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Research on Renewal of Old Communities Based on Public Participation——a case study of Gejiaying

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Abstract. Old community renewal is an urban renewal activity carried out on the scale of people. The needs of people are the driving force and direction of the renewal of old communities. People's feelings are the standard for measuring the quality of old communities. Public participation has always been an important part of the development of urban planning in the world. Based on the significance and necessity of public participation, this paper constructs a public participation model and formulates a public participation guarantee system to enable the public to participate deeply in the renewal of old communities. Through in-depth participation to provide residents with a voice channel to meet the residents' desire to participate in community management, we can create an inclusive and shared community environment, and promote grassroots social governance.

1. Introduction

Since the mid-1960s, public participation in urban planning has become an important content in the development of Western society [1]. In 2017, the "19th National Congress of the Communist Party of China" proposed to build a social governance pattern of co-construction, co-governance and sharing, and people's livelihood issues and community democratic autonomy were highly regarded [2]. As the smallest unit of human settlement, community is the basic carrier of various social problems and contradictions[3]. Under the overall goal of building a moderately prosperous society in all respects, the renewal of old communities based on public participation is the most effective way to reflect democracy, ensure social equity, and promote social harmony. The recipe is also an important starting point for planning to promote grass-roots social governance.

2. Significance and necessity of public participation

"Public participation" is a theory and practice that originated from modern western public / government governance. Its theoretical basis is modern public / government governance theory based on social politics and democratic politics. Public participation focuses on the direct participation of members of civil society, or indirectly through civil society organizations and groups, which are traditionally performed by state agencies and their staff on specific social management activities.



2.1. *The Significance of public participation*

2.1.1. To perfect the old community renewal theory At present, foreign countries have more mature theoretical methods for the renewal of old communities, but domestic research on such studies often stays on institutional innovation and case introduction, and lacks systematic and specialized research. This article introduces the idea of public participation based on the theory of community renewal, which helps us to re-examine the shortcomings of the previous blueprint-type renewal system, promote the development of the old community renewal system, and form a community environment that is conducive to building an inclusive and shared community and promote grassroots older community renewal theories of social governance goals.

2.1.2. To develop community The old community renewal system based on public participation is of great practical significance for breaking the interest structure of "government power, strong market power, only space and lack of humanities", and promoting community self-development in practice. The article explores the application of the community renewal case in Gejiaying, and points out the practical possibility for the practice of the renewal system. For us, it carries great benefits to deeply understand the concept of public participation, respect the social relations and community awareness of the indigenous people, and reasonably carry out the old community renewal.

2.1.3. To improve the residents's comprehensive quality The public is the main body in the renewal of the old community. At the same time that they are pursuing a better life, the needs of various life have also increased. The public's participation in the renewal of the old community reflects the relationship between the community members and the community from the side. The renewal of old communities is a complex project. The public should also bear their own obligations while enjoying the benefits brought by community development. Therefore, public participation promotes the needs of residents in terms of their material, cultural, spiritual, and life. The common development of communities and community residents has improved the overall quality of community residents.

2.2. *The necessity of public participation*

2.2.1. The necessity for sustainable community development Community sustainable development is a people-oriented development model. Public participation can ensure that all residents, including people in need and marginalized people, have the right to participate in the formulation and implementation of community renewal policies.

First, public participation can ensure that government agencies exercise their administrative rights impartially and lawfully, obtain accurate and smooth information, provide timely and sensitive feedback, and make scientific and democratic decision-making and release policies. Second, public participation is an important manifestation of residents' support and participation in community renewal, and an indispensable basis for government agencies in making community renewal decisions. In the end, the main body of community renewal is community residents. The strength of community residents' implementation of the renewal strategy directly determines the sustainable development of the community, and public participation is the driving force for sustainable development of the community.

2.2.2. The necessity for harmonious community development The interest relationship involved in the renewal of the old community is complicated. Public participation helps to pre-empt this contradiction and finds solutions to the conflicts of interests of all parties in advance, and promote the renewal of the old community to be fair, just and transparent. The renewal of old communities is directly related to the lives of residents. Public participation helps residents speak, understand their needs, unite the hearts of the community, strengthen social harmony and stability, and promote grass-roots social governance.

2.2.3. The necessity for harmonious community development Traditional urban renewal is more focused on urban economic benefits and image building rather than the inherent needs of people, leading to the intensification of community conflicts and community uniformity. The old community renewal based on public participation is a bottom-up renewal method oriented to the needs of residents.,while renewing the physical space of the community, it also aims to provide community residents with an inclusive and shared platform to express themselves and show themselves, increase residents' sense of well-being and happiness.

