

A Literature Review on the Protection of Spatial Rights and Interests of LowIncome Communities in Urban Renewal

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ABSTRACT

This study focuses on the issue of spatial rights and interests of lowincome communities in the process of urban renewal, with particular attention to residents' housing safety, the loss of public space usage rights, and their insufficient participation in urban planning and decisionmaking. Through literature review, case analysis, and other methods, this paper reveals the negative impacts of the commercialization of public spaces, the disruption of social networks of lowincome groups, and the inadequacy of participation mechanisms on social equity in urban renewal projects. The study proposes a series of strategies aimed at promoting social justice, enhancing community cohesion, and optimizing the use of public spaces, so as to provide practical guidance and policy recommendations for building inclusive cities.

KEYWORDS

Urban Renewal; LowIncome Communities; Public Space; Spatial Deprivation

1. INTRODUCTION

Against the backdrop of urbanization, urban renewal is regarded as a key means to drive urban transformation and improve residents' quality of life. However, this process is not flawless—especially for lowincome communities, the risks of deprivation and the inequality in the utilization of public spaces are particularly prominent. With the reconstruction of urban space, the original community structure and social networks may be disrupted; in particular, groups with poor economic conditions are often at a disadvantage in the competition for urban space. Urban renewal is not merely the renovation of physical space, but more importantly the reconfiguration of social structures, involving the renegotiation of resource allocation, social rights, and obligations. This paper aims to deeply explore the deprivation phenomena faced by lowincome communities in the process of urban renewal, analyze the access barriers encountered by lowincome groups under the trend of public space commercialization, and examine the current situation of their insufficient participation in urban planning and decisionmaking [1].

Urban renewal projects are often accompanied by largescale demolition and renewal. These projects tend to prioritize the maximization of economic benefits while neglecting the protection of social equity and community culture. As an important component of urban diversity and vitality, lowincome communities have insufficient discourse power in urban renewal, which may force their residents to leave familiar environments and lose their social networks and cultural roots. In addition, although the commercial transformation of public spaces has improved the urban image and economic vitality to a certain extent, it has reduced affordable leisure and social venues for lowincome groups, exacerbating social exclusion and economic stratification [2].

Therefore, this study will conduct an indepth analysis of the impacts of urban renewal projects on lowincome communities, explore how the inequality in public space utilization is formed, and why lowincome groups have insufficient access to participate in urban planning. By combining theoretical discussion and case analysis, this paper will reveal the dilemmas faced by lowincome communities in urban renewal, and on this basis, put forward corresponding policy recommendations and planning strategies to promote the fair distribution of urban space, ensure that all residents can equally share the achievements of urban development, and promote the construction of a more inclusive and equitable urban environment.

2. LITERATURE REVIEW

2.1. Theoretical Foundations of Urban Renewal

Urban reconstruction, as a strategy aimed at improving urban functions, enhancing living conditions, and promoting economic development, has become an important part of urban planning and development worldwide. Scholars have explored the purposes, motivations, and effects of urban reconstruction from different theoretical perspectives, including but not limited to the theory of sustainable development, new urbanism, and the theory of social justice. The theory of sustainable development emphasizes meeting current needs without compromising the ability of future generations to meet their own needs; new urbanism focuses on creating walkable, highdensity, mixeduse urban spaces; and the theory of social justice concerns the fairness and inclusiveness of resource allocation in the process of urban reconstruction.

2.2. Cases of Spatial Deprivation in LowIncome Communities

Case studies around the world show that urban reconstruction projects often lead to the displacement of residents in lowincome communities. These cases reveal the challenges faced by lowincome residents, including housing insecurity, rising living costs, and the breakdown of community bonds.

Case 1: Vila Autódromo Community in Rio de Janeiro

During the preparation for the 2016 Olympic Games, this community in Rio de Janeiro faced the threat of forced eviction. Original residents were forced to relocate to make room for Olympic facilities. This case highlights the neglect of the rights and housing safety of residents in lowincome communities during the preparation for largescale international events [3].

Case 2: High Line Park in New York City

As a model of international design and the reconstruction of obsolete structures, High Line Park transformed an abandoned elevated rail line into a popular public space. Although this project improved the economic value and living environment of the surrounding area, it also led to rising housing prices and indirect deprivation of lowincome residents [4].

