student groups from different universities as volunteers. In the whole

process, grass-root organisations actively assisted the work of the workshop, provided venues for holding activities and played a coordinating role between the workshop and villagers. The local government provided funding and coordinated the work of different departments. Under the effort of the workshop, the attitude of social groups in participating in the activities has gradually changed from passive to active, while residents have still been passive.



them, 14 respondents believe that they know the planners well or very well. While the data of Shenjing Village is 15 and 4 respectively (Fig. 6.1.2)

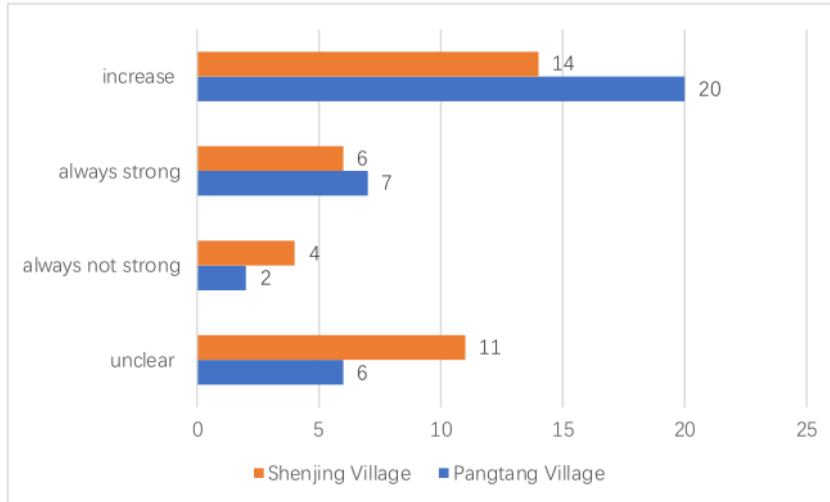


Fig.6.1.1 Residents' understanding of the relevant knowledge of regeneration

To understand the local knowledge acquired by the planners, they were required to introduce the situation of the village and its residents in interviews. Both the planners of the two cases can explain the general situation of the village, but the focus of the content is different. The planners of Pantang Village introduce the village by describing some scenes and story. For example, *'the square is small but very useful. All the important activities are held here....'* In contrast, the planners of Shenjing village often use broader and more perceptual statements. For example, *'Shenjing village is a traditional village with a lot of traditional buildings. It is really quiet and comfortable'*. Moreover, compared with the interviewee of Shenjing Village, the planners of Pantang Village can more detailedly explain residents' daily routine, needs and problems of their lives. Therefore, Pantang Village have learned more with deeper feeling with the village and its residents.



6.2 The support to the regeneration process

Some scholars hold the opinion that public perception about empowerment is an important influential factor of public support for reformation (Patsias, Latendresse and Bherer, 2012; Connor, 1988). As suggested by Arnstein's ladder which suggests participation hierarchy by the power gained by the public, if the public gain more power, they can manipulate policies to move forward in a direction in their favor, thereby enhancing public support for decisions and implementation (Arnstein, 1969). The ladder implies a hierarchy system, which judges that higher public participation level brings about higher support level (Tritter and McCallum, 2006). IAP2 simplifies Arnstein's ladder by proposing five public participation levels respectively at informing, consulting, involving, collaborating and empowering level. In order to learn residents' perception about empowerment in participation, the questionnaire sets up questions according to the features of the five levels (See Table 2). As shown by the results, comparing with the data in Shenjing Village, more visitors in Pantang Village have perceived higher degree of empowerment in the participation process¹. (in 6 statements about four participation levels, namely consulting, involving, collaborating and empowering level, respectively 5, 3, 6, 6, 7 and 5 more respondents in Pantang Village have given positive assessment) (Fig.6.2.1).

Arnstein (1969)		IAP2 (2007)		questionnaires
Citizen control	Citizen control	Empower	To place decision making in the hands of the public.	residents can control the decisions
	Delegated power			residents' opinions can influence the decisions
	Partnership	Collaborate	To partner with the public in each aspect of the decision, including the development of	

			alternatives and the identification of the preferred solution.	residents can engage in the whole process
tokenism	Placation	Involve	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered	residents are satisfied with the replies
	Consultation	Consult	To obtain public feedback on analysis, alternatives and/or decisions	residents can receive replies from organisers
	Informing	Inform	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	residents can fully propose opinions
Non-participation	Therapy Manipulation			residents can easily gain information

Table 2. the correspondence between the participation level and questions of the questionnaire

There are two influential factors as revealed by the interview. First of all, as planners have different goals for participatory planning, different participatory activities have different focuses. The main objective of participatory planning of Pantang Village is to form a more acceptable and suitable decision. Hence, the planners design more participatory activities related to spatial revitalisation. In contrast, the workshop of Shenjing Village adopting the participatory approach is mainly for motivating the initiative of the grass-roots organisations and villagers to promote a long-term revitalisation of the village. Therefore, they more focus on organising community activities instead of the activities related to the regeneration plan decision. The second point is the participatory means mentioned above. In participatory means related to the revitalisation plan, Pantang Village's planners

directly communicate with residents. During such favorable bi-directional communication, residents can gain timely response.

