From single leading construction to multi-information form —— on the Multi-party Game in the urban renewal

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Abstract. With the advent of inventory planning, China urban renewal gradually from one factor domination, changes to pay attention to multi-governing, public participation aspect. However, now most of urban renewal are faced with frequent conflicts between demolition and relocation, and the main parties escalation of the conflict. Urban renewal urgently needs coordinated development of multi-body. Therefore, this paper explores on the basis of the home and abroad public participation practice cases, summarized domestic and foreign synergic governance of multiplicity experience, from the current urban renewal problems, analysis of the trend of urban renewal under the synergic governance of multiplicity in the future. Finally, the strategy of the urban renewal planning mechanism based on the multi-party game is obtained.

1. Introduction
With the rapid development of the economy and the acceleration of the urbanization process, China's urban planning will shift from “incremental planning” to “inventory planning”. Although traditional urban renewal could improve the quality of life in a short time, the conflicts of interest and the game process between the multiple subjects in the urban renewal intensify, the traditional urban renewal is not enough to coordinate the interests of complex multi-participants. Urban renewal urgently needs to be transformed from a single leading construction to a multi-information form of multi-participation.

2. Research review

2.1. The process of public participation in the development of China urban renewal

Urban renewal in the development of China has experienced three stages (Table 1).

Table 1: China urban renewal development

| Stage               | Age   | Performance characteristics                                                                 | Planning subject          |
|---------------------|-------|---------------------------------------------------------------------------------------------|----------------------------|
| No public participation | 1949-1980 | In the planned economy period, the land is public, Urban Renewal undertaken by the government, almost no public participation. | Government leading         |
| The introduction of foreign theory | 1980-1990 | In the period of economic transformation, the urban renewal changed to the government adjustment. The subordinate companies transform by commercial operation, public participation gradually increased, some foreign concepts were | Main Government adjustment   |
introduced, but the initiative was still in the government. In the period of economic development, the land paid use system is proposed to bring urban renewal into public participation. The urban renewal has gradually been governed by multiple entities.

Table 2: Overseas urban renewal development

| Stage                  | Age     | Performance characteristics                                                                 | Planning subject                      |
|-----------------------|---------|---------------------------------------------------------------------------------------------|---------------------------------------|
| Top-down stage        | 1940-1960 | In the post-war boom period, the government as the leadership controls the urban renewal, which was protest by a large number of people. | Government leading                    |
| Bottom-up transition stage | 1960-1990 | NGO established. More subjects participate in the process of urban renewal, and relevant theories are improved. Pluralistic values increasing emphasis. Each group interactive consultation[1], to achieve the game of multiple interests. | Top-down and bottom-up combination, the government gradually withdrew |
| Multi-subject cooperation stage | 1990 to now | With the human-oriented and sustainable development concept, the urban renewal has a wide public participation and a strong NGO[2], the public participation cycle is long. More emphasis on multi-party cooperation between the government, companies and community residents. | Government to further withdraw, forming a multi-subjective joint governance |

From China urban renewal course of development, government functions change with the times. the transition from single leading construction to synergic governance of multiplicity stage, the conflict of interests has become increasingly prominent.

2.2. The process of public participation in the development of foreign urban renewal

The development process of foreign urban renewal mainly experienced three stages (Table 2).

From foreign urban renewal course of development, the renewal originates from the personal interests. Through the combination of top-down and bottom-up, the formation of a cooperative relationship between multiple entities. With the update of theory and the application of new technologies, the synergic governance of multiplicity in the urban renewal is abundant.

In China, the study of public participation in the urban renewal is based on the theory of foreign countries and China. (Table 2)

Table 2: Urban renewal course of development at home and abroad

| Country       | Ideas and writings                                                                 |
|---------------|-----------------------------------------------------------------------------------|
| United States | Paul Davidoff "Diversified advocacy planning"[3].                                  |
|               | Sherry Arnstein "Citizen participation ladder"[4].                                  |
|               | Urban reconstruction requires residents of affected areas to participate in planning [5]. |
| United Kingdom| Scaife Dayton report using community forums and community development officials to strengthen government and public contact. |
| Japan         | Xiweisheng divides the villagers into levels according to their level[7].           |
|               | Xing Yemin summarized the urban renewal model as a change of "non-participating → villager participation → villager main body type"[8]. |
| Germany       | "Building Code" requirement planning must adhere to the "bottom-up".               |
| China         | Gu Xiaowei summed up the six characteristics of the Taiwan community[9]            |
|               | Put forward the concept of "Community Building" and "local culture" attract residents to participate in community affairs. |
3. Multi-party game in the urban renewal

3.1. The current multi-party participation in urban renewal
The planning implementation process lacks institutional perfection. Although China's urban renewal has gradually transitioned from single leading construction to multi-information form stage, the concept of public participation in China is based on Western, which is not entirely suitable for China's status. With the lack of a sound legal system and weak public participation, China multi-governance is still in the exploration and initial stage [10].

The planning decision process lacks coordination of interests. Urban renewal of stakeholders is very complex complicated, with the establishment of land paid use system, makes the developers in urban renewal too much to pursue economic benefits and ignore the public interest. Without taking into account the multiple demands of the urban renewal economy, interests, and environment, a series of social problems have emerged.

