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South China University of Technology

# 专业学位硕士学位论文

基于场景理论的

沙头角中英街城市更新研究

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# **Urban Regeneration of Chung Ying Street in Sha Tau Kok Based on Scenes Theory**

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# 摘要

中英街位于深圳市盐田区沙头角，坐落在深港边界线上，体现着独特的“一国两制”社会制度。作为一个典型的商业与居住空间混合的街市，中英街承载着繁荣的商品经济活动和居民之间的日常交往。然而，目前中英街的商业发展面临着衰退的问题，与其在深港旅游消费合作区发展规划中的核心定位存在明显差距，需要进行转型。

在后工业时代和消费主义盛行的背景下，新芝加哥学派的代表者 Daniel Aaron Silver 和 Terry Nichols Clark 提出了“场景理论”，将场景作为一种新的视角和分析工具，用于研究地方文化特征与社会生活之间的关联。场景理论在中国城市消费促进方面的重要性在于，通过利用城市设计等手段，寻求舒适物设施与活动的最佳组合，以吸引更多的消费人群。因此，基于场景理论，在研究中补充空间视角的考量，形成的“空间-舒适物设施-活动”分析体系，对于沙头角中英街的城市更新研究具有借鉴意义。

本文将重点研究沙头角地区以及中英街的街道开放空间和商业过渡空间，梳理沙头角地区边境政策、舒适物设施与社群活动的历史演变，发现空间问题，并发掘地方特质。最后，提出了沙头角中英街城市更新的多项设计策略，从街道整体结构、街道开放空间和建筑过渡空间等多个层面提升空间品质，将创意文旅商业与跨境免税商业结合，丰富产业活动，利用商业和跨境活动场景增强地方特质。

沙头角中英街的城市更新设计协调了历史地段保护、边境区域限制以及消费动力提升等多个维度的需求，将地方特质转化为城市发展的新动能，促进这一关境区域、历史地段在整体区域发展中的融入。

**关键词：**街市；历史地段；关境；场景理论

# Abstract

The Chung Ying Street is located in Sha Tau Kok, Yantian District, Shenzhen, situated along the linear boundary between Shenzhen and Hong Kong, embodying the unique social system of “One Country, Two Systems”. It serves as a typical mixed-use street market, combining commercial and residential spaces, facilitating prosperous economic activities and daily interactions among residents. However, its commercial development is currently facing a decline. It is evident that there is a significant gap between the current state of development and future orientation as the core of Shenzhen-Hong Kong Tourism Consumption Cooperation Zone. Chung Ying Street is facing the problem of regeneration.

In the context of the post-industrial age and the era of consumerism, the New Chicago School represented by Daniel Aaron Silver and Terry Nichols Clark put forward the “Scenes Theory”, using the scene as a new perspective and analysis tool to analyze the connection between the local cultural characteristics and social life. The promotion of scenes theory to Chinese cultural consumption is mainly reflected in the use of urban design or management methods to seek the optimal combination of amenities and activities to attract more consumers. Therefore, based on scenes theory, the analysis framework of “space-amenities-activities” complements spatial perspectives in research and holds valuable implications for the urban regeneration of Chung Ying Street.

This study will focus on the street open space and commercial transitional space in the Sha Tau Kok area and Chung Ying Street to discover spatial problems and sorts out the historical evolution of border policies, amenities, and community activities to explore local characteristics. At the end of the thesis, a series of design strategies are put forward. The overall structure of the street, the open space on the street and the transitional space of buildings are improved. In addition to cross-border duty-free business, the introduction of creative cultural tourism business enriches the types of industries. The scenes reshaping of commercial activities and cross-border activities strengthens local characteristics.

The urban regeneration design of Chung Ying Street coordinates the multi-dimensional development needs of heritage site preservation, border area restriction and consumption attractiveness promotion, transforms local characteristics into a driving force for urban development, promoting the integration of this area into the overall regional development.

Key Words: Street Market; Heritage Site; Borderscape; Scenes Theory

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# Chapter 1 Introduction

## 1.1 Topic Explanation

Chung Ying Street in Sha Tau Kok is a street with shops and stalls opening along, also known as a street market<sup>[1]</sup>. The traditional street market in China was formed during the Song Dynasty, which is completely opposite to the “Li-Fang System” (里坊制) practiced in Chinese cities before the Song Dynasty. Street market broke the enclosure Li-Fang walled city in the past, forming a layout of streets and alleys where commercial space and residential space are mixed and connected with each other, and has continued into modern times. The main factors that promote the rise of the street market are the needs of urban economic development and diversified civic life. Therefore, the street market can be said to be the place with the strongest commercial atmosphere and the most active secular culture in ancient Chinese cities.

As a street, Chung Ying Street is a kind of open space. Urban open space is an important place for information, material and energy exchanges between people and people, and between people and nature. Open space is a concept of space volume. The morphological characteristics of space volume and all natural and artificial elements contained in space volume are the objects of open space research. Open space is also a carrier concept, carrying nature and human activities, or potentially similar values. If these activities and connections are separated, the open space will lose its meaning and value. At the same time, the open space undertakes multiple functions such as ecology, entertainment, culture and aesthetics<sup>[2]</sup>. The open space of Chung Ying Street in Sha Tau Kok carries the thriving commodity economy and daily resident interactions, and also possesses the unique aesthetic value of traditional markets and Lingnan (岭南) architecture.

The uniqueness of Chung Ying Street in Sha Tau Kok lies in its special geographical and political location. It is located on the linear border between Shenzhen and Hong Kong, the only area in Shenzhen connected to Hong Kong by land, carrying the unique historical and social value of “One Country, Two Systems”. In modern geography and public security studies, the concept of linear boundaries has gradually evolved into a spatial boundary

concept, undergoing the transition from geographic borders to institution-based borders. The term “borderscape” does not refer to the entire border region, but specifically denotes the built environment around port nodes, with a particular focus on spatial phenomena arising from the concentration of cross-border activities<sup>[3]</sup>. Sha Tau Kok is a typical “borderscape” area. Its border policy has gone through different stages from no restrictions, to strict blockade, to normalized and institutionalized management, to the management and control of special border management zone, and the cross-border behavior of local communities has also emerged and evolved accordingly.

This study will focus on the street open space and commercial transitional space of Chung Ying Street in Sha Tau Kok and, sort out the historical evolution of border policies, amenities, and community activities in this area. Then deal with the regeneration and integration of Chung Ying Street into the regional development, which has the characteristics of heritage site and borderscape area.

## 1.2 Research Origin

Chung Ying Street is located in Sha Tau Kok, Yantian District, Shenzhen, on the easternmost side of the border between the North District of Hong Kong and Yantian District of Shenzhen, straddling Shenzhen and Hong Kong (Figure 1-1). The history of Sha Tau Kok area can be traced back to the Kangxi period of the Qing Dynasty. The *Eviction from the Coast Order* (《迁海令》) implemented in 1662 made this area uninhabited. Until 1669 when Xin'an County recruited for land reclamation, Hakka (客家) families moved in successively. According to *Xin'an County Chronicle* (《新安县志》) in 1688, there were 16 villages in Sha Tau Kok, together with Yim Tin, Mei Sha, and Sha Yu Chung area, with a population of 400 to 500. By 1819, it had developed to 39 villages with a population of 7,000 to 8,000. From 1820 to 1830, Tung Wo Market began to be built. In 1898, the British forced the Qing Dynasty to sign the *Convention for the Extension of Hong Kong between China and Great Britain* (《中英展拓香港界址专条》) to lease the New Territories. The British attempted to include Tung Wo Market into the New Territories but failed, thus the border line bypassed the edge of Tung Wo Market. The land and residents of Sha Tau Kok are divided into two parts, the east belongs to China, and the west belongs to Britain.

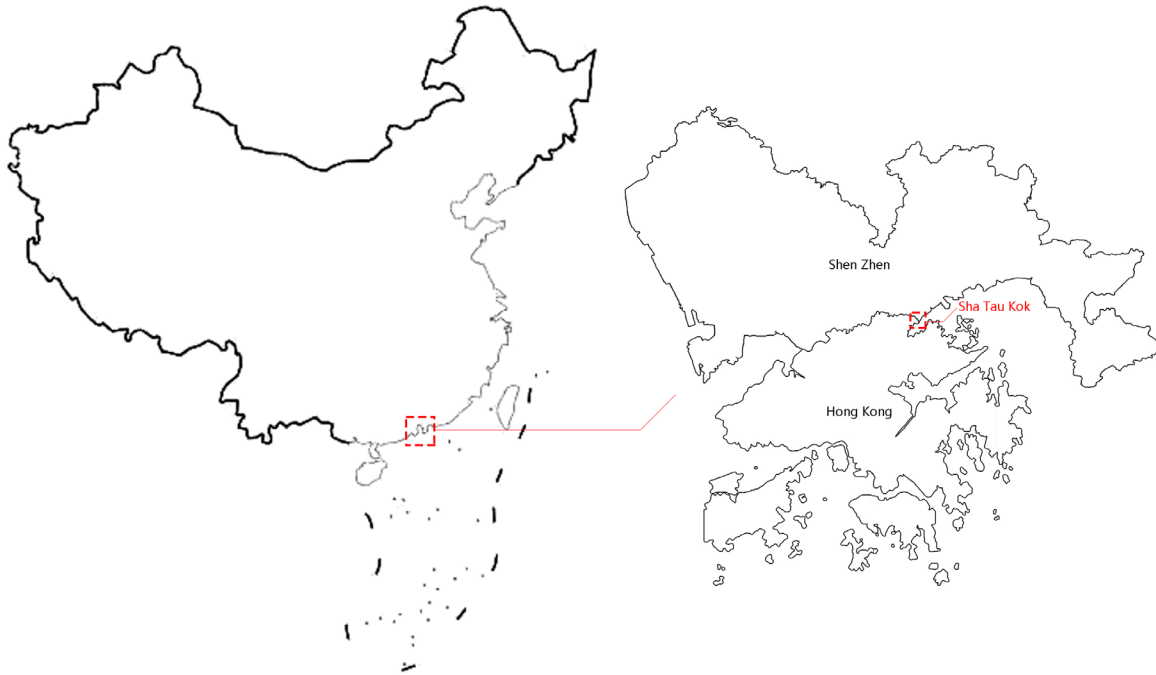


Figure 1-1 Location of Sha Tau Kok

(Source: Drawn by the Author)

As a special administrative region of the People's Republic of China under the “One Country, Two Systems” principle, Hong Kong has complex and contentious domestic and international relations.

Before the founding of New China, the border between Shenzhen and Hong Kong allowed people to travel freely between the two places. The two sides only set up outposts on major traffic routes, and only simple barriers, such as bamboo fences, were set up on the border between Shenzhen and Hong Kong. There were not many restrictions on personnel exchanges. After the liberation of Shenzhen, under the Cold War situation, the Chinese government implemented closed management of the border between Shenzhen and Hong Kong. In 1951, restrictions on entry and exit by certificate were implemented. Since 1950, the Hong Kong and British governments have also restricted personnel exchanges between the two sides. Barbed wire fences were installed on the banks of the Shenzhen River to implement border management. In 1951, Hong Kong established the Frontier Closed Area (FCA) for the purpose of providing a buffer zone in order to maintain passage between Guangdong and Hong Kong and combat illegal entry and cross-border behavior. In 1962, the FCA was further expanded, and geographical administrative boundaries became a barrier to



social development. This also became the main reason for Mainland to promote reform and opening up and establish special economic zones in the late 1970s<sup>[4]</sup>.

The Shenzhen-Hong Kong FCA was expanded and strengthened over the years until Hong Kong's regime change in 1997. Since then, the FCA has been revisited and cut a few times, most recently in 2015. The narrowing of the FCA (Figure 1-2), to a certain extent, shows that the development gap between Shenzhen and Hong Kong has narrowed, and the cooperation and connection between the two places have gradually strengthened.

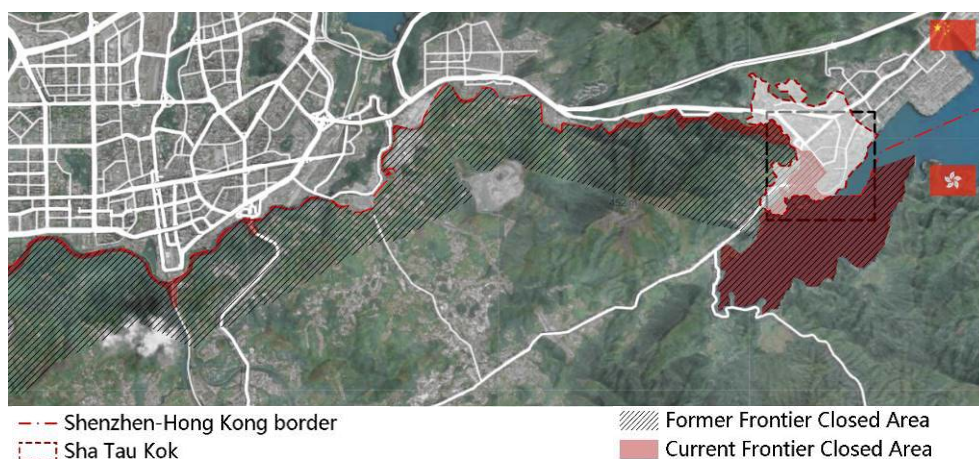


Figure 1-2 Evolution of the Frontier Closed Area

(Source: Drawn by the Author)

### 1.2.1 Predecessor of Chung Ying Street in Sha Tau Kok

Xu (墟), also known as “bazaars”, are regular markets in the rural areas of southern China. Before the formation of Chung Ying Street, the most lively place in Ancient Sha Tau Kok was Tung Wo Market (东和墟)<sup>[5]</sup>. From 1820 to 1830, some of the wealthier villages in Sha Tau Kok formed the earliest village alliance, “Shap Yeuk” (“十约”), also known as “the Alliance of Ten”. In order to solve the inconvenience for the villagers to go to the Shenzhen Market for business transactions, “Shap Yeuk” proposed to build a market in Sha Tau Kok. In particular, the population of Sha Tau Kok reached about 7,000 in 1800, and reached about 8,000 in 1825, reaching the point where it could support the market<sup>[5][7][8]</sup>. So Tung Wo Market, which means “Eastern Peace Market”, was born near Wang Tau Street (横头街).

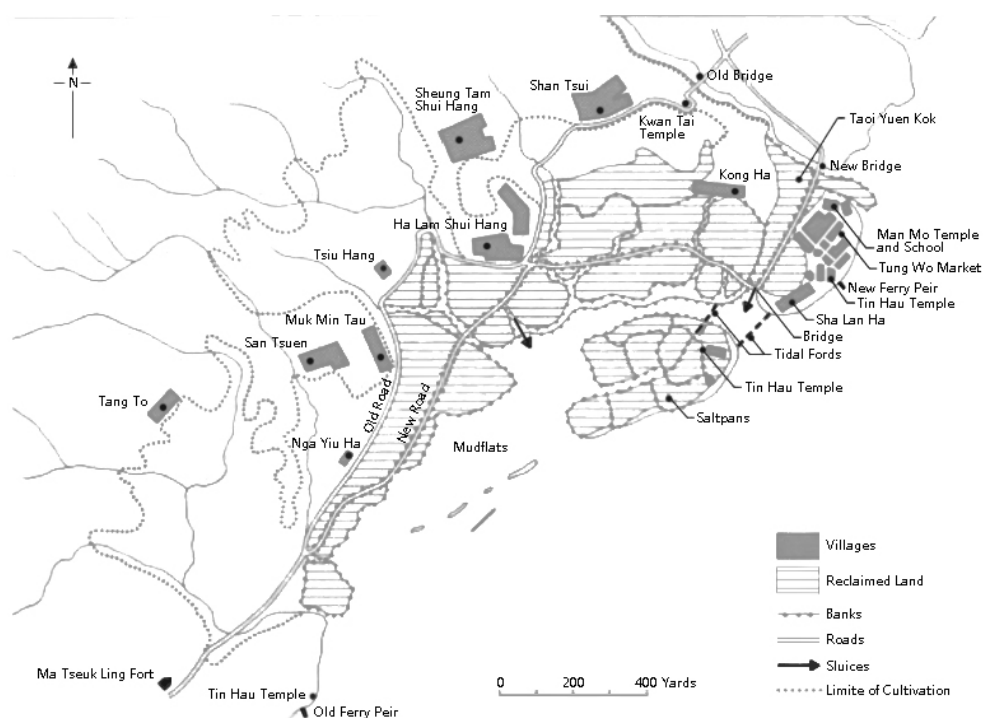


Figure 1-3 The Sha Tau Kok Reclamation Map, 1825

(Source: Redrawn by the Author, Original Image from Hase<sup>[7]</sup>)

In 1852, Rev. Philipp Winnes, a Swiss missionary, came to China and preached in Sha Tau Kok. He wrote the article *Tung Wo Market in 1853*, in which he described the economic life, population status and urban layout of the Sha Tau Kok area in the 19th century (Figure 1-4). He described the town in these words:

*Tungfo is a substantial market, given over to trade. It is newly built, and bustles with business...Living there is to be in the midst of a teeming crowd of Chinese.*

*In the village of Tungfo, "Eastern Peace," there are no family houses because this place is a market. All the buildings are used as shops and workshops. Amongst them are six pharmacies. In total there are fifty such shops, large and small, which are all built closely together, and form two east-west streets running parallel to each other. The whole place would look like a square if the second street were as completely built up as the first. Such a shop is narrow and dark...Most of the shops are general goods stores. Most do retail business. Only a few of them have significant trade. The owners of these shops, both large and small, do not live in the town, but in the neighboring villages, and only come here for business and trade, or have it conducted by a substitute or manager.*

From this point of view, when the missionaries came to Sha Tau Kok, Tung Wo Market

was already very prosperous<sup>[9][10]</sup>.

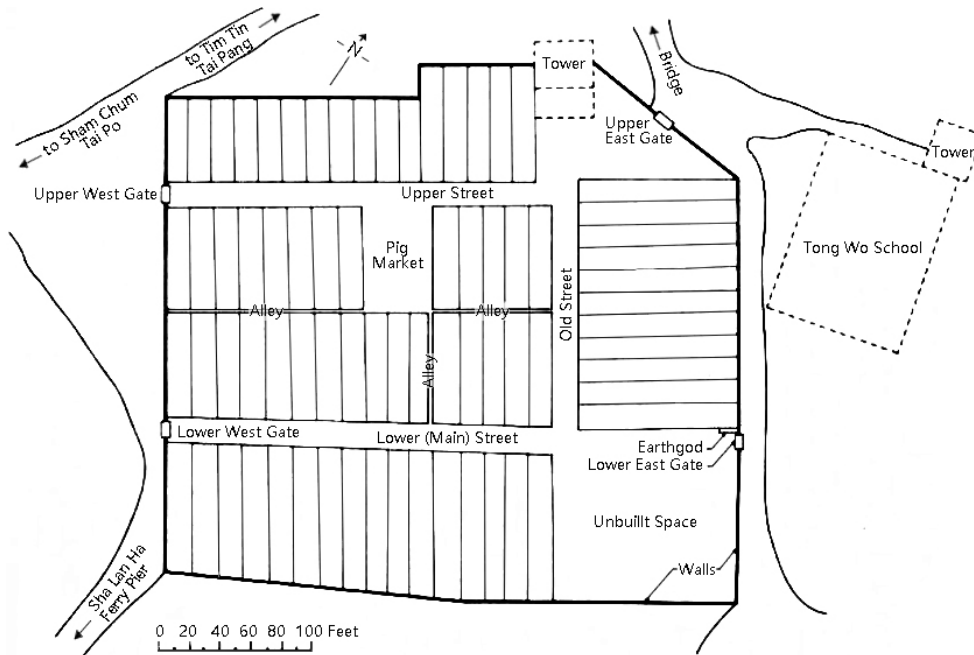


Figure 1-4 Sha Tau Kok (Tung Wo) Market Map, 1853

(Source: Redrawn by the Author, Original Image from Hase<sup>[7]</sup>)

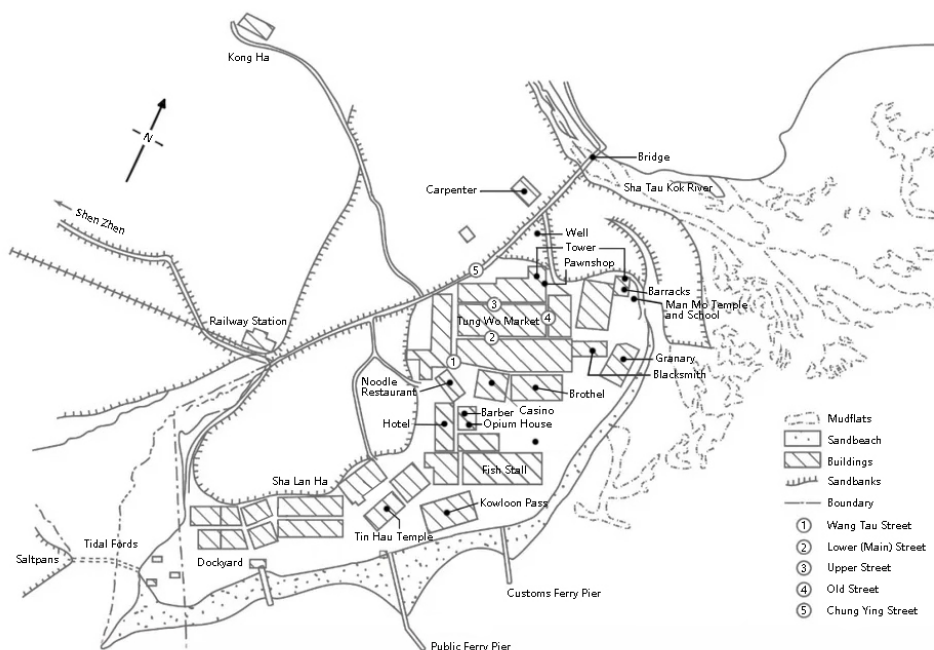


Figure 1-5 Tung Wo Market and Chung Ying Street Map, 1925

(Source: Redrawn by the Author, Original Image from Sun<sup>[8]</sup>)

In 1937, a violent typhoon destroyed the entire market, and some remained shops began to move to the Hong Kong side of Chung Ying Street, thus laying the foundation for the early

commercial prosperity of Chung Ying Street in the 1930s.

## 1.2.2 Prosperity of Chung Ying Street in Sha Tau Kok

Except for a few huts and ancient wells in front of the school at the entrance of the street before the demarcation, the rest of the shops and houses on the Chinese side of Chung Ying Street were basically built in the 1930s. By the mid-1930s, there were more than 40 stores in both Chinese and British area. In 1930, Li Xinchang, a resident of Wo Hang Village, New Territories, built a row of two-story arcades from the banyan tree next to the No. 4 boundary marker to the No. 5 boundary marker<sup>[9]</sup>. According to the map of Chinese-Britain border in Sha Tau Kok (Figure 1-6) drawn in Hong Kong's *Commercial Daily* (《工商日报》) on August 24, 1959, there were already 19 arcades in Chung Ying Street at that time. The arcade has a Southeast Asian architectural style, which adds a touch of Lingnan architectural culture to Chung Ying Street. After a period of time, because this part of the street was very lively, it almost became the political, economic and cultural center of the entire Sha Tau Kok area.

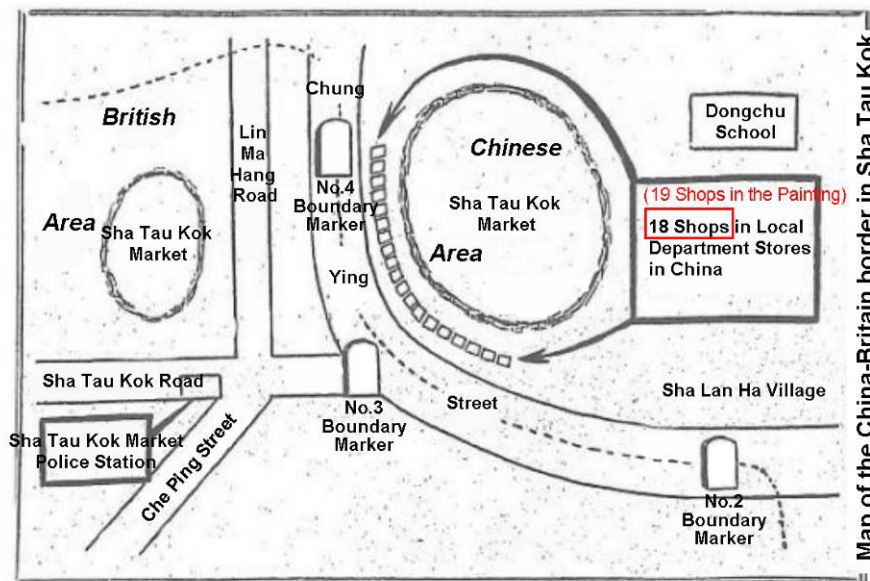


Figure 1-6 Map of Chinese-Britain Border in Sha Tau Kok, 1959

(Source: Redrawn by the Author, Original Image from Sun<sup>[9]</sup>)

Before the founding of the People's Republic of China, the border between Shenzhen and Hong Kong was open, and people in Chung Ying Street could enter and exit the border freely. In the early days of the founding of the People's Republic of China, both China and Britain designated Chung Ying Street as a restricted area for border defense, and the development of

commerce and trade in Chung Ying Street was restricted. Until the establishment of Shenzhen in March 1979, people from Mainland who went to Shenzhen on business could go through the relevant procedures to visit Chung Ying Street, and groups of Mainland tourists began to appear in Chung Ying Street. The abundant products that are difficult to buy in Mainland and the obvious price difference between Shenzhen and Hong Kong are extremely attractive to Mainlanders whose living standards have improved significantly. Since then, the commercial and trade industries between Chinese and British areas have entered a period of rapid development, and it was once known as the “Shopping Paradise”. The emergence of “Buying Gold Fever” also made this period known as the “Golden Age”<sup>[11][12]</sup>. Chung Ying Street has become the most prosperous place in Shenzhen.

Since the mid-1990s, the domestic market has been further opened up, and commodities have been continuously enriched. Many popular products in the Chung Ying Street are also available in Mainland market, and the price difference is no longer obvious. In 1997, the change of Hong Kong government relaxed the travel restrictions from the Mainland to Hong Kong, and the commercial industry in Chung Ying Street experienced a normal decline. Chung Ying Street is facing the transformation from the former “Shopping Paradise” to an urban area integrating multiple functions such as shopping, sightseeing, leisure and patriotic education.

### 1.2.3 Current Status of Chung Ying Street in Sha Tau Kok

At present, there is an obvious imbalance in urban construction on both sides of Chung Ying Street between Shenzhen and Hong Kong (Figure 1-7). The buildings in Shenzhen are mainly multi-floor buildings with relatively large volumes, but due to commercial concessions, they do not bring people a sense of oppression. In contrast, the low buildings in the Hong Kong area are more suitable for the scale of the street, but the building quality is poor.



Figure 1-7 Current Status of Building Floors in Chung Ying Street  
(Source: Drawn by the Author)

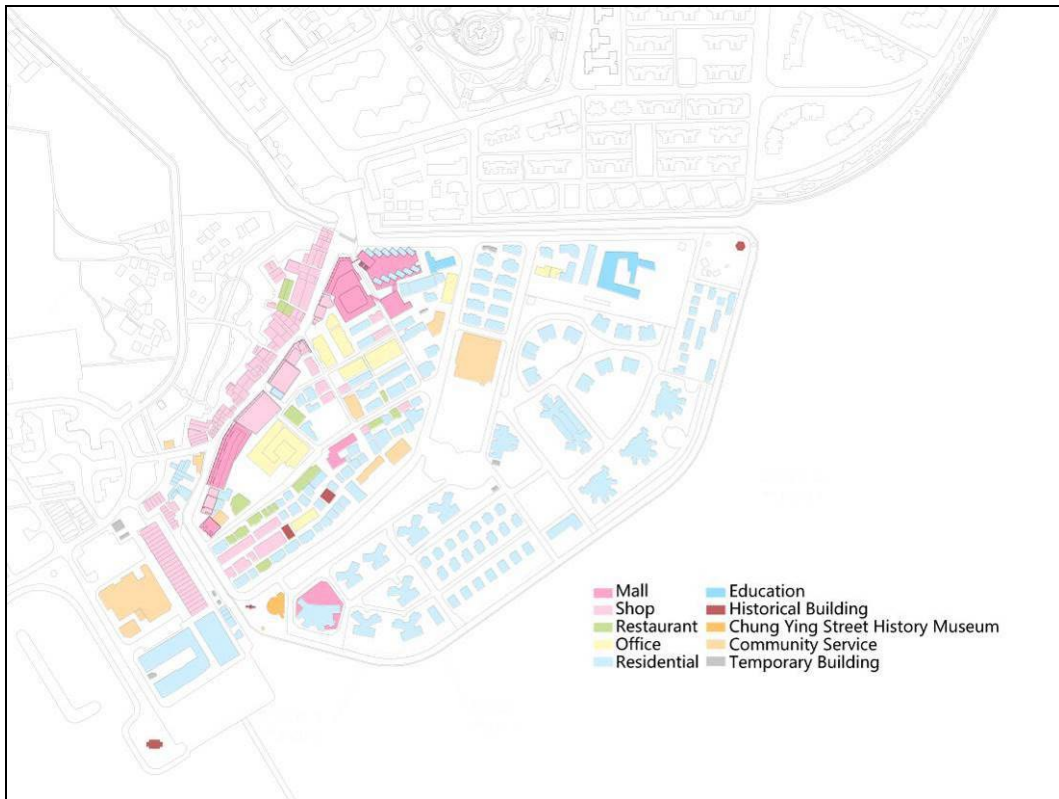


Figure 1-8 Current Status of Business Format in Chung Ying Street  
(Source: Drawn by the Author)



Figure 1-9 Current Status of Vacant Shops in Chung Ying Street

(Source: Drawn by the Author)

In the current Chung Ying Street in Sha Tau Kok, most of the stores in Hong Kong are individual stores selling medicines, daily chemicals, food, luggage, etc. Most of the stores in Shenzhen are duty-free shopping malls (Figure 1-8). Individual stores are often small in scale, poorly decorated and difficult to guarantee product quality, while duty-free shopping malls are large in scale, relatively good in environment and product quality.