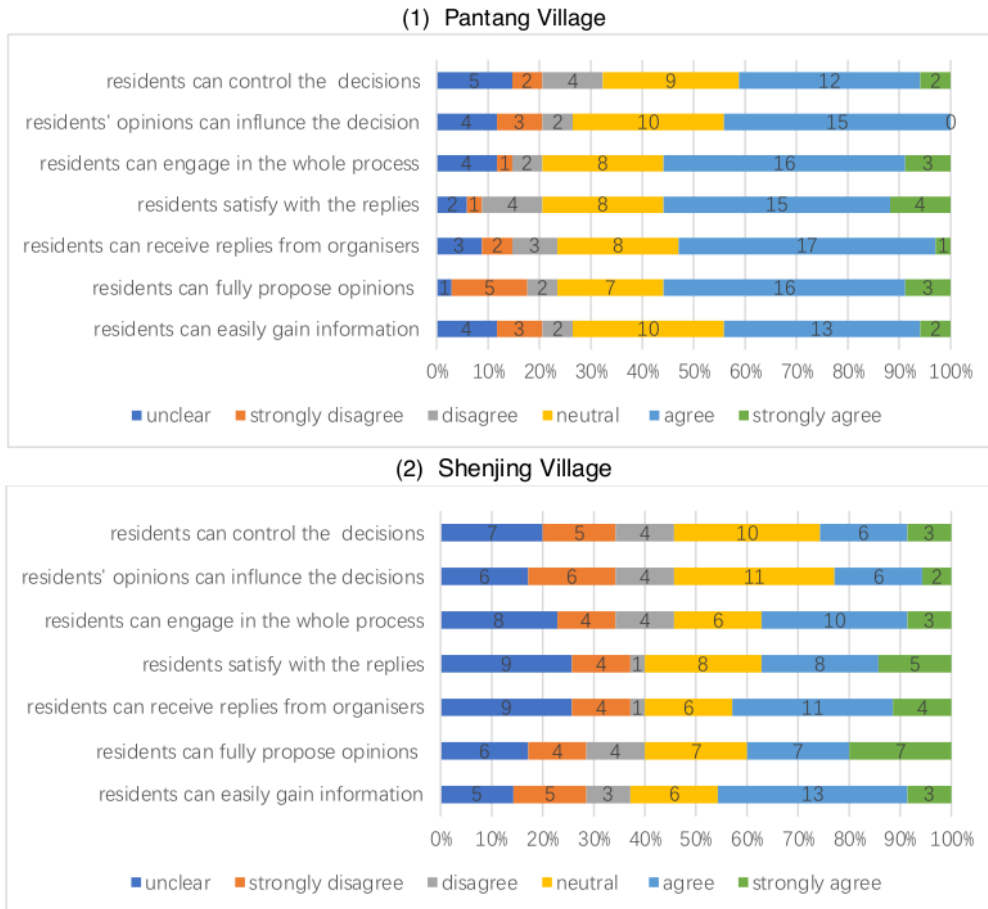


Fig.6.2.1 (1) (2) Residents' participation experience

According to the interview with residents, such discrepancy is associated with two projects' organization structure and planning unit's power (residents who show positive attitudes to planners usually have identical attitudes to government departments). As to the data of Pantang Village, among 26 interviewees holding positive attitudes to planners, 5 of them do not show such positive attitudes to

government departments, and likewise, in 22 interviewees trusting in government departments, 6 of them do not show any positive attitudes to planners. The interview with residents shows that such discrepancy is bound up with two projects' organization structure and planning undertaking's power. The participatory planning process of Pantang Village is not supported by government departments for a long time, and planners' power is just confined to spatial transformation. While the decision-making right of plans is controlled by government departments. In the process of participation, some residents gradually realize this point and find that planners are not representatives of government. Therefore, they approve of the efforts made by planners in this process. So when they feel dissatisfied, they tend to ascribe it to government departments rather than planners, and they are likely to trust in planners instead of government departments. In contrast, the regeneration work of Shenjing Village is strongly supported by the government, and the workshop has higher influence on decision making. In the participatory process, residents tend to regard the workshop as the representative of the regeneration project and prefer to attribute the problems in the process to the workshop, and then they may not trust the planners but still trust in the government departments.

The questionnaire directly asks residents whether their support is useful to the micro-regeneration work and their trust in the planners and the relevant government departments increased. Participants' trust in the organisers of activities is widely accepted as a crucial factor influencing their support to the activities (Nalbandian, 2016). Meanwhile, some scholars state that such trust is associated with their satisfaction about the participatory process and outcome. As displayed by questionnaire results (Fig.6.2.2), in the two cases, 21 interviewees express that their support to the micro-regeneration work increases. Meanwhile, many interviewees also admit that their trust in organizers has reinforced. Throughout a pairwise cross-over analysis on the three items, it could be seen that

interviewees' trust in planners and government departments have positive influence on the change of residents' support to the regeneration process (interviewees from the two villages all have positive attitudes. Among 36 interviewees, only 3 of them have unclear attitudes. The remaining interviewees all hold positive attitudes.) While residents' support is not completely decided by their trust (among 41 positive supporters, 17 do not show positive trust in planners or government departments.) In addition, residents' trust in the two subjects is closely associated.

However, the question is that interviewees in Pantang Village feel higher empowerment during the participatory process than those in Shenjing Village, but interviewees from Pantang Village and Shenjing Village are actually the same. This suggests that higher empowerment experience is not a dominant factor that increases public policy support to the participatory process. Johnson et al. (2004) and Jonathan and McCallum (2005) pointed out the problem of the ladder theory that the hierarchical ladder system intimated that the highest rungs should be preferred over lower rungs, while different groups had different expectation of the participation degree. Therefore, the high level of participation may not contribute to a better effect. Next, the paper further performs a comparative analysis on interviewees' expectation for participatory degree and participatory process and their support to the regeneration work. Pursuant to their questionnaire, not all residents desire high degree of participation. For instance, in Pantang Village and Shenjing Village, respectively 4 and 6 interviewees just desire the participatory level of informing (Fig.6.2.3). Therefore, what is associated with the support degree is whether interviewees' participatory experience is consistent with their participatory expectation. The two cases both show that interviewees who hold negative attitudes to micro-transformation work are dissatisfied because of the lack of participatory experience.

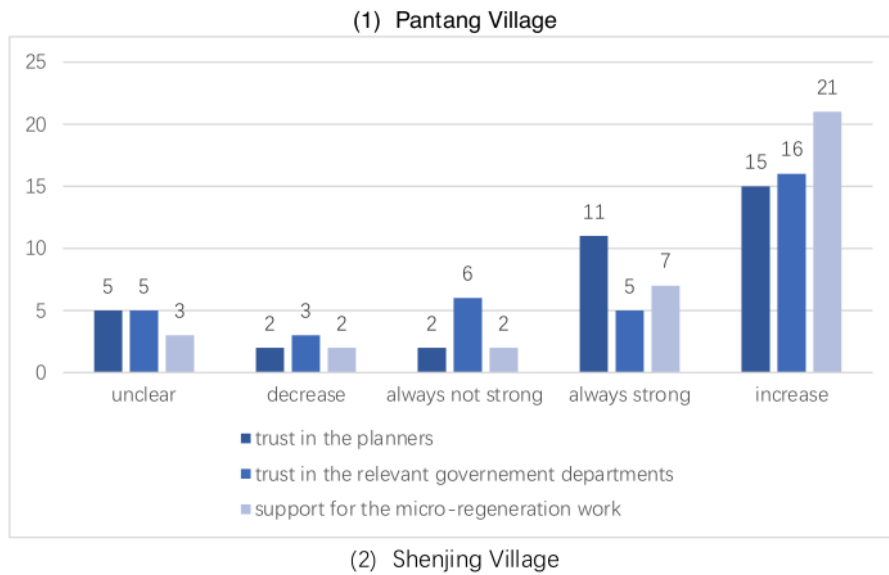


Fig.6.2.2 (1) (2) Residents' trust in the organisers and their support to the regeneration work

