

ANOTHER PUSH DURING URBAN DEVELOPEMENTS_HOW TO COORDINATE DIVERSE PATTERNS DURING DEVELOPING OF URBAN FRINGE AREAS

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ABSTRACT

With the rapid developments of urbanization in China and the effluence of urban functions, most of the city borders have become very poor and behind in developments, who have lost characters of rural areas in one hand and onn the other hand not belong to urban area. Based on a large number of literature reading and field research years ago, this paper choose Zhuantang (an urban border in Hangzhou) as a area for case study. After China Academy of Art moved to Zhuantang, the existence of this special pushing (the college) and the town's diversified developments, lead to a transformation of the urban morphology of Zhuantang. Generalizing the developmental model and strategy adopted by Zhuantang provides references to the sustainable development in urban borders.

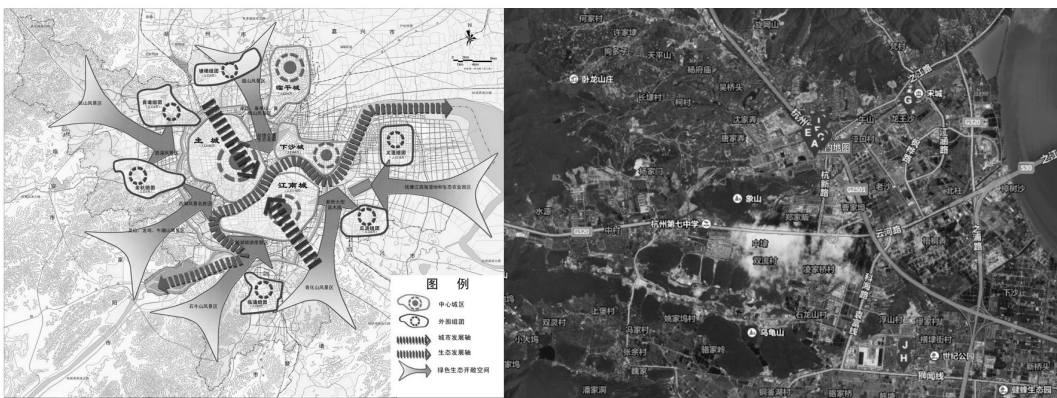
Key words: the urban fringe area, the existence of college, special push, variation development

1 BACKGROUND

Hangzhou is a rapidly developing city, urban areas and urban fringe areas are both in the rapid development. The urban fringe areas' economy, society and land use structure changed rapidly, these changes have also brought a series of contradictions of economic, society and environment. It is mainly due to the increase and diffusion of population, the nature of the fringe areas' agricultural land changed. Under various policies, it left diverse patterns during developing of urban fringe areas, the urban people cannot adapting to the changes and development well. The development of the urban fringe areas need to emphasize the relationship with the whole city in the aspects of function, construction scale and the rational space form. With the extending of the fringe areas' building space, the population agglomeration, needs to cooperate the city's whole function, to ensure the benign operation of the city; on the other hand, needs to solve the coordinated development of the region, and form a good working and living environment.

2 THE LOCATION AND PLANNING ORIENTATION OF ZHUANTANG

Zhuantang located in the southwest edge of Hangzhou. The total area is 156.35 square kilometers, 15 kilometers from the city center, Zhuantang Town has been incorporated into the Hangzhou city tourism and city water conservation district. In the overall planning of space in Hangzhou city in the new framework, the Zhuantang area planning for the city "six ecological zone" of the southwest ecological zone (ecological zone in Lingshan-West Lake area). Under such a development planning position, lead to the regional economic subject to multiple constraints. In this context of development, pluralism of Zhuantang Town existing, and the completion China Academy of Art for in 2007, change the space structure of Zhuantang Town.



The location of southwest ecological zone of Hangzhou

Fuente: <http://map.baidu.com/?newmap=1&ie=utf-8&s=s%26wd%3D%E6%9D%AD%E5%B7%9E%E8%BD%AC%E5%A1%98>

3 ECOLOGICAL PRESERVATION AND STRATEGIC PLAN OF DEVELOPMENT IN ZHUANTANG

First of all, Zhuantang with river deposition has forest, tea and fish ponds, many rich agricultural resources, the government of West Lake District use the advantage of resources to develop organic food as the main green agriculture, to develop special green food of the south of the Yangtze River, form a industry system of organic food, safe food and green food.



The land of green tea

Fuente: http://nc.zjsdxf.cn/art_detail.php?id=258448

One of the most important is to protect the development of tea industry. In 2001, the Standing Committee of Hangzhou Municipal People's Congress enacted the "Protection Ordinance of Longjing green tea base of West Lake, Hangzhou", explicitly formulated the corresponding protection planning, and ensure the existing area of West Lake Longjing green tea base, at the same time, increase the unit area production, quality, maintenance of West Lake Longjing green tea reputation, including the Dragon Town and Zhuantang Town tea growing areas designated as protected areas, an area of 5100.13 acres and 938.04 acres. The development of the green industry can not only to improve the ecological environment quality of Zhuantang area, but also improved the spatial structure of city development, provide favorable conditions for the sustainable development of the city.

4 CHINA ACADEMY OF ART BRING NEW CHANGES TO ZHUANTANG

Secondly, Zhuantang is not suitable for large-scale industrial development, the right choice is to accept the diffusion of city function. Therefore, make use of the exist of Zhijiang College of Zhejiang University of Technology and China Academy of Art, it has obvious advantages to develop the culture industry.