At present, there are more than 100 individual shops and duty-free shopping malls on both sides of Chung Ying Street. Among them, there are 14 vacant independent shops on both sides of the street, with a vacancy rate of over 10%. From the entrance of Chung Ying Street to the end of the street, the vacancy rate of shops gradually increases. Most of the shops on the second and third floors of the duty-free shopping mall are vacant or in poor operating conditions (Figure 1-9), which reflects the commercial vitality of Chung Ying Street. It did not meet expectations, and the attractiveness of tourism and consumption was limited.

According to news reports in Yantian District, more than 60% of the people entering and leaving Chung Ying Street are professional purchasing agents, and tourists only account for about 30%<sup>[13]</sup>. At present, the tourist group of Chung Ying Street is mainly middle-aged and

elderly people, the target group is single, and the purchasing power does not match the business expectations. Although the tourism attraction of Chung Ying Street to young people has always been low, no corresponding improvement has been considered.

By analyzing the social media articles whose main users are young people, we can count the frequency of keywords related to Chung Ying Street (Table 1-1). After analysis, it was found that the main tourism and consumption activities of young people in Chung Ying Street are shopping and taking pictures, and few people eat here. The word “cheap” appears more frequently than “expensive”. However, referring to the context of keywords, it is found that young people think that cheap products in Chung Ying Street are worth buying, while expensive products are not recommended due to lack of quality assurance.

Table 1-1 Keywords Frequency in Most Popular 50 Articles

Tourism Consumption Activities						
Keywords	Shopping		Taking Photos		Dining	
Frequency	66		41		19	
Price Factor						
Keywords	Cheap			Expensive		
Frequency	40			15		
Photo-taking Places						
Keywords	History Museum	Library	Old Tower	Boundary Maker	Wine Castle	Warning Bell
Frequency	49	35	16	15	10	6
Keywords	Banyan Tree	Old Well	Tin Hau Temple	Wu's Ancestral Temple	Memorial Arch	
Frequency	6	6	3	3	2	

(Source: Drawn by the Author, See Appendix 1 for the Sources of Data)

Among the photo-taking places mentioned in the article, the history museum is mentioned the most, followed by the library. The old tower, boundary monuments, and wine castles are also considered to be worth visiting and taking pictures. It is worth noting that the library is popular because of its retro decoration style, but it has been demolished in the recent renovation of the square, and some young people who made a special trip to take pictures have given up their travel plans. It can be found that young people have higher demands on the styles and characteristics of tourism consumption space.



### 1.2.4 Future Orientation of Chung Ying Street in Sha Tau Kok, the Core of Shenzhen-Hong Kong Tourism Consumption Cooperation Zone



Figure 1-10 “Twin Cities, Three Circles”

(Source: Government of the Hong Kong Special Administrative Region [16])

The cooperation between Shenzhen and the northern metropolitan area of Hong Kong has been focused on the area around the Shenzhen Bay for many years. Shenzhen’s city center functions have been moving westward, further focusing on Futian District and Nanshan District on the banks of Shenzhen Bay. Yantian District is located in Mirs Bay in the east of Shenzhen. It is geographically, culturally and economically connected with the northern New Territories of Hong Kong, but the cooperative relationship with Hong Kong is not close. From west to east, the “Twin Cities” metropolitan area of Shenzhen and Hong Kong is the Shenzhen Bay High-quality Development Circle, the Hong Kong-Shenzhen Close Interaction Circle, and the Mirs Bay Co-recreation/tourism Circle (Figure 1-10). The Shenzhen Bay High-quality Development Circle and the Hong Kong-Shenzhen Close Interaction Circle have a long history of cooperation and exchanges at the business and technology levels and are relatively mature, while the tourism and consumption industry in the Mirs Bay area still needs

to be developed. The construction of the cooperation zone will promote the formation of the Shenzhen-Hong Kong port economic belt, with Qianhai modern services in the west, Hetao technological innovation in the middle, and Sha Tau Kok tourism and consumption industry in the east. Three major Shenzhen-Hong Kong cooperation platforms keep pace with each other<sup>[14][15]</sup>.

On August 23, 2022, the Yantian District People's Government issued the *Implementation Plan for Accelerating the Construction of the Shatoujiao Shenzhen-Hong Kong International Tourism Consumption Cooperation Zone (2022-2025)* (《加快沙头角深港国际旅游消费合作区建设的实施方案(2022-2025年)》), proposing 30 key tasks to build the cooperation zone into a preferred destination for international cross-border tourism, a leading zone with international consumption center city characteristics, and a new model of Shenzhen-Hong Kong co-construction, co-governance and integrated development. The cooperation zone will build a spatial development pattern of “One Core Leading, Four Areas Linked”. Meisha Gold Coast Tourist Area, Yantian Port International Shipping Hub Area, Eastern Overseas Chinese Town Ecological Leisure Resort, Yantian Seafood Street Fishing Port Style Experience Area are the four expansion areas, and Chung Ying Street in Sha Tau Kok is the core area for cross-border duty-free consumption.

### 1.2.5 Research Question

The future orientation of Chung Ying Street in Sha Tau Kok is positioned as the core area of cross-border duty-free consumption in the Shenzhen-Hong Kong Tourism and Consumption Cooperation Zone. However, the business and trade development of Chung Ying Street is declining day by day. The gap between its current status and future orientation is obvious.

However, as a heritage site in borderscape area, the obvious local characteristics of Chung Ying Street in Sha Tau Kok have the potential to be transformed into cultural power and used as a new driving force for urban development, thereby promoting the transformation and integration of Chung Ying Street in regional development.

### 1.3 Inspiration from Scenes Theory

Historical and social changes into the twenty-first century (figure1-11), the reduced income gap, increased social inclusion and cultural diversity, have rendered more persons more sensitive to subtle aesthetic differences, which have become more sharply delineated in day-to-day experience.

In the context of the post-industrial age and the era of consumerism, the New Chicago School represented by Daniel Aaron Silver and Terry Nichols Clark put forward the “Scenes Theory”<sup>[17]</sup>, using the scene as a new perspective and analysis tool to analyze the local cultural style or aesthetic characteristics, and finding the connection between the local cultural characteristics and social life<sup>[18][19]</sup>.

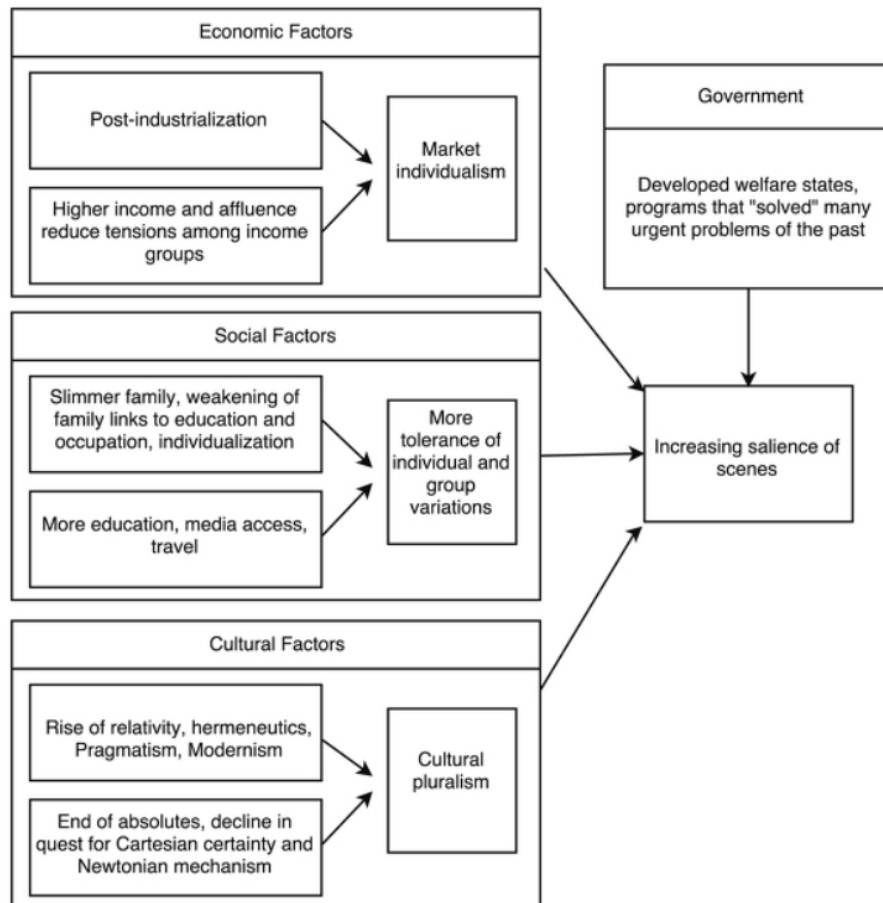


Figure 1-11 Historical and Social Changes into the Twenty-first Century

(Source: Silver and Clark<sup>[17]</sup>)

### 1.3.1 Components of Scenes, Amenities

The scene is not only a public space rich in cultural significance, it emphasizes the organic collection of different amenities and activities and their embedded cultural meaning, rather than single amenities. It is these cultural connotations that have changed people's attitudes and behaviors, influenced social life, and redefined urban development<sup>[18]</sup>. It can be seen that the scene theory contains three basic points: the scene is an organic collection of amenities and activities; the scene is embedded with rich cultural connotations; these cultural connotations act on people's behavior and attitude and thus influence the outside world<sup>[19]</sup>.

In contemporary society, people's material survival needs are basically met, social and spiritual needs are becoming more and more important, leisure and entertainment have become an important part of people's daily life<sup>[20]</sup>. "Amenity," drawn from economics, is a slippery term. It is related to "consumption," typically referring to pleasurable but unquantifiable aspects of goods and services related to their use or enjoyment<sup>[17]</sup>. Ullman defines amenities as "pleasant living conditions", considering them with significant hedonic characteristics<sup>[21]</sup>. Gottlieb defines amenities as location-specific, non-exportable goods or services that primarily benefit employees in their role as residents or commuters. Thus, the impact of amenities on businesses is necessarily indirect<sup>[22]</sup>. Scott believes that the attraction of amenities is that people can get spiritual satisfaction from the environment<sup>[23]</sup>. Wang believes that amenities are "those objective things, states or environments that make people feel comfortable and happy"<sup>[24]</sup>.

According to the comfortable composition of social life, scholars have further classified amenities. Scott considers that urban amenities include natural environment amenities, cultural and entertainment amenities, and social life quality<sup>[23]</sup>. Lloyd divides amenities into four types: natural and material amenities, man-made amenities, diversity of socioeconomic composition, and residents' values and attitudes<sup>[25]</sup>. Considering the Chinese social background, Wang includes friends, interpersonal circles, and institutional factors into the scope of amenities, further enriching the local connotation of amenities<sup>[26]</sup>. Wu and Zhang make a detailed division of amenities, and divide them into market-oriented amenities and public cultural amenities. The former can be subdivided into spiritual consumption and

material consumption amenities, while the latter are subdivided into public service and semi-public service amenities<sup>[27]</sup>. Although there are many types of amenities in a city or place, there is generally a hierarchical structure that transitions from natural, material to spiritual, social, etc.<sup>[28]</sup>, as shown in Figure 1-12.

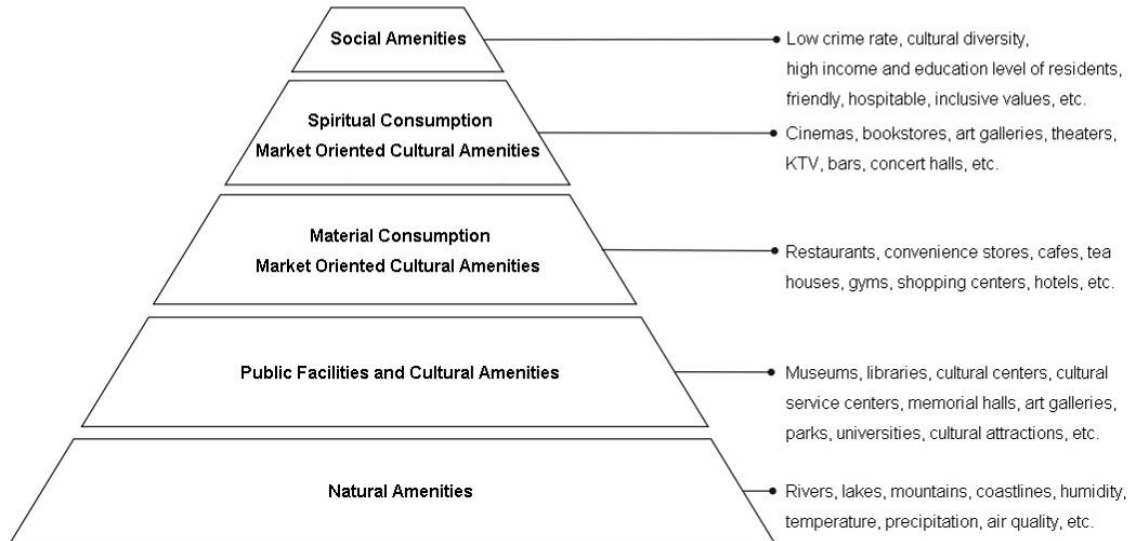


Figure 1-12 Typology of Amenities  
(Source: Drawn by the Author)

### 1.3.2 Analytical Components of Scenes

The scenes theory summarizes the main value elements of scene analysis as 3 main dimensions, authenticity, theatricality and legitimacy, and 15 key characteristics of the 3 analytical components<sup>[17]</sup>. “Authenticity” requires designing or creating a scene that accurately conveys the character and atmosphere of the place. This includes expressing the authenticity of the target environment through architectural elements, materials, layout, etc., so that people feel comfortable, trust and identify with it. “Theatricality” refers to the form of display, whether it is charming and attractive, emphasizing the creation of interesting and fascinating scenes through layout, visual effects, spatial sequence and organization, etc., to stimulate the interest and curiosity of the audience. “Legitimacy” refers to whether the scenes created are in line with moral judgments and regulations. “Legitimacy” involves designing in compliance with social, cultural and environmental norms and requirements. This includes compliance with regulations, norms, and ethics, taking into account factors such as sociocultural context, sustainability, and accessibility. Designers need to balance various

factors to ensure that the design not only meets the needs of users, but also meets the requirements of social expectations and environmental sustainability.

Table 1-2 Analytical Components of Scenes

Authenticity		Theatricality		Legitimacy	
Local	Global	Exhibitionistic	Reserved	Traditional	Novel
State	Anti-state	Glamorous	Ordinary	Charismatic	Routine
Ethnic	Non-ethnic	Neighborly	Distant	Utilitarian	Unproductive
Corporate	Independent	Transgressive	Conformist	Egalitarian	Particular
Rational	Non-rational	Formal	Informal	Self-expressive	Scripted

(Source: Silver and Clark<sup>[17]</sup>)

### 1.3.3 Adaptation of Scenes Theory in China

The development of historical locations in China at the present stage conforms to the urban characteristics of the post-industrial era, and is more in line with the serial characteristics of consumerism<sup>[19]</sup>.

Daniel Aaron Silver and Terry Nichols Clark argue that theatrical scenes play a key role in stimulating economic innovation, saying, scenes – particularly those with more alternative, expressive, transgressive, and glamorous dimensions – also provide key stimuli for economic innovation<sup>[17]</sup>. Such scenes can attract people's attention, stimulate innovative thinking, provide diverse experiences and emotional resonance, and thus promote economic innovation and development. Scenes theory is a new concept for the study of new drivers of urban development, which meets the real needs of major changes in the current consumption structure and the “transformation of old and new drivers”<sup>[29]</sup>. People's consumption is no longer limited to functional basic consumption, but more about promotional emotional consumption and symbolic consumption, among which cultural consumption is the most typical<sup>[30]</sup>.

The promotion of scenes theory to Chinese cultural consumption is mainly reflected in the use of urban planning, design and management methods to seek the best combination of different amenities to attract more consumers. Clark emphasized the importance of “diverse people” to the development of the region. There are many and diverse groups in an area, which means that the local community is vibrant, and it also means that the residents of the area have a high degree of participation in culture and art, which can bring real benefits and

public welfare to the area. Along with the transformation of urban form, profound changes have taken place in the social structure, especially the rise of the creative class. The creative class refers to those who rely on creating new products, new services, new ideas and knowledge. The scope and methods of their activities have an increasingly obvious influence on the social structure, and their values and deeds are becoming more and more important to urban development issues. Just like Glaeser's conclusion of “consumer cities”: the competitiveness of future big cities is reflected in the city's ability to attract high-quality human capital as a place. Those cultural amenities that are closely related to the lives of residents, diverse groups of people, various cultural activities, and urban scenes composed of the three, as well as the values and lifestyles contained in the scenes, are the core elements that attract the creative class<sup>[31]</sup>.

#### 1.3.4 Case Analysis of Super Wenheyong, Changsha, China

Wenheyong is a local catering brand in Changsha. Super Wenheyong is one of the restaurants, which replaces part of the interior space of Changsha Hisense Plaza, creating a three-dimensional Changsha traditional street full of retro atmosphere<sup>[32]</sup>. It is far more than a “food city”, but a “cultural museum” with the most experiential and sense of place aimed at restoring the life of old Changsha. It is a cultural landmark of Changsha now.

##### (1) Amenities and Activities

As a commercial place, Super Wenheyong not only gathers material consumption places such as restaurants and shops, but also introduces historical community functions such as foot spa shop, barber shop, and local residence as places of spiritual consumption. Its amenities and activities have high density and diversity, realizing the restoration of the scene of Changsha in the 1980s.

In addition, Wenheyong also set up a creative team to be responsible for the design of local cultural exhibitions and the production of peripheral products. Although spiritual amenities cannot bring direct economic benefits to Wenheyong, they are conducive to the establishment of Wenheyong's brand image and at the same time enhance Wenheyong's cultural atmosphere and experience.

Table 1-3 Business Format of Super Wenheyong

Ground & 1st Floor	Tiexin Retail Shop (贴心商店), Ningxiang Pork (宁乡花猪肉铺), Wenheyong Betel Nut (文和友槟榔), Hunan Souvenirs (湖南手信), Sige Ice Drink (肆哥制冰), Brother's Sugar Painting (哥俩糖画), 258 Green Bean Cake (贰伍捌绿豆糕), Tan's Cake (谭记发饼)
2nd Floor	Yeman Fruit (叶满水果铺), Nanshi Department Store (南食百货), Laowang Pork Mixed Noodles (老王猪肉拌粉), Aunt Ren's Handmade Dumplings (任姨手工水饺), Nanmenkou Trotter (南门口巷口猪脚), Lang Brothers' Bundled Chicken (浪哥兄弟捆鸡), Uncle Qiao's Cold Noodles (乔伯凉面), Kong's Sweet Wine (孔家甜酒), Xianggang Stinky Tofu (下岗牌臭干子), Zhang's Snails (张氏泉水嗦螺), Aunt Mao's Chicken Feet (毛姨鸡爪), Huang Daxia Pickle (黄大侠泡菜), Xionsao Melon Tea (雄嫂冬瓜茶), Donggua Hill Sausage (冬瓜山香肠), Dongting Spring Tea Shop (洞庭春茶铺), Lidia Tofu Shop (李嗲豆腐坊), Qiangge Cold Dishes (强哥凉菜), Shuangyanlou Wonton (双燕楼馄饨), Zhengge Beef Skewers (正哥牛肉串), Taste of Happiness Restaurant (幸福味道), Wangcheng Lotus Shrimp (望城荷花虾), Chayanyuese Tea Drink (茶颜悦色), Liu's Sugar Fried Chestnuts (刘记糖炒栗子), Ningxiang Pig Farm (宁乡花猪场), Liu's Sugar Fried Cake (刘记糖油粑粑)
3rd Floor	Xiangwanli Restaurant (香万里酒家), Lili Hair Salon (丽丽造型), Yongle Printing Sales Department (永乐印刷门市部), Tongpu Street Lottery Shop (铜铺街彩票店), Zhou's House (周老师屋里), Ye's House (叶姐屋里), Bangshanghua Billiards Hall (杠上花台球厅), South Gate Bath (南门口大澡堂), Helens Bistro (Helens 小酒馆), Our Bistro (我们酒馆), Childhood Grocery Store (小时候杂货铺), Ma Fusheng Twist (马复胜麻花), Happiness Lane Marriage Registry (幸福里婚姻登记处)
4th Floor	Galaxy Video Hall (银河录像厅), Jinpen Foot Spa (金盆洗脚城), Uncle Ke's House (可伯伯屋里), Smell Library (气味图书馆), Laugh Factory Theater (笑工厂剧场), Sightseeing Cable Car (观光缆车), Big Pendulum Clock (大摆钟), Shugu Book Store (述古书店), Time Store (时光商店), Community Barber Shop (社区理发店)
5th Floor	Island Boat Skating Rink (海岛船溜冰场), Aunt Zhao's House (赵姨屋里), Yaode House (耀德屋里), Haitao House (海涛屋里), Xiangchun Community Community Activity Center (湘春社区社区活动中心)

(Source: Drawn by the Author)

## (2) Theatricality

The innovative commercial space of Super Wenheyong truly restores the vertical and plane layout of the outdoor space indoors. This experiential commercial complex can better adapt to people's sustenance on physical commerce in the future.

The street shops in the building adopt a free or even messy layout (Figure 1-13), and the entire area forms a circular moving line. The plane layout does not have the transparency of traditional shopping malls. Instead, staggered staircases, corridors and atriums increase the sense of spatial exploration and duration of stay.



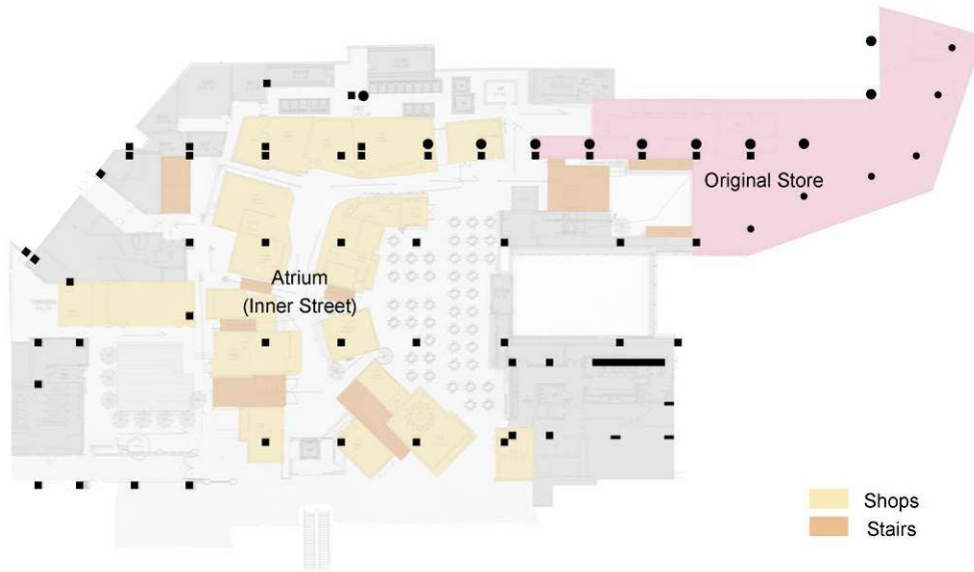


Figure 1-13 Plane Layout (Ground Floor Plan)

(Source: Redrawn by the Author, Original Image from Luo<sup>[33]</sup>)

The store does not use a single shop on a floor as a rental unit, but adopts a cross-floor combination mode (Figure 1-14), so that the flow of people flows up and down naturally in different stores. It is worth noting that, in order to reasonably reflect the retro style of the 1980s, the vertical elevator was hidden in the decoration.

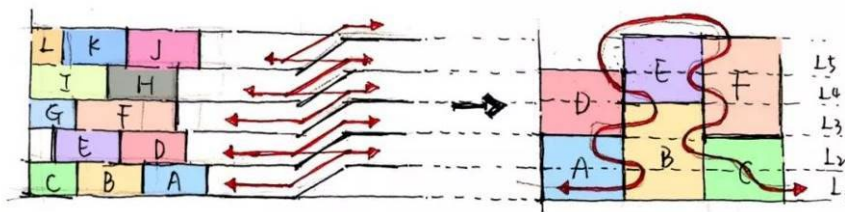


Figure 1-14 Cross-Floor Combination Mode

(Source: Luo<sup>[33]</sup>)

The main traffic flow and dining area retain the original large story height of the mall, while the original single-story height of the mall in the core atrium area is divided again (Figure 1-15), creating a more intimate sense of scale of the old street, which greatly increases the playability and is a "dramatic" expression of the retro street scene.

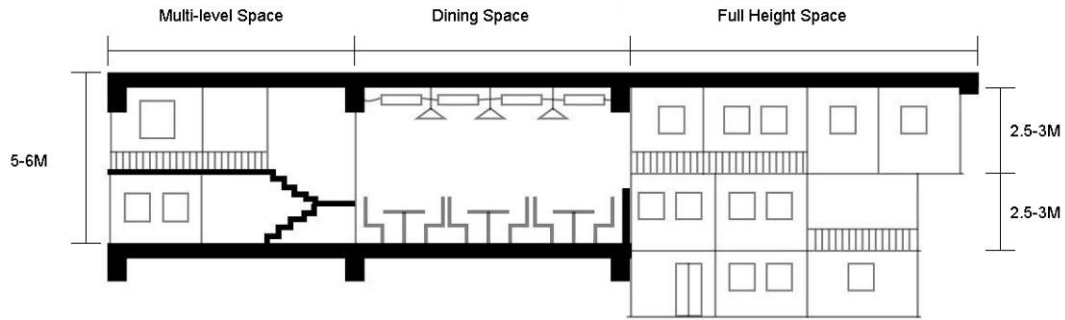


Figure 1-15 Multiple Height Mode  
(Source: Luo<sup>[33]</sup>)

### (3) Authenticity

In terms of structures, furniture and other objects, Super Wenheyou has collected and classified more than 100,000 old objects. Shop signs, antique furniture, canopies, railings, street lamps, etc. have all been reused (Figure 1-16).



Figure 1-16 Reuse of Old Objects  
(Source: Drawn by the Author)

The exterior facade of Super Wenheyou still uses a modern glass curtain wall to show the interior decoration that has been specially done. The interior walls use unmodified materials such as cement plaster, painted stone and brick walls, while the damaged retro tiles, geometric cement window frames and black iron railings also restore the “dirty, messy and dilapidated” style of Changsha's traditional streets and alleys.

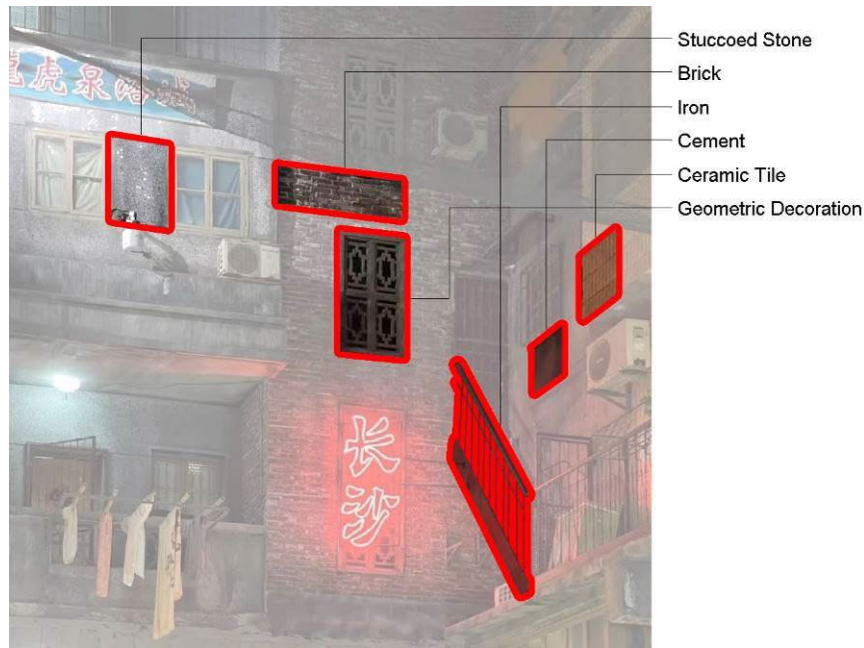


Figure 1-17 Retro Decoration Materials  
(Source: Drawn by the Author)

#### (4) Case Study Summary

Cultural consumption has become a new driving force for the development of Super Wenheyong. It has fully explored the local cultural elements in terms of the setting of amenities and the design of space, so that people can generate cultural identity in it, giving full play to the charm and fun of the scene. The new products and services brought by the creative class have also attracted a variety of consumer groups. Locals come here to look back and miss the past, while young people and foreign tourists experience an era they have never been in personally<sup>[31]</sup>, which guarantees the consumption vitality of Super Wenheyong.

#### 1.3.5 Research Inspiration

Scenes theory explores the best combination of different urban amenities with integrated thinking, which has reference significance for the urban renewal of Chung Ying Street in Sha Tau Kok, and even the transformation and construction of urban blocks in China.

Amenity is not a concept of space, nor is it the subjective attitude and behavior of people, but a connection between physical space and people's behavior. The amenities are carried by the physical space, which further affects human behavior. Therefore, the research and analysis on the amenities of Chung Ying Street in Sha Tau Kok can provide a deep understanding of

local characteristics and find the corresponding space and activity needs in the process of urban regeneration.

Based on the analysis of the different cultural values of these amenity clusters, scenes theory explores in depth what types of amenity clusters, i.e., scenes, are beneficial to the urban creative economy. Under the premise of guaranteeing “legality”, the “authentic” scene makes people have a sense of identity with the local culture, and the “theatrical” scene promotes cultural consumption and promotes economic development. For the urban regeneration of Chung Ying Street in Sha Tau Kok, in the process of destroying the old and establishing the new, a series of research results on the optimal combination of urban amenities from scenes theory can be fully absorbed.

## 1.4 Research Object

### 1.4.1 Street Space

Street space is a linear space in form, which is an open space enclosed by one side or two sides. The side interface is the basic factor for the formation of street space, which is composed of continuous buildings or plants and facilities<sup>[34]</sup>.