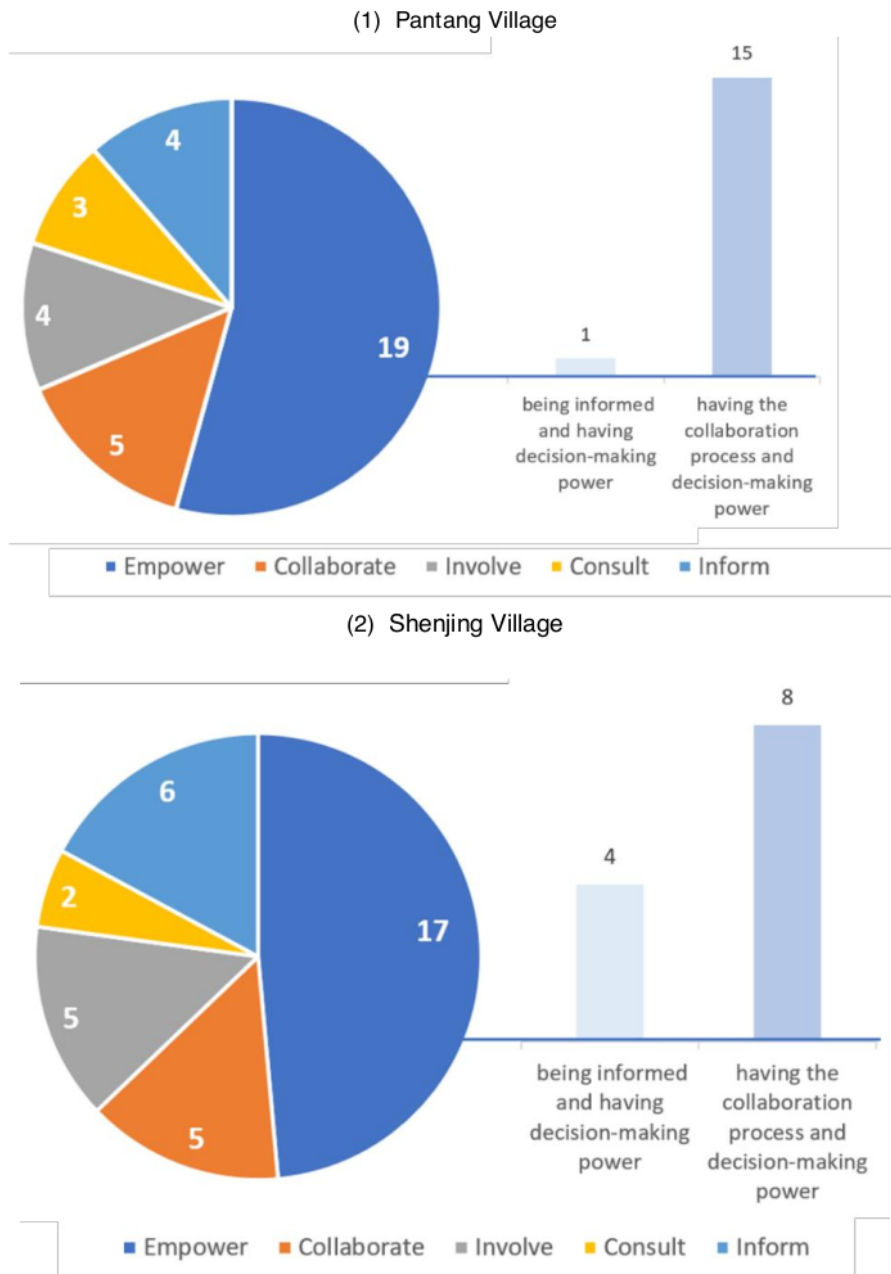


Fig.6.2.3 (1) (2) Residents' expectations of participation

In addition, as found in the interview, there is a bias of residents in the perception of the regeneration content. Residents are more aware of the changes in spatial environment. When micro-transformation transforms the material space, residents can better realize the existence of micro-transformation, and meantime, whether residents are satisfied with such material transformation process or results would affect their assessment and support for micro-transformation work. Pantang Village has finished the first-phase transformation work before participatory planning, and greatly improved the spatial environment. In this process, beneficial villagers give high assessment about transformation in the interview, and strongly support the transformation work. The transformation basis in the first phase is that many interviewees in Pantang Village strongly support the transformation work (7 in Pantang Village and 1 in Shenjing Village)(Fig6.2.2). However, residents tend to equal micro-transformation to spatial transformation, but overlook cultural inheritance, community vigor and other non-substantial aspects. Comparing with spatial transformation, the micro-transformation in Shenjing Village focuses more on cultural promotion activities and community activities. Shenjing Village planners state in the interview that because of the bias of residents in the perception of the regeneration content, residents would question their work if they do not know the purpose of community activities, and doubt whether the workshop has performed due duties. Therefore, they encounter some difficulties in attracting residents to join in the activity.

6.3 The sense of ownership

The sense of ownership is comprised of belonging, efficacy and self-identity (Ownership (psychology), 2019). Through analysing the change of residents' feelings in these three aspects during the participatory process, to discuss the effect of participatory planning. (See Table 3)

The sense of ownership	Questionnaire
Belonging—the emotional attachment of people to a place (Maslow's hierarchy of needs, 2019)	Residents' emotional attachment to their village
Efficacy —the motivation of people to control their surrounding environment (Efficacy, 2019)	Residents' concern for the development of their village
Self-identity —a collection of beliefs about people's roles in the planning process (Self-concept, 2019)	Residents' belief of their role in the regeneration process

Table 3. the correspondence between the criteria of the sense and questions of the questionnaire

The fig 6.3.1 shows that in terms of the questions related to 'belonging' and 'efficacy', both in these two villages, many respondents claimed their feelings about the village and their concern for the development of the village has increased through the participatory process. (Pantang Village: 14, 17; Shenjing Village: 21, 24)

Importantly, among interviewees of Pantang Village, 1614 residents show strong perception about above two aspects. The data is twice more than that in Shenjing Village. Throughout further analysis, it can be easily seen that these residents are also activists of all sorts of activities, and have close contact with planners. From the perspective of collective action (Ostrom, 2014), man is not completely rational but has diversified preferences. This group has intense sense of belonging, and values collective interests. Because they go after collective benefits in the village,

they are apt to conditional cooperation and punishment. Conditional cooperators are highly reliable, and they are also concerned about others' credit and continually reinforced mutual trust. Conditional punishment supporters tend to punish those who break their promise. Ostrom (2014) believe people with obvious propensity can gradually affect others in their social life, change individual behaviors and encourage others to accept conditional cooperation and make others become reliable members of a collective. This makes for the organization of collective behaviors. Participatory planning stresses that different interest groups can reach consensus through communication and negotiation. But if all people begin with the perspective of rational economists, and maximize personal interests, there will generate more conflicts, and the consensus can be hardly reached. So people with collective action propensity would like to give way to collective interests, and conclude collectively relative consensus. At the same time, when participatory planning intends to promote the long-term self-development of villages, people of this sort would focus more on it. The reason that they can spread over their influence via social network, and gradually introduce more into the participatory process and behavior of going after collective interests (Ostrom, 2014). From the perspective of planners, discovering and cultivating such groups is the key to promote participatory planning.

