

Outside-in city planning

*testing the relationship of social cohesion and facilitating government
to citizen participation in Euljiro*

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Preface

Before you lies the bachelor thesis which is the result of the bachelor Geography, Planning and Environmental studies at the Management Faculty of the Radboud University of Nijmegen. It's a research on the possible application of community-based land development in the Euljiro district of Seoul, in Korea.

Community based land development is the expectancy that when being under the right circumstances, citizens will start their own initiatives to develop their neighbourhood. This is without being influenced from outside from for example the government, or private companies. It is assumed that when citizens participate in these initiatives, their neighbourhood will improve, and they will become better citizens.

The motivation behind this subject is the stagnation and bad relation between the people living and working in Euljiro, and the city administration and construction companies. Earlier this year there were several public protests in the Euljiro district against the full-scale redevelopment that is taken place in part of the area, and the locals fear the same fate for the rest of the area.

The Euljiro district is one of the oldest original areas of Seoul, a city that has developed very fast in the previous decades. But in the current age of governance where the development starts to slow down, the city puts a new emphasis on the quality of life. Previous planning methods led to large critiques and stagnation, and in the end public protest. This is the motivation to look for a different planning strategy that is more including, and fits in this new age of governance.

The classic vibe of the area makes Euljiro unique in Seoul. Some parts look decayed, but the area is very much alive and home to lots of craftsman and functions as an important vein in the city. Most of all, this is an area made by people. The craftsman that work there for years, and they mainly oppose the new developments. They want to participate and have a voice in how the area should be developed. But can they become organized to develop their neighbourhood? Or is it better to leave this to other actors?

This thesis would not be possible without the cooperation of others. I would like to thank Erwin for his part in organizing a field trip to Euljiro in Korea and his advice on this thesis, and to Klaas Kresse and the students from the Ewha woman University, with whom we cooperated for two weeks for field work in the Euljiro Area. I also want to thank the other students that participated in the fieldwork, making it possible to gather enough data in a short period of fieldwork.

I wish you luck with reading my thesis.

Nijmegen, Augustus

Joost Reumkens

Summary

Seoul has experienced very rapid economic growth in the past fifty years. During the period of growth, the method of large-scale demolition redevelopment has led to critique. And now that economic growth begins to slow down, there is a need for a different type of spatial planning.

Korea has put a renewed emphasis on involving citizens with its latest vision on urban planning. This is a possibility to use community-based land development as a tool for urban development. Community based land development is a method where citizens come up with initiatives autonomous of external factors as the government. There are factors that can predict the success of these initiatives. Two of these effects are the social cohesion in an area, and the facilitating role the (local) government takes.

This research aims to find out if there is social cohesion and a facilitating government in Euljiro. Euljiro is a downtown area in Seoul where development has been halted for decennia. This has led to an area that is left very much the same as it was decennia ago. Some would say that the area is in decay, but it also provides a vibe almost unique in Korea. This made the area increasingly popular the last years and people resist large scale redevelopment of the area.

Redevelopment is planned for the area, however. The area is part of the 'Sewoon regeneration promotion zone'. For this reason, this area is chosen, it is an area with active conflict where the old method of development leads to an outcome where no actor is happy. Community based land development could be used. But would it be successful if implemented?

This leads to the following question that is central in this research: Does social cohesion and a facilitating government influence participation in community-based land development projects?

To answer this question a survey was conducted among the end-users of the Euljiro area. This provided statistical data to test if there is social cohesion and a facilitating government, and test this to participation. Participation is divided into two parts: the willingness to participate and actual participation.

The conclusion is that there is social cohesion in the area, but that the government does not take up a facilitating role in the perspective of the people of Euljiro. There is a positive relation between social cohesion and the willingness to participate and actual participation. The relation between the willingness to participate and a facilitating government was not significant, there is a significant positive relation with actual participation.

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1 Introduction

1.1 Research context

Over the past decades, citizens in most west European countries have started to take a new role in the public domain. They are expected to actively participate, in policy making and in spatial planning. This is also the case in other parts of the world. In Korea, citizens have had several roles in developing their surroundings. Currently, citizens are gaining influence in policy making. This research is about the citizens of the Euljiro area of Seoul.

The Euljiro district is special in many ways. It is one of Seoul's areas that are designated for development. Built in the heart of the area is the Sewoon Sangga. A large kilometre long megastructure built in 1967, and one of the main topics in the Seoul Biennale of architecture and urbanism of 2017. This was because of the 'special' approach the city hall has for this place. They did not decide to demolish it for redevelopment, what is the common thing to do with megastructures built in the 1960's. Instead, city hall decided to renovate the building complex, via a process of consultation with a residents committee (Heatherley, 2018). In 2016, the mayor has named it 'the first urban renewal plan which places more importance on the prevention of gentrification than development'. This is indeed special in Seoul, a city which has always had a large emphasis on development.

The Euljiro area consists of many small shops and small manufacturers. The area is defined by eight blocks, with large streets on the outside of the block and small alleys on the inside. Most of the workshops on the inside of the blocks are only a few square meters large. Around fifty thousand people work in Euljiro. Most are the owner of a small retail shop, manufacture something, are artist or own a small restaurant. Since the 1960's people have started working here and are for a part responsible for the post war economic growth Seoul has been through, and so shaping the city as it is today.

The area is mainly used as a working space. There are not many people living in the area. The people working in the area are the main users of the area, and they are the ones that spend the most time here and give the area its livelihood. So, for this when this thesis is mentioning residents or citizens, those manufacturers or shop owners are meant. They all fit in the 'end-user' type. In most academic articles residents are the ones that actively participate, this research focuses on the 'end-users' that participate. When regarding the people in Euljiro, end-users and citizens are used as synonyms.

The area forms a small ecosystem. Each manufacturer relates to other manufacturers. Most of the shops in Euljiro sell mainly to each other and would not survive without each other. Another thing that makes this place special is that because there are some many shops, they are very specialized. They can make special products in a short time (two days) for a small price. It is said that in the different shops, every part to construct a tank or a submarine can be found. If the shops are displaced, they would not survive long.

The area used to be mainly visited by the older generation, who have worked in the area for a long time. But since recent years, young Seoulites started to come to this area. They find the place 'retro'. The small alley shows some of the history of Seoul, as the area remains largely unchanged since the post-war Korea of the 1960's. The young people have found an area in the city that has elsewhere been demolished for redevelopment. They see that the dynamic ecosystem of hardware stores, garage-sized factories and eateries that bring a unique charm to the area. Small cafés started to come up in the area as it is being rediscovered and new people are coming in.

But there are also problems in the area, from a planner's point of view. Most of the building in the area have deteriorated over the years. This is also because of policy from the SMG, but I will come back to this later. Furthermore, the Sewoon Sangga has been voted being the city's ugliest building many times, and does no longer stand out in a good way against the new high-rise buildings that have emerged in downtown Seoul since its construction fifty years ago. And another downside is that in the small streets between the workshops and small factories, the air quality is not good.

Another problem from the user's point of view, is that the building used by the artisans and the artist, are almost never owned by themselves but rented from large landowners. In 2015, 80% of the people working in the area is a renter (Beyond big plans, 2015). This is a problem because landowners can sell, or promise to sell, to large construction companies without needing the approval of the people working there. And the area is close to the old downtown city centre, thus being prime real estate. This can lead to conflict between the landowners, the tenants and the construction companies.

In October 2018, Hanho Construction company was given the go ahead to develop a part of the area by the SMG. The shopkeepers in the construction area are being evicted, destroying the ecosystem that they are part of. In its place large scale complexes and high apartment buildings are to be built. In the eviction process the tenants are badly informed. To enforce the eviction, tenants received threats from anonymous thugs, were threatened by lawsuits and the construction company enforces double rent on the small shops (Lee, 2019a). As one of the shopkeepers said that the mayor, a former activist, had turned a blind eye to the woes of the redevelopment process in Euljiro (Lee, 2019b).

This process went quietly until January 2019, when several protests were organized after the destruction of well-known restaurants in the area went popular in social media. In response to the protests the city's mayor announced in February that the demolition of the restaurants must be stopped, and the plan for the area gets reviewed. The reason the mayor provided was as following: *"it is not appropriate to bulldoze urban industrial districts in the name of redevelopment"* (Kang, 2019).

This approach strokes with the policy that the Seoul Metropolitan Government (SMG) has. In the in 2015 revised urban master plan, the SMG specifically focusses on including the thoughts of the citizens. Even more, the vision and the issues were of the revised Urban master plan were developed based on the deliberation of citizens (An and Kim, 2015).

To give more room for influence of citizens is the main change of the new revised master plan compared to the previous versions of Seoul's Urban Master Plan. The previous plans only allowed for indirect participation of citizens, whereas the new Seoul 2030 plan directly involves citizens (An and Kim, 2015). The new plan was co-created with a hundred citizens from Seoul's Citizen Participant Group, who were selected randomly. The whole urban planning department of the SMG acted as a steering team, with help from an expert advisory group formed by members recommended by each department of the SMG (An and Kim, 2015).

This fits in the global trend where new, co-operative methods for civic involvement in spatial planning are involving. This has also happened in the Netherlands, Great-Britain and other western countries. There are numerous advantages of involving citizen involvement in planning, which I will come to later in this thesis. But trust, listening and good communication is among the most vital values when cooperating between city administration and citizens.

So, there is a mismatch between the grand vision of the SMG, and procedures that are taking place in Euljiro. Even though the current Mayor, Won-Soon Park pulled a stop to the destruction of the restaurants in block three, but in block two large scale redevelopment is about to be take place under guidance of the Dutch architecture bureau. And people scared from the development companies, threatening them to move out.

The Sewoon Sangga is promoted as a hip new renovation project, but the surrounding hardware stores are demolished. That would be meaningless without the supporting back-alley infrastructure of Euljiro. " Euljiro protecting activist Park says the newly refurbished Sewoon Electronics Plaza, trumpeted as the mecca of the "maker movement" by the city government, will be a mere facade without the surrounding back alley infrastructure of Euljiro.

Hong (2018) has researched on how resident participation was tried to be achieved, in order to make use of resident participation in each stage of a project. In this research, Hong made a comparison between the actions taken in the Sewoon Renewal Promotion in Korea, and the Kwun Tong Town Centre in Hong Kong. In both cases, city planners and administrators made efforts to contact the citizens and involve them in the process. However, this was not as successful in both cases.

Both cases feature administration-led resident participation. This is also how most of the redevelopment was done in Seoul in the past. Also, a private-led model is used a lot, with the administrative agency having a supervisory role. This will be more in depth later in the section about Seoul's planning history.

In the Sewoon Renewal Promotion Project in Euljiro, many things could have been done better. Public hearings were conducted, but the opinions of the attendants were not collected, and there were few opportunities for the residents to speak at public hearings. The topics discussed were mainly economic in nature as compensation. There were even protests at the public hearings, showing a lack in communication, or a lack to wish to communicate. Hong (2018) has made an overview of the tools used by administrators to contact the residents, again comparing Seoul to Hong Kong. The results are in the figure below:

Category	Sewoon Renewal Promotion Project	Kwun Tong Town Centre Project
Public hearings/public viewings	<ul style="list-style-type: none"> Opinions of residents were not collected, few opportunities to speak at public hearings were available Protest of residents occurred at the public hearing venue Topics discussed at public hearings were mainly economic issues, such as compensation 	<ul style="list-style-type: none"> Information booklets located in URA main office, regional office, and the service centre of the respective project site Opinions of residents collected online or via mail and disclosed to the public
Dialogues with the head of institution	<ul style="list-style-type: none"> "Saturday Dialogue with Mayor" to discuss compensation arrangement 	<ul style="list-style-type: none"> The importance of communication emphasized through dialogues between residents and URA chairman
Discussion meetings	<ul style="list-style-type: none"> Built a temporary shopping mall based on the opinions suggested at discussion meetings No relocation measures for tenants as they were not eligible to receive compensation 	<ul style="list-style-type: none"> Held 97 rounds of discussion meetings for different stakeholders (property owners, tenant, and merchants) Gathered opinions of residents at discussion meetings
Exhibitions	<ul style="list-style-type: none"> The road show had very little promotional effect 	<ul style="list-style-type: none"> Has a permanent exhibition centre (URA Kwun Tong Resource Centre) Held road shows in four venues Conducted surveys/interviews during road shows
Leaflets/pamphlets	-	<ul style="list-style-type: none"> Separate manuals by stakeholder on compensation policy Pamphlets showing the three design concepts Information leaflets on road changes
Newsletters	<ul style="list-style-type: none"> "Hi Seoul New Town News" is available No official newsletter for individual project is available 	<ul style="list-style-type: none"> An official bulletin on the project is published An online version of the bulletin is also made available simultaneously

Figure 1: Methods used to contact end-users in the Sewoon Renewal Promotion project in Seoul and the Kwun Tong Town Centre Project in Hong Kong.

According to the Seoul Institute, 270 interviews were conducted. Artists were gathered for their opinions, and that presentations were held to residents to hear and in turn hear their opinions (Kim, 2017).

The findings by Hong and information provided by the Seoul Institute shows a gap. On one side the SMG want to give more focus and clear communication and the opinions of Seoul's residents, but in practice city hall don't provide clear information to the residents. Or the SMG has a different definition on citizen participation.

This provides the starting point for this thesis: to find out what the goals are for involving citizens for city planners, and what the expectations are when participating. This aims at the expectations for the citizens as the expectation of the SMG.

In order to find the results a survey in the Euljiro area is conducted. This survey is done in partnership between students from the Radboud University in Nijmegen in the Netherlands and the Ewha woman's University in Seoul, Korea. The survey shows if there are incentives to invest and upgrade the area, from bottom up initiatives. In these bottom-up initiatives the SMG takes a different role as a facilitator instead of a hierarchical way of 'guiding'.

1.2 research goal

The goal of this research is to look for opportunities to apply 'outside-in' method of planning on the Sewoon Renewal Promotion Project in the Euljiro area. With 'outside-in' method, the relative new way of citizen participation as described by Boonstra & Boelens (2015) is meant. In summary, it is to give citizens more autonomy and no longer use citizens as a means to an end. In order to find how citizens could and would be more motivated, Boonstra and Boelens introduce the process of 'outside-in' self-organization. This refers to initiatives that originate in civil society itself, on community-based networks of citizens outside of government control. Or as WRR (2010) calls it: 'thinking from the citizen'. A suggestion to think from the perspective of the citizen, and not the perspective of the administrators.

Hong (2015) describes in his research various ways to enhance the level of participation in the Sewoon redevelopment program. However, this plan is under revision since the civil protest redevelopment in the area in January 2019.

Furthermore, there may be a different solution to bring the different stakeholders together that citizen participation. Boonstra and Boelens describe it as the next step of citizen participation, and that is self-organization. This is describing the same as community based land development: spontaneous initiatives that spawn from a network society outside the frames of government. This could be the next step for Euljiro and a possibility to enhance and protect the area against aggressive redevelopment.

This new method would also fit into the new Seoul 2030 masterplan, a vision where the citizen is made central. This could be a case to explore if the citizen is indeed central, or used a legitimization machine for the SMG.

Another aim for this research is to increase awareness under the inhabitants and laborers in the Euljiro area. To make them aware that they have an important voice that is valuable for the urban

planners, but that they also can organize themselves to be less dependent on what government allows for them. It gives an insight to Seoul planners to contact the residents and in order to come to better solution for the area. In the current situation the communication between the city administrators, experts and citizens must be improved.

Lastly, this research wants to urge planners in using methods to attract and enhance citizen participation. By researching the expectations of the residents as the city planners, the gap between the expectations can be Enlightened, and help bring the citizens closer with the city administrators.

1.3 research questions

Central in the research stand the following question: Does social cohesion and a facilitating government influence participation in community-based land development projects?

To assist in finding the answer to this main question, I made the following sub questions:

1. What is community-based land development?
2. To what extend is there social cohesion in Euljiro?
3. What facilitating measures does the government apply in Euljiro?
4. Does social cohesion influence (the willingness of) participation?
5. Does a facilitating government influence (the willingness of) participation?

Community based land development is understood as actions taken by end-users, to improve their neighbourhood. End-users are the people that make use of the area. In most literature about participation, this is about residents. In Euljiro there are not many residents, but the area is mainly used for work. There are some people residing in the area. I want to involve them all, thus naming this group: end-users. The neighbourhood in this research is the Euljiro area. This is in the context of this research the same as the 'Sewoon Renewal Promotion Area' as mentioned by the SMG.

There are differences in the neighbourhood improving actions. it can be government led, private led, or community led. This research main focus is the community led development, where initiatives are spontaneous from the community, without being influenced (or pushed) by external factors.

Social cohesion in the context is focused on the neighbourhood level. So, the question is about the cohesion and networks inside of the Euljiro area.

Facilitating measures are measures are actions taken by the (local) government to improve the initiatives taken by the community. It covers communication, trust and different types of assistance between the government and the community. When researching the extend of the facilitating government, I will research the perception from the people in Euljiro on how facilitating the government is.

1.4 Research approach

Research to the above-mentioned questions was conducted by means of desk research and the use of a Survey. The desk research was conducted by looking into research papers, policy documents, new articles, blog posts and other sources of information that were available. The main focus of the desk research was the current situation of urban planning in Seoul, and in particular the division of power between the Actors.

The survey was constructed together with other students who also participated in the fieldwork, the conduction of the Surveys. We made the survey in English, and an associate from our host professor translated our survey in Korean. We made the surveys using the software program Qualtrics,

allowing us to take the survey 'online', and on mobile phones and tablets. This survey provided the whole team with the statistical information, but the use of this information was done individually.

The survey data is analysed with the statistical tool SPSS. With help of this program, descriptive and testing analytics were used. The descriptive analytics give an overview of the current situation in the Euljiro area. The testing analytics were used to search for significant relations between a facilitating government and social cohesion to the willingness to participate, and actual participation. The most important analysis is the multiple regression analysis, which shows if there are causal relations between these variables.

1.5 relevance of the research

Developments in urban planning are happening all over the world. Seoul tries to be at the forefront of those developments, aiming becoming a smart green city with happy people (Seoul 2030, 2015). However, protests from the start of 2019 show that not everybody is happy. This research can contribute to test whether there is a connection between social cohesion and citizen participation. It also contributes to give insight whether a facilitation government influences citizen participation. In doing this, it is also shown how happy end-users of the Euljiro area are with the local government. There are several papers where the connection between a good facilitating government or social cohesion and citizen participation is suggested. For example, (Buitelaar et al., 2012; Knottnerus et al., 2012; Tonkens, 2008; Huygen et al., 2012). But statistically testing these statements is not so often done.

This is also an interesting district to look at from a scientific point of view. Most literature about citizen participation is about residents that participate. In Euljiro, there are not many residents living in the area. It is an area where lots of people work. So it gives insight to the participation not of residents, but of entrepreneurs. A second interesting aspect is that in Korea the power division of actors is different, being that from the historic perspective of the making of Seoul, the project developers are more powerful than elsewhere in the world.

1.6 Reading guide

In this chapter, an introduction is given to the subject of this thesis, and placed the subject in the context of urban development. However, the context of urban planning history of Seoul is left mainly untouched. This is where the next chapter starts with. Furthermore, the next chapter discusses the theory thesis is built upon. This being the different views on citizens participation, and its positive and negative aspects. It also discusses theory on social cohesion. Using this theory, a framework is presented, on how the theory influenced the survey. Chapter three is about the methodology. The chapter explain what theory is used and why It is discussed how the data was gathered, and methods of the process and of the research are discussed. In the fourth chapter the survey results are showed and compared to the situation as described in the context. It checks whether the theory hold up to practice. It gives insights in whether and how to apply community-based land development. These insights are the base for the conclusion of the research that is mentioned in chapter five along with my recommendations.

2 Theory

This chapter is a critical discussion of the theories, concepts and approaches that are relevant of answering the research questions (Verschuren and Doorewaard, 2007). The literature on citizen participation has influences from other field of work than spatial planning as well. Mainly political sciences and civil administration. My focus is on participation in the context of urban planning, but some notions are derived from those other fields of work as well.

The first section of this chapter is on the history of planning approaches in Seoul. This opens the door for the theory about citizen participation, as participation was important earlier in Korean planning history. The participation theory is discussed in the second section. The third section is about the different ladders of participation, on which citizen participation can be placed. In the fourth section the notion of self-organization is introduced. In the fifth section I go into the conditions on when self-organization can happen. In the sixth and final section I apply the theory into practice by making an operationalisation table for the Survey.