3. Significance and necessity of public participation

3.1. Subject selection for public participation

There are many interest groups involved in the renewal of old communities, and the scope of influence is large. Not only are the interests of different subjects different, but also the interests of the same subject at different times. Therefore, the old community renewal often has difficulties such as fierce conflicts of interest and difficulty in coordination [4], so the selection of participants and the timing are crucial.

Western scholars to study the main characteristics of public participation focused on two aspects: one is divided according to public participation in class, study characteristics and impact of different sectors involved in behavior [5]; The second is to conduct research on organizational units to study the behavioral characteristics of public organizations and their impact on public participation [6]. Chinese scholars have also discussed the subject of public participation. For example, He zizhang [7] advocates defining the subject of participation according to the principle of interest degree, and at the same time determining the content and procedure of public participation according to the degree of interest degree.

According to the above discussion, when the old community is renewed, the public participants are all residents who are directly and indirectly related to the community. However, the number of residents in old communities in China is generally huge. Extensive participation will not only reduce the efficiency of decision-making, but also cause a significant increase in decision-making costs. Moreover, China's current public participation technology is lagging behind, and residents' enthusiasm for participation is not high, which also leads to inefficient participation. Therefore, in the first stage, through the self-recommendation of the residents and the invitation of the planning team, it was found that the enthusiastic residents and community capable people in the community participated in the community update and became the entry point to solve the public participation problem. In our country, the government is the overall controller of public resources, and the renewal of old communities is also mainly a government-led project. Therefore, the government is also a major participant in the renewal of old communities. Therefore, in the renewal of old communities, the first stage of public participation should mainly include enthusiastic residents and community capable people, businesses, governments, social organizations, planners who are directly and indirectly interested in the public. When it gets mature ,the subject gradually expands to all residents with direct and indirect interests.

3.2. Modeling of public participation platform

With the improvement of China's economic material level, the public strongly expects to improve their living and living environment through planning and updating. However, the current high-speed urbanization process has greatly squeezed the public's social living space. Faced with a large number of developments, social events caused by the demolition behavior and the avoidance effect [8], the public is eager to participate in the preparation and implementation of planning renewal.

3.2.1. Building a community renewal workshop How to take community renewal as the starting point, improve the physical space of old communities and promote the integration of community residents, and build a community renewal management platform with multi-participation and equal dialogue is

the primary task of governments, scholars, designers, and social organizations. The establishment of this platform is a prerequisite for enhancing the cohesion of the community and promoting the realization of the update goals.

The workshop is an inclusive and interactive platform with multiple subjects participating in the construction led by designers / social organizations. It takes public participation as the core, residents' needs as the direction, and material space transformation as the basis to integrate neighborhood relationships and strengthen grassroots society, governance as the goal, relying on community residents. Through the consultation and interaction of various subjects, formulate multi-party approved update schemes, and explore methods and strategies for sustainable development of old communities.

3.2.2. Establishing community renewal workshop operation process First, we should organize community activities with residents' hobbies, increase community neighborhood interactions with community activities, and discover community leaders with neighborhood interactions. Second, we should organize and hold community residents' congresses, widely publicize community renewal, and recommend prestigious people in the community, while actively listening to residents' opinions and suggestions. Third, we should organize community residents to survey the community on-site, conduct questionnaire surveys, discussions, and interviews with community residents, and find community capable people and enthusiastic public utilities. Fourth, we should select workshop locations and actively attract the participation of community leaders such as community leaders, community enthusiasts, enthusiastic public utilities, community leaders, grid members, and other stakeholders to update their interests. At the same time, we should use new media to actively establish online workshops. Fifth, we should select community planners and conduct relevant curriculum training. Finally, a community renewal workshop mechanism was formed, and the community planners' resident sites were normalized and institutionalized.

3.3. Content and depth of public participation

We should reasonably determine the specific areas, issues and links of public participation in the renewal of old communities because it will help to improve the effectiveness and orderliness of public participation and the efficiency of renewal of old communities. Limited by the effectiveness of public participation, the public participation in the renewal of old communities is limited to the community affairs in which the public can participate and contribute, mainly for the formation of community renewal plans, the approval of plans, the implementation of renewal projects and the sustainability of communities and other areas those affect the lives of all communities.

3.3.1. renewal plan The renewal of the old community directly involves all aspects of the life of the community residents. Before the formation of the renewal plan, the residents' needs should be fully understood. During the formation of the renewal plan, public opinions should be widely heard, especially those public groups that have a direct interest in the renewal. After the renewal plan is formed, it shall be publicized through multiple channels to receive public feedback and public supervision.

