The Urban Renewal Project of Shancheng Lane Residential Area

Submitted By: Chongqing Planning and Design Institute



Organization Profile

Organization Name: Yuzhong District Goverment

Organization Type: Subnational government

Website: http://www.cqyz.gov.cn/

Practice Details

Country(ies): China

City(ies): Chongqing

Start Year: 2018

Ongoing: Yes

End Year: N/A

Main Adequate Housing Components:



Housing Thematic Areas:



Relevant SDGs:



UN-HABITAT

Problem & Context

Shancheng Lane is both a residential community and a historical district, primarily featuring traditional dwellings from the 1950s–1980s.

1) Key problems: Shancheng Lane gradually deteriorated into a dirty and chaotic slum.① Inadequate protection of historical and cultural resources; ② Severe damage to buildings in the core zone, posing structural safety and fire hazards; ③ Serious alteration of architectural styles; ④ Poor living environment with insufficient public spaces and supporting facilities; ⑤ Functional idleness and lack of vitality, leading to the relocation of some original residents.

2) Context of the problems: ① Schools, hospitals, churches, and pharmacies closed; ② The original housing, characterized by poor living conditions, small unit sizes, and incomplete functions, caused some original residents to relocate.

3) Policy gaps: There was insufficient investment in protection funds, no specific action plan formulated by the government, and a lack of strong policy support.

Solution Developed

1) Project objectives: ① protection of historical and cultural resources, ② improvement of living environment; ③ explore financially balanced; ④ approach sustainable development of the area;

2) Target beneficiaries: the original residents received substantial resettlement funds, a better living environment, numerous employment opportunities and rental income.

3) Implementation strategies: ① Strengthen and activate the core zone buildings while restoring traditional styles; ② Improve supporting facilities such as municipal services, sanitation, and fire fighting; ③ Expand courtyards, optimize landscapes, and enhance the living environment; ④ Protect and restore historical and cultural resources.

4) Innovative approaches: ① model 1: "government + market"; ② model 2: "construction-operation-transfer"; ③ model 3: "Simultaneous investment renovation and operation"; ④ model 4: "Lane Committee" involves street communities, enterprise operation teams, shop operators, residents, and the public.

Implementation

1) Actions: ① Protected the mountainous spatial pattern; ② Protected street and courtyard spaces; ③ Restored traditional architectural styles; ④ Preserved historical and cultural elements; ⑤ Improved municipal and fire-fighting facilities.

2) Involved actors: ① Government departments: Yuzhong District Government supervised the protection and utilization, Chongqing Municipal Planning and Natural Resources Bureau

managed planning. ② Private sectors were responsible for area renovation, investment promotion, operation, and renovation works. ③ Community groups "Lane Committee" was established to handle daily management and interest coordination.

3) Timeline: ① March 2018, Yuzhong District Government started this renewal project; ② August 2018, The renovation plan was approved, and the construction started; ③ November 2021, Renovation design and construction of the core zone were basically completed; ④ December 2021, The project was approved by the municipal government.

4) Resources, financial inputs, and partnerships: Yuzhong District Government provided policy and mangement support for the urban renewal project; Chongqing Kangxiang Industrial Company invested 150 million yuan in house expropriation; Yonghong Company invested 75 million yuan in block renovation and 50 million yuan in municipal pipelines; Chongqing Planning and Design Institute provided professional consulting services.

Enablers & Obstacles

1) Key drivers and enablers. Political support: ① The Chongqing Government provided policy support; ② The Yuzhong District Government offered management oversight and financial support; ③ The community participated in program design and post-implementation operation.

2) Obstacles and solutions during implementation: ①lack of national standards for fire fighting about historical blocks. Yuzhong District Government specifically formulated corresponding design standards for this project, addressing fire fighting design compliance issues. ② Shancheng Lane was built on cliff walls, had no direct access to transport materials. The project erected cargo elevators and aerial corridors.

Results & Impact

1) Quantitative and qualitative results: The project renovated 118 old buildings (approximately 23,000 square meters) in the core zone, including idle churches, abandoned schools, medical college office buildings, and numerous residential houses, as well as street environments. New municipal pipelines and fire-fighting facilities were added, including 1 micro fire station and 3 public toilets. Shancheng Lane has become a new cultural and tourism landmark and internet-famous check-in spot in Chongqing, with average daily visitors of 20,000 (50,000–60,000 on holidays). All shops are leased, and investment recovery is expected within 7 years.

2) Impact on low-income households and marginalized groups: The renovation of Shancheng Lane provided local original residents with a better living environment, municipal infrastructure, and public sanitation facilities. In particular, a large number of tourists brought business opportunities and income to low-income households.

3) Longer-term impacts: ① enhanced community functions; ② enriched public facilities and supporting amenities; ③ created employment opportunities; ④ improved income levels.

Replication & Scale Up

The practice was replicated and promoted in Wenchang Ge Historical and Cultural district in Guiyang, China. Key factors enabling successful replication:firstly, both projectsare in downtown, secondly, both projects are old communities with rich historical and cultural resources.

Increase publicity and promotion through platforms such as on-site meetings of the Ministry of Housing and Urban-Rural Development of China for historical and cultural protection, annual conferences of the Urban Renewal Committee of the China Planning Association, promotion by Chongqing municipal departments, and multimedia/public account.

Policy Uptake

This housing practice has been fully adopted into formal policy frameworks and legislation, and is being implemented at scale with institutional support.

It has been fully adopted into formal policy frameworks and legislation, and is being implemented at scale with institutional support. The state strongly advocates the protection and activation of historical and cultural resources and blocks, with supporting management policies and funding. E.g., simplify the review and approval process for existing building renovations.

Lessons & Takeaways

Firstly, to retain more original residents, along with their living scenarios and lifestyles; secondly, to optimize public participation approaches, and strengthen early-stage communication and opinion solicitation.