2.2.1. International Research Status

Internationally, scholars' discussions on the impacts of urban renewal mainly focus on the following aspects: First, the deprivation of lowincome communities caused by urban renewal projects has been widely documented and criticized. For example, studies in European and American countries often mention how urban renewal plans lead to housing instability among lowincome groups, as well as the resulting social exclusion and spatial injustice. Through case analysis, scholars have revealed the complex roles of policy formulation, marketdriven forces, and power relations in this process [5]. Second, the social equity of public spaces has become a focus. Studies point out that the commercialization trend of public spaces not only restricts the use of public spaces by lowincome groups but may also exacerbate social stratification [6]. In addition, participatory planning and community empowerment strategies are considered effective ways to alleviate this problem.

International experience shows that increasing the participation of low-income groups in the decisionmaking process can better reflect their needs and reduce injustice [7].

2.2.2. Domestic Research Status (China)

In China, with the acceleration of urbanization, the fate of low-income communities in urban renewal has also attracted widespread attention from the academic community. These studies mainly focus on the following aspects:

First, compensation and resettlement issues. Domestic studies have revealed that the main problems faced by low-income groups in urban renewal are insufficient compensation and improper resettlement [8]. In many cases, due to the excessively low demolition compensation standards, low-income families cannot find housing with equivalent conditions near their original communities and are forced to relocate to areas far from the city center, with inconvenient transportation and relatively low living costs. This not only increases their living pressure but also leads to the breakdown of the original social networks of the community, affecting the stability of the community and the wellbeing of residents.

Second, protection and utilization of public spaces. Domestic scholars focus on how to maintain the public welfare nature of public spaces amid the wave of commercialization and prevent them from becoming venues that only serve a small number of wealthy groups. Studies point out that urban renewal should not only pursue the maximization of economic benefits but also balance economic development and social equity to ensure that everyone can equally enjoy the benefits brought by public spaces. Therefore, how to rationally plan public spaces in the process of urban renewal so that they can not only promote regional vitality but also meet the leisure and social needs of low-income groups is an urgent problem to be solved [9].

Third, construction of community participation mechanisms. Domestic scholars generally recognize that the underdevelopment of community participation mechanisms is the main reason for the weak voice of low-income groups in urban renewal. Current studies emphasize that establishing a transparent, open, and inclusive planning and decisionmaking system, allowing low-income groups to effectively participate in the decisionmaking process that affects their lives, is an important way to improve the fairness of urban renewal. This includes, but is not limited to, setting up special communication platforms, organizing community meetings, and conducting public consultations to ensure that their needs and opinions are fully heard and reflected in the final planning scheme.

Fourth, policies, regulations, and implementation supervision. Domestic studies also focus on the improvement and implementation of policies and regulations related to urban renewal. Scholars call for the formulation of more detailed, specific, and operable policies to clarify the measures for protecting the rights and interests of low-income groups in the form of laws, while strengthening enforcement to ensure the effective implementation of policies. This includes clear provisions on compensation standards, rationality review of resettlement plans, and mechanisms for investigating responsibilities for violations of regulations.

2.3. Research Trends and Deficiencies

Current research shows the following trends: First, the deepening from theory to practice—scholars not only focus on theoretical construction but also pay attention to empirical analysis, using specific cases to verify theoretical hypotheses. Second, the increase in interdisciplinary research—the complexity of urban renewal issues has promoted the crossintegration of different disciplines. Third, the diversification of research methods—quantitative research and qualitative research are combined to achieve a more comprehensive understanding of the problem.

However, there are still some deficiencies in existing research: First, the insufficient research on the subjectivity of low-income communities. Although participation mechanisms are repeatedly mentioned, the ability of low-income groups to actively participate and express themselves in urban

renewal has not been fully explored. Second, the ambiguity of the measurement standards for public space equity. How to accurately quantify the equity of public space utilization and incorporate it into the evaluation system of urban planning remains an unsolved problem. Third, the lack of crosscultural comparative research, which limits the indepth understanding of the impacts of urban renewal under different social and cultural backgrounds.

In summary, although there have been a series of studies on urban renewal, lowincome communities, and the equity of public spaces at home and abroad, more indepth and detailed discussions and empirical analyses are still needed—especially in improving the participation of lowincome groups, quantifying equity indicators, and conducting comparative studies from a crosscultural perspective—to promote more fair and sustainable urban renewal practices.