3.3.2. plan approval Public approval is required before the approval of a plan. Resident representatives must participate in the approval of the plan. Residents' opinions on the plan should serve as an important basis for approval.

3.3.3. Project implementation After the old community renewal plan is approved, the public will determine the order of community renewal projects based on the actual situation of the community and the urgency of community needs. During the implementation of the renewal project, residents are responsible for supervising the implementation of the project. At the same time, it can also be explored that part of the renewal project will be implemented by the community residents themselves according

to the characteristics of the community residents. The government will use the construction funds as the labor compensation of the community, increase the income of the residents and strengthen the sense of belonging of the communities to the community.

3.3.4. Community sustainable development The ultimate beneficiaries of old community renewal are community residents. According to the principle of equal rights and obligations, community residents have the obligation to maintain the sustainable development of the community. The main manifestations are that community residents participate in the governance of the community, formulate community governance regulations, form a publicly recognized convention on the life of community residents, restrict their daily behavior, and promote a virtuous circle of community development. The clarification of the content and depth of public participation in the renewal of old communities not only concerns how to make better use of the value of public participation, but also helps to build an updated public participation system in old communities in China.

3.4. Public participation system guarantee

3.4.1. Improving the legal system for public participation We should improve the laws and regulations of urban governance, build a relatively complete legal system of public participation in the renewal of old communities, and realize the transition from principle to regulation, from abstract to concrete. [9] On the one hand, the subject, object, content, and participation procedures of public participation must be clarified.[10] On the other hand, it is necessary to further establish and improve the system of hearings, arguments, questionnaires, and interviews, and expand the scope of public participation in hearings, arguments, questionnaires, and interviews, to ensure that the public can understand the core content of the renewal and its key concerns and propose reasonable suggestion. We should improve the disclosure system of updated information to protect the public's right to know the community's renewal.

3.4.2. Defining the legal status of public participation The Law of the People's Republic of China on Urban and Rural Planning clarifies the public policy attributes of urban planning, and emphasizes public participation in the entire process of urban planning and implementation of urban and rural planning.[10] It clarifies the legal subject status of public participation in the renewal of old communities, aims to emphasize the public's qualifications for participation, and the rights and obligations of participation. First, from the legal level, the pre-procedure for public participation to update the old community is a necessary process for understanding the public opinion and determining the update plan in the old community update. Secondly, in the process of reviewing and approving the update plan, it is clear that before the plan is submitted to the review and approval authority, the public must provide opinions on whether to accept the update plan and use this opinion as the direct basis for the approval of the update plan. Finally, when the community update results are submitted, a public participation report and public participation process must be submitted.

3.4.3. Legal procedures to govern public participation The public participation procedure is a specific mechanism to realize the rights and obligations of community residents to participate in the renewal of old communities. The standardization of the participation procedure directly affects whether the residents' participation in community renewal activities can be effectively guaranteed. First, the specific content of public participation should be clarified, and the procedures, forms, steps, and sequence of public participation in the renewal of the old community should be determined in the form of laws, regulations, rules and other regulatory documents. Secondly, as a formal legal mechanism, the public participation process needs to be able to influence the renewal of the old community. It is manifested that the old community renewal has indeed absorbed the opinions of the public, and the public is indeed satisfied with the decision of the government department. Finally, it distinguishes between ordinary public participation procedures and special public participation procedures, and

appropriately simplifies ordinary public opinion collection, feedback, and other procedures, and requires more detailed and comprehensive regulations for major decision-making procedures.

3.4.4. Establishing a community planner system Under the development concept of the city's transition from episodic expansion to connotative promotion, In the renewal of old communities, professional planners, architects, landscape architects, and social organizations can be hired to guide the entire process of the renewal of the old community. We should cultivate community power, establish a community planner system, and empower community planners to update the decision-making power of the project, promote the transformation and management of the old communities, guide the orderly development of the communities, strengthen the community's social construction, and promote the old communities to be more scientific and reasonable.

4. Community renewal practice in Gejiaying based on public participation context

Different from the traditional government-led top-down renewal, the community renewal of public participation is reflected in the government's policy support and communication with residents to reduce the distance with residents and encourage residents to carry out bottom-up renewal. The renewal of the Gejiaying community in Wuchang District, Wuhan City is a typical case of the renewal of the old community under the guidance of the government. This article will analyze the application and the results of public participation in the renewal of the old community.

4.1. The location of Gejiaying

The Gejiaying community is located in the core area of the ancient city of Wuchang, next to the Tanhualin, between the Simenkou business district and the pangxiejia on Zhongshan Road. It is one of the few pure residents in Wuchang District. The folk customs are simple and have a long history.