#### (1) Open space

Lynch defines open space as “a space in which anyone can move freely, regardless of land ownership, size, use, and views”<sup>[35]</sup>. Wang defines open space as “the public and open external space in the city” in his book *Urban Design* (《城市设计》)<sup>[36]</sup>. Therefore, open space can be understood as the external space of a building that can be freely entered and used by anyone.

As a borderscape, the identity attributes of the residents of Chung Ying Street community are complex, including residents with Mainland China, Hong Kong or even both Mainland and Hong Kong identities. Residents with different identities are restricted by the boundary to different extents. Residents of Chung Ying Street can cross the border checkpoints to freely enter and exit Sha Tau Kok, Hong Kong, and residents of Sha Tau Kok Hong Kong can also freely pass through the Chung Ying Street area. But other Chinese residents, including tourists, can only enter Chung Ying Street in Hong Kong, but cannot cross the border into Sha Tau

Kok, Hong Kong. Chung Ying Street in Hong Kong acts as a buffer zone. Therefore, when discussing the open space of Chung Ying Street in Sha Tau Kok, the scope of anyone will be narrowed down to: anyone who meets the restrictions of Sha Tau Kok Border Special Management Zone.

In order to facilitate the discussion on the borderscape, the Chung Ying Street area defined in this study includes Chung Ying Street in Hong Kong, Chung Ying Street in Shenzhen, and the residential area of Sha Tau Kok in Shenzhen (Figure 1-18, Figure 1-19). The current open space of Chung Ying Street in Sha Tau Kok includes the external space within this range.

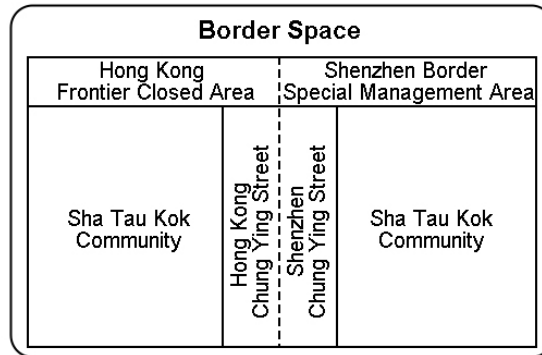


Figure 1-18 Schematic Diagram of the Scope of Chung Ying Street  
(Source: Drawn by the Author)

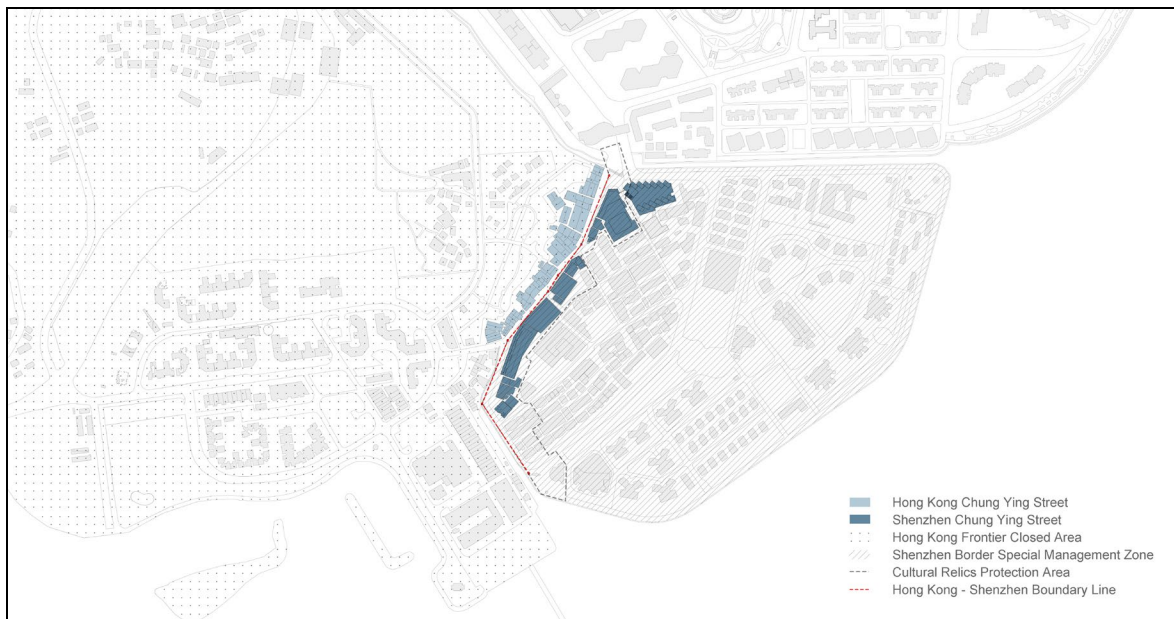


Figure 1-19 Scope of Chung Ying Street  
(Source: Drawn by the Author)

## (2) Transitional Space

The interfaces of the street determine the shape of the space of the street, and also determine the structure of the street space to a certain extent, which are the basic material framework of the street space. Therefore, the street interface is currently the focus of research on street space. Among the bottom interface, the two side interfaces and the top interface, the side interfaces are the main factor affecting the urban street space<sup>[34]</sup>.

The transitional space is the spatial element on the side interface of the street, which connects the internal and external environments of the building. A large number of different types of transitional spaces have been created in Lingnan architecture, forming a transparent, open and natural architectural style. These transitional spaces have effective enclosing interfaces in varying numbers, blurring the indoor and outdoor boundaries through spatial organization connections such as sightlines and streamlines<sup>[37]</sup>. Various design techniques are implemented in the transitional space to provide users with diverse spatial experiences.

In Chung Ying Street in Sha Tau Kok, the transitional space connects the open space and commercial buildings, which not only has the openness and social functions of the open space, but also has the commodity display and trading functions of the commercial space. Arcades and canopies are common forms of the transitional space there. They provide shelter, rest and viewing places for pedestrians, and also help shops display products to attract customers.

### 1.4.2 Border Policies, Amenities and Activities

Border policy will directly or indirectly affect the type and distribution of local amenities. After the border is established, differences in border policies, political and economic on both sides may lead to the inability to continue to share and use the amenities (such as roads, bridges, commercial facilities, etc.) that originally crossed the border. In order to meet the needs on both sides of the border line, the corresponding amenities may be increased or decreased accordingly.

Border policies will also directly or indirectly affect and shape the forms and methods of activities. Border policy restrictions and controls will impose certain restrictions on activities. Border agencies may restrict movement between residents and non-residents, or restrict certain types of movement. These restrictions can positively or negatively affect cooperation

and communication within the community and across borders. The border policy has appropriate flexibility and openness, which can provide more opportunities and resources for activities. Changes in border policy will also lead to adjustments in community structure. These changes can lead to the migration, departure or joining of new members of the community, thereby changing the composition and characteristics of the community. This population movement can also bring about new community dynamics and cultural mixes. Border policies also have an impact on the formation and recognition of community identities. Specific border policies can emphasize or weaken the definition of community identity, thereby affecting the sense of belonging and identity of community members. Changes in border policy may lead to discussions and reflections within the community, which in turn will shape the redefinition and construction of community identity.

Except for the period of strict blockade, residents of Chung Ying Street in Sha Tau Kok have special permission for cross-border activities, and can travel between Shenzhen and Hong Kong relatively freely. With the progress of reform and opening up, new communities have emerged in Sha Tau Kok – tourists and professional purchasing agents, but their cross-border activities are still restricted, and it is difficult for them to travel freely on both sides of the border between Shenzhen and Hong Kong. For them, the space on the opposite side of the border is still out of reach.

## 1.5 Research Significance

### 1.5.1 An Analysis Tool of Spatial Local Characteristics Based on Scenes Theory

Scenes theory is a new perspective and analysis tool to analyze local characteristics and social life and find the connection between them. Under the analytical framework of scenes theory to collect and analyze data, this study forms an analytical system of “space-amenities-activities”, and creates the connection between local characteristics and the needs of spatial transformation.

In this analysis system, amenities and activities, as cultural driving forces, are transformed into driving forces for urban development, providing reference and basis for the spatial needs of urban regeneration. It is a feasible method to promote the transformation of

historical areas and integrate them into regional development.

### 1.5.2 A Study of Chung Ying Street from Spatial Perspective

The research on the social, economic, cultural and historical aspects of Sha Tau Kok Chung Ying Street has been relatively complete, but the research on Sha Tau Kok Chung Ying Street from the perspective of space is still relatively lacking. The analysis system of “space-amenities-activities” can firstly complement the research on the spatial evolution of Chung Ying Street in Sha Tau Kok, and at the same time help us understand the relationship between space and local characteristics.

The exploration, protection and development of local culture are an integral part of the protection and inheritance of heritage sites. As an important resource, local culture has great potential and can become an important factor in attracting tourists, promoting tourism consumption and promoting regional development. Cultural power can further integrate Chung Ying Street into the development plan of the Shenzhen-Hong Kong Tourism and Consumption Cooperation Zone, enhancing its influence and competitiveness in the entire region. Therefore, on the basis of protecting traditional culture, combined with contemporary consumer demand and market trends, transforming cultural power into consumption power has become the key to realizing the transformation of Sha Tau Kok Chung Ying Street and integrating into regional development.

## 1.6 Data Collection Method and Research Framework

### 1.6.1 Historical Data and Document Analysis

The method of analyzing historical documents, photos and other materials, restoring drawings and models, and studying the historical evolution of space is generally applicable in the research of heritage sites and buildings, moreover the visualized results are easy to understand.

The relevant data on Chung Ying Street in Sha Tau Kok are scarce, and the historical materials that can be referred to mainly include the local chronicles *Chung Ying Street Chronicle* (《中英街志》)<sup>[12]</sup>, *Once Upon a Time at Chung Ying Street: The “Special Zone” in*



*the Special Zone* (《中英街往事：特区中的“特区”》)<sup>[9]</sup> and *From Closed to Open: The Formation and Change of Chung Ying Street* (《从封闭走向开放：中英街的形成与变迁》)<sup>[8]</sup>, etc. Other relevant historical materials, including historical photos, historical maps, news reports, etc., are obtained from the Internet, museums, and government archives. The collected information is categorized in chronological order to clearly understand the changes of open space, amenities and activities in different periods and stages. Consider the influence of political, economic, social, natural and other factors, and analyze the similarities and differences by comparing the changes in open space, amenities and activities in different periods. The similarities and differences show important historical trends and provide reference and inspiration for the current situation of Chung Ying Street in Sha Tau Kok.

### 1.6.2 Site Research

The method of site research can complete the supplement of the latest data on Chung Ying Street in Sha Tau Kok.

With reference to the typology of amenities, the site research was conducted on the amenities and the corresponding open space, architectural space and activities of Chung Ying Street in Sha Tau Kok. Research requires documenting and observing the number and types of amenities, the layout and design of the open spaces that host them, and the social behaviors and interactions that result from them. Combing the positive and negative effects of the field research results on the promotion of consumption attractiveness of Chung Ying Street in Sha Tau Kok, and referring to the conclusions drawn from historical data and literature analysis, we can summarize the current needs of the transformation practice.

### 1.6.3 Research Framework

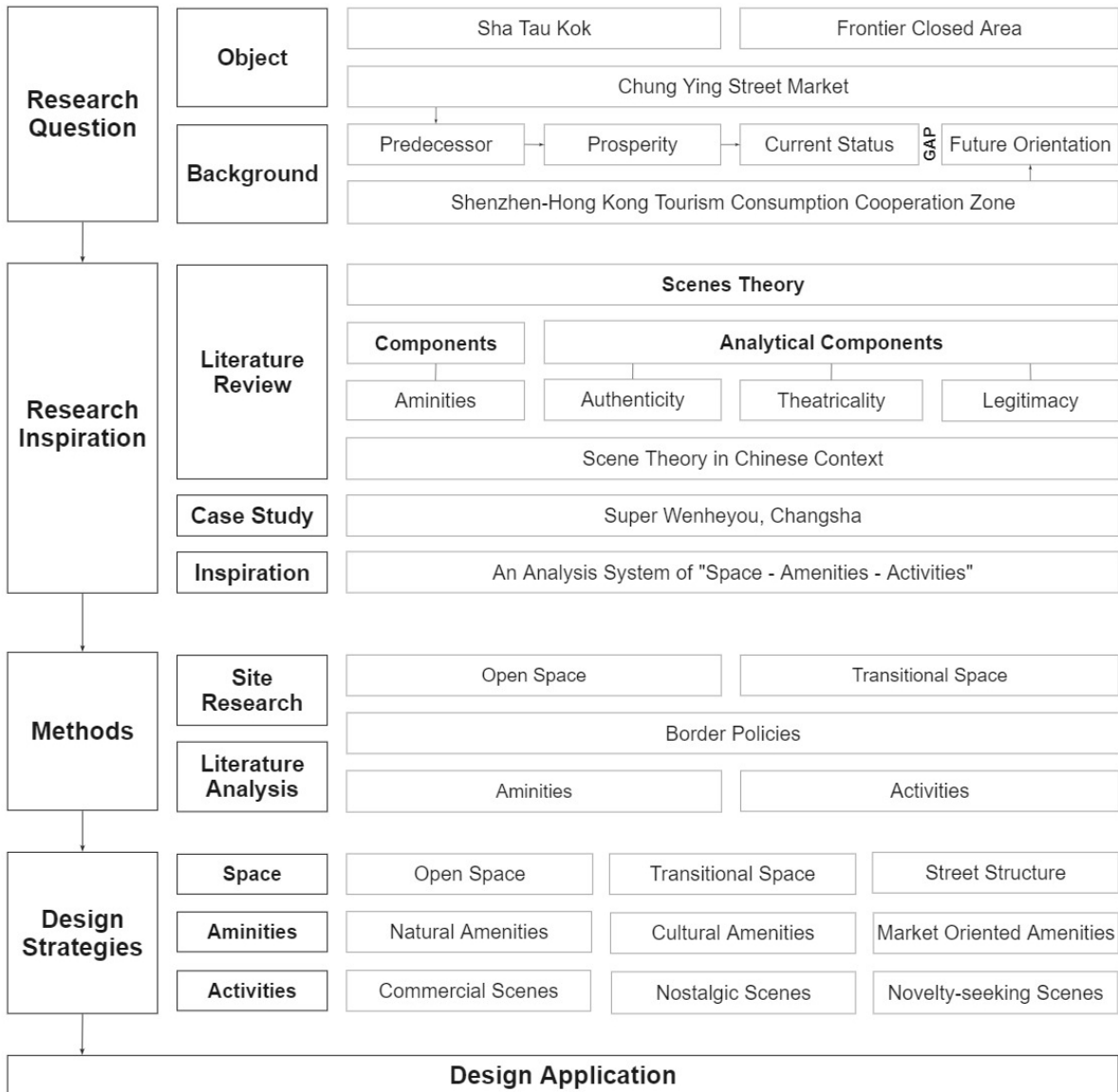


Figure 1-20 Research Framework  
(Source: Drawn by the Author)

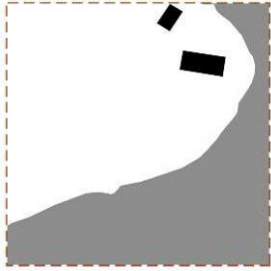
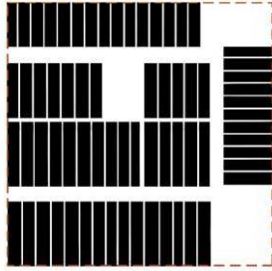


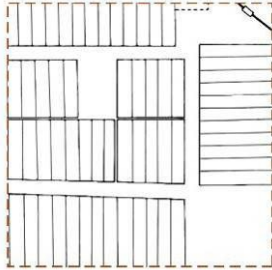
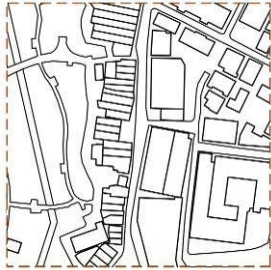
## Chapter 2 Evolution of Street Space

### 2.1 Open Space in Sha Tau Kok

There are obvious differences in the spatial form of commercial areas in Sha Tau Kok in history, but there is no evolution relationship (Figure 2-1). The earliest Yim Tin Market and the prosperous Tung Wo Market were not developed on the same site. They are bazaars formed in different places, so the spatial forms between them are not directly related. The demarcation between China and Britain led to the gathering of commercial space from Tung Wo Market to Chung Ying Street. Although Tung Wo Market and Chung Ying Street are geographically close, this commercial area has experienced subversive damage from natural disasters and wars during its development. Therefore, the spatial form of Chung Ying Street has also undergone a complete change compared with Tung Wo Market.

Nevertheless, whether it is Yim Tin Market, Tung Wo Market, or Chung Ying Street, these commercial areas are all composed of open space carrying commercial activities or a combination of open space and commercial space (Table 2-1).

Table 2-1 Open Space Form of Sha Tau Kok

	Yim Tin Market (Speculated)	Tung Wo Market	Chung Ying Street Market
Figure-ground Relation			
Source	 The Sha Tau Kok Reclamation Map, 1825	 Sha Tau Kok (Tung Wo) Market Map, 1853	 Chung Ying Street Map, 2023

(Source: Drawn by the Author)

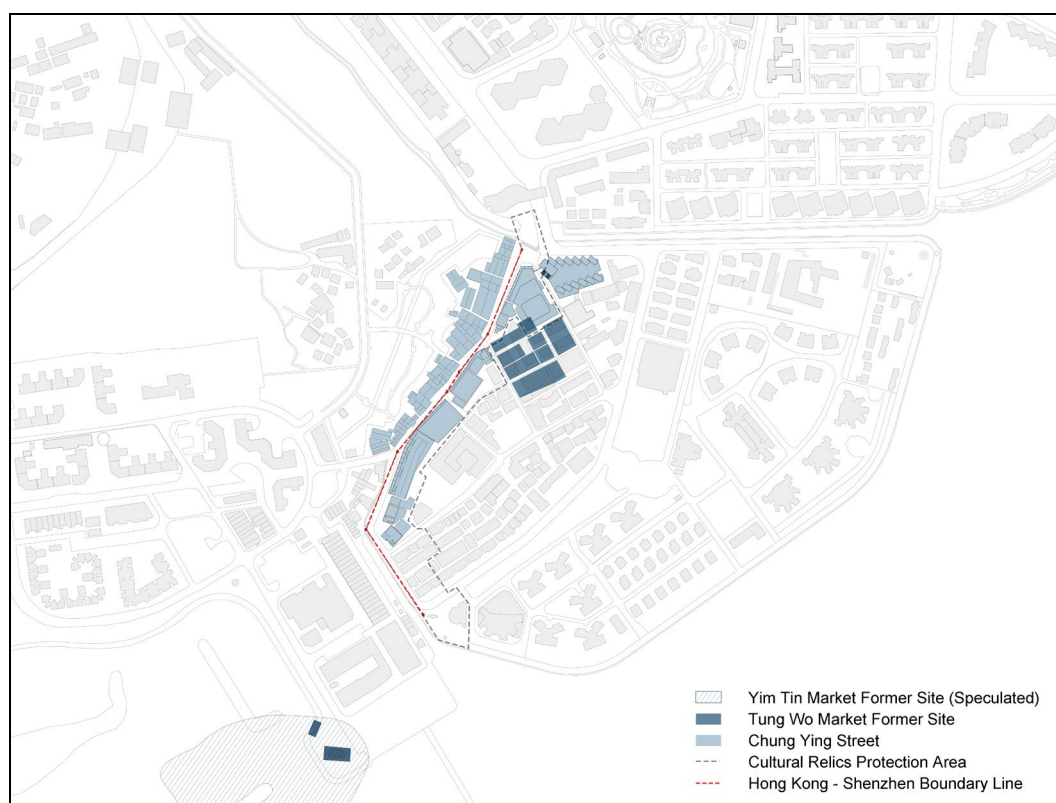


Figure 2-1 Historical Location of Markets in Sha Tau Kok

(Source: Drawn by the Author)

### 2.1.1 Yim Tin Market

In 1688, *Xin'an County Chronicle·City* (《新安县志·城市》) recorded Shenzhen Market and Yim Tin Market. Yim Tin Market is just a fishing port with few shops, built on a sandbar not far from the shore. The county annals of 1819 also mentioned a market here:

*This market must have been rebuilt before Sha Tau Kok, probably a generation earlier than Sha Tau Kok. However, this market is very small, with only a few shops.*

Yim Tin Market is in a poor location, on an offshore sandbar island, the only access is by ferry from shore, and it's the easternmost point of the area, with nothing but a barely inhabited village for a few miles. When “Shap Yeuk” was established, Yim Tin people joined in, and they invested a lot of money in the new market. Since the new, better located market was established, the old market in Yim Tin became an ancillary market, a satellite market<sup>[7]</sup>.

Yim Tin Market is actually an open space where commercial activities gather. It was originally a fish port, an open space for parking boats, processing and trading fish. With the development of commerce and trade, more vendors will gather here for commodity

transactions and sales, and display and sell various commodities by setting up stalls in the open space. The gathering of commercial activities should have led to the construction of shops, but the shortcomings of the geographical location and the establishment of the adjacent Tung Wo Market have gradually stagnated the commercial development of Yim Tin Market.

### 2.1.2 Tung Wo Market

Tung Wo Market is located between the northeast of Sha Lan Ha Village and the south bank of the Sha Tau Kok River. The market occupies an irregular rectangle, more than 100 meters long and 90 meters wide, covering an area of 10,000 square meters. Tung Wo Market has 4 streets, 2 running east-west and 2 running north-south. The street in the east is Gulun Street (谷仑街), which is dedicated to selling grains. It was called Old Street because of its early construction, which is equivalent to the location of Qiaotou Street (桥头街) today. The street to the west is called Wang Tau Street, and its location is the same as today's Wang Tau Street. The street to the north is called Upper Street, and its location is equivalent to the northern section of Yanghe Street (阳和街) today. The street to the south is Lower Street, which has more shops than other streets. It is also called Main Street, and its location is equivalent to today's Haibang Street (海傍街).

The streets in Tung Wo Market were narrow, about 4.5 meters wide and lined with terraces of shops. There were three open spaces, a triangular space behind the Upper East Gate, a three-shop-unit space in the middle of Upper Street used as a pig market, and a seven-shop-unit space inside the Lower East Gate. The last of these was not planned, since it was just an area of building plots not yet taken up at that date<sup>[7]</sup>.

From the perspective of spatial form, Tung Wo Market is a planar space, which develops in a plane and has a certain degree of closure and cohesion. “Shap Yeuk” built their towns with walls to defend the town from outside attack, influenced by which, Tung Wo Market also has surrounding walls, two towers and four gates. Commercial activities are also gathered inside Tung Wo Market, which is a combination of open space and commercial space, and the spatial layout of commercial buildings will limit the form of open space.

### 2.1.3 Chung Ying Street

The current Chung Ying Street can be seen as a long and narrow linear space with limited open space and dense commercial buildings. There is not much commercial space on other streets intersecting with Chung Ying Street. Therefore, compared with the traditional downtown area of the city, the commercial space of Chung Ying Street has not formed a network spatial structure.

Chung Ying Street came into being due to the demarcation of Shenzhen and Hong Kong. The street is about 250 meters long, and the width varies. The narrowest part is about 3 meters, and the widest part is more than 6 meters. There was row of commercial buildings on both sides. The Hong Kong area of Chung Ying Street is located on the southwest seashore of Sha Tau Kok, and there is a flood drainage ditch from Shenzhen's Chung Ying Street and its extended part Linhai Road (临海路) – the former section of the Sha Tau Kok River out to the sea. After the railway leading to Chung Ying Street was completed in 1911, a street intersecting with Chung Ying Street was formed, named Che Ping Street (车坪街), about 20 meters long. The Shenzhen area is located to the east of the boundary line. In 1937, it was hit by typhoon, and there were no more shops in the original Tung Wo Market. After the Anti-Japanese War, 6 streets, big and small, were rebuilt. Qiaotou Street, Wang Tau Street, Shatou Street (沙头街) and Haibang Street intersect with Chung Ying Street. There are very few commercial stores on both sides of the streets in Shenzhen and Hong Kong that intersect with Chung Ying Street, and most of the buildings are only used for residences<sup>[12]</sup>.

The distribution of open space on both sides of Chung Ying Street is uneven. Most of the shops on Chung Ying Street in Hong Kong are built spontaneously by residents, and the houses are spread out on the horizontal plane and grow along the street. Therefore, after the development of commercial retail in the last century, Hong Kong's retail buildings have almost saturated the space along the street on the horizontal plane. Except for a few alleys (Figure 2-2), there is no other open space at all. In contrast, in the residential area on the Shenzhen side developed in the 1980s, the architectural space was constructed in a vertical direction, so from the perspective of the plane distribution, the residential buildings and open spaces on the Shenzhen side are arranged alternately. At the intersection of streets and where

historical and cultural amenities gather, the retreat of residential buildings in Shenzhen can be noticed. Therefore, in addition to the street entrance square, there are three small open squares near the No. 2, No. 4 and No. 6 boundary makers.



Figure 2-2 Alleys to Hong Kong

(Source: Photographed by the Author)

## 2.2 Transitional Space and Commercial Buildings on Chung Ying Street

At present, most of the buildings on the Shenzhen side of Chung Ying Street are shopping malls and arcade buildings, which are typical commercial buildings or buildings with mixed functions of commercial and residential space, and arcades are the main form of their transitional space. Other residential buildings in Shenzhen did not have commercial functions at first, but after commercial transformation, the ground floor space is also used as commercial shops. Most of the shops on the Hong Kong side are self-constructed by locals, and to a certain extent, they still retain the spatial form of “Shop in Front, House in Back” or “Shop Below, House Above” in the period of Tung Wo Market. These self-renovated ground-floor commercial spaces often have overhanging canopies to define the transitional space.



Figure 2-3 Building Types on Chung Ying Street  
(Source: Drawn by the Author)



Figure 2-4 Types and Distribution of Transitional Space in Chung Ying Street  
(Source: Drawn by the Author)



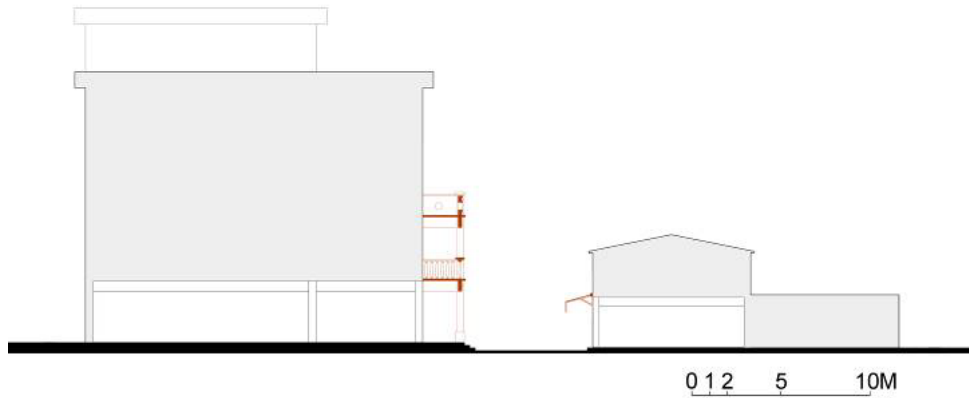


Figure 2-5 Section of Transitional Space in Chung Ying Street  
(Source: Drawn by the Author)

### 2.2.1 Shops in Tung Wo Market in the Past

The shops in Tung Wo Market were built as single-storied structures, comprising a front shop or workshop room and a rear residential or storeroom, separated by a small yard, which doubled as a kitchen (Figure 2-6, Figure 2-7). The rear rooms each had a cockloft. The front rooms had a small cockloft immediately inside the door, for storage or to provide sleeping accommodation for hired staff. Most of these front rooms also had an open cockloft above the rear part of the shop. Most of the shop units were about 18 meters long and 4.5 meters broad.



Figure 2-6 Plan of Shops in Sha Tau Kok

(Source: Redrawn by the Author, Original Image from Hase<sup>[7]</sup>)

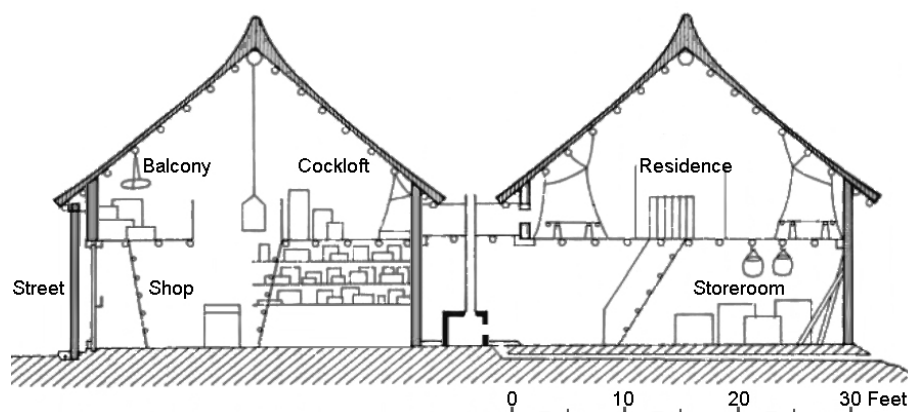


Figure 2-7 Section of Shops in Sha Tau Kok

(Source: Redrawn by the Author, Original Image from Hase<sup>[7]</sup>)

At the side of the shop that opens to the street, there is a row of round posts in front of the door. They are let into the beams of the roof, and into a stone footing at the bottom. During the day, the middle posts are removed in order to allow entrance to the shop. Just behind the row of posts is the door, which consists of movable wooden planks, which fit into a slot. At dusk the posts are put back, and the planks moved forward into place, and barred from the inside with a cross-bar. Inside the shop the goods are piled up on shelves on one or both sides of the shop<sup>[7]</sup>.

### 2.2.2 Arcade Buildings in Shenzhen

Arcade building is a unique architectural form in South China, often used in commercial and residential mixed buildings. There are 4 typical arcade buildings in Chung Ying Street, Sha Tau Kok. Among them, No. 1, No. 2 and No. 4 arcades are located on Chung Ying Street in Shenzhen, and No. 3 arcade is located in Hong Kong and separated from the main street by the boundary river, not accessible for tourists from Shenzhen.

