

The Integration of Urban Regeneration Method into the Practice of Historical Conservation – the Case Study of Tainan, Taiwan

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1 ABSTRACT

Cultural heritage has become one of the most powerful instruments in order to gain a competitive advantage in the global order. Successful urban conservation retains the aesthetic, cultural, and historical values embedded in the local built environment, and maintains economic viability and community coherence. However, the contradictory between historical conservation and urban development tends to undervalue the real potential of cultural heritage with the local historical characteristics and instead emphasize the economic benefit from the short-term urban development. Since traditional urban regeneration is a method to renew urban environment, unable to repair the spatial development fault and practice the conservation of historical spots. Hence, this research tends to refer to relative international conservation experiences and integrate spatial strategic planning in practicing urban regeneration to reach the balance between conservation and development.

2 INTRODUCTION

Urban regeneration is a comprehensive and integrated vision and action that leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been, or is, subject to change (Roberts and Sykes, 2000; Gullino, 2009). The concept of urban regeneration has changed over the time, from depressed area reconstruction to community redevelopment and further to the downtown regeneration. As the matter of fact, reconstruction has been regarded as the main method to proceed to urban regeneration.

Large scale reconstruction represents traditional urban regeneration through massive land re-use and demographic displacement yet could resolve all types of urban spatial problems, especially the rich cultural resource in historical streets (Su, 2010; Güzey, 2009; Ley, 2000). Cultural heritage has become one of the most powerful instruments in order to gain a competitive advantage in the global order (Gunay, 2010). Besides, successful urban conservation retains the aesthetic, cultural, and historical values embedded in the local built environment, and maintains economic viability and community coherence (Orbasli, 2000; Larkham, 1996). Hence, culture-led regeneration becomes the new orthodoxy within the current contexts of the world. Nevertheless, the historical districts confronts with destruction results in the transformations along with the changing political, economic and social environment. And the conflict between cultural conservation and urban economic development undervalues the real potential of cultural heritage and instead emphasize the production of short-term economic benefits with long term destruction on memorial structures or districts (Bianchini, 1993; Zukin, 1995; Kong, 2000; Evans, 2003; Gunay, 2010).

In Taiwan, the role of urban regeneration has changed recent years, which is not only integrated cultural heritage at the heart of urban regeneration but local economy stimulated. However, the conflict between urban conservation and urban development has brought up ongoing contradictory that stem from political and economic interpretations of cultural heritage. In addition, the lack of a comprehensive and effective plan within the context of urban conservation, urban regeneration projects turn out to be fragmentary solutions and unable to serve the whole city (Gunay, 2010). By enforcing the spatial strategic planning into urban regeneration, the regional collaboration, the respect of local culture and the multi-development are contributed to the overall resource integration and further the promotion of city competitiveness. The reorientation of entire spatial development can practice reasonable regeneration inside the different urban area and reach sustainable, efficient and economic development.

Tainan is the historical center in Taiwan, and there are historical spots, memorial structures and traditional streets inside the city which are represented the historical contexts, art and the spatial feature. The depressed area in early developed downtown districts needs regeneration eagerly to transform the overall living environment and in the contemporary conserve the historical districts. Thus, this paper attempts to use spatial

strategic planning into the overall regeneration plan in Tainan, Taiwan to search out possible balance between conservation and urban development.

The third part will be focused on the description of the contradictory between conservation and urban development, and the fourth part will be the discussion of the new aspect of practicing urban regeneration in Tainan, Taiwan. The fifth part will be the case study in Tainan, Taiwan and includes the overall background of Tainan City and the practice of spatial strategic planning into urban regeneration. In the ultimate, this paper will propose the conclusion of the practicing spatial strategic planning into urban regeneration.

3 THE CONTRADICTION BETWEEN CONSERVATION AND URBAN DEVELOPMENT

Urban regeneration originated from the elimination of the depressed area, the improvement of living environment, and to meet housing targets (Bunker & Searle, 2009). Yet the demolition and reconstruction of physical structures detract the residents' attention of the history of community and past development and both social value and economic development. Up to the present, urban regeneration has followed the concepts of compact city and sustainable development. However, the reconstruction of urban regeneration is unable to resolve all the types of urban spatial problems, especially in historical streets which enriched with cultural resources.