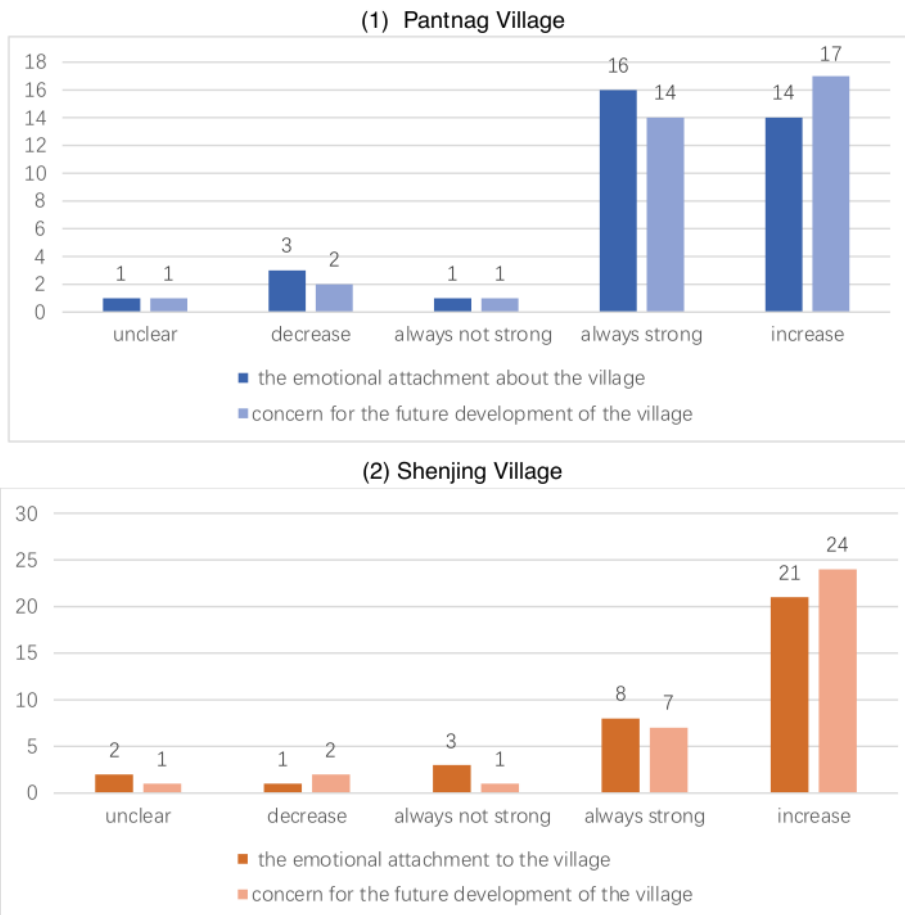


Fig.6.3.1 (1) (2) The change of residents' attitude toward their village and its development

Through the comparative analysis of Pantang Village and Shenjing Village, it is found that the attribute of 'indigenous residents' and 'migrant residents' are not the main factor contributing to more of this kind of group in Pantang Village. (for example, among the whole 24 respondents of these two villages who claim their feelings about the village are always strong, 8 of them are migrant residents). While the significant factor is the traditional culture of the village. It falls into two aspects and one is about traditional culture. Though the two villages both preserve traditional cultures, Pantang village obviously preserves more cultures, and its

cultures look more intense and diverse. Folk activities in Pantang Village are usually significant events to local residents. Comparing with the dragon boat race in Shenjing Village, activities in Pantang Village usually collaborate with surrounding Taoism temples and other villages (inheriting the long-standing traditions) on a large scale. Meantime, as Pantang Village is located in the cultural tourism district, it attracts lots of media and tourists every year. As shown in the interview, residents feel proud of their rural traditional culture, and this point has been repetitively mentioned during the interview. Therefore, in a manner of speaking, these traditional cultures have become important cultural awareness of residents when they get contact with such folk activities for many times in one year, and they also gradually deepen their sense of identity and sense of belonging to the village. The second point is the organization mode for traditional cultural activities. In Pantang Village, these folk events are held by active residents in a self-organised form which is established from a long-time practical experience with a fixed behaviour pattern. The organisers of these events mostly belong to the 'Xichengtang Yan club' which is an informal villager group with an over 80-years history and providing performance teams in folk activities, such as the Lion Dance team, but there is no hierarchy in this group, and the organisers of folk events change every year. Residents with propensity gather together via such organization. In such behavioral process, residents gain mutual approval and collective sense of honor. Such sense of belonging to organization would be further extended to that to the village. In contrast, in Shenjing Village, the grass-root organisation-VCEO leads and organises the traditional activities every year. Meanwhile, ever since the transformation, this organization turns more bureaucratic under government power. While organizing activities, the organization follows a more rational and programmed mode, and forsakes conventional human touch. Residents barely directly join in this process, which makes some passionate residents gradually lose passion for participation.

Moreover, the influence of participatory planning on self-identity is thought to arouse villagers' power awareness in planning, and break up the monopoly in planning. Therefore, the questionnaire inquires whether residents believe that village transformation is a matter of theirs (Fig.6.3.2). It shows that over half interviewees in the two villages hold that village transformation is inseparable from villager participation. But it should be noted that 10 interviewees convert their attitudes from believing village's regeneration is only a matter of the government to thinking it is also a matter for themselves after participatory activities. The reason is that as Pantang Village has experienced two failed planning projects governed by the government, where residents are expelled from the planning projects. Residents therefore believe that such work is only a matter of government. As commented by some residents, "now that it is governed by the government, it is nothing to do with us". While a series of subsequent activities gradually make participants realize their power. For this, in Pantang Village, though two projects are both planned by the government, planners' permission of resident participation in a limited scope still proactively mobilizes residents' awareness.

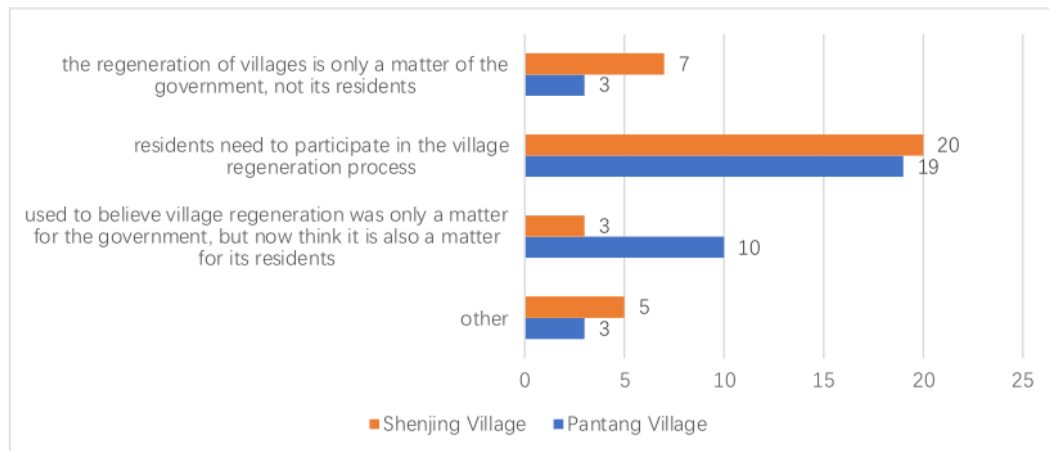


Fig.6.3.2 the change of residents' perception of their role in the regeneration process

6.4 Civic capacity

When organisers consider 'creating and sustain adaptive capacity for ongoing problem solving and resilience' as the goal of public participation, deliberative, consensus-based or collaborative approaches should be mainly adopted (Bryson, Quick, Slotterback and Crosby, 2012, p.26). In turn, participatory planning, which often uses these approaches, is believed that can increase civic capacity. The capacity includes the willingness of the public to contribute to the collective interest and the action and ability to put the thought into practices.

From the survey results, over half of the respondents of both the two villages claimed that their willingness to contribute to the village and to participate in community activities (collective activities) increased (Fig.6.4.1). The figures' patterns are similar to the pattern in 'the sense of ownership'(Fig.6.1.2), and the cross-over analysis implies that the sense of ownership improves people's willingness to contribute to the collective action. Meanwhile, it also indicates that the group who state that their willingness is always strong is critical to improving the civic capacity of the whole village, as they promote alignment of the others' expectations and actions with collective understandings and goals (Bryson, Quick, Slotterback and Crosby, 2012).

The other aspect of civic capacity is difficult to be quantified. Bryson et al. (2012) argue that it can be evaluated by whether the process creates new structures to support the planning process and whether there is sustained collective ability to solve new issues and help ongoing development. In Pantang Village, a strengthened social capital has been established. During the participation process, the active group has created a self-media platform in a social network to advertise the culture of the village and has attracted more residents to concern for the traditional culture. Moreover, they also convert passive participation to active

cooperation with other social groups to hold community activities. This change comes from constant communication between planners and residents, which has enhanced relationships, fostered trust.