In 1930, a row of two-story arcades (No. 1 arcade building) was built from the banyan tree next to the No. 4 boundary maker to the No. 5 boundary maker. Soon, along the direction of No. 3 boundary maker, 8 large tile-roofed houses (No. 2 arcade building) were built, which later became the Xinhua Bookstore and General Clothing Store. In 1956, businessmen from the Chinese community built a Sha Tau Kok store on Chung Ying Street. In 1958, the government carried out a public-private joint transformation of the Sha Tau Kok store. After expanding its scale, it became the only state-owned store and county-level enterprise on

Chung Ying Street and was named Sha Tau Kok General Store (No. 4 arcade building)<sup>[9]</sup>.

(1) No. 1 Arcade Building

No. 1 arcade building is located between No. 4 and No. 5 boundary makers. It was first built in the 1930s. The historical photo in the 1930s (Figure 2-8) shows that No. 1 arcade building originally had 7 bays, and the size of the bays is estimated to be 4 meters. The arcade part is about 2.4 meters deep, and the total building depth is about 21 meters. The building had 2 floors, with a floor height of about 3.6 meters. The roof of the main building is in the form of double-slope.



Figure 2-8 No. 1 Arcade Building in the 1930s  
(Source: Chung Ying Street History Museum)

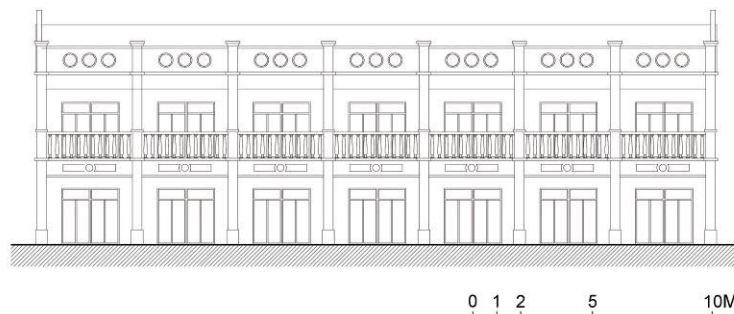


Figure 2-9 Elevation of No. 1 Arcade Building (Speculated) in the 1930s  
(Source: Drawn by the Author)

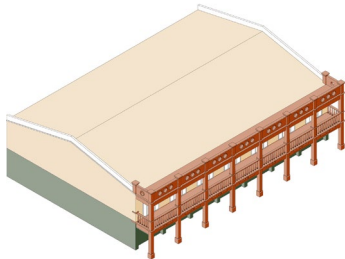
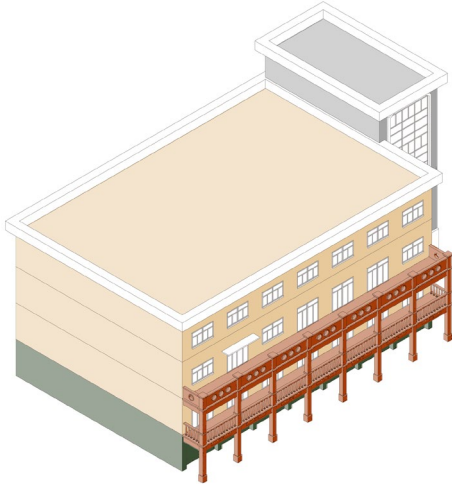


Figure 2-10 Elevation of No. 1 Arcade Building in the 2020s

(Source: Drawn by the Author)

The current arcade No. 1 still has 7 bays, and the arcade of the original building and the detailed decoration of the arcade are preserved. The main building has been added as a four-story flat-roofed building with an additional staircase. It is further inferred that the original arcade is a brick-concrete structure, which is independent from the original main building structure with sloped roofs.

Table 2-2 Changes of No. 1 Arcade Building from the 1930s to the 2020s

	1930s	2020s
Image		
Legend	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #38761d; margin-right: 5px;"></span> Consumption Space</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0c883; margin-right: 5px;"></span> Residence</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8b4513; margin-right: 5px;"></span> Preserved Arcade</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #a9a9a9; margin-right: 5px;"></span> Staircase</li> </ul>	

(Source: Drawn by the Author)

## (2) No. 2 Arcade Building

No. 2 arcade building is located between No. 3 and No. 4 boundary makers. It was also

first built in the 1930s. The historical photo in the 1930s (Figure 2-11) shows that No. 1 arcade building originally had 8 bays, and the size of the bays is estimated to be 6 meters. The arcade part is about 2.1 meters deep, and the total building depth is about 12 meters. The building had 2 floors, with a floor height of about 4.2 meters. The roof of the main building is in the form of double-slope.



Figure 2-11 No. 2 Arcade Building in the 1930s  
(Source: Chung Ying Street History Museum)

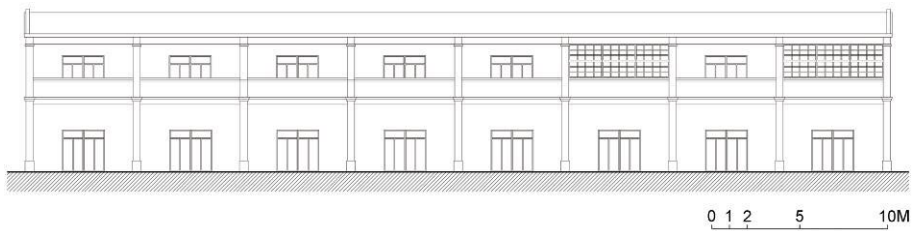


Figure 2-12 Elevation of No. 2 Arcade Building (Speculated) in the 1930s  
(Source: Drawn by the Author)



Figure 2-13 Elevation of No. 2 Arcade Building in the 2020s  
(Source: Drawn by the Author)

Table 2-3 Changes of No. 2 Arcade Building from the 1930s to the 2020s

	1930s	2020s
Image		
Legend	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"><span style="width: 15px; height: 10px; background-color: #4F7942; border: 1px solid black;"></span> Consumption Space</div> <div style="display: flex; align-items: center;"><span style="width: 15px; height: 10px; background-color: #F0C88C; border: 1px solid black;"></span> Residence</div> </div> <div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"><span style="width: 15px; height: 10px; background-color: #C8513E; border: 1px solid black;"></span> Preserved Arcade</div> <div style="display: flex; align-items: center;"><span style="width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> Staircase</div> </div> </div>	

(Source: Drawn by the Author)

The current No. 2 Arcade Building has a five-story main building with a flat roof, 5 bays of main functional space, and additional staircases on both sides, with a total of 7 bays. The bay size of the arcade is still about 6 meters. It is speculated that the original two-story arcade building was rebuilt in the 1950s.

### (3) No. 4 Arcade Building

No. 4 arcade building is located near No. 3 boundary maker, at the intersection of Chung Ying Street and Che Ping Street. It was first built in the 1950s. The historical photo in the 1950s (Figure 2-14) shows that No. 4 arcade building has 5 bays in total, and it is estimated that the bays on the two sides are 3 meters, and the remaining bays are about 5.4 meters. The arcade is about 2.4 meters deep, and the total building depth is about 9 meters. The arcade and the main body of the building are both two-story, with a floor height of about 4.2 meters.



Figure 2-14 No. 4 Arcade Building in the 1950s  
(Source: Chung Ying Street History Museum)

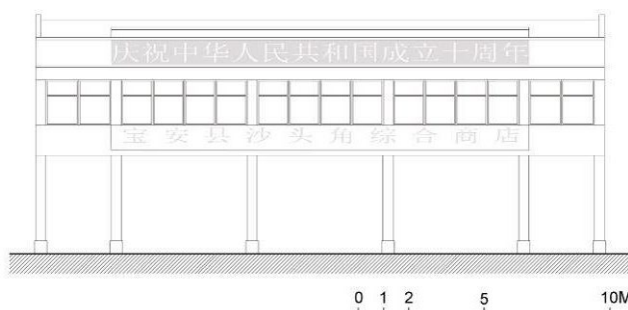


Figure 2-15 Elevation of No. 4 Arcade Building (Speculated) in the 1950s  
(Source: Drawn by the Author)

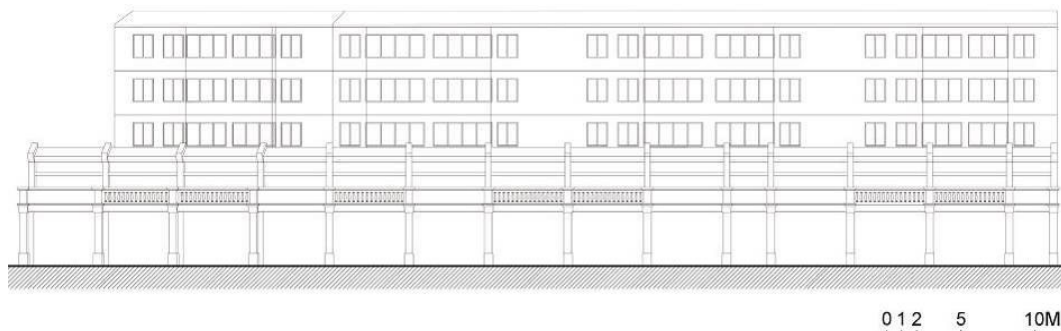
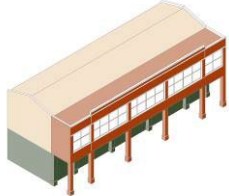
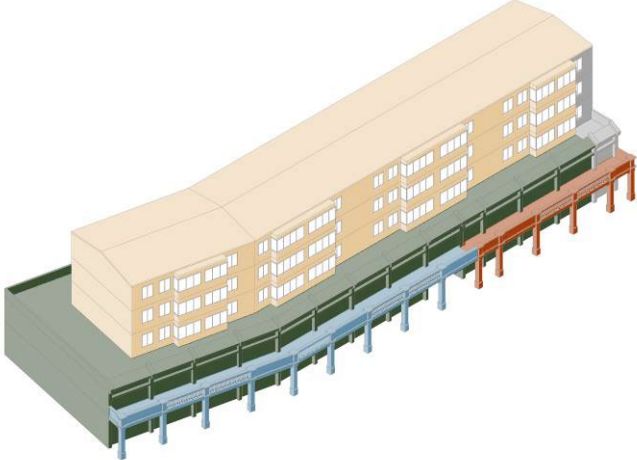


Figure 2-16 Elevation of No. 4 Arcade Building in the 2020s  
(Source: Drawn by the Author)

The current No. 4 arcade building has been integrated with the 8-bay building on the north side. The main building is a five-story building with double-slope roof. There are 12 bays of main functional space, with staircases and a channel on the ground floor, with a total of 14 bays. The two-story arcade is no longer an indoor space when it was first built, but has become an outdoor corridor.

Table 2-4 Changes of No. 4 Arcade Building from the 1950s to the 2020s

	1950s	2020s
Image		
Legend	<ul style="list-style-type: none"> <li style="margin-right: 10px;"><span style="display: inline-block; width: 10px; height: 10px; background-color: #333; margin-right: 5px;"></span> Consumption Space</li> <li style="margin-right: 10px;"><span style="display: inline-block; width: 10px; height: 10px; background-color: #f96; margin-right: 5px;"></span> Residence</li> <li style="margin-right: 10px;"><span style="display: inline-block; width: 10px; height: 10px; background-color: #c00; margin-right: 5px;"></span> Preserved Arcade</li> <li style="margin-right: 10px;"><span style="display: inline-block; width: 10px; height: 10px; background-color: #999; margin-right: 5px;"></span> Staircase</li> <li style="margin-right: 10px;"><span style="display: inline-block; width: 10px; height: 10px; background-color: #00a0e3; margin-right: 5px;"></span> Additional Arcade</li> </ul>	

(Source: Drawn by the Author)

The arcade buildings on Chung Ying Street in Sha Tau Kok are typical commercial-residential mixed buildings. The ground floor of them is consumption space, which can be sheltered from rain and sun, and is convenient for shopwindow display. When the arcade buildings were first built, the first floor and above were used as living space, and residents could see the shops on the New Territories side of Hong Kong from the corridor on the first floor. The current buildings have added multi-story living space, and the commercial space has spread upwards. The commercial space of No. 4 arcade building has occupied the ground two floors.

### 2.2.3 Shopping Malls in Shenzhen

Sha Tau Kok First Shopping Mall is located near the No. 7 boundary maker, at the Shenzhen entrance of Chung Ying Street. It was first built in the 1980s. The historical photo in the 1980s (Figure 2-17) shows that there were canopies extending outwards on the ground floor, which constituted the entrance transitional space of the shopping mall. The building has a total of 7 floors, of which the first 3 floors are commercial space, and the above floors are office space.





Figure 2-17 Sha Tau Kok First Shopping Mall in the 1980s

(Source: CICPHOTO)

Table 2-5 Changes of Sha Tau Kok First Shopping Mall from the 1980s to the 2020s

	1980s	2020s
Image		
Legend	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <span style="color: green;">■</span> Consumption Space  <span style="color: orange;">■</span> Office                 </div> <div style="text-align: center;"> <span style="color: brown;">■</span> Demolished Canopy  <span style="color: blue;">■</span> Additional Arcade                 </div> </div>	

(Source: Drawn by the Author)

In order to achieve a unified style, Sha Tau Kok First Shopping Mall has undergone renovation. It has added a two-story arcade with a total of 13 bays on the facade along the main street of Chung Ying Street. The 3 bays at the corner constitute the entrance of the building. The first floor of the arcade is closed and has no windows or openings. Therefore, the area of first floor is slightly enlarged compared with when it was first built. But at this time, the commercial space on the first and second floors of the shopping mall is completely vacant.

#### 2.2.4 Residential Buildings in Shenzhen

The ground floors of all residential buildings along Chung Ying Street have been used as

commercial spaces. In the residential areas within Sha Tau Kok Border Special Management Zone, commercial spaces on the ground floor are scattered. Due to the cost limitation of spontaneous renovation and the scale limitation of streets, to transform the living space on the ground floor into commercial space, it is only needed to open the wall on one side of the building, and then use the canopy to shelter the transitional space. Adding arcades is not a reasonable choice for the commercial space on the ground floor of residential buildings.

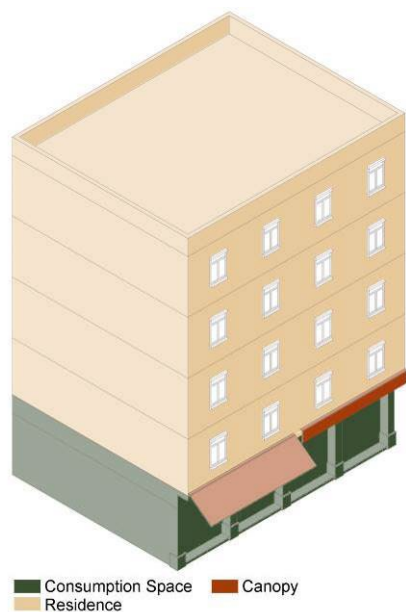


Figure 2-18 Residential Building in Shenzhen

(Source: Drawn by the Author)

### 2.2.5 Shops in Hong Kong

The building bays of shops in Hong Kong range from 3 meters to 8 meters, while the total depth of those buildings ranges from 4 meters to 30 meters. This huge difference in scale comes from the difference in the plan and vertical layout of different buildings. When the building is deep, the rooms at the back of the street are often used as dwellings or warehouses, with shops at the front of the building. When a building has two or more floors, the first floor and above are used as residences or warehouses, while shops are located on the ground floor of the building. These shops also use canopies to define the transitional space.

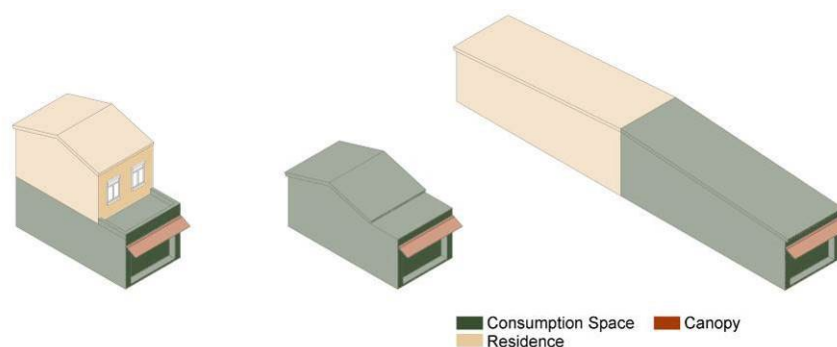


Figure 2-19 Shops in Hong Kong

(Source: Drawn by the Author)

## 2.2.6 A Special Element of the Transitional Space, Shop Sign

Shop signs can clearly indicate the commercial use of open spaces and buildings. Hong Kong cultural critic, Hu, wrote about the role of Chinese characters in mixed-use buildings<sup>[38]</sup>:

*The reason why mixed-use buildings are Hong Kong-style wonders is because of the chemical interaction between buildings and literature. Surrounded by text, functionally the text becomes the code for the use of the space, allowing passers-by on the street to read and know the function and use of individual building units.*

Shop signs can enrich the landscape language of commercial open spaces. Lou mentions that on building facades, shop signs form a large part of the multilingual landscape of a street, neighborhood or city<sup>[39]</sup>. When Hong Kong architect and urban planner, Smith, studying Hong Kong's organic and improvised street culture and visual communication methods, he believes that layers of signboards, various trivial details and devices that communicate with people make the boring streetscapes unified and harmonious. The sense of unity does not come from the traditional construction methods of formally repeating architectural elements<sup>[40]</sup>.

From the historical photos (Figure 2-20) in the 1980s and 1990s, it can be seen that the shop signboards on the facades of Chung Ying Street in Sha Tau Kok have low density and simple design. The current opening hours restrictions of Sha Tau Kok Border Special Management Zone suspend most commercial activities at night. Therefore, most of the signboards on Chung Ying Street (Figure 2-21) do not need light boxes and appear in the form of flat printing. They rarely stick out of building facades. The interaction between shop signs, streets, buildings and people is simple.



Figure 2-20 Shop Signs on Chung Ying Street in the 1980s and the 1990s

(Source: He and Tang <sup>[40]</sup>)



Figure 2-21 Shop Signs on Chung Ying Street in the 2020s

(Source: Photographed by the Author)

According to the relationship between signboards, buildings and open spaces, shop signs can be classified into four types: facade extension, facade coverage, storefront extension, and storefront coverage (Figure 2-22). Different styles of signboards are repeated in these four location types until they are all over the street. In addition, the *Regulations on Administrative Law Enforcement of Urban Management* (《城市管理行政执法条例》) stipulates that the top of signboards, neon lights, and light boxes perpendicular to the building's outer wall must not exceed the height of the cornice of the building, and the bottom should not be less than 3 meters above the ground. The distance must not exceed 1.5 meters. The height from the lower edge of the billboard suspended in the air to the ground shall not be lower than 5 meters above the roadway, and shall not be lower than 2.5 meters above the sidewalk.

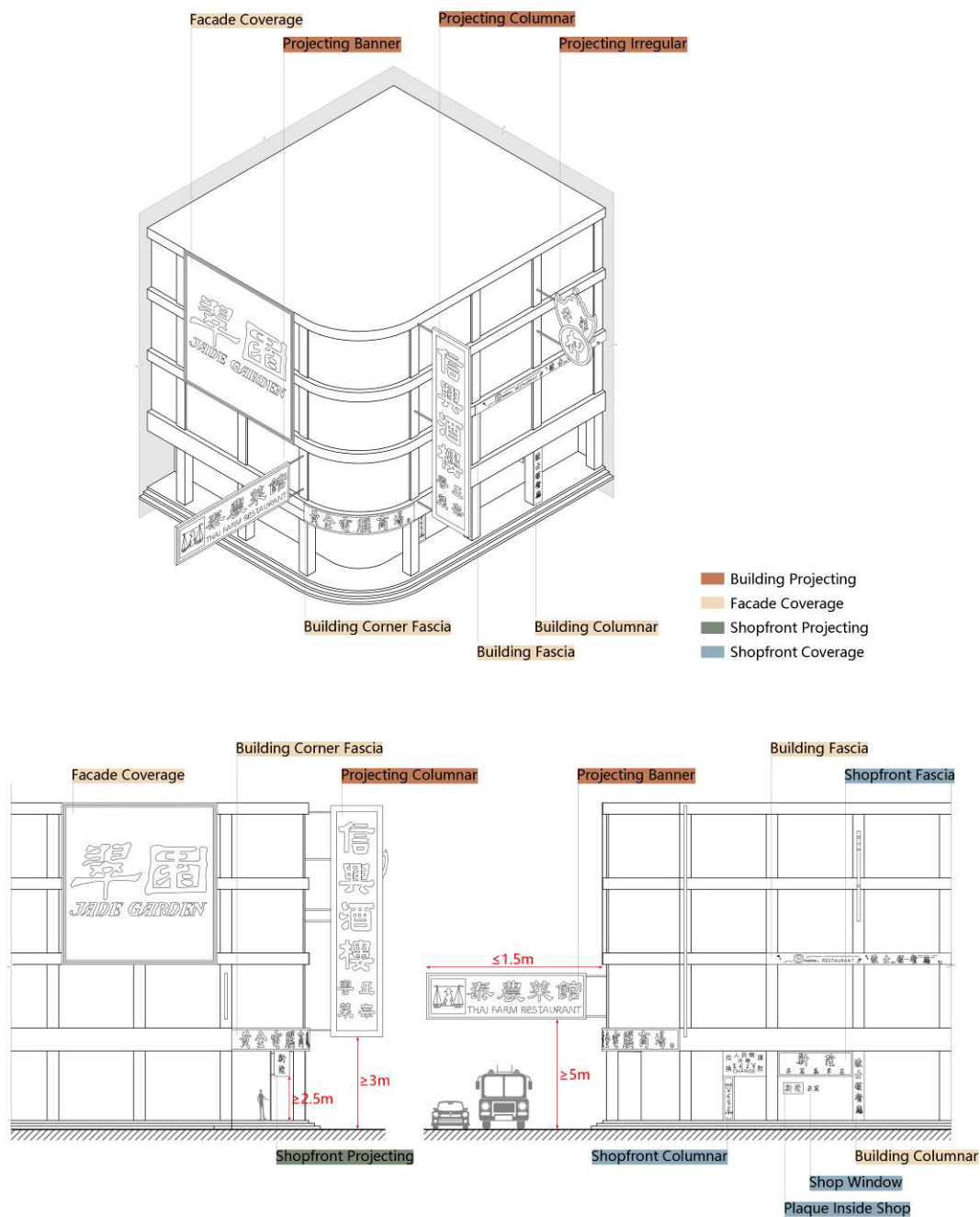


Figure 2-22 Typology of Shop Signs

(Source: Drawn by the Author)

### 2.3 Summary

As a traditional commercial area, Chung Ying Street and its open space carries prosperous commodity economic activities and daily residents' interactions. The morphological evolution of open space has gone through three stages, from unbounded open space, to bounded planar space, and then to linear street space. During this process, the

construction of commercial buildings gradually reshapes the form of the open space, affecting the flow of the open space on the horizontal plane.

The street buildings of Chung Ying Street in Sha Tau Kok are mainly divided into four types: shopping malls, arcade buildings and residential buildings on the Shenzhen side, and shops on the Hong Kong side. There are transitional spaces between the street buildings and the open space of Chung Ying Street in Sha Tau Kok. The main forms are arcades and canopies, which play the functions of commodity display, shelter from wind and rain, and path guidance.

The street space of Chung Ying Street in Sha Tau Kok has provided more and more convenience for commercial activities during the evolution process. Although the current space quality of Chung Ying Street needs to be improved, and the open space network of Sha Tau Kok needs to be shaped, the current commercial street space is a good spatial foundation for Chung Ying Street to become the core of the future Shenzhen-Hong Kong Tourism Consumption Cooperation Zone.

## Chapter 3 Evolution of Amenities and Activities

### 3.1 Amenities and Activities after Border Establishment, 1899-1949

#### 3.1.1 Border Establishment

Chung Ying Street Community (formerly Sha Tau Kok, Shenzhen) and Sha Tau Kok, Hong Kong originally belonged to Sha Tau Kok in Mirs Bay at the foot of Wutong Mountain in the east of Shenzhen, and were under the jurisdiction of Xin'an County, Guangzhou. It is a fishing village rich in products, and the villagers are mainly Hakka people with the surname Wu. The Tung Wo Market was established around 1835, and soon developed into an important supplier of food and materials in Shenzhen, and the income from the market became an important source of income for residents in Sha Tau Kok. On March 18, 1899, based on the *Convention for the Extension of Hong Kong between China and Great Britain*, China and Britain conducted a boundary survey in Sha Tau Kok, and divided the “Sha Tau Kok Town in Shenzhen” and “Sha Tau Kok in New Territories” under the management of the two countries. Chung Ying Street originated from the Chinese-British land boundary formed during the demarcation process<sup>[42][43]</sup>.

#### 3.1.2 Amenities

##### (1) Natural and Cultural Amenities

In the 1920s, the Chinese area on the east side of Chung Ying Street was filled with paddy fields, vegetable fields and barren dams, retaining more natural and ecological environment. Cultural facilities such as Tin Hau Temple, Guan's Temple, Man Mo Temple, and a school had been built in Sha Tau Kok, and transportation facilities such as ferry terminals and a railway station were also built. According to the description in *Once Upon a Time in Chung Ying Street*<sup>[9]</sup>, after the completion of Tung Wo Market in 1854, the Tung Wo School and Man Mo Temple were built with funds raised by villages and towns. The school consisted of three courtyards, with offices and a meeting hall. The ferry was speculated to be owned and operated by local villagers since Tung Wo Market was established. In 1912, the

railway to Sha Tau Kok was completed. However, after the Sha Tau Kok Highway became available, the train stopped operating in 1928 and the rails were demolished due to a sharp drop in the number of passengers.

Boundary makers are unique historical cultural amenities in Chung Ying Street. In June 1898, China and Britain signed the *Convention for the Extension of Hong Kong between China and Great Britain* on the lease of the New Territories. However, the boundaries, especially the northern boundaries of the New Territories, have not yet been determined. Until March 1899, *Hong Kong British New Concession Contract* (《香港英新租界合同》) stipulates the scope of leased land. The northern boundary begins at 114 degrees 30 minutes east longitude of Mirs Bay, where the tide can reach, from the coast of the land to the wooden piles, close to Sha Tau Kok, which is the west of the local name Tung Wo Ping (东和坪). Along the north bank of the Shenzhen River down to the south of the Shenzhen Bay boundary line, the river land belongs to the British territory. The waters of Mirs Bay and Shenzhen Bay are also included in the concession. At this time, wooden boundary pillars were erected along the boundary from Heyuan in Shenzhen to Sha Tau Kok near West Mirs Bay. In 1905, the British side changed the wooden boundary pillars to stone boundary makers on the land border of the northern New Territories. These 20 boundary makers were numbered along the line, and there were 8 within Sha Tau Kok area. Among them, the one on the south side of Sha Lan Ha village is the No. 1 boundary marker.

In November 1938, the Chinese area in Sha Tau Kok was occupied by the Japanese invaders for more than five years, until September 1945 when the Japanese troops surrendered and withdrew from Hong Kong, the Japanese invaders stationed troops in Sha Tau Kok. At this time, Chung Ying Street in Sha Tau Kok actually became a boundary without boundary makers. The British Hong Kong government is eager to re-determine the historical status of the leased land, and hopes to negotiate with the Chinese side to erect the boundary marker as soon as possible. In April 1948, the Nanjing Nationalist Government and the Guangdong Provincial Government sent a delegation to confirm the Chinese-British boundary monuments that had been dug up by the Japanese invading army. No. 8 boundary maker, located in the center of the riverbed upstream of the Chung Ying Street Bridge, has been washed down by the river. After the survey, it was confirmed that the boundary markers were re-erected at the



original positions from No. 3 to No. 7, and the street was renamed Chung Ying Street<sup>[12]</sup>.

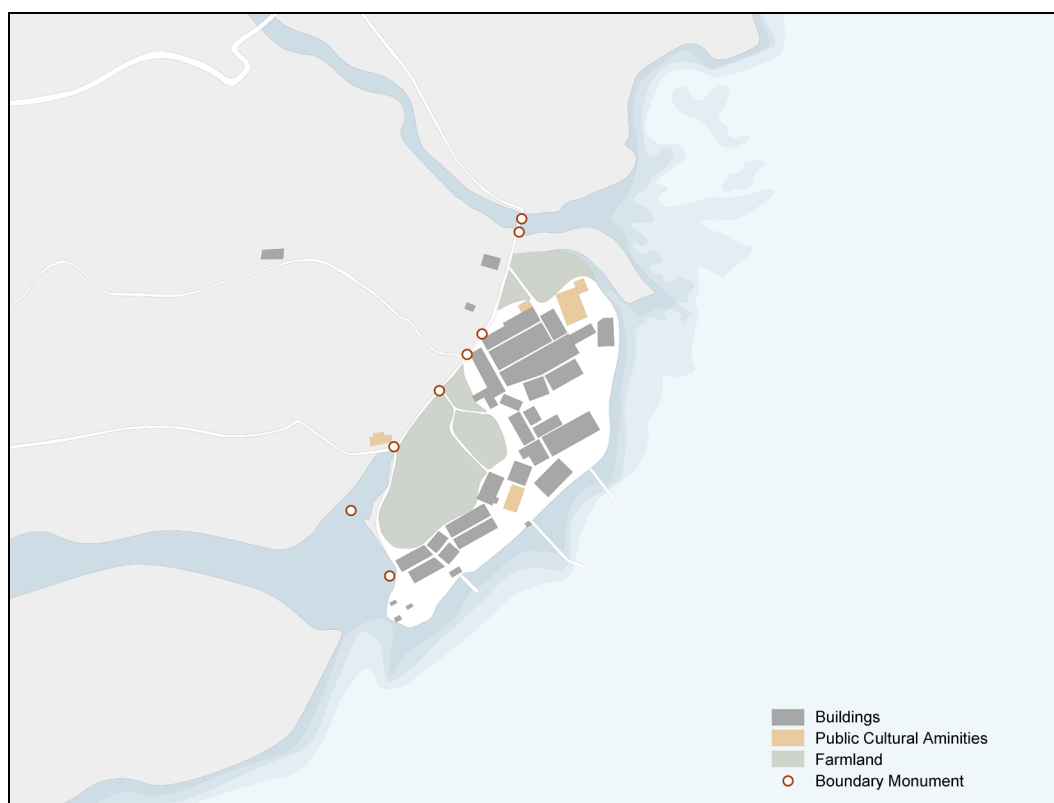


Figure 3-1 Natural and Cultural Amenities in the 1920s  
(Source: Drawn by the Author)

## (2) Market Oriented Amenities

In 1920, except for the pawn shop, most of the shops in Tung Wo Market had been moved to Wang Tau Street. These stores generally consist of one or two shop units, and the 72 shops in the town are actually rented by 50 stores.