As the matter of fact, urban conservation and revitalization represent general idea of urban regeneration which is being interpreted as a process of revitalization and integration of the entities having historical, cultural and architectural values with certain economic and functional potential (Gunay, 2009). In addition, the international charts were released subsequently in order to expand the conservation area from single structures to the structure clusters, historical contexts and the city, including the Athens Charter was based upon Congrès International d'Architecture Moderne (CIAM), the Venice Charter, the Charter on the Conservation of Historic Towns and The Australia ICOMOS etc. According to the 3rd ICOMOS General Assembly (1972), the continuous of the groups of historical interest and the past, present and future expression must be treated as a whole, the harmony of which must be constantly preserved, and that any historical monument or complex of buildings possesses an intrinsic value independently of its initial role and significance which enables it to adapt itself to a changing cultural, social, economic and political context while fully retaining its structure and character.

Nevertheless, the historical districts often confronted low public facilities service degree, and the comfortable, modern and convenient living standard are often be pursued in these kinds of districts. Cohen (2001) indicated that conservation is against development basically. Meanwhile, the contradictions between conservation and urban development include developments encourage directly the destruction of cultural heritage as a way to provide a profit market or to create a new definition for cultural heritage for political and economic interests (Ekinçi, 1994; Erkip, 2000; Keyder, 2000; Kocabas, 2006; UNESCO WHC, 2006a,b, 2008; Ahunbay, 2007; Dincer, 2008; Gunay, 2009). Inside the profit market, the associations abound in developers, builders, subcontractors, councils and local governments (Kelly & Gilg, 2000; Ruming, 2009).

As for the complication of practicing conservation into urban regeneration owing to the conservation will concern with land use, transportation, economy, society, landscape and public facilities which directly are concerned with residents' daily life (Headquarters Administration of Cultural Heritage, 2009). Earlier studies including English Heritage (2005), Kong (2000), Zukin (1995), Bianchini (1993), Kearns & Philo (1993), Paddison (1993) indicated that the conservation of cultural heritage with regeneration can result in the social, cultural and economic well-being of places, because of the cultural heritage can foster local economic competitiveness, provide social cohesion and add quality and place distinctiveness.

Owing to above mentioned, the lack of a comprehensive and effective plan within the guidance of the practice urban conservation into urban regeneration projects turn out to be unable to serve the overall city development demand, especially the historical contexts. Hence, the scientific investigation and analysis is a key media to integrate each diverse elements inside the city through citywide urban planning, urban design. In addition, and the basis for the integration of spatial strategic planning into urban regeneration is crucial to further instruct the physical urban regeneration plan while implementing in the future.



4 THE NEW ASPECT OF PRACTICING URBAN REGENERATION IN TAINAN, TAIWAN

According to the former concept and contradictory of conservation and development, this paper propose future urban regeneration conception of Tainan, Taiwan, including a more open-minded point of view, a consideration of local feature and most important is to reappear the historical and cultural context in Tainan. The followings are the description of the future idea for the urban regeneration.

4.1 A open-minded concept

4.1.1 The adjustment of traditional urban regeneration

The concept of traditional urban regeneration cannot be continued in Tainan, since reconstruction is limited by the finance, the historical context and even the residents easily. Hence, the practice method of urban regeneration should jump out the framework of reconstruction but repair, conservation and revitalization. Besides, the appraisal of urban development intensity and local feature should be practiced to be distinct from districts' regeneration types.

4.1.2 Reconstruction is a method to channelize appropriately urban development intensity

In order to conserve the original spatial landscape and environmental feature, urban regeneration should abide by the overall spatial strategic plan to channelize the urban development and reconstruction area into main developing axis. In addition to the coexistence of newly development and historical contexts, urban growth management conception should be further considered to promote regeneration and reappearance of historical Tainan City.

4.2 The reappearance of historical and cultural context

4.2.1 Repair and conservation should be emphasized

There are plenty of historical and cultural districts, including Anping, Chih-kan and Tai-jiang etc. The conservation of original landscape and characteristics is the major issue to manifest the historical and cultural assets. Moreover, the integration of culture, art, leisure and tourism are the further steps to revitalize local development.

4.2.2 The new new uses to the cultural assets

A portion of cultural assets are original for living or working uses. Through the findings of new uses for the cultural assets, including the structure or the feature externally or internally, neither cultural characteristic can be revitalized nort the local economic and living quality.