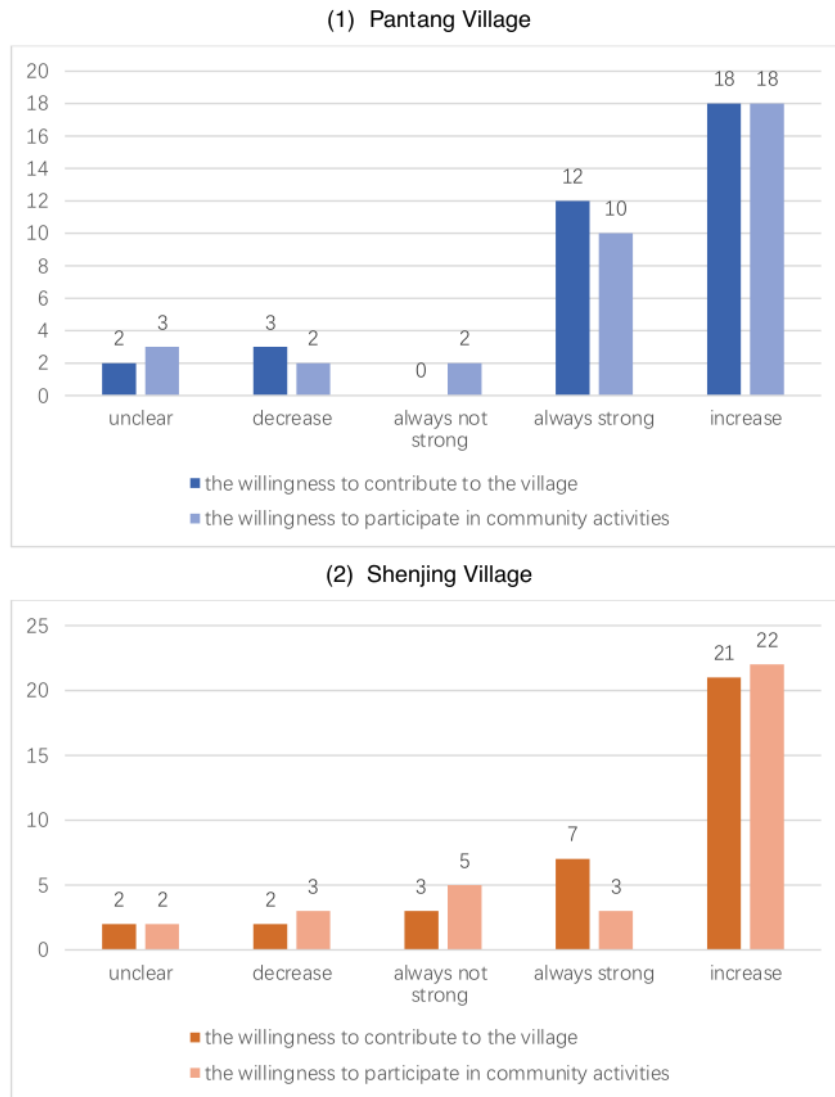


Fig.6.4.1 (1) (2) Residents' willingness toward contributing to the village and participating in the community activities

In contrast, Shenjing Village has a formal organisation representing collective interests——The village collective economic organisation. It has the potential collective ability to address uncertainty and manage long-term development and influence residents. While during the participatory process, the participation of VCEO is cooperative and passive, and it has not proposed their own ideas of participation activities. When the workshop organises activities and needs VCEO 's support, the organisation participates in the activity. Workshop lacks incentives and training for the organisation's further capacity. Additionally, the social resources owned by the workshop enable it to integrate into various social groups, but it has ignored the fostering of internal social relationship, especially Shenjing Village lacks the easily identifiable active group like Pantang Village. While the growth of collective action attributes to the enhancement of mutual trust within the social network (Bryson, Quick, Slotterback and Crosby, 2012), therefore, the inaccurate cognition of the objective of fostering capacity is a reason for the lack residents'participation in Shenjing Village.

Additionally, fostering civic capacity requires a collaborative process where participants can share their thoughts and learn from each other. However, many residents do not want the collaborative process, as it needs participants to spend more time. As the above Fig.6.3.2 shows, even in respondents expecting to be empowered, many do not want to participate in the discussion process. Therefore, to increase civic capacity, the vital matter is to improve residents' willingness to collaborate instead of raising their expectation of participation. Because compared with those who are satisfied with 'inform' or 'consult', residents who have a higher sense of power are the potential group for building a long-term development of the village. Moreover, in the data of 'empower', the number of the respondents expecting the collaboration in Pantang Village is about twice as many as that in Shenjin Village (Pantang Village: 15, Shenjing Village: 8). This result re-points to

the discussion of the active group in 'the sense of ownership' part and again emphasise the importance of this group in participatory planning.

6.5 The support from the government

One of the most prominent differences between these two cases is the support of government for participatory planning. It mainly brings two advantages. Firstly, it provides legitimacy and rationality for planners' actions and participatory activities (Patsias, Latendresse and Bherer, 2012). In Pantang Village, participatory planning conducted outside of the official practices of governments and was seen more as experiments or even, by some, especially the government departments, as an unnecessary whim. While in Shenjing Village, the local government has release instruction requiring relevant departments to support the participatory planning work of the workshop. Secondly, the government's support gives more possibility for participatory planning. The participatory approach requires a high investment of planners (Lin, 2003). the local government has provided 1 million yuan for participation activities of Shenjing Village. The support of the local government is the main reason why the village has such a variety of activities and can continue holding them.

However, on the other hand, government support tends to bureaucratize the activities' organising process(Nuissl and Heinrichs, 2011). If the process is too procedural, the thoughts and feelings of the public may be ignored. When the workshop of Shenjing Village organised activities, it often coordinated with government departments, grassroots organisations and social groups, and residents participated in later, which has threatened the initiative of residents.

Additionally, 'false' support from the government may result in the opposite effects to the purpose of support. In Pantang Village, the 'co-create' committee was the first official support provided by the government for public participation. It is regarded as a 'partnership' platform inviting residents to co-decide the development of Pantang village with the government and other social society.

However, it is a hypocritical action of empowerment. 2 of 6 residents representatives were selected by the local government. Meanwhile, the authorities used bureaucratic words to reply to the suggestions proposed by residents' representatives. It is a superficial work of the government, and its substantial purpose is to commend the government work through news media, as it responded to the guideline of the top government. Meanwhile, because of the unsatisfactory replies from the government, the high expectation of residents' representatives at the beginning was broken down which has contributed to an intense disappointment, further deepening the residents' distrust of the government. This kind of democratic attempt from the government, because of the ostensible empowerment, indeed has the opposite effect.

Chapter7: Conclusion

This dissertation has sought to respond to the new topics of urban regeneration in China-Micro regeneration and participatory planning. After experienced rapid urbanisation, the government of China has reflected the emerged problems and proposed a series of guidelines to promote the inventory mode of urban regeneration, which aims at avoiding large-scale demolished and construction. Then the concept of micro regeneration has been proposed, which is suitable for the regeneration of traditional urban villages. In the context of the new trend, many scholars started to consider participatory planning as the regeneration approach, and some have done experimental practices in China since 2016. While there is a lack of studies on the effects of participatory planning. Therefore, this thesis comparatively analysed two traditional urban villages which have adopted participatory planning in their micro-regeneration process. Because these villages have different situations and participatory planning processes, to compare the effects of participatory planning can help us to explore the factors that influence the effects.