According to the description and map drawn by missionaries from Basel, in 1853, when Tung Wo Market was established, most of the 72 shop units were retail stores and workshops. In the 1890s, there was already a hotel and a restaurant in the market, and then there were sewing shops, printing and dyeing workshops, barber shops, tobacco shops and other shops in the town, and even casinos, brothels, opium shops and other entertainment places appeared. According to the description of Hase<sup>[10]</sup>, there were at least 115 shops in the town in 1925, which were used for retail, service, entertainment, etc. (Table 3-1), that is, the combination of material consumption places and spiritual consumption places. It is not necessary to evaluate these service industries and entertainment industries by the standards of the current era, but in

1925, the rise and development of these places did provide many consumption opportunities for customs officers and soldiers.

Table 3-1 Typology of Shops in Tung Wo Market in 1925

	Main Product Type	Quantity
Retail	Daily Necessities	8-10
	Fish Stall	9
	Foodstuff	8
	Medicine	6
	Paper	4
	Rattan Fabric	2
	Charcoal	1
	Vegetable	1
Wholesale	Grain Wholesale	5
	Fresh Fish Wholesale	5
Workshop	Ironsmith	6
	Wine Making	4
	Tailor	3
	Clinic	2
	Carpenter	2
	Barber	1
	Leather Goods	1
	Silverware	1
Service	Hotel	5
	Restaurant	4
	Letter Writing	1
	Pawnshop	1
Entertainment	Brothel	3
	Opium	1-3
	Casino	1

(Source: Drawn by the Author, See Appendix 2 for the Sources of Data)

However, a strong typhoon in 1937 destroyed Tung Wo Market and most of the buildings were destroyed. The shop operators of Tung Wo Market moved their shops to Sha Tau Kok, New Territories, which drove the economic development there.

### 3.1.3 Cross-border Activities

Since the boundary line circumvented the southern edge of Sha Lan Ha village, the life

and economic activities of residents in Sha Tau Kok were forced to adapt to the emergence of the boundary line and then made changes. First of all, the water well necessary for residents' daily life and the Tin Hau Temple for religious beliefs were allocated to the Shenzhen area. Residents of Sha Tau Kok in New Territories needed to cross the border to Shenzhen to collect water and worship; while part of the land in Sha Lan Ha village is allocated to the New Territories. Residents of Sha Tau Kok Town in Shenzhen need to cross the border to the New Territories to reclaim fields, go fishing, etc.



Figure 3-2 Farmland in Lin Ma Hang Village, Sha Tau Kok, New Territories  
(Source: Chung Ying Street History Museum)

Secondly, since Tung Wo Market was assigned to Shenzhen, in order to avoid turning daily economic transactions into import and export activities, evading customs red tape and duties, and to facilitate New Territories residents to go to Tung Wo Market, some shop operators in Shenzhen moved their shops to the boundary line. By the 1930s, a street with more than 50 shops was formed on the boundary line. There are wholesale and retail businesses in the shops, selling sea salt, rice, seafood, dried fish, etc. There are also handicraft workshops such as wine making, shipbuilding, and carpentry, and service industries such as hairdressing, pawn shops, and hotels. The commercial street that gradually converges to the boundary line due to the boundary effect.

Although Sha Tau Kok is divided into two by the border and is under the jurisdiction of China and Britain, since there were no border control checkpoints at that time. Residents on both sides can still visit relatives and friends, go to the market for transactions, and exchange marriages. Apart from the need to be inspected by the customs, their daily life activities are not restricted too much<sup>[8][44]</sup>.

## 3.2 Amenities and Activities under Border Blockade, 1949-1979

### 3.2.1 Border Blockade

After the founding of New China, due to political considerations and the fight against illegal entry and other cross-border criminal activities, Guangdong and Hong Kong decided to seal the border. The Hong Kong British government issued the *People's Immigration Control Ordinance* (《人民入境统制条例》) in 1950, which began to restrict the free entry and exit of Chinese residents in Hong Kong. In 1951, the *Frontier Closed Areas Order* (《边境封闭区域命令》) was promulgated, delineating a frontier closed area in the northern part of the New Territories for blockade, and Sha Tau Kok was located within this area. In 1951 and 1954, the Guangdong provincial government promulgated the *Regulations on the Administration of Passengers Traveling to and from Hong Kong and Macao* (《关于往来香港、澳门旅客的管理规定》) and the *Interim Implementation Rules for the Administration of Passengers Entering and Exiting Hong Kong and Macao in Guangdong Province* (《广东省出入境港澳旅客管理暂行实施细则》), noting that frontier defense team is responsible for the duties of the Sh Tau Kok frontier restricted area in Shenzhen<sup>[42][43]</sup>.

### 3.2.2 Amenities

#### (1) Natural and Cultural Amenities

From the 1950s to the 1970s, Chung Ying Street was basically covered by buildings on both sides of the border from No. 7 to No. 3 boundary markers, except that there is still a vegetable field near the banyan tree. Xin Lou Street (新楼街) in the British territory is close to the fishing port, where hundreds of fishing boats gather every day, and there is a fish market next to the pier. The existence of vegetable fields and fishing ports proves that at this time, Chung Ying Street still retained some production activities in addition to market trade activities.



Figure 3-3 Natural and Cultural Amenities in the 1950s

(Source: Drawn by the Author)

## (2) Market Oriented Amenities

In 1951, Sha Tau Kok was managed as a restricted area. In order to facilitate management, the public security frontier defense forces sealed off Sha Tau Kok, and the boundary line was set on the side of the boundary river in Sha Tau Kok, and the entire Sha Tau Kok town became a restricted area for border defense. After Sha Tau Kok became a restricted area, people and goods in the town could still travel to and from the New Territories, and currency still circulated. At that time, China was in the period of “private transformation”, and some Chinese businessmen took the opportunity to move to the British side to set up shop out of the need for self-protection. At this time, there were still a few shops on the British side of Chung Ying Street, while on the Chinese side there were only “Jishengtang” pharmacy, “Yang Cheng Kee” laundry and an inn, and the business was sluggish<sup>[9]</sup>.

Until 1956, Chinese country gentry raised funds to build a private Sha Tau Kok Store on Chung Ying Street for the convenience of the residents in the town. In 1958, the government

transformed Sha Tau Kok Store from private ownership to public-private partnership. In 1959, under the care of the central government and the Guangdong Provincial Party Committee, Sha Tau Kok Store was nationalized and expanded its business scale, becoming the only state-owned store and county-level enterprise on Chung Ying Street, and renamed it Sha Tau Kok General Store. The store was mainly engaged in foreign trade export goods, and it was also the first store in Shenzhen to deal in export goods. In 1959, the commercial department in Sha Tau Kok Town started to carry out systematic maintenance on the shops on Chung Ying Street. The overall arrangement was to set up state-run shops, local grocery stores, banks, restaurants, bookstores, barber shops, etc. At the No. 3 boundary marker, after the original iron house was demolished, a long row of cement canopies was built into a new agricultural and fishery trade market.

The blockade of the border restricted the commercial consumers of Chung Ying Street, and outsiders rarely had the opportunity to participate in the commercial activities there. As a result, the service industry gradually decreased, and the entertainment industry disappeared completely.

### 3.2.3 Activities Isolated by the Border

Affected by the border blockade, Sha Tau Kok residents, who were previously free to travel to and from both sides of the border, have undergone great changes in their lives and economic activities. First of all, in terms of daily life, residents of Sha Tau Kok in Shenzhen, need to show their permits when carrying out cross-border operations such as cross-border farming and transit transportation, while residents outside the town need to apply for a “Sha Tau Kok Border Special Management Zone Pass” to enter. Villagers in Sha Tau Kok in the New Territories need to apply for restricted area passes regularly, and visits to relatives and friends also require local residents as guarantees. With the close exchanges of border trade, the customs, border inspection, foreign trade and other departments have stipulated that Shenzhen residents can bring items into the country 5 times a month, the weight of the items should not exceed 5 kg each time, and the total value of the items should not exceed 5 yuan each time.

Secondly, in terms of economic activities, the trend of shops concentrating toward the

border has been exacerbated. Due to China's land reform and agricultural cooperatives in the 1950s, the residents of Sha Tau Kok in Shenzhen, were highly motivated to produce. Therefore, agricultural and sideline products are abundant and cheap. The shops on Chung Ying Street in Shenzhen are mainly engaged in agricultural and sideline products, selling rice, vegetables, meat and other products to residents of the New Territories. Residents of Sha Tau Kok in the New Territories brought foreign products from the Hong Kong market to Chung Ying Street, mainly dealing in imported products and goods in short supply in Mainland China such as matches, kerosene, cloth, and medicines. The obvious contrast in the types of commodities on both sides of the border also reflects the differences in the economic systems and ideologies of Hong Kong and Mainland China at that time<sup>[44]</sup>.

Affected by the widening gap in economic development between Shenzhen and Hong Kong, the main social conflicts on both sides of the border have risen to the economic and political levels. In Sha Tau Kok, Yantian, Meisha and other surrounding areas of Shenzhen, people smuggled into Hong Kong through Chung Ying Street. The border has also changed from infiltrating to shielding, in response to the tide of villagers fleeing Hong Kong during this stage. According to Sha Tau Kok statistics, from the liberation of Sha Tau Kok Town in 1949 to the end of 1978, 2,518 people fled to Hong Kong, equivalent to twice the population of Sha Tau Kok Town in 1978. At that time, some of the Sha Tau Kok villagers fleeing Hong Kong were stranded in Hong Kong, and some were sent back to their hometowns. The villagers stranded in Hong Kong were homesick but did not dare to go home, so they met with their families and stood on both sides of the boundary river in Sha Tau Kok to tell each other that they were safe. Locals call this scene of family gathering at the boundary river “Boundary River Meeting” (界河会)<sup>[8]</sup>.



Figure 3-4 “Boundary River Meeting”  
(Source: Chung Ying Street History Museum)

The transition of the border from open to closed is not only due to political reasons, but also related to the fact that the level of social and economic development on both sides of the border has gradually changed from basically equal to the fact that there is a gap, and the gap is constantly widening. The development gap is the main driving force for people to move across borders in pursuit of a better life. However, this act broke the peace of the border space and challenged the authority of the border managers. As a result, the border was blocked and the border managers stepped up border management efforts to prevent the free movement of the population.

### 3.3 Amenities and Activities under Regular and Institutionalized Border Management, 1980-1999

#### 3.3.1 Regular and Institutionalized Border Management

After 1979, especially after the signing of the *Chinese-British Joint Declaration* (《中英联合声明》), the cooperation between Guangdong and Hong Kong in border management gradually became regular and institutionalized<sup>[42]</sup>. In 1983, the two sides signed the *Agreement on the Opening of Chung Ying Street* (《开放中英街协议》) to promote the development of border trade and tourism economy<sup>[8]</sup>. In 1989, Guangdong Province issued the *Reply on Strengthening the Management of Sha Tau Kok Town* (《关于加强沙头角镇管理问题的批复》), emphasizing that Sha Tau Kok Town should be managed as a restricted area



for frontier defense<sup>[12]</sup>. In 1990, Chung Ying Street Management Office was formally established in Luohu District, Shenzhen to manage the affairs of the Shenzhen side of Chung Ying Street.

### 3.3.2 Amenities

#### (1) Natural and Cultural Amenities

In the 1980s, land reclamation had been carried out in many places along the coast of Mirs Bay. The undeveloped land retained the state of natural green land, but the ecological environment of fish in the bay was damaged. Most fishermen stopped engaging in fishery production and began to go ashore to engage in other jobs.

In 1980, almost every family in Sha Tau Kok Town built a small western-style building, and many people even started to operate real estate<sup>[9]</sup>. Therefore, most of the buildings in Sha Tau Kok today were built in the early 1980s. After the renovation of the old city and land reclamation in the 1990s, they were finally preserved. Since 1985, along with the rapid development of commercial economy in Sha Tau Kok, the municipal facilities and cultural construction in the town have also been advancing step by step. There are 3 cultural institutions in the town, a Xinhua Bookstore, a cinema and a cultural station. Xinhua Bookstore is built on the Chinese side of Chung Ying Street and is a branch of Shenzhen Xinhua Bookstore<sup>[9]</sup>. The Sha Tau Kok Theater is a first-class facility of 4,000 square meters. In addition, kindergartens, schools, hospitals, and sports facilities like badminton training halls, swimming pools have also been built one after another. These facilities have become indispensable places for local residents' life and cultural activities.

Schools and temples are the earliest cultural facilities in Sha Tau Kok. Religious and sacrificial activities represent the inheritance of local Hakka culture and beliefs. The emergence of transportation facilities such as trains and ferries has accelerated the modernization process of this area. In the 1980s, the construction of municipal facilities and cultural buildings enriched the life and cultural activities of local residents. However, these public cultural amenities are mainly related to the life of local residents, and are not the main places where tourist consumption activities take place. In particular, the only railway station located at the No. 3 boundary marker on Chung Ying Street has long been demolished, while

other facilities are scattered in Sha Tau Kok Border Special Management Zone.



Figure 3-5 Natural and Cultural Amenities in the 1980s

(Source: Drawn by the Author)

## (2) Market Oriented Amenities

After the blockade and re-opening of the border, Chung Ying Street, which flourished again in the 1980s and 1990s, was completely different from Tung Wo Market in the 1920s, and had become a more pure retail space. The destruction of the ecological environment caused by land reclamation and the disappearance of natural amenities have made some Chung Ying Street shops no longer able to retain the self-sufficient workshops. Social progress and policy changes have also banned most of the original service and entertainment industries.

In the last century, there was still a big gap in social development between Shenzhen and Hong Kong. Although the living standards of Mainland people improved after the reform and opening up, in the planned economy era, Chung Ying Street became the only way for Mainlanders to pursue novel and fashionable products. Relying on the advantages of social geography, the shops on Chung Ying Street can more easily obtain products imported from

Hong Kong and sell them duty-free. The richness of novelty goods and the price difference of duty-free goods have become the key to the prosperity of Chung Ying Street in this period.

In 1997, there were 5 shopping malls and more than 70 independent shops on Chung Ying Street (Table 3-2). Precious accessories such as gold, silver, jewelry and watches were the most popular items during this period, followed by clothing, bags and electronics. Stores for daily cosmetics and medicines are rare, and there are no independent stores selling food except in shopping malls. Banks are the only service industry in the street. There was no entertainment industry in the street, that is to say, there was no place for spiritual consumption in the street market at that time.

Table 3-2 Typology of Shops in Chung Ying Street in 1997

	Main Product Type	Quantity
Retail	Jewelry, Watches	35
	Clothing, Footwear, Bags	25
	Home Appliances, Photographic Equipment, Mobile Phone	14
	Cosmetics	5
	Medicines	3
	Building Materials, Lacquer, Metallic Parts	1
Shopping Mall		5
Service	Bank	2
	Industrial and Commercial Office	1

(Source: Drawn by the Author, See Appendix 3 and 4 for the Sources of Data)

### 3.3.3 Activities Affected by Tourism Consumption Development

After the reform and opening up, the villagers of Sha Lan Ha Village, who lived on fishing and farming, became residents of Sha Tau Kok Town. From the 1980s to the early 1990s, the residents of Chung Ying Street mainly made a living by going to Hong Kong to work; working in the neighborhood committees in the Chung Ying Street area; doing business in Chung Ying Street, mainly purchasing Hong Kong goods and selling vegetables in Hong Kong.

In the 1980s and early 1990s, Mainland was in a period of scarcity of supplies, and business formats such as stores and supermarkets were relatively rare. In contrast, Chung Ying Street took the lead in implementing a market-oriented economy, which has brought a series of positive impacts on the daily life of residents in the Chung Ying Street area and

nearby areas. First of all, residents of the Chung Ying Street area and Yantian District can be allocated a “yellow card” to pass Chung Ying Street, and enjoy the convenience of purchasing rare and expensive daily necessities in the Mainland from Chung Ying Street. Residents of Yantian District can go out after purchasing at the port to fill in the certificate and pay the tax, but there is a certain limit on the number of items for personal use. Those who do not hold a “yellow card” cannot carry electrical appliances and other items out of the customs.

Secondly, due to the limited number of endorsements at that time, it is generally easier for the personnel of the unit to obtain endorsements. In order to meet the shopping needs of other groups, residents of the Chung Ying Street and Yantian District, as well as workers or migrant workers there, mostly engage in purchasing agents, earning from the price difference and exchange rate difference between Hong Kong and Mainland China. In addition, local residents are allowed to directly transport vegetables produced or purchased from Shenzhen to Hong Kong for sale without customs declaration and quarantine, greatly increasing their economic income. It can be seen that the marketization and tourism development of the border not only brings a variety of commodities to the lives of residents, but also provides a feasible way for their economic sources. However, after Hong Kong’s return to the motherland, Mainland’s materials have gradually become more abundant and can be directly supplied to Hong Kong, and this advantage of Chung Ying Street has gradually disappeared<sup>[44]</sup>.

In the context of transition, informal activities as a way of earning a living are widely accepted as a daily economic practice<sup>[44]</sup>. Under the background of reform and opening up, small trade, as an additional opportunity provided by the economic development of the Chung Ying Street border trade tourism, has become one of the important ways of making a living for the residents there. The identity of local residents and the identity of professional purchasing agents have thus achieved a high degree of integration. On the one hand, the transition of residents to formal traders was blocked. Residents of Chung Ying Street lacked a boundary right embedded in their identity, that is, the right to participate in formal commercial and trade activities of Chung Ying Street as local residents. On the other hand, it is easy for residents to transform into professional purchasing agents. Residents in the Chung Ying Street area had advantages in obtaining certificates, and they had the advantages of

feasibility, convenience, and economy in participating in cross-border small-value trade.

### 3.4 Amenities and Activities in Sha Tau Kok Border Special Management Zone, after 2000

#### 3.4.1 Sha Tau Kok Border Special Management Zone

After the return of Hong Kong in 1997, the affairs of the Hong Kong side of Chung Ying Street were managed by the Sha Tau Kok District Rural Affairs Committee of the Hong Kong Special Administrative Region. In 2000, the restricted area for frontier defense in Sha Tau Kok Town was renamed Sha Tau Kok Border Special Management Zone. In 2001, the neighborhood committee of Chung Ying Street Community in Yantian District was established. In 2002, the Chung Ying Street Management Office was changed into a public institution under the Political and Legal Committee of Yantian District. In 2003, the Guangdong Provincial Public Security Frontier Defense Corps officially canceled the curfew in the Sha Tau Kok Border Special Management Zone. In 2014, the Chung Ying Street Administration was announced, and the original Chung Ying Street Management Office and the community workstation were abolished. In 2018, the *Regulations on the Administration of the Sha Tau Kok Border Special Management Zone of the Shenzhen Special Economic Zone* (《深圳经济特区沙头角边境特别管理区管理条例》) came into effect<sup>[43]</sup>.

#### 3.4.2 Amenities

##### (1) Natural and Cultural Amenities

Up to now, the fields on both sides of Chung Ying Street have been gradually replaced by buildings, and land reclamation has made the main street of Chung Ying Street farther and farther away from the coastline. The only natural amenities in the street are the banyan trees. There is still a small area of vegetable fields on the Hong Kong side of Chung Ying Street. While the Shenzhen side is not closely connected with the natural environment such as green and water systems, less comfortable.

The boundary makers have become unique historical and cultural amenities of Chung Ying Street that has always been passed down, describing the unique social system of “One

Street, Two Systems”. In the 21st century, historical and cultural amenities such as arcades, ancient wells, monuments, and cultural walls destroyed by natural disasters and wars have been restored or newly built, and then Chung Ying Street History Museum has been established. The government of Yantian District proposed a new development orientation of “Leisure, Tourism, Sightseeing and Patriotic Education” in response to the needs of transformation.

As a leisure and tourism destination, Chung Ying Street currently has 5 open space nodes, large and small, on the main street (Figure 3-6). No. 7 boundary maker is close to the entrance of Chung Ying Street in Shenzhen, and there are still historical and cultural amenities such as the old well and the memorial arch nearby (Figure 3-7). No. 3 boundary maker is where the entrance of Hong Kong to Chung Ying Street located. This is the starting point of the historical and cultural display wall of Chung Ying Street, but there is no obviously enlarged open space. There are small leisure squares at the street corners of No. 2, No. 4 and No. 6 boundary makers. The banyan trees at No. 2, No. 4, No. 6 and No. 7 boundary makers are the only natural amenities on the main street (Figure 3-8).

The place where these boundary markers are located is also the place where nature and public cultural amenities are. Most tourists will choose to rest at these enlarged open spaces. But the current enlarged open spaces are not designed specially and lack leisure facilities (Figure 3-9).

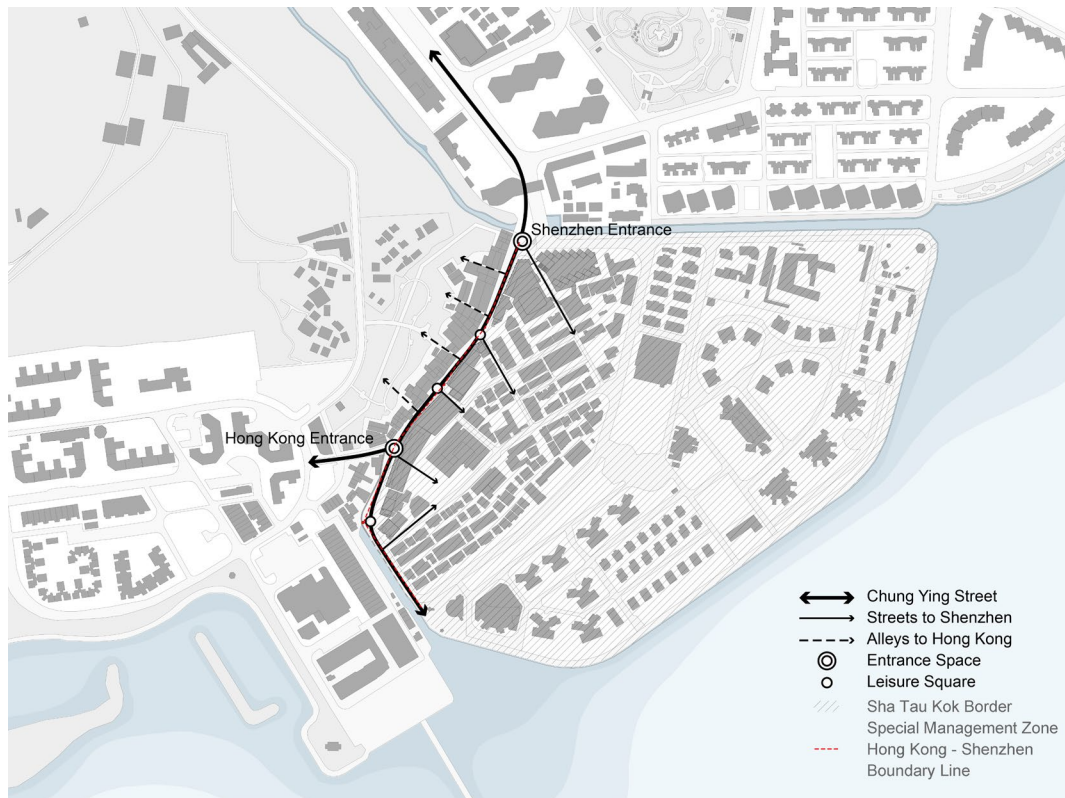


Figure 3-6 Current Street Structure of Chung Ying Street

(Source: Drawn by the Author)



Figure 3-7 Current Historical Cultural Amenities in Chung Ying Street

(Source: Drawn by the Author)

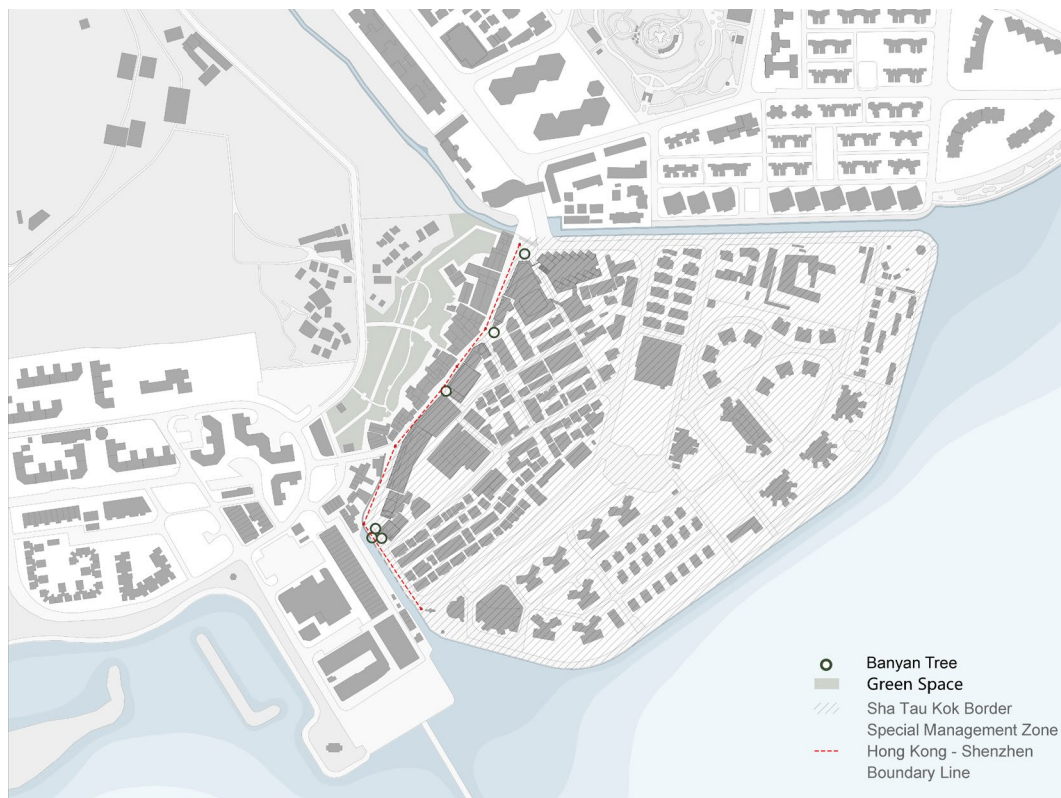


Figure 3-8 Current Natural Amenities in Chung Ying Street  
(Source: Drawn by the Author)

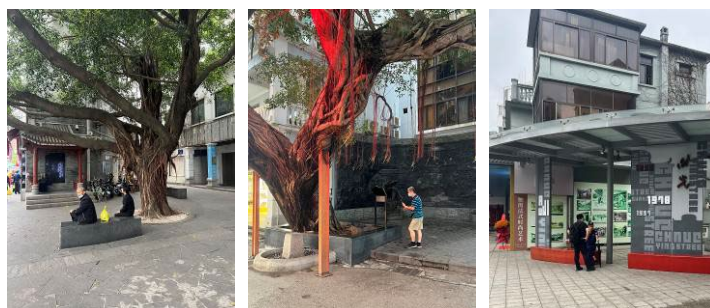


Figure 3-9 Current Leisure Facilities in Chung Ying Street  
(Source: Photographed by the Author)

## (2) Market Oriented Amenities

Currently, there are 75 independent stores on the Hong Kong side of Chung Ying Street, 12 of which are vacant; there are 17 independent stores on the Shenzhen side, of which 2 are vacant. Thus, the overall vacancy rate of individual stores reaches 13.3%. From the Shenzhen entrance of Chung Ying Street to the end of the street, that is, from the No. 7 boundary marker to the No. 3 boundary marker, the vacancy rate of independent stores gradually increases. The main duty-free shopping malls are still Quanganhui Outlets Shopping Center, Liang Kee



International Duty-free Shopping Center and Huagang Mall on the Shenzhen side, but most of the first and second floors of these shopping malls are vacant or in poor operating conditions.

Compared with the condition in 1980s and 1990s, leather bags, cosmetics, medicines, and cigarettes have replaced the most popular commodities in Chung Ying Street. Precious accessories such as gold, silver, jewelry, and watches still have a certain appeal. Independent stores for baby products are also common (Table 3-3). Generally speaking, the main products sold in Chung Ying Street are gradually changing from expensive commodities to daily necessities. There is only one tea stall in the entire main street which is at the same time a restaurant. Although there are nearly 10 other restaurants or drink shops on the ground floor of the residential buildings in the Shenzhen area, the scale and selection of them are limited, and most foreign tourists will not choose to eat within Sha Tau Kok Border Special Management Zone.

Table 3-3 Typology of Shops in Chung Ying Street in 2023

	Main Product Type	Quantity
Retail	Bags	40
	Cosmetics	27
	Tobacco	23
	Medicines	19
	Jewelry	15
	Belts	15
	Watches	9
	Clothing	7
	Alcohol	7
	Foodstuff	6
	Home Appliances	4
	Daily Necessities	3
	Baby Products	3
	Building Materials, Lacquer, Metallic Parts	1
Shopping Mall		6
Service	Restaurant	1

(Source: Drawn by the Author, See Appendix 5 and 6 for the Sources of Data)

### 3.4.3 Tourism Consumption Activities

#### (1) Professional Purchasing Activities

The integration and separation of resident identity and professional purchasing agent

identity, that is, the evolution of residents' participation in cross-border small-value trade, reflects the process of them actively adapting to changes in the social and economic development situation. In the 1990s, under the background of the implementation of the market economy in Mainland and the return of Hong Kong, the border trade and tourism economy of Chung Ying Street was declining day by day, and the identity of the residents there was gradually separated from the identity of professional purchasing agents. Purchasing agents actively responded to multi-scale border control through the informal network constructed by kinship, formal occupational relationship, and commercial transaction relationship. Residents actively negotiated with administrative agencies on their diverse daily cross-border demands mainly through Chung Ying Street Community Neighborhood Committee. However, after the separation, residents still had the advantage in obtaining certificates, and professional purchasing agents used the advantages of residents to obtain legal certificates to carry out informal economic activities.