2.1 The history of urban planning policy in Seoul

Seoul has had radical changes in its urban development and its policies in the past sixty years. I found it relevant to discuss this history because it shows how the power between the residents, the city council and the private companies were divided in the past. It highlights the different relations these stakeholders had, and show the things that went right and the point of critique that follows. It is specifically relevant for my research area, Euljiro, since it was already built in the early stages of Korean development.

At the start of the 20th century, Korea was under Japanese occupation. The old city of the Joseon dynasty was demolished and made way for new a modern Japanese city. Korea in this time was very poor, and many Koreans migrated to Seoul in search for a better living. After the second world war, the Japanese occupants were expelled. Only a few years later after the Japanese occupation the Korean war raged from 1950 to 1953. This increased and enhanced internal migration, and people migrated from North-Korea to south of Korea, furthermore, increasing the population of Seoul to 2.400.000 in 1960 (Kim and Yoon, 2003).

This massive growth of people led to illegal squatting and the construction of slums near the city centre. The peak of illegal housing was in the early 1970s, as more than two hundred thousand illegal houses were built in the city (Kim and Yoon, 2003). The city government's initial reaction was to demolish all the illegal building and relocate the squatters to the outskirts of Seoul. However, the relocated houses were still illegal, as they were built on public ground. During election periods, many of these illegal outskirt 'towns' were legalized. The goal to get rid of all illegal houses started the 'residential redevelopment program' in 1973. This program enabled the city to design squatter area's as 'Substandard Housing Redevelopment district' or SHR district (Kim and Yoon, 2003).

This meant that the land ownership was sold to the squatters far below market price, and the squatters were told to renew their houses while government facilitated roads and utilities. During this early staged of Seoul's development, the City government was the primary agent of change. This 'self-help approach', where citizens needed to develop their own houses, did however not stimulate active-redevelopment projects. Even though economic incentives were given to the residents by the city administration, the squatters were too poor to build or upgrade their own houses. Another problem was that during the building process they needed to relocate themselves, which they could not afford to do. In conclusion, much autonomy was given to residents to improve their housing. But because there was not enough money available, this proved not successful.

The city wanted more and faster change and redirected its approach in 1978, with the first urban master plan. Existing buildings in SHR's were demolished and put into large parcels, on which apartments were built. To put the large parcels together, the inhabitants of the SHR districts needed to form a property owner association. This meant they needed to work together with the construction firm to realize their new apartments, and can be seen as a cooperation between private companies and landowner organizations. The landowner's association needed a construction company to implement the large-scale joint development. The city administration would cover the cost for the needed infrastructure. The landowner association was expected to bear some of the construction cost, which they often still could not afford. Thus, this method was still not very successful, and the aggressive demolition of SHR districts led to large protests the large-scale destruction needed for the redevelopment.

The downtown redevelopment master plan of 1978 became the first long term guiding vision for urban redevelopment. Since 2005 it is agreed that the Seoul urban master plan gets revised every 5 years to better suit the present needs of the city. According to the master plan, urban redevelopment projects are implemented in three phases. Making an Estimation of districts for redevelopment (1), the designation of districts for redevelopment (2), and implementation plans for each district (3). The districts are appointed by the Seoul city government, but the request come from the administrative districts (Yang, 2015). In the first urban master plan, the main focus was preventing the overcrowding of the downtown area.

In 1983 the next method was introduced: the partnership method. With this method, the city nor the residents need to contribute to new development projects. This method is based on voluntary contracts between the association of property owners who provided the land, and the construction company who built the new residential apartments. For the land provided, property owners got a new apartment unit. The surplus of apartments was sold to ensure financial success for the construction company.

This changed the roles for all the parties. The government became a controller with no financial commitment. They made the rules and started to allow more Floor to Area Ratio (FAR) to give in to increasing housing demand and profit feasibility for the construction companies. The city gave the homeowner association the role of executor of the project, they were now given autonomy to hire a construction company to build their new apartments. The residential redevelopment program, with the designated SHR districts, became a private enterprise for construction companies instead of public development.

This method did prove Successful and as it went together with the growing demand of (decent) housing. This housing boom was as a result of the newly emerging middle class of Seoul, after a period of twenty 20 years of aggressive industrialization. The housing demand became so high that the partnership method was no longer just used for squatter removal and upgrading SHRs, but was expanded as a vital method to increase the housing supply. In the 1990s, the partnership method was at its peak (Kim and Yoon, 2003).

This method had its downsides. The old SHR districts provided housing for more families than the new apartments did. So, the old residents outside of the landowner's association had to move somewhere else. Furthermore, the new apartments provided housing for the middle class instead of for the bottom income class who lived in the now demolished SHR. Tenants needed to move while construction was in progress, and could often not afford the smallest rooms in the new apartments. About 20% of the original tenant's occupants reoccupied the new housing units. Thus, the partnership method contributed to decrease the amount of housing for the lowest income group.

Another downside of this role division was that areas that needed development were left untouched for long times. The city administration pointed out the redevelopment zones in the Urban Master plan. Then with the partnership method, they waited for private investors to carry out the development. The private construction companies were to give up around 20% of the space to make room public spaces as parking lots, parks, and infrastructure. (Yang, 2015). This meant that the designated areas that were not as financially attractive, were not redeveloped for a long time. Furthermore, once an area was zoned as a redevelopment area, no new investments in upkeep were done because in the short future everything was going to be demolished for redevelopment anyway.

Other downside was a lost feeling of community. As a result of the fast redevelopment, the city lost its old interwoven network of streets in favour of walled new apartments. The sense of community started to drop. Property owners, tenants and construction firms more often came into conflict, consequently increasing the local unrest. An important reason for conflict was that there were often unfavourable exchanges from original landowners to the developing companies. As an area was redeveloped, everything was demolished at first. Small landowners or shop renters had to give up their land and businesses. But with consent of only two third of all landowners, the developers could go ahead (Kim and Yoon, 2003). This has led to social conflicts within communities.

This was because as the partnership method was used more often, the private companies began actively pursuing areas to develop as urban development was, and still is, seen as one of the biggest ways to make money in Korea. Private companies were giving autonomy to redevelop freely in the designated redevelopment areas. They did not need permission from all old occupants before starting demolition. And because the companies contributed to the economic development of Korea, and there was corruption going on in the Seoul politics, this further led to diminishing trust between residents and the government and construction companies. In 2007, less than 25 percent of Koreans had answered 'do you trust the government' with yes as an answer (Lee, 2015).

As the critiques on the large-scale demolition-type Redevelopment led to the need of redevelopment of Area-Specific small unit redevelopment. This was first envisioned in the Master Plan for Urban Redevelopment revision of 2010 (Kim, 2015). The goal was that the small unit redevelopment was better suited to maintain and preserve regional characteristics and the existing sense of place. Small unit refers to development with a combination of several building lots, instead of forcing lots together into one large project as with the demolition type of redevelopment (Hong, 2015).

	Demolition-type Redevelopment	Area-Specific Small Unit Redevelopment
Redevelopment Method	Ignores existing conditions and functions Innovative modification of urban structure after demolition	Respects existing road network and lot patterns Widens/connects roads, encourages renewal through construction/parking lot deregulation, and encourages joint development
Pace of Change	Pursues rapid change to existing functions / severance of organizations	Pursues gradual change of physical environment Maintains existing functions / organization continuity
Development Density	Allows high-density development to ensure large-scale private projects are economical	Maintains development density to fit regional characteristics and road conditions
Development Size	Large-scale group development of an average project district size of approximately 5,000 m ² (about 1,500 pyeong)	Pursues small-unit development, such as retention, community-initiated renewal, joint development according to lot/building conditions
Project Entity	Public: Zoning, project planning Project Implementation: Driven by large private enterprise	Focuses on resident participation in and government support for projects

This also fits the current vision of the SMG that was sketched in the introduction chapter, that there is more focus on resident participation and government support for projects. SMG has under influence from the global trend of smaller government (as result of more globalization) started the change to become smaller, more decentralized and more about governance than government. its government style from government to governance.

This is also confirmed by Hong (2018) stating that Seoul urban policies have been transitioning to focusing on community improvement and recovery instead of development led by experts and administrators. Seoul is currently re-examining its urban renewal projects implementation system based on field survey report by experts and public opinion gathered from residents (Hong, 2018).

2.2 Citizen participation

So, the SMG, and the Korean government, try to make more use out of citizen participation. Participation means that people take part in the decision-making processes. Citizen participation is considered a valuable element in democratic citizenship and democratic decision making (De Graaf and Michels, 2010). In most democratic countries governments are expecting more participation from their citizens, as it would give several positive effects on the citizens and the quality of policy. These positive expectations I will discuss in the next paragraph. Then I will give some examples where city participation is used. These examples come from the Netherlands, a country that attempts since the 1960s to involve citizens in spatial development processes. (Boonstra and Boelens, 2011). To introduce these examples, I will address the three rounds of citizen participation that the Netherlands has known. These rounds reflect situations that are still viable and seen in participation processes today. The most recent form of citizen involvement is participation. After that, I will address the points of critique on citizen participation.

Civic involvement in spatial planning is being used worldwide, and new co-operative methods for civic involvement are evolving (Boonstra and Boelens, 2011). It fits in the multi-actor approach of spatial planning, and in the idea of cities as networks as described by Castells in the book *the rise of the network society*. It is claimed to be a tool to improve the policy making, and that citizen participation has a positive effect on the quality of democracy. It is suspected that more participation from citizens change the roles between the policy makers and the citizens.

Citizens participate for two main reasons (Knottnerus, 2012). The first reason is because they want to resist to a change that they don't want. For example, the building of a structure with negative consequences for the environment such as student housing or mega stables. Or against the destruction of a building because it has spatial feeling linked to the place.

The second reason for citizens to participate is to improve the status quo. When citizens think they can improve the situation, it is possible that they come into action under the right circumstances.

One argument is that citizen participation is intrinsically good, and stimulates active citizenship (Day, 1997). Day brings up that already Aristotle said that when becoming an active citizen, he develops the highest of human capacities and that it constitutes to a good and virtuous life. This is also confirmed by Kweit and Kweit (1990) in Day, 1997, that participation is essential for individuals to realize their potentials as humans. This was also picked up by Rousseau, whose view was that citizen participation in political decisions making is vital to the function of the state. The state, however, did need to be relatively homogenous to function either.

Jonkman (2011) describes five reasons why early involvement in spatial planning is good from the project developers' point of view. The first reason is to protect the consumer against the power of the project developers. Secondly, involvement from the end user can improve the quality of process and of the environment. Thirdly, development on low scale is better suited to adapt to changing circumstances, and is therefore more sustainable. The fourth is an economic reason: more construction is ordered as private individual order come in next to corporate commissioning. The last reason is that involvement is wanted from the citizen to stand up to higher quality demands.

These values also apply in the field of spatial planning from a city administrators' point of view. Boonstra and Boelens (2011) demarcate these arguments in favour of participation in spatial planning in four different categories: social, spatial, economic and political.

1. **Social:** It is expected citizen involvement will contribute to social coherence in (a fragmented) society. As an example, they use citizen participation as a tool to empower people from minorities in the Netherlands. Through participation they learn to articulate their views and desires, enhance civic skills and become acquainted with civic virtues (Michel and de Graaf). These are abilities that are also useful in their own development. It also would help integrate these minorities in Dutch society, as the minorities will meet in new setting and will form new social networks (Tonkens, 2006). As a result, trust among residents will increase and they will feel a new responsibility for the overall condition in the neighbourhood could be developed (WRR, 2005 in Boonstra and Boelens, 2011).
2. **spatial:** Citizen participation is expected to boost the quality of their environment as citizens will feel more accountable and connected to their environment. It would increase the sense of belonging and communal citizenship. Another important spatial argument is that there would be more support for spatial interventions as the local community would be more integrated in their surroundings. This would also make for an easier and shorter planning process.
3. **Economic:** A shorter planning process would result in some economic savings in a small-time frame. Citizen participation would also help creating economic robustness in the long run. These saving would be the result of a higher willingness to invest in the local community (VROM Raad, 2006) Furthermore, citizens active in resident participation would enhance self-employment and the creation of local initiatives.
4. **Political:** Participation can help shorten gaps between citizens and government by bringing them together to deliberate on issues at stake (Tonkens, 2006). Thus, it strengthens the civic support for public policies. Communication between government and citizens will be improved, and participation would give citizens a better expectation of governments actions which would result in a better quality of policy. (VROM 2007 in Boonstra & Boelens, (2011).

Since there are economic, social, spatial and political arguments for citizen participation, citizen participation is increasable backed up in most democratic counties. Boonstra & Boelens argue that since the power from different actors change, there is an urgent need in both quantity and quality of citizen involvements. This change has come from an improved accessibility of information, individualization and increased empowerment, and stronger social organization through more use of (social) media. Furthermore, governments have weakened because of ongoing globalization, reduces position in land management and shrinking public funds (VROM 2004 in Boonstra & Boelens, 2011).

In the Netherlands, Dutch government have been involving citizens since the 1960's (Boonstra and Boelens 2011, Michels and Krabben, 2016). There are three rounds of citizen participation that can

be recognized the first round of participation in planning arises in the mid 1960's. The participation ideas were influenced by new emancipation and democratic movements which were going through the western countries. In 1972, the Dutch spatial planning style went from blueprint planning to a focus on making procedural and flexible planning with new facility's for participation. In practice, this only enabled citizen to criticize and react to spatial proposals

Nowadays such involvement is regarded as a general right. In Korean planning, this right is described in the 'special act in the promotion of urban renewal'. This guaranties the right for citizens to respond to new development plans in a 14-day window.

The second round is the Dutch collaboration model. This round emphasizes the partnership between government, private companies and the citizen. The planning style become more entrepreneurial, where (local) government chose to collaborate with the major business stakeholders. The result was the polder model. During the time this method was popular in, lots of construction was done in the Netherlands. But there was critique on this method, the decision making was not democratic as collaborative planning let to decision making in back rooms (Boonstra and Boelens, 2011).

This also meant that that some parts of society were not included, the smaller groups who remained unheard were ignored in the planning process, and did not get the change to profit from its advantages. These unheard groups were often the multicultural citizens (Tonkens, 2006). During this period the first critiques started to arise that collaborative planning was used as a public support machine. In some cases, it was also not clear what the expectancies were from government to include citizens, often resulting a disappointment (Michel and de Graaf, 2015) and reduction of trust (WRR, 2010). This will be further discussed in the critique paragraph.

The third round was developed alongside the previous rounds: the participatory budgeting method. In this situation citizen initiatives are backed up with government budgets. With this form of participation citizens manage their own living environment. This method gave autonomy to the resident organization on what to do with the budget. Post et al. 2007 do mention in Boonstra and Boelens, 2011 that the participatory budgeting has more chance of success in a homogenous community, comparing to the need for homogeneity as described by Rousseau. Projects of self-organization are also put in the final round (Michels and Krabben, 2016). In self-organization citizens organize themselves and come up with and develop their own initiative, that can be supported by local government.

Jonkman (2011) describes a 'Do It Yourself spatial development' approach in spatial planning. In this DIY approach citizens area directly involved in development of their future building. It describes three different ways of communication with private construction companies, which in each way the division of power is slightly different. The three different involvement options are Interactive design process, Co-commissioning and (Collective) private commissioning.

With interactive design process (1), the customers are asked about what they would like to see in future developments. In Co-commissioning (2) end-users can design their own future place. In the example given, ParkHagen in Sint Michielsgestel (the Netherlands) the end-users were given a design which they could modify to fit their own views, making it their own design. In this method, there is much room for optimization and individual wishes. (Collective) private commissioning (3) is where a private investor, or a group of investors, is making their own developing project. In some cases, a future association of owners is founded, who make collective decision on the construction. Doing this makes it more affordable to build living space for example starters (Tellinga in Jonkman, 2011).

There are not only positive signs of citizen participation, there are also points of critique. The main points of critique are that government can't accept the outcome of initiatives (1), there is often select inclusion on the people participation (2), residents are given limited authority and responsibility, or it is not provided in a democratic way (3) and that the activities must be places within a framework set by the political system (4).

Governments aren't always open to accept the outcome of citizen initiatives. In the cases where this is a critique, government have already developed a plan or vision of their own and put alt of thought in it. When critique comes on the plan, the put their foot in the sand and dismiss the critique. This can lead to a lack of trust and disappointment from the participating citizens (Huygen et al., 2006; Boonstra and Boelens, 2011)

The second major point is that participation is often not inclusive. Participating is time-consuming and not everybody has time for it. And as Michel and de Graaf (2015) discovered when invited, the citizen that response to participation are often from the same group. Often men are overrepresented, who are highly educated. Minorities and women are underrepresented. This is also a problem when making a difference in direct and indirect participation. Direct participation means that citizens have a direct line to the policy makers, or if they are represented by elected representatives. If the latter is the case, the risk increases that a group of powerless citizens remain unheard (Booher, 2000; Van Stokkom, 2006; John, 2009 in De Graaf and Michels, 2010; Hong, 2018).

Resident area given limited authority and responsibility, or it is provided in an undemocratic way. This is mainly a point of critique for the argument that citizen participation enhances the legitimacy of policy making. Often the people that participate are preselected, or only citizen familiar with government procedures are selected. This would result in participation only being used as a tool, not to improve the democratic relationship between citizen and government (Boonstra and Boelens, 2011).

Activities must take place within a government set framework. Since as participation is seen as a tool, as describes in the expected values of participation, it is wildly promoted by governments to let people participate everywhere. However often the expectations are already set beforehand. For an example I will use a case study Michel and de Graaf researched. They followed two citizen participation projects, one in Eindhoven and one in Groningen. Citizen s were allocated budget in the process of budget participatory to enhance local bottom up initiatives. In each participating neighbourhood, a community team was formed who was responsible for developing plans, together with citizens, and on how to spend the allocated budget. So, the decision-making power and the resources where in the hand of community teams. But still de local government had put forward a framework on how the project should formulate their plans. For example, the teams were tasked with explicitly gathering input on how to spend the budget by consulting with residents. In the end no new role division were reported. Instead it was still a means to an end, the role of the citizen being to provide information and ideas. Other actors are more important in the policy making itself.

Other point of critique was that the influence of residents prolongs the consultation phase of planning (Hong, 2018).

The four major pillars of critique all point to the same issue. Governments are afraid to give too much autonomy to citizens. When trust is one of the key factors to for success of high-level citizen participation (WRR, 2010). More on the success factors is provided later in this chapter.

- The problem definition is also in most cases seen from a government perspective. The reasons why the issues at stake are addressed are already determined by the government, leaving little room for

actual power for the citizens. The major is that on the one hand, planners want to involve citizens outside the planning process, but are not able to think outside of the confines and path dependencies of government (Boonstra & Boelens, 2011).

One of the reasons that government find it hard to break out of the traditional planning methods, is path dependency (Michels and Krabben, 2016). Path dependency theory states that the decisions made in the past also influence the decisions made at the present day and the future, because of sunken cost and positive effects of already having invested heavily in one method.

2.3 Ladder of participation

Arnstein was one of the first who began formulating a theory on citizen participation. She defined citizens participation as a 'categorical term for citizen power'. Arnstein theory says that spatial developments are always a battle between the *powerholders* and the powerless. The *powerholders* are the ones that make the policy, and the powerless are the minorities whose voice remains unheard, which she called the 'have-nots'. This is especially relevant for the lack of inclusion argument against using participation as a tool. The excluded groups are the same as the 'have nots' in Arnstein theory.

It also corresponds with the lack of autonomy point of critique. That even when some people are allowed or invited to participate, the power is exercised by the one in control: it decides who can and can't participate. So where the power lies being indeed important for successful citizen participation in spatial planning.

In Arnstein's theory there are eight levels of citizen participation. The higher on the ladder, the more power the citizens possess. The eight levels are (1) manipulation, (2) therapy, (3) informing, (4) consultation, (5) placation, (6) partnership, (7) delegated power and (8) citizen control.

Arnstein divides the steps in the ladders in three parts: Nonparticipation (step 1 and 2), Tokenism (steps 3, 4 and 5) and citizen control (steps 6, 7 and 8). The categories are divided in the degrees of power the citizens can exercise during the planning process in comparison to the powerholders.

At the nonparticipation levels there is no real participation, but it can be confused as participation. But the objective is not to enable people to participate, but to make people think they are participating or 'cure' them of their false ideas.