7.1 Key Findings and Recommendations

Based on the characteristics of participatory planning summarised from the theoretical study, the previous chapter has stated and discussed the effects of participatory planning. The results show that participatory planning do can exchange knowledge and learning, increase residents' support of the regeneration work, enhance the sense of ownership and improve civic capacity and indicate several factors which are clarified in the following content.

7.1.1 Knowledge exchange and learning

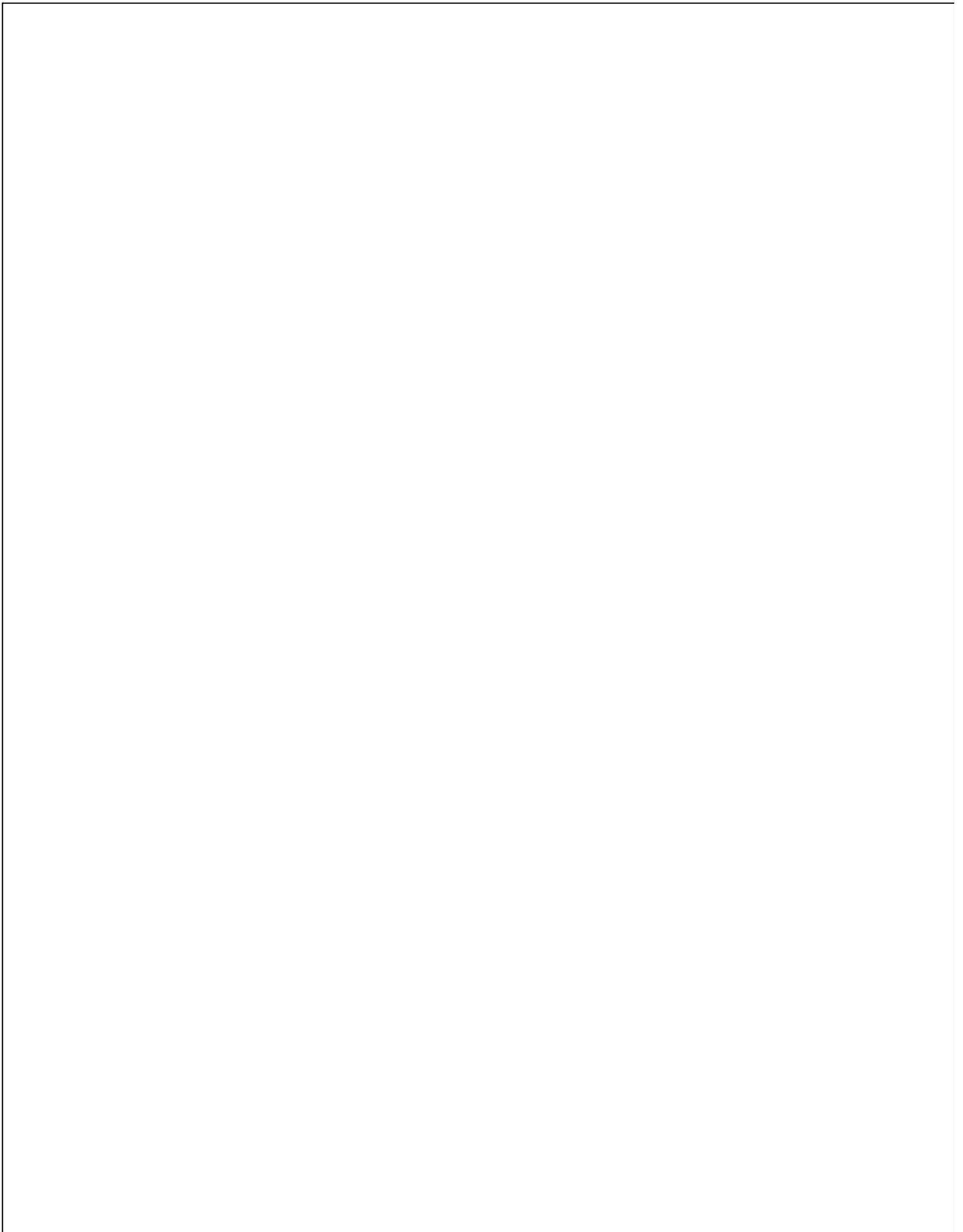
The participation method——directly communicate with the public.

The factor that influences the knowledge exchange and learning is the participation method. The procedural and wider participation mode may not escape the bureaucratic shackles and exclude the marginal group who is mainly not or passively participate in the activities(Potapchuk, 1996). Therefore, this group usually with a large number cannot learn more information and knowledge from the organisers. Meanwhile, the exchange of knowledge is a two-way street (Innes, 1998). When it is difficult for residents to propose ideas, the planners also struggle to gain sufficient local knowledge to support the advantage of participatory planning. It implicates that even a method involves more users, its result may not reach the same positive effect from a more in-depth communication way with relatively fewer participants (Cornwall, 2008). Namely, it requires planners to find a balance between the width and the depth of public participation. Moreover, a less formal communication way may gain more information.

7.1.2 The support to the regeneration process

The trust in organisers

The results point out that the support to the planning process is closely related to the trust in organisers. In general, organisers include the technical side (planners) and the powerful side. In public perception, these two are usually considered related, and the change of attitude towards one will involve the other. This connection indicates that no matter which side undermines the trust, it will affect the participants' support for the planning process. Unless the participants can clearly identify the power distribution between the organisers and their roles.



The objectives of participation should not just to be familiarised by planners, but to be widely recognised by the public. People tend to explain abstract things with visible items. Hence when the main purpose of participatory planning is not the spatial construction which can be seen, the public is prone to doubt the planning project and show less support.

Different from the analysis of single public participation activity, participatory planning researches often mention the increase of the sense of ownership and civic capacity. As these two are believed to be formed in a constant participation process. From the study results, the sense of ownership can enhance the residents' willingness to contribute to the collective interest, which has a positive impact on the increase of civic capacity

7.1.3 The sense of ownership and Civic capacity

The residents concerning for the collective interest

The group with a strong sense of ownership has a double impact on the improvement of the sense of ownership and civic capacity to all of residents. They have a strong sense of collective interest, promoting them to cooperate with planners (Ostrom, 2014). As presented in chapter 6, these people have a preference for expecting the collaboration process in the planning process. Hence, when organisers launch such cooperation opportunities, they are likely to actively participate in, contributing to the constantly ongoing participation activities and improving the awareness of other residents. On the other hand, based on the theory of collection action, this group can use social networks to constrain and motivate others to become a member of the mutual trust group (Ostrom, 2014). Meanwhile, those who present a high sense of power but not expect a collaboration in the participation process and the existed grassroots organisations,

such as VCEO should be prior considered as the potential group than those with low participation expectation.