However, the increasing number of purchasing agents and selling counterfeit products not only seriously affected the image of Chung Ying Street, but also caused many adverse effects on the normal life of residents. On the other hand, Chung Ying Street has almost no corresponding service facilities except for shopping stores, so most purchasing agents or tourists stay there for 1 to 2 hours and then leave directly<sup>[8]</sup>. They seldom enter the residential area for consumption, so they cannot drive the economic development of the residential area.

## (2) Tourism Consumption Activities

The development of tourism and consumption in Chung Ying Street in Sha Tau Kok has naturally brought outsiders – tourists – into this area. Tourists need to use their identity information to make an appointment on the online platform or on-site, and strictly follow the appointment time to receive the pass for Sha Tau Kok Border Special Management Zone. It is open to tourists from 9:00 to 18:00, and the latest entry time is 17:00. Tourists can shop duty-free there. The historical attractions and cultural sites in the Sha Tau Kok Border Management Zone also provide opportunities for tourists to experience the unique history and culture of the area.

Chung Ying Street is not a port in the actual sense. This area is still within the territory of

Shenzhen. Entering Chung Ying Street for tourism does not mean leaving the country either. Therefore, tourists cannot enter the Hong Kong area through Chung Ying Street. However, people and goods entering and exiting Chung Ying Street are still inspected and supervised by customs and border forces. Entering Chung Ying Street is still colloquially called entering the customs, while leaving there is called exiting the customs.

### 3.5 Summary

The process of modernization has gradually increased the cultural amenities in Sha Tau Kok, while the natural amenities have decreased accordingly. Geographically, natural ecological environments such as mountains and oceans gradually recede and move away from Chung Ying Street. Public cultural amenities have increased with the needs of residents' lives, and historical cultural amenities have been preserved or rebuilt.

The commercial area in Sha Tau Kok developed a rich variety of market-oriented amenities during the Tung Wo Market period, providing material and spiritual consumption activities. After the demarcation of the Chinese-British border, the market-oriented amenities in Chung Ying Street became limited and single, which also led to the decline of Chung Ying Street at this stage to a certain extent.

A series of activities related to border crossing or isolation, such as “Cross-border Shopping”, “Cross-border Farming” and “Boundary River Meeting” that local residents once had, no longer appear. For the purchasing agents and tourists in the Sha Tau Kok Border Special Management Zone, the border has always played a role of isolation.

The border policies in the Sha Tau Kok area have gone through four stages: no restrictions on the border, strict border blockade, regular and institutionalized management, and then the management of Sha Tau Kok Border Special Management Zone. Local amenities and activities have also evolved along with border policies. The particularity of local culture and social life in Sha Tau Kok presents a unique cultural attraction. This particularity and attractiveness not only provide opportunities for local economic development and tourism consumption, but also endows Sha Tau Kok with a unique local identity and cultural charm.

## Chapter 4 Urban Regeneration Strategies and Design

### 4.1 Current Requirements

#### 4.1.1 Quality Improvement and Function Replacement of Street Space

##### (1) Quality Improvement of Open Space

Although the enlarged open spaces on Chung Ying Street gather natural and cultural amenities, they lack supporting and leisure facilities, resulting in shorter stay time for tourists there. The natural landscape, public and historical cultural amenities should have enriched the activities of the open space and made the space feel more comfortable. Therefore, for the existing open spaces on Chung Ying Street, the natural landscape and cultural facilities are the main design elements for reconnecting, separating, arranging and enriching the open space.

In the Sha Tau Kok Border Special Management Zone outside Chung Ying Street, there are other open spaces that can get close to the natural landscape or hold public and historical cultural activities. In the residential area in Sha Tau Kok in Shenzhen, the open space between the residential buildings with ground floors commercial spaces may host commercial activities. Compared with the obvious urban construction area of Sha Tau Kok in Shenzhen, Hong Kong has a richer natural environment. The back side of the shop in Hong Kong is close to the southwestern foothills of Wutong Mountain. The open space in the natural environment can enrich the spatial appearance of Chung Ying Street in Sha Tau Kok and make the whole area more comfortable and pleasant.

##### (2) Function Enhancement of Transitional Space

The vacancy rate of shops along the street is higher than 10%, and the commercial spaces on the first and second floors of arcade buildings and shopping malls are unoccupied. These facts fully prove that the current planned commercial space on Chung Ying Street in Sha Tau Kok has not been fully utilized, and the development of commercial scale has been hindered. Creating more transitional spaces suitable for commercial activities can ensure that the space form is suitable for the further development of commercial scale.

From the previous research, it can be found that the first floor of No. 1 Arcade Building,

is used for residence and the arcade on the first floor retains the form of the outdoor corridor and the function of viewing and overlooking. While the first floor of No. 4 Arcade Building is used as a commercial space, which is currently completely enclosed. That is to say, the arcade forms a continuous space for commercial activities on the ground floor, but there is no connection at all on the first floor, failing to give full play to the comfort and display functions as a transitional space. In addition, the ground floor commercial space in the residential area of Shenzhen is scattered and there is no path to guide tourists there, which is not conducive to the agglomeration and development of commerce.

The form of the transitional space needs to be adaptively changed with the function of the architectural space. For the commercial space of Chung Ying Street, the transitional space, especially the connection between the commercial space on the first floor and the arcade, needs to be commercialized in order to further exert its comfort, product display function and path guidance function. In addition, the projections created by connecting corridors and platforms on the ground can also limit and guide the open space, thereby attracting urban people and providing them with a more comfortable space experience.

#### 4.1.2 Creation and Reshaping of Local Scenes

##### (1) “Nostalgia” of Commercial Scenes

Starting from the “Eastern Peace Market” and later becoming a “Shopping Paradise”, the commercial atmosphere left and passed down in Sha Tau Kok has always been people's good inherent impression of this area, and it often arouses people's nostalgia of this glorious period in the past.

The accelerated development of modernization has further led to uncertainty in the way of human existence, making people full of doubts and fears about the turbulent present and the illusory future, and everything in the past has become extremely precious. As Dann said, modern us spend a lot of time and energy exploring the past. Nostalgia is the recollection of past life, situations or emotions, and the longing for things or scenes that have been in the past or have gradually moved away from the present<sup>[46]</sup>. Boym pointed out that nostalgia has the nature of space, and divided nostalgia into two categories: restorative nostalgia and reflective nostalgia. The restorative nostalgic space emphasizes the “old” in nostalgia, that is, to reshape

places by repairing or rebuilding historical sites; the reflective nostalgic space focuses on the process of nostalgia, without deliberately rebuilding on the old site<sup>[47]</sup>. Nostalgic memories and emotions are often associated with specific scenes, and self-identity is generated through the perception, evaluation and emotional response to the scene, which coincides with the authenticity pursued by scene theory.

Therefore, people's nostalgia for Chung Ying Street in Sha Tau Kok is a kind of reflective nostalgia. It is not simply a retrospective and replica of the past consumer space and amenities, but a reflection and review of the history of the development of the street market. People are trying to find the active and glorious commercial scenes in the past in today's Chung Ying Street in Sha Tau Kok.

The statistics of market-oriented amenities can describe the density and richness of commercial and consumer activities in the area, so we can find that the material consumption space of Chung Ying Street has developed a relatively stable scale in the historical process. Obviously, the spiritual consumption amenities required by tourism consumption need to be increased, and the development of these spiritual amenities often complements the gathering of creative class groups. The increase of creative commercial space can make the tourism and consumption activities of Chung Ying Street in Sha Tau Kok more diversified, bringing the development of tourism consumption of Chung Ying Street in Sha Tau Kok into a new stage of glory.

## (2) “Novelty-seeking” of Boundary Activities

The unique social and geographical location has always allowed Chung Ying Street in Sha Tau Kok to play the role of a “peephole”. The FCA and Hong Kong on the other side of the border are very attractive to tourists with novelty-seeking psychology.

Catering to the novelty-seeking psychology reflects the theatricality of the scene. As a frontier closed area, Sha Tau Kok has unique social and cultural significance and behavioral patterns, which attracts people's curiosity. There is a strong interest and curiosity to explore prohibited things and situations in the frontier closed area.

“Novelty-seeking” refers to satisfying people's curiosity by searching for novel and strange things<sup>[48]</sup>. As a special cultural form, novelty-seeking consumption embodies a spirit

of subversion and rebellion. It enriches people's spiritual life and stimulates their creative spirit while dispelling the spiritual pressure on people in the current society, thus forming a kind of Aesthetic codes in line with the current modern society<sup>[49]</sup>.

Some novelty-seeking ideas and excessive marketing will cause corresponding product quality and safety problems, and even spread deformed concepts and cause value distortions. But in fact, novelty seeking is an individual instinct, and has no negative effect. The so-called negative impact of it is actually that marketers have broken through the moral bottom line. Flavell notes that at a very early age human infants already are engaged in novelty seeking. When presented with two visual stimuli of equal intensity, one familiar and one novel, the infant will select the novel stimulus<sup>[50]</sup>. However, even if novelty-seeking is innate, it is logical to assume that it serves some constructive purpose to the individual<sup>[51]</sup>. This kind of purposeful “curiosity” can be understood as “novelty-seeking”.

In Chung Ying Street in Sha Tau Kok, novelty-seeking consumption is not only a way to create economic hot spots and promote economic development, but also an important way to inherit and spread local history and social culture. This transgressive and innovative experience can capture the attention of tourists and give them the opportunity to learn about the history and culture of local characteristics.

“Cross-border Shopping in Tung Wo Market” and “Cross-border Farming” respectively describe the behavior of residents of Sha Tau Kok in Hong Kong participating in commercial retail activities in Tung Wo Market after the establishment of the border, and the behavior of residents of Sha Tau Kok in Shenzhen crossing the border to cultivate fields in the New Territories. “Family Gathering at the Boundary River” describes the scene where the fleeing villagers stranded in Hong Kong and the repatriated villagers meet across the Sha Tau Kok boundary river after the border blockade. These activities and behaviors with local characteristics related to border crossing or border isolation describe unique local scenes, which can be transformed into cultural dynamics, promoting the transformation of Sha Tau Kok Chung Ying Street and its integrating into regional economic development.

## 4.2 Urban Regeneration Strategies

### 4.2.1 Redefinition of Open Space

In order to make full use of the natural landscape, public and historical cultural amenities, and enrich the types of commercial activities, the scope and function of the open space of Chung Ying Street in Sha Tau Kok need to be redefined. Since Chung Ying Street in Shenzhen is close to the residential area, and Chung Ying Street in Hong Kong is backed by natural landscapes, the open spaces located on the main street, the Hong Kong side, and the Shenzhen side of Chung Ying Street show the spatial characteristics corresponding to the location distribution.

The open spaces of the main street are mainly distributed on the Shenzhen side, which are leisure squares surrounded by commercial buildings and residential buildings. Changing the open interface between commercial buildings and commercial spaces on the ground floor of residential buildings, and arranging green spaces and leisure facilities can redefine the scope and openness of these leisure plazas, may enhance the connection between commercial buildings and open spaces, and at the same separate residential buildings and open space. Boundary makers, arches, the old well and other historical cultural amenities are the unique interactive elements of these leisure squares.

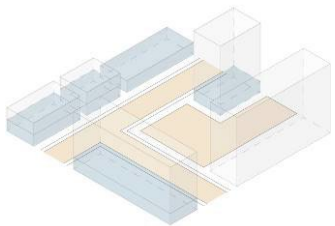
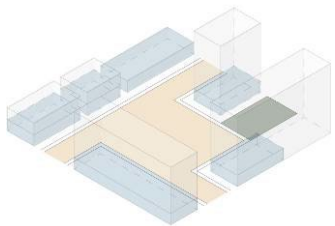
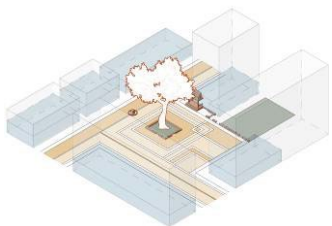
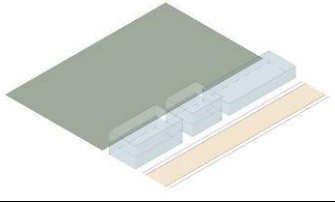
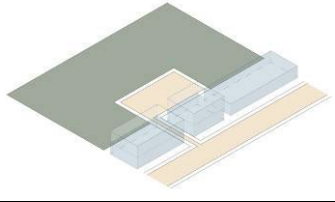
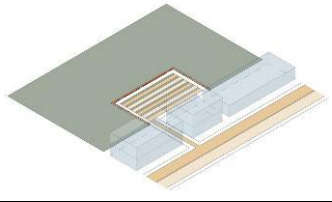
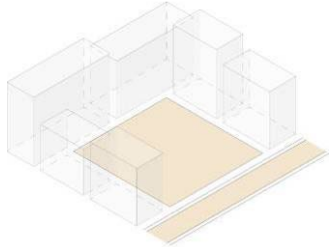
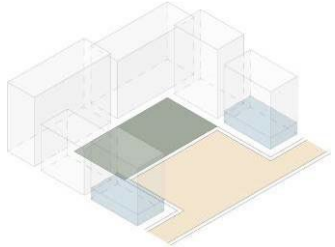
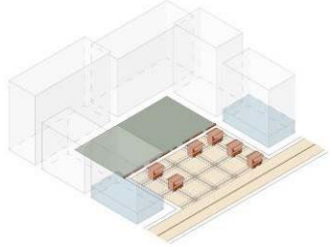

The open spaces in Sha Tau Kok, Hong Kong are landscape squares. Unfortunately, the natural landscape is located on the back side of Hong Kong's commercial buildings, and is only connected by narrow alleys with the main street. The connection between the landscape square and the main street needs to be strengthened. In the case of limited building renovation, the linear ground decoration can give full play to the role of path guidance. The introduction of natural landscape can provide tourists with different visual experiences in the continuous and highly repetitive commercial space of Chung Ying Street.

The open space suitable for use as a market square, is completely surrounded by residential buildings in Sha Tau Kok in Shenzhen. Similar to the historical square on the main street, the scope and openness of the market square will be related to the distribution of residential space and commercial space on the ground. Buildings separated by green spaces



can retain complete residential functions, while the ground floor of residential buildings next to the market square is conducive to the gathering of commercial spaces.

Table 4-1 Design Strategies for Open Space

	Before	Scope of Open Space	After
Historical Square			
Landscape Square			
Market Square			
Legend			

(Source: Drawn by the Author)

#### 4.2.2 Renovation of Transitional Space

In order to improve the possibility of further expansion of the commercial scale, the transitional space needs to be added and remodeled on the basis of the original building to improve the connectivity of the commercial space.

Under the protection scope and construction control requirements of the heritage site, the space volume of arcade buildings can no longer be increased or decreased too much. However, whether it is a traditional arcade or an arcade added to the facade of a shopping mall, the first-floor arcade connected to the commercial space can be used as a viewing platform for consumers and commercial shopwindow for shop owners. In addition, increasing the connectivity between the arcades by building new corridors can not only increase the interest

and diversity of the space, satisfy consumers' novelty-seeking psychology of gazing afar at Hong Kong, but also provide more possibilities for business growth.

Table 4-2 Design Strategies for Transitional Space

	Before	After	
Arcade Building			
Shopping Mall			
Residential Building			
Shop in Hong Kong			
Building Connection			
Legend	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #669966; border: 1px solid black; margin-right: 5px;"></span> Consumption Space</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFCC66; border: 1px solid black; margin-right: 5px;"></span> Residential Space</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99CCFF; border: 1px solid black; margin-right: 5px;"></span> Street (Ground Floor)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99FF99; border: 1px solid black; margin-right: 5px;"></span> Flow on Street</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF9966; border: 1px solid black; margin-right: 5px;"></span> Corridor (First Floor)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFCC99; border: 1px solid black; margin-right: 5px;"></span> Flow on Corridor</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> Viewing Line on Corridor</li> </ul>

(Source: Drawn by the Author)

The layout of the commercial open interface on the ground floor of the residential building, the overhead corridor and the outdoor corridor on the first floor can limit the travel paths of tourists on the ground base and the aerial base respectively, attracting people from the main street to the shops and markets in the residential area.

The aerial corridors are connected with the roofs of Hong Kong shops, which can provide tourists with a new perspective to understand the area behind the Hong Kong shops. These originally inaccessible and mysterious spaces can also be attractive to tourists who are curious. And when the main street is saturated, the space behind these commercial spaces has the possibility to become a new commercial space.

The aerial corridors can also connect different types of buildings with open spaces. When the buildings are separated by the square, the newly built overhead corridor above the square can make the square more enclosed. At the same time, they can also play the functions of commodity display, sunshade and rain protection similar to arcades and canopies, which can improve the comfort of space.

### 4.2.3 Reshaping of Local Scenes

#### (1) Commercial Amenities



Figure 4-1 Commerce Prosperity of Chung Ying Street in the Past

(Source: Chung Ying Street History Museum)

The cross-border duty-free shops on Chung Ying Street will be kept relatively preserved on the ground floor of the buildings on both sides of the street, while the commercial spaces on the first and second floors of the buildings that are vacant or in poor operating conditions

will be converted to carry more creative commercial space with multiple spiritual amenities. The interconnection of aerial platforms such as corridors and roofs provide a variety of viewing angles for the site, and also satisfies consumers' pursuit of diversity and novelty. Therefore, when the commercial space above the ground floor is connected with sightseeing facilities such as corridors and platforms, these commercial spaces will mainly serve tourism and sightseeing, making full use of vacant space while making local tourism and consumption activities more diverse.

The commercial buildings and transitional spaces on both sides of the street will continue the different styles of commercial streets in Shenzhen and Hong Kong. The interface on two sides of the street embodies the difference between Hong Kong style and Lingnan style, which can arouse tourists' sense of identification with local commercial atmosphere, and at the same time emphasize the geographical feature of Chung Ying Street on the boundary line between Shenzhen and Hong Kong.

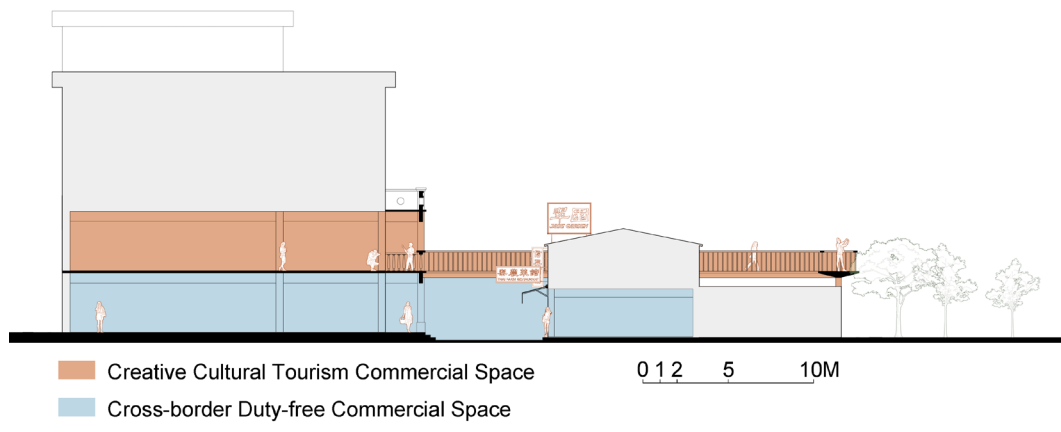


Figure 4-2 Vertical Distribution of Commercial Activities

(Source: Drawn by the Author)

(2) Border Activities



Figure 4-3 Cross-border Activities in Chung Ying Street in the Past  
(Source: Yangcheng Evening News<sup>[52]</sup>)

The Tung Wo Market, which hosted the “Cross-border Shopping” activity, no longer exists. As shown in Figure 4-4 the former site of Tung Wo Market has been completely occupied by residential buildings. Therefore, although the layout and architectural form of Tung Wo Market are recorded in detail in historical materials, its physical space is difficult to reproduce at the former site. However, modern virtual reality means such as VR and AR can realize the reproduction of Tung Wo Market and the “Cross-border Shopping” scene within a reasonable cost range. At the same time, the commercialization of the ground floors of residential buildings on both sides of Qiaotou Street and Wang Tau Street is relatively high. Moreover, there is still a large unplanned open space between the two streets adjacent to Haibang Street, which is suitable for developing a temporary market. The construction of the market square can provide tourists with the experience of shopping in the market and add more sense of participation to the virtual reality reproduction of Tung Wo Market.

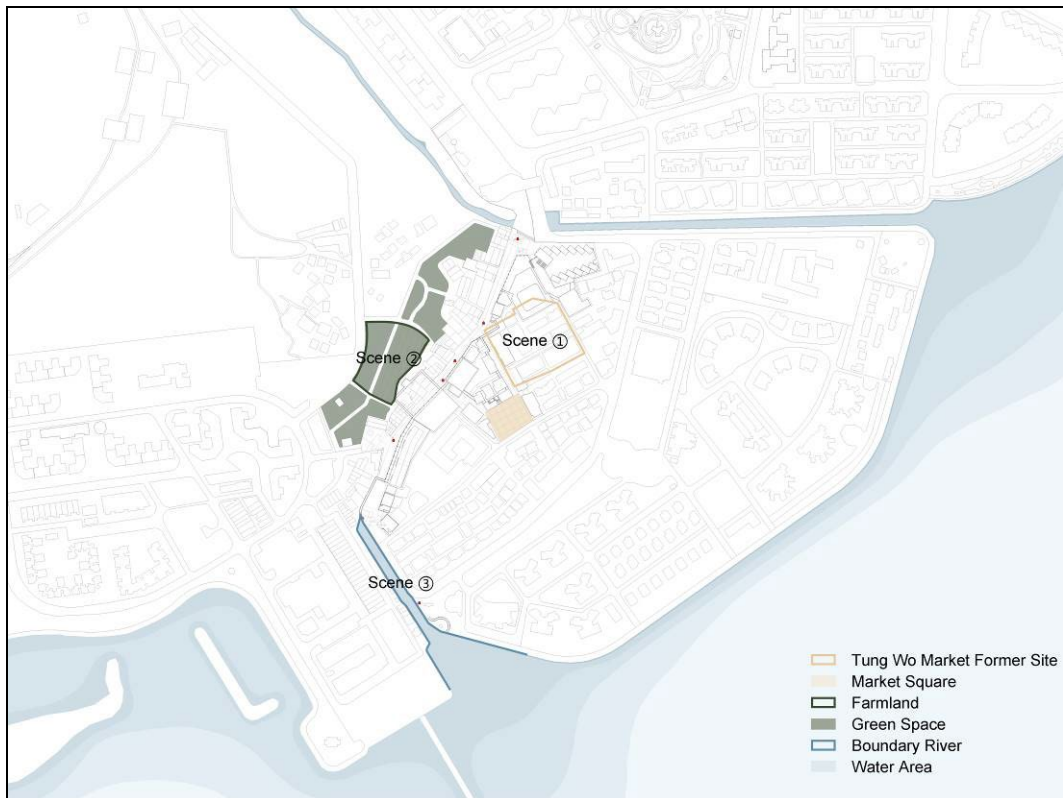


Figure 4-4 Former Sites of the Scenes

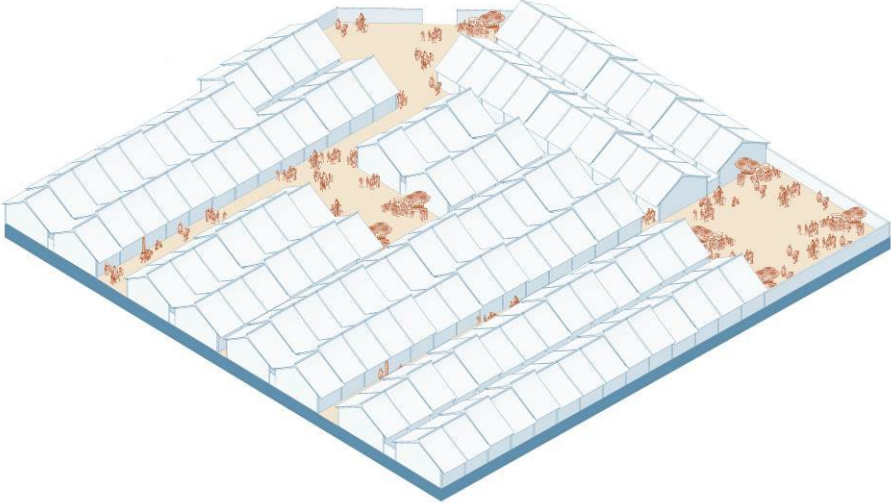
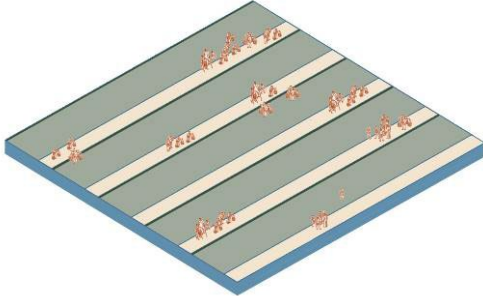
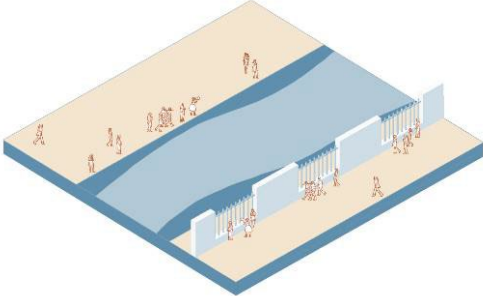
(Source: Drawn by the Author)

The places where the activities of “Cross-border Farming” took place in the past are still preserved today, and tourists can still experience these activities physically. The behavior of “Cross-border Farming” came about because the freshwater wells were assigned to the Shenzhen side. After modernization, the current Sha Tau Kok in Hong Kong has solved this resource distribution problem. However, there is a large area of vegetable fields in Sha Tau Kok in Hong Kong on the opposite side of No. 2 arcade building, which is a proof of this phenomenon.

Similarly, residents of Sha Tau Kok are no longer absolutely restricted from passing through the Hong Kong Frontier Closed Area or the Shenzhen Border Special Management Zone. So the phenomenon of “Family Gathering at the Boundary River” no longer appears. Looking at No. 3 arcade building in Hong Kong from the boundary river has become a “Boundary River Meeting” for tourists. The design and emphasis of corridors and waterfront spaces can enable visitors to stay at the nodes where these scenes reappear. The method of virtual reality can display the pictures of local residents' past activities and improve the visual

impact.

Table 4-3 Scenes in the Past

Scene ① “Cross Border Shopping at Tung Wo Market”	
	
Scene ② “Cross Border Farming”	Scene ③ “Family Gathering at the Boundary River”
	

(Source: Drawn by the Author)

#### 4.2.4 Street Structure Reconstruction under Border Policies

In order to enhance the attractiveness of tourist consumption space, the design of the open space of Chung Ying Street in Sha Tau Kok will focus on the commercial space of Chung Ying Street, and at the same time consider the residential area of Sha Tau Kok in Shenzhen and the landscape area of Sha Tau Kok in Hong Kong.

The street structure includes two parts: the ground open space network and the aerial corridor system (Figure 4-5). The main line of the corridor is based on the street buildings in Shenzhen, and the part where the roof space of the Hong Kong store is connected to the outer corridor on the second floor of the Shenzhen building is used as a branch (Figure 4-6). The two branches of the corridor are located at the field landscape of Hong Kong and the market

square of Shenzhen, linking the commercial area with the landscape area and the residential area (Figure 4-7). The Chung Ying Street area will be mainly used as a walking space to serve tourists and consumers, while protecting historical cultural amenities such as boundary markers (Figure 4-8).

Pedestrian paths in the Hong Kong landscape area are impassable for visitors from the Sha Tau Kok Border Special Management Zone in Shenzhen. Alleys accessible to Shenzhen tourists will be cut off at the field landscape, while other alleys connected to pedestrian paths will only be open to local residents. There is no vertical traffic connection between the overhead corridor and the ground pedestrian paths on the Hong Kong side, which can avoid the impact on the traffic policy of the restricted area.