4.2.3 The compatible integration of contemporary structures into ancient setting

The careful investigation of local ancient context can help to introduce the compatible present-day techniques and materials into local cultural area. The appropriate and compatible contemporary architecture due allowance for appropriate use of mass, scale and appearance, and further both conserve local cultural fabric and satisfy local development demand.

4.2.4 Pay attention on the regeneration of history, human and living culture

The general idea of urban regeneration is not only represented the regeneration of environment and the facility reconstruction but human-being in the community. The continuity of residents and local culture, including social and economic is the new thought of practicing conservation in Tainan.

5 CASE STUDY IN TAINAN CITY, TAIWAN

5.1 The background of Tainan City

Tainan City is located in the south west of Taiwan, and the total area is around 2,191.65 km². The east side landform is higher than the west side, but the overall topography is lower than 1,000 meters. The population amount in Tainan City is around 1.87 million and aggregated in the middle which is the downtown district of Tainan, the scientific park and the north administration area. Base on the present population, the prediction of future population in Tainan City is around 2.1 million according to the positive prediction method. In

addition, under each urban planning district in Tainan City, the total population capacity is around 2,336,250. Hence, the overall spatial distribution is necessary to channelize the future potential population pressure.

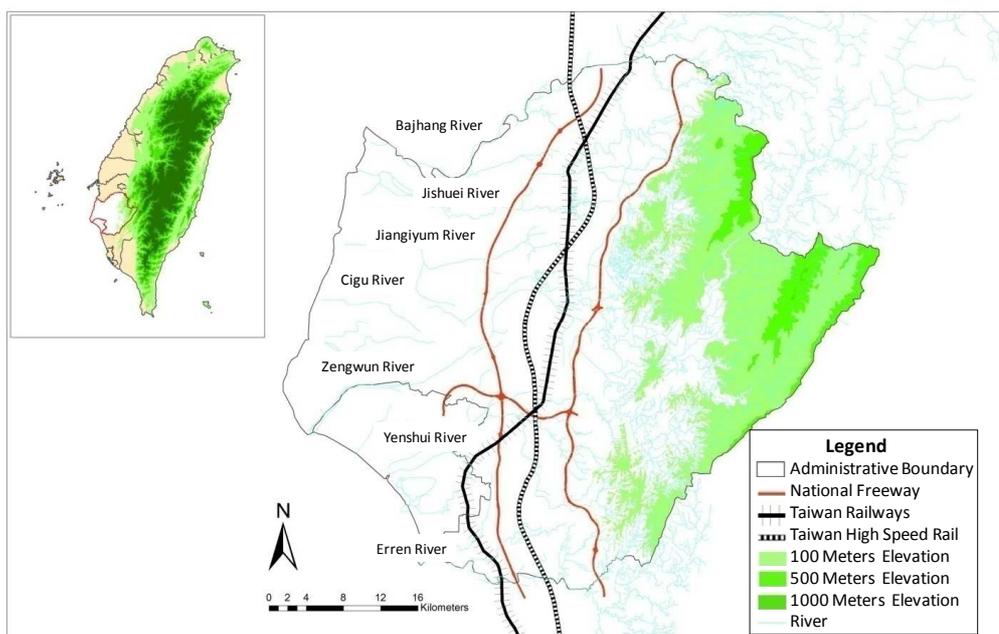


Fig 1: The geographical location of Tainan City

Under kinds of ruling in the past, including the period of the Dutch colonial rule, the period of the Kingdom of Tungning, the period under Japanese rule, the period under Qing Dynasty rule, and after Retrocession Day, they shaped many unique historic districts and characteristics of the cultural landscape, such as histories, industries and other cultural assets. Fort Zeelandia in Anping and Fort Provintiain in Chih Kan are both the remains of the period of the Dutch colonial rule. The main relic of the period of the Kingdom of Tungning is Koxinga Shrine. As for Woo’s Garden is the historic spot under the period of Qing Dynasty rule.

Besides, in order to conserve the entire historical character, the cultural zone came out under the guidance of the Central Governemnt, such as Chih Kan Cultural Zone, Confucius Temple Cultural Zone and Five-rivers Goŭ Tiaŭ Kanġ Cultural Zone etc. Affluent and characteristic cultural resources highlight the historic potential of Tainan City. None the less, the delimitation of cultural zone is unable to regulate the land use and result in the disappearance of the overall historic feature.