There are two factors can help to foster this group, especially for traditional villages. The first one is the traditional culture and folk events. Culture as a consciousness, intensified, can be the recognition of a place to the public, and gradually convert into the place attachment through a subtle influence of regularly ongoing folk events, at the end improving the sense of ownership and civic capacity (Ujang, 2017). In another context, the local characteristics may play the same role. The other factor is a local group gathering residents with similar preference. People can gain a sense of belonging to the group by achieving collective honour and spread the sense to the place they live (Ostrom, 2014). Planners should pay attention to help and develop this kind of group.

7.1.4 The government support

Government support have two sides in participatory planning, but mainly positive. It can provide legitimacy and rationality to planners' behaviour, and more possibilities in organising activities, especially in China where the practices of participatory planning just started, and the substantial planning system still follow the up-down pattern (Lin, Huang and Zhou, 2013). The support can promote a more successful operation of participatory planning and alleviate the high-cost issue. While planners and the government should pay attention to avoid bureaucratism and 'placation' support, which can bring negative influence.

7.2 Implications

The conclusion relates to a broader field of public participation and is not limited in micro-regeneration and urban villages. The thesis has a contribution to the practice

and development of participatory planning and public participation. However, two case studies and insufficient data may make the results specific. Therefore, more studies are needed to be conducted to explore the effects and problems of participatory planning, as well as influencing factors

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Appendix

Appendix A: The questionnaire of Shenjing Village

1. Your age (One Full Year) stage:

- Under 18 18-3 31-44 45-59 60-74 75 and above

2. In what capacity do you live in Shenjing Village?

- indigenous resident migrant resident others _____*

3. How long have you lived in Shenjing Village?

4. Your educational background

- Junior high school and below Senior High School Undergraduate or junior college Master and above

5. Your state of life is

- Working outside and living in the village only at night or on weekends
 Working in the village, generally staying in the village
 No job, generally staying in the village
 Other _____*

6. How much do you know the content of micro-regeneration in Shenjing Village

- don't know at all don't know much know some know well Know very well.

7. How much do you know about the workshops

- don't know at all don't know much know some know well Know very well.

8. Where did you know about small modification [optional]

- Through bulletin boards, Wechat official account, government websites and other information platforms
 Through some activities (e.g. wall painting in Shenjing Primary School)
 Through formal seminars, sharing sessions

- Talking with planners
- communicating with other residents
- other _____*
- None of the above.

9. In what ways have you expressed your needs or opinions? [Multiple choices]

- Formal seminars, sharing sessions
- Activities (e.g., wall painting of Shenjing primary school)
- Interviewed by Planners
- talk to planners on your own initiative (e.g., go to the office of planners, contact planners by phone)
- other _____*
- None of the above.

10. Based on your experience, do you agree with the following description?

	unclear	Strongly disagree	disagree	neutral	agree.	Strongly agree
I can easily gain information about regeneration.		<input type="radio"/>			<input type="radio"/>	<input type="radio"/>
I can fully propose my opinions.		<input type="radio"/>			<input type="radio"/>	<input type="radio"/>
I can receive replies from organisers.		<input type="radio"/>			<input type="radio"/>	<input type="radio"/>
I am satisfied with the replies		<input type="radio"/>			<input type="radio"/>	<input type="radio"/>
I can engage in the whole regeneration process		<input type="radio"/>			<input type="radio"/>	<input type="radio"/>
I think my opinions can influence the regeneration plan.		<input type="radio"/>			<input type="radio"/>	<input type="radio"/>
I think my opinions will finally decide on the regeneration plan.		<input type="radio"/>			<input type="radio"/>	<input type="radio"/>

11. What would you like to know about the extent of mass participation in micro-regeneration? [Multiple choices]

- Be able to understand relevant information
- Be able to put forward your own needs and suggestions somewhere

- Be able to negotiate with staff on micro-modification plans
- Be able to vote on a proposal (i.e., to agree or disagree with a decision in a micro-regeneration)
- have the right to control the plan
- Others _____*

12. Have you heard or participated in the following community activities?

	Never heard of it.	have heard of it, but haven't seen it.	Have looked on it	Personally participated in it
Exhibition Activities (Guangzhou Centennial Planning Exhibition, "Shenjing Phuong Flowers" Plant Exhibition, South China Agricultural University Architecture Professional Deep Well Graduation Exhibition)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wall Painting and Plant Corner Building in Shenjing Primary School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fulun Gateway Lane Beautification Co-construction (Rebuilding Waste to Improve Lane Environment)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
"Me and Our Beautiful Deep Well" Summer Camp	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community public welfare classes (including painting, hand embroidery, yoga, karate, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snail Market	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lanterns on Anlai Street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dragon Boat Picking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. In the past two years of micro-regeneration process, have your feelings about the following contents changed?

	No change, always strong	It hasn't changed. It hasn't been strong.	Increased	Reduced	Unclear
Willingness to participate in micro-regeneration activities (for example, attending seminars, expressing opinions, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The degree of trust in planners	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

The degree of trust in relevant government departments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The degree of support for the micro-regeneration work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Understanding of the position of the planner (for example, understand that they have limited power in the process)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Knowledge of regeneration (e.g., understand the regeneration policy, understand the planning drawings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emotional attachment to the village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concern for the development of the village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Willingness to contribute to the village (For example, maintaining the public environment and organizing activities to promote traditional culture)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Willingness to participate in community activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. What types of activities would you like to participate in? [Multiple choices]

- Activities to Promote Traditional Culture
- Activities to Promote and Maintain the Public Environment in the village
- Activities to Promote and Maintain the surrounding environment of homes
- community recreational activities (e.g., community public classes)
- other _____
- Don't want to attend all of them

15. Which of the following descriptions best suits your feelings about small modification?

- I used to believe village regeneration was only a matter for the government but now think it is also a matter for its residents
- I always believe that residents need to participate in the village regeneration process
- I always believe that the regeneration of villages is only a matter of the government, not its residents.
- Others _____*

Appendix B: The participation activity list of Pantang Village

Activity	The way to participate	Organiser	Participants	Main tasks
Pre-research	Chat with the residents for 3 times Observe the residents' daily life and folk activities	Planners	6-7 active old men in the village	1. Observe the residents' living space and operation mechanism 2. Preliminary understand the residents' living requirements and reform attitude
Residents' Communication and Sharing	Before the meeting, the meeting was publicized through posters and face-to-face communication. During the process	Planners	Over 40 residents including foreign residents and	1. Introduce the main contents of the slightly renovation 2. Call out the issues in the first stage in
Meeting	the planner first introduced the micro-regeneration, then openly discuss the residents' requirements and opinions, and recorded them and pasted them on the bulletin board, so that the residents could see each other's ideas and encourage everyone to continue to write down their requirements.	Planners	aborigines, The old, the young and the mid-aged	carry out slightly renovation 3. Share residents' space requirements to the daily living environment and advice proposed in the second stage
Public Space Communication Meeting	With the architectural model, the residents can recall the architectural details and the scenes of their past life when they are chatting, and imagine how to transform the scene.	Planners	6-7 active old man in the village	Discuss on renovation details of public space and historical buildings

