Chongqing: A city of mountains and rivers

Vision: To become a Global City by 2035

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http://v.ifeng.com/dyn/m/video/14965826/index.shtml
A largest city in the world; Producing one third of the laptop of the world; A unique cultural identity

**CHINA: CHONGQING**

World's fastest-growing tourism city is in China

Maggie Hiufu Wong, CNN • Updated 9th November 2017
Key Takeaways from TDD

- Long term vision and planning, strong implementation capacity
- Multiple party participation; early private sector involvement
- Benefits by all involved parties (government, community, individuals, and private sector developers)
- **Reflection on China regeneration** – Massive redevelopment through large scale of “demolishment and reconstruction”
Reasons for Chinese style of Regeneration:

- Pursuing short term impact and achievement (within 3 to 5 years)
- Driven by the government policy on rapid poverty reduction
- A top down approach largely driven by a single entity – government

What needs to be done:

Need to change mind set of the policy makers and change policy framework
Actions to be Taken

**Short-term:**

Redeveloping public space with the objective to regenerate neighborhood, lively street and recover Chongqing’s unique culture and image

- Chongqing’s famous mountainous walk pathway (a portion of which is being supported by the World Bank Loan – to build and connect more than 130km walkable pathway)

**Medium-term:**

Move toward infill development; developing a policy framework that incentivize public, community and private sector participation; move from large scale to “small and quality” regeneration

**Long-term:**

Chongqing to become a global city: a place that attracts global talents, and a place to live, work and innovate, and a place with its unique culture and identity
Barriers for Implementation

Policy and governance

- Current Chongqing’s regulatory framework does not support a regeneration scheme that involves multiple parties (i.e. legally government is the only entity that can undertake redevelopment and regeneration)
- The current technical standards do not support regeneration (e.g. building codes are designed for new buildings)
- Lack of efficient coordination mechanism across different agencies

Financing

- The government funding is not oriented toward supporting old town/neighborhood regeneration
- No financial incentives (or subsidies) to encourage individual household regeneration
- High resettlement cost
Lending and TA Active or Needed

**Technical Assistance Work Planned:**

- Urgently need upstream policy dialogue and engagement with the city leadership by the World Bank to influence policy direction

- Technical assistance is a critical part of supporting policy and regulation on urban regeneration, and changing mind set of policy makers

- Technical support to introduce good practice to the public, project management and operators (e.g. Chongqing Urban Regeneration Platform)

**Investment Work Planned:**

- World Bank lending to pilot and support demonstration of new modality of regeneration, including testing new financial incentive mechanism

  (current World Bank project of supporting Chongqing new urbanization – $100m loan is a good example of the WB lending)
Support Needed

- **World Bank:**
  - TA and lending (see the previous slide)

- **TDLC Program (Japan)**
  - Request Japanese experts/WB/UNESCO to provide advice on a selected community in Yuzhong, Chongqing (concept, regulatory framework, implementation modality, cultural integration)

- **Knowledge Products (Case Studies, Policy Notes, etc.)**
  - Comparison study between Chongqing’s approach to regeneration to the one in Kyoto to analyze differences, pros/cons and provide recommendations