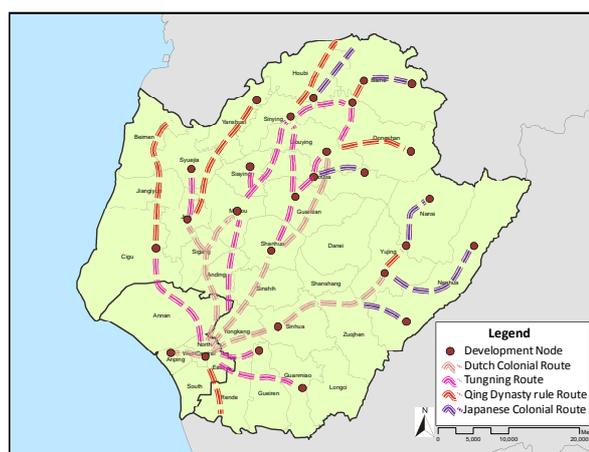


Fig 2: The developed route in different ruled period





Fig 3: Fort Zeelandia in Anping



Fig 4: Fort Provintia in Chih Kan



Fig 5: Koxinga Shrine

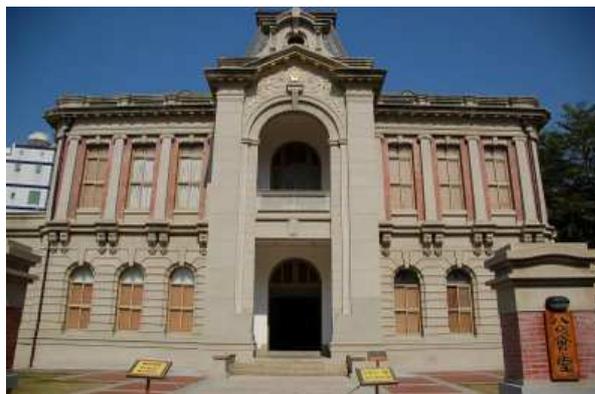


Fig 6: Woo's Garden

In the case of historic spots, there are 22 national which accounted for a quarter in Taiwan and unearthed relics lately. Moreover, the high density of historic districts is located in the early developed area, the center of Tainan City. As for rural villages, the high density is located in the north and the center of Tainan City.

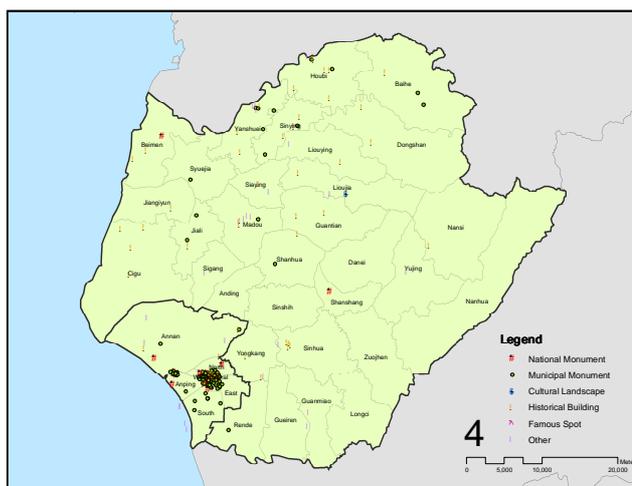


Fig 7: The distribution of historical spots and relics

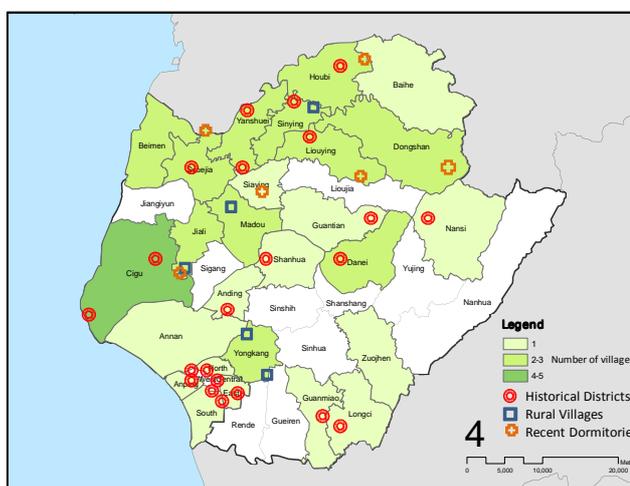


Fig 8: The distribution of traditional villages

Owing to the long development history and temple culture, there are many customary celebration activities, especially the celebration activities of religion and aboriginal. Some celebration activities are well known in the world, such as Yanshui Beehive Firework, Dragon Boat Festival, and Confucius Ceremony etc. Besides, the traditional performances inside the celebration activities reflect local cultural features, tradition and even the historic significance.