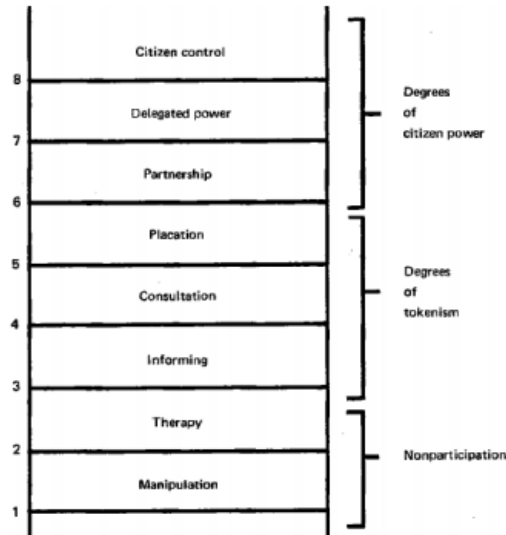


Figure 2.1: the ladder of citizen participation

The levels three, four and five show a degree of tokenism. Citizens may be heard or informed, but nothing gets done with their opinion. There is no power for the citizens to enforce the ideas and opinion that were provided by them. So there is no assurance that anything in the plans made by the powerholders get changed. The fifth level, Placation, is a highest level of tokenism. Powerless people (have-nots) are in this degree allowed to advice, but they have no final decision making power. This correspondse with one of the major critiques, that in the end, the decision making is still done by civil servants and not by the participating citizens.

In the highest steps Arnstein defines *citizen power*. From this level on Arnstein talks about *participation*. With a partnership level the powerless can negotiate with the powerholders, being equal. From the next step, the powerless get decision making power and carry a responsibility. In the highest level the powerless gain the majority of decision making power.

Arnstein ladder has been an inspiration to a number of authors who have developed and enhanced their own ladders of participation. As one of the critiques on this model was that it does not specify anything on the quality of the information that is provided to the citizens. It is assumed that the higher up in the ladder, the better the quality of information would be. Also taking into account the possible opposition of the *powerholders*, Connor developed his new ladder of citizen participation. However in the scope of using the ladder of indicating how the division of power is between the actors, I have decided that I will only use the participation ladder of Arnstein.

The three levels of DOY spatial development as described by Jonkman can also be put into the ladder of participation theory of Arnstein. She recognized eight different levels of participation. The bottom two levels are non-participation, level three to five show signs of tokenism, and in the upper three levels citizens have actual power.

Hong (2018) mentions briefly that there are some differences in including and excluding, active and passive and institutional and non-institutional styles of participation.

The interactive design is on a lower step of the participation ladder. The end-users are involved in the design process, but their role is to advice while the main power to make decisions lies still with the project developers. With co-commissioning as described here by Jonkman, the citizens do get their

own executive power over their part of the project. The risks are spread because project developers cover a different part of the new project.

Private commission is currently the 'final form' of citizen participation, this comes closest community-based land development, where the power lies at the citizen organization. The government has here a facilitating role, as Jonkman describes government has influence where the possibilities for private commissioning are. Without the government to assign these placed, the development companies have claimed nearly all construction land (Jonkman, 2012).

2.4 Outside-in form of citizen participation

Based upon the numbers of critique that citizen participation gets, Boonstra and Boelens suggest a way of participation beyond the views from government, that would better fit with contemporary civil society. The focus shifts from participation with the government, to a focus more on self-organization. The difference being that participation is within the boundaries of the administrators, and self-organization has more freedom and happens 'spontaneous'. Administrators can help to assist self-organization by creating an environment where self-organisation can flourish. From self-organization come many ideas, and when there is a good idea, planners can play a crucial role in making it from an idea to happening. They can do this by being part of the initiating actor-network assemblages (Boonstra and Boelens, 2011). One the possibilities to do this is to organize moments of interaction, and be a mediator when developing common goals (Rooijen, 2015)

Boonstra and Boelens have stated three question for city administrators to apply the 'beyond government' view of participating. They call this 'outside-in' from of citizen participation. Buitelaar et al. (2012) calls it 'spatial planning 2.0'. When facilitating these new initiatives, the administrators should have the following questions in mind:

- who are the relevant actors and what are the relevant factors, what are their motives and objectives?
- What are the networks and associations, how are the actors and factors organized, what keeps them together, on what is their 'collectively' based?
- What is the relation of the network with its institutional environment? (what do the 'active citizens' want to accomplish?

But there are also other factors to take in account when determining the success of self-organisation. These success factors have been researched many times (Knottnerus et al., van Rooijen, Buitelaar et al., 2012; Specht, Huygen, 2012)

The Dutch Scientific Counsel for Government policy has conducted a large investigation on citizen participation projects in the Netherland. In this research there are certain themes that return in all the researches, that give an indication in how well the self-organization citizens do their self-organization.

These themes are '*key figures*' (1). These key figures are people that continue where others stop. They are able to connect different actors, for instance the citizens and the government or the citizens and a private institution. In most cases there a more than one key figure in the project, in most projects there are formal and informal networks are important with its owns key-figures (Knottnerus, 2012). These people perform a key function within the project (Huygen et al., 2012; Specht, 2013).

Respect for the citizens (2). A returning theme is that the active citizens want to be taken seriously. If this is not the case, the key figures have an important extra role of bridging the gap, and connecting

the citizens and the administrators (Knottnerus, 2012). This also includes provide the correct, transparent information, and consistent face to face contact between the citizens and the government (Rooijen, 2015).

Autonomy (3) is a third reoccurring theme. The citizens must have the freedom to come up with their own spontaneous ideas, without being held back by frameworks of the government (De Graaf and Michels, 2010; Boonstra and Boelens, 2011). Receiving help for starting initiatives is important, however. For instance, the local government can help financially in the starting phase (Rooijlijn, 2015; Knottnerus, 2012; Huygen et al., 2012).

Condition for self-organisation (Huygen et al., 2012) have noticed four characteristics for self-organization. The first characteristic is that there is intrinsic motivation (4) with the citizens. This is not always problems, as sometimes the motivation will to improve during the process. (Huygen et al., 2012; Knottnerus, 2012).

Spontaneity and creativity (5) are also important. The initiatives should not be forced by government, but let it happen from the citizens. (Knottnerus, 2012) As said in Boonstra and Boelens: Not always is the initiative a hit, but it can lead to something big. And the facilitators have a role in making it big. There should be a clear demarcation where the project must take place (Huygen, 2013) but there should not be a framework set beforehand what the citizens should follow (Michels and the Graaf, 2010).

Trust (6) is the last component. This is dependent if there is respect for the citizens but when there is respect, there is not always trust. Huygen (2012) makes a distinction between *mutual trust* and *faith*. Mutual trust is the reciprocity in trust between initiators and the involved actors. And there is trust that their initiative matters, they need to have faith that what the initiators do matter.

2.6 Social cohesion

Social cohesion is the glue that keeps the members of a social system together. The individual is seen as the basis of the group process that generates social cohesion. In their review of the relevant literature, Kearns and Forrest (2000) distinguish three dimensions of social cohesion.

The first dimension is social networks and – capital. Most of these connections were originally between kin and family members and established a network in the neighbourhood. If there are strong ties in a neighbourhood, it provides a sense of identity, security and feeling of home (Henning and Lieberg, 1996 in Kearns and Forrest, 2000).

The second dimension are the common values of a civic culture. These common values are based in more common moral principles and codes of behaviour. As a result, people with the same common values will act similar to situations. This is also stated by Dekker and Bolt (2005) as they measured common values by asking respondents how they would respond and act to different abnormal situations.

The third dimension is that the social ties are connected to a certain area. That the community has developed as strong local identity and place attachment. According to Dekker and Bolt (2005) place attachment grows as more time is spent in the same area.

The fourth element Kearns and Forrest describe is social order and social control. Operationalising factors such as population turnover, migration and the number of different ethnicities can influence the social cohesion. Furthermore, crime and cohesion also have a pattern

The fifth element is Social solidarity and reduction in wealth disparities. There should be a socialistic redistribution of finances and opportunities between groups and places (Kearn and Forrest, 2000). Income inequality breaks down social cohesion.

The first three elements are applicable on a neighbourhood level, according to Dekker & Bolt. The rest is for a different level, for example for the national government. Because this research also focusses on a neighbourhood level, I will only use the first three elements of Kearn and Forrest.

Dekker and Bolt (2005) state that Individual and household characteristics are having an impact on social cohesion as well. The different interactions are shown in figure 2.2

Individual and household characteristics	Social networks dimension	Common values dimension	Place attachment and identity dimension
<i>Socioeconomic</i>			
Education	↑ Education = ↓ social networks in neighbourhood	↑ Education = ↓ tolerance	↑ Education = ↑ attachment
Daily occupation	Yes = ↓ social networks in neighbourhood	Yes = ↓ tolerance	Yes = ↑ attachment
Income	↑ Income = ↓ social networks in neighbourhood	↑ Income = ↓ tolerance	↑ Income = ↑ attachment
Ethnicity	BME groups = ↑ social networks in neighbourhood	BME groups = ↓ tolerance than native Dutch	BME groups = ↑ attachment (in mixed neighbourhoods)
<i>Social-demographic</i>			
Age	↑ Age = ↑ social networks in neighbourhood	↑ Age = ↓ tolerance	↑ Age = ↑ attachment
Gender	Female = ↑ social networks in neighbourhood	?	Female = ↑ attachment
Children in household	Yes = ↑ social networks in neighbourhood	?	Yes = ↑ attachment
<i>Home-related</i>			
Time lived in the neighbourhood	↑ Time = ↑ social networks in neighbourhood	↑ Time = ↑ tolerance	↑ Time = ↑ attachment
Ownership structure	Home-owners = ↑ social networks in neighbourhood	Home-owners = ↓ tolerance	Home-owners = ↑ attachment

table 2.1 the overview of the expected impact of individual and household characteristics in three dimensions of social cohesion, from Dekker and Bolt, 2005.

Social networks

Education is the most important factor affecting the size and characteristics of social networks. The more education one has had, the larger the network and the wider the geographical range of their ties. (Blokland 2000. Guest and Wierzbiki, 1999 in Dekker and Bolt, 2005).

Income is relevant. Income provides resources that assist the building of a wide network (mustard and Ostendorf, 1998). Since they are not hindered by transportation or communication cost and can afford to go out more often.

Professional status is another indicator, as people with jobs are more likely to leave the neighbourhood than jobless or elderly people. However, since Euljiro is an area to work and not to live, this is not applicable.

Homeowners have more social connection than tenants (Campbell and Lee, 1992 in Dekker and Bolt, 2005). This is because homeowners tend to live longer in the same house or area than tenants do.

Ethnicity is important. But not in Euljiro. Everyone is Korean there. Also, people from the same background tend to connect more with people from the same background. This means that a homeopathic neighbourhood is expected to show more social cohesion than a neighbourhood with multiple ethnicities. Whites have a stronger negative relation to this factor than non-white ethnicities who prefer to live in a mixed neighbourhood (Glas and Mulder, 2018)

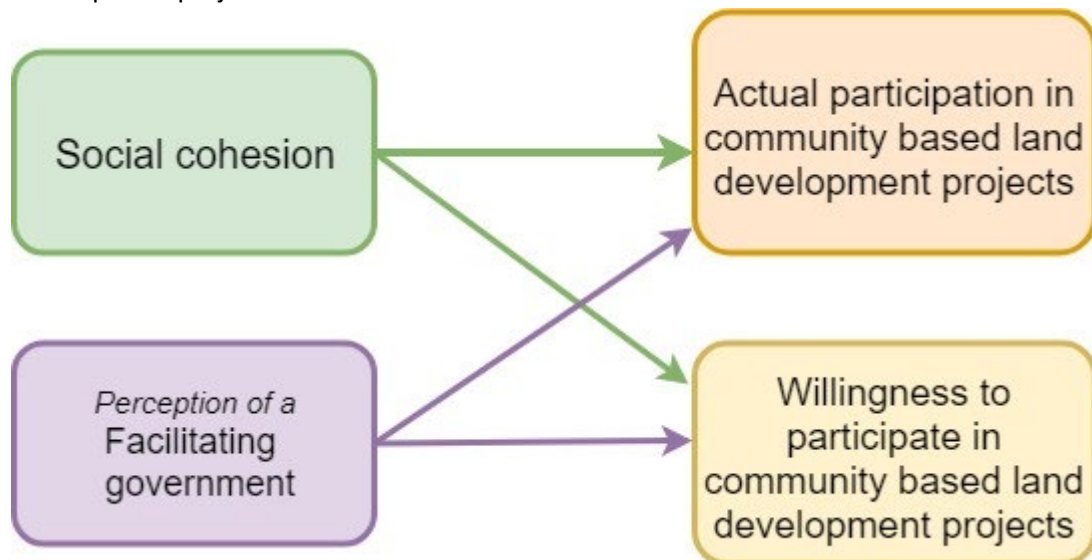
For this research the measurement of social cohesion will be measured with indicators attached to the three elements of social cohesion that is changeable on neighbourhood level. Regarding the social networks element, social cohesion refers to the ties between persons within society. The indicators for this element are: The importance of neighbourhood for the circle of friends (1). With more than half of the friends living in the neighbourhood are considered to have a strong focus on the neighbourhood. Having family in the neighbourhood (2) and Chatting with the neighbours (3). Those who do have a higher interest in the neighbourhood and is the third indicator of social networks (Dekker and Bolt, 2015).

Regarding common values: a group of people have the tendency to have a common set of values and goals. Having common set of values is one of the prerequisites of social cohesion that leads to respect and understanding with each other. Common values is measured in how is responded to divergent behaviour. If people show the same reaction to statements, there is an indicator of having common values.

Place attachment regards the ties people have with a place. People have not only ties with other people, but also with their surroundings (Blokland, 2000). It provides a bond between people and maintain group identity. Place attachments is measured in statements, as: 'most people can be trusted' or 'I feel at home in the neighbourhood' or 'I am proud of this

2.7 The conceptual model

The conceptual model shows how it is expected that the different concepts will influence the willingness to participate. As seen in the model, I expect social cohesion and a facilitating government to independently influence the willingness to participate. Furthermore, it shows that I expect that the willingness to participate leads to actual participation in community-based land development projects.



2.8 The operationalisation schedule

<i>Abstract Concept</i>	<i>Dimensions</i>	<i>sub dimensions</i>	<i>Indicators</i>	<i>Survey Questions</i>
<i>Social Cohesion</i>	Social network and social capital	Personal and household indicators	Education level	Q33: What is your highest achieved educational title?
			Daily occupation	Q6: what type of entrepreneur do you identify as?
			Ethnicity	-
			Social-demographic age	Q1: what is your age?
			Gender	Q2: what gender do you identify as
			Presence of children	Q3: what is your employment status
			Time spent within the neighbourhood	Q8: for how long have you been in the neighbourhood?
			Ownership structure	Q9: Do you own or rent property?
			Income	Q34: What is your annual net income?
		There are connectors in the network	Connectors, or 'key figures' are people that can connect groups with different views. Connectors in the context of community-based land developers are driving forces behind new initiatives	Q26: There is a community neighbourhood organization or community leader who helps me with the development of the neighbourhood
		The average size of people's social network	It is expected that a people with a greater geographical	Q5: In what scale is your neighbourhood network?

		range within their network, is in relation with the personal and household indicators	
	The importance of the neighborhood for the circle of friends	More than half of the friends come from the neighbourhood	Q21: I have a lot of friends in the neighbourhood
	Chatting with neighbours	People chat with people from their neighbourhood	Q20: I often talk with people in the neighbourhood
Common values	Trust in neighbours	Neighbours trust each other	Q24: I trust my network to make right decisions regarding the developments in the neighbourhood,
			Q25: I told my neighbours about my plans for developments
	People like and dislike the same things	People show the same responses to divergent behaviour	-
	People hold the same opinions	Similar values lead to similar opinions on matters at stake	Q29 I don't care what the government does with the neighbourhood if I am well compensated (For example: financially, housing, business opportunities) *
Place attachment and place identity	Pride of neighbourhood	People are content with the neighbourhood	Q10: I am content with the current state of the neighbourhood
	Forming of a community	People in the neighbourhood think of	Q22: I feel a sense of

	themselves as a community	community in the neighbourhood
Relation to the neighbourhood	Is the person a resident, a visitor, labourer or something else?	Q4: what is your relation to the neighbourhood

* Is also an indicator for facilitating government, as a facilitating government should enable initiatives with possible subsidies.

<i>Abstract Concept</i>	<i>Dimensions</i>	<i>sub dimensions</i>	<i>Indicators</i>	<i>Survey Questions</i>
<i>Facilitating government</i>	Autonomy is provided	There is no government interference	No framework is in place	-
			No laws or regulations against new initiatives	Q19: Regulations and/or laws restrict me to improve the neighbourhood
	Trust	Trust between initiators and other actors		Q18: I think my opinion is taken seriously by governmental institutions
	Spontaneity and creativity	Faith that the initiative matter A 'push in the right direction'	There are fund available for new initiatives. Legal help is provided.	Q16: The government enables me to improve the neighbourhood (For example: subsidies, legal help, laws) Q30: I fear to be financially damaged by the redevelopment of the neighbourhood
	Respect	Transparent information is provided	Information is provided	Q12: The government informs me on the developments in

		this neighbourhood
	There is regular face to face contact	-
	There are different point in the neighbourhood where information can be gathered	Q17: I know which institution to contact if I want to improve the neighbourhood

CHAPTER 3: METHODOLOGY

In this chapter the applied methods are explained. The applied strategy will be discussed, what research material is of importance and the choices made in the research are discussed and argued.

3.1 research strategy

The research strategy is derived from three core decisions of Verschuren and Doorewaard (2015). These decisions form the basis of the choice for the chosen research strategy.

The first decision is considering whether to choose for wideness or Deeping of in the research. In a wide research there is lots of data is gathered, which makes it possible to conduct general statements. A downside is that there is little deepness in the results. If deepness is wanted, an approach that gives more deepness can be applied. Such method would be on a smaller scale and gives more detailed and stronger founded statements. An advantage is that such result gives more assurance on usefulness and validity (Verschuren and Doorewaard, 2015).

In this research I have chosen for a wider oriented research because I want to make more general statements on the connection between indicators for participation in community-based land development being good indicators. These general statements need to be verified before delving deeper in the connection between the indicators and the participation.

The second decision is the choice between a quantitative and a qualitative approach. With a quantitative approach is more fitting for a wide research. Quantities research is research specializes with systematic investigation of phenomena by gathering quantifiable data and performing statistical techniques. With a quantitative approach there can be tracked down if there is a relation between the indicators and the participation, and how strong the connection is. With a qualitative approach results are more in words (Verschuren and Doorewaard, 20015). For this research I will opt for a quantitative approach, so I am able to find out whether there is a connection and how strong it is,

The final decision is whether to empirical and desk research. With empirical research the researcher himself goes in the field to conduct more research there. With desk research the researcher uses scientific data that has been gathered by other researchers before. In this research I chose to use both. I used desk research to gather background information on the possible indicators of success for participation. I used empirical research to find out whether these indicators can be applied in Euljiro. The empirical research was important because there is little western quantitative research to verify the indicators to participation, especially not in the setting of Euljiro.

As part of the empirical research, I opted to use surveys to gather my research material. The survey is a quantitative research strategy that uses empirical data gathering to conduct general statements (Verschuren and Doorewaard, 2015). With a survey, an overview is given of a certain phenomenon (Korzilius, 2008). Important characteristics are that the questioning goes in to in how far a certain phenomenon is happening. Because survey research gives an overview of a certain phenomenon. The data must come from multiple respondents. It is often not possible to question everyone who belongs to the target group. In this case men should be doing a sample test. To be able to generalize across the whole populous the sample should be a select. This means that chance should decide who to give the survey to. Second assumption is that the sample is representative to the whole community.

Survey research consist three subdivisions of survey: Cross sectional-, panel- and time series research. Cross sectional research data is gathered for more than one phenomenon, on one single moment. This is used to gather data for two or more variables. The goal of cross-sectional research is

to measure whether there's a relation between the variables. One of the downsides is there can't be made sure whether there is a causal relation between the two variables, only that there is a relation.

The other two survey options, Panel and time-series research both track (a sample of) the target group over time. As me and my group of fellow researchers have limited time to do our empirical fieldwork, the cross-sectional survey suits our needs best.