3. THEORETICAL FRAMEWORK

3.1. Theoretical Framework

The theoretical framework of this study is based on urban sociology and spatial justice theory, aiming to deeply analyze the deprivation of lowincome communities and the inequality in public space utilization in the process of urban renewal, and explore strategies to promote social justice and spatial equity.

3.1.1. Perspective of Urban Sociology

Theory of Social Stratification and Spatial Segregation: This theory focuses on how socioeconomic status shapes the distribution of individuals and groups in urban space, revealing the marginalized position of lowincome communities in the urban structure and the restrictions on their access to resources. This study will apply this theory to explore how urban renewal projects exacerbate or alleviate such social segregation.

Theory of Community Social Capital: Community social capital includes trust, norms, and networks within the community, which are crucial for the cohesion of lowincome communities and their ability to resist external shocks. This study will analyze the impact of urban renewal on community social capital and how to protect and enhance this capital in the renewal process.

3.1.2. Spatial Justice Theory

Spatial Production and Social Exclusion: This theory emphasizes that space is not neutral but shaped by social relations and power structures. This study will analyze how the spatial production process in urban renewal affects lowincome groups, especially their right to use public spaces.

Participatory Governance: It advocates that all stakeholders, especially marginalized groups, should participate in the decisionmaking process that affects their lives. This study will explore how participatory planning can ensure that the voices of lowincome communities are heard and reflected in urban renewal.

3.2. Research Methods

Literature Review: Systematically sort out domestic and foreign literature on urban renewal, deprivation of lowincome communities, and public space utilization to provide support for the construction of the theoretical framework.

Case Study: Select representative urban renewal projects (e.g., the renewal of Xi'an City Wall Historic District), and collect data through indepth interviews, questionnaires, and field surveys. The case analysis will cover the specific situation of deprivation in lowincome communities, changes in public space utilization, and the perceptions and responses of community residents.

Quantitative and Qualitative Analysis: Use statistical software to conduct quantitative processing of the collected data, analyzing changes in the living conditions of low-income community residents and their frequency of public space use before and after urban renewal. At the same time, through qualitative analysis, gain an in-depth understanding of the subjective feelings and opinions of community residents, and reveal the impact of urban renewal on the community social structure.

Participatory Observation: Participate in community meetings, planning seminars, and other activities to directly observe and record the participation of low-income groups in urban renewal decisionmaking and its effects.

Analysis of Policies and Planning Documents: Analyze the planning documents, policies, and regulations of urban renewal projects, evaluate whether they include provisions for protecting low-income communities and ensuring the fair use of public spaces, and examine the implementation of these provisions.

4. ANALYSIS OF ISSUES RELATED TO URBAN RENEWAL AND LOW-INCOME COMMUNITIES

As an important strategy to optimize the urban spatial structure, enhance functions, and improve the environment, urban renewal aims to create a more livable and sustainable urban environment. However, in the implementation process, low-income communities often face a series of complex issues—these issues are not only related to the housing safety and quality of life of community residents but also to the realization of social equity and spatial justice. The following is an in-depth analysis of the issues related to urban renewal and low-income communities:

4.1. Risk of Deprivation and Housing Safety Issues

Urban renewal projects usually involve large-scale housing demolition and land reorganization, which directly impact low-income communities. Since these communities are often located in the city center or areas with great development potential, developers and local governments may be more inclined to redevelop these areas into commercial districts or high-end residential areas, resulting in the risk of deprivation of the living space of low-income residents. Residents are forced to relocate without adequate compensation or proper resettlement, which not only affects their housing safety but also may lead to the breakdown of social networks, undermining their social support systems and mental health.

4.2. Commercialization of Public Spaces and Exclusion

In the process of urban renewal, to improve the urban image and economic vitality, original public spaces may be transformed into commercial facilities or high-end leisure venues—this is often accompanied by the exclusion of low-income groups. The commercialization of public spaces not only raises the threshold for use, restricting the accessibility and utilization rate of low-income residents but also may deprive them of venues for daily social interaction, leisure, and small-scale business activities, affecting their quality of life and social participation [10].

4.3. Disruption of Social Networks and Community Culture

Low-income communities often have close-knit social networks and rich community cultures. The relocation of residents caused by urban renewal not only disrupts the original neighborhood relations and community structure but also may impact the unique cultural traditions and identity of the community. This breakdown of social networks and loss of culture further exacerbate the sense of social isolation and cultural loss among low-income groups.