In Zhuantang, the specialty and advantage of talents of China Academy of Art, will drive the development of creative industries, such as many teachers and students of China Academy of Art are already to set up his studio or company. The distinctive campus construction of China Academy Of Art, will promote the construction of "design and art Town of Zhuantang"; The "exam economy" of China Academy Of Art will effectively promote the development of the third industry of Zhuantang, tens of thousands of candidates and their the parents from China gathered in Xiangshan every year, need eating, living, training and so on; China Academy Of Art organize art exhibition, exchange, trading, there will be helpful to promote the formation and development of Zhuantang convention and exhibition industry, tourism industry. Zhuantang can use the opportunities brought by China Academy of Art and other universities to create industrial development area of the artistic culture.

For example, there are several abandoned cement factory in south of China Academy of Art by the foot of the Phoenix Mountains, many students came here when they seeking studios in Xiangshan campus. A bleak of Dilapidated factory with a village workshop and also lived many villagers. It is also home to some old original cement factory employees, dirty everywhere, totally a mess. However, this piece of land, has caused the students' inspiration, they want to create a Hangzhou "798" here. Then, under the influence of China Academy of Art, the government abandoned the idea that to pull down all the old buildings of the cement

factory, instead to turn this piece of industrial sites into cultural and creative park. Although Zhuantang cultural Creative Park has not been established well, various ancillary facilities have not been built, but the join of China Academy of Art, still brings new changes and opportunities for the development of Zhuantang.



Hangzhou Zhijiang cultural and Creative Park

Fuente: <http://it-hzrb.hangzhou.com.cn/system/2010/06/07/010699834.shtml>

5 GIVE SOME REFERENCES TO THE SUSTAINABLE DEVELOPMENT OF URBAN FRINGE AREAS

According to the development of Zhuantang of the recent years, the development of a region, will leave diverse patterns and development model, need to make the best use of resources advantage and balance the diverse development mode. According to the assessment of sustainable planning strategies in Zhuantang, put forward the following references to the sustainability of space development strategy of special urban fringe areas in Hangzhou.

Under the rapid expansion of the city, in order to maintain coordination of reasonable development of city space and economic growth, social development, ecological environment protection, need a effective development strategy and spatial planning guidance and control. The strategy and plan to maintain consistency and uniform implementation, how to maintain coordination on different period of planning, is the Hangzhou fringe development issues need attention.

The development process of Hangzhou fringe areas, the contradiction between the farmland and the ecological space protection and construction land development is the most prominent. On the one hand is the country and the city's long-term interests, to protect the farmland, water and other natural space, is an industrial city, urbanization, needs a lot of land, city spatial expansion, is encroaching the farmland and natural space rapidly, so the contradiction between development and construction land protection become more sharp. This need to study the spatial planning and development strategy, improve the efficiency of construction land, and keep a good space environment.

In the process of the development in the fringe area, farmers are often vulnerable groups, they lost their lands which they relied to live on because the city construction. Therefore, the government should arrange their living by a variety of policy instruments and method in the process of land acquisition, to ensure their life. This work is a strategic work about social stability and long-term development.

Pay attention to the implementation, feedback and adjustment of the urban fringe areas' space development strategy. Sustainable spatial development strategy, is not only the sustainable development of content, but also from three aspects of the implementation of the strategy, feedback and strategic adjustment, to achieve its guiding role for the sustainable development of urban fringe.

Firstly, ensure its implementation is the key to achieve the goals of the development strategy of space, from concept to practice transition. Therefore, the spatial development strategy into strong constraints and guiding policies, plans and laws, in order to make the development of marginal zone fully embody the strategic intent, to realize the strategic target of predetermined. In addition, strengthen the management and coordination of the implementation of the strategy, make full use of legal means of management, strengthen supervision and inspection, and improve the city fringe area of the existing management responsibility is not clear, not uniform planning contradictions, coordinate the interests of all subjects, to ensure the realization of sustainable objectives.

Secondly, through methods like evaluation of sustainable spatial development strategy and impacts, audit and correction of spatial development strategy should be made by changes in the external environment. At the same time deficiencies in the process of implementation of the strategy, mistakes and irrational content should be immediately found and get feed, take appropriate measures in accordance with the situation.

Finally, procession of urban space strategy often encountered with lots of difficulties which cannot be estimated or had not been estimated in making the strategy, and strategies usually are not the best, furthermore it can be easily impacted by changes of the external environment and internal conditions. Particularly in complex environment like urban fringe areas with such rapid changes, strategies may be inappropriate or needs to adjust, at this time it adjusts and changes by the feedbacks of the circumstances of the environment, and make sure the flexibility and dynamic of spatial development strategy, so as to achieve sustainable development.

6 CONCLUSION

As an important part of a unit in urban development, urban fringe area plays an important role in urban functions. Strategy of developments in fringe area should be combine with the strategy of whole area. So as to stimulate the industrial structure and provide new employments, more over it will effect on the locations and developments of residential buildings and developments of traffic facilities. It also attract investments and may move the centralities of the city and leads to lots of economical transitions.

Finally promote the integration of the urban infrastructure, urban functions and to network the urban structure. To make contribution and establish an efficient flexible and organic growth city.

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