As stated above, one of the downsides is there cannot be proven a causal relation given by cross sectional survey. I will further discuss the causal relation in the discussion section. There are advantages to. The largest advantage of the survey is the large amount of data makes it so that there can be given some good general statements. Second, the systematic approach should give reliable, replicable and quantifiable and objective results (Korzilius, 2008). Downsides are that there is little deepness from the survey, and being a cross-sectional survey, this could endanger the interval validity, meaning that proper causal relation are difficult to determine. Lastly, there is a danger of getting too little response or that people will give socially desirable answers (Korzilius, 2008).

3.2 Data gathering

Surveys are most often taken with the help of structured written or oral questionnaires, which produces structured systematic research data (Korzilius, 2008). To gather data, me and research group chose for the use of a questionnaire in written form. However, we had the problem of a language barrier. Our target group, the *end users* in Euljiro, did mostly not speak English or English in a limited form. To overcome this barrier, we sent our English survey to a Korean native associate of our host, who translated our survey into Korean. So, we now had a written survey in English or Korean. But we still would have a barrier with asking the respondent to fill in our survey, as we would need to ask them in Korean. To overcome this barrier, we teamed up with local student (partly from the Ewha woman's university) to assist us with the survey.

To make the process of gathering the data easier for us and for the respondent, we chose to produce online on an electronic device, being a mobile phone or a tablet. This allowed the respondent to choose whether to do the survey in English or Korean, with Korean being the standard option. But the survey would be the same as on paper, with the exception that with questions using a Likert-scale, respondent could now use a slider to answer how much they (dis)agree with a statement.

There are some advantages and disadvantages in using this method. To ask the respondents to fill in the survey, we needed to ask them. This brings the advantages and disadvantages of oral survey gathering. The advantage of oral (face-to face) surveying is there is usually a higher response rate. A downside is that it takes more time and there is a higher chance of respondents giving socially desirable answers (Korzilius, 2008). Another downside is that respondents could find some questions too personal, or would not want to give the information. This is mainly the case for questions regarding education, which is a sensitive topic in Korea where social status and prestige is heavily dependent on education level. Another sensitive question is the income. This feeling would be enhanced because of the presence of the researchers. To mitigate these feelings, we put in these personal questions at the very end of the survey, and made it possible to not answer these questions.

We also made the survey available online. This has the advantage to be an easy way to gather additional surveys. The downside would be that we would not know where the survey would end up, and we only need surveys from our target group, the people in Euljiro. This is also a question in the survey, when people would answer that they are from another place we could filter those surveys

out later. Another advantage is that online survey is anonymous. But it is risky in that a single person could do the survey multiple times, bringing a risk to the validity.

To gather as much data as possible, we decided that we would ask everyone to fill in our survey, so to not draw a sample. However, we did expect that not everybody would have time or motivation to do our survey. In other words, we expected some non-response. However, the expectation was that the survey would still be representative as the non-response would be equal over the whole population.

In total there are 349 surveys taken. Around 65 were taken at a later stage by Korean student, the other 285 surveys were taken during the field visit by the teams of Korean students and Dutch students. In the survey the respondents are asked about their individual characteristics, questions about their (direct) neighbourhood and the people in it, and they are asked about how they perceive the role of the government in facilitation development in the neighbourhood. By neighbourhood, the whole Euljiro district is meant. When in the survey referring to block, the block division as it is done by the SMG is meant. The division of the blocks can be seen in Appendix 2.

To enhance the number of responders, it is important to not make the survey too long or too complicated. But being a team of researchers each with his or her own focus of research, we were having too many of questions. So, to come to a survey that was not too long, we needed to skip or combine a number of questions. During this period, several questions about how the communication between government and *end users* were, were skipped. In behind sight this led to a focus more on the *perceived* facilitation role of the government. The guideline we opted for was to make the survey no longer than five minutes, and to make questions with closed answers. At the end of this progress, we derived at a survey of proximally seven minutes. The survey was okay for each member of the research team. The English version of the survey can be looked at in appendix 1. Adapting the survey to each member, did come with some small changes made to the research in behind sight. For instance, to go in detail if also make use of desk research instead of only using the survey.

3.2.1 Data gathering process

Most of the surveys were done during one week of fieldwork. We did multiple survey sessions to go through the whole district. We divided our research group of Dutch people with Korean students. Here we two groups working in a block at the time. In total there are eight blocks and the different Sangga building which we divided during each field work session.

In the field we found out that the time to answer one survey was very different per respondent. Quicker respondents needed about five minutes, to over half an hour to more talkative or people who were not familiar with using smartphones or tablets. Many respondents were in the elderly age category, so this was not an exception. This meant that we could not survey as many people per hour as we originally hoped for. The time was also influencing the success of surveying. During lunchtime, we could not effectively survey, because during break, people had no time because they needed a break. And in Korea, the break is much more important than I was used of in the Netherlands. So we could not ask people to take survey during brake. Furthermore, in the evening the shops and stores closed, so we could not effectively survey after daytime.

3.2.2 nonresponse

There is the factor of non-response. There was a lot of non-response during the surveys. Since our target groups was the *end users*, most of them are entrepreneurs who work in a shop or workshop. They were busy working. So, lots of people did not have time to fill in our survey, giving lack of time as reason to not participate in the survey.

Another less common reason for non-response was because of lack of motivation. The main trigger for lack of motivation was mentioning 'redevelopment'. Some of the respondents in Euljiro are having negative reactions to this word, as for the practices mentioned in the introduction section. Over the years trust between government; developers and the *end users* seemed to have deteriorated to a level where giving more surveys with aspects of development is no longer wanted.

A third reason was inaccessibility. During the surveying, we mainly asked people from shops on the street level, and occasionally went up to look for a shop on the second level. However often these routes or stairs to the upper level was, or seemed, inaccessible.

3.2.3 selective non-response

We found out that the population working in retail were more often available than the population that worked at a workshop or restaurant. Thus, this affects the representativeness of our survey. It's highly probable that the group that perceives themselves at restaurant owner or as manufacturer is less represented in the survey than is actually the case in Euljiro, because they had time less often. This is enhanced because of varieties of selecting was applied during the survey. During surveying we had the idea we had only limited time to do the surveys, so we used a strategy of probability. After a number of non-responses, we started skipping laborious who were very busy working. Doing so we excluded some possible respondents to our survey.

The representativeness is further affected by the seemliness of hierarchy on the workplace. In establishments where more than one-person working was present, it seemed that only the boss would want to fill in the survey. This meant that multiple employees were often not considered. This was also the case where a couple owned the establishment, where only one of two would want to fill in the survey, even when asked to do so. This resulted that some part of the population did not fill in the survey, especially in the group of manufacturers.

So selective nonresponse does apply to our research. This means that a certain group of respondents are under-represented, in this case the group of manufacturers. This means there is a distorted view of the population in the results (Korzilius, 2008). It is difficult to academically prove this, since there is no sampling frame. To overcome this we used empirical strategies to note this issue, and noted the difficulties in reaching especially manufacturers. However, there are over 130 respondents who identify themselves as manufacturer. This should be enough to do analysis with since the type of entrepreneur is not directly relevant for my research, but it should be considered.

3.3 Reliability

Reliability in a research shows the accuracy and precision in a research. A high reliability means that with a repetition of the research, with the same measurement tool and same (group of) researcher(s) the results should be the same. This is defined by the *stability* of the research.

The reliability also depends on the date and time the survey is happening. To up the reliability the research should be done on different times, different days and different locations. This decreases the odds of accidental measurement mistakes due to external circumstances. In this research the survey was done on several days within the same week, plus a different session two months after the first session. The times of surveying were in the morning and in the afternoon. The location was within the place where the respondent was at the time of the survey, being their workplace, place of leisure or house. The reliability of a research is among other dependent on the size of the sample. The Reliability increases as the sample grows. Furthermore, a more heterogeneous group makes it that the sample must be larger (Korzilius, 2008). To get a large sample, there was a cooperation happening

with six other students doing a similar study, and a cooperation with student from Ewha Woman's University as well as student from other universities to help us gather the surveys. And there has been continuation of the research after leaving the site, conducted by the students from the Ewha Woman's University.

Reliability in Survey research is dependent on the quality of the sample. As we did not have a sample frame, and only a target of 'try to reach 400' I don't know what the reliability for this survey is. I do know that Korzilius states that 95% reliability is good, meaning that the average answers from the sample and the average from the population is 95%. But as we did have some non-response with doing our survey, the odds are lower than that.

3.4 Validity

Reliability does not always lead to validity. Validity is defined as 'measuring what you want to measure'. There is made distinction between four types of indicators for validity: content validity, construct validity, internal validity and external validity (Korzilius, 2008).

3.4.1 Content validity

Content validity measures whether all the aspects of a concept is measured well. It is about translating the concepts to survey questions. To achieve this I did a literature study of the concepts and made a operationalization table. In translating the concept of social cohesion, the research form Tolsma et al. (2009) was used. To translate the concepts of *facilitating government* the researches from Hong (2018), WRR (2015), Boonstra and Boelens (2011) and Michel and de Graaf (2015) were used to construct questions on how the measure the perception of a facilitating government. If there were questions regarding the questions in the survey, which there were sometimes (in most cases what was the distinction between the block and the neighbourhood) there was someone from the research group with Korean assistance to answer all questions.

3.4.2 Construct validity

Construct validity is about making sure there are no systematic measurement mistakes: measuring what you want to measure. By explaining that the different concepts relate to each other and in what way, can improve the construct validity and the quality of the research. So, with theory in the back of the mind, explain how different concept go along with each other and make a hypothesis on that. Then check whether these predictions are true or false.

In this research I showed my predictions in the conceptual model. This shows that I predict that social cohesion has a (positive) effect on the willingness to participate, and that predict that a facilitating government a (positive) effect on the willingness to participate, and that I predict that the willingness to participate has an effect on actual participation.

3.4.3 internal validity

Internal validity is about the quality of the results of the research. This means that the conclusion derived from the research must not derive from other factors outside of the scope of the research. This may prove a difficult measurement to prove because of my data gathering method being cross section survey. Because the surveys are conducted on a single timeframe, making causal relation is difficult. But with the addition of a literature study I can argue the relations in the discussion section. If the significance is met in the results chapter, this should be good.

3.4.4 external validity

External validity indicates how far the results of the research results are eligible to be generalized to other populations in different circumstances. The higher the external validity, the greater the

applicable scope is. With a high degree of external validity, the results are eligible to apply to other research areas.

In this research, we did not have access to a sample frame. A sample frame is a beforehand available registration of the research area (Korzilius, 2008). This makes the research only eligible for non-probability samples. This means that the results are not generalizable for other areas where community-based land development may be promoted. This is because the non-probability sampling is a select-way of sampling, and only a-select sampling can be generalized to whole populations. Thus, as result the external validity drops.

3.5 Desk research

For this research additional desk research was required. For instance, to gather background information about the status of urban development in Seoul. In order to find whether community-based land development would fit within the current vision of the SMG, I looked at various policy documents. The most important document that is used for this is the Seoul 2030 master plan, in which there is a section regarding the development of Euljiro.

The indicators necessary to make the survey there needed to be were also derived from literature study. Furthermore the status quo from the area, regarding the point of view from city administrators to using participation is mainly derived from Hong's research (2018) on how power is divided between the different actors in Euljiro.

The desk research was also for me to give context to the situation Euljiro finds itself in. This will later be discussed in the discussion chapter.

3.6 Data Analysis

The data gathered from the Surveys is first gathered in Qualtrics. This is a software program used to design surveys, and is capable in doing basic descriptive analytics. The data is then exported to the software program SPSS (Statistical Package for the Social Sciences), a statistics program. Before actual analysis are made, I will give an overview of the data using descriptive statistics.

3.6.1 Descriptive statistics

Descriptive statistics are used to give an overview of the data that is collected with the surveys. There are different methods for descriptive statistics. First, the frequency table. The frequency table shows how often certain answers were given. It shows whether certain answers are given often, or not. It can be shown as a histogram or as a circle diagram (pie chart). This helps to give an overview on how the questions were answered.

Furthermore, there is a different measurement of central tendency. Depending on the measurement method this is the average, the mean, the mode. With central tendency measurements it is tried to show what the 'heavy point' of the data is, giving an overview on the average opinion of the population sample.

Lastly descriptive statistics is used to look at the spread of the data. The spread shows how the results are divergent from the centre. However, since the survey is fully consisted of closed questions mainly based on a Likert scale, no extreme spread of data is expected.

3.6.2 statistical test

When applying statistical test there are a multiple of statistical tests to choose from. With different test for different types of data. In my research I am looking for a correlation between two variables.

This means that if one of the variables changes, it is expected that the other variable would also change.

First looking at the data, is necessary to check what type of data is used. In SPSS this can be *Nominal*, *Interval* or *Scale*. This is important to know when searching for which test to apply. Most variables are in the *Scale* level. If all the variables are in this level, the Pearson Correlation or the regression analysis can be used. I go deeper in the data type in the results chapter.

The Pearson Correlation measures how strong the connection is between variables. The regression analysis measures how much the dependent will change when the value of one or more independent variable changes.

The (multiple) linear regression consists of three blocks: Model summary, ANOVA and the Coefficients. Model summary shows the *correlation efficient* R and the *determination coefficient* R^2 (*R squared*). R^2 tells the how much of the dependent variable is due to the independent variable. The second shows the ANOVA analysis. The ANOVA measures whether the variable is significance of the regression model. To check for significance, a F-test is performed with the number of degrees of freedom (df), which will be '1'. The degrees of freedom of the residual will be the number of observations minus the number of explanatory variables minus 1. Then is shows the significance. If this is smaller than 0,005 than It means that the regression consists of significant variables.

The thirist block, coefficients shows the regression line. This is used to explain how much effect the explanatory variable has on the independent variable. To tell if this is significant a t-test is performed. If this gives a sig. of les then 0.005 the effect is significant.

There are five assumptions that my data needs to fur fill. If these assumptions are not met, it will impact the validity of my research.

1. there must be a linear relationship between the outcome variable and the independent variables.
2. Multivariate Normality–Multiple regression assumes that the residuals are normally distributed.
3. No multicollinearity. Multiple regression assumes that the independent variables are not highly correlated with each other. This assumption is tested using Variance Inflation Factor (VIF) values.
4. Homoscedasticity–This assumption states that the variance of error terms are similar across the values of the independent variables. A plot of standardized residuals versus predicted values can show whether points are equally distributed across all values of the independent variables
5. Multiple linear regression requires at least two independent variables

Recoding variables

My independent variable 'social cohesion' consists of multiple variables. In order to do the regression I can recode the variables to one new variable, social cohesion. This can be done if all the variables that are to be combined are of the same type of data, scale. Then it must be proven that the variables are internally consistent. This can be done by testing the variables with Cronbach's alpha (Cronbach's α) over the variables. If the Cronbach's α is above 0,8 it shows that the variables are indeed internally consistent and are eligible to be combined.

I have made four combined variables: social cohesion, facilitating government, willing participation and actual participation

New variable	Consistent of	Cronbach's α
Social cohesion-	Q20 t/m Q27*	0.810
Social cohesion+	Q5 and Q20 t/m 27	0.791
Facilitating government-	Q16 t/m Q19**	0.758
Facilitating government+	Q12 and Q17 t/m 19	0.525
Actual participation	Q13, Q 14. Q15	0.880
Willing participation	Q27 and Q28	0.813

*Q5 was an indicator for social cohesion with high enough internal consistency, but was not eligible for combining due to being a *nominal* value

** Q12 was not combined because the internal consistency was not high enough

CHAPTER 4: RESULTS

In this chapter the result of the research will be presented. The results are based on the surveys that were taken in Euljiro. The first section will be about preparing the data file. The section after that will show the descriptive statistics showing the composition of the Euljiro district. The following section shows the analysis for the research questions: showing the relation between 'a facilitating government' and 'social cohesion' to the willingness to participate in neighbourhood improving activities and actual participation in the past five years. The final section covers the discussion, where the results are explained.

4.1 Preparing the data

In total there were 349 surveys taken. The First step I took in for analysis was to check the data for extreme values. Because all the answers where closed questions, this is not the case. There were some missing values. These were mainly found at the final 'personal' questions. Some respondents didn't want to give information about their education, income or in some cases their living situation. This is not an issue, because Qualtrics did not give this a value. This means that SPSS will not take the surveys with missing values in consideration when applying values with missing values. Furthermore, in these personal questions it was also an option to give 'I don't want to answer this question' as an answer. I have marked these answers as 'missing', as that answer does not help the research. After clearing the surveys that had missing values, 341 surveys were left to do the analyses with.

Before starting with the statistics, it was necessary to make sure the data was eligible to be used by SPSS. To be eligible, all the data should be in the same measurement level. This was not the case when importing the data from Qualtrics, so it was needed to change this.

There are four different types of variables. These are: Nominal, ordinal, interval and ratio. *Nominal* is that the variables have different categories, but no distinction can be made between the variables. *Ordinal* is the next step, there is a distinction between the variables. With *Interval*, the above apply, plus there is a proportionate interval between the variables. With *ratio* type, there is a distinction between the categories, with proportionate intervals and there is an absolute zero. In SPSS, there are only three categories and. Both the *interval* and *ratio* data typed is combined *scale*.

The changes are: Q2, Q3, Q4, Q5, Q6, Q7, Q9, Q31, Q32 and 33 to *nominal*, Q1, Q8, Q34 to *ordinal*, and the rest, Q10 t/m Q30, are maintained as *Scale*

Q19, Q29 and Q30 are negative statement. So, in order to make sure that a positive reaction on this statement leads to an positive relation to participation willingness, recoding of this variable was needed. There were two statements that were negatively stated, this needed to be recoded that they are positively stated.

Old variable	New variable
Q19: Regulations and/or laws restrict me to improve the neighbourhood	Q19_R: I am not restricted by laws or regulation to improve the neighbourhood
Q29: I don't care what the government does to the neighbourhood if I am properly compensated	Q29_R: I care what the government does to the neighbourhood despite if I am properly compensated
Q30: I fear to be financially damaged by redevelopment of the neighbourhood	Q30_R: I don't fear to be financially damaged by redevelopment of the neighbourhood

4.2 The people of Euljiro

The descriptive analytics are used to give an overview of the current situation in the Euljiro area. I will first provide an overview of the 'people of Euljiro', a selection of individual characteristics. It is said that society, thus its people create, its surroundings (Boonstra & Boelens, 2011). It is important to know who the people are that shaped Euljiro. Individual characteristics also play a factor in the level of social cohesion in an area (Dekker & Bolt, 2005).

The individual characteristics mentioned are: the location of the respondents, their age, their sex, education level, job type, income and their relation to the neighbourhood.

4.2.1 respondent location

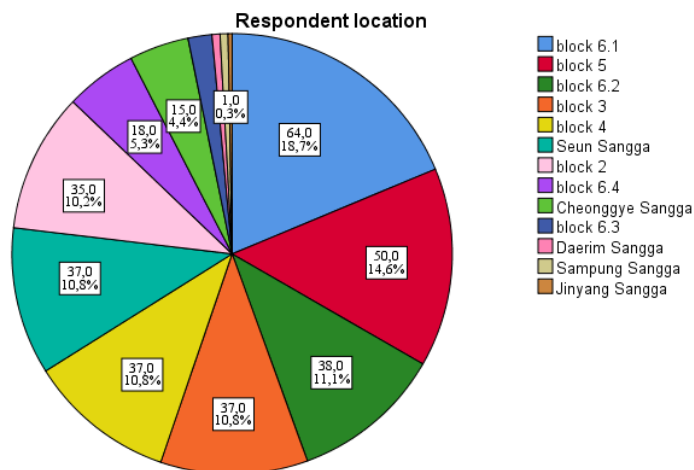


Figure 4.1 location

Figure 4.1 shows in what block or Sangga the respondent is situated. Most of the respondents are from block 6.1, with least respondents in JinHong Sangga with only one respondent. Both the Sampung and the Daerim Sangga had 2 respondents. Most of the respondents were from the blocks around the Sangga's. The division of the blocks are shown in appendix 2.