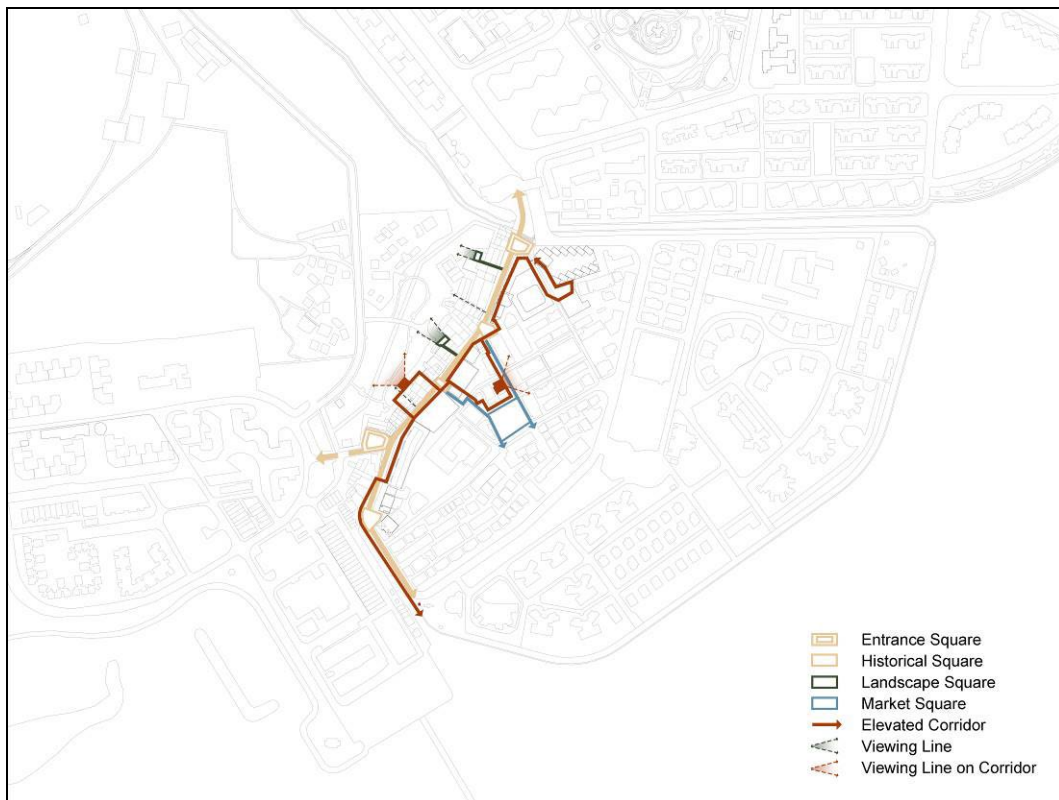


Figure 4-5 Street Structure  
(Source: Drawn by the Author)





Figure 4-6 Building Demolition and Renovation

(Source: Drawn by the Author)

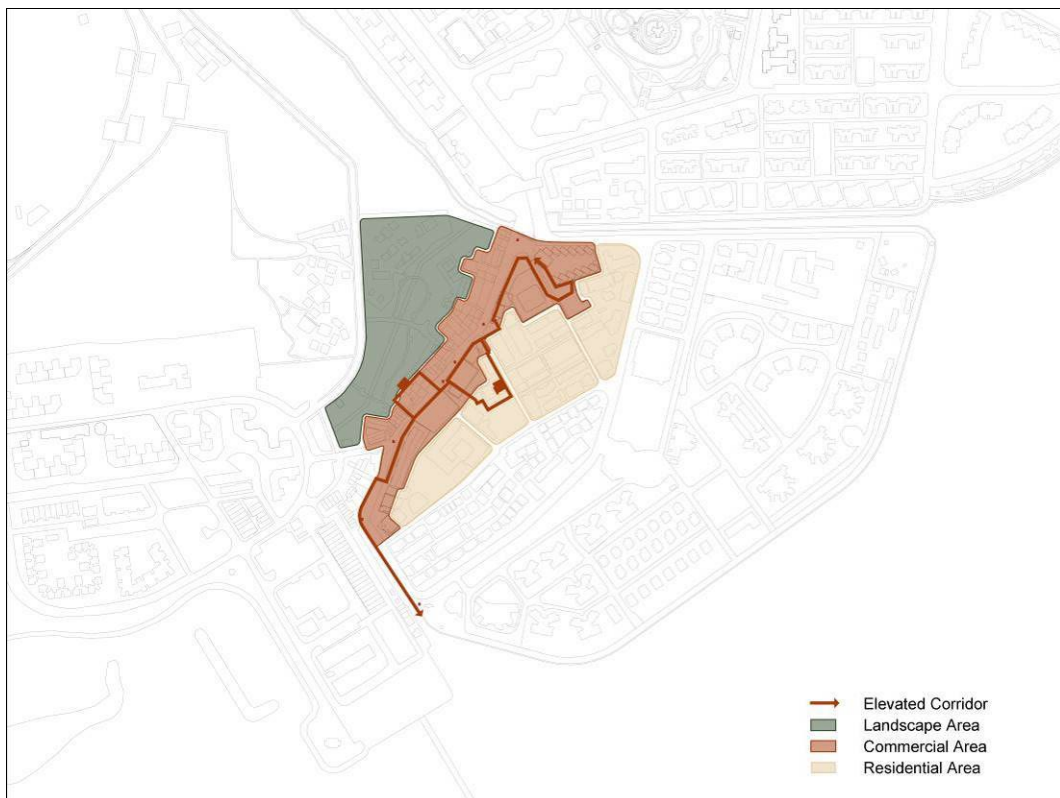


Figure 4-7 Area Function

(Source: Drawn by the Author)

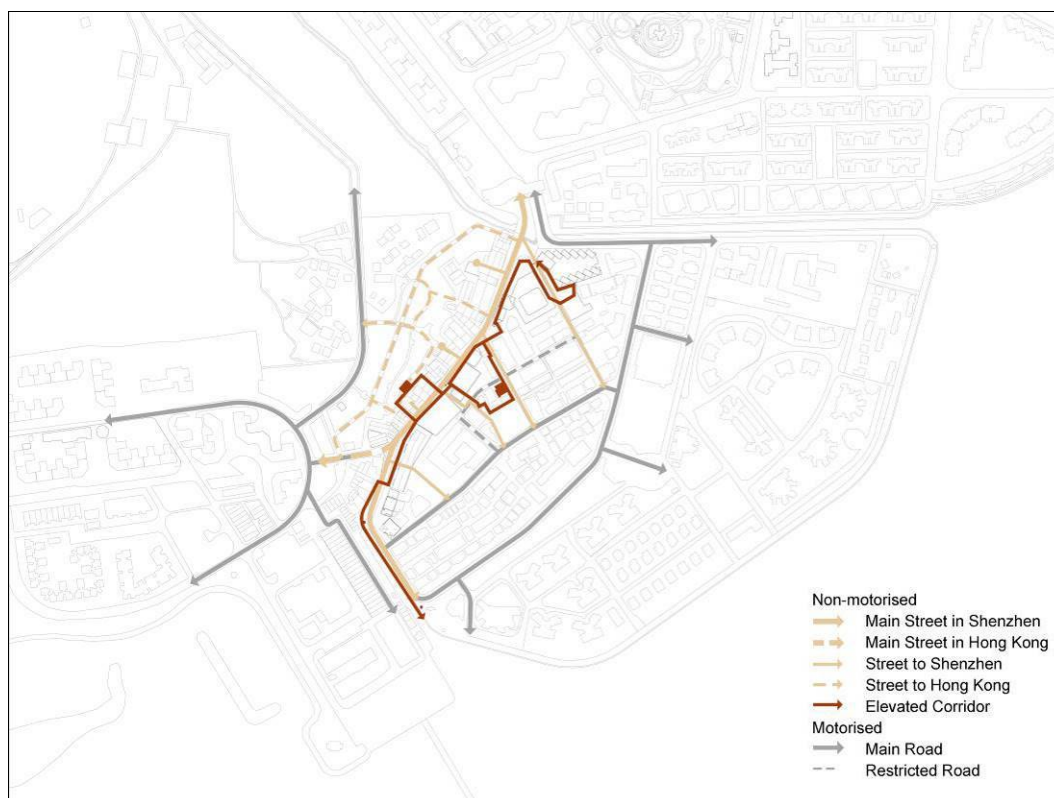


Figure 4-8 Transportation System

(Source: Drawn by the Author)

## 4.3 Urban Regeneration Design

### 4.3.1 Master Plan

The leisure squares at No. 2, No. 4 and No. 6 boundary markers on the main street, the two landscape squares on the Hong Kong side, and the market square in the residential area of Shenzhen are connected by overhead corridors to form a complete system. The aerial corridor starts from the shopping mall at the Shenzhen entrance and ends at the Chung Ying Street History Museum by the sea.

The corridors are enlarged at the where the scenes of “Cross-border Shopping in Tung Wo Market”, “Cross-border Farming” and “Family Gathering at the Boundary River” are reappeared to form an open viewing platform and create a space for tourists to stay.



Figure 4-9 Master Plan

(Source: Drawn by the Author)

### 4.3.2 Street Open Space

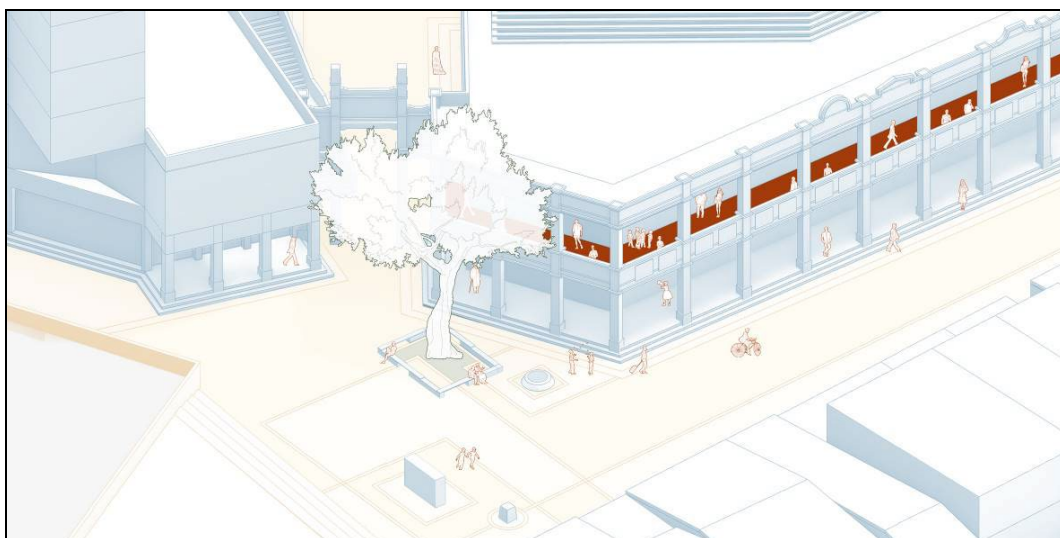


Figure 4-10 Shenzhen Entrance Square

(Source: Drawn by the Author)

The opening of the arcade on the first floor of Sha Tau Kok First Shopping Mall provides two options for tourists to start their visit at the entrance square in Shenzhen (Figure 4-10).



Figure 4-11 Leisure Square I (No. 6 Boundary Marker)

(Source: Drawn by the Author)

Taking the leisure square at No. 6 boundary marker as an example (Figure 4-11), the open space is limited by the overhead corridor and the green space, separating the commercial space on the main street from the residential area. The overhead corridors and banyan trees provide shade for the leisure space on the ground square. At the same time, the corridor connects the second-floor commercial space on both sides of the square.

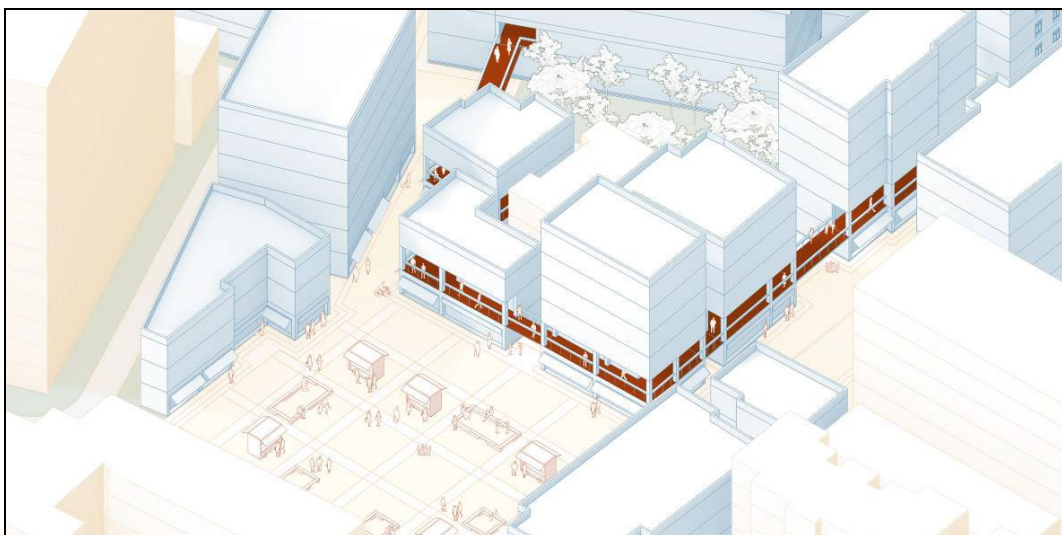


Figure 4-12 Market Square

(Source: Drawn by the Author)

Residential buildings around the market square only open the first floor for commercial

shops, while part of the first-floor space of the buildings adjacent to the main street of Chung Ying Street is used as open space to connect overhead corridors in series (Figure 4-12).

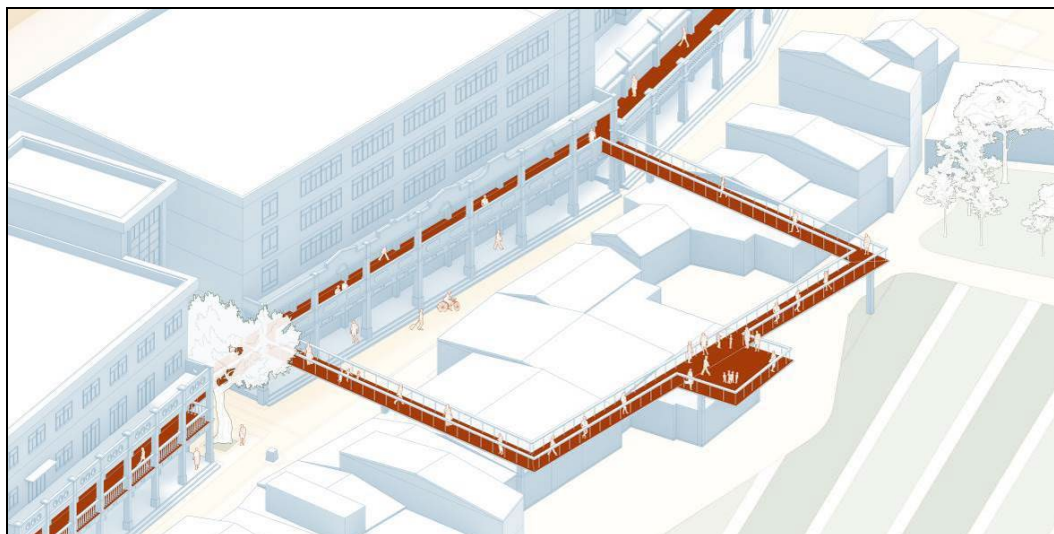


Figure 4-13 Branch Corridor for Landscape Sightseeing

(Source: Drawn by the Author)

The starting and ending points of the branch corridor for landscape viewing are the two sides of No. 2 arcade building, which is also the location of the staircases of No. 2 arcade (Figure 4-13). As the only part of the corridor that crosses the border line between Shenzhen and Hong Kong, restrictions can be set on this branch of the corridor to limit the number of people passing through and the passing time, while not affecting the connectivity of the main line of the corridor.

### 4.3.3 Corridor as Transitional Space

The commercial space on the ground floor spreads along the network of open spaces such as the main street of Chung Ying Street, the streets of residential areas in Shenzhen, and the Hong Kong landscape squares. These cross-border duty-free commercial spaces are completely open to the streets, and are connected in series by arcades and aerial corridors (Figure 4-14).



Figure 4-14 Ground Floor Plan (Excerpt)  
(Source: Drawn by the Author)



Figure 4-15 First Floor Plan (Excerpt)  
(Source: Drawn by the Author)

Since buildings in Hong Kong are mostly single-story shops, the commercial space on the second floor only extends from the main street to the streets of residential areas in Shenzhen. Although the accessibility to the Hong Kong side is limited, tourists can still take advantage of the height of the arcades and corridors on the Shenzhen side to see the shops on the Hong Kong side and the mountainous landscape in the distance (Figure 4-15). Although the scale of the creative cultural tourism commercial space is not as large as that of the cross-border duty-free commercial space on the ground floor, it can provide sufficient supporting facilities and services on the side of the air corridor for tourism and sightseeing.

At the nodes of the virtual reshaping of local scenes, the aerial corridor allows visitors to review the whole picture of the scene from a higher and wider perspective, rather than directly participating in the physical space (Figure 4-16). This visual experience forms a variety of experiences with tourists' physical tourism consumption activities.

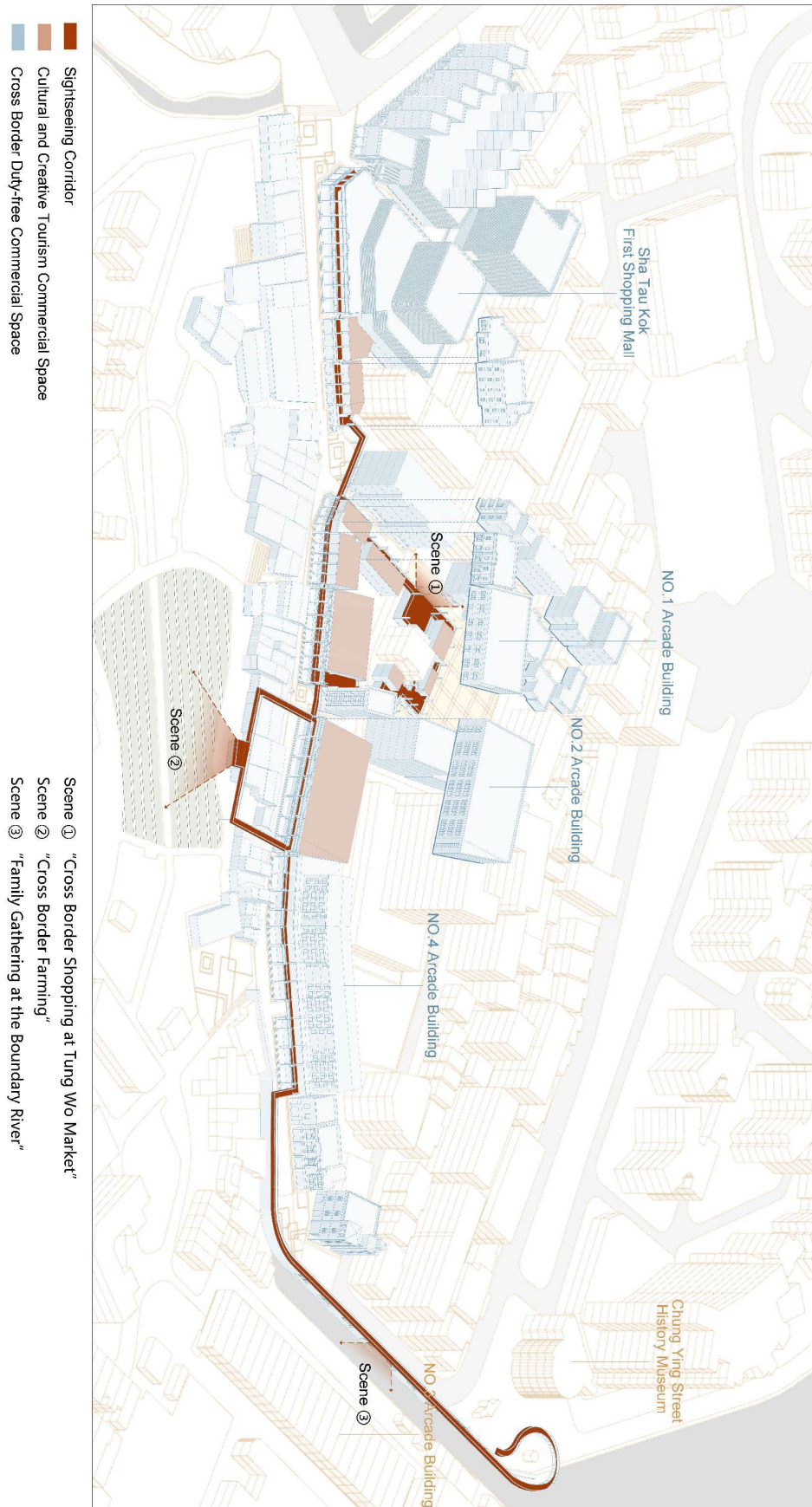


Figure 4-16 Overall Axonometric Drawing of Aerial Corridor

(Source: Drawn by the Author)



### 4.3.4 Local Scenes

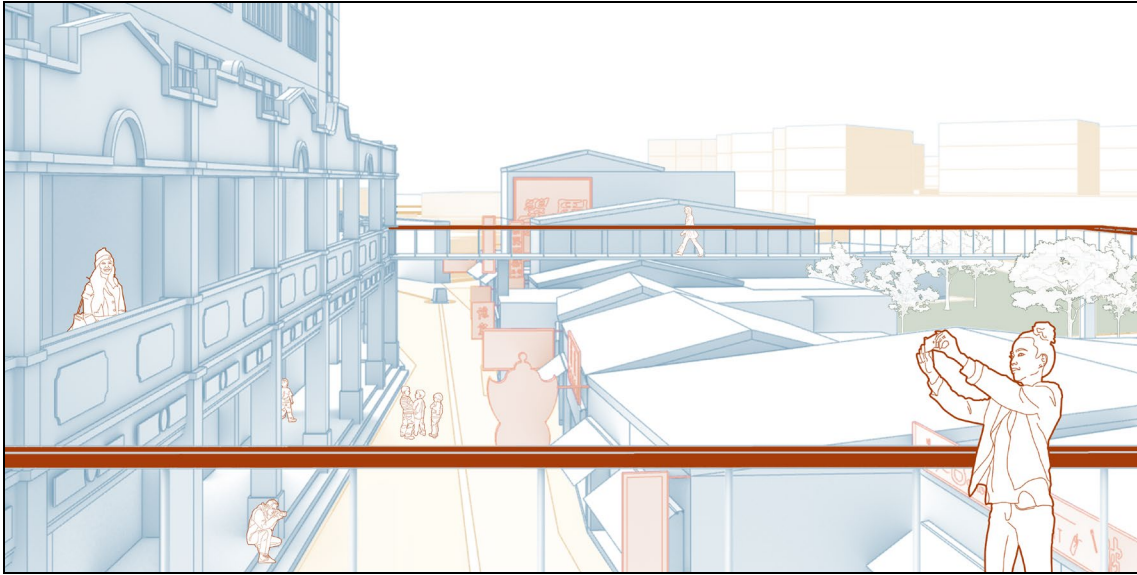


Figure 4-17 Commercial Scene on Chung Ying Street

(Source: Drawn by the Author)

In Chung Ying Street, the arcades on the Shenzhen side maintain a clean and continuous appearance, while the reserved shop signs on the Hong Kong side make the street interface more flexible and richer (Figure 4-17). In terms of aesthetic goals, the architectural style of the interface on both sides of the street is also an important attraction that reflects the local cultural characteristics.

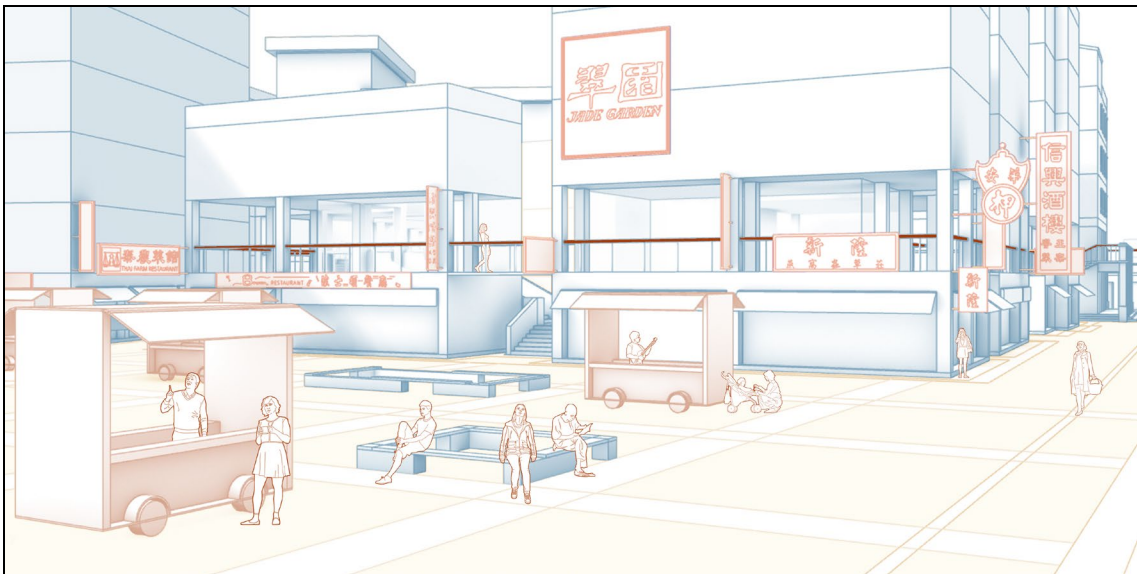


Figure 4-18 Commercial Scene on Market Square

(Source: Drawn by the Author)

At the market square, the commercial space on the ground floor and the stalls on the square create an active commercial scene together (Figure 4-18). These commercial spaces can be used as temporary markets that regularly hold market activities, or long-term open-air markets that can attract people with different cultural backgrounds and consumption habits.

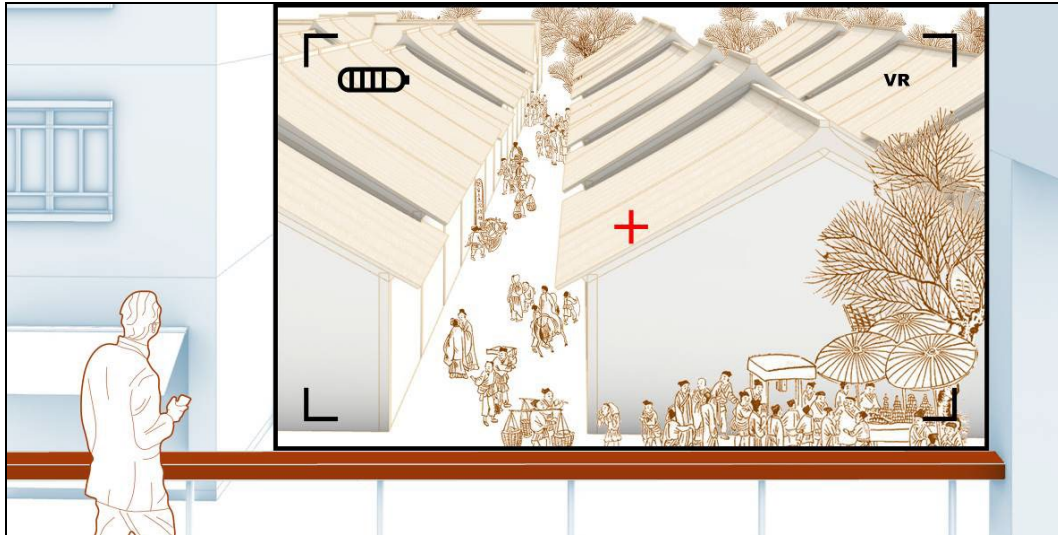


Figure 4-19 “Cross-border Shopping in Tung Wo Market”

(Source: Drawn by the Author)

The scene of “Cross-border Shopping in Tung Wo Market” restored by virtual reality and the commercial shops on the ground floor of the Shenzhen residential area form a visual interaction and impact (Figure 4-19). Although Tung Wo Market has disappeared, the active commercial atmosphere and activities have always continued in this area.

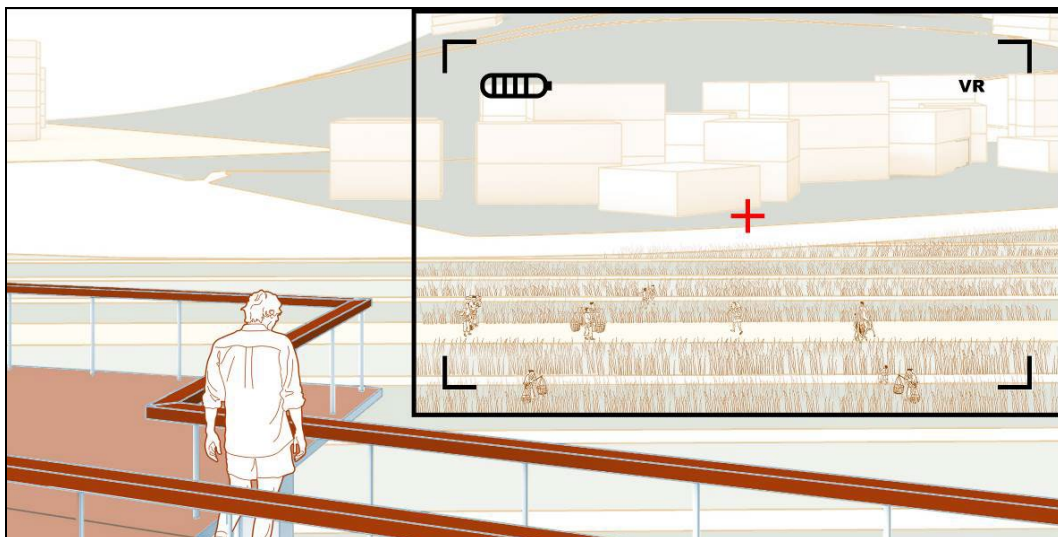


Figure 4-20 “Cross-border Farming”

(Source: Drawn by the Author)

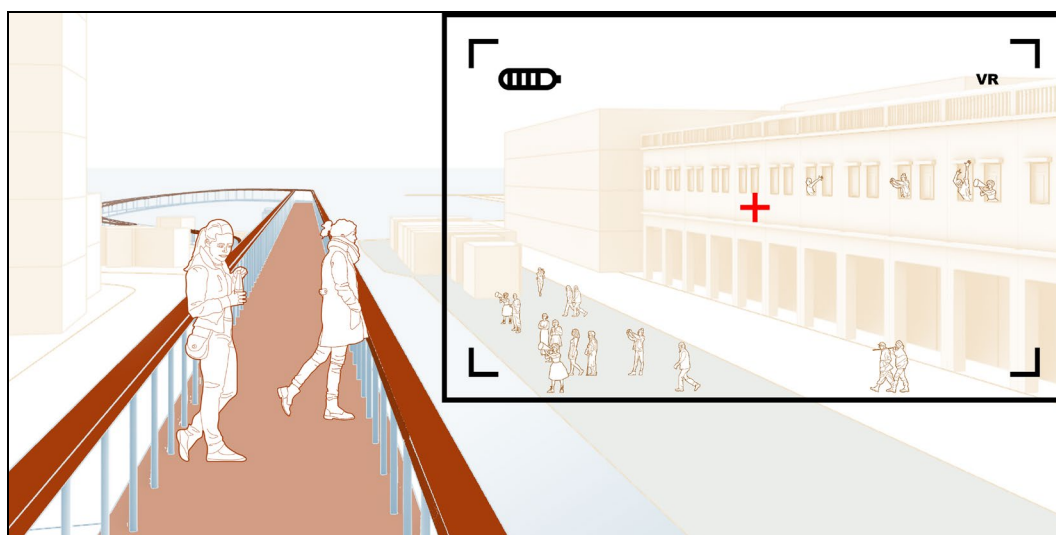


Figure 4-21 “Family Gathering at the Boundary River”

(Source: Drawn by the Author)

Visitors can still see the farmlands and the boundary river on the Hong Kong side on the aerial corridor (Figure 4-20, Figure 4-21). The method of virtual reality can increase the pictures of production and life of local residents in the past in real scenes, and improve the visual impact.