Residents of low-income communities generally have insufficient channels to participate in the decisionmaking process of urban renewal, and their voices and needs are difficult to be fully considered.

4.4. Lack of Participation Mechanisms and Unfair Decision Making

by policymakers. This leads to planning schemes that tend to prioritize economic development and urban image improvement while neglecting the satisfaction of the basic living and cultural needs of low-income groups, further exacerbating social inequality [11].

4.5. Uneven Resource Allocation and Rising Living Costs

While promoting regional development, urban renewal may also lead to a sharp increase in living costs, including rent and commodity prices—which imposes a heavy burden on low-income families. In addition, renewal projects often prioritize the needs of commercial sectors and high-income groups, while investing insufficiently in infrastructure and public services in low-income communities, exacerbating the imbalance of resource allocation.

5. FAIR UTILIZATION OF PUBLIC SPACES AND PARTICIPATION MECHANISMS

As a core component of urban social life, the equity of public spaces directly affects residents' quality of life and community cohesion. In the process of urban renewal, how to ensure that residents of low-income communities can use public spaces fairly and play an active role in planning and decisionmaking is the key to realizing inclusive urban development. The following is an in-depth discussion on the fair utilization of public spaces and participation mechanisms:

5.1. Equity Issues of Public Spaces

The issues of fair utilization of public spaces are mainly reflected in uneven resource allocation, limited accessibility, and single-function utilization. On the one hand, urban renewal projects tend to develop high-end commercial facilities that attract middle and high-income groups, while neglecting the basic needs of low-income groups for leisure, entertainment, and social spaces. This leads to the commercialization and high-endization of public spaces, making it difficult for low-income groups to enjoy the benefits brought by these spaces [12]. On the other hand, public spaces around low-income communities may become dilapidated due to lack of maintenance and investment, reducing their use value and attractiveness. In addition, the planning of public spaces often fails to fully consider the needs of residents of different ages, genders, and physical conditions, resulting in inadequate barrier-free facilities and further restricting the use of public spaces by some groups.

5.2. Lack of Participation Mechanisms and Challenges

In the decisionmaking process of urban renewal, the participation of residents in low-income communities is generally low, which is mainly reflected in poor access to information, narrow participation channels, and limited influence. Due to the lack of effective communication mechanisms, community residents are often informed passively after the project is launched, missing the best opportunity to put forward opinions and suggestions in the early stage. In addition, information asymmetry and technical barriers in the participation process also prevent low-income groups from participating actively. Even if they participate, their voices are often ignored or underestimated by decisionmakers and difficult to be reflected in the final planning [13].

5.3. Improvement Strategies and Recommendations

Strengthen Policy Guarantee: The government should formulate specific policy measures, clearly requiring urban renewal projects to conduct social impact assessments at the initial planning stage to ensure that the interests of low-income groups are not damaged. At the same time, set up special funds to improve the quality of public spaces in low-income communities and ensure their equity.

Establish Participation Platforms: Establish diversified participation mechanisms, such as community forums, online platforms, and regular workshops, to provide convenient channels for residents of low-income communities to obtain information and give feedback. Ensure that all groups can express their opinions at each stage of urban renewal and that their opinions are taken seriously.

Promote Participatory Planning: Adopt participatory planning methods, inviting residents of low-income communities, nongovernmental organizations, experts, and government representatives to participate in the planning process. Collect the actual needs and ideas of residents through workshops, questionnaires, and public consultations to ensure that the planning scheme is diversified and inclusive.

Strengthen Capacity Building: Improve the planning awareness and participation ability of residents in low-income communities through training and education, including basic knowledge of urban planning, awareness of rights, and project management skills, enabling them to participate more effectively in the decisionmaking of urban renewal.

Implement the Principle of Equity: Clearly introduce the principle of equity in public space planning to ensure that groups with different socioeconomic backgrounds can enjoy public space resources fairly. This means prioritizing the public space needs of low-income communities and providing sufficient green spaces, children's playgrounds, sports facilities, etc., to meet their basic living and leisure needs.

6. STRATEGIES AND RECOMMENDATIONS

6.1. Policy and Institutional Level

Formulate Inclusive Urban Renewal Policies: The government should issue clear policies to ensure that the protection and improvement of low-income communities are taken into account at the beginning of the planning of urban renewal projects. This includes designating special protection areas for low-income communities, restricting excessive commercialization-induced deprivation, and providing legal and policy protection measures for low-income groups [14].