4.2.2 Age and sex

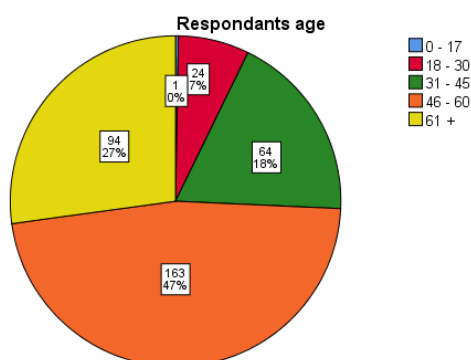


Figure 4.2

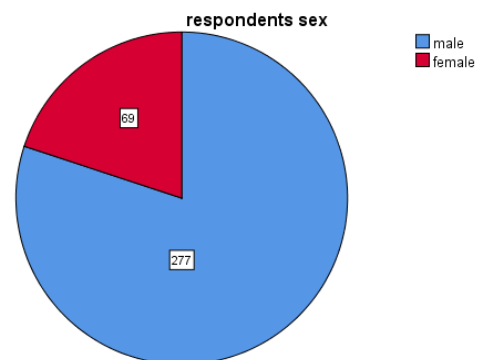


figure 4.3

The respondents sample shows people from all ages. The mode is four, meaning the class of 46-60 is the most represented age of the respondents. The youth is the least represented, only one of 341 respondents was below 18. Figure 4.3 shows that most of the respondents were men. Men are a lot more common in the area than women. The number of men is 277, against only 69 women. This means that 80% of the respondents were male, and 20% female. The proportion is visualized in figure 4.3

4.2.3 working in Euljiro

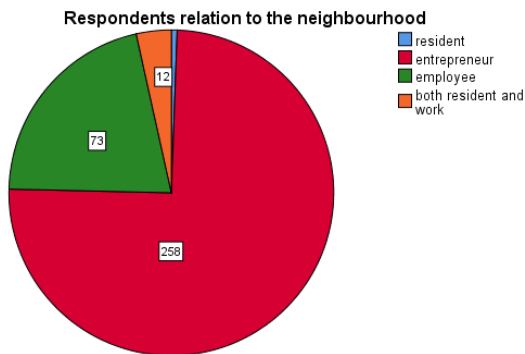


Figure 4.4

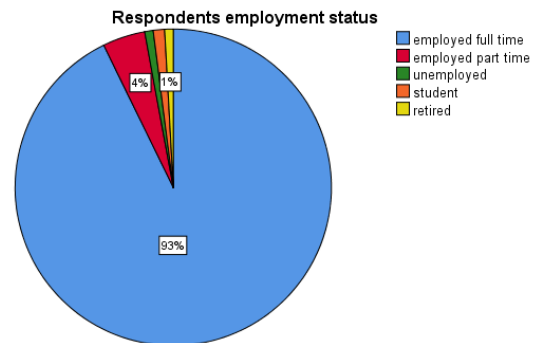


figure 4.5

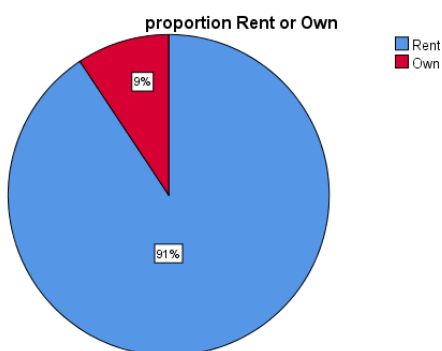


Figure 4.6

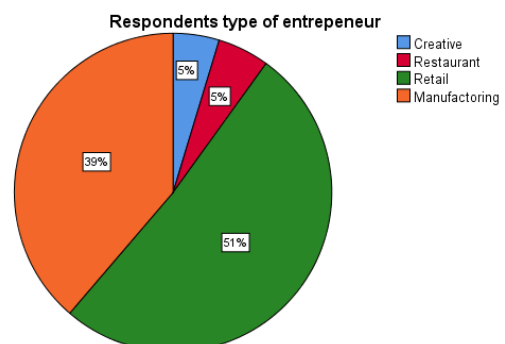


figure 4.7

The question 'what is your employment status' was a question that was not clear to a lot of the respondents. This is because the question is asked from a Dutch point of view, where people working full- or part-time. This does not apply in these generations of Koreans. Everyone works full time, in most cases as entrepreneur of their own business. This is pictured in figure 4.5, showing that 90% of the people is indeed working full time.

The working situation is further pictured in figure 4.4. This shows that most of the respondents are identifying themselves as entrepreneurs. Most of the respondents have (or rent) their own shop, or work in their own (rented) workshop. Almost all the respondents use the area to work, only 3 of 341 answered that they do not work in the area and only live there. 12 people answered they live and work here. That means that 96% only work in the area, to only 4% of the respondents living in the area.

Most of the shops and workshops are rented. As Seen in figure 4.6, 91% of the respondents answered that they rent their place of work. 9% is the owner of their own working place. Among the respondents, over half works in a retail store. 39% works as manufacturer. Restaurant (or café) owners and creatives make up both 5% of the respondents. As stated in the mythology section, this could be a disfigured conclusion about how the types of entrepreneurs are divided in the area, as the retailers had more often time or motivation to answer the survey than the other types of entrepreneurs.

4.2.4 Time spent in the neighbourhood

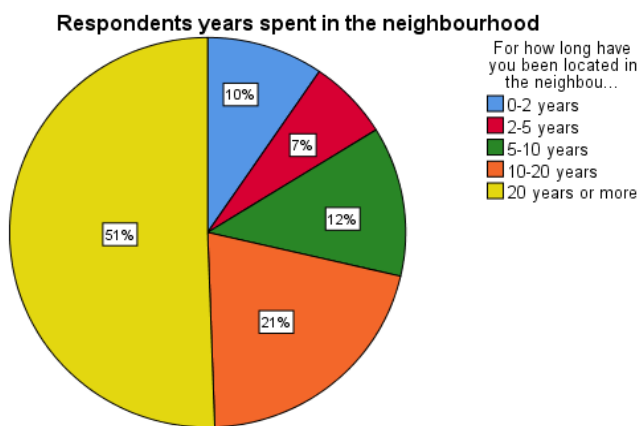
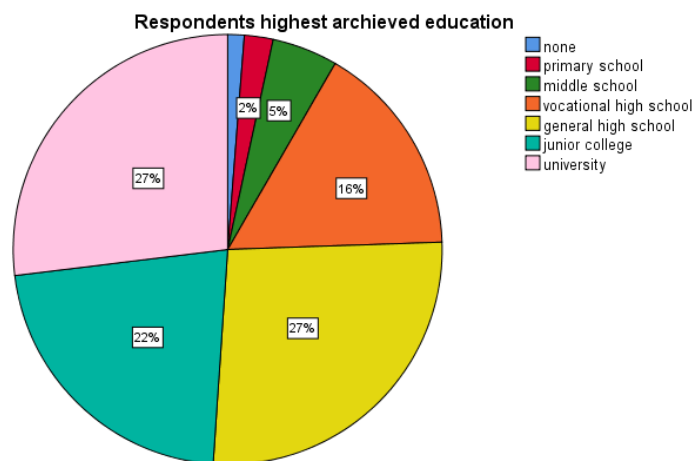


figure 4.8

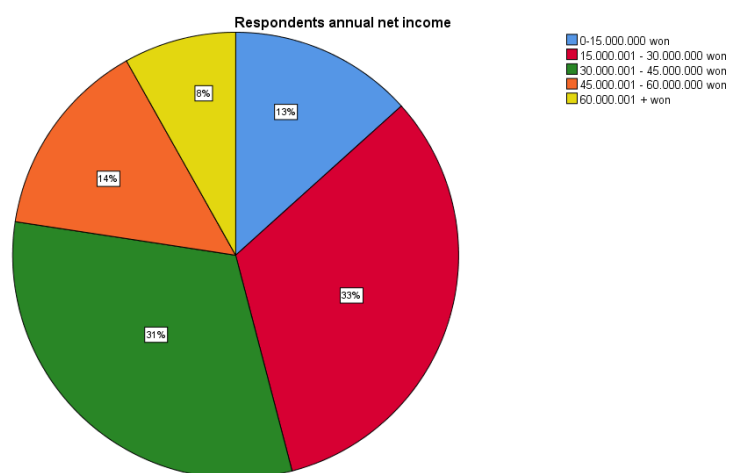
Most of the people are working in the area for a long time. Only 17% are in the area less than five years, with more than half of the respondent spent more than 20 years in the area. This adds to statements (Lee, 2019 and Hatherley, 2018) about people working in the area for a long time, and having their own ecosystem (network) here. This shows that the people currently working in Euljiro have also contributed in shaping it.

4.2.5 finance and education

Education is a sensitive topic in Korea, and a question that has been left blank multiple times. It was an option to answer this question with 'I don't want to answer this question, but this has no merit to the research and is set as *missing*. The degrees in achieved education are based on the Korean model of education. Most of the respondents state they do have a degree, with only 8% stating they have not finished middle school. Vocational high school is more practical than general high school, as it is focused on a future profession.



above: figure 4.9; below: figure 4.10



Income was the other sensitive question that was left unanswered a lot. Also, the option 'I don't want to answer this question' is being left out. The average income of Seoul in 2016 was 37,810,000 won (National Tax Statistics, 2017). So, the national average falls in the green category. This category is also the mode, the most frequent, answered category. This shows that the average income in Euljiro is about the same as in Seoul.

4.3 Social cohesion

In this section I give an overview of the survey's contribution showing the social cohesion in the area. There are three ways to measure social cohesion: individual characteristics, common values and place attachment and identity. (Dekker & Bolt, 2005). The statement 'I am content with the current state of the neighborhood' is interpreted as a dummy for common values. If the respondent would agree on this statement, would be interpreted as an indicator of common values.

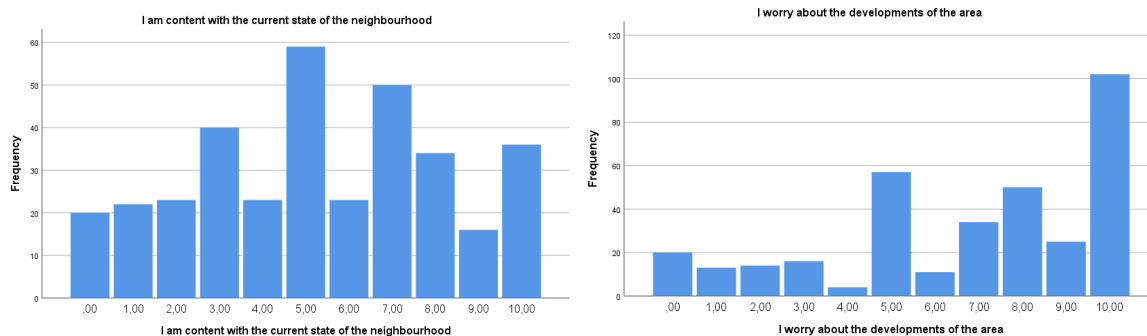


Figure 4.11: I am content with current state of neighborhood (left); figure 4.12: I worry about the development of the neighbourhood (right).

Figure 4.11 shows that the respondents do not have a clear opinion on the current state of the neighbourhood. Figure 4.12 shows that they do all worry about the development of the area. This could be interpreted as a trigger to take action for an initiative, as wanting an improvement is an indicator for successful citizen initiatives (Knottnerus et al., 2012). These questions have not been taken into the common value of 'social cohesion' but I could be argued that because they are an indicator of common values, it could be.

The combined value 'social cohesion' in combined of eight indicators. Q5 is not taken into the combined value, as it provided data of the *nominal* type instead of data with *scale* type, as discussed in chapter 3.

QUESTION NUMBER	SURVEY STATEMENT
Q5	In which scale is your neighbourhood network?
Q20	I often talk with people in the neighbourhood
Q21	I have a lot of friends in the neighbourhood
Q22	I feel a sense of community in the neighbourhood
Q23	I activate other people to help improve the neighbourhood
Q24	I trust my network to make right decisions regarding the developments in the neighbourhood
Q25	I told my neighbours about my plans for developments
Q26	There is a community neighbourhood organization or community leader who helps me with the development of the neighbourhood
Q27	I think I can help improve the neighbourhood

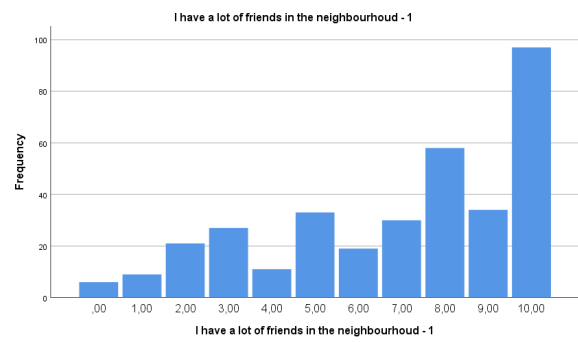
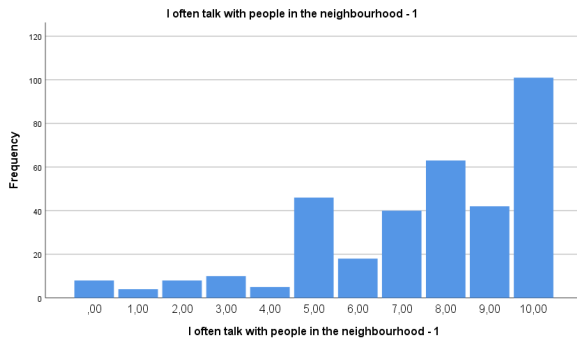


Figure 4.13: I often talk with people in the neighbourhood (left); figure 4.14: I have a lot of friends in the neighbourhood (right)

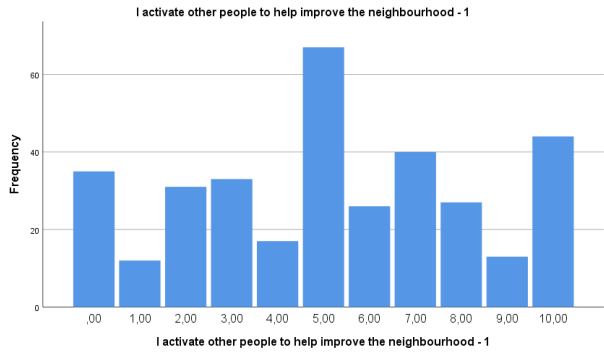
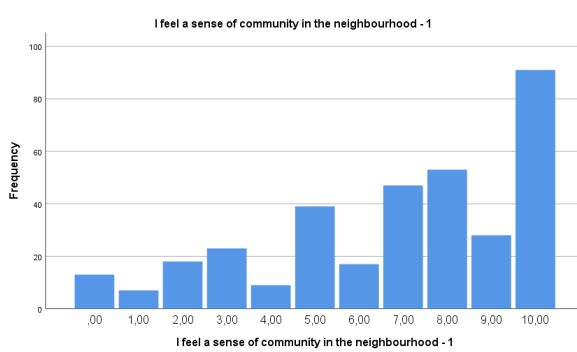


Figure 4.15: I feel a sense of community in the neighbourhood (left); figure 4.16: I activate other people to help improve the neighbourhood (right)

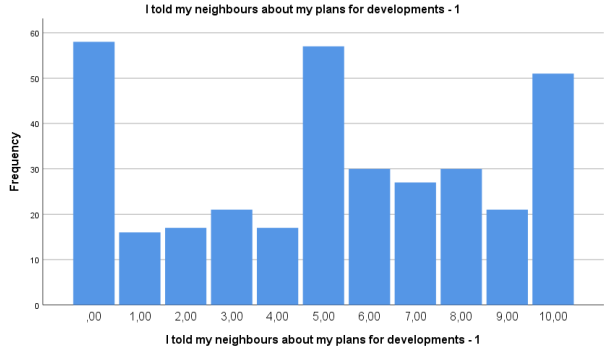
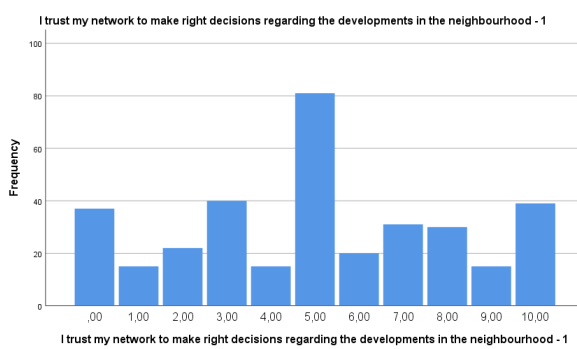


Figure 4.17: I trust my network to make right decisions regarding the developments in the neighbourhood (left); Figure 4.18: I told my neighbours about my plans for developments (right)

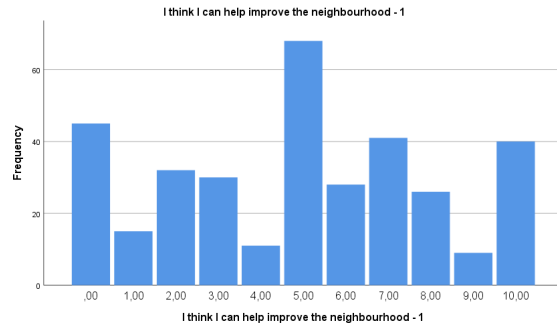


Figure 4.19: There is a community neighbourhood organization or community leader who helps me with the development of the neighbourhood (left); Figure 4.20: I think I can help improve the neighbourhood (right)

The values provide the following data with Cronbach's α being 0.810. This is the variable when testing social cohesion to willingness and actual participation.

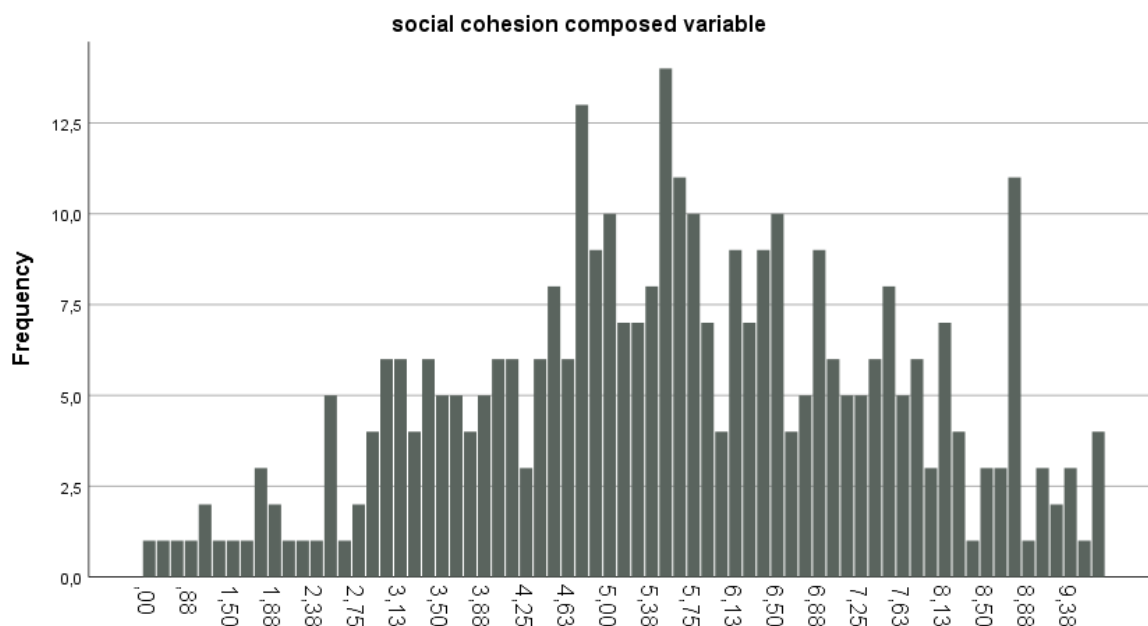


Figure 4.21: the combined means for the combined variable 'social cohesion'.

4.5 facilitating government

In this section I give an overview of the surveys contribution showing the perception of the respondents on how facilitating the government is. These indicators are taken from Hongs research of the Sewoon renewal promotion project (Hong, 2018). Q12 is left out in the variable 'facilitating government' as the internal consistency would not be high enough.