4.2. The status quo of Gejiaying

The population is aging and the community lacks vitality; the rapid expansion of the city and the influx of large numbers of foreign population have destroyed the original living atmosphere of the community; the public facilities are insufficient, the living environment is poor, it is difficult to meet the needs of modern life, and it is impossible to retain young people; The income level is generally low, and it has gradually evolved into a gathering place for disadvantaged groups, and has become a late issue in urban development.

4.3. Public Participation in Gejiaying Community renewal

4.3.1. Entering the community to build a public participation platform We construct online and offline workshops to provide a platform for equal and free communication for community leaders, grid members, community residents, social organizations, social workers and other community life participation groups, and form work mechanism which allows professional designers to enter the community at least once a week.

4.3.2. Picking key roles to build community strength We discover community talents through activities such as community planner recruitment orders, architectural knowledge contests, community gardening exhibitions, etc. Through sending warmth to residents in need, and beautifying the community to find enthusiastic residents and residents representative. We invite community talents, resident representatives, enthusiastic residents, community grid members, social organizations, and government leaders to act as community planners to discover the community and cultivate community strengths such as community planners, community gardeners, and community mediators.

4.3.3. Seeking common ground while shelving differences Through questionnaire surveys and interviews to understand residents' wishes in depth and reach consensus, the plan strives to meet the

needs of the vast majority of residents. The renewal of the Gejiaying community has undergone more than 30 project discussions and more than 20 program demonstration reports. Most residents recognize that it meets the needs of most residents.

4.3.4. Organizing community activities to harmonize neighborhood relationships We carry out related activities based on community residents' hobbies, increase neighbourhood exchanges, and harmonize neighborhood relations.

4.3.5. The government supplying fund The renewal takes residents as the main body, and effectively addresses the basic needs of residents. At the same time, it takes this renewal as an opportunity to provide a stage for self-exhibition for community residents, actively mobilize residents to participate in community construction, increase residents' protagonist awareness, and increase residents' income. As the overall manager of public resources, the government provides policy funding support to the community to ensure the smooth implementation of community construction.

4.3.6. Promoting and strengthening the sustainable cycle Form a community renewal project package according to opinion polls, we vote on the order of implementation of the project package, plan the project package for design, publicize the plan for public opinion, plan revision, publicize the project, initiate the project, mobilize residents to participate in the project construction, and encourage residents to claim management areas to participate in the community, and form a convention on the behavior of community residents.

4.4. Effectiveness of the renewal of the Gejiaying community

For the renewal of the Gejiaying community, the community residents fully and deeply participated in the entire renewal process, not only built a platform for community residents to participate in the management of community public affairs, formed a satisfactory design plan for residents, cultivated a group of community planners, landscape architects and community forces such as mediators. Therefore it has formed a number of practicable and renewable project packages recognized by residents, beautifying the community environment, and launching a series of community activities based on residents' hobbies, harmonizing the neighborhood relationship and strengthening sense of belonging and identity of community residents.

In general, the community renewal of the Gejiaying under "public participation" has achieved relatively good results, and it also provides a reference for future similar community planning renewal. In the practice of each phase of this community renewal, communication and communication with the public are the first tasks, and truly integrate the needs of residents into every detail of the planning plan to ensure that the benefits of community residents are maximized. At the same time, the enthusiastic participation of the community public has also promoted the work of community renewal and changed the role of residents who have been passively accepting planning as active community planners. After training, the community planners have a certain degree of professional knowledge and quality, so that the opinions of the residents can be more clearly fed back to the planning team, and the plans prepared can be more accepted by people from all walks of life, further stimulating public participation. The enthusiasm of the public has formed a benign interaction model of "participation-feed back-re-participation" [11], which improves the effectiveness and convenience of public participation, and also enhances the scientificity and implementability of the planning scheme.

5. Conclusion

Different from the previous community renewal, the old community renewal object based on public participation is a human-centered society. It emphasizes the community space material renewal as the starting point to build a fair, just, open and shared public participation in community social affairs management platform. During the development and transformation period in China, public participation can promote the progress of civil society, enhance the community's ability to respond and

organize, and it is of great significance to maintain social harmony and stability and strengthen grass-roots social governance. The multidimensional values of public participation will also enrich the value goals of old communities renewal.

Renewal of the old community is a work that involves the vital interests of the public and requires the participation of various stakeholders. The old community renewal based on public participation aims to explore an operable update method that can adapt to the current system and satisfy the public interest as well as meet the long-term development strategy of the city during the rapid urbanization phase.

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