Activities to inherit the culture	Two educational activities for children were held in cooperation with social units outside the village to spread Pantang Village's historical stories and folk culture to children inside and outside the village.	Guided by people who actively participated in the folk activity with the assistance of community planner	Residents and many children who actively participated in the folk activity in and out of the village	Spreading the traditional history and culture of the village
Joint Committee	An official platform organized and set up by Bureau of Construction for multipartite communication according to the policy	Guided by the government	6 villager reps 3 grass-roots organization reps 2 community planners 2 media reps 3 experts reps 2 governmental organization reps	Slightly renovate and jointly construct Pantang Village connecting supports from all parts to further develop the village continually .
Confirming the location of the Memorial Gateway	Make 1:1 model for the Memorial Gateway together with the residents, collect the solutions for the location of it and invite the residents to vote for the solutions on site.	Guided by the planner	Warm-hearted residents and personalities who participated in collecting the solutions	Confirming suitable location for the Memorial Gateway to be recovered

Sharing ideas with the young people	During the folk activities while plenty of young adults are present, discuss some issues with them in a manner of chatting	Planners	Over 10 young adults in the village who actively participated in the folk activities	Collect the opinions about the public space from the young adults
Exhibition for historical photos	Based on the idea to hold cultural exhibition proposed by the young people, the planners collect historical photos and stories of the village from residents to build exhibition space together with young people. At the same time, the historical map made according to the residents' memories, the sorted villagers' opinions and the future vision map drawn on this basis (mainly about the addition of living facilities) will be displayed in the form of models. The planner spent 3 days discussing the design for the public space at the site during the exhibition	Guided by the planners with assistants of young and middle-aged residents	Many residents including the old, the young and the children, as well as some tourists	Spread traditional history and culture of the village combining with cultural exhibition and solutions and discuss the future visions of the public space and the village with the residents so as to attract more residents whose ideas have not been collected
The duty room	Set up by the planner in the village with fixed attended time for the residents to express their opinions	Planners	Residents	Collecting various ideas

Appendix C: The participation activity list of Shenjing Villiage

Time	Stage	Activity	Participation way	Organizer	Participant	Main tasks
March-May 2016	Early- design stage	Seminar on Work Matters	Five private discussions were held	Workshop Huangpu District Urban Renewal Bureau	Government official	Clarify the research and planning scope, working ideas, working mode, working content and time node of small transformation of Shenjing Villiage.
2016.6. 16		Community Small transformation Sharing Meeting	Workshop Members Introduce Small Transformation to Leaders of Primary-level Organizations	Workshop	Representatives of Primary-level Management Organizations (Street Office, Neighborhood Committee, Shenjing Village Economic Association)	Introduce the Practice Model and Experience of Workshop Let primary-level organizations make clear the characteristics of Shenjing Villiage and the working ideas of the workshop.
2016.8.31		Working Meeting on Shenjing Small transformation Project	Members of the project team report on the results of the preliminary planning and discuss with representatives of government departments	Huangpu District Renewal Bureau Workshop	Representatives of relevant government departments	Report on previous achievements. Discuss with the relevant government departments the work ideas, industrial development, node revitalization and utilization, etc. Clarify the functions of each department.
2017.3	Design phase	A Survey of College Students/Courses	Organizing 300 University City Students to Visit Ancient Villages and	Workshop College Teachers	Student Resident	

			Questionnaire			
2017.3	Shenjing Village Planning Exhibition for Middle and College Students	Show students' works at Shenjing Village Public Square. With students introduce their works to the surrounding residents and ask for their opinions.	Workshop College Teachers	Student Resident	Exhibition Works Collect villagers' opinions	
2017.4	Residents' conference	Workshop planners introduce the situation of Shenjing Village and related content of Small transformation. Students introduce excellent planning assignments. Participants expressed their views on the future development of Shenjing Village.	Workshop	More than 10 residents Three community workers	Understanding residents' impression of Shenjing Village and their future development ideas	
2017.5	Seminar on Programme Publicity	Planners Introduce Small transformation Scheme	Workshop	14 Economic Society Presidents	Publicity of micro-transformation scheme Collect opinions from residents' representatives	
2017.5.9	Establishment of studios	Fixed Places for Workshop Offices	Workshop		The workshop office will serve as a venue for various groups to	

	Programme implementation phase			Primary-level organizations provide venues	Student	negotiate the revitalization of Shengjing and a platform to showcase the history and culture of Shengjing
2017.4	Students/Courses in Guangmei University	Setting Shengjing Village as a Case Point for Planning Professional Courses	Workshop colleges and universities			
2017.6	Old Building Activation Competition	Collecting Renewal Design Scheme of No.14 Historic Building, Shengjing from Society Assessment by experts	Workshop	social organization		Attracting young people with ideas, design and management enthusiasm to participate in the revitalization of historical buildings
2017.10.22	Community Public Welfare Course	In the activity center, the village merchants guide the residents to make clothes. Tools are provided by the workshop	Puyi fang Shengjing Workshop	Six residents	Increase community activities	
2017.10.14	Wall Painting Activities	Painted murals on the walls of the houses surrounding the park	Workshop Three Universities Primary-level Organizational Assistance	More than 60 teachers and students and more than 10 residents	Mobilize social organizations to improve the village environment together with villagers	
2017.11.18 2018.2.3	New Spring Market	More than 30 businessmen and	Workshop sponsored	Businessmen in and out of villages	Provide a platform for communication and Exhibition	

2019.1.19			craftsmen from inside and outside the village were recruited to set up stalls in the village square to sell all kinds of goods.	Primary-level Organizational Assistance	Resident	for the craftsmen of Shenjing Village Through this platform to promote the development of "Wenchuang Base" in Shenjing Village
2018.5.19	Karate Culture Exhibition	Lectures in the Activity Center	Karate Museum Workshop	Resident	Increase community activities	
2018.8.19	Planning Knowledge Exhibition	Setting up posters and display boards in the activity center	Workshop	Resident	Increase community activities	
2018.8.20-25	Summer camp	College student volunteers and primary school students conduct interactive teaching, lead the children to draw the scenery of shenjing village and make models	Workshop	10 University Volunteers Ten pupils	Increase community activities	
2018.10.15-31	Introduction to Flower Knowledge Exhibition	Setting up posters and display boards in the activity center	Workshop	Resident	Increase community activities	
2018.11.3	Public Welfare Classroom	In the activity center, volunteers from college students	Workshop sponsored	University student volunteers Ten pupils	Increase community activities	

2018.12.14		Lectures by University Experts	Taking "Shenjing Ancient Village" as the theme, an international classroom composed of universities and colleges	Assisted by Basic Organizational	College Teachers and Students	Increasing Professional Strength and Paying Attention to Renovation of Shenjing Village
2019.1		Wall Painting and Plant Corner Building Activities in Shenjing Primary School	Under the guidance of college volunteers and enthusiastic villagers, the pupils of Shenjing Primary School completed wall drawing and plant corner building together.	Workshop sponsored Assisted by Shenjing Primary School	University student volunteers An enthusiastic resident More than 10 pupils	Building Village Environment with Residents Enriching pupils' after-school practice
2019.3		Street and Lane Beautification Activities	Collect used goods from residents Under the guidance of volunteers, pupils and parents use waste species to plant plants and make ornaments to decorate street space.	Workshop	Enthusiastic businessmen in the village provided waste goods Designer Volunteer More than 10 pupils and parents	Building Village Environment with Residents Increase community activities
2019.6		Public Welfare Classroom	In the activity center, the yoga teachers outside the village instruct the residents to do yoga.	Workshop Outside Yoga Teacher	Six residents	Increase community activities