QUESTION NUMBER	SURVEY STATEMENT
Q12	The government informs me on the developments in this neighbourhood (For example: public hearings, social media, news, etc.)
Q16	The government enables me to improve the neighbourhood (For example: subsidies, legal help, laws)
Q17	I know which institution to contact if I want to improve the neighbourhood
Q19_R	I am not restricted by laws or regulation to improve the neighbourhood
Q18	I think my opinion is taken seriously by governmental institutions

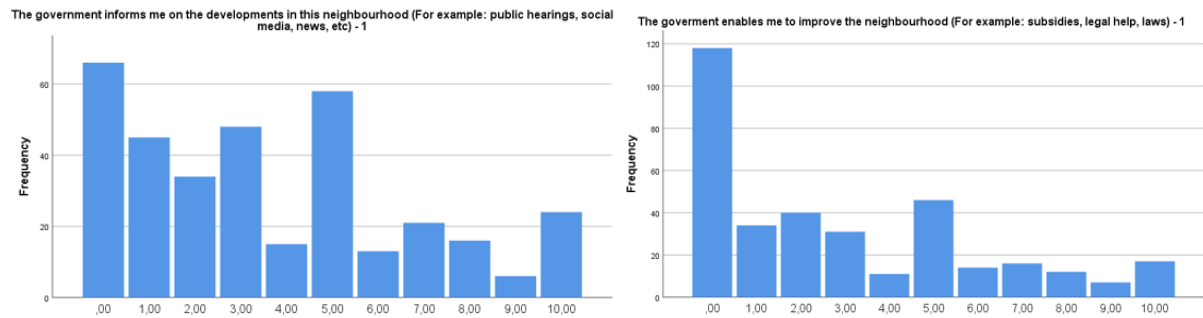


Figure 4.22: The government informs me on the developments in this neighbourhood (left); Figure 4.23: The government enables me to improve the neighbourhood (For example: subsidies, legal help, laws) (right)

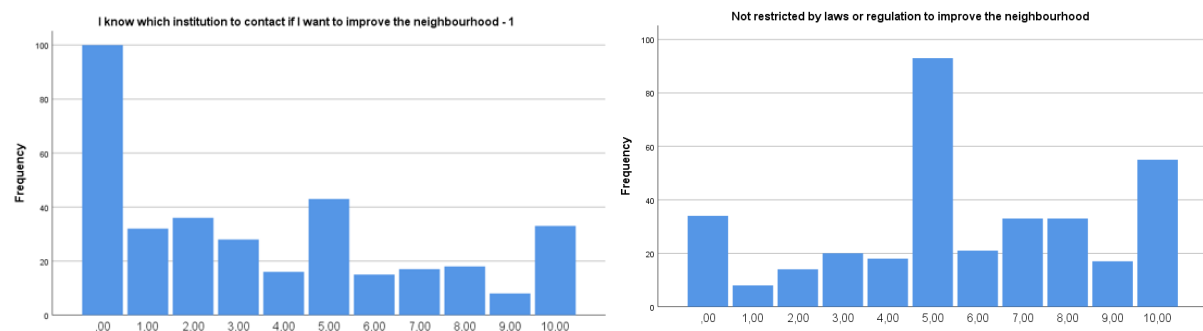


Figure 4.24: I know which institution to contact if I want to improve the (left); Figure 4.25: I am not restricted by laws or regulation to improve the neighbourhood (right)

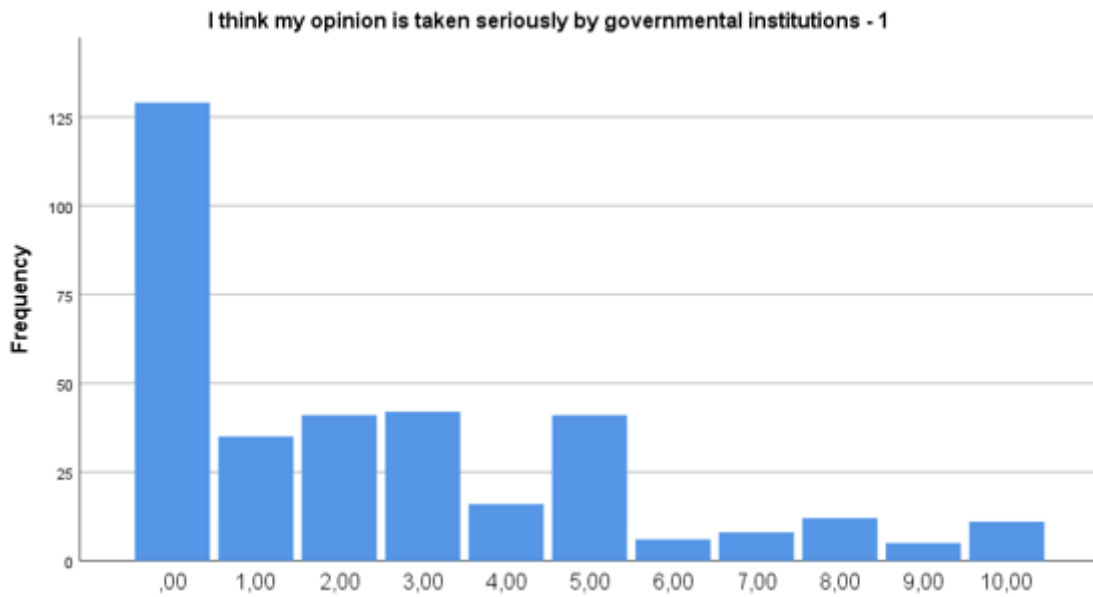


Figure 4.26: I think my opinion is taken serious by governmental institutions.

These values together (excluding Q12) form the combined valuable of 'facilitating government' that is used to determine the effect on the willingness to participate and actual participation.

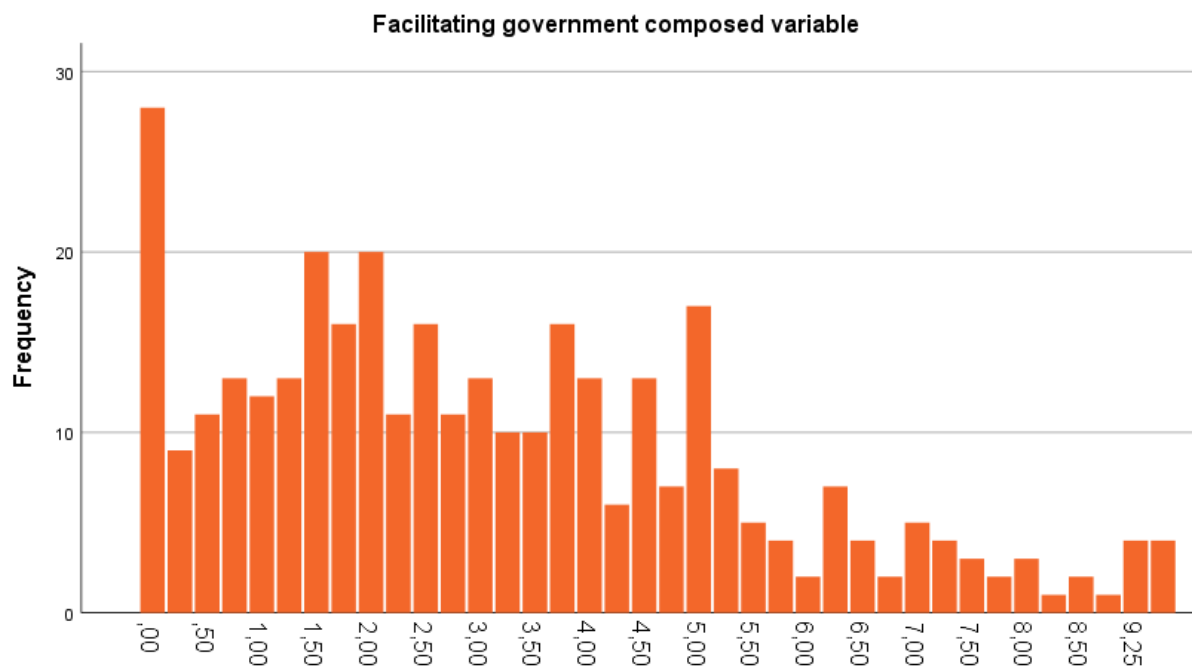


Figure 4.27: the means for the combined value of 'facilitating government'.

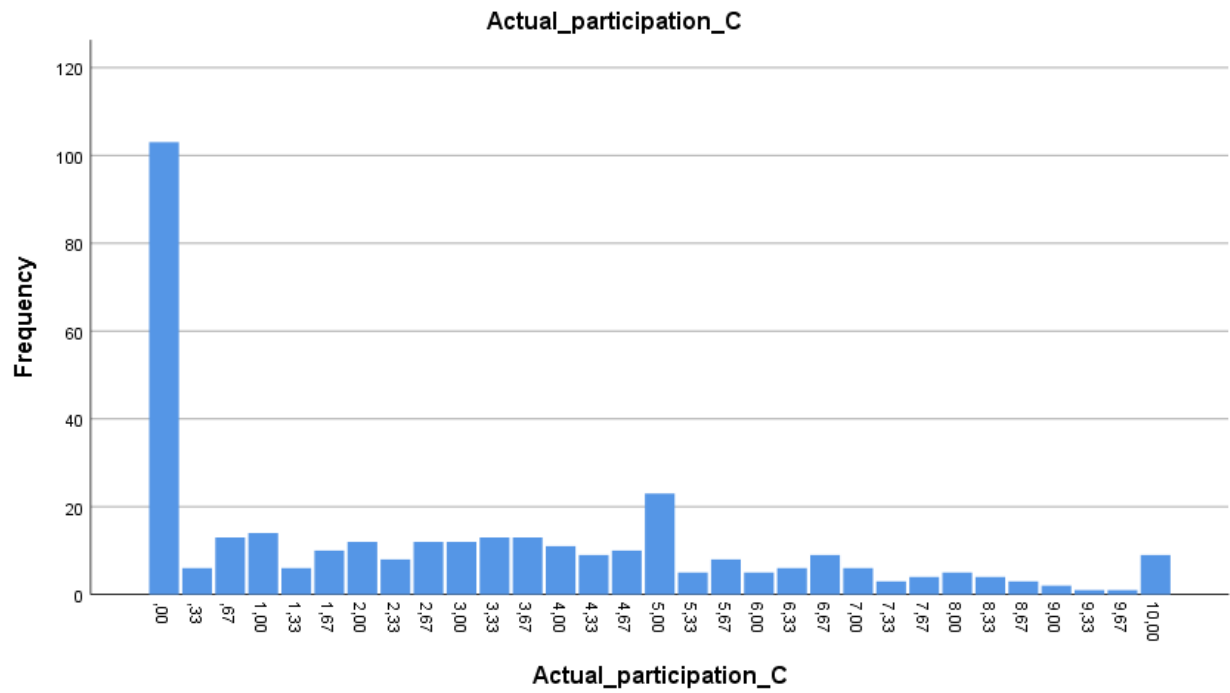


Figure 4.28: the combined variable of actual participation.

4.4 multiple regression to 'willingness to participate'

This section answers the question whether social cohesion and a facilitating government has influence on the willingness to participate. This is tested by doing a multiple regression analysis using both these as independent variables and willingness to participate (Q28) as the dependent variable.

This is the combined multiple linear regression, showing the combined values of the social cohesion and the facilitating government on the independent variable 'willingness to participate'. The SPSS output is found at table 4.4.

The model summary shows that R square is 0.417. This means that 41,7% of the dependent variable 'willingness to participate' can be explained by the independent variables. However, the adjusted R square shows that adding more variables did not help explain de dependent much.

The ANOVA analysis shows that the model as a whole is significant, with the Sig. being 0.000 which is lower than 0.005. However, the coefficients table shows that not both independent variables are significant. 'social cohesion' has a significance of 0.000 meaning that this variable is indeed significant.

The variable 'facilitating government' has a significance of 0.931. This means it is far from being significant, as it needs to be below 0.005 to be significant. This means that the variable 'a facilitating government' does not have a significant influence on the willingness to participate.

This in comparison to when doing the regression without the variable 'social cohesion', then the variable does seem to be significant in determining the willingness to participate, as seen in the SPSS output below at table 4.4

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,294 ^a	,086	,084	3,01085

a. Predictors: (Constant), Facilitating government composed variable

ANOVA^a

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	293,563	1	293,563	32,383	,000 ^b
	Residual	3109,365	343	9,065		
	Total	3402,928	344			

a. Dependent Variable: I am willing to participate in improving the neighbourhood - 1

b. Predictors: (Constant), Facilitating government composed variable

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	4,439	,272		16,323	,000
	Facilitating government composed variable	,396	,070	,294	5,691	,000

a. Dependent Variable: I am willing to participate in improving the neighbourhood - 1

Table 4.3 The SPSS output of the linear regression 'facilitating government to willingness to participate'

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,646 ^a	,417	,414	2,40852

a. Predictors: (Constant), Facilitating government composed variable, social cohesion composed variable

ANOVA^a

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	1418,993	2	709,497	122,306	,000 ^b
	Residual	1983,935	342	5,801		
	Total	3402,928	344			

a. Dependent Variable: I am willing to participate in improving the neighbourhood - 1

b. Predictors: (Constant), Facilitating government composed variable, social cohesion composed variable

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.	Collinearity Statistics	
		B	Std. Error	Beta			Tolerance	VIF
1	(Constant)	-,094	,391		-,240	,811		
	Facilitating government composed variable	-,005	,063	-,004	-,087	,931	,789	1,268
	social cohesion composed variable	1,036	,074	,648	13,929	,000	,789	1,268

a. Dependent Variable: I am willing to participate in improving the neighbourhood - 1

Table 4.4: The SPSS output of the multiple regression 'social cohesion and facilitating government' to the willingness to participate

To see that 'a facilitating government' is significant without adding 'social cohesion' but no longer after adding the 'social cohesion' variable, is an indication that the two variables may be connected.

To prove this, a bivariate Pearson correlation test was performed. The Pearson correlation test can detect if two variables are related. Correlation is in the range of [-1, 1]. -1 would indicate a perfect negative linear relationship, 0 would indicate that there is no relationship, 1 would indicate there is a perfect positive linear relationship. A value of 0.5 would indicate a moderate relationship (Kent State University Libraries, 2019)

The Pearson test gave a Pearson correlation of 0.460, that is significant at the 0.01 level. This means that there is a significant moderate relationship between 'social cohesion' and 'facilitating government'. However, this value is below 0.80 so this is not problematic, as it does not defy the assumptions for a multiple linear regression (StatisticsSolutions, z.d.).

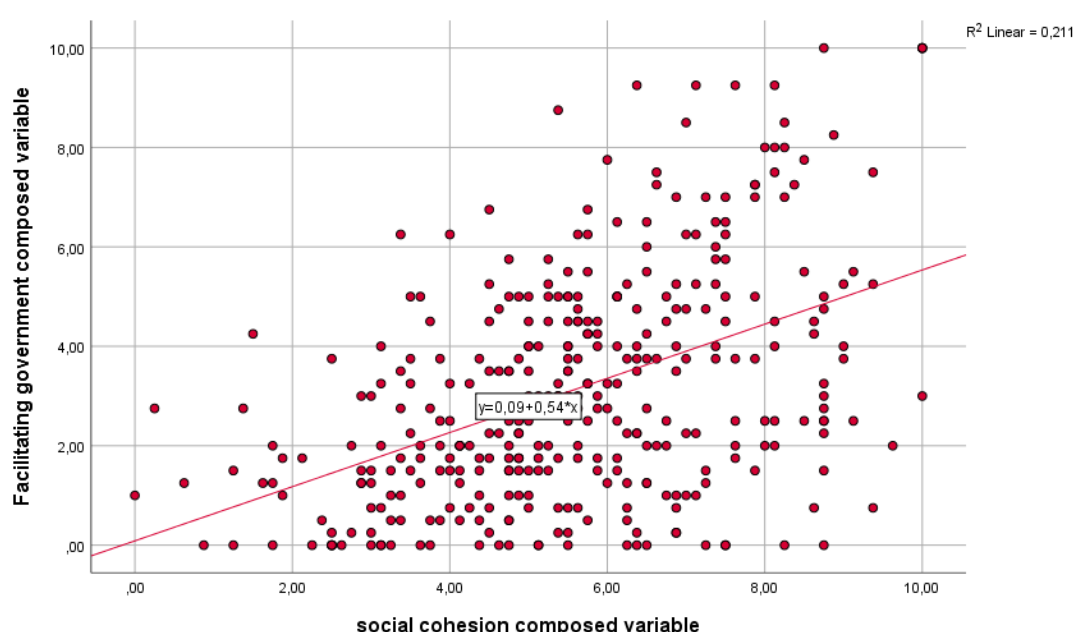


Figure 4.29 SPSS scatterplot

Correlations

		Facilitating government composed variable	social cohesion composed variable
Facilitating government composed variable	Pearson Correlation	1	,460**
	Sig. (2-tailed)		,000
	N	346	345
social cohesion composed variable	Pearson Correlation	,460**	1
	Sig. (2-tailed)	,000	
	N	345	345

** . Correlation is significant at the 0.01 level (2-tailed).

Table 4.5 SPSS output for a bivariate Pearson test

Another possibility for the difference is because the assumption of multivariate normality is not met. To check this I plotted the Q-Q plots. If the values (the dots) match the linear line, it is normally divided and the assumption of multivariate normality is met. As seen in figure 4.31 social cohesion is normally divided. As seen in figure 4.30, facilitating government variable is slightly skewed. This is however so little that is not a break of the assumption of multivariate normality.

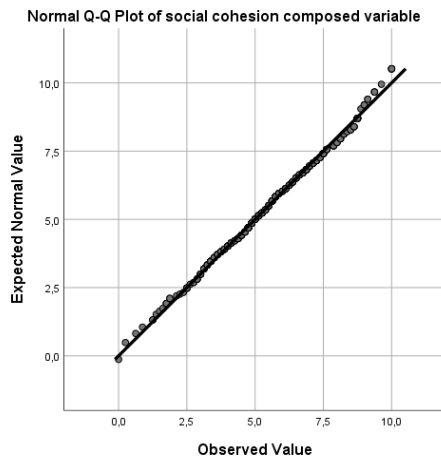


Figure 4.30

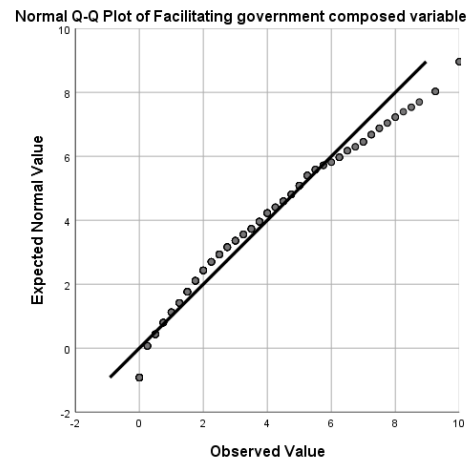


Figure 4.31

The VIF values are also below 10, being 1.268 for both variables. Because they are below 10, the assumption is not broken. Then to test for homoscedasticity, the spread of the residues. Figure 4.312 shows the scatterplot of the regression standardized predicted values. These do look like there is a slight problem of homoscedasticity, which can pose a problem for the multiple regression analysis.

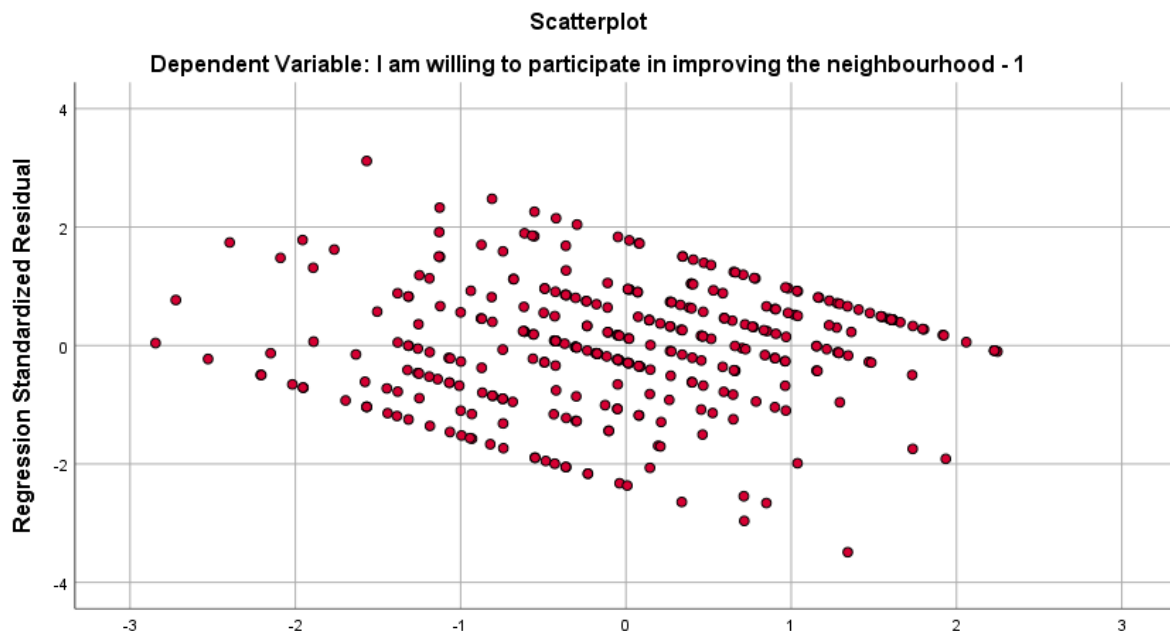


Figure 4.32

4.5 multiple regression to 'actual participation'

This section answers the question whether social cohesion and a facilitating government has influence on the actual to participate. This is tested by doing a multiple regression analysis using both these variable as independent variables, and the combined value 'actual participation' the dependent variable. The variable 'actual participation' is combined from survey questions 13, 14 and 15 with a Cronbach's α of 0.880

QUESTION NUMBER	SURVEY STATEMENT
Q13	I have participated recently (the past 5 years) in activities to help improve the neighbourhood
Q14	I have invested a lot of time in neighbourhood improving activities
Q15	I have invested a lot of money in neighbourhood improving activities

The SPSS output is found at table 4.6.