Improve Relocation Compensation and Support Systems: Establish a reasonable and forward-looking relocation compensation mechanism to ensure that low-income residents receive adequate economic compensation and transitional support (e.g., providing temporary housing, employment training, and entrepreneurial assistance) to reduce the economic pressure and social costs caused by relocation.

Legally Guarantee the Right to Participation: Clarify the right of residents of low-income communities to participate in the urban renewal process through legislation, ensuring that their voices are fully heard and respected in the planning and decisionmaking stages. Formulate participation guidelines to specify the procedures, forms, and responsibilities of participation [15].

6.2. Planning and Implementation Level

Implement Participatory Planning: Establish a regular community participation mechanism, allowing residents of low-income communities to directly participate in planning discussions and put forward their needs and opinions through various forms such as regular community meetings, workshops, and online platforms, ensuring that the planning scheme is grassroots-oriented and applicable [16].

Integrate the Principle of Equity into Planning: Clearly introduce the principle of equity in urban planning, requiring the allocation of public spaces and service facilities to take into account the actual situation of different communities—especially the needs of low-income communities—to ensure that all communities can enjoy public goods and services fairly.

Diversification and Accessibility of Public Spaces: In public space planning, priority should be given to the special needs of low-income communities, increasing green spaces, leisure facilities, and children's play areas, while ensuring that these spaces are easily accessible and do not set barriers for low-income groups due to commercialization.

6.3. Social Mobilization and Capacity Building

Enhance Community Capacity Building: Improve the capabilities of residents in low-income communities in urban planning, legal knowledge, and community management through education and training programs, helping them participate more effectively in the urban renewal process and enhancing their ability to protect themselves and negotiate.

Establish a Multi-Stakeholder Platform: Promote cooperation between the government, nongovernmental organizations, the private sector, academic institutions, and community organizations to form a joint force to jointly promote public space improvement projects beneficial to low-income communities, while providing more opportunities for community residents to participate and benefit.

6.4. Supervision and Evaluation Mechanisms

Implement Social Impact Assessment: Conduct mandatory social impact assessments for all urban renewal projects to evaluate their potential impacts on low-income communities and adjust the project design based on the assessment results to minimize negative impacts and maximize positive impacts.

Establish a Continuous Supervision Mechanism: Set up independent supervision agencies or third-party evaluation teams to track the fairness and community participation in the implementation process of urban renewal projects, provide timely feedback on problems, ensure the effective implementation of policies, and safeguard the long-term rights and interests of residents.

7. CONCLUSIONS AND FUTURE RESEARCH DIRECTIONS

7.1. Conclusions

From the perspectives of urban sociology and spatial justice theory, this paper deeply explores the issues of displacement of low-income communities and unfair utilization of public spaces in the process of urban renewal. The study finds that although urban renewal has achieved remarkable results in promoting economic development and urban modernization, its social impacts on low-income groups cannot be ignored. The main challenges faced by residents of low-income communities in urban renewal include forced relocation, community disintegration, restricted right to use public spaces due to commercialization, and insufficient channels to participate in decisionmaking. These phenomena not only exacerbate socioeconomic stratification but also damage community cohesion and cultural identity, affecting residents' quality of life and social wellbeing.

To address these challenges, this paper proposes a series of strategies, including formulating inclusive policies, implementing social impact assessments, establishing participatory planning mechanisms, introducing the principle of equity into public space planning, and strengthening community capacity building. These strategies aim to balance historical protection, economic development, and community rights and interests, ensuring that urban renewal activities are more fair and sustainable and promoting social inclusiveness [17].

7.2. Future Research Directions

Quantitative Evaluation and Monitoring Mechanisms: Future research should develop more refined quantitative indicators and evaluation systems to measure the specific impacts of urban renewal on low-income communities using scientific methods—including economic burdens, changes in social networks, cultural losses, and changes in quality of life—to provide objective basis for policy formulation.

Long-Term Tracking Research: Conduct long-term tracking of completed urban renewal projects to evaluate the long-term effects of policy adjustments and strategy implementation, understand the subsequent changes in residents' living conditions, and whether the community can achieve true regeneration and integration.

Deepening and Innovation of Participation Mechanisms: Explore more diversified and efficient community participation mechanisms, especially how to use digital technology to improve the participation and efficiency of low-income groups, ensuring that their needs and voices are incorporated into the planning at the early stage.

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