#### 4.4 Summary

The urban renewal of Chung Ying Street in Sha Tau Kok is mainly carried out through two parts: the open space network on the ground and the aerial corridor system. According to different types of buildings, the openness of the transitional space is adjusted and the corridors are added to realize the connection of the cross-border duty-free commercial space on the ground and the creative cultural tourism commercial space above. Through the reshaping of the scenes of “Cross-border Shopping”, “Cross-border Farming” and “Boundary River Meeting”, the local cultural attractiveness of Chung Ying Street will be enhanced.

The urban regeneration strategies of Chung Ying Street in Sha Tau Kok focus on the improvement of space quality, the strengthening of space functions, the enrichment of commercial activities and the creation of local scenes. The purpose of this design is to coordinate the multi-dimensional development needs of heritage site protection, border area restriction, and consumption power promotion.

## Conclusion

Inspired by scenes theory, this study coordinates the urban regeneration needs of Chung Ying Street in multiple dimensions such as heritage site preservation, border area restriction, and consumption motivation improvement, aiming to realize its future integration and development in the Shenzhen-Hong Kong Tourism and Consumption Cooperation Zone. Based on the development of Chung Ying Street in Sha Tau Kok in different stages in history, the study sorts out the characteristics of street open space and commercial transition space, and discusses the impact of border policies on amenities and activities. And the following conclusions are drawn:

(1) The open space in Sha Tau Kok has evolved through three stages over time: from unbounded open land to enclosed areas, and eventually to a linear street space. The buildings on Chung Ying Street are primarily categorized into four types: shopping malls, arcade buildings, residential buildings on the Shenzhen side, and shops on the Hong Kong side. There are transitional spaces between these commercial buildings and street open spaces, mainly characterized by arcades and canopies.

(2) The border policies of Sha Tau Kok have mainly gone through four stages of changes: border establishment, border blockade, regular and institutionalized border management, and the establishment of a border special management zone. With the change of border policies and modernization construction, natural amenities there have decreased, public cultural amenities have increased correspondingly, historical cultural amenities have been preserved and rebuilt overall, while market-oriented amenities became limited and singular. The existence of the border has led to a series of activities related to crossing the border or border isolation, such as “Cross-border Shopping” “Cross-border Farming” and “Boundary River Meeting”.

(3) The urban regeneration design of Chung Ying Street in Sha Tau Kok primarily involves restructuring the street through a network of open spaces on the ground and an aerial corridor system. Based on the distribution of open space nodes along Chung Ying Street, as well as the Hong Kong and Shenzhen sides, designed are made to create historical and cultural promotions, natural landscape sightseeing, and market activities. The transitional

spaces of different types of buildings are adjusted and expanded to facilitate the connection between ground-level cross-border duty-free commercial spaces and aerial creative tourism commercial spaces. By recreating scenes of “Cross-border Shopping” “Cross-border Farming” and “Family Gathering at the Boundary River”, the local attractiveness of Chung Ying Street is enhanced.

Chung Ying Street in Sha Tau Kok, as a historical area and borderscape area, possesses strong uniqueness. While the phenomenon of urban spatial transformation arising from insufficient consumer appeal is common, the root causes are not the same. Therefore, the approach of utilizing the local characteristics of Chung Ying Street to create “nostalgic” and “novelty-seeking” scenes and increase cultural consumer appeal is not universally applicable and carries its own risks. During this urban regeneration process, it is particularly important to avoid excessive symbolic representation, commercialization, and tourism marketing that contradict the local cultural traits.

In the process of urban regeneration, it is important to understand the opinions and suggestions of different stakeholders and incorporate their voices into the decision-making process to ensure that the design meets the interests of different groups of people. This thesis, with its focus on regional development, primarily considers the needs of external tourists, without delving into a detailed understanding and research of local residents, border institutions, and other communities. Therefore, for future research on Chung Ying Street in Sha Tau Kok, there is an opportunity to explore the unique social relationships and interaction patterns among local communities beneath the surface of tourism consumption activities, providing case studies and references for the study of border regions and border spaces. Based on the positioning of regional development, this article takes more consideration of the needs of tourists, without detailed understanding and research on local residents, border agencies and other stakeholders. Therefore, the follow-up research on Chung Ying Street in Sha Tau Kok can dig out more special social relations and interaction patterns of local communities, which provide cases and references for the study of borderscape areas.

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## Appendix 1 List of the 50 Most Popular Social Media Articles about Chung Ying Street

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## Appendix 2 List of Shops in Tung Wo Market in 1925

Number	Shop Name	Main Product Type
1	Kuntai (昆泰)	Daily Necessities
2	Shengtai (生泰)	
3	Huachang (华昌)	
4	Dongxingtai (东兴泰)	Chinaware
5	Honghe (宏合)	
6	Hexing Pawnshop (和兴当)	Pawnshop
7	Taihe (泰和)	
8	Guangyu (广裕)	Grain, Slaughtering, Wine Making
9	Quanfa (全发)	Sugar
10	Yonghehe (永和合)	
11	Yuantai (源泰)	
12	Lichang (利昌)	
13	Sanli (三利)	Slaughtering, Wine Making
14	Renxing (仁兴)	Slaughtering, Wine Making
15	Yongfa (永发)	Wine Making, Dried Goods
16	Lianxing (联兴)	
17	Renxingqi (仁兴齐)	Bakery
18	Xin Kee (新记)	Slaughtering
19	Yunhe (运和)	Bakery
20	Xingtai (兴泰)	
21	Yonxing (永兴)	Fish Stall
22	Binhe (宾和)	Fish Stall
23	Changxing (长兴)	Fish Stall
24	Xinzhan (新栈)	Fish Stall
25	Xiangxing (祥兴)	Fish Stall
26	Huasheng (华盛)	Fish Stall
27	Youzhan (有栈)	Fish Stall
28	Rentai (仁泰)	Fish Stall
29	Xinwang (新旺)	Livestock
30	Dexing (德兴)	Tobacco
31	Dean (德安)	Tobacco
32	Qixiang Garden (奇香园)	Restaurant
33		Restaurant
34		Restaurant
35	Caizhang (彩彰)	Silverware
36	Xnchang (新昌)	Clothing, Tailor
37	Xinli (新利)	Clothing, Tailor
38	Xinshenglong (新盛隆)	Clothing, Tailor
39	Lisheng (李胜)	Leather Goods

40	Rongli (荣利)	Rattan Fabric
41	Mingli (明利)	Rattan Fabric
42	Zhouyu (周裕)	Carpenter
43	Zhouxing (周兴)	Carpenter
44	Zhangsi (张四)	Shipbuilding
45-50		Ironsmith
51	Sifangting (四方亭)	Casino
52	Fusheng (福胜)	Paper
53	Cai Kee (财记)	Paper
54	Xing Kee (兴记)	Paper
55	Lilai Kee (李来记)	Paper
56	Lijinsheng (李锦胜)	Letter Writing
57	Mingxing (明星)	Barber
58	Ningshengtang (宁生堂)	Pharmacy
59	Jishengtang (济生堂)	Pharmacy
60	Tianshoutang (天寿堂)	Pharmacy
61	Guangtongren (广同仁)	Pharmacy
62	Yongxing (永兴)	Pharmacy
63	Maoshengtang (茂生堂)	Pharmacy
64	Dashengtang (大生堂)	Pharmacy
65	Chunshengtang (春生堂)	Pharmacy
66	Lianshengtang (联生堂)	Pharmacy
67	Wangxing Kee (王兴记)	Tobacco
68--71		Hotel
72		Opium
73-74		Lime
75	Chang Kee (昌记)	Candy, Daily Necessities
76	Ronghe Inn (荣和栈)	Hotel
77	Maohe Inn (茂和栈)	Hotel
78	Lizhang (利章)	
79	Shunhe (顺和)	
80	Xinsheng (新胜)	
81	Dehe (德和)	
82	Taichang (泰昌)	
83	Yuanan (源安)	
84	Chengmao (成茂)	
85-96		Brothel
97-115		Salt

(Source: Sun<sup>[8]</sup>)

## Appendix 3 List of Shenzhen Shops on Chung Ying Street in 1997

Number	Shop Name	Main Product Type
1-5	Sha Tau Kok Commercial Trading Company First Shopping Center (沙头角商业贸易公司第一商场)	Jewelry, Photographic Equipment
6-7	Tse Sui Lun Jewellery & Gold Co. (谢瑞麟珠宝金行)	Jewelry
8-10	Xinyijia Shopping Center (新一佳商场)	Jewelry, Photographic Equipment, Clothing, Foodstuff
11	Bank of China Chung Ying Street Branch (中国银行中英街分理处)	Deposit, Transfer, Summarize, Securities Agent
12	Xinglong Daily Necessities Store (兴隆日用百货)	Daily Necessities, Home Appliances
13	Limin Photographic Equipment (利民摄影器材)	Photographic Equipment
14	United Department Store (联兴百货)	Daily Necessities, Home Appliances
15	Rihua Shopping Center (日华商场)	Jewelry, Photographic Equipment, Clothing
16	Agricultural Bank of China Sha Tau Kok Baoan County Branch (中国农业银行宝安县支行沙头角营业所)	Deposit, Transfer, Summarize, Securities Agent
17	Xinsheng Store (深圳市盐田区沙头角镇内新升商店)	Daily Necessities, Home Appliances
18-20	Zhongxing Shopping Center (深圳市盐田区中兴商场)	Jewelry, Photographic Equipment
21-22	Shenzhen Shufa Communication Equipment Co., Ltd. (深圳市树发通讯器材公司)	Mobile Phone, Photographic Equipment, Clothing
23	Jiayong Department Store (嘉用百货)	Clothing, Photographic Equipment
24	Haixing Jewelry (海兴珠宝)	Jewelry, Photographic Equipment
25	Tian Fu Gold Co. (天富金行)	Jewelry
26-27	Sha Tau Kok Commercial Trading Company Second Shopping Center (深圳市沙头角商业贸易公司第二商场)	Home Appliances, Arts and Crafts, Jewelry, Daily Necessities, Clothing, Footwear
28-29	Tse Sui Lun Jewellery & Gold Co. (谢瑞麟珠宝金行)	Jewelry
30-31	Sha Tau Kok Food Company Chiu Hing Jewellery & Gold Co. (沙头角食品公司朝兴珠宝金行)	Jewelry, Photographic Equipment, Clothing
32	Sha Tau Kok Industrial and Commercial Office (沙头角镇内工商所)	
33	Xinhua Ball Treasure (新华球宝)	Jewelry, Leather Goods, Clothing
34-37	Shenzhen New Baiban Sha Tau Kok Department Store (深圳新佰伴沙头角百货商场)	Jewelry, Clothing, Daily Necessities



38	Sha Tau Kok Import and Export Trading Company Xiejin Jewelry (深圳市沙头角进出口贸易公司协 进珠宝商行)	Jewelry
39-41	Sha Tau Kok Import and Export Trading Company Shixin Shopping Center (沙头角进出口贸易公司 时新商场)	Home Appliances, Fabrics, Jewelry, Daily Necessities, Clothing, Photographic Equipment

(Source: Archives Bureau of Yantian District, Shenzhen <sup>[12]</sup>)

## Appendix 4 List of Hong Kong Shops on Chung Ying Street in 1997

Number	Shop Name	Main Product Type
1	Rongxing (荣兴)	Building Materials, Lacquer, Metallic Parts
2-3	Quan Kee (全记)	Daily Necessities
4	Mulan Cosmetics Store (花木兰化妆品店)	Cosmetics
5	Hua Fonglong (华丰隆)	Clothing
6	Kim Fook Gold Co. (金福金行)	Jewelry
7	Yiqun Color Printing Department Store (益群彩色冲印百货)	Photographic Equipment, Daily Necessities
8	Chow Yang Kee Department Store (周养记百货)	Jewelry, Cosmetics, Daily Necessities
9	Hillary Clothing Company (喜利来服装公司)	Clothing
10	Yidinghao Gold Co. (一定好金行)	Jewelry
11	Hefa Gold Jewelry (合发金饰)	Jewelry, Clothing
12	Wang Xing Kee (王兴记)	Mobile Phone, Audio Equipments, Toys
13	Ma Wen Kee Gold Co. (马文记金行)	Jewelry
13A1-A3	Lam Choi Kee Jewellery & Gold Co. (林财记珠宝金行)	Jewelry, Bags, Clothing
14	Famous Shoe Store (名鞋店)	Footwear
15A	Choi Kee Jewellery & Gold Co. (财记珠宝金行)	Jewelry
15B	Wanyi (万意)	Clothing, Bags
16	Pingguo Store (萍果牌专卖店)	Clothing
17	Chow Tai Fook (周大福)	Jewelry
18	Good King Gold (好景金行)	Jewelry
19	Lo Hoi Kee Gold Co. (卢海记金行)	Jewelry
20	Style (风格)	Cosmetics
21-22	Caili Clothing (财利时装)	Clothing
23	Sin Tung Shing Jewellery & Gold Co. (新东诚珠宝金行)	Jewelry
24	Tung Cheong Gold Co. (东昌金行)	Jewelry
25	Brand New Gold Co. (全新金行)	Jewelry
26	Chi Cheong Gold Co. (其昌金行)	Jewelry
27	Xindaming Watch & Gold Co. (新达名表金行)	Wrist Watches, Jewelry
28	Zhang Qiuyu Gold Jewelry (张球裕金饰)	Jewelry, Clothing
29	Terry Gold Jewelry (泰利金饰)	Jewelry
30	Cheung Kee Department Store (张记名扬百货)	Footwear, Clothing
31	Daan Department Store (大安百货)	Clothing, Bags

32	United Department Store (联兴百货)	Daily Necessities, Medicines
33	Thai-Japanese-Taiwan Pharmaceutical Center (泰日台 Medicines 中心)	Medicines
34	Yuan Cheong Long Gold Jewelry (源昌隆金饰)	Jewelry
35	Thai Yuen Jewellery & Gold Co. (泰源珠宝金行)	Jewelry, Medicines
36	Clothing (服装)	Clothing
37	Cheong Lee Jewellery & Gold Co. (昌利珠宝金行)	Jewelry
12 Temporary Shops		Jewelry, Daily Necessities, Leather Goods, Clothing
38	Jin Yunlai (金运来)	Jewelry
39	Ming Hing Jewellery & Gold Co. (明兴珠宝金行)	Jewelry
40A	Hongyu Commercial Co. (鸿宇商行)	Bags
40B	Yibao Commercial Co. (怡宝行)	Cosmetics
41	Chun Sheng Gold Co. (骏升金行)	Jewelry
41A	Weixing Department Store (伟兴百货)	Clothing, Cosmetics, Daily Necessities
42	Hung Hing Loong Jewellery & Gold Co. (鸿兴隆金饰老金铺)	Jewelry
43	Camera King (摄像机大王)	Photographic Equipment

(Source: Archives Bureau of Yantian District, Shenzhen <sup>[12]</sup>)

## Appendix 5 List of Shenzhen Shops on Chung Ying Street in 2023

Number	Shop Name	Main Product Type	Management Type
1	Quanganghui Outlets Shopping Center (全港汇奥特莱斯购物中心)	Clothing, Bags, Foodstuff, Daily Necessities	Shopping Mall
2	Liang Kee International Duty Free Shopping Center (良记国际免税商场)	Cosmetics, Medicines, Foodstuff, Daily Necessities	Shopping Mall
3	Shibajia (拾捌嘉)	Cosmetics	Independent Shop
4	Yougo Department Store (优购百货)	Cosmetics, Medicines, Daily Necessities	Independent Shop
5	New Fashion (新时尚)	Cosmetics	Independent Shop
6	Standard Tobacco and Alcohol Store (标品烟酒商行)	Tobacco, Alcohol, Bags, Belts	Independent Shop
7	Weiwei Watches (威威钟表)	Wrist Watches	Independent Shop
8	Quanganghui Daily Chemicals (全港汇日化药品)	Cosmetics, Medicines	Independent Shop
9	Xixing Shop (熙兴商店)	Bags	Independent Shop
10	Zhongxing Shopping Center (中兴商场)	Tobacco, Cosmetics	Independent Shop
11	/	Bags, Cosmetics, Jewelry	Independent Shop
12	Shufa Shopping Center (树发商场)	Bags, Home Appliances, Jewelry	Independent Shop
13	Xinwang Shopping Center (新旺商场)	Bags, Jewelry	Independent Shop
14	Baihui Department Store (百汇坊)		Independent Shop
15	Jiayu Shopping Center (佳裕商场)	Jewelry, Home Appliances	Independent Shop
16	Meiya Department Store (美雅百货)	Cosmetics, Foodstuff, Daily Necessities	Independent Shop
17	Shihui Shopping Center (实惠商场)	Bags, Jewelry, Wrist Watches	Independent Shop
18	Jinli Store (金利商店)	Foodstuff	Independent

			Shop
19	/	Bags, Home Appliances, Belts	Independent Shop
20	/	Bags	Independent Shop
21	Yuxing Store (裕兴商店)	Bags, Toys	Independent Shop
22	Huagang Mall (华港商场)	Tobacco, Alcohol, Bags, Clothing, Cosmetics, Foodstuff, Baby Products, Medicines, Daily Necessities	Shopping Mall
23	Huagang Duty Free (华港经营免税商品)	Medicines	Independent Shop
24	Huagang Wine Industry (华港酒业)	Alcohol	Independent Shop
25	Fengtian Global Supply (丰天全球供应链)	(Vacant)	
26	/	Bags	Independent Shop
27	/	Bags	Independent Shop
28	/	Bags, Clothing	Independent Shop
29	LMK International Light Luxury Duty Free (LMK 国际轻奢免税馆)	Bags	Independent Shop
30	Liang Kee International Duty Free Shopping Center (良记国际免税商场)	Foodstuff, Medicines, Baby Products, Daily Necessities	Shopping Mall

(Source: Drawn by the Author)

## Appendix 6 List of Hong Kong Shops on Chung Ying Street in 2023

Number	Shop Name	Main Product Type	Management Type
1	Hong Kong Biaopin Store (香港标品商行)	Tobacco, Alcohol, Clothing, Bags	Independent Shop
2	Hong Kong Wencheng Store (香港稳成商店)	Tobacco, Alcohol, Clothing, Bags	Independent Shop
3	Joy (喜悦)	Medicines	Independent Shop
4	Glasses Shop (眼镜行)	Glasses, Jewelry, Belts	Independent Shop
5	Hung Kee Leather Goods (鸿记皮具)	Tobacco, Alcohol, Cosmetics	Independent Shop
6	Liu Kee Chinese and Western Medicine (廖记中西药行)	Medicines, Daily Necessities	Independent Shop
7	Hong Kong Boucheri Store (香港宝诗莱行)	(Vacant)	Independent Shop
8	Hong Kong Lele Leather Goods (香港乐乐皮具)	Bags, Belts	Independent Shop
9	Hong Kong Wing Wah Department Store (香港荣华百购)	Tobacco, Bags	Independent Shop
10	Hong Kong Fung Shing Fa Store (香港丰成发行)	Tobacco, Bags, Cosmetics	Independent Shop
11	Chi Fung Trading Hong Kong Limited (志丰贸易香港有限公司)	Medicines, Baby Products	Independent Shop
12	Hong Kong Creative Jewelry (香港创意首饰)	Tobacco	Independent Shop
13	Hong Kong Yongsheng Store (香港永盛商店)	Bags	Independent Shop
14	Hong Kong Shengyi Store (香港胜亿商行)	Tobacco, Bags, Belts	Independent Shop
15	Kong Long Store (港隆行)	Tobacco, Bags, Belts	Independent Shop
16	Hong Kong Lotte International Duty Free Shop (香港乐天国际免税店)	Medicines, Foodstuff, Cosmetics, Daily Necessities	Shopping Mall
17	Hong Kong Xinxing (香港新兴)	(Vacant)	Independent Shop
18	/	Bags	Independent Shop
19	Hong Kong Shanghao Men's Wear (香港尚好)	Clothing, Bags, Belts	Independent

	男装)		Shop
20	Zefeng Store (泽丰商店)	Bags	Independent Shop
21	Zhong Kee (钟记)	Tobacco, Medicines, Bags	Independent Shop
22	People's Love (民爱行)	Tobacco, Bags, Belts	Independent Shop
23	Carrie's Beauty Shop (嘉莉美妆店)	Cosmetics	Independent Shop
24	Kangqier (康其儿)	Tobacco, Bags, Belts	Independent Shop
25	Hong Kong Chung Ying Street Duty Free Shopping Center (香港中英街免税商场)	Medicines, Cosmetics, Daily Necessities	Shopping Mall
26	Hong Kong Xianghe Seafood (香港祥和海味)	Restaurant, Tea House	Independent Shop
27	Korea Seoul Station Cosmetics Store (韩国首尔站化妆品专卖店)	Tobacco, Bags, Cosmetics, Jewelry	Independent Shop
28	Kong Hing Store (港兴商行)	Tobacco, Medicines, Cosmetics	Independent Shop
29	Xinyixi (新一喜)	Tobacco, Bags, Cosmetics, Jewelry, Belts	Independent Shop
30	Hong Kong Huatai Store (香港华泰商行)	Tobacco, Bags, Cosmetics, Wrist Watches	Independent Shop
31	Ling Ling Department Store (玲玲百货)	Cosmetics, Foodstuff	Independent Shop
32	Longchangyuan (隆昌源)	Alcohol, Jewelry	Independent Shop
33	Old Store of Thai, Japanese and Taiwanese Medicine (泰日台药品传承老店)	(Vacant)	Independent Shop
34	Lianxing Department Store (联兴百货)	Foodstuff, Medicines	Independent Shop
35	United Store (联营商行)	(Vacant)	Independent Shop
36	Zhengxin Pharmacy (正心大药房)	Medicines	Independent Shop
37	Korean and Japanese Store (韩日坊)	Tobacco, Cosmetics, Jewelry	Independent Shop
38	Hong Kong Xinhui Pharmacy (香港新辉药行)	Medicines	Independent Shop
39	/	Tobacco	Independent Shop
40	Jiaxing Store (嘉兴商行)	Tobacco, Bags, Medicines, Jewelry	Independent Shop
41	Hong Kong Jinganghui Store (香港金港汇商)	Bags, Cosmetics, Wrist	Independent

Appendix 6 List of Hong Kong Shops on Chung Ying Street in 2023

	店)	Watches	Shop
42	Kangweilian (康维连)	Medicines	Independent Shop
43	Dongchang Gold Co. (东昌金行)	(Vacant)	Independent Shop
44	Korean Makeup (韩妆)	Tobacco, Cosmetics, Bags	Independent Shop
45	Tianyi Pharmacy (天一药庄)	Medicines	Independent Shop
46	Hong Kong Baijin Store (香港佰金行)	Jewelry	Independent Shop
47	/	(Vacant)	Independent Shop
48	International Beauty Makeup (国际美妆)	Cosmetics	Independent Shop
49	Xinfeng Department Store (新丰百货)	Foodstuff, Baby Products	Independent Shop
50	Chengxing Cosmetics (成兴药妆)	Medicines, Cosmetics	Independent Shop
51	Guanzhong Pharmacy (冠忠大药行)	Medicines	Independent Shop
52	Huamulan Makeup (花木兰化妆品)	Cosmetics	Independent Shop
53	Hong Kong Longxing Store (香港隆兴商行)	Tobacco, Cosmetics, Medicines, Bags	Independent Shop
54	Hong Kong Shunli Store (香港顺利行)	Bags, Belts	Independent Shop
55	Liganghui (丽港汇)	Bags, Jewelry	Independent Shop
56	/	Bags, Jewelry, Home Appliances	Independent Shop
57	Jinhui Store (金辉行)	Clothing, Belts	Independent Shop
58	Hong Kong Kangmei (香港康美)	Clothing, Belts, Bags	Independent Shop
59	Modern Equipment Store (摩登器材专门店)	(Vacant)	Independent Shop
60	Beauty Wang (王太美)	Cosmetics, Medicines	Independent Shop
61	Yingli (盈利)	Tobacco, Bags, Cosmetics	Independent Shop
62	Hefa Store (合发行)	Bags, Belts	Independent Shop
63	Beauty Shop (美妆馆)	(Vacant)	Independent



			Shop
64	Xililai Clothing (喜利来服饰)	Clothing	Independent Shop
65	Chow Yang Kee Department Store (周养记百货)	Foodstuff, Baby Products, Cosmetics	Independent Shop
66	Meizi Cosmetics (美姿化妆品)	Cosmetics, Jewelry, Belts	Independent Shop
67	Timepiece Clocks (時計廊钟表)	Clock	Independent Shop
68	Wah Fung Long (华丰隆)	Medicines	Independent Shop
69	/	(Vacant)	
70	/	(Vacant)	
71	/	(Vacant)	
73	Huaganghui Global Department Store (华港汇环球)	(Vacant)	
74	/	(Vacant)	
75	/	Building Materials, Lacquer, Metallic Parts	Independent Shop

(Source: Drawn by the Author)

## 攻读硕士学位期间取得的研究成果

一、已发表（包括已接受待发表）的论文，以及已投稿、或已成文打算投稿、或拟成文投稿的论文情况（只填写与学位论文内容相关的部分）：

序号	作者（全体作者，按顺序排列）	题 目	发表或投稿刊物名称、级别	发表的卷期、年月、页码	与学位论文哪一部分（章、节）相关	被索引收录情况

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不够请另加页。

二、与学位内容相关的其它成果（包括专利、著作、获奖项目等）

## Acknowledgement

The thesis is written so far, which shows that my two years of postgraduate life have harvested a fairly perfect result.

Writing a thesis is hard, and writing a thesis while doing an internship is even harder. At first, I was at a loss. However, when Prof. Feng described the possibility of my chosen topic in a smooth and flowing manner from a simple keyword, I gained the motivation and confidence to start this study and thesis writing. A. Prof. Xuan gave me advice and sorted out my ideas many times, then my doubts were solved one by one. Every question and suggestion from A. Prof. Xiao and A. Prof. Ling made me more aware of what I was studying. Despite the time difference of 6 or 7 hours, Prof. Pieri and A. Prof. Novelli always gave me academic support or encouragement during the meeting online. Now, maybe I still don't fully understand how to write a thesis or how to do research, maybe I'm still at a loss. But all in all, I am grateful to my SCUT-POLITO co-supervisors, so that I can harvest every step of this study smoothly.

Life is happy, and life with friends is even happier. From Guangzhou to Turin, I always stayed with seven friends in the chat group "Tour Group in Italy". They were in my study group, in my travel team and in my daily life. We lived, studied and played together, like the days when I modeled, she typeset, and he cooked. In our home on Corso Moncalieri, there was someone who imitated me in my pronunciation, someone who cleaned up the mess after a party, someone who shared dinner and oranges with me, someone who worked hard and inspired me, someone who pursued freedom as I do, someone who cooked well and reduced my dishwashing duties and a guest who would accompany me on my adventures. I am also grateful that returning to Guangzhou from Turin, there is my bestie always waiting for me. Even though I enjoy being alone, staying with a group of friends is always warmer.

Interestingly, today, the day I am writing this acknowledgment, is my 24th birthday. I am with my family and it feels like I will never have to grow up. In my big family, I have always been the youngest child, cared for by elders and doted on by cousins. The relationship between my parents and I is more like friends, and there is no "report only the good not the bad" way of getting along, which makes me most fortunate and grateful. They never stop me

from traveling alone because of worries, and they will never stop me from staying in another city alone or returning to my hometown in the future. “Smile to the sunrise” is the meaning of my name, the confidence my parents gave me to pursue myself and freedom, and the courage I want to have always.

In the past two years, spending half of my time in Turin and most of my time in Guangzhou, I appreciate some wantonness in life, which keeps me growing.

*Sii felice. Sii luminoso. Sii te stesso.*

### 3.答辩委员会对论文的评语

(主要包括：1.对论文的综合评价；2.对论文主要工作和创造性成果的简要介绍；3.对作者掌握基础理论、专业知识程度、独立从事科研工作能力以及在答辩中表现的评价；4.存在的不足之处和建议；5.答辩委员会结论意见等)

硕士研究生武笑晗所完成的题为《基于场景理论的沙头角中英街城市更新研究》的学位论文，选题具有一定的理论意义和较好的实用价值。

作者较全面的归纳和评述了一定量的有关文献，较好的掌握了该领域国内外的研究现状和发展方向。论文研究内容较深入，研究方法较正确，完成了下列研究成果：1、通过历史资料收集和实地调研，从沙头角地区以及中英街的街道开放空间和商业过渡空间入手，对沙头角中英街及街道建筑的形态、功能和空间组织进行了分析；2、通过文献资料的查阅整理，梳理了沙头角地区边境政策、舒适物设施与社群活动的历史演变，总结了地方文化特征、社会生活与街道空间之间的关联；3、针对沙头角中英街的空间问题与地方特质，提出了街道整体结构、街道开放空间、建筑过渡空间和地方场景营造等多个层面的城市更新策略，为沙头角中英街融入区域旅游消费发展提供了可能性。研究成果具有一定的理论价值和实用价值。

论文概念较清晰，结构较完整，叙述适当，分析较充分。答辩中作者较好的回答了提出的问题。

答辩委员会同意通过硕士学位论文答辩，同意毕业，并建议授予硕士学位。

论文答辩日期：2023年9月4日

答辩委员会委员 6人

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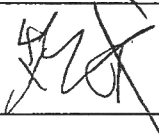

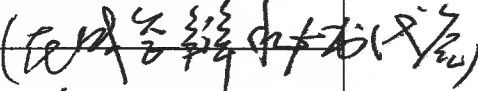
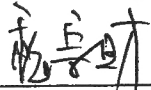

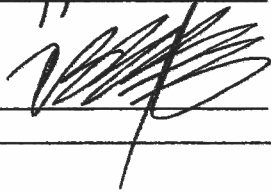
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