The planning operation process ignores the aesthetic characteristics. With the rapid development of urbanization, urban renewal aesthetic requirements of multiple subjects are not paid enough attention, the construction of modern buildings, which destroy the original historic features.

3.2. Urban renewal multi-common governance future trends - multi-party game
The synergic governance of multiplicity in the urban renewal is in the process of single leading construction to multi-information form, and restores the original institutional balance which was broken due to unstable information transmission. In order to safeguard their own interests, the multiple subjects of the multi-party game will carry out corresponding strategies and negotiation adjustments, finally reconstruct a new balance.

Therefore, the key to explain this problem is analysing multi-party game rules and interests. Emphasize that all parties in the game can achieve a win-win situation, regard efficiency, fairness and justice. From the perspective of politics, economy and aesthetics, we try to analyse the game characteristics under the synergic governance of multiplicity.

3.3. Political game
The multi-governance in urban renewal is essentially political interaction process, embodied in the political behaviour between multiple groups. Understanding the process of pluralistic governance by a systematic perspective, Seeing public participation as a process of political interaction[11]. The political game under urban renewal is embodied in the premise of ensuring fairness and the ternary interaction of the group.

The implementation of fairness and justice in urban renewal is reflected in urban spatial reproduction. Whether the interests of all stakeholders are fair, whether the benefits of urban renewal meet the diverse social needs, whether the allocation of public interest is reasonable, etc. Fairness and justice as the premise of urban renewal, which guides the practice of political games.

In the urban renewal, under the three-party interaction mechanism and the game relationship between local governments, developers and community residents, the three-party interaction and collaboration relationship based on the overall needs are called ternary interaction[12] "Ternary Interaction" will work collaboratively through interactive communication in the urban renewal as an important supplementary way, finally gain political win-win.

3.4. Economic game
The purpose of the multi-party game in urban renewal is that all parties use various methods to get maximize profits. It is essentially a process of redistribution of interests. In this process, fairness can only be achieved through mutual checks and balances, and only mutual synergy can maximize the overall benefits. The economic game under urban renewal is reflected in the multi-subject balance of interests and the new economic concept in the model.

The multi-reform of urban renewal includes multi-group interests of the government, developers and
property owners. The three stakeholders are related to each other, but there are also differences. In order to solve the conflict of interest of multi-agents, it is possible to construct an “urban renewal unit” that can coordinate multi-stakeholders, so that the public interest is reflected as a common commitment which is directly proportional to the incremental development space[12]. All subjects with different interests are placed in the updating unit of the same platform, Through the unified division and development, the economic interests of multiple entities are guaranteed. Thereby ensuring the balance of multi-agent interests in the way.

The new economic concept on the model. The new economic model refers to the multi-faceted and multi-angle sharing of the economy, driven by new platforms such as the internet. Under the new economic era and self-media age development, urban renewal can build a game platform through the official website[13], so that makes multi-agents participate in the update process, combined with the interest balance mechanism, enhance the main body participation and mutual supervision of urban renewal.

3.5. Aesthetic game
On the basis of the coordinated political game and coordinated economic game, the multi-party game in the urban renewal is reflected in the game of aesthetics. Old city as the embodiment of the wisdom of living history, historical and cultural heritage. Behind it is a multi-element aesthetic with distinctive characteristics. What is the final expression of urban renewal? This requires a form of aesthetics and a historical and cultural deposit on the basis of aesthetic benefits.

Urban history is both the driving force for the city and a direct reflection of the city's cultural heritage[14]. urban renewal should use urban history as the basis of the aesthetic game. Protect buildings with special memories in the process of urban development, determine protection and renewal programs based on their status in history. The multiple subjects perception of history and culture preserved in order to achieve inheritance of cultural vein and improve people's livelihood

Under the background of large-scale reconstruction of urban renewal, the contradiction between the aesthetic characteristics and renewal model has become more and more apparent. Although the existing model focuses on the concrete matter, lack of attention to deep aesthetics. Therefore, in addition to maintaining the original historical and human factors, the promotion of formal aesthetics should be expanded on aesthetics and culture. Highlight cultural self-confidence and show aesthetic benefits. It is necessary to do Age-old for Today and Foreign for China use, and the independent innovation on this basis, so as to achieve the formal aesthetics.

4. Conclusions and prospects
With the application and expansion of the public participation model, China urban renewal has gradually shifted from single leading construction to multi-information form. However, there are still problems in the planning process, such as lack of political system improvement, mutual benefit and great aesthetic difference.

Therefore, this paper summarizes in the course of home and abroad public participation and multi-governance basic theory and practical cases. Urban renewal is no longer a single leading construction decision, but a process of the multi-party game. The focus of China's multi-governance is a multi-party game. The characteristics of multi-party game are comprehensively analysed from three aspects: political game, economic game and aesthetic game. In view of the current multi-party game problem, by increasing the multi-governance subject, improving the decision-making mechanism, advocating multi-party participatory investment, and coordinating the multi-party aesthetic game process. Urban renewal planning strategy of multi-governance and coordination multi-party game is advocated. It will provide a reference for the multi-dimensional governance in the future urban renewal.

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