The model summary provides an R square of 0.385 indicating that the independent variables explain 38.5% of the dependent variable. The model is significant, as the ANOVA analysis shows a significance of 0.000.

The coefficients table show that both of the independent variables 'facilitating government' and 'social cohesion' have a significant impact on the actual participation.

It does not cross an of the assumptions of the multiple regression analysis, expect for homogenisady.

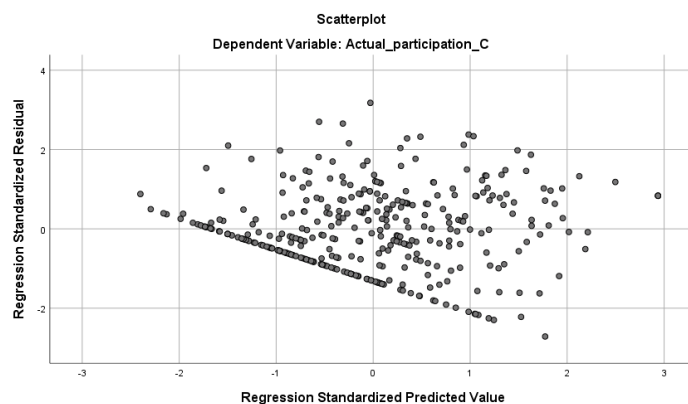


Figure 4.32: scatter plot of actual participation.

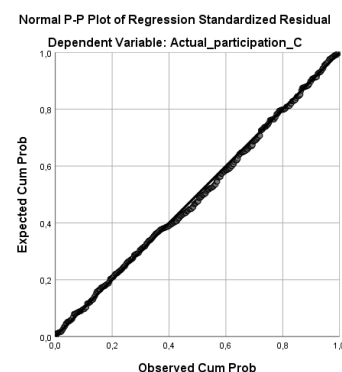


Figure 4.34: P-P plot of actual participation

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,621 ^a	,385	,382	2,23835

a. Predictors: (Constant), social cohesion composed variable, Facilitating government composed variable

ANOVA^a

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	1074,237	2	537,119	107,205	,000 ^b
	Residual	1713,492	342	5,010		
	Total	2787,729	344			

a. Dependent Variable: Actual_participation_C

b. Predictors: (Constant), social cohesion composed variable, Facilitating government composed variable

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.	Collinearity Statistics	
		B	Std. Error	Beta			Tolerance	VIF
1	(Constant)	-1,656	,364		-4,552	,000		
	Facilitating government composed variable	,356	,058	,292	6,111	,000	,789	1,268
	social cohesion composed variable	,622	,069	,430	9,007	,000	,789	1,268

a. Dependent Variable: Actual_participation_C

Table 4.6 SPSS output of a multiple regression using 'facilitating government' and 'social cohesion' to actual participation

4.8 discussion

In this section I will interpret the data to conclude if there is social cohesion, and a facilitating government and its influence on actual participation happening.

There is indeed social cohesion in the area. For the sake of convenience, I will list all the value of the means of the different variables below 5 as ‘negative cohesion’ and all variables above 5 as ‘positive cohesion’. Figure 4.35 shows that seven out of eight indicators are positive. The negative cohesion does not really fit in this, as it more directly focuses on indicators for self-governance success, and less about social cohesion or trust in each other.

When taking the individual and household characteristics into account and compare these to the positive or negative relation to social cohesion, as shown in table 2.1, these show that there indeed should be positive social cohesion. The minority of women is a negative relation, but the time spend in the area and the average age do make up for this.

The government does not show the be a facilitating government in Euljiro. Interpreting the data from ‘facilitating government’ variable shows that the respondents are not positive on the (local) government. Neither of the five indicators have a mean above 5, a positive mean. This is interpreted that there is no facilitating government effect in Euljiro. This supports the statement by Lee (2015) that most Koreans do not trust their government.

This can explain why ‘facilitating government’ has a significant positive relation with, has a significant positive effect on ‘actual participation’. As can be seen in figure 4.28 there is no actual participation happening in the area, or in the previous five years.

Statistics									
		social cohesion composed variable	I often talk with people in the neighbourhood	I have a lot of friends in the neighbourhood	I feel a sense of community in the neighbourhood	I activate other people to help improve the neighbourhood	I trust my network to make right decisions regarding the developments in the neighbourhood	I told my neighbours about my plans for developments	There is a community neighbourhood organization or community leader who helps me with the development of the neighbourhood
N	Valid	345	345	345	345	345	345	345	345
	Missing	1	1	1	1	1	1	1	1
Mean		5,5928	7,4783	6,9710	6,8406	5,1739	5,0609	5,1420	3,1565
Median		5,5000	8,0000	8,0000	7,0000	5,0000	5,0000	5,0000	3,0000
Mode		5,50	10,00	10,00	10,00	5,00	5,00	,00	,00

Figure 4.35: The mean, median and mode for the variables composing the social cohesion variable.

Statistics						
		The government informs me on the developments in this neighbourhood	The government enables me to improve the neighbourhood	I know which institution to contact if I want to improve the neighbourhood	I think my opinion is taken seriously by governmental institutions	Not restricted by laws or regulation to improve the neighbourhood
N	Valid	346	346	346	346	346
	Missing	0	0	0	0	0
Mean		3,6243	2,9075	3,5318	2,4711	5,6561
Median		3,0000	2,0000	3,0000	2,0000	5,0000
Mode		,00	,00	,00	,00	5,00

Figure 4.36: The mean, median and mode for the variables composing the facilitating government variable.

5 Conclusion and recommendations

This research will be ended with a conclusion which answers the main question of this research. Following in section 5.2 I will give my recommendations. In section 5.3 I will reflect in this research.

5.1 conclusion

This research started with the question whether community based land development was possible in Euljiro. In the analyzing of the theory it came it showed that the participation of citizens in urban planning is something that started in the previous century, where citizens started to demand more autonomy (Day, 1997). In Korea, participation was first enforced by the development dictatorship in the 1970's, where citizen should organize themselves in order to upgrade their living conditions. Through the years, what participation should mean is viewed very differently by civil administrators and the citizens themselves. What started as a form of education and informing expanded to a point where citizens could influence public policy, or urban plans by giving them tools to respond to made plans. In the end, participation moved away from government and allowed citizens to come up with their own initiatives, as a community based land development method. This was the sort of participation that I wanted to find in Korea.

Analyzing the literature about self-organization it was found that social cohesion and a facilitating government were important factors in the success of community based land development projects. This led to the main question of this research: *Does social Cohesion and a facilitating government influence participation in community based land development projects?*

With this method this research aimed to contribute on the knowledge of factors influencing participation, by testing the assumption with statistical research. Furthermore, this research was aimed exceptionally to the perspective of the citizens.

To answer the main question five sub questions were appointed. The first question, '*What is community based land development?*', is described in the theory section. It can be described as urban development where the citizens, or *end-users*, are given more influence and space to think and act along with the government. Citizens and individuals are more important in the planning process, and are often given a certain degree of autonomy to work on their own initiatives.

For the answer of the second question '*to what extend is there social cohesion in Euljiro?*' It was needed to search in literature and analyse the survey. From the descriptive data of the survey it shows that the respondent overall was slightly positive on social cohesion, with a mean of 5,6 on the combined value of social cohesion. But when looking at the questions directly asking about the connections in the area, Q20, Q21 and Q22, they were answered positive.

Question number	statement	mean
Q20	I often talk with people in the neighbourhood	7,5
Q21	I have a lot of friends in the neighbourhood	7
Q22	I feel a sense of community in the neighbourhood	6,8

When looking at the individual characteristics and comparing them to the framework provided by Dekker and Bolt, it showed that the individual characteristics provided a positive impact to social cohesion. This is also supported by articles, claiming that there is a strong network between the shop owners and manufacturers, and that it functions as a small ecosystem. From personal contact with our host professor it was learned that this is especially true in the different craft sections: printing,

electronics and lighting. Combining the data from the survey with the personal experiences and the literature, it is concluded that there is a positive experience of social cohesion in Euljiro.

The third question '*To what extent is there a facilitating government in Euljiro*' is not positive. As stated in the first chapter, this research focuses on the perception of the end-users. They do not perceive the government well. There is unrest in the area, leading to the protest earlier this year. As said in Lee: we don't sit at the negotiation table'. The end-users are left out from decision making processes, and instead sometimes given a survey that the SMG may or may not take into account. This suggests that the participation is in therapy or manipulation in Arnstein's ladder, which is not regarded as participation at all. This can lead to the unrest that and protest that happened in early 2019. According to the research of Hang, in 2015 there were still lots of options for the SMG to do to inform the end-users of Euljiro better. But the data shows that improvements have not been made, or at least the perceived information is still very low. A

This concludes that the SMG does not support a facilitating role at the moment. In the discussion I will talk about what kind of role they do have.

The fourth question: '*Does social cohesion influence (the willingness of) participation*' is answered positive, strengthening the literature on the subject. There is indeed a positive relation between social cohesion and participation. This was both for the willingness to participate and actual participation/

The fifth question: '*Does a facilitating government influence (the willingness of) participation*' is answered in the results section as well. The variable 'a facilitating government' does not contribute significantly to the willingness to participate, but it does contribute significantly to actual participation. Concluding the third sub-question: according to the survey data there is a not a significant relation with the willingness to participate, but there is a significant relation to actual participation. Why this is will be discussed in the following discussion section

With the data provided by the survey during the fieldwork in Euljiro and the analyses that have been performed on this the main question can be answered. The main question of this research is: *Does social cohesion and a facilitating government influence participation in community based land development projects?*

The answer can be given by combining the above-mentioned sub question. There is a positive relation of social cohesion to the willingness to participate and to the actual participation. There is a positive relation of a facilitating government to actual participation, but not a significant relation to the willingness to participate.

5.2 Discussion

I think there are some interesting results from my analysis. As there is a positive reaction to the statement 'I am willing to participate' and an overall positive social cohesion, I expected this to have a significant relation. What I did not expect was that it would also have a significant relation with actual participation, as it turned out that there is hardly participation happening in Euljiro.

Another point of view could be that it is too early to test if there are really new community-based land development projects being applied since the new Seoul 2030 vision was implemented. It is likely that the bureaucratic system needs more time to adapt from the older hierarchical way of planning.

5.3 recommendations

Currently there are no citizen initiatives happening in Euljiro. There is no participation to speak of, as the current level of participation would be 'nonparticipation' on Arnsteins ladder of participation. This despite the presumed advantages citizen participation can offer and the vision stated in the 2030 Seoul master plan. If the SMG wants to hold up to their vision about focusing on the citizens of in the context of spatial planning, it should give more power to its citizens. It should at give the citizens a space at the negotiation table in order to come to the partnership level. If the SMG wants to further increase the participation and make use of community-based land development, it would benefit of applying a more facilitating style of governance.

The starting point would be to make the flow of information better. This means more information to the citizens on multiple channels: social media, newspapers and local information centres. It would also benefit from searching key figures in the areas, people who can connect the government and the people. Providing more face to face contact would be a start to gap the bridge between the end users and the government.

And the SMG should start asking the question provided by Boonstra and Boelens: 'for who are the developments?', 'What are their networks?', and 'what do they, the end users, want to accomplish?'.

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7 Appendix

Appendix 1: the English version of the survey questionnaire

Start of block: Introduction

Q7 Where are you located?

- ☐ block 2 (1)
- ☐ block 3 (2)
- ☐ block 4 (3)
- ☐ block 5 (4)
- ☐ block 6.1 (5)
- ☐ block 6.2 (6)
- ☐ block 6.3 (7)
- ☐ block 6.4 (8)
- ☐ Seun Sangga (9)
- ☐ Cheonggye Sangga (13)
- ☐ Daerim Sangga (14)
- ☐ Sampung Sangga (15)
- ☐ PJ Hotel (18)
- ☐ Sinseong Sangga (19)
- ☐ JinHong Sangga (20)
- ☐ n/a (22)

Intro

Hello,

We are students from the EWA Womans University and Radboud University (The Netherlands) and we are working together on a student project about the future development of this neighbourhood. Your opinion is important for our project, specifically for you as either an entrepreneur working in this area or as a resident living here. With the following statements we would like to learn about your opinions, so we can represent your views on what is best for this neighbourhood. Your response will be anonymous and treated completely confidential, the results will only be used for research purposes and will not be distributed in any other form. The survey will take circa 7 minutes to complete.

Thank you for your cooperation!

End block: Introduction

Start block: General questions

Q1 What is your age?

- ☐ 0 - 17 (1)
 - ☐ 18 - 30 (2)
 - ☐ 31 - 45 (3)
 - ☐ 46 - 60 (4)
 - ☐ 61 + (5)
-

Q2 What gender do you identify as?

- ☐ male (1)
- ☐ female (2)
- ☐ other (3)

Q3 What is your employment status?

- ☐ employed full time (1)
 - ☐ employed part time (2)
 - ☐ unemployed (3)
 - ☐ student (4)
 - ☐ retired (5)
-

Q4 What is your relation to this neighbourhood?

- ☐ resident (1)
 - ☐ entrepreneur (2)
 - ☐ employee (4)
 - ☐ both resident and work (5)
-

Q5 In which scale is your neighbourhood network?

- ☐ alley (1)
 - ☐ block (2)
 - ☐ neighbourhood (3)
 - ☐ elsewhere (4)
-

Q6 What type of entrepreneur do you identify as?

- ☐ Creative (1)
 - ☐ Restaurant (2)
 - ☐ Retail (3)
 - ☐ Manufacturing (4)
-

Q8 For how long have you been located in the neighbourhood?

- ☐ 0-2 years (1)
 - ☐ 2-5 years (2)
 - ☐ 5-10 years (3)
 - ☐ 10-20 years (4)
 - ☐ 20 years or more (5)
-

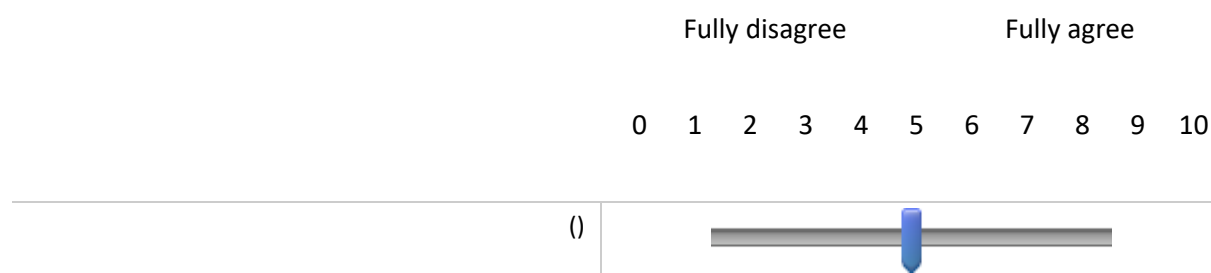
Q9 Do you own or rent property?

- ☐ Rent (1)
- ☐ Own (2)

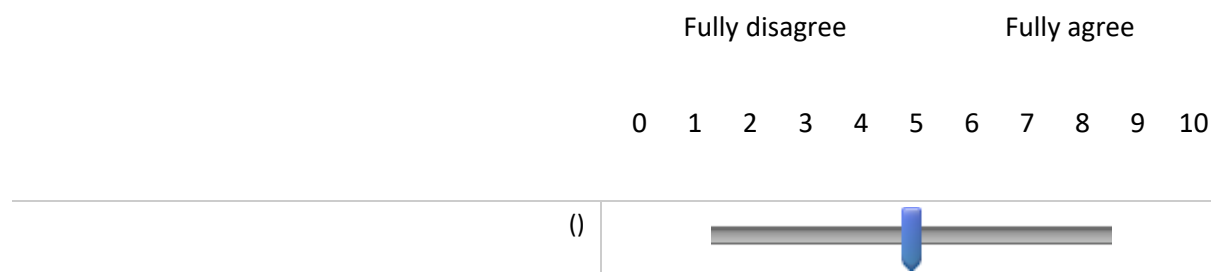
End block: General questions

Start van block: Participation in Collective Action (likert 1/2)

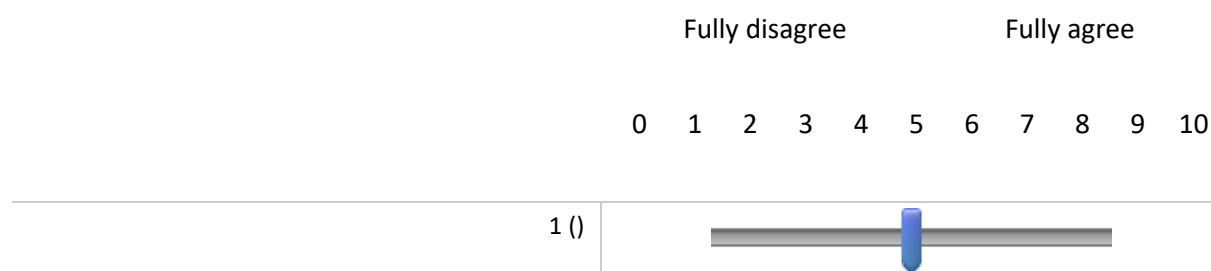
Q10 I am content with the current state of the neighbourhood



Q11 I worry about the developments of the area



Q12 The government informs me on the developments in this neighbourhood (For example: public hearings, social media, news, etc)



End block: Participation in Collective Action (likert 1/2)

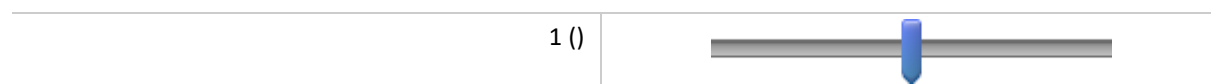
Start block: Participation in Collective Action (likert 2/2)

Q13 I have participated recently (the past 5 years) in activities to help improve the neighbourhood

Fully disagree

Fully agree

0 1 2 3 4 5 6 7 8 9 10

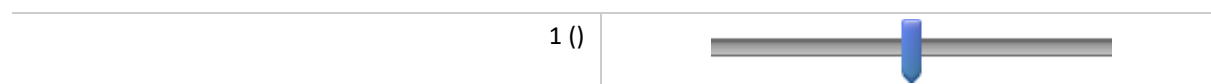


Q14 I have invested a lot of time in neighbourhood improving activities

Fully disagree

Fully agree

0 1 2 3 4 5 6 7 8 9 10

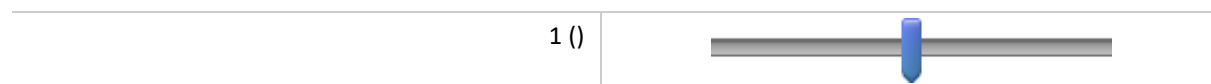


Q15 I have invested a lot of money in neighbourhood improving activities

Fully disagree

Fully agree

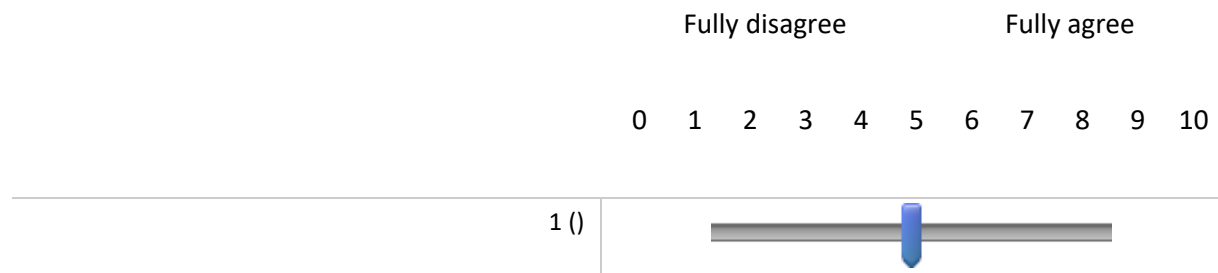
0 1 2 3 4 5 6 7 8 9 10



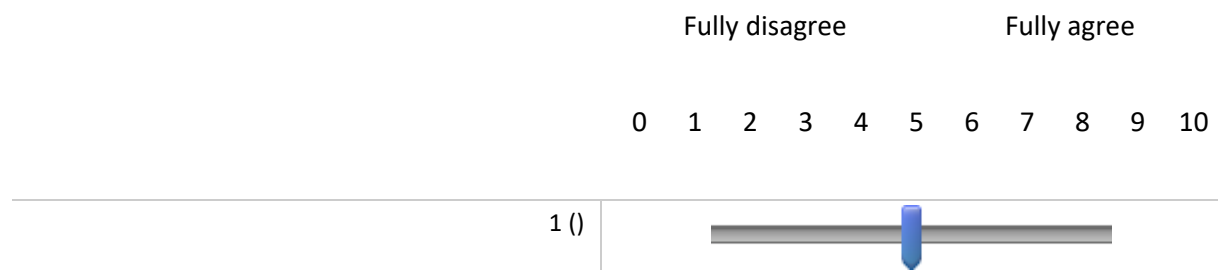
End block: Participation in Collective Action (likert 2/2)

Start block: Factors that indicate extent of collective action: Government

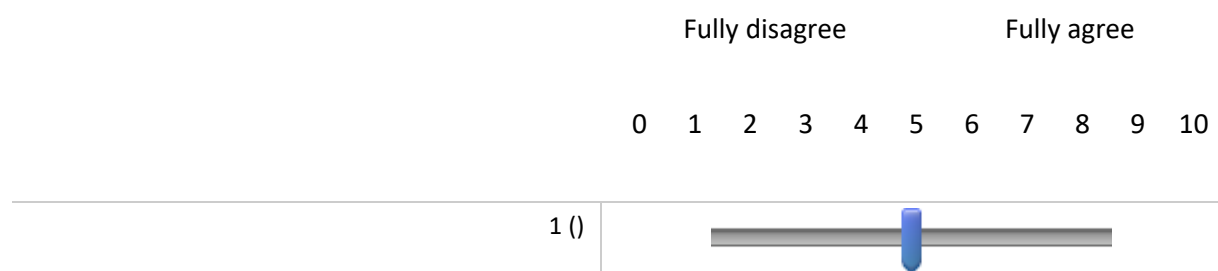
Q16 The government enables me to improve the neighbourhood (For example: subsidies, legal help, laws)



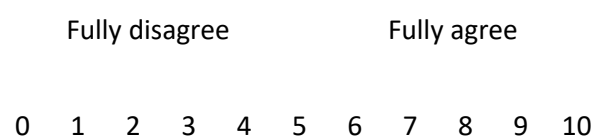
Q17 I know which institution to contact if I want to improve the neighbourhood



Q18 I think my opinion is taken seriously by governmental institutions



Q19 Regulations and/or laws restrict me to improve the neighbourhood

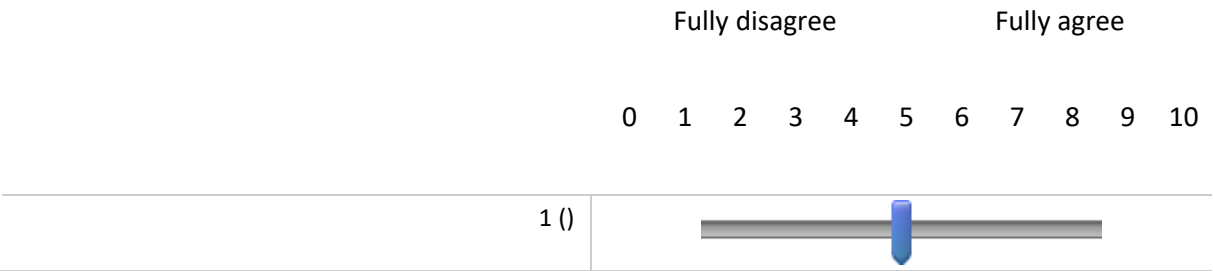




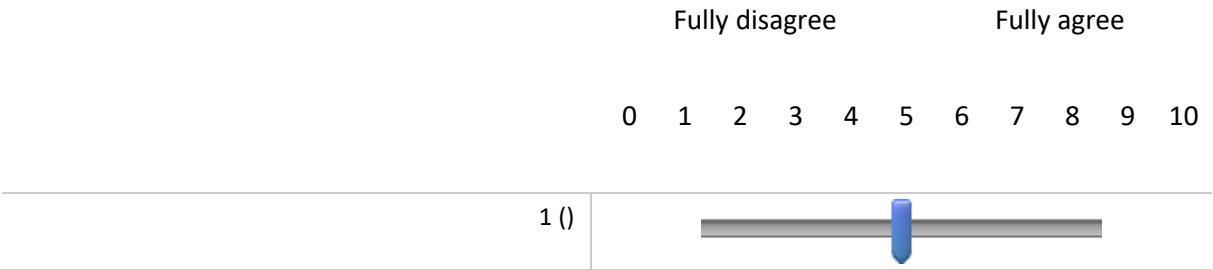
End block: Factors that indicate extent of collective action: Government

Start block: Factors that indicate extent of collective action: Neighbors

Q20 I often talk with people in the neighbourhood



Q21 I have a lot of friends in the neighbourhood

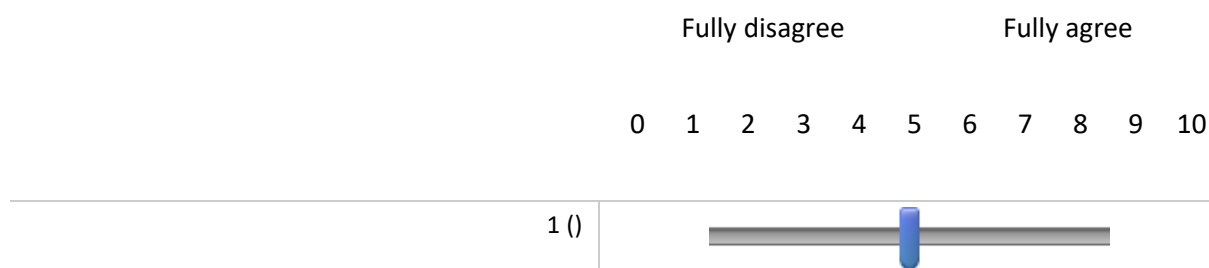


Q22 I feel a sense of community in the neighbourhood

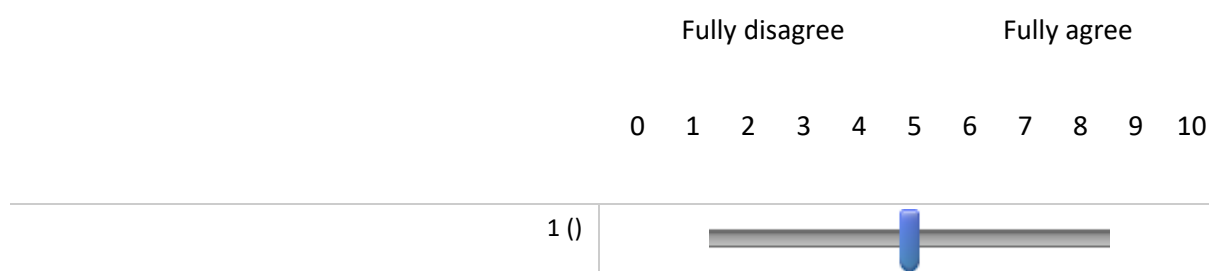




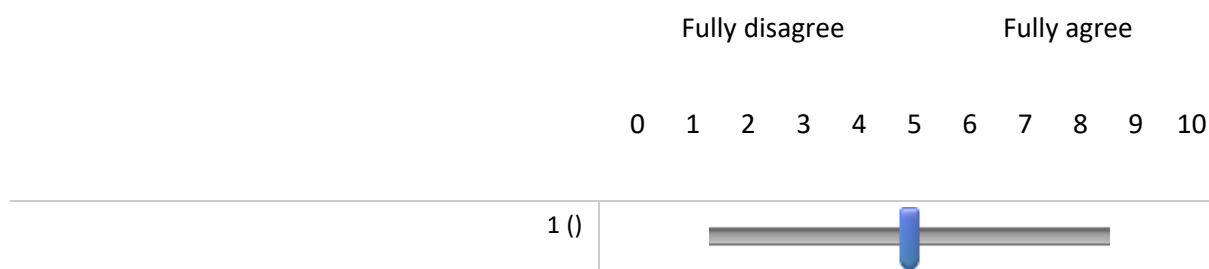
Q23 I activate other people to help improve the neighbourhood



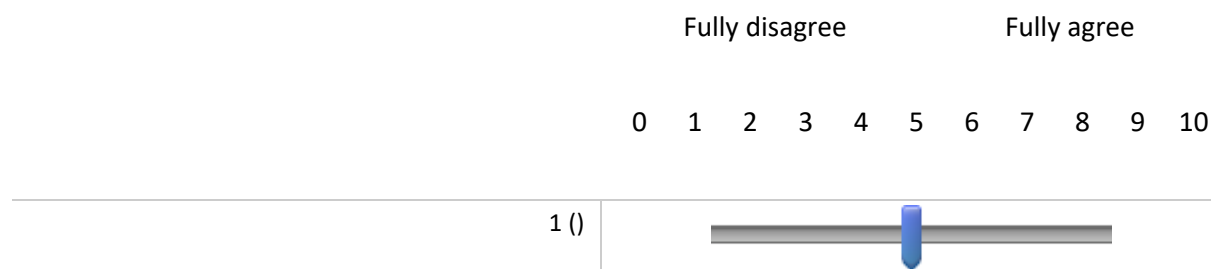
Q24 I trust my network to make right decisions regarding the developments in the neighbourhood



Q25 I told my neighbours about my plans for developments



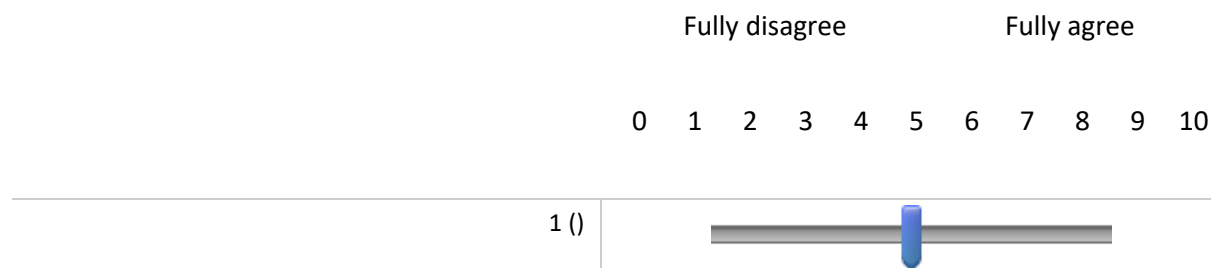
Q26 There is a community neighbourhood organization or community leader who helps me with the development of the neighbourhood



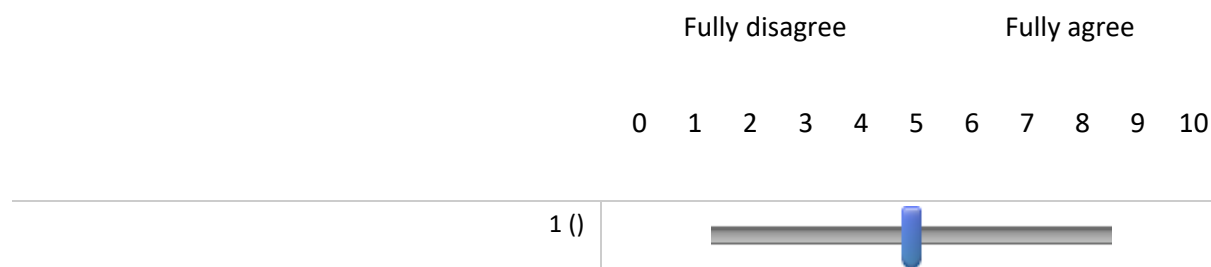
End block: Factors that indicate extent of collective action: Neighbours

Start block: Factors that indicate extent of collective action: Personal

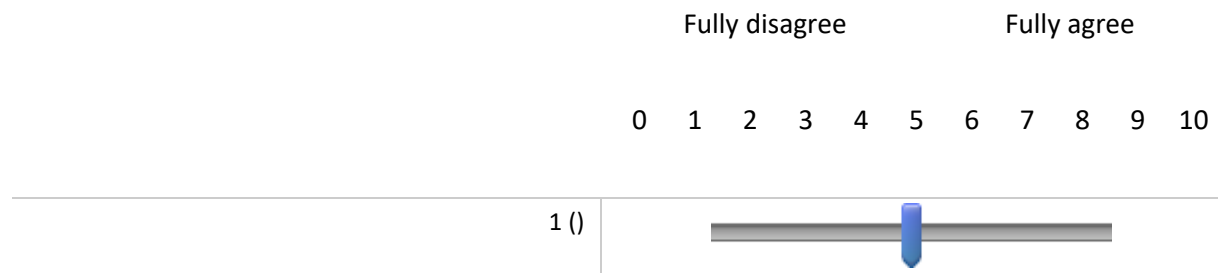
Q27 I think I can help improve the neighbourhood



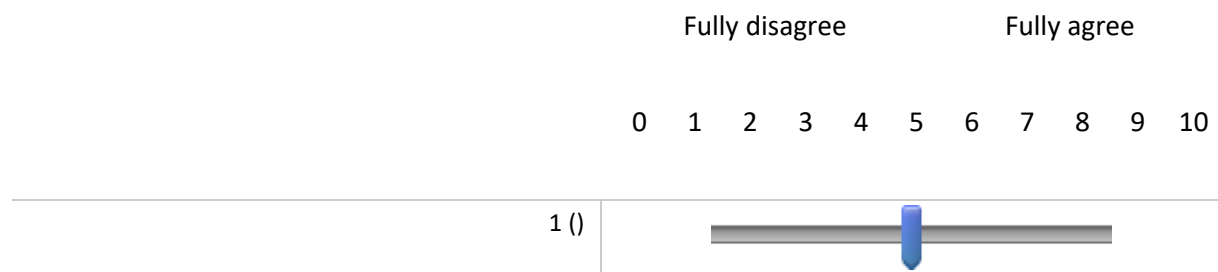
Q28 I am willing to participate in improving the neighbourhood



Q29 I don't care what the government does with the neighbourhood as long as I am well compensated (For example: financially, housing, business opportunities)



Q30 I fear to be financially damaged by the redevelopment of the neighbourhood



Q31 On what scale are you most likely to invest in time, money and/or effort?
(More answers are possible)

- ☐ individual property (1)
- ☐ shared investement in public space (2)
- ☐ shared investment in block where you are located (3)
- ☐ shared investment in the neighbourhood (4)

Q32 What is your current living situation?

- ☐ solitary (1)
 - ☐ with partner (2)
 - ☐ with family (3)
 - ☐ with roommate(s) (4)
 - ☐ other (6)
-

Q33 What is your highest achieved educational title?

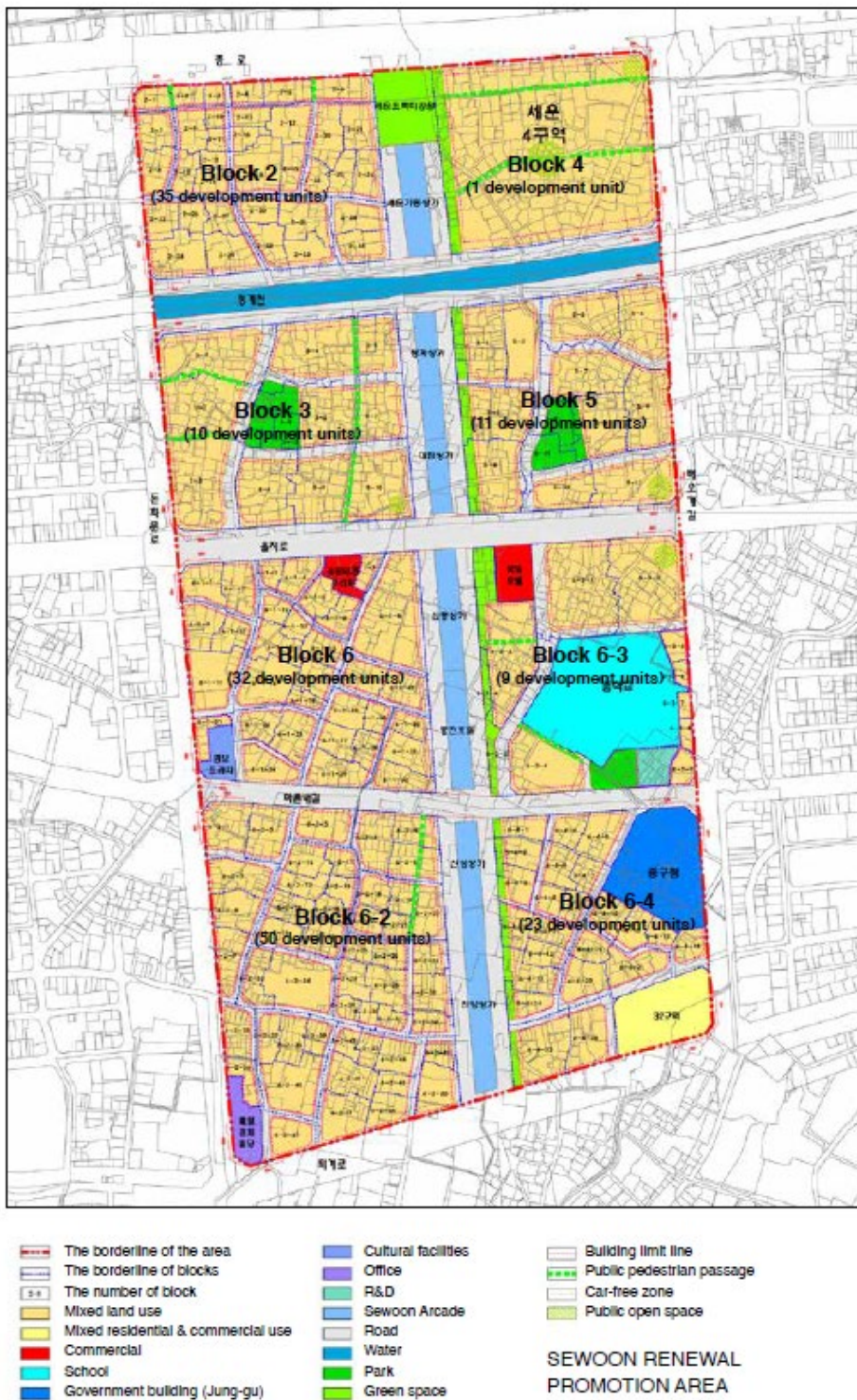
- ☐ none (1)
 - ☐ primary school (2)
 - ☐ middle school (3)
 - ☐ vocational high school (4)
 - ☐ general high school (5)
 - ☐ junior college (6)
 - ☐ university (7)
 - ☐ I do not want to answer this question (9)
-

Q34 What is your annual net income?

- ☐ 0-15.000.000 won (1)
- ☐ 15.000.001 - 30.000.000 won (2)
- ☐ 30.000.001 - 45.000.000 won (3)
- ☐ 45.000.001 - 60.000.000 won (4)
- ☐ 60.000.001 + won (5)
- ☐ i do not want to answer this question (8)

End block: Factors that indicate extent of collective action: Personal

Appendix 2: the division of the blocks



An overview of the Sewoon Renewal promotion area. Also referred to as the Euljiro district.

The top green square in the top is the Sewoon Plaza. The light-blue line from top to bottom are the different Sangga's (shopping mall). The large megastructures that are situated in the centre of the area. The blocks are divided by the SMG. The plan is from 'Beyond Big Plans, Seoul 2030', the urban master plan that was enacted in 2015.