Fig 9: The distribution of cultural celebration activities in Tainan City



Fig 10: The distribution of local traditional industrial culture

5.2 The practice of spatial strategic planning into urban regeneration

5.2.1 The overall spatial strategic planning in Tainan City

Base on the overall distribution of land use, transportation system, population, natural resource and cultural landscape, this paper propose the principles of Tainan City spatial development framework as following.

- Intensify the connection between the downtown and the surrounding area. As for the importance of Tainan City in the south of Taiwan, the radiation of self energy expands to the surrounding area and further encourages the potential development in the surrounding area.
- Multi-development should be taken into account. There are abundant resource in Tainan City, the entire development planning should take into account different resources and the advantages and then elaborate the efficiency of metropolitan development, industrial development, environmental conservation, local features and the reappearance of history and culture.
- Strengthen the east and west axis. Present development area is emphasized in the north and south axis, including the early developed area and north administrative area. For this reason, the east and west connection should be considered to establish complete network to intensify the connection between city and county.
- The compatible development in each development area. Though the different resources and advantages result in different development patterns, the relationship between each development districts are depend on each other, such as the string connection, the complementary of city and county. Besides, the contradictory of development and conservation exists. Therefore, the compatible planning is needed to be practiced between environmental protection, cultural conservation and urban development.

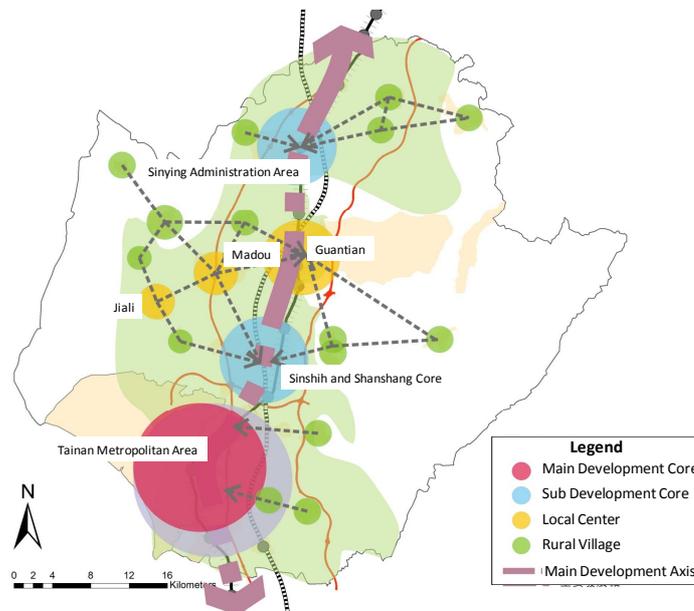


Fig 11: The overall spatial development framework

5.2.2 The conception of practicing spatial planning strategic into urban regeneration

Base upon the spatial strategic planning in Tainan City, there comes out reconstruction, conservation and revitalization to reach the demand of each spatial pattern. In the future potential highly developing area, the raise of marketing incentive will lead appropriate development. The creation of multi-urban regeneration types to adjust entire urban development direction, manage the practical population growth amount and further integrate potential real estate marketing and urban spatial development. As for the cultural assets conservation extends from dots, string to the entire area, which not only can integrate the cultural spots and the surrounding contexts but the revitalize and reuse local historical spots. On account of the above mentioned, this paper proposes urban regeneration conception as the followings.

- The old downtown is located in the center of Tainan City, and the main urban regeneration method will proceed with conservation and revitalization. As for large scale development projects will be aggregated in the east development axis.
- The major reconstruction object will focus on along the railway and rail station which is the main development axis in Tainan City. The regeneration could offer an opportunity for local economic development and appropriately disperse the present development and population pressure in downtown area to the main development axis.
- As for the surrounding area of scientific parks, industrial parks and environmental technological parks will be the other main reconstruction area. Except for the enhancement of local living environment and the shape of industry center, the industrial clusters are the key point to promote economic development in Tainan City.



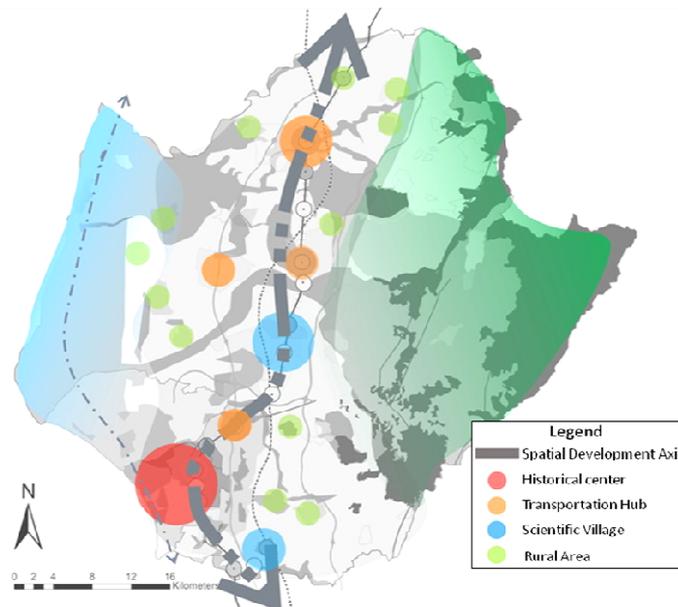


Fig 12: The entire conception of urban regeneration in Tainan City

5.2.3 The practice of conservation concept into urban regeneration

- **Main historical Core.** The conservation and revitalization of the entire spatial and living culture and the reconstruction of local historical spatial features are the urgent assignment to conserve local characteristics. Since, the main historical core is both early development area and highly economic developed area; the large scale economic development should channelize to the east, the main development axis, and to further execute regeneration to the entire area by appropriate modernization and conservation to revitalize this area.
- **Sub historical Core and local village center.** Except for the main historical core, cultural heritages are dispersed in Tainan city, including historical and industrial relics, historical streets and traditional village in rural area. The conservation and new use to the relics need a fully plan. Meanwhile, the conservation of traditional village and local living feature are both essential while proceeding regeneration in these kinds of area.

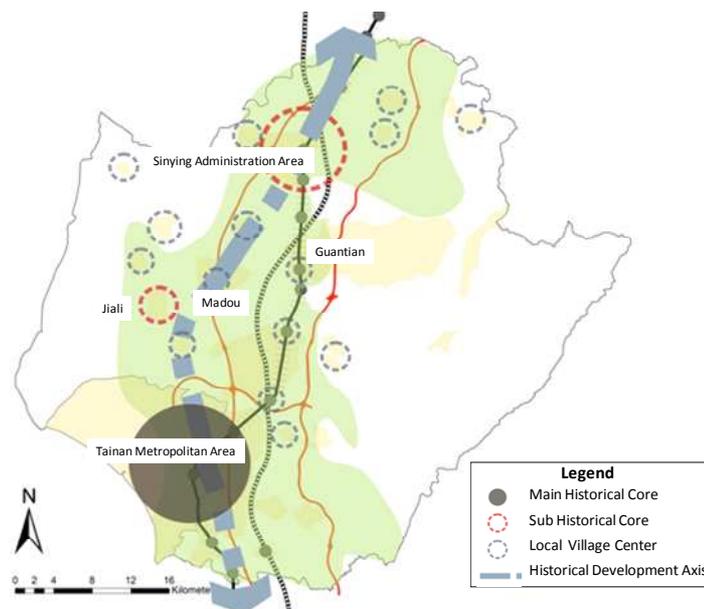


Fig 13: The conservation practice in Tainan City

6 CONCLUSION

During the development of globalization, cultural heritage has become one of the most powerful instruments for the city competitiveness. Yet, the conflicts between conservation and development directly undervalue the

cultural assets. The possession of large amounts of cultural heritage in Tainan, Taiwan is the best advantage to harness the distinctiveness of Tainan City. Hence, this paper attempts to adopt spatial strategic planning to establish the entire spatial distribution to channelize the future development to the main development axis and to further instruct the practice of urban conservation into urban regeneration.

7 ACKNOWLEDGEMENTS

This research is the part product of Tainan Spatial Strategic Planning, the Stitching of original administration border and urban regeneration project with the Bureau of Urban Development, Tainan City Government. Thank for the assistance of the Bureau of Urban Development, Tainan City